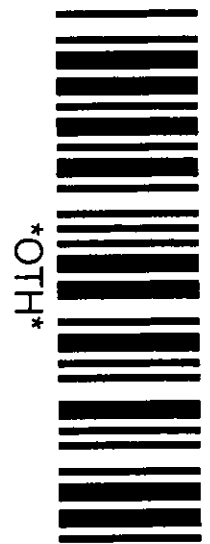


ROYAL BOROUGH
OF
KENSINGTON & CHELSEA

DOCUMENT SEPARATOR

DOCUMENT TYPE:

OTHER



OTH

PLANNING SERVICES APPLICATION

CONSULTATION SHEET



APPLICANT:

R. R. Stagg,
11 Arbury Banks,
Chpping Warden,
Banbury, Oxon.,
OX17 1LT

APPLICATION NO: PP/02/02818

APPLICATION DATED: 03/12/2002

DATE ACKNOWLEDGED: 11 December 2002

APPLICATION COMPLETE: 09/12/2002

DATE TO BE DECIDED BY: 03/02/2003

SITE: 1 Swanscombe Road, London, W11 4SU

PROPOSAL: Erection of a mansard roof addition to form new storey at second floor level to accommodate a new separate single self-contained residential "bedsitter" unit. Scheme will involve the erection of a full height spiral staircase located in the existing front yard.

ADDRESSES TO BE CONSULTED

1. 3-7 (odd) Swanscombe Road
2. 3-7 (odd) Swanscombe Road
- 3.
4. 31 and 33 at ano villa
- 5.
- 6.
7. 2-10 (evens) Swanscombe Road (neighbouring authority)
- 8.
- 9.
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.

jn
16/12
X
(17)

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

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16/12

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

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16/12

TO Street 1 of 1.

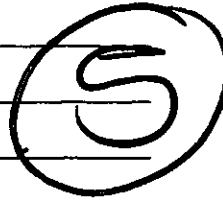
DEVELOPMENT CONTROL TECHNICAL INFORMATION

THE ROYAL
BOROUGH OF

ADDRESS

1 SWANSCOMBE RD

1 SWANSCOMBE ROAD



KENSINGTON
AND CHELSEA

POLLING DISTRICT

NOB

PP022818

- 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							
2								1									

	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:

MEMORANDUM



TO: FOR FILE USE ONLY

**From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION**

My Ref: PP/02/02818/DT

CODE A1

Room No:

Date: 16 December 2002

DEVELOPMENT AT:

1 Swanscombe Road, London, W11 4SU

DEVELOPMENT:

Erection of a mansard roof addition to form new storey at second floor level to accommodate a new separate single self-contained residential "bedsitter" unit. Scheme will involve the erection of a full height spiral staircase located in the existing front yard.

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)

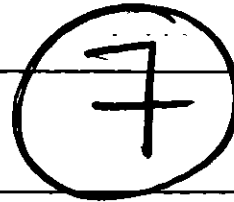
M.J. French

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**

The Department of Planning,
London Borough of Hammersmith & Fulham,
Town Hall,
King Street,
London,
W6 9JU

Switchboard: 020-7937-5464
Direct Line: 020-7361-2701
Extension: 2701
Facsimile: 020-7361-3463

Date: 16 December 2002

My Ref: DPS/DCN/PP/02/02818 Your ref: Please ask for: D. Taylor

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: 1 Swanscombe Road, London, W11 4SU

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.

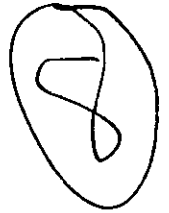
It is hoped to present this application to the Planning Services Committee prior to 03/02/03. I look forward to hearing from you in the near future, in order that your comments may be reported to this Committee.

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

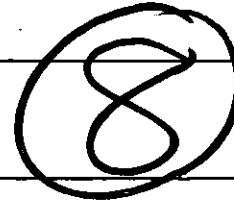
Executive Director, Planning and Conservation



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 December 2002

My reference: My Ref: DPS/DCN/PP/02/02818/DT

Your reference:

Please ask for: Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: 1 Swanscombe Road, London, W11 4SU

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. Please telephone should you require further information.

Proposal for which permission is sought Erection of a mansard roof addition to form new storey at second floor level to accommodate a new separate single self-contained residential "bedsitter" unit. Scheme will involve the erection of a full height spiral staircase located in the existing front yard.

