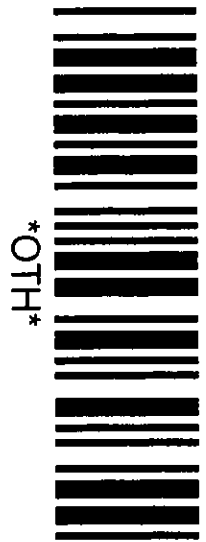


ROYAL BOROUGH
OF
KENSINGTON & CHELSEA

DOCUMENT SEPARATOR

DOCUMENT TYPE:

OTHER



OTH

PLANNING SERVICES APPLICATION

CONSULTATION SHEET

5

APPLICANT:

Orefelt Associates Ltd.,
Portobello Studios,
5D Haydens Place,
London
W11 1LY

APPLICATION NO: PP/02/02468

APPLICATION DATED: 20/10/2002

DATE ACKNOWLEDGED: 08 November 2002

APPLICATION COMPLETE: 06/11/2002

DATE TO BE DECIDED BY: 01/01/2003

SITE: 5D Hayden's Place, London, W11 1LY
PROPOSAL: Change of use of 30 sq.m. studio/B1 use to residential use.

ADDRESSES TO BE CONSULTED

- 1. 1-5 (CONSEC) HAYDEN'S PLACE
2.
3.
4. 63-77 (odd) Hamesters Road.
5.
6.
7.
8.
9.
10.
11.
12.
13.
14.
15.

JA
11/11
X
32

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

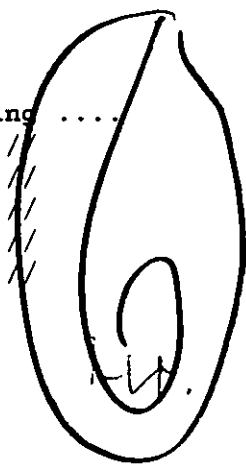
ADVERTISE

- 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

JA.
11/11.

CLPG NEIGHBOURING CONSULTTEES ADDRESS SEARCH
CLPG ADDRESS SEARCH

NIGEL CRUMP ARCHITECTS 5 Hayden's Place W11 1LY [+ 10] } including
 }----->NIGEL CRUMP ARCHITECTS Flat 1 5 Hayden's Place W11 1LY () //
 }----->NIGEL CRUMP ARCHITECTS Flat 2 5 Hayden's Place W11 1LY () //
 }----->NIGEL CRUMP ARCHITECTS Flat 3 5 Hayden's Place W11 1LY () //
 }----->NIGEL CRUMP ARCHITECTS Flat 4 5 Hayden's Place W11 1LY () //
 }----->NIGEL CRUMP ARCHITECTS Flat 5 5 Hayden's Place W11 1LY () //
 }-----> Unit 1 5 Hayden's Place W11 1LY (storage and premise) //
 }-----> Unit 2 5 Hayden's Place W11 1LY (storage and premise) //
 }-----> Unit 3 5 Hayden's Place W11 1LY (storage and premise) //
 }-----> Unit 4 5 Hayden's Place W11 1LY (storage and premise) //
 }-----> Unit 5 5 Hayden's Place W11 1LY (office and premise) //



Garages, Next To 5 Hayden's Place 0 Hayden's Place W11 1LY [+ 0]

77 Lancaster Road W11 1QG [+ 0]

75 Lancaster Road W11 1QG [+ 4] } including

}-----> 1st Floor Flat Flat C 75 Lancaster Road W11 1QG () //
 }-----> 2nd Floor Flat Flat D 75 Lancaster Road W11 1QG () //
 }-----> Basement Flat Flat A 75 Lancaster Road W11 1QG () //
 }-----> Ground Floor Flat Flat B 75 Lancaster Road W11 1QG () //

73 Lancaster Road W11 1QG [+ 3] } including

}-----> 1st Floor Flat Flat B 73 Lancaster Road W11 1QG () //
 }-----> 2nd Floor Flat Flat C 73 Lancaster Road W11 1QG () //
 }-----> Basement/Ground Floor Flat Flat A 73 Lancaster Road W11 1QG () //

