

PLANNING SERVICES APPLICATION

6

CONSULTATION SHEET

APPLICANT:

The Tooley & Foster Partnership,
Warwick House,
Palmerston Road,
Buckhurst Hill, Essex
I49 5LQ

APPLICATION NO: PP/99/02014

APPLICATION DATED: 22/09/1999

DATE ACKNOWLEDGED: 30 September 1999

APPLICATION COMPLETE: 30/09/1999

DATE TO BE DECIDED BY: 25/11/1999

SITE: Watts House, 105 Wornington Road, London, W10 5QG

PROPOSAL: Works for improving access and security for the east wing ground floor flats.

ADDRESSES TO BE CONSULTED

- 1. 1-40 Watts House, 105 Wornington Rd, W10 1-40 CONSER
2. 1-20 Breakwell Court, 115 Wornington Rd, W10, 1-20 CONSER
3.
4.
5.
6.
7.
8.
9.
10.
11.
12.
13.
14.
15.

W
CT
4/10/99

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

CT
4/10/99

7

CURRENT APPLICATION

COMMITTEE _____

FOR C. VATIONS:

- 1. ~~Denjin~~ ~~4-16-99~~
(NJC)
- 2. _____
- 3. Amup 6/12/99

PLEASE ENTER
OBSERVATIONS
ON 2ND PAGE
OF CURRENT
PINK SHEET
IN FILE

OFFICER MK
REPORT WRITTEN

For Schedule ES OCT 1999
Typing
Committee
FILE

NOTES

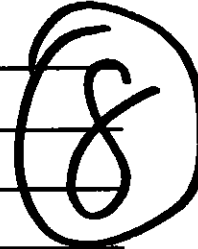
D4/2173

DEVELOPMENT CONTROL

TECHNICAL INFORMATION

THE ROYAL
BOROUGH OF

ADDRESS WATTS HOUSE
105 WORNINGTON ROAD



KENSINGTON
AND CHELSEA

POLLING DISTRICT BA

PP992014

- | | | | |
|-----|--|--------|--|
| 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						
<u> </u>	<u> </u>	<u> </u>	<u>72/R</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<input checked="" type="checkbox"/>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>

<input type="checkbox"/>	Within the line of Safeguarding of the proposed Chelsea/Hackney underground line
<input checked="" type="checkbox"/>	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	

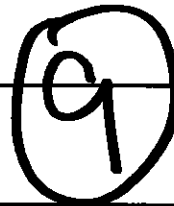
Notes:

NO HISTORY

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS TP MRTPI Cert TS



**THE ROYAL
BOROUGH OF**



**KENSINGTON
AND CHELSEA**

**THE OCCUPIER
1 FILE COPY
0171-361- 3651**

Switchboard: 0171-937-5464
Extension: 3651
Direct Line:

Facsimile: 0171-361-3463
Date: 4 October 1999

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCN/PP/99/02014/MK

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: Watts House, 105 Wornington Road, London, W10 5QG

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

Works for improving access and security for the east wing ground floor flats.

Applicant

**The Tooley & Foster Partnership, Warwick House, Palmerston Road, Buckhurst Hill, Essex
I49 5LQ**

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.

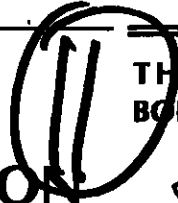
WHERE TO SEE THE PLANS

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 information Office, Chelsea Old Town Hall, Kings Road SW3 (0171-352 1856)**, 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 **0171-727-6583**). Please telephone to check the opening times of these offices.

If you are unable to come to the Office due to illness or disability, it may be possible for a 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

NOTICE OF A PLANNING APPLICATION



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

**KENSINGTON
AND CHELSEA**

MEMORANDUM

TO: FOR FILE USE ONLY

**From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION**

My Ref: PP/99/02014/MK

CODE - SL

Room No:

Date: 4 October 1999

DEVELOPMENT AT:

Watts House, 105 Wornington Road, London, W10 5QG

DEVELOPMENT:

Works for improving access and security for the east wing ground floor flats.

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

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Royal Borough of Kensington and Chelsea
Directorate of Planning Services - Access Observations

ACCESS: TP/99_2014	Address: Watts House, 105 Wornington Road	Date Received 6/12/99	Date of Obs. 6/12/99
UDP Paras/Policies		Obj.	No obj. ✓
	Development: Works for improving access and security for the east wing and ground floor flats.	HMO?	No. of Dwelling Units
			Existing Proposed
		D.C. Officer MK	Policy Officer AKS

Access Comments:

A large part of the proposed works aims to make the development more accessible.

