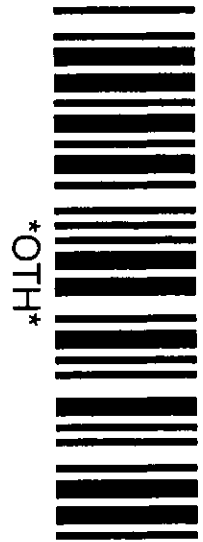


ROYAL BOROUGH  
OF  
KENSINGTON & CHELSEA

DOCUMENT SEPARATOR

DOCUMENT TYPE:

OTHER



\*OTH\*

PLANNING SERVICES APPLICATION

9

CONSULTATION SHEET

APPLICANT:

McAndrew Watts & Co.,  
The Coach House,  
29 Birmingham Road,  
Whitacre Heath,  
Warwickshire  
B46 2ET

OBJECTORS NOTIFIED  
17 SEP 2002

APPLICATION NO: PP/02/01693

APPLICATION DATED: 24/07/2002

DATE ACKNOWLEDGED: 31 July 2002

APPLICATION COMPLETE: 26/07/2002

DATE TO BE DECIDED BY: 20/09/2002

SITE: The Hourglass, 281-285, Brompton Road, London, SW3 2DY  
PROPOSAL: Change of use of existing ancillary accommodation and change of use of existing first floor ancillary office accommodation to form 2 third party let flats.

ADDRESSES TO BE CONSULTED

- 1.
2.
3.
4.
5.
6.
7.
8.
9.
10.
11.
12.
13.
14.
15.

AS PP/02/1269 (re-submission) - inc objectors.

18

BB 31/7

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/Cross Rail Line 2
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

BB 31/7

10

ADJOINING OWNERS CONSULTED PP/02/01693

NUMBER SENT OUT 19

1. File Copy

1

2. The Occupier / Owner  
Ground Floor Shop,  
285 Brompton Road,  
London SW3 2DY

3. The Occupier / Owner  
2nd/3rd Floor Flat,  
285 Brompton Road,  
London SW3 2DY

4. The Occupier / Owner  
Ground Floor Shop,  
287 Brompton Road,  
London SW3 2DY

5. The Occupier / Owner  
Winkworth & Co.,  
289 Brompton Road,  
London SW3 2DY

6. The Occupier / Owner  
9 Crescent Place,  
London,  
SW3 2EA

7. The Occupier / Owner  
10 Crescent Place,  
London,  
SW3 2EA

8. The Occupier / Owner  
11 Crescent Place,  
London,  
SW3 2EA

9. The Occupier / Owner  
Flat 1  
26/27 Egerton Crescent,  
London,  
SW3 2EB

10. The Occupier / Owner  
Flat 2

11

26/27 Egerton Crescent,  
London,  
SW3 2EB

11. The Occupier / Owner  
Flat 3

26/27 Egerton Crescent,  
London,  
SW3 2EB

12. The Occupier / Owner  
Flat 4

26/27 Egerton Crescent,  
London,  
SW3 2EB

13. The Occupier / Owner  
Flat 5

26/27 Egerton Crescent,  
London,  
SW3 2EB

14. The Occupier / Owner  
Flat 6

26/27 Egerton Crescent,  
London,  
SW3 2EB

15. The Occupier / Owner  
Flat 7

26/27 Egerton Crescent,  
London,  
SW3 2EB

16. The Occupier / Owner  
Flat 8

26/27 Egerton Crescent,  
London,  
SW3 2EB

17. Ms P. Ray,  
The Hour Glass P.H.,  
279/283 Brompton Road,  
London SW3 2DY

18. Mrs. S. Walker,  
The Brompton Association,  
15 Cromwell Road,  
London SW7 2JB

19. Ms. P. Deiana,  
56 St. George's Court,  
258 Brompton Road,  
London SW3 2AT

TP

SHEET 1 OF 1.

PP021693

# DEVELOPMENT CONTROL TECHNICAL INFORMATION

THE ROYAL  
BOROUGH OF

ADDRESS

~~281-285, Brompton Rd.~~

42



KENSINGTON  
AND CHELSEA

THE HOURGLASS  
281-285 BROMPTON ROAD.

