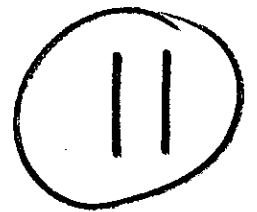


PLANNING SERVICES APPLICATION



CONSULTATION SHEET

APPLICANT:

Paul Draper,
34 Marham Gardens,
Morden,
Surrey
SM4 6JJ

SYSTEMS.

Please change description
& spelling mistake re.
"MONTESSORI" & return to
me.

APPLICATION NO: PP/99/02234

APPLICATION DATED: 02/09/1999

DATE ACKNOWLEDGED: 1 November 1999

APPLICATION COMPLETE: 01/11/1999

DATE TO BE DECIDED BY: 27/12/1999

me.
thanks
Brian
11/11/99

SITE: The Square Monessori School, 18 Holland Park Avenue, London, W11 3QU

PROPOSAL: ~~Planning application for modified and continued use of the basement and ground floor as a nursery school. Has had 'personal' planning permission granted since 1973. Planning Permission required to remove or vary the 'personal' condition.~~

MONTESSORI.
Description to read:

ADDRESSES TO BE CONSULTED

1. 12, 14, 16, 18, 20, 22, 24 H. Park Ave
2. 6, 7, 8, 9, 10, 11, 12 Cadogan Walk
3. 1 Hill Street 1, W8
4. 15, 17, 19 H. Park Ave 15, 17, 19 + B&MT
5. 1 Campbell Hill Sq 1, W8
- 6.
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.
- 13.
14. 12, 14, 16 (LWR) + UPR, 18 + TOP, 20, 22, 24
- 15.

Variation to Condition No 1
of planning permission dated
19/12/89 (reference TP/89/1565)
to allow for the school to be
run by Mrs. Nadira Rigley,
and variation to Condition
No 2 to allow continued present
use from between 9.15 am.
to 3.15 pm. weekdays only.

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

✓ (1)
✓ CT
15/11/99

23
✓ CT
15/11/99

DEVELOPMENT CONTROL

TECHNICAL INFORMATION

THE ROYAL
BOROUGH OF

ADDRESS ~~18 HOLLAND PARK AVENUE~~
 THE SQUARE MONTESSORI SCHOOL
 18 HOLLAND PARK AVENUE

12



KENSINGTON
AND CHELSEA

W11.

POLLING DISTRICT

9A

- 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)
- PP992234 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 | | | | | | | |
| 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:

* CASE OFFICER *

please note that the applicants previous surname was "HORDERN"

ie. previous named user ie. Cond. 1 of TP/89/1565.

Brian

13

25 Keswick Road
Putney
London SW152JA
8th November 1999

Mr Brian Roche
Department 705,
Room 325,
The Town Hall,
Hornton Street,
London,
W8 7NX

Dear Mr Roche,

RE: Planning Application – The Square Montessori School, 18 Holland Park Avenue
REF: TP/N/APP/PEND/BR

Further to our discussion today, I understand that the application will be advertised and I wish to clarify certain issues. Mrs Lawson-Tancred and I realise the application involves a change of the personal condition to a named person. We agree that the person named should be myself – Nadira Rigley. There is also a change in the hours of use to 9.15am - 3.15pm. The school has operated on this basis for a number of years with minimal impact on the surrounding area and neighbours. I do hope the application can now be processed as quickly as possible and I look forward to hearing from you should you have any further queries.
Thanking you in advance.

With Regards,

Yours sincerely

Nadira Rigley

NADIRA RIGLEY (MRS)

| | | | | | | | |
|-------------------------------|-----|--------------|-----|---------|---------|------|--------|
| RECEIVED BY PLANNING SERVICES | | | | | | | |
| EX DIR | HDC | N | C | SW | SE | ENF | AO ACK |
| 85 | | 1 0 NOV 1999 | | | | | |
| APPEALS | IO | REC | ARB | FWD PLN | CON DES | FBES | |

14

MEMORANDUM

TO: FOR FILE USE ONLY

**From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION**

My Ref: PP/99/02234/MC

CODE A1

Room No:

Date: 15 November 1999

DEVELOPMENT AT:

The Square Montessori School, 18 Holland Park Avenue, London, W11 3QU

DEVELOPMENT:

Variation to Condition No. 1 of Planning Permission dated 19/12/1989 (Reference TP/89/1565) to allow for the school to be run by Mrs Nadira Rigley, and variation to Condition No. 2 to allow continued present use from between 9.15am to 3.15pm weekdays only.

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

15

**THE ROYAL
BOROUGH OF**

Executive Director M J FRENCH FRICS TP MRTPI Cert TS



THE OCCUPIER
FILE COPY
0171-361- 2096

Switchboard: 0171-937-5464
Extension: 2096
Direct Line:

Facsimile: 0171-361-3463
Date: 15 November 1999

**KENSINGTON
AND CHELSEA**

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCN/PP/99/02234/MC

Planning Information Office

Dear Sir/Madam,
TOWN AND COUNTRY PLANNING ACT 1990

**Proposed development at: The Square Montessori School, 18 Holland Park Avenue,
London, W11 3QU**

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

Variation to Condition No. 1 of Planning Permission dated 19/12/1989 (Reference TP/89/1565) to allow for the school to be run by Mrs Nadira Rigley, and variation to Condition No. 2 to allow continued present use from between 9.15am to 3.15pm weekdays only.

