

PLANNING SERVICES APPLICATION

CONSULTATION SHEET

APPLICANT:

Wilby and Burnett,
Provident House,
123 Ashdown Road,
Saffron Waldon,
Essex CB10 2AJ

APPLICATION NO: PP/00/01959

APPLICATION DATED: 07/08/2000

DATE ACKNOWLEDGED: 15 August 2000

APPLICATION COMPLETE: 14/08/2000

DATE TO BE DECIDED BY: 09/10/2000

SITE: Lancaster West Neighbourhood Office, 1st Floor, Grenfell Tower, Grenfell Road, London, W11 1TH

PROPOSAL: Provision of new air conditioning system. Units to be sited on external wall to walkway. (Council's Own Development)

ADDRESSES TO BE CONSULTED

- 1. ALL FLATS GRENFELL TOWER, GRENFELL RD.
- 2. + THE SURGERY
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.

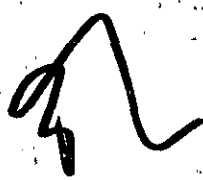
- f. 11-16
- 21-26
- 31-36
- 41-46
- 51-56
- 61-66
- 71-76
- 81-86
- 91-96
- 101-106
- 111-116
- 121-126
- 131-136
- 141-146
- 151-156
- 161-166
- 171-176
- 181-186
- 191-196
- 201-206

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
- GLA



DEVELOPMENT CONTROL

TECHNICAL INFORMATION

THE ROYAL BOROUGH OF



KENSINGTON AND CHELSEA

ADDRESS

LANCASTER WEST NEIGHBOURHOOD OFFICE
 FIRST FLOOR GREN FELL TOWER
 GREN FELL ROAD

POLLING DISTRICT

D

- | | | | |
|-----|--|--------|--|
| 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					
								✓							

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:



PROPOSED LOCATION FOR WALL MOUNTED COOLING UNITS

R.B.K. & C.
TOWN PLANNING

10 AUG 2000

RECEIVED



PP001959

W&B

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

MEMORANDUM

TO: FOR FILE USE ONLY

**From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION**

My Ref: PP/00/01959/CT

CODE SL

Room No:

Date: 16 August 2000

DEVELOPMENT AT:

**Lancaster West Neighbourhood Office, 1st Floor, Grenfell Tower, Grenfell Road, London, W11
1TH**

DEVELOPMENT:

**Provision of new air conditioning system. Units to be sited on external wall to walkway.
(Council's Own Development)**

The above development is to be advertised under

NO REQUIREMENT FOR SITE NOTICE/ADVERTISEMENT IN THIS CASE

M.J. French

Executive Director, Planning & Conservation
SITE NOTICE CRITERIA NOT MATCHED
CHECK CORRECT CODE IS ENTERED

PLANNING AND CONSERVATION

THE TOWN HALL, HORNTON STREET, LONDON, W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Director of Environmental Health,
Council Offices,
37 Pembroke Road,
London,
W8 6PW

Switchboard: 020-7937-5464
Direct Line: 020-7361-2012
Extension: 2012
Facsimile: 020-7361-3463



**KENSINGTON
AND CHELSEA**

Date: 16 August 2000

My Ref: DPS/DCN/PP/00/01959 Your ref: Please ask for: C. Turner

Dear Sir / Madam

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: Lancaster West Neighbourhood Office, 1st Floor, Grenfell Tower, Grenfell Road, London, W11 1TH

I enclose a copy of an application, with relevant drawings and/or supporting information, and should be pleased to receive your observations on these proposals as soon as possible.

It is hoped to present this application to the Planning Services Committee prior to 09/10/2000. I look forward to hearing from you in the near future, in order that your comments may be reported to this Committee.

Should you require any further details in respect of this case, please do not hesitate to contact the Case Officer on the above extension.

Yours faithfully,

M.J. FRENCH

Executive Director, Planning and 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

2079/2080

020-7361-2079/2080

020-7937-5464

Switchboard:

Extension:

Direct Line:

Facsimile: 020-7361-3463

Date: 16 August 2000

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCN/PP/00/01959/CT

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: Lancaster West Neighbourhood Office, 1st Floor, Grenfell Tower, Grenfell Road, London, W11 1TH

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

Provision of new air conditioning system. Units to be sited on external wall to walkway.