POLLING DISTRICT

- HB Buildings of Architectural Interest
- AMI Areas of Metropolitan Importance
- MDO Major Sites with Development Opportunities
- MOL Metropolitan Open Land
- SBA Small Business Area
- PSC Principal Shopping Centre (Core or Non-core)

- LSC Local Shopping Centre
- AI Sites of Archeological Importance
- SV Designated View of St. Paul's from Richmond
- SNCI Sites of Nature Conservation Importance
- REG 7 Restricted size and use of Estate Agent Boards
- 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							
										✓							

	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	

<b>Daylighting</b>	Complies	
	Infringes	

<b>Car Parking</b>	Spaces Required	
	Spaces Proposed	

**Notes:**

281-283 BROMPTON ROAD

Property Card N° : 0095 283 50

Surname :  
Comment :  
TP Arch/History :  
See Also : Ind. Nos. 279-281 277-283  
  
Xref :  
Notes :



TP No PP/02/1269 Brief Description of Proposal 1 of 1

CHANGE OF USE OF EXISTING ANCILLARY ACCOMMODATION TO FORM TWO  
SELF-CONTAINED FLATS.

Received 05/06/2002 Decision & Date  
Completd 12/06/2002  
Revised CURRENT

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

281 BROMPTON ROAD

Property Card No : 0095 283 00



Surname :  
Comment :  
TP Arch/History : P 14458 PH 393  
See Also : 277/283, 279/281 281/283  
  
Xref :  
Notes :

\*\*\*\*\* No cases attached to this Property Card \*\*\*\*\*

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

283 BROMPTON ROAD

Property Card No: 0095 284 00

15

Surname :  
Comment :  
TP Arch/History : P 14458 PH-393  
See Also : 277/283 281/283

Xref :  
Notes :

\*\*\*\*\* No cases attached to this Property Card \*\*\*\*\*



## 285 BROMPTON ROAD

Property Card N° : 0095 285 00

Site name :  
 Comment :  
 TP Arch/History : H16962  
 See Also : THE HOUR GLASS PUB : 279-281 BROMPTON R D  
 Xref :  
 Notes :

TP No	Brief Description of Proposal	1	of	6	Adverts & History No
	USE OF GROUND FLOOR AS CAR SHOWROOMS WITH 1ST & 2ND FLOOR OFFICES.				CA 301 CA/81/132 CA/99/0125

Received 21/08/1972	Decision & Date	
Completd	Refused	17/11/1972
Revised		

TP No TP/80/1474	Brief Description of Proposal	2	of	6
	REDEVELOPMENT TO PROVIDE AN ESTATE AGENTS OFFICE WITH 2 S/C BEDSITTING ROOM FLATS ABOVE.			

Received 21/10/1980	Decision & Date	
Completd 30/10/1980	Conditional	13/01/1981
Revised		

TP No TP/81/0130	Brief Description of Proposal	3	of	6
	REDEVELOPMENT TO FORM AN ESTATE AGENTS OFFICE AND 3 FLOORS OF RESIDENTIAL ACCOMMODATION ABOVE.			

WORKS COMPLETED (RECEIVED 24.9.81)

Received 26/01/1981	Decision & Date		Works
Completd	Conditional	29/04/1981	Completed
Revised			Y 24/09/1981

TP No TP/81/0773	Brief Description of Proposal	4	of	6
	INSTALLATION OF A NEW SHOPFRONT.			

WORKS COMPLETED (RECEIVED 24.9.81)

Received 25/05/1981	Decision & Date		Works
Completd	Conditional	08/07/1981	Completed
Revised			Y 24/09/1981

## 285 BROMPTON ROAD

Property Card No: 0095 285 00

Surname :  
 Comment :  
 TP Arch/History : H16962  
 See Also : THE HOUR GLASS PUB : 279-281 BROMPTON R D  
 Xref :  
 Notes :

TP No TP/92/1975 Brief Description of Proposal 5 of 6  
 INSTALLATION OF A NEW SHOP FRONT