71 Lancaster Road W11 1QG [+ 3] } including

}-----> Flat A 71 Lancaster Road W11 1QG () //
 }-----> Flat B 71 Lancaster Road W11 1QG () //
 }-----> 2nd Floor Flat Flat C 71 Lancaster Road W11 1QG () //

69 Lancaster Road W11 1QG [+ 4] } including

}-----> 1st Floor Flat Flat C 69 Lancaster Road W11 1QG () //
 }-----> 2nd Floor Flat Flat D 69 Lancaster Road W11 1QG () //
 }-----> Basement Flat Flat A 69 Lancaster Road W11 1QG () //
 }-----> Ground Floor Flat Flat B 69 Lancaster Road W11 1QG () //

67 Lancaster Road W11 1QG [+ 4] } including

}-----> 1st Floor Flat Flat C 67 Lancaster Road W11 1QG () //
 }-----> 2nd Floor Flat Flat D 67 Lancaster Road W11 1QG () //
 }-----> Basement Flat Flat A 67 Lancaster Road W11 1QG () //
 }-----> Ground Floor Flat Flat B 67 Lancaster Road W11 1QG () //

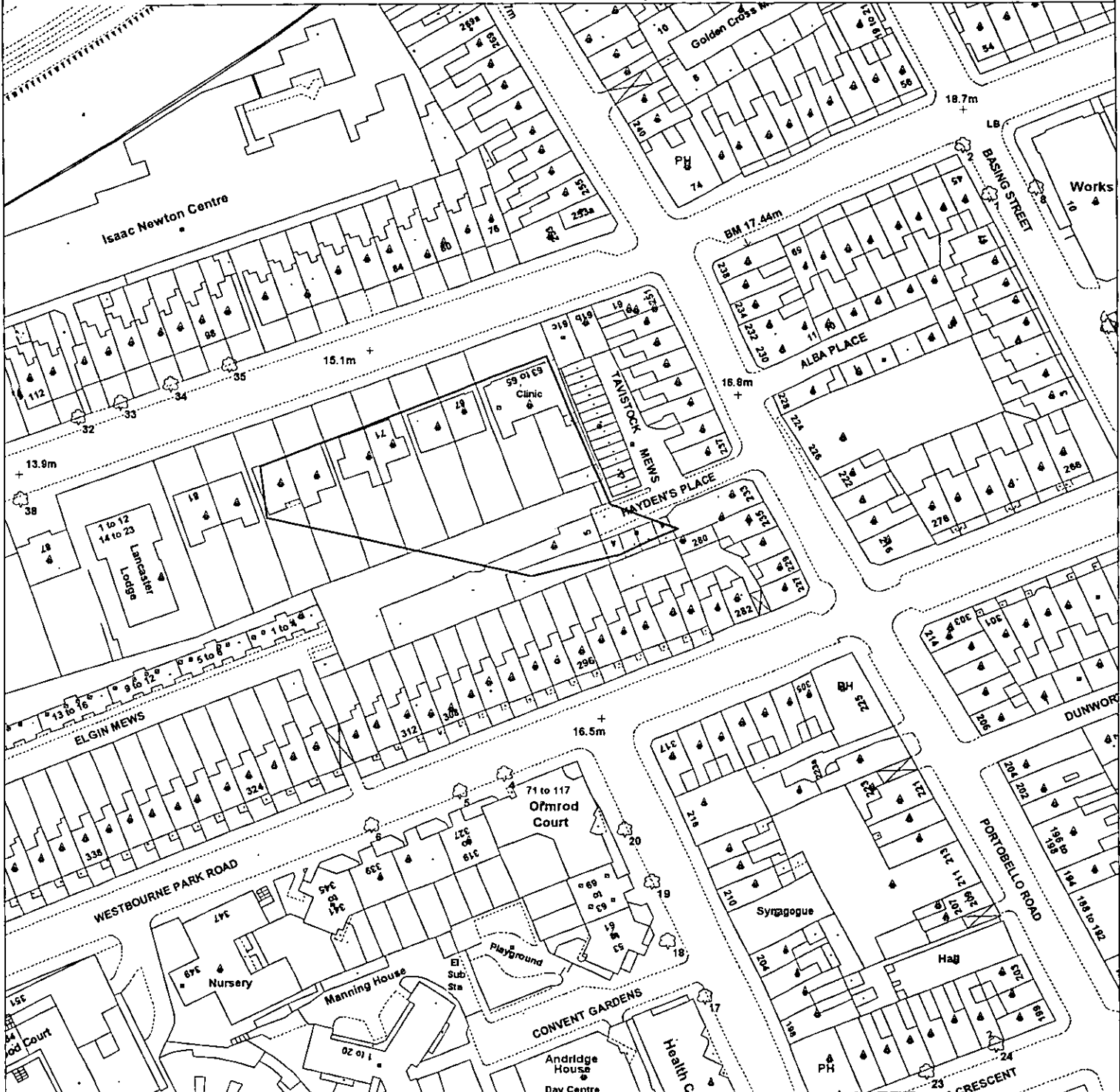
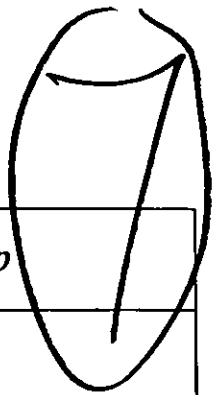
65 Lancaster Road W11 1QG [+ 0]