Applicant Mrs. P. A. Hardinge, 1 Swanscombe Road, London, W11 4SU

Information Office Christmas opening hours: Mon 23rd 9 - 4.45pm (closed 1 - 2 lunch); Tue 24th 9 - 1pm; Wed/Thur/Fri 25/26/27th Closed; Mon 30th 10 - 4pm (closed 1 - 2 lunch); Tue 31st 10 - 1pm; Wed 1st Jan Closed; Thur/Fri 2/3rd 9 - 4.45pm (closed 1 - 2 lunch).

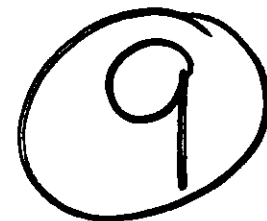
Yours faithfully

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

10

THE ROYAL
BOROUGH OF

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 has received an application:

**KENSINGTON
AND CHELSEA**

(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/02/02818/DT

Date: 20/12/02

1 Swanscombe Road, London, W11 4SU

Erection of a mansard roof addition to form new storey at second floor level to accommodate a new separate single self-contained residential "bedsitter" unit. Scheme will involve the erection of a full height spiral staircase located in the existing front yard.

APPLICANT Mrs. P. A. Hardinge,

20/12/2

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

DP2

To: Chief Administrative Officer (Planning)
From: The Executive Director, Planning & Conservation
Application Date: 03/12/2002

Date: 03 February 2003
Our Ref: PP/02/02818/MIND
Complete Date: 09/12/2002

A

Agent: R. R. Stagg, 11 Arbury Banks, Chipping Warden, Banbury, Oxon., OX17 1LT
Address: 1 Swanscombe Road, London, W11 4SU

This application is for a class of development to be determined under powers delegated to me by the Council on 18th July, 2001 and is not a major, controversial or sensitive application nor one which a Ward Councillor has asked to be considered by Planning Services Committee.

Class - 8th Schedule development

Class - Listed building consent for above Classes.

Class - shop fronts

Class - Conservation area consent

Class - conversion from non s/c dwellings etc

Class - approval of facing materials

Class - amendments as required by T.P. Committee

Class - grant of planning permission for a change from one kind of non-residential use to another non-residential use except where this would involve the loss of a shop in a Principal core shopping frontage.

Class - grant or refuse certificates of Lawful development

Class - grant permission license or no objection under Sections 73, 74, 138, 143, 152, 153, 177 & 180 of the Highways Act

Class - Crossover under S.108 of the Highways Act 1980

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

DESCRIPTION OF PROPOSED DEVELOPMENT

Erection of a mansard roof addition to form new storey at second floor level to accommodate new self-contained residential "bedsitter" unit, including erection of full height spiral staircase in existing front yard.

RECOMMENDED DECISION Refuse planning permission - 3 FEB 2003

DELEGATED
REFUSAL

RBK&C drawing(s) No. PP/02/02818

Applicant's drawing(s) No. Un-numbered drawings received 6th December 2002, entitled 'Existing Elevations', 'G.F. Plan', 'F.F. Plan', 'Proposed G.F. Plan', 'Proposed F.F. Plan', 'Proposed New Second Floor', and 'Proposed Elev's'.