Received 07/12/1992 Decision & Date  
 Completd 14/12/1992 Conditional 12/03/1993  
 Revised 19/02/1993

TP No TP/93/0393 Brief Description of Proposal 6 of 6  
 RETENTION OF A CHANGE OF USE OF FIRST FLOOR FROM  
 RESIDENTIAL TO OFFICE USE WITHIN CLASS A2

Received 25/02/1993 Decision & Date  
 Completd 05/03/1993 Unconditional 17/05/1993  
 Revised

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

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**R.B.K.C. TRANSPORTATION COMMENTS**

<b>PP Number:</b> 02/1269	<b>Address:</b> The Hourglass 281-283 Brompton Road SW3 2DY	<b>Date of obs:</b> 20/06/02
------------------------------	-------------------------------------------------------------------	---------------------------------

<b>Proposal:</b> Change of use of existing ancillary accommodation to form 2 No. self-contained flats.	<b>Obj</b>	<input checked="" type="checkbox"/>
	<b>No Obj</b>	<input type="checkbox"/>
	<b>More info</b>	<input type="checkbox"/>

<b>File Number</b> As above	<b>Initial Observations</b>	<input type="checkbox"/>	<b>Transportation Officer:</b> Dennis Pederick	<b>DC Officer:</b> CC
	<b>Full Observations</b>	<input checked="" type="checkbox"/>		
	<b>Further Observations</b>	<input type="checkbox"/>		

**Supplementary information:**

**Comments:**

The proposal involves conversion of the upper floors to two separate flats. This will result in two additional dwelling units.

TR46 of the UDP states that we '*require new residential development to include off street parking up to the maximum standards adopted by the Council*'. Explanatory text supplementary to this policy goes on to say that '*TR46 refers to all forms of residential development: new build; redevelopment; change of use; and conversions*'. The proposed plans do not indicate the provision of off street parking facilities.

Additionally, TR39 of the UDP states that we are '*to resist development which would result in (inter alia) any material increase in traffic or parking, or in congestion*'. At present, parking conditions in the surrounding area are close to saturation, as revealed by the Council's Parking Occupancy Survey.

In accordance with the objectives of the UDP policies, an objection is raised to the proposed development.

If minded to grant approval, the applicants should also be made aware of TR27 of the UDP. It states that '*where appropriate, to require the provision of cycle parking facilities in residential and commercial developments*' as there are no such facilities indicated in the proposed plans.

Relevant transportation policies: TR27, TR39 and TR46

Recommendation: Objection

Signed: *Rymer*

19 COPY

R.B.K.C. TRANSPORTATION COMMENTS				
<b>PP Number:</b> 02/1269	<b>Address:</b> The Hourglass 281-283 Brompton Road SW3 2DY		<b>Date of obs:</b> 20/06/02	
<b>Proposal:</b> Change of use of existing ancillary accommodation to form 2 No. self-contained flats.			<b>Obj</b>	✓
			<b>No Obj</b>	
			<b>More info</b>	
<b>File Number</b> As above	<b>Initial Observations</b>		<b>Transportation Officer:</b> Dennis Pederick	<b>DC Officer:</b> CC
<b>Full Observations</b>	✓			
<b>Further Observations</b>				
<b>Supplementary information:</b>				
<p><b>Comments:</b></p> <p>The proposal involves conversion of the upper floors to two separate flats. This will result in two additional dwelling units.</p> <p>TR46 of the UDP states that we <i>'require new residential development to include off street parking up to the maximum standards adopted by the Council'</i>. Explanatory text supplementary to this policy goes on to say that <i>'TR46 refers to all forms of residential development: new build; redevelopment; change of use; and conversions'</i>. The proposed plans do not indicate the provision of off street parking facilities.</p> <p>Additionally, TR39 of the UDP states that we are <i>'to resist development which would result in (inter alia) any material increase in traffic or parking, or in congestion'</i>. At present, parking conditions in the surrounding area are close to saturation, as revealed by the Council's Parking Occupancy Survey.</p> <p>In accordance with the objectives of the UDP policies, an objection is raised to the proposed development.</p> <p>If minded to grant approval, the applicants should also be made aware of TR27 of the UDP. It states that <i>'where appropriate, to require the provision of cycle parking facilities in residential and commercial developments'</i> as there are no such facilities indicated in the proposed plans.</p> <p>Relevant transportation policies: TR27, TR39 and TR46</p> <p>Recommendation: Objection</p> <p>Signed:</p>				
C:\Dennis\Transportation\Planning applications\Brompton Road 281 to 283 The Hourglass.doc				