No Objection.

Monitoring

If the comments above are agreed I have no wish to be kept abreast of this application.

I wish to kept abreast of any recommendations made on this application prior to submission of the report.

I wish to be actively involved in discussions on this application.

RG 7.12.99

DELEGATED REPORT

Address Watts House
105 Wornington Road
Kensington
London W10

Reference PP/99/02014

Conservation Area _____

Listed Building Yes/No 13

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

Access and security
improvements to ground
floor flats to East wing

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 Residential flats

Issues/Policy/Precedent/Conditions/Third Schedule

See hard copy report attached.

Standards

satisfactory

Light	<input type="checkbox"/>
Privacy	<input type="checkbox"/>
Room Sizes	<input type="checkbox"/>
Parking	<input type="checkbox"/>
Trees	<input type="checkbox"/>

HBMC Direction/Obs.

Obs. Rec'd	<input type="checkbox"/> PA
Direction Rec'd	<input type="checkbox"/> D/A
Consultation Expired	<input checked="" type="checkbox"/>

GRANT/APPROVE

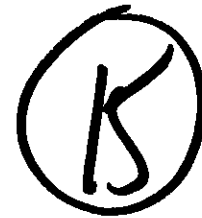
subject to conditions

Informatives

Report by *Melissa Kingsta*

Date 10.12.99 Agreed

18 13/2 *lhw* 13/12/99.



1.0 THE SITE

- 1.1 The main planning considerations in this case relate to the detailed design of the proposed works, to improve access and security for the east wing ground floor flats and the impact of the proposed works upon the appearance of the property and surrounding area.
- 1.2 Planning policies CD25, CD37, and CD44 contained in the "Conservation and Development" Chapter of the UDP, are of particular relevance to this application.
- 1.3 The detailed design of the proposed new ramps, to improve access to the ground floor flats, together with new security measures to include the upgrade and improvement of existing lighting, planting in front of bedroom windows to create defensible space and opening up of existing screen walls to the car park, with the reduction in height from 1500 mm to 600 mm, is welcomed and considered to be in accordance with Policies CD25 and CD44 of the UDP. Furthermore, it is considered that the proposed works would contribute to the layout and appearance of Watts House.
- 1.4 As outlined in Policy CD37 of the UDP, the proposed new access ramps and door openings comply with the Council's planning standards with regard to access and mobility. In conclusion the proposal is considered to be acceptable.

2.0 PUBLIC CONSULTATION

- 2.1 Sixty letters of notification were sent to properties in Watts House, Wornington Road, and Breakwell Court, 115 Wornington Road.
- 2.2 No objections have been received.

M.J. FRENCH
EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION

List of Background Papers:

The contents of file PP/99/02014 save for exempt or confidential information in accordance with the Local Government (Access to Information) Act 1985.

Report Prepared By: MK
Report Approved By: RT/LAWJ
Date Report Approved: 13/12

haws
13/12/99

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OPI

**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

Date: 14 December 1999
Our Ref: PP/99/02014

MIND

Application Date: 22/09/1999 Complete Date: 30/09/1999 Revised Date: .
Agent: The Tooley & Foster Partnership, Warwick House, Palmerston Road,
Buckhurst Hill, Essex I49 5LQ
Address: Watts House, 105 Wornington Road, London, W10 5QG

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1067

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 (v) - above classes after D.F. 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 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
15 DEC 1999

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

DESCRIPTION OF PROPOSED DEVELOPMENT

Alterations to improve

Works for improving access and security for the East Wing ground floor flats.

RECOMMENDED DECISION Grant planning permission *conditionally*
RBK&C drawing(s) No. PP/99/02014 Applicant's drawing(s) Nos: 3459/LO/1, 3459/IN/1

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 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

haws 13/12/99.

W 13/12

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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 **All new external finishes shall be in materials to match those of the exterior of the existing building(s). (C072)**
Reason - To preserve and enhance the character and appearance of the Conservation Area. (R072)

INFORMATIVES

- 1 I09
- 2 I10
- 3 I30
4. I21

JML

FACSIMILE TRANSMISSION
020 8506 1779

Please telephone us on 020 8504 9711 if transmission has failed or is incomplete.

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99/2014

To THE NORTH AREA TEAM

Of ROYAL BOROUGH KENSINGTON + CHELSEA

The Tooley & Foster Partnership
architects . engineers . designers

Fax No. 020 7361 3463

Warwick House
Palmerston Road
Buckhurst Hill
Essex IG9 5LQ.