(Council's Own Development)

Applicant The Royal Borough of Kensington and Chelsea, The Town Hall, Hornton Street, London W8 7NX

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 (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

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

NOTICE OF A PLANNING APPLICATION

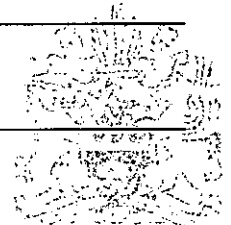
TOWN AND COUNTRY PLANNING ACT 1990
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

MEMORANDUM

TO: FOR FILE USE ONLY

**From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION**

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

My Ref: EP/00/01959/CT **PLANNING APPLICATION CODE SL**

Room No:

TOWN AND COUNTRY PLANNING ACT 1990
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990
Date: 16 August 2000

DEVELOPMENT AT:

**Lancaster West Neighbourhood Office, 1st Floor, Grenfell Tower, Grenfell Road, London, W11
1TH**

DEVELOPMENT:

**Provision of new air conditioning system. Units to be sited on external wall to walkway.
(Council's Own Development)**

THE ROYAL
BOROUGH OF

The above development is to be advertised under:-

NO REQUIREMENT FOR SITE NOTICE/ADVERTISEMENT IN THIS CASE.

M.J. French

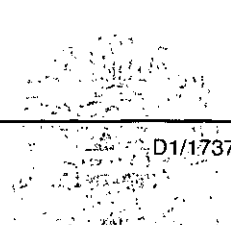
Executive Director, Planning & Conservation
**SITE NOTICE CRITERIA NOT MATCHED,
CHECK CORRECT CODE IS ENTERED**



KENSINGTON
AND CHELSEA

NOTICE OF A PLANNING APPLICATION

THE ROYAL
BOROUGH OF





RBKC
District Plan Observations
CONSERVATION AND DESIGN

Address <i>Lincoln West</i> <i>18 floor, Greenfield tower, Greenfield Rd.</i>	Appl. No. <i>00/12 1759/C</i>	L.B. <i>—</i>	C.A. <i>—</i>	N <input checked="" type="checkbox"/> C S
Description <i>AK at floor plan level.</i>	Code <i>M.</i>			

Chris - please ensure located to least visible position.

MP 17/8/06

• SV - 29/8

- all ok.

- no windows n' by \Rightarrow no export or resi. \Rightarrow use usual
noise condition - don't bother with GM - as usual

Dele.

Memorandum

DATE: October 3, 2000

TO: Director of Planning
FAO Chris Turner

FROM: Director of Environmental Health
Keith Mehaffy -extension 5702

RE: Lancaster west neighbourhood offices Grenfell Tower London W11
installation of air-conditioning condensers

I am in receipt of the above application, regarding the installation of air-conditioning condenser units to the walls of the external entrance walkway to the offices at first floor level. The units are to be attached to the wall structure of the building at first floor level in line with the external walkway to the office accommodation. This position is recessed within the building and there is a large area of overhang between the units and the external wall of the residential accommodation at second floor level.

The building is of concrete and steel framed construction and when the units are attached to the walls it is essential that they are isolated from the structure to prevent low frequency vibration being transmitted into the structure and being re-radiated in the flats directly above. The concrete floor overhang of the second floor dwellings will act as an effective barrier to prevent direct path airborne sound being transmitted into the flats, although the hard surfaces of the structure may reflect the sound through an indirect path to the dwellings above. I consider that this may not be significant, but should be investigated by the applicants installers.

If you are minded to grant this application I would suggest that a condition is attached requiring that the lowest background level identified 1 metre from the facade of the nearest noise sensitive property is not increased by more than 2dB(A) during the period of operation of the units. I would also suggest that the operation of the units are restricted to the hours of operation of the premises they serve and I would expect this to be 07.00 to 19.00 hours Monday to Friday and between 07.00 and 13.000 on Saturdays

I hope that this information is useful, please do not hesitate to contact me on the above telephone number should you wish to discuss this matter further.

Mr K Mehaffy
Senior Environmental Health Officer
Noise and Nuisance Team.