PARKSIDE CLINIC 63 /65 Lancaster Road W11 1QG [+ 0]

End of list CLPG Address Search

Source: RBKC Corporate Land and Property Gazetteer (as on July 2001) - RBKC/Plat QuickMap (11/11/02)

RBKC - Planning and Conservation - Card Index - Site Map



Ordnance Survey Map Extract - Crown Copyright Reserved - RBKC Internal Use Only

QuickMap(11/11/02)

Map width : 243.74m

Scale 1 : 1250

DEVELOPMENT CONTROL TECHNICAL INFORMATION

THE ROYAL
BOROUGH OF

ADDRESS

SD HAYDEN'S PLACE

SD HAYDEN'S PLACE.



KENSINGTON
AND CHELSEA

M.C

POLLING DISTRICT

COA

pp 2468

- | | | | |
|-----|--|--------|--|
| 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:

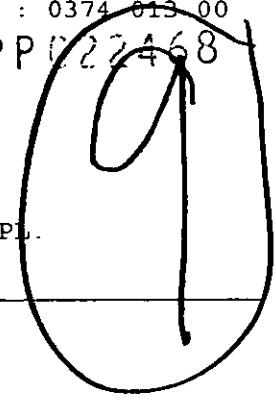
5D HAYDEN'S PLACE

Property Card N° : 0374 013 00

PP022468

Sitename :
Comment :
TP Arch/History :
See Also :

Xref : FOR DEVELOPMENT SEE FORMER FURNITURE DEPOSITORY HAYDEN'S PL.
Notes :



TP No RN/94/ Brief Description of Proposal 1 of 2

LONDON BUILDING ACTS (AMENDMENT) ACT 1939 PART II
HOUSE NO. 2 OF NEW DEVELOPMENT AT HAYDEN'S PLACE SHALL BE
KNOWN AND DESCRIBED AS 5D HAYDEN'S PLACE

THIS RN ORDER HAS BEEN WITHDRAWN (5/10/94)

Received Decision & Date
Completd Renumbering 10/06/1994
Revised

TP No RN/94/ Brief Description of Proposal 2 of 2

LONDON BUILDING ACTS (AMENDMENT) ACT 1939 PART II
THE NEW HOUSING DEVELOPMENT AT HAYDEN'S PLACE SHALL BE
KNOWN AND DESCRIBED AS 5D HAYDEN'S PLACE (HOUSE 4 OF 5)

Received Decision & Date
Completd Renumbering 05/10/1994
Revised

MEMORANDUM

10

TO: FOR FILE USE ONLY

**From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION**

My Ref: PP/02/02468/IW

CODE A1

Room No:

Date: 11 November 2002

DEVELOPMENT AT:

5D Hayden's Place, London, W11 1LY

DEVELOPMENT:

Change of use of 30 sq.m. studio/B1 use to residential use.

