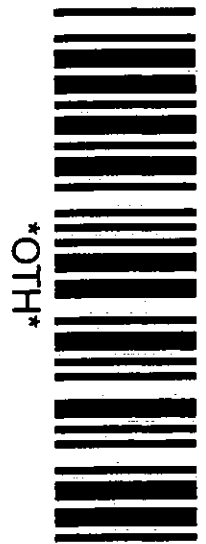


ROYAL BOROUGH
OF
KENSINGTON & CHELSEA

DOCUMENT SEPARATOR

DOCUMENT TYPE:

OTHER



OTH

PLANNING SERVICES APPLICATION



CONSULTATION SHEET

APPLICANT:

Studio Azzurro Architects,
14 Roland Gardens,
London
SW7 3PH

APPLICATION NO: PP/02/00895

APPLICATION DATED: 15/04/2002

DATE ACKNOWLEDGED: 29 April 2002

APPLICATION COMPLETE: 26/04/2002

DATE TO BE DECIDED BY: 21/06/2002

SITE: Cranley Lodge, 132B Fulham Road, London, SW3 6HX

PROPOSAL: Addition of glass conservatory to front of existing property together with side extension adjacent to party wall providing entry/WC and utility accommodation.

ADDRESSES TO BE CONSULTED

- 1.
2. 130 + 132, + 265 + 267 FULHAM RD
- 3.
4. 112 ELM PARK Gdns
- 5.
- 6.
7. 35 + 37 CRANLEY Gdns
- 8.
- 9.
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.

26

CONSULT STATUTORILY

English Heritage Listed Bdgs - CATEGORY:
 English Heritage Setting of Bdgs Grade I or II
 English Heritage Demolition in Cons. Area
 Demolition Bodies
 DoT Trunk Road - Increased traffic
 DoT Westway etc.,
 Neighbouring Local Authority
 Strategic view authorities
 Kensington Palace
 Civil Aviation Authority (over 300')
 Theatres Trust
 National Rivers Authority
 Thames Water
 Crossrail
 LRT/Chelsea-Hackney Line
 Victorian Society
 DTLR Dept. Transport Loc.Gov.& Regions

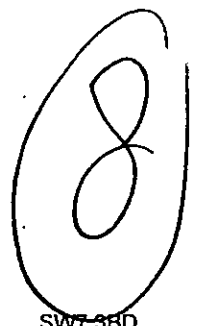
ADVERTISE

Effect on CA
 Setting of Listed Building
 Works to Listed Building
 Departure from UDP
 Demolition in CA
 "Major Development"
 Environmental Assessment
 No Site Notice Required
 Notice Required other reason
 Police
 L.P.A.C
 British Waterways
 Environmental Health
 GLA - CATEGORY:
 Govt. Office for London
 Twentieth Century Society

← OM
30/4

Arbonculture
30/4/02 OM

Royal Borough of Kensington and Chelsea
GGP Point in Polygon Search Results
Corporate Land and Property Gazetteer
Buildings and their Units



Building		35	Cranley Gardens	SW7 3BD
Unit	Flat 1	35	Cranley Gardens	SW7 3BD
Unit	Flat 2	35	Cranley Gardens	SW7 3BD
Unit	Flat 3	35	Cranley Gardens	SW7 3BD
Unit	Flat 4	35	Cranley Gardens	SW7 3BD
Unit	Flat 5	35	Cranley Gardens	SW7 3BD
Unit	Flat 6	35	Cranley Gardens	SW7 3BD
Unit	Flat 7	35	Cranley Gardens	SW7 3BD
Unit	Flat 8	35	Cranley Gardens	SW7 3BD
Unit	Flat 9	35	Cranley Gardens	SW7 3BD
Unit	Flat 10	35	Cranley Gardens	SW7 3BD
Unit	Flat 11	35	Cranley Gardens	SW7 3BD
Unit	Flat 12	35	Cranley Gardens	SW7 3BD
Unit	Flat 13	35	Cranley Gardens	SW7 3BD
Unit	Flat 14	35	Cranley Gardens	SW7 3BD
Unit	Flat 15	35	Cranley Gardens	SW7 3BD
Unit	Flat 16	35	Cranley Gardens	SW7 3BD
Building		37	Cranley Gardens	SW7 3BD
Unit	Flat A	37	Cranley Gardens	SW7 3BD