Number of Objections - 1

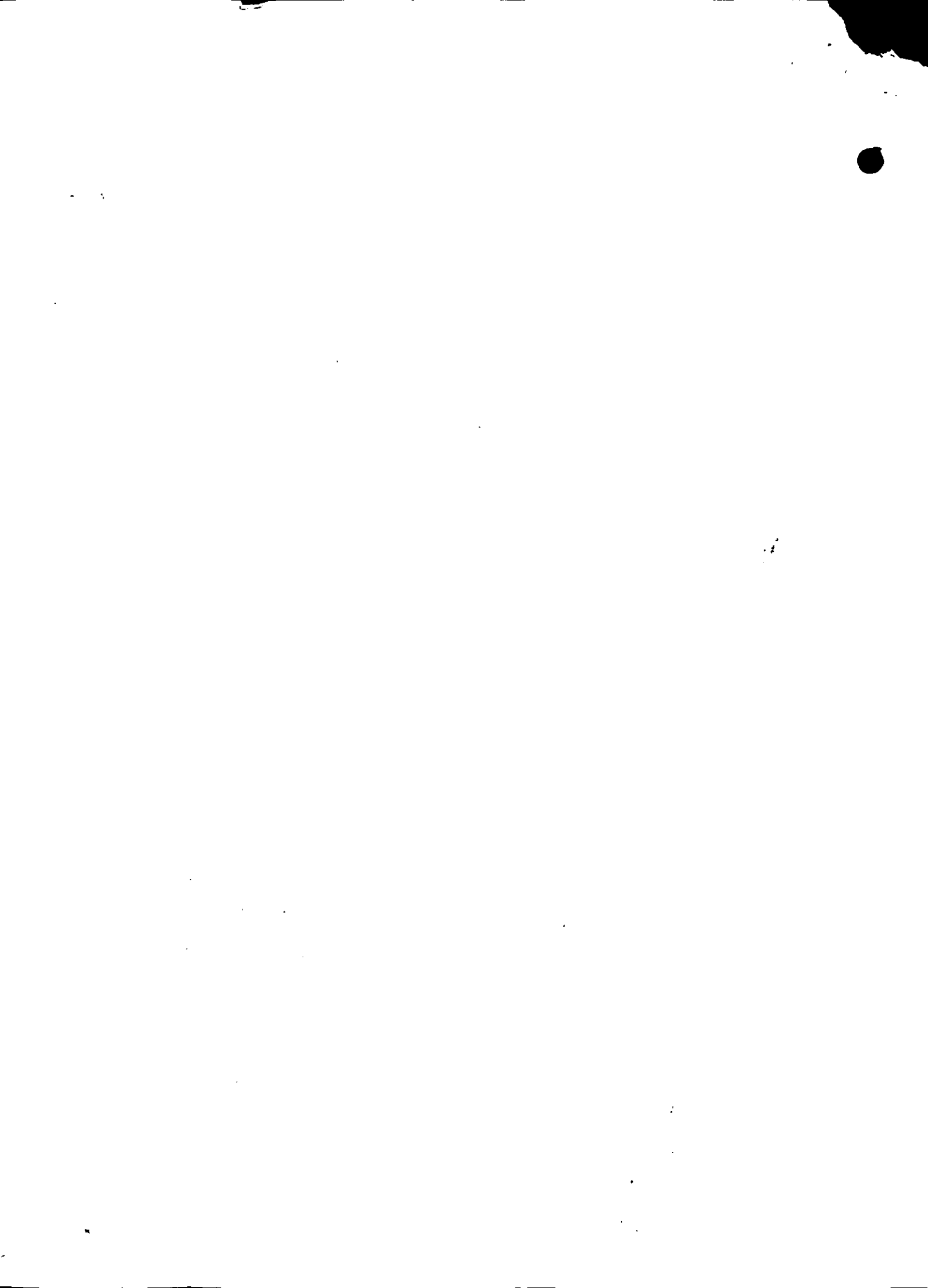
I hereby determine and refuse this application under the powers delegated to me by the Council, subject to the condition(s) indicated below imposed for the reason(s) appearing thereunder, or for the reasons stated.

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

PP/02/02818:

[Handwritten signature]
3/2/03

hous
3/2/03



12

REASON FOR DELAY

CASE NO. _____

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

In the case of this application, there has been a delay of.....



I have been unable to pass through the case within the target period for the following reason(s) [highlight as necessary]

- 1) Delays due to internal Consultation [highlight one or all]
 - (i) Design
 - (ii) Transportation
 - (iii) Policy
 - (iv) Environmental Health
 - (v) Trees
 - (vi) Other
- 2) Further neighbour notification/external consultation necessary (spread or time period)
- 3) Awaiting Direction from English Heritage/other EH delays...
- 4) Revisions requested, but not received in time
- 5) Revisions received but inadequate – further revisions requested
- 6) Revisions received but reconsultation necessary
- 7) Of the Committee cycle
- 8) Applicant's instruction
- 9) OTHER REASON.....

Signed..... (Case Officer)



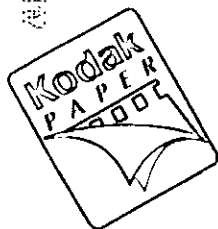
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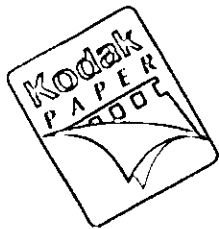
Royal PAPER

ROYAL PAPER

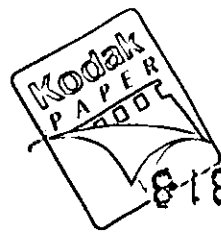
Kodak
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ROYAL PAPER

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14



After Tree Pruning
Scout Zoo 1

15

BTS NA 0ANAO NNN 0 2044

<No. 22A>

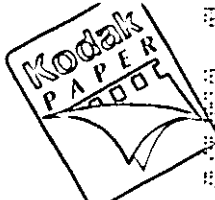
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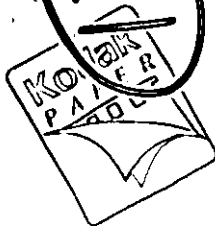


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An example of an exterior spiral staircase.