NB 8 weeks up 9/10/00
DP4
AR

**THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA
MEMORANDUM - SECTION 101 - LOCAL GOVERNMENT ACT, 1972**

To: Chief Administrative Officer (Planning)
From: The Executive Director, Planning & Conservation
Our Ref:

Date: 4 October 2000
Delegated Case No:
PP/00/01959

/ MIND

Application Date: 07/08/2000 Complete Date: 14/08/2000 Revised Date:
Applicant: Wilby and Burnett, Provident House, 123 Ashdown Road, Saffron Waldon,
Essex CB10 2AJ

Address: Lancaster West Neighbourhood Office, 1st Floor, Grenfell Tower, Grenfell
Road, London, W11 1TH
Kensington

This application is for a class of development to be determined under powers delegated to me by the Council on 21st July, 1976, and/or by the Town Planning Committee 6th November, 1979, and/or by the Town Planning Committee on 18th March 1986, 23rd May 1988 and 8th January 1990 and is not such as I wish to refer to the Planning Application Committee. No relevant planning objections have been received.

- Class (i) - 8th Schedule development
- Class (ii) - shop fronts
- Class (iii) - conversion from non s/c dwellings etc
- Class (iv) - amendments as required by T.P. Committee
- Class (iv) - amendments as required by T.P. Committee
- Class (v) - above classes after D.P. Committee agree
- Class (vi) - listed building consent for above Classes...
- Class (vii) - approval of facing materials
- Class (viii) - grant of planning permission for a change from one kind of non-residential use except from one kind of non-residential use except where this would involve the loss of shop use
- Class (ix) - grant permission licence or no objection by T.P. Committee under Sections 73, 74, 138, 143, 152, 153, 177 & 180 of the Highways Act
- Class (x) - Crossover under S. 108 of the Highways Act 1980

DELEGATED APPROVAL
9 OCT 2000

Consent under T&CP Control of Advertisement Regulations 1984-90; incl. refusal of consent for Reg. 15 applications.

DESCRIPTION OF PROPOSED DEVELOPMENT

Installation
~~Provision of new air conditioning system. Units to be sited on external wall to walkway.~~
(Council's Own Development)

RECOMMENDED DECISION Mnemonic Not Found

under Regulation 3 Grant Planning Permission
~~Grant Council's Own Development~~

RBK&C drawing(s) No. PP/00/01959 Applicant's drawing(s) No. 2077/1 and 2

I hereby determine and grant/refuse this application (subject to HBMC Direction/Historic Building authorisation) under the powers delegated to me by the Council, subject to the condition(s) indicated above imposed for the reason(s) appearing thereunder, or for the reasons stated.

Exec. Director, Planning and Conservation Head of Development Control Area Planning Officer

PP/00/01959:

Johnes
5/10/00

4/10/00

CONDITIONS AND REASONS FOR THEIR IMPOSITION

1. **The development hereby permitted shall be begun before the expiration of five years from the date of this permission. (C001)**
Reason - As required by Section 91 of the Town and Country Planning Act 1990, to avoid the accumulation of unexercised Planning Permissions. (R001)

2. **The development hereby permitted shall be carried out exactly and only in accordance with the drawings and other particulars forming part of the permission and there shall be no variation therefrom without the prior written approval of the Local Planning Authority. (C068)**
Reason - The details are considered to be material to the acceptability of the proposals, and for safeguarding the amenity of the area. (R068)

3. **The air conditioning unit(s) hereby permitted shall operate at no more than 2dB (A) above the lowest background level when measured one metre from the facade of the nearest residential property. The units shall be serviced regularly in accordance with manufacturer's instructions, or as necessary to ensure that the requirements of the condition are met. The units must be designed to ensure that no nuisance will be caused in terms of vibration to the parent building. (C57a)**
Reason:- To safeguard the amenities of neighbouring properties.

4. **The units hereby permitted shall only operate between 07:00hrs and 19:00hrs Mondays to Fridays and between 07:00hrs and 13:00hrs on Saturdays and shall not be in operation at any time on Sundays or Public Holidays.**
Reason: To safeguard the amenity of neighbouring properties.