26

Unit	Flat B	37	Cranley Gardens	SW7 3BD
Building		112	Elm Park Gardens	SW10 9PF
Unit	House Excluding Basement	112	Elm Park Gardens	SW10 9PF
Unit	Basement Flat	112a	Elm Park Gardens	SW10 9PF
Building		130	Fulham Road	SW3 6HX
Building		132	Fulham Road	SW3 6HX
Unit		132	Fulham Road	SW3 6HX
Unit	Granley Lodge	132b	Fulham Road	SW3 6HX
Building	Shop	265/267	Fulham Road	SW3 6HY
Building		265a	Fulham Road	SW3 6HY
Unit	Flat 1	265a	Fulham Road	SW3 6HY
Unit	Flat 2	265a	Fulham Road	SW3 6HY
Unit	Flat 3	265a	Fulham Road	SW3 6HY

Total Number of Buildings and Units Found 32

DEVELOPMENT CONTROL TECHNICAL INFORMATION

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

ADDRESS 132 B Fulham Road

CRANLEY LODGE
132 B FULHAM ROAD

POLLING DISTRICT _____

- | | | | |
|-----|--|--------|--|
| HB | Buildings of Architectural Interest | LSC | Local Shopping Centre |
| AMI | Areas of Metropolitan Importance | AI | Sites of Archeological Importance |
| MDO | Major Sites with Development Opportunities | SV | Designated View of St. Paul's from Richmond |
| MOL | Metropolitan Open Land | SNCI | Sites of Nature Conservation Importance |
| SBA | Small Business Area | REG 7 | Restricted size and use of Estate Agent Boards |
| PSC | Principal Shopping Centre (Core or Non-core) | ART IV | Restrictions of Permitted Development Rights |

Conservation Area	HB	CPO	TPO	AMI	MDO	MOL	SBA	Unsuitable for Diplomatic Use	PSC		LSC	AI	SV	SNCI	REG 7	ART IV	
									C	N							
13																	✓

	Within the line of Safeguarding of the Proposed Chelsea/Hackney underground line
	Within the line of Safeguarding of the Proposed Eastwest/Crossrail underground line

	Density	
	Site Area	
	Habitable Rooms Proposed	
	Proposed Density	

	Plot Ratio	
	Site Area	
	Zoned Ratio	
	Floor Area Proposed	
	Proposed Plot Ratio	

Daylighting	Complies	
	Infringes	

Car Parking	Spaces Required	
	Spaces Proposed	

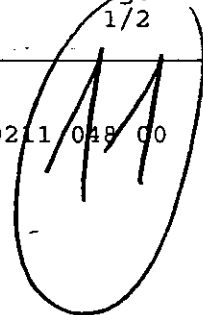
Notes:

37 & R/O CRANLEY GARDENS

Property Card N° : 0211 048 00

Sitename :
 Comment :
 TP Arch/History : 79400 H 5529
 See Also :

Xref :
 Notes :



TP No	Brief Description of Proposal	1 of 5	Adverts & History No
	CONVERSION OF THE MAISONETTE ON THE THIRD AND FOURTH FLOORS INTO TWO S/C FLATS.		H5529

Received	Decision & Date
Completed	Unconditional 14/09/1956
Revised	

TP No	Brief Description of Proposal	2 of 5
TP/85/0273	ERECTION OF AN ADDITIONAL STOREY AND CONVERSION INTO NINE SELF-CONTAINED FLATS.	

Received	Decision & Date
Completed 14/02/1985	Conditional 01/05/1985
Revised 22/02/1985	
Revised 09/04/1985	

TP No	Brief Description of Proposal	3 of 5
TP/86/0670	ERECTION OF AN ADDITIONAL STOREY AND REAR EXTENSION.	