19

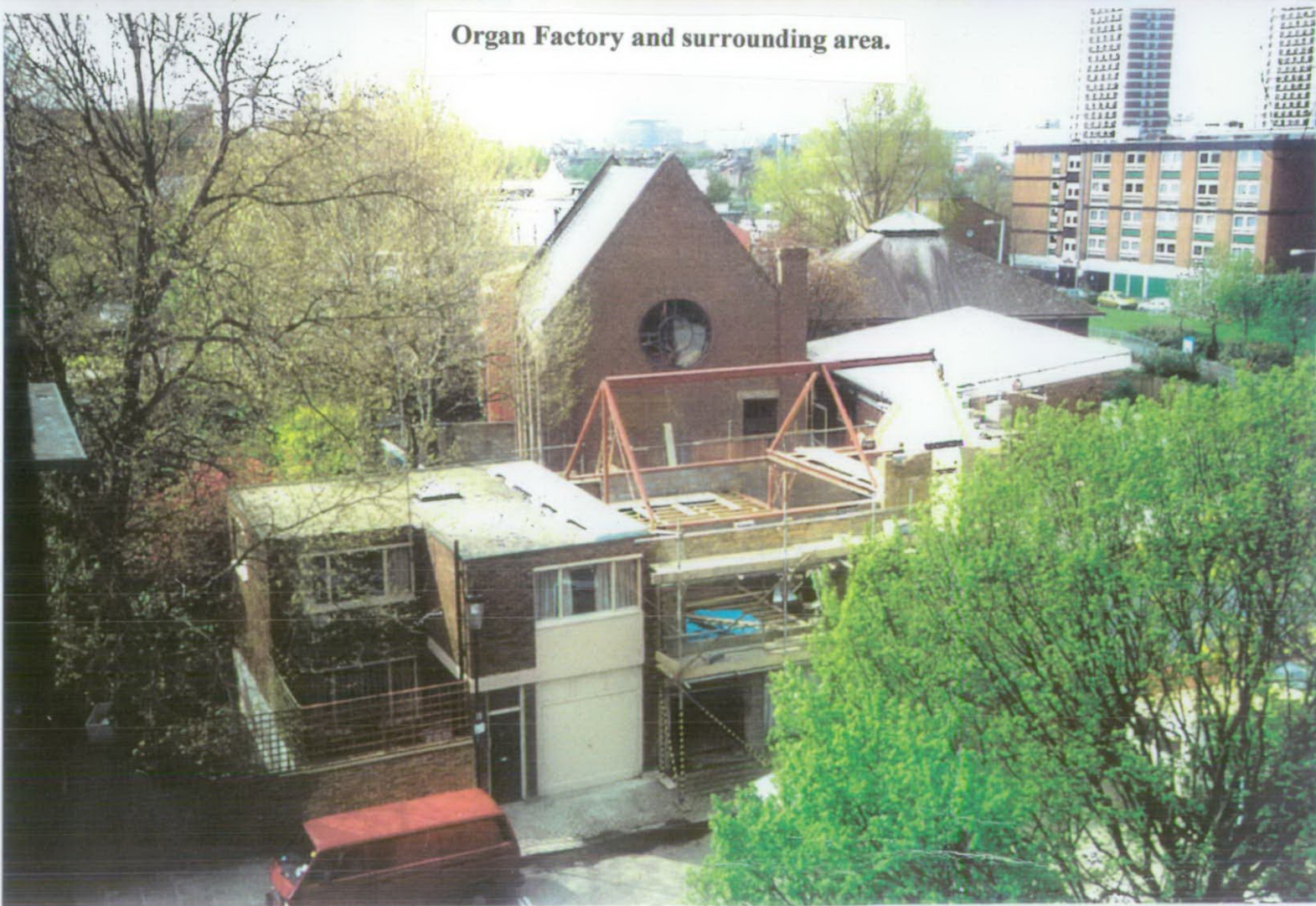
37



~~29~~ 20



Organ Factory and surrounding area.