The above development is to be advertised under:-

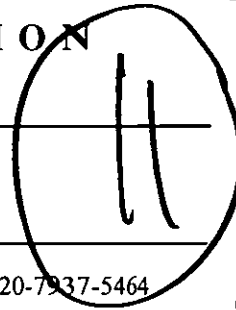
1. Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990
(development affecting the character or appearance of a Conservation Area or adjoining Conservation Area)

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 Dip TP MRTPI Cert TS****File Copy**

2079/ 2080

020-7361- 2079/ 2080

020-7937-5464

Switchboard:

Extension:

Direct Line:

Facsimile:020-7361-3463

Date: 11 November 2002

**KENSINGTON
AND CHELSEA**My reference: **My Ref: DPS/DCN/PP/02/02468/IW**

Your reference:

Please ask for: **Planning Information Office**

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990**Proposed development at: 5D Hayden's Place, London, W11 1LY**

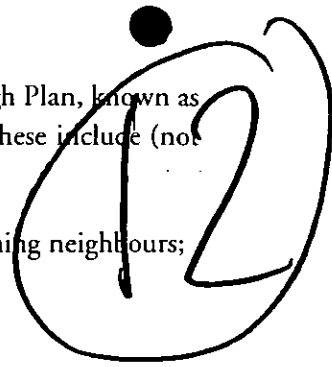
Brief details of the proposed development are set out below. Members of the public may inspect copies of the application, the plans and any other documents submitted with it. The Council's Planning Services Committee, in considering the proposal, welcomes comments either for or against the scheme. Anyone 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**Change of use of 30 sq.m. studio/B1 use to residential use.****Applicant Mr. Gunnar Orefelt, 5D Haydens Place, London W11 1LY****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

13

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

Reference: PP/02/02468/IW

Date: 15/11/02

5D Hayden's Place, London, W11 1LY

Change of use of 30 sq.m. studio/B1 use to residential use.

APPLICANT Mr. Gunnar Orefelt,

Royal Borough of Kensington and Chelsea
 Directorate of Planning Services – Policy Observations

14

TP No: PP/02/2468	Address: 5D Hayden's Place	Date Received 12-11-02	Date of Obs 15-11-02	
UDP Prop Alts Paras/Policy	Development: Change of use of 30m ² of studio/B1 to residential use.	Objection	No Objection XXX	
		HMO? N/A	No of Dwelling Units	
			Existing 1	Proposed 1
D.C Officer IW	Policy Officer DR			

Site:

The property is not within an Employment Zone or a Principal Shopping Centre.

Existing use:

The property is in mixed use, residential and B1. The B1 office is operated by the occupier of the residential unit as an office with staff on site. This mix was granted planning permission 1992, with a revision in 1993.

Proposal:

The proposal would change the 30m² office to residential use as part of the existing residential unit. The applicant has indicated in a cover letter that the office may be relocated, however it is not clear if this will be elsewhere in the property or to another location.

Comments:

There are no policies to resist the loss of the B1 use in this location. The change to residential is appropriate as it will become part of the existing house.

Any relocation of the office within the house at a later date may require planning permission and the applicant should be advised of this.

There are no policy objections to this proposal.

Steve McConnell 18.11.02

Williams, Ian: PC-PlanSvc

From: Louis, Kim: ES-HwyTraf
Sent: 15 November 2002 15:01
To: Williams, Ian: PC-PlanSvc
Subject: RE: RE: 5D Hayden's Place, London, W11 1LY (02/2468)

15

-----Original Message-----

From: Louis, Kim: ES-HwyTraf
Sent: 15 November 2002 14:52
To: Williams, Ian: PC-PlanSvc
Subject: RE: 5D Hayden's Place, London, W11 1LY (02/2468)

Ian,

Could you send me the above application.

Thanks

Kim

10/11 of 30sqm studio/B1 use to residential use.
Sarah G (for Ian) is sending TP1 form & letter. ^{no other plans are avail.}
It looks like the parking is existing & unchanged, but should query w planner in obs.