From PETER TROWER

telephone 020 8504 9711
facsimile 020 8506 1779
e-mail tp@btinternet.com

For The Tooley & Foster Partnership

Project WATTS HOUSE Job No.

WORMINGTON RD. W10 5BQ. 3459

Date Time Pages To Follow
19.5.2000 10.10 am 1

Notes

Following the permission for Development (Conditional) (DP1) dated 15/12/99, please find attached extract from proposed plan identifying lobby area 1 (nearest to wormington road) 3459/S2/AR 1. We would appreciate your comments as soon as possible on our proposal to move the access ramp further away from the building to create further defensible space / privacy for the residents.

As you will see, the proposal is to leave min. 1200mm width to the footpath running along the front of the building.

We would appreciate a faxed / telephone reply at your earliest convenience as work on site is imminent.

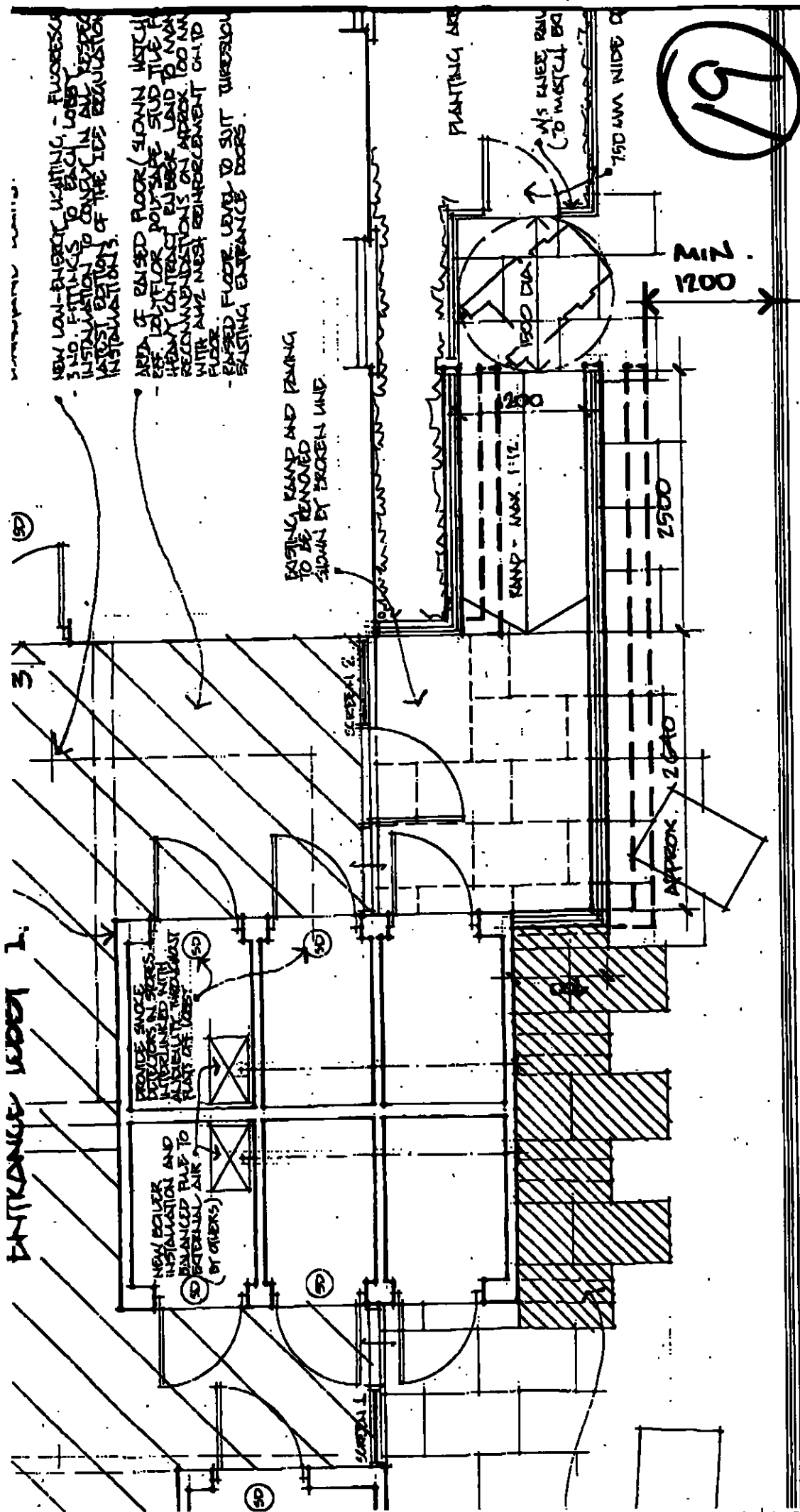
Regards, Peter Trower.