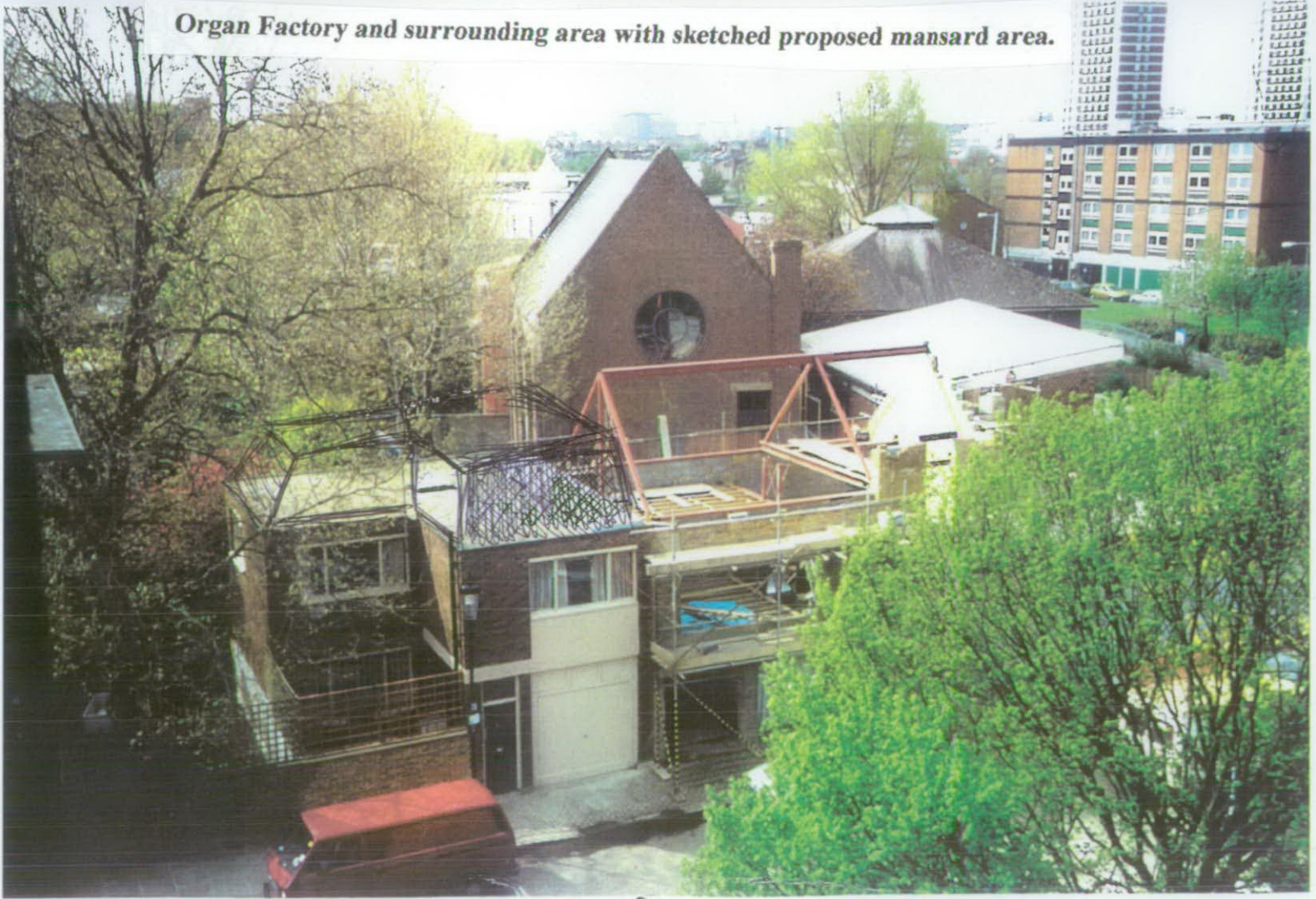


(21)

~~30~~



Organ Factory and surrounding area with sketched proposed mansard area.



No. 1 Swanscombe Road showing sketched mansard

22

~~49~~



23



No. 33's garden

Neighbours Tree

No. 1 Swanscombe Road

Enlarged East elevation showing sketched proposed mansard.

Tower Block



No. 1 Swanscombe Road

Tower Block

25





26

No. 1 Swanscombe Road

East Elevation





No. 1 Swanscombe Road

27



No. 3a Swanscombe Road

No. 3 Organ Factory (at rear)



View from my front door of newly erected wooden children's play castle, compromising my privacy.

~~40~~





View from proposed spiral staircase into No. 33's garden.

~~41~~



30



View from East elevation bedroom window.

30



31



Example of local three storey 1960's house in Queensdale Road, W11

49