Taylor, Derek: PC-PlanSvc

16

From: Cllr-Cunningham
Sent: 18 November 2002 15:08
To: Taylor, Derek: PC-PlanSvc
Subject: PP/02/02468 5D Haydens Place W11 1LY Proposed Change of use B1 to residential

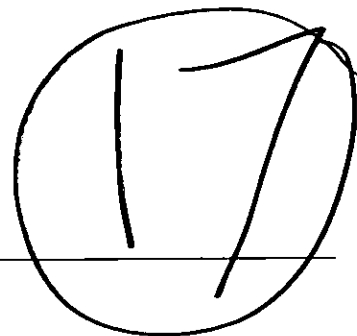
Dear Mr Taylor
Further to our conversation on this recent planning application I would be grateful if you'd keep me informed of your decision on this finely balanced case.
Thanks
Cllr.Keith Cunningham

5 HAYDEN'S PLACE

Property Card N° : 0374 001 00

Sitename : FURNITURE DEPOSITORY/PHOTOGRAPHIC STUDIO
SN 28.02.92
Comment : DEMOLISHED
TP Arch/History : H 14183
See Also :

Xref : SEE NEW CARD: 5 HAYDEN'S PLACE
Notes :



TP No TP/93/0315 Brief Description of Proposal 20 of 24

ERECTOR OF A TWO STOREY MIXED RESIDENTIAL (CLASS B1)
UNIT WITH ROOF TERRACE (AMENDMENT TO PLANNING
PERMISSION DATED 26/08/1992, REFERENCE TP/92/0114 IN
RESPECT OF UNIT 5 ONLY),

Received 05/02/1993 Decision & Date
Completd 19/02/1993 Conditional 23/08/1993
Revised 28/07/1993

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

5 HAYDEN'S PLACE

Property Card N° : 0374 001 00

Sitename : FURNITURE DEPOSITORY/PHOTOGRAPHIC STUDIO
SN 28.02.92
Comment : DEMOLISHED
TP Arch/History : H 14183
See Also :

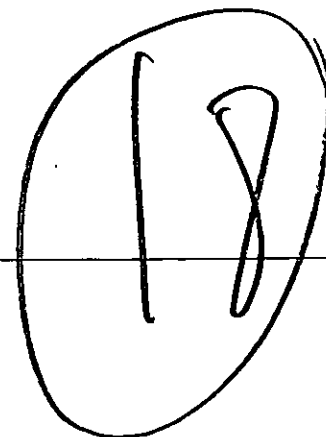
Xref : SEE NEW CARD: 5 HAYDEN'S PLACE
Notes :

TP No TP/93/0431 Brief Description of Proposal 19 of 24

ERECTION OF 2 TWO STOREY HOUSES (AMENDMENT TO PLANNING
PERMISSION 26/08/1992 REFERENCE TP/92/0114 IN
RESPECT OF UNITS 1 AND 2 ONLY)
ALSO REVISED 5.7.93, 12.8.93 AND 11.8.93.

Received 03/03/1993 Decision & Date
Completd 11/03/1993 Conditional 23/08/1993
Revised 10/06/1993

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

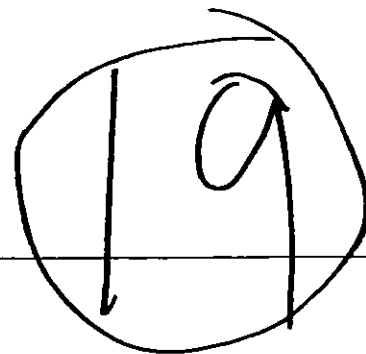


5 HAYDEN'S PLACE

Property Card N° : 0374 001 00

Sitename : FURNITURE DEPOSITORY/PHOTOGRAPHIC STUDIO
SN 28.02.92
Comment : DEMOLISHED
TP Arch/History : H 14183
See Also :

Xref : SEE NEW CARD: 5 HAYDEN'S PLACE
Notes :



TP No TP/92/1745 Brief Description of Proposal 16 of 24

ERECTION OF A 3 STOREY HOUSE AS AN AMENDMENT TO PLANNING
PERMISSION DATED 26/08/1992 (REF: TP/92/0114), IN RESPECT
OF UNIT 3 ONLY

Received 20/10/1992 Decision & Date
Completd 26/10/1992 Conditional 17/05/1993
Revised 16/03/1993