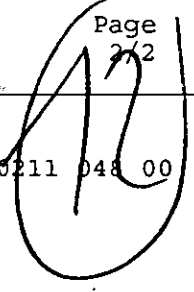
Received	Decision & Date	Works Completed
Completed 24/03/1986	Conditional 06/06/1986	Y 19/08/1987
Revised 25/03/1986		
Revised		

TP No	Brief Description of Proposal	4 of 5
TP/86/2030	ERECTION OF AN ADDITIONAL STOREY AND REAR EXTENSION.	

Received	Decision & Date
Completed 16/09/1986	Conditional 27/11/1986
Revised 24/09/1986	
Revised	

37 & R/O CRANLEY GARDENS

Property Card N° : 0211 048 00



Sitename :
Comment :
TP Arch/History : 79400 H 5529
See Also :

Xref :
Notes :

TP No TP/87/0619 Brief Description of Proposal 5 of 5

ERECTION OF A DOOR SURROUND TO AN EXISTING
PEDESTRIAN ENTRANCE.

Received 24/03/1987 Decision & Date
Completd 30/03/1987 Conditional 10/06/1987
Revised 31/03/1987

> Any Queries Please Phone 0171 361 2199/2206/2015 <
> Fax Requests (FOA Records Section) 0171 361 3463 <

MEMORANDUM

13

TO: FOR FILE USE ONLY

**From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION**

My Ref: PP/02/00895/AW

CODE A1

Room No:

Date: 30 April 2002

DEVELOPMENT AT:

Cranley Lodge, 132B Fulham Road, London, SW3 6HX

DEVELOPMENT:

Addition of glass conservatory to front of existing property together with side extension adjacent to party wall providing entry/WC and utility accommodation.

The above development is to be advertised under:-

1. Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (development affecting the character or appearance of a Conservation Area or adjoining Conservation Area)

M.J. French

Executive Director, Planning & Conservation

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

FILE COPY

1 2079/ 2080

020-7361- 2079/ 2080

Switchboard: 020-7937-5464

Extension:

Direct Line:

Facsimile:

020-7361-3463

My reference:

Your reference:

Please ask for Date: 30 April 2002

My Ref: DPS/DCSE/PP/02/00895/AW

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: Cranley Lodge, 132B Fulham Road, London, SW3 6HX

Brief details of the proposed development are set out below. Members of the public may inspect copies of the application, the plans and any other documents submitted with it. The Council's Planning Services Committee, in considering the proposal, welcomes comments either for or against the scheme. Anyone who wishes to make representations about the application should write to the Council at the above address **within 21 days** of the date of this letter. Unfortunately, the Council does not have the resources to advise objectors of the Committee date, and you should telephone for further information.

Proposal for which permission is sought

Addition of glass conservatory to front of existing property together with side extension adjacent to party wall providing entry/WC and utility accommodation.

Applicant Mr. S. Morris, 132B Fulham Road, London SW3 6HX

Yours faithfully

M. J. FRENCH

Executive Director, Planning and Conservation

WHAT MATTERS CAN BE TAKEN INTO ACCOUNT

When dealing with a planning application the Council has to consider the policies of the Borough Plan, known as the Unitary Development Plan, and any other material considerations. The most common of these include (not necessarily in order of importance):

- The scale and appearance of the proposal and impact upon the surrounding area or adjoining neighbours;
- Effect upon the character or appearance of a Conservation Area;
- Effect upon the special historic interest of a Listed Building, or its setting;
- Effect upon traffic, access, and parking;
- Amenity issues such as loss of Sunlight or daylight, Overlooking and loss of privacy, Noise and disturbance resulting from a use, Hours of operation.

WHAT MATTERS CANNOT BE TAKEN INTO ACCOUNT

Often people may wish to object on grounds that, unfortunately, cannot be taken into account because they are not controlled by Planning Legislation. These include (again not in any order of importance):

- Loss of property value;
- Private issues between neighbours such as land covenants, party walls, land and boundary disputes, damage to property;
- Problems associated with construction such as noise, dust, or vehicles (If you experience these problems Environmental Services have some control and you should contact them direct);
- Smells (Also covered by Environmental Services);
- Competition between firms;
- Structural and fire precaution concerns; (These are Building Control matters).