**Royal Borough of Kensington and Chelsea**  
**Directorate of Planning Services - Policy Observations**

TP No: PP/02/1269	Address: 281-283 and 285 Brompton Road, SW3	Date Received 24.6.02	Date of Obs. 27.6.02
<del>UDP Prop-Atis</del> Paras/Policies		Obj.	No obj.
	Development: Part change of use from pub and separate A2 unit to form 2 s/c flats.	HMO? ?	No. of Dwelling Units Existing 1?
			Proposed 2
		D.C. Officer CC	Policy Officer TA

**Sites:** Number 283 Brompton Road is the Hour Glass Public House, a four level early 20th Century brick building. Number 285 immediately adjoins the Hour Glass and is an earlier four level building. Both addresses are located within the non-core of the Fulham Road (East) Principal Shopping Centre.

**Existing uses:** Number 283 is a public house (Class A3) at basement and ground floor with ancillary kitchens and residential accommodation above. Number 285 is a wholly separate building that is currently vacant at ground floor, but has permission (TP/93/0393) for a Class A2 estate agency at ground and first floors; the applicant does not mention this. The current use of the second floor and mansard are not given in the application either. Card-index and land use survey records suggest the established use as residential. The layout suggests use as bedsits as does the presence of 4 doorbells at ground floor. The use of the upper floors should be confirmed.

**Proposal:** Is to part change the use of the pub (Class A3) at first and second floors by incorporation into 2 self-contained two-bedroom flats, while retaining staff and kitchen areas at the eastern end of the first floor. A new access would be formed to the Hour Glass building by knocking-through at first floor level and take advantage of the existing separate access at no. 285, and incorporating the second and third floors into the residential scheme.

**Issues:** Policies H2 and H3 (pp85-86) encourage the use of land and buildings, wherever appropriate, for residential purposes, as do Strategies 2 and 13 of the UDP (pp24-25). The proposed permanent residential development would replace the ancillary residential staff accommodation at the pub. While it would be regrettable that the existing ancillary accommodation would be lost the development of permanent residential accommodation must be considered of greater value. The full status of no. 285 requires confirmation to be satisfied that Policy H20 (p93) would not apply. The proposed layout of the flats, especially at first floor, does raise concern at potential conflict with the pub use. A conflict that could affect the viability of the pub operation and the amenity of residents. Both flats, having 3 habitable rooms each, would meet the required minimum residential floor area standard at approximately 57m<sup>2</sup> (2nd floor flat) and 63m<sup>2</sup> (1st-3rd floor flat) respectively.

**Recommendation:**

Only where it can be confirmed that no HMO accommodation would be lost, and that sufficient measures are possible to mitigate conflict between the A3 and C3 uses, would there be no policy objection to the proposal.

**Note:**

While visiting the site it was noted that the adjoining ground floor premises at no. 287 is in use as a Class A2 estate agent. Card-index shows no record of this use being authorised.

# Brompton Association

From the Hon Secretary, 15 Cromwell Road, London SW7 2JB Tel 0207 584 9020

Nicola Allen  
at Mc Andrew Watts & Co.  
The Coach House  
29 Birmingham Road  
Whitacre Heath  
Warwickshire B46 2ET

22 July 2002

Ref: PP/02/01269

cc  
BB  
2517  
one officer

Dear Ms Allen,

RE: 281/ 283 Brompton Road, London SW3 2DY

Thank you very much for your letter of 28 June and the enclosed drawing no. 417/03A.

In our view, the proposals shown will enhance the residential accommodation in the premises and we have copied the letter to the Council to confirm our views.

Yours sincerely,

Susan Walker  
(Honorary secretary, The Brompton Association)

~~(Administrator)~~