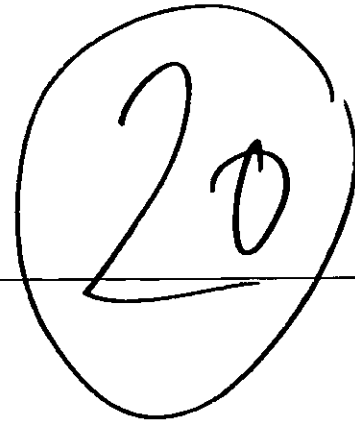
> Any Queries Please Phone 0171 361 2199/2206/2015 <
> Fax Requests (FOA Records Section) 0171 361 3463 <

5 HAYDEN'S PLACE

Property Card N° : 0374 001 00

Sitename : FURNITURE DEPOSITORY/PHOTOGRAPHIC STUDIO
SN 28.02.92
Comment : DEMOLISHED
TP Arch/History : H 14183
See Also :

Xref : SEE NEW CARD: 5 HAYDEN'S PLACE
Notes :



TP No TP/92/1721 Brief Description of Proposal 15 of 24

ERECTION OF THREE HOUSES AND TWO MIXED RESIDENTIAL/CLASS
B1 UNITS WITH CAR PARKING SPACE FOR 6 CARS I.E. AMENDED
DESIGN TO UNIT 4. AMENDMENTS TO PLANNING PERMISSION DATED
26/8/92 (REFERENCE TP/92/0114)

Received 15/10/1992 Decision & Date
Completd 22/10/1992 Conditional 12/03/1993
Revised 10/02/1993

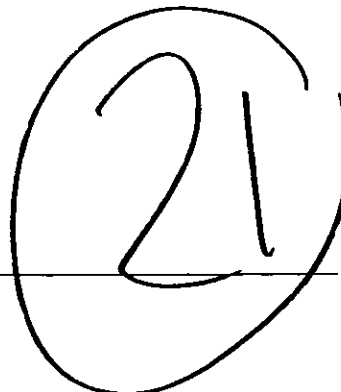
> Any Queries Please Phone 0171 361 2199/2206/2015 <
> Fax Requests (FOA Records Section) 0171 361 3463 <

5 HAYDEN'S PLACE

Property Card N° : 0374 001 00

Sitename : FURNITURE DEPOSITORY/PHOTOGRAPHIC STUDIO
SN 28.02.92
Comment : DEMOLISHED
TP Arch/History : H 14183
See Also :

Xref : SEE NEW CARD: 5 HAYDEN'S PLACE
Notes :



TP No TP/92/0114 Brief Description of Proposal 13 of 24

ERECTION OF THREE HOUSES AND TWO MIXED RESIDENTIAL/
CLASS B1 UNITS, TOGETHER WITH 6 OFF-STREET CAR PARKING
SPACES
ALSO REVISED 31.7.92 AND 5.8.92.

Received 06/01/1992 Decision & Date
Completd 23/01/1992 Conditional 26/08/1992
Revised 22/07/1992

