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PLANNING SERVICES APPLICATION

CONSULTATION SHEET

APPLICANT:

Thorne & Thorne Architect,
The Studio,
18 St. Peter's Square,
London
W6 9AJ

APPLICATION NO: PP/99/02564

APPLICATION DATED: 15/12/1999

DATE ACKNOWLEDGED: 21 December 1999

APPLICATION COMPLETE: 21/12/1999

DATE TO BE DECIDED BY: 15/02/2000

SITE: 82 Ladbroke Road, London, W11 3NU

PROPOSAL: Works including rebuilding of rear wing and terrace over, including upper ground floor level balcony linking to garden stairs, re-elevating rear of existing side wing, front boundary wall, new hard and soft landscaping to front and rear gardens, removal of three trees, new trees to front and rear.

ADDRESSES TO BE CONSULTED

- 1. 80, 82, 84, 86 Ladbroke Rd 80L+4, 80A, 82, 84, 86 (FLATS 1-3)
2.
3. Head House Ladbroke Rd 125/135 (FLATS 1-3)
4.
5. 137-139 Ladbroke Rd CREW LEGA 1-12, 14 + 15.
6.
7. 12 Clarendon Rd 12
8.
9. 1, 3, 5 Causdowne Rd 1, 3 (FLAT A-G) 5 (FLAT A-G)
10.
11.
12.
13.
14.
15.

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✓ 22/12/99

CONSULT STATUTORILY

- HBMC Listed Buildings
HBMC Setting of Buildings Grade I or II
HBMC Demolition in Conservation 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

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

✓ 22/12/99

DEVELOPMENT CONTROL

TECHNICAL INFORMATION

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

ADDRESS ~~82 Ladbroke Road~~

82 LABROKE ROAD



POLLING DISTRICT F PP922564

- | | | | |
|-----|--|--------|--|
| 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								
3																	✓

	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:

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MEMORANDUM

TO: FOR FILE USE ONLY

**From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION**

My Ref: PP/99/02564/SW

CODE A1

Room No:

Date: 22 December 1999

DEVELOPMENT AT:

82 Ladbroke Road, London, W11 3NU

DEVELOPMENT:

Works including rebuilding of rear wing and terrace over, including upper ground floor level balcony linking to garden stairs, re-elevating rear of existing side wing, front boundary wall, new hard and soft landscaping to front and rear gardens, removal of three trees, new trees to front and rear.

The above development is to be advertised under:-

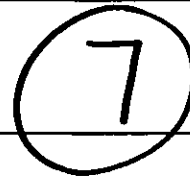
1. Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (development affecting the character or appearance of a Conservation Area or adjoining Conservation Area)

M.J. French

Executive Director, Planning & Conservation

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX



**THE ROYAL
BOROUGH OF****Executive Director M J FRENCH FRICS TP MRTPI Cert TS**

**THE OCCUPIER
FILE COPY**
0171-361- 2082Switchboard: 0171-937-5464
Extension: 2082
Direct Line:Facsimile: 0171-361-3463
Date: 22 December 1999**KENSINGTON
AND CHELSEA**

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCN/PP/99/02564/SW

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990**Proposed development at: 82 Ladbroke Road, London, W11 3NU**

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

Works including rebuilding of rear wing and terrace over, including upper ground floor level balcony linking to garden stairs, re-elevating rear of existing side wing, front boundary wall, new hard and soft landscaping to front and rear gardens, removal of three trees, new trees to front and rear.

Applicant**Thorne & Thorne Architect, The Studio, 18 St. Peter's Square, London
W6 9AJ**

The Planning Information Office Christmas opening hours are as follows:- Mon 20th - Thurs 23rd Dec. 9.00-16.45. Fri 24th Dec 9.00-13.00. Wed 29th & Thur 30th Dec 9.00-13.00 then 14.00-16.30. The office will be closed on 27th, 28th & 31st Dec. & 3rd Jan. Normal office hours resume on Tues. 4th Jan at 9.00.

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

Planning applications where 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 (0171-361 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 **0171-727-6583**). 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



**KENSINGTON
AND CHELSEA**

NOTICE OF A PLANNING APPLICATION

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

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

Reference: PP/99/02564/SW

Date: 31/12/1999

82 Ladbroke Road, London, W11 3NU

Works including rebuilding of rear wing and terrace over, including upper ground floor level balcony linking to garden stairs, re-elevating rear of existing side wing, front boundary wall, new hard and soft landscaping to front and rear gardens, removal of three trees, new trees to front and rear.

APPLICANT Thorne & Thorne Architect,

*TW 23/12/99
Camp part 10.30*

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RBKC ARBORICULTURAL OBSERVATIONS

Address		Application No.	DC Officer	Date of Obs
82 Ladbroke Road, W11		PP/99/2564	S. W.	21/1/00
Development			Obj.	No Obj.
alterations to building, removal of trees and landscaping				see comments
Status of Tree(s):				
C.A. No.(if any)	T.P.O. No. & Details (if any)		Tree Work Applications	
Ladbroke				
Comments :				

Situated within the front garden of the property stand two Purple plums (5m in height) Within the rear garden is a Corkscrew Willow, Birch and Robinia, all trees are between 5 and 7 metres in height. The planning application will result in the loss of the these trees.