23/5/00
Development acceptable
meets with D.S. standards -
telephoned M. Trower
to this effect
No. 11 required

PK
15.5.00
J.S.

R.B.K.& C.
TOWN PLANNING
19 MAY 2000
RECEIVED

ENTRANCE LEVEL 1



19

WARTS HOUSE · WORNINGTON RD. W10. 3459/SK/AR 1.

PGT/BAC/3459
21 July 2000

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	C	SM	SE	ENF	AO	ACK
24 JUL 2000							
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES	

Handwritten: 20, 169



Handwritten: JW, Robin, H.ade

The Tooley & Foster Partnership
architects · engineers · designers

The North Area Team
Royal Borough of Kensington & Chelsea
Planning & Conservation
The Town Hall
Hornton Street
London W8 7NX

Warwick House
Palmerston Road
Buckhurst Hill
Essex IG9 5LQ
telephone 020 8504 9711
facsimile 020 8506 1779
e-mail tfp@btinternet.com
website www.tfp.org.uk

Handwritten: ✓, CT, 24/7/2000

Dear Sirs

**KENSINGTON HOUSING TRUST
WATTS HOUSE, WORNINGTON GREEN ESTATE
WORNINGTON ROAD, LONDON, W10**

Following the Permission for Development (conditional) (DPI) dated 15 December 1999, please find enclosed drawing no. 3459/SK/F1 - fencing proposal and drawing 3.18 fencing detail for your comments.

We would appreciate hearing from you as soon as possible with the assumption this proposal is regarded as a minor amendment thus not requiring further planning permission.

Thank you for your assistance in this project.

Yours faithfully

**P G TROWER
FOR THE TOOLEY & FOSTER PARTNERSHIP**

Enc.

Copy to: Peter Boross - KHT

M R Foster AA DipI MA RIBA MCSD
J A Chambers Dip Arch RIBA
J G Fardell Dip Arch RIBA
G S Kundi BA(Hons) Dip Arch RIBA
K D Everitt BSc Dip Arch RIBA
Associates
J M Hesse BSc Dip Arch RIBA
K Bashi BA(Hons) Dip Arch RIBA MCI Arch
Consultants
L W J Hines CEng FStructE FIMgr
I S Kitson Dip LA ALI BA(Hons) Arch
AA DipI (Gardens Cons)
European Partnership
Team Design srl, 74150 Rumlilly, France

PLANNING AND CONSERVATIONTHE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

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**THE ROYAL
BOROUGH OF****KENSINGTON
AND CHELSEA**

The Tooley & Foster Partnership
Warwick House
Palmerston Road
Buckhurst Hill, Essex
IG9 5LQ
For the attention of: Peter TrowerSwitchboard: 020-7937-5464
Extension: 2086
Direct Line: 020-7361-2086
Facsimile: 020-7361-3463
Email: plnjwa@rbkc.gov.uk

26 July 2000

My reference: **DPS/DCN/PP/99/** Your reference:
2014Please ask for: **Joanne Wallace**

Dear Sir

Town and Country Planning Act 1990
Watts House, Wornington Green Estate, Wornington Road, W10
Proposed Fencing, Flat 9

Thank you for your letter dated 21st July 2000 providing details of fencing proposed to the front of Flat 9 of the above mentioned premises.

It is considered that the replacement of the existing metal railing which is currently at a height of 400 mm (as shown on the Plans approved by Delegated Authority on 15th December 1999) with a bow topped steel fence, to a height of 900 mm (as shown on your Drawing Nos. 3459/SK/F1 and 3.18) is a minor alteration to the approved design, and therefore further planning permission will not be required.

Yours faithfully

M J French
Executive Director, Planning & Conservation



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RBKC District Plan Observations CONSERVATION AND DESIGN

Address	Appl. No/Wrk	L.B.	C.A.	N.C.S
Watt House, 105 Wornington Rd, W10	PP/97/02014p			<input checked="" type="checkbox"/>
Description	Code			
Access & security arrangements for E Wing apartments.				

TPO 72/25

Minor building alterations to the perimeter hard-landscaping of the apartments, to improve the existing access & site security.

The present survey photographs show quite clearly that the development would benefit from a more sensitive design approach - if that the scheme makes use of 'good practice' design guidelines for housing estates:-

[security lighting, low boundary walls, access ramps/paths for the disabled, discreet bin area].

No site visit necessary - scheme clearly implemented in a high standard of design, work is welcomed.

H16