WHAT HAPPENS TO YOUR LETTER

All letters of objection are taken into account when an application is considered. Revised drawings may be received during the consideration of the case and normally you will be informed and given 14 days for further response. Generally planning applications where 3 or more objections have been received are presented to the Planning Services Committee which is made up of elected Ward Councillors. Planning Officers write a report to the Committee with a recommendation as to whether the application should be granted or refused. Letters received are summarised in the report, and copies can be seen by Councillors and members of the public, including the applicant. The Councillors make the decisions and are not bound by the Planning Officer's recommendation. All meetings of the Committee are open to the public.

If you would like further information, about the application itself or when it is likely to be decided, please contact the Planning Department on the telephone number overleaf.

WHERE TO SEE THE PLANS

Details of the application can be seen at the Planning Information Office, 3rd floor, Town Hall, Hornton Street W.8. It is open from 9am to 4.45pm Mondays to Thursdays (4pm Fridays). A Planning Officer will always be there to assist you.

In addition, copies of applications in the Chelsea Area (SW1, SW3, SW10) can be seen at The Reference Library, Chelsea Old Town Hall, Kings Road SW3 (020 7361 4158), for the Central Area (W8, W14, SW5, SW7) can be viewed in the Central Library, Town Hall, Hornton Street, W.8. and applications for districts W10, W11 and W2 in the North of the Borough can be seen at The Information Centre, North Kensington Library, 108 Ladbroke Grove, London W11 (under the Westway near Ladbroke Grove Station 020 7727-6583). Please telephone to check the opening times of these offices.

If you are a registered disabled person, it may be possible for an Officer to come to your home with the plans. Please contact the Planning Department and ask to speak to the Case Officer for the application.

PLEASE QUOTE THE APPLICATION REFERENCE NUMBER ON YOUR REPLY

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THE ROYAL BOROUGH OF

NOTICE OF A PLANNING APPLICATION



TOWN AND COUNTRY PLANNING ACT 1990
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

KENSINGTON AND CHELSEA

Notice is hereby given the Royal Borough of Kensington and Chelsea Council have received an application:

(a) for development of land in or adjacent to a Conservation Area.

Details are set out below.

Members of the public may inspect copies of the application, the plans and other documents submitted with it at:

The Planning Information Office, 3rd floor, The Town Hall, Hornton Street, W8 7NX between the hours of 9.15 and 4.45 Mondays to Thursdays and 9.15 to 4.30 Fridays;

For applications in the Chelsea area: The Reference Library, Chelsea Old Town Hall, Tel. 0171-361-4158.

For postal areas W10, W11 and W2: The 1st floor, North Kensington Library, 108 Ladbroke Grove, W11, Tel. 0171-727-6583.

Anyone who wishes to make representations about this application should write to the Executive Director of Planning and Conservation at the Town Hall (Dept. 705) within 21 days of the date of this notice.

SCHEDULE

critique 10/5/02 AW

Reference: PP/02/00895/AW

Date: 10/05/2002

Cranley Lodge, 132B Fulham Road, London, SW3 6HX

Addition of glass conservatory to front of existing property together with side extension adjacent to party wall providing entry/WC and utility accommodation.

APPLICANT Mr. S. Morris,

RBKC ARBORICULTURAL OBSERVATIONS

Address	Application No.	DC Officer	Date of Obs
132 ½ Fulham Road	02/895	AW	16/5/2
Development		Arboriculturist's Recommendation	
Conservatory and extensions		No Objection subject to conditions	
Status of Tree			
C.A. No.(if any)	T.P.O. No. & Details	Tree Work Applications	
	None		

Comments :

The proposal would entail the loss of one Tree of Heaven, which is a self-seeded tree potentially far too large for its location and ultimately unsustainable; therefore I have no objection to its removal.

With this tree removed however, two Sycamore trees adjacent to the southeast and southwest boundaries of the property and within its curtilage become more significant in their contribution to amenity. Indeed they add continuity to the line of private trees on the north side of this section of the Fulham Road and are of significant value.