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

Rachel Yorke

Transportation + Highways

22

50 Hayden's Place, W11

PP/02/2468

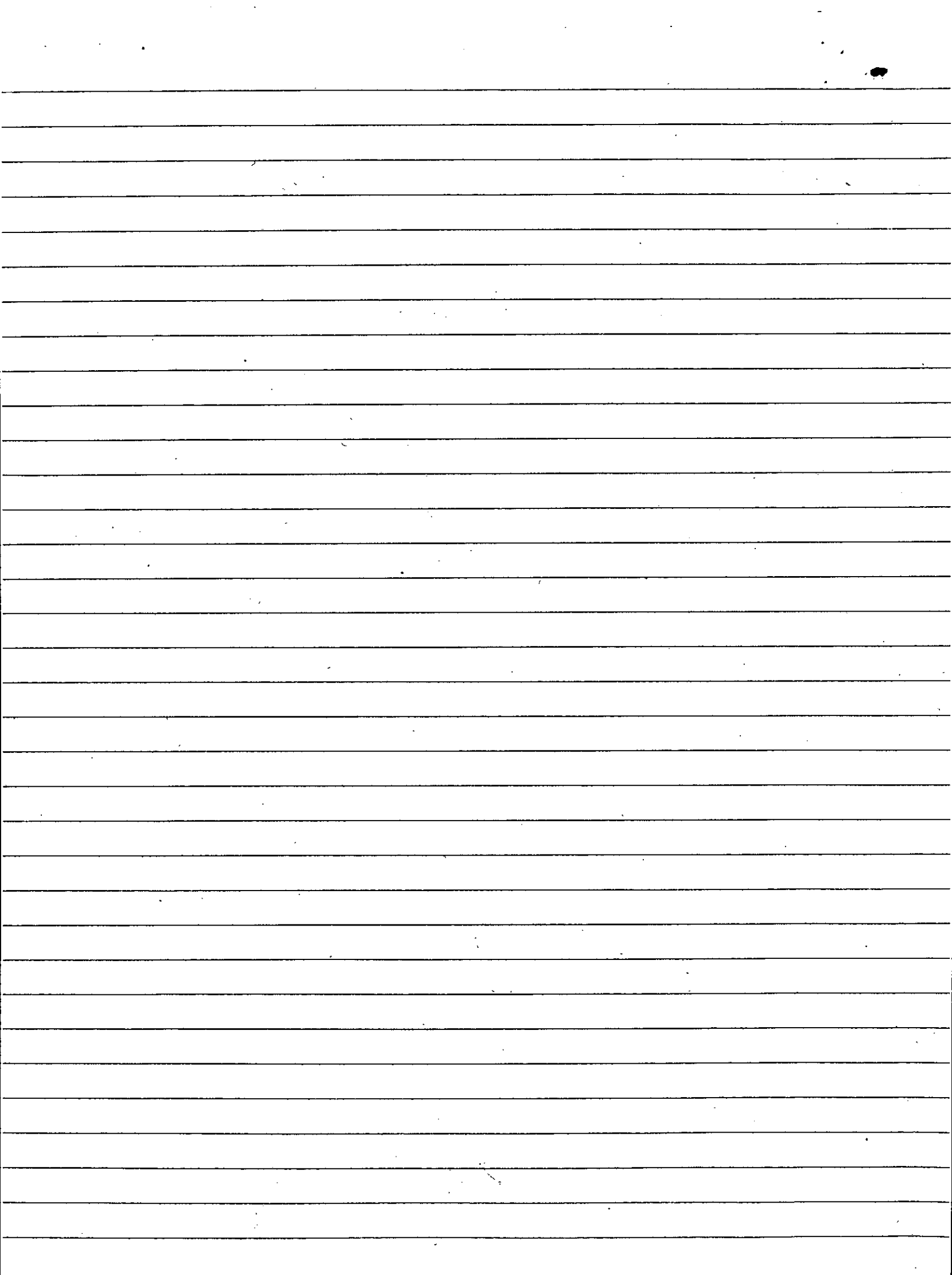
Rachel,

Additional info as requested -


1. TPI form + covering letter
2. Planning history, including copy of approved plan showing 6 car parking spaces to rear.
(please return)

This should help!

Sarah. 22/11.



23

RBK&C TRANSPORTATION COMMENTS				
PP Number: 02/2468	Address: 5D Hayden's Place, W11		Date of obs: 25 th November 2002	
Proposal: Change of use of 30 sq m studio/B1 use to residential use.			Obj	
			No Obj	√
			No Obj subject to Cond's	
			More Info	
File Number As above	Initial Observations		Transportation Officer: Melissa Griffiths	DC Officer: Ian Williams
	Full Observations	√		
	Further Observations			
Supplementary information:				
<p>Comments:</p> <p>The plans show the existing arrangement. I have not received any plans showing the proposed arrangement. However, I understand the applicants propose to extend the existing residential dwelling into the space currently used as an architect's studio (B1).</p> <p>TR39 of the UDP states the Council's policy '<i>to resist development which would result in, inter alia, any material increase in traffic or parking</i>'.</p> <p>It is my understanding that there is no increase in the number of residential dwellings on the site. I believe the existing dwellings have off-street parking provided, and this provision is not affected by the proposed changes. If this is the case, I do not believe that changing the use of the B1 space to extend the existing residential dwelling will create a material increase in traffic or parking and I do not object to this application.</p>				
Relevant transportation policies: TR39				
Recommendation: No Objection				
Signed: 				

24

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)