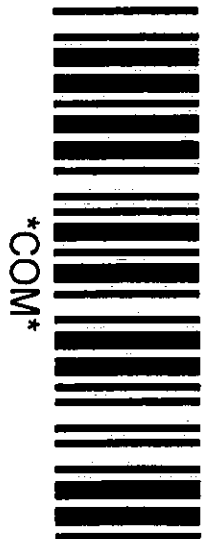


**ROYAL BOROUGH
OF
KENSINGTON & CHELSEA**

DOCUMENT SEPARATOR

DOCUMENT TYPE:

COMMITTEE REPORT



COM

ROYAL BOROUGH OF KENSINGTON & CHELSEA

REPORT BY THE EXECUTIVE DIRECTOR, PLANNING & CONSERVATION

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PLANNING & CONSERVATION COMMITTEE
PLANNING SERVICES COMMITTEE
DELEGATED

APP NO. PP/02/02468
AGENDA ITEM NO.

ADDRESS/SUBJECT OF REPORT:

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

APPLICATION DATED 20/10/2002

APPLICATION REVISED

APPLICATION COMPLETE 06/11/2002

APPLICANT/AGENT ADDRESS:

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

CONS. AREA 3 CAPS Yes
ARTICLE '4' No WARD COA

LISTED BUILDING No

HBMC DIRECTION

CONSULTED OBJ.

SUPPORT PET.

RECOMMENDED PROPOSAL:

RBK & C DRAWING NO(S):

RECOMMENDED DECISION:

CONDITIONS/REASONS FOR THE IMPOSITION OF CONDITIONS:

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

AP
DP
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To: Chief Administrative Officer (Planning)

Date: ³⁰ 23 December 2002

From: The Executive Director, Planning & Conservation

Our Ref: PP/02/02468/MEND

Application Date: 20/10/02 Complete Date: 06/11/02

Revised Date:

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

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

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

DELEGATED
APPROVAL
24 DEC 2002

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
under

Class - grant permission license or no objection

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

Sections 73, 74, 138, 143, 152, 153, 177 &
180 of the Highways Act

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

DESCRIPTION OF PROPOSED DEVELOPMENT

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

RECOMMENDED DECISION Grant planning permission

RBK&C drawing(s) No. PP/02/02468

Applicant's drawing(s) No.3447A01/D, 02/E and SK1.

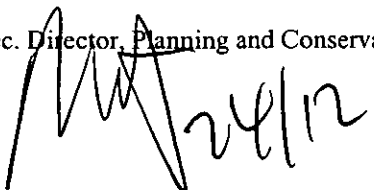
Number of Objections - 0

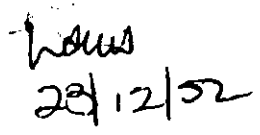
I hereby determine and grant this application under the powers delegated to me by the Council, subject to the condition(s) indicated below imposed for the reason(s) appearing thereunder, or for the reasons stated.

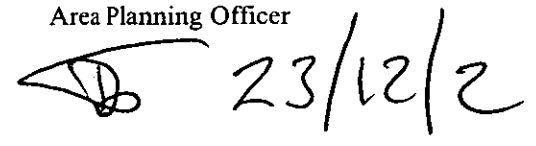
Exec. Director, Planning and Conservation

Head of Development Control

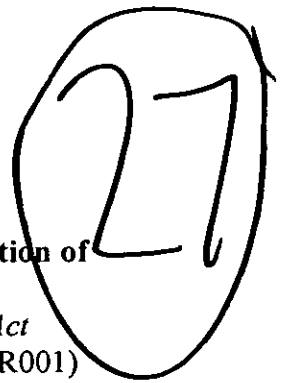
Area Planning Officer

 24/12

 23/12/02

 23/12/02

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)

INFORMATIVES

1. I10

2. You are advised that a number of relevant policies of the Unitary Development Plan were used in the determination of this case, in particular, Policies H3, H13, E16, E20 and TR39. (I51)

DELEGATED REPORT

Address 5D Hayden's Place

Reference PP/02/2468

Conservation Area No

Listed Building Yes/No

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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

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

Who _____

Overcome by Amendment/Withdrawn/Not Relevant/Other _____

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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 *Iw*

Date

Agreed *Dr Lewis*
23/12/02

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1.0 PLANNING CONSIDERATIONS

- 1.1 The main considerations in the determination of this application is the effect of the proposal on the character of the area and whether there is a significant the impact as a result of the loss of the small scale business unit.
- 1.2 The relevant policies are contained within the Unitary Development Plan 2002. Policies H3, H13, E16, E20 and TR39 are of particular relevance to this application.
- 1.3 The proposal is for the change of use of 30sqm of office space (B1) into residential use. The property is one of five properties within Hayden's Place and is currently being used as a residential dwelling with 30sqm being used as an architects studio. The B1 use has operated from this location since 1993. Condition no.9 of TP/92/0114 for the erection of three houses states restricts the loss of the B1 unit.
- 1.4 The proposal will serve to maintain and enhance the residential function of this property and the character of the properties within Hayden's Place and as such will improve and preserve the existing housing stock. In light of this, the proposal complies with H3 and H13.
- 1.5 Hayden's Place consists of five residential dwellings, where a small degree of commercial activity, is still evident within studios 5. The proposal will result in the traditional character of Hayden's Place being restored at no detriment to the surrounding area or light industrial uses within North Kensington in general. Given that residential use is predominant within Hayden's Place, the retention of commercial activity within this property is not suitable and as such, this proposal is not considered to conflict with policies E16 and E20.
- 1.6 The Transportation Officer is of the opinion that the proposed change of use would not result in a material increase in traffic or parking within the immediate area and as such, complies with the requirements of policy TR39.

2.0 CONSULTATION

- 2.1 Thirty two letters of notification were sent out to properties within Hayden's Place and Lancaster Road and a site notice was displayed outside the property for a period of 21 days.
- 2.2 To date there have been no letters received in response to this application.

3.0 **RECOMMENDATION**

3.1 Grant planning permission.

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M.J. FRENCH
EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION

Background Papers

The contents of file PP/02/02468 save for exempt or confidential information in accordance with the Local Government (Access to Information) Act 1985.

Report Prepared By: IW
Report Approved By: DT/LAWJ *laws*
Date Report Approved: 23.2.02