Whilst these two trees are shown as being for retention, I am concerned that they could be harmed during the course of building works on what is ostensibly a 'tight site'. For this reason **I recommend standard conditions C20, C21 C23** should be applied to any planning permission. In addition I further recommend that as a rider to the Text of C23, that a further condition should be applied along the lines of " **Any tree which is removed during the course of development must be replaced by another within twelve months of removal. The size, species and planting pit, including all details and specifications, must be approved in writing by the Borough Arboriculturist**"

Nick Bentley

Signed:



Date: 16-5-2

RBKC

CONSERVATION AND DESIGN OBSERVATIONS

Address: Cranley Lodge, 132b Fulham Road, SW3.	App. No.: PP/02/0895.	D.C. Officer: A.W.	L.B.: -	C.A.: 13.	Area: S.W.
Description: Construction of a conservatory across the front elevation.			Code: X.		
Comments: Whilst this does appear to be fairly inconspicuously placed, it is nevertheless a little concerning. A full-width conservatory across the front elevation would be contrary to Policies CD41b, i & j, and CD42c. Has it gone to the tree-folk yet, as they will surely object to the felling of the large tree. Probably should have a brief site visit please.					

M. 25/02

NOTES OF SITE MEETING



Case Officer: Adam Ward

Present: Justin Ayton (Conservation) and Mr Gough-Willetts (Agent)

Site: Cranley Lodge, 132b Fulham Road

Date: 30 May 2002

Visited the site to assess the impact of the front conservatory and side extension within the streetscene and its impact on the conservation area, together with the impact on amenity.

The site is enclosed by a 3m brick wall along the Fulham Road frontage and by similar boundary walls to the side. The proposed conservatory and side extension will be located at basement level and would therefore not be visible within the streetscene and from surrounding properties.

There is a lightwell to the western side of the site which relates to the adjoining basement flat. It is not considered that the occupants would be materially affected by the side extension.

Justin confirmed that he had no objections with regard to the front conservatory and side extension due to the enclosed nature of the site.

The existing Tree of Heaven would need to be removed and the two Sycamores in the corners would be retained.



REASON FOR DELAY

CASE NO / /

This case is identified as a "Target" application, with the target of being passed through to the Head of Development Control within 6 weeks of the completion date.

In the case of this application, there has been a delay, **beyond 8 weeks**,
of.....

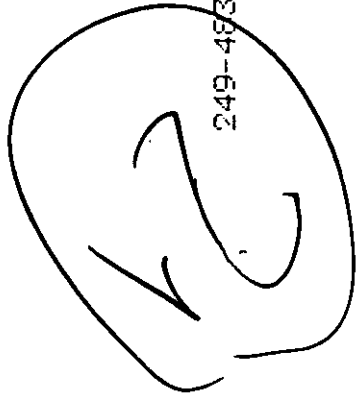
I have been unable to ensure that this case has been determined within the 8 week period for the following reason(s) [*highlight - there may be more than one reason!*]

- 1) Delay in arranging initial Site Visit [*a date for this should be fixed up in the first week after you receive the case!*]
- 2) Delays due to internal Consultation [*highlight as many as necessary*]
 - (i) Design – Discussions/initial Obs.
 - (ii) Design – Formal Obs.
 - (iii) Transportation
 - (iv) Policy
 - (v) Environmental Health
 - (vi) Trees
 - (vii) Other
- 3) Further neighbour notification/external consultation necessary [*spread or time period - please specify*]
- 4) Revisions not requested in time
Remember - Request all revisions by end of fourth week to stand reasonable chance of renotifying and determining case within 8 weeks !
- 5) Revisions requested in time, but not received in time
- 6) Revisions received but inadequate – further revisions requested
- 7) Revisions received but reconsultation necessary
- 8) Awaiting Direction from English Heritage/other EH delays...
- 9) Because of the Committee cycle
- 10) Applicant's instruction
- 11) OTHER REASON [*Please state*].....

Signed..... (Case Officer)



EL25 6.56 NA 0ANAO NNN 0 0608

A large, hand-drawn circle containing the handwritten letters 'KS' in a cursive style.

249-483 <No. 25> BTS