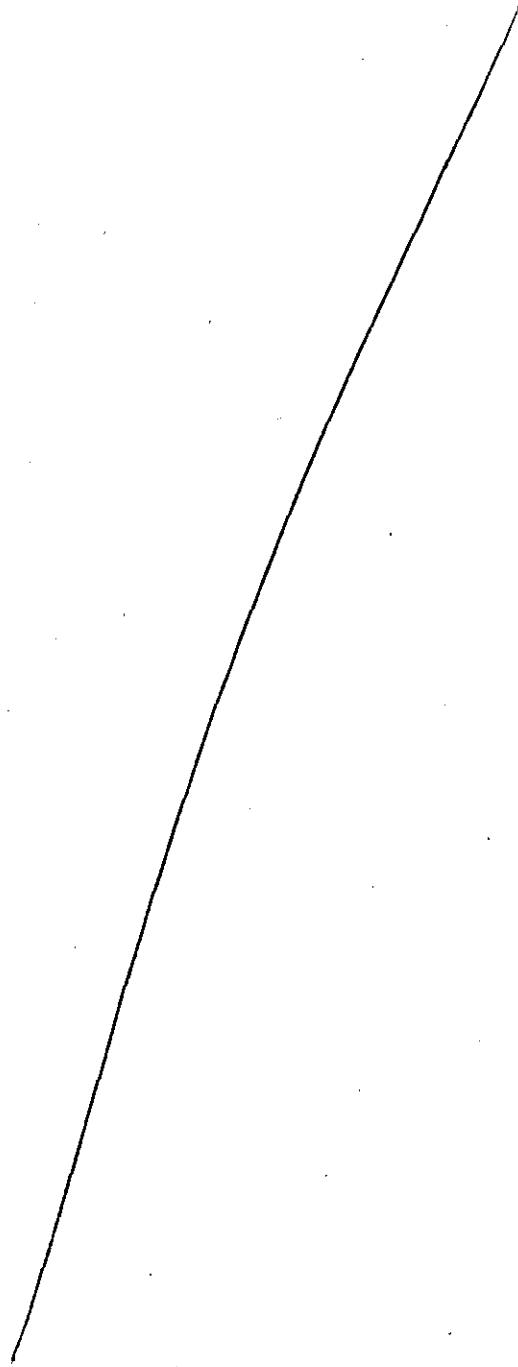
hours *outside these hours* *hours*
hours *hours*

INFORMATIVES

1. I09
2. I10
3. I21
4. I38

5. You are advised that a number of relevant policies of the Unitary Development ^A Plan were used in the determination of this case, in particular, Policies CD25 and CD34 (I51)

97



DELEGATED REPORT

Address lancaster west
Neighbourhood of the
Greiffell Tower

Reference PP/00/1959

Conservation Area No

Listed Building Yes/No

Type of Application

~~Planning Permission/Approval of Materials/Variation of Condition/Listed Building Consent/Conservation Area Consent~~

Type of Development

Residential Extension

Roof

Rear

Storeys _____

Side

Front

Garden

Residential Alterations

Residential Conversion

From _____

To _____

Other

Shopfront

Non-Residential Extension

Listed Building Demolition

whole part

Listed Building Alterations

Unlisted Building - Demolition

whole part

continued

Objections (withdrawn etc.) (incl. internal – Design, Policy, Transportation etc.)

Who _____

Overcome by Amendment/Withdrawn/Not Relevant/Other _____

Existing

Issues/Policy/Precedent/Conditions/Third Schedule

See Award

Standards

satisfactory

- Light
- Privacy
- Room Sizes
- Parking
- Trees

HBMC Direction/Obs.

- Obs. Rec'd
- Direction Rec'd
- Consultation Expired

GRANT/APPROVE

subject to conditions

Informatives

Report by *CT*

Date

Agreed

DT/Laws
5/10/00

1.0 Site

1.1 The application relates to a post war residential tower block which lies on the northern side of Grenfell Walk. The Lancaster West Neighbourhood Office lies on part of the first floor of the property. It does not lie with a Conservation Area.

2.0 Planning Considerations

2.1 The proposed units will be located on a wall of the building at first floor level in line with the external walkway to the office accommodation. This position is recessed within the building and there is a large area of overhang between the units and the external wall of the residential accommodation at second floor level. Given the obscured location of the units and the character of the property they are not considered to have a detrimental impact on the appearance of the property or on the character of the surrounding area.

2.2 The Council's Environmental Health section have been consulted with regard to the possible noise implications of the units. They have raised no objection but suggest a number of conditions to ensure that a noise nuisance or vibration will not occur in the future.

2.3 Therefore, the proposed development is considered to comply with Council policy as set out in Chapter 4 of the UDP, in particular with Policies CD25 and CD34.

3.0 Public Consultations

3.1 The occupiers of the flats in Grenfell Tower have been consulted with regard to this application. No letters of objection have been received.

M.J. FRENCH
EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION

List of Background Papers:

The contents of file PP/00/01959 save for exempt or confidential information in accordance with the Local Government (Access to Information) Act 1985.

Report Prepared By:

Report Approved By:

Date Report Approved:

~~CT~~ / iws
5/10/00

PSC0009/CT.REP