The two Prunus afford a degree of screening between No.82 and No.84 and usually I would suggest their retention. However the plans (drawing No. C99/6/KM/202.B) make provision for the planting at the boundary of 82 and 84 of five Paper Barked Birch and a further four at the boundary with the public footway. In my view the amenity afforded by the new planting will exceed that of the existing two Plum trees.

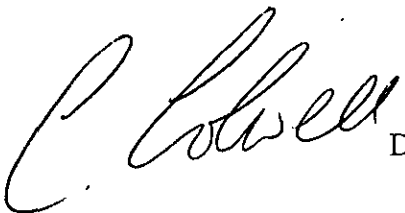
Within the rear garden only the Willow is of sufficient size to be of landscape value. However it is located quite close to (seven metres) the rear elevation of the house. I suggest that to insist on its retention will limit scope to landscape the rear garden.

To maintain the amenity of the Conservation Area I suggest that planning permission, should it be granted is subject to the following conditions:

C16 a,b,c,d for reasons R17

Applicant to provide, for approval, landscaping plans for the rear garden which includes the planting of two trees. Applicant to supply details of size and species of replacement trees and proposals for aftercare.

C18 is ok with cc.

Signed:  Date: 24/1/00

Notes of meeting with HB re Denjin,
82 Ladloroue Rd

(11)

- ① Raised level of side extⁿ too tall.
Reduce parapet / eaves at back.
Have set back lantern light, not
expressed on rear elevation.
↳ TO RE CONSIDER ✓ Done.
- ② Gg + ppd front boundary elⁿ. needed.
↳ TO COME OK - similar to '95 PP.
- ③ Side extension front elevation.
One composite drawing, archlike /501
but ^{put} all on /5013 please.
↳ TO AMEND ✓
- ④ Do we need 1:10 sectional drawing /502A?
↳ NO ✓ CAN DELETE.

Advised Mr Thorne as above +
will submit next week for
Jelc decision

SW 2/2

Thorne + Thorne
Architect

The Studio, 18 St Peter's Square, London W6 9AJ

Tel 020 8846 9722 Fax 020 8746 3342 Mob 07710 403 190 e-mail thandth@globalnet.co.uk

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8 February 2000.

Your Ref: DPS/DCN/PP/99/02564

RBK&C - Planning & Conservation,
The Town Hall,
Hornton Street,
London W8 7NX.

For the attention of Mrs Sarah Wilden.

Dear Mrs Wilden,

RE: TOWN AND COUNTRY PLANNING ACT 1990
82 LADBROKE ROAD, LONDON W11 3NU.

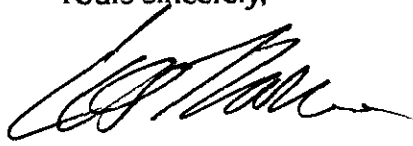
Further to our telephone conversation of today please find enclosed four copies of each of the following drawings which supercede the equivalent drawings presently included in the application:

- C99/6/KM/207 rev B - Section A Proposed
 - " 212 rev B - North (rear) Elevation Proposed.
(plus full elevation of rear of wing dated 7/2/00)
- C97/7/PAS/5013 rev A - South (front) Elevation Proposed.
- C99/6/KM/2001 - Existing Front Boundary Wall.
 - " 2002 - Proposed Front Boundary Wall and Gates.

Please advise if any further details are required.

I understand that, contrary to your previous expectations, the application has now to go to Members because of concerns expressed by the Ladbroke Society regarding tree removal.

Yours sincerely,



Les Thorne.

cc. Clients
Contractor.

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	C	SW	SE	ENF	AG ACK	
2000 19 - FEB 2000							
APPEALS	IO	REL	ARB	FWD PLN	CON DES	FRES	

82 cadastre del

13

Dwg No.

C99/6/KM/101	Existing	UGF
C99/6/KM/102A	Existing	UGF
C99/6/KM/107	Existing	flank
C99/6/KM/112	Existing	Rear elev.
C99/6/KM/201B	Proposed	UGF
/202B	Proposed	UGF
/203	Proposed	1st floor
/207B	Proposed	flank
/212B	Proposed	rear elev.
/2001		Exg front boundary wall
/2002		Dropped front boundary wall.

unnumbered A4 Plan of 1:50 Terrace Elevation of kitchen dated 7-2-00.

C97-7/PAS/1011	Front lightwell
C97-7/PAS/1014	Railing detail
/1103	Exg 1st floor
/5013A	Apd front elevation

82 Cadboroug Rd

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Much of this is as previously applied for under TP 97/2822 & later withdrawn.
Confusing set of drawings, tho' not quite as bad as before!

- (1) Surely we can omit top floor, as its approval is imminent / has been stilled under TP 97/2822
→ check with Mr Thome. → OK
- (2) Need a full street elevation of exg & ppd boundary wall. ✓
- (3) What is Dwg /502'A' for? Yes.
Can we omit?
- (4) Dwg /212A -
Needs better copy - notation disappearing off edge of right hand margin. ✓
* Excessive height of ^{UGF} rooflight here unwelcome. ✓ REDUCED
Advice previously given on 97/2822
"Garden room" reduced in area. Welcome.
Better if height reduced too. Looks like it's taller!
→ SAME.
- (5) Where are the 3 trees being removed?
only one shown on plan.
Need to know to consult
→ message left for Les Thome 29/12 on this point.
→ Received S/I. NEW PLAN REC'D
- (6) TP 97/0796 - mde ext - queried with LEO.
→ APPLIC^N TO BE WDN