

04/00416

The Ladbroke Association

Please reply to

Malcolm Pawley
33 Kensington Park Gardens, London W11 2QS



26 April 2004

The Planning Department
Royal Borough of Kensington & Chelsea
The Town Hall
Hornton Street
London
W8 7NX

EX DIR	HDC	TP	CAC	AD	PLU	AG	AK
R.B. K.C.		30 APR 2004			PLANNING 52		
NV	C	SW	SE	APP	IO	REC	
			ARB	FPLN	DES	FEE	

Dear Sirs

PLANNING APPLICATIONS : March/April 2004

We have recently reviewed the Planning Applications within the Ladbroke Conservation Area during the six weeks up to week ending 23 April 2004. We wish to express the Association's views on the following cases:

Obj

1.0 8 LANSDOWNE ROAD - PP/04/00329 & LB/04/00330

We object to this application on the following grounds:

- 1.1 Loss of residents parking bay.
- 1.2 Loss of front garden space and existing enclosure.

*file + 2.0
add Cond!*

2.0 3, 4 & 4A STANLEY CRESCENT - PP/04/00331 & LB/04/00332

We support this application but request that a condition should be attached requesting adequate detailing of all the external alterations to the building, stressing that retained original details are not to be affected by the works. This is a very important terrace in the Conservation Area.

Obj

3.0 FLAT 1, 73 CLARENDON ROAD - PP/04/00419

We object to the increase in the length of this extension and also the lack of contextual information with this application.

file

4.0 58 CLARENDON ROAD - PP/04/00415

Whilst in principle we approve this application on account of its major restoration works we do question some of the detailing (the bullseye windows) and we would like to see an amended proposal.

GC. 30/3/04.

JK
S/S.

file 5.0

55 LANSDOWNE ROAD - PP/04/00416 & LB/04/00417

We support this application as long as the increased roof ridge height is the same as the neighbouring examples.

Obj 6.0

188 KENSINGTON PARK ROAD - PP/04/00462

In principle we object to the loss of residential space but - as it is linked to the 317 Westbourne Park Road proposal, we would want to see a Section 106 agreement (to be spent on street improvements) if the scheme is granted approval.

file 7.0

19 KENSINGTON PARK ROAD - PP/04/00524

We support this application but assume that an annual license for use will be granted and subject to costs.

Obj 8.0

36 - 42 KENSINGTON PARK ROAD - PP/04/00505

We object to this proposal on the grounds of increased traffic congestion due to child delivery and collection - the increase in pupil numbers is after all for 3 - 6 year olds.

Obj 9.0

295 WESTBOURNE GROVE - PP/04/00580

We object to this application on the grounds that the design is not an outstanding example of modern architecture. We suggest that some time be given to explore the reinstatement of original features, to restore more of this parade of shops to their former cohesive design. This part of Westbourne Grove should be used by the Council as an example of how restoration can make good economic sense.

Obj 10.0

137 BLENHEIM CRESCENT - PP/04/00594

Whilst we do not object in principle to this proposal, we do object to the oversized dormer window on the rear elevation. The design is much too dominant and we would request that a smaller window be installed, probably to match the size of the first floor windows.

Obj 11.0

110B LADBROKE GROVE - PP/04/00818

We have no objection to the change of use but we do object to the crass proposal for the enlarged shop window. However, we would support a scheme which only lowers the existing window opening.

Obj 12.0

10 LADBROKE SQUARE - PP/04/00819

We object to this proposal on the following grounds:

- 12.1 Very poor presentation. We query whether the drawings are correct.
- 12.2 Ornamental balustrade is noted but no mention is given - in written form or drawn form - as to whether it matches the existing balustrade elsewhere.
- 12.3 No context showing the rest of the terrace is given.

Obj 13.0 36 ARUNDEL GARDENS - PP/04/00680

We support the mansard roof extension as long as it matches in bulk and detail, those elsewhere on this terrace. Unfortunately no context was given. We do, however, object to the rear four storey extension on the grounds of bulk, since much of this rear terrace has been retained as flat above the upper ground floor level. A lower ground and upper ground rear extension could gain our support, subject to detailing.

Obj 14.0 FLAT 2, 34 ARUNDEL GARDENS - PP/04/00715

We support the proposal for the works to the rear of this building. However we must object to the proposed new railings to the rear garden since we should be looking for reinstated original designs, as there are many examples within the garden. The Garden Committee should be encouraged to lobby for this type of approach, whilst applauding the removal of the existing timber trellis.

Obj 15.0 131 BLENHEIM CRESCENT - PP/04/00575

We object to this proposal on the grounds of over-development. The building projects an additional metre beyond the notional building line. Although we were not given any contextual information, the party garden walls are raised approximately one metre above the existing two metre high walls. The design is too uncompromisingly modern, giving no recognition of the elements of the rear elevation of the main existing building.

Obj 16.0 22 STANLEY CRESCENT - PP/04/00751

We object to this loss of original railings and stairs and their replacement to meet current Building Regulations. If this has to be carried out then some effort should be made to produce a better design than this boring standard approach which is presented in this application. This is a part of the street scene and should be more carefully considered.

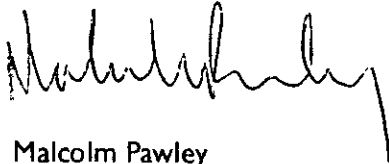
17.0 We do not object to the following proposals:

- 17.01 17 LANSDOWNE CRESCENT PP/04/00480
- 17.02 19 LANSDOWNE ROAD PP/04/00517
- 17.03 3 LANSDOWNE ROAD PP/04/00374
- 17.04 317 WESTBOURNE PARK ROAD PP/04/00461
- 17.05 24 CLARENDON ROAD PP/04/00776
- 17.06 186 KENSINGTON PARK ROAD PP/04/00641
- 17.07 184 KENSGINTON PARK ROAD PP/04/00561
- 17.08 21 LADBROKE SQUARE PP/04/00812
- 17.09 37 LADBROKE SQUARE PP/04/00785
- 17.10 24 LADBROKE GARDENS PP/04/00832
- 17.11 7 STANLEY CRESCENT PP/04/00596
- 17.12 115 ELGIN CRESCENT PP/04/00599
- 17.13 98 ELGIN CRESCENT PP/04/00691
- 17.14 18 LADBROKE GROVE PP/04/00665
- 17.15 15 LADBROKE WALK PP/04/00728
- 17.16 10 CLARENDON ROAD PP/04/00716

file!

I hope this is of assistance in dealing with these applications. We are still re-organising our approach to these planning reviews and accept that some of the abovementioned applications may well have been decided by the time you receive this letter. However, it is hopefully still worthwhile offering our thoughts on recent applications as an indicator of our current considerations within this Conservation Area.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Malcolm Pawley', written in a cursive style.

Malcolm Pawley
For and on behalf of the Ladbroke Association