Applicant

**Paul Draper, 34 Marham Gardens, Morden, Surrey
SM4 6JJ**

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 Reference Library, Chelsea Old Town Hall, Kings Road SW3 (0171-361 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 **0171-727-6583**). 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

NOTICE OF A PLANNING APPLICATION



KENSINGTON AND CHELSEA

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 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/99/02234/MC

Date: 19/11/1999

The Square Montessori School, 18 Holland Park Avenue, London, W11 3QU

Variation to Condition No. 1 of Planning Permission dated 19/12/1989 (Reference TP/89/1565) to allow for the school to be run by Mrs Nadira Rigley, and variation to Condition No. 2 to allow continued present use from between 9.15am to 3.15pm weekdays only.

APPLICANT Paul Draper,

22/11/99

MC
Fence
P.M.

18

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

| | | | |
|-----------------------|---|---------------------------|--------------------------|
| TP No: TP/99/2234 | Address: 18 Holland Park Avenue, W11 | Date Received 17.11.99 | Date of Obs. 26.11.99 |
| UDP Paras/Policies | | Obj. | No obj. ✓ |
| | Development: Variations to conditions 1 and 2 in respect of the pp for nursery school | HMO? | No. of Dwelling Units |
| | | | Existing Proposed |
| | | D.C. Officer MC | Policy Officer RG |

Comments:

Existing use: Nursery School

Proposal: Nursery school run by different proprietor with variation in hours of operation.

Issues: The variation in hours of operation is unlikely to adversely affect amenity or parking though transportations views should be sought.

No objection raised.

PL 26.11.99

TRANSPORTATION COMMENTS

| | | | |
|---|--|---|--------------------------|
| TP Number PP/99 /2234 | Address The Square Montessori School, 18 Holland Park Ave. | Date of Obs 30/11/99 | |
| Description change hours from 9.30-4.30 to 9.15 -3.15 | | Objection no if conds | |
| File Number TF/202/H | Obs full | Transportation Officer Gillian Palmer | D C Officer MC |
| Other information | | | |

19

1. I would have no objection to the minor change in hours.
2. Problems usually occur with nursery schools when they start to expand. Perhaps you could consider a condition limiting the number of children to 20.

20

MEMORANDUM

THE ROYAL BOROUGH OF KENSINGTON & CHELSEA

REPORT FROM THE DIRECTOR OF BUILDING CONTROL

TO: THE DIRECTOR OF PLANNING

OUR REF: SPJ/PJF

DATE: 19th December 1995



TOWN AND COUNTRY PLANNING ACT, 1990

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDERS, 1988

CERTIFICATE OF COMPLETION

Case No: DPS/PA/TP/95/0638/M/28/729

Premises: 237 Portobello Road, London, W.11.

Council's Permission(s) dated: 31st July 1995

Plan(s) No: TP/95/0638 and 0638/A

| RECEIVED BY PLANNING SERVICES | | | | |
|-------------------------------|---------|-----------------|-----------------|------------|
| DC N | DC C | DC S | E | Ao Ack |
| 22 DEC 1995 | | | | |
| Exec Dir | | Records | ARB | Con Das |
| Appeals Office | IO | Fees Officer | Forward Plan | Head DC |

At a survey that was made recently it was found that the works has been completed in accordance with those terms and conditions of the Planning permission(s) which are subject to my supervision and the plan(s) attached thereto.

Thomas B. Sewell

DIRECTOR OF BUILDING CONTROL

| COMPLETION CERTIFICATE | |
|------------------------|--|
| COPIES SENT TO | |
| RATES _____ | DEN/PLAN _____ |
| FLEC. REG _____ | FILE <input checked="" type="checkbox"/> |

SPJ

21

Jacqueline Jones X 2422

Under Eight's Section

Social Services

She does not object to the application.

However, they may suggest some minor changes to the school when they come up for re-registration.

Sent by : Jones, Jacqueline 23.Dec.1999 12:46

Subject : The Square School

22

There has been a nursery school at the Holland Park Avenue address since 1975 and the current registration has been in place since 1996. One areawe are unclean about is the fact that the children enter via the garage andwe will be seeking advice from EHO and the Fire Officer in relation to thenew registration application. Would planning have any comment on this issue. Jacqueline Jones x2422

CURRENT APPLICATION

Con_slip

COMMITTEE:

FOR OBSERVATIONS:

- 1. Transportation ^{29/11/99}
- 2. Policy ^{16/11/99}
- 3. _____

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

Officer

MC

Report Written

| POLICY OBS | | |
|------------|-----------------|-----------------|
| NOTES: | | |
| OFFICER | IN | OUT |
| <u>RG</u> | <u>17.11.99</u> | <u>24.11.99</u> |

For Schedule Typing Committee FILE

TRANSPORTATION

DATE IN 29.11.99

OFFICER Gullian

This should not affect decision as the use of means of access is long established.

23

PP992234

18 Holland Park Avenue, London W11.

The Square Montessori Nursery School



Photo 1 - Front Elevation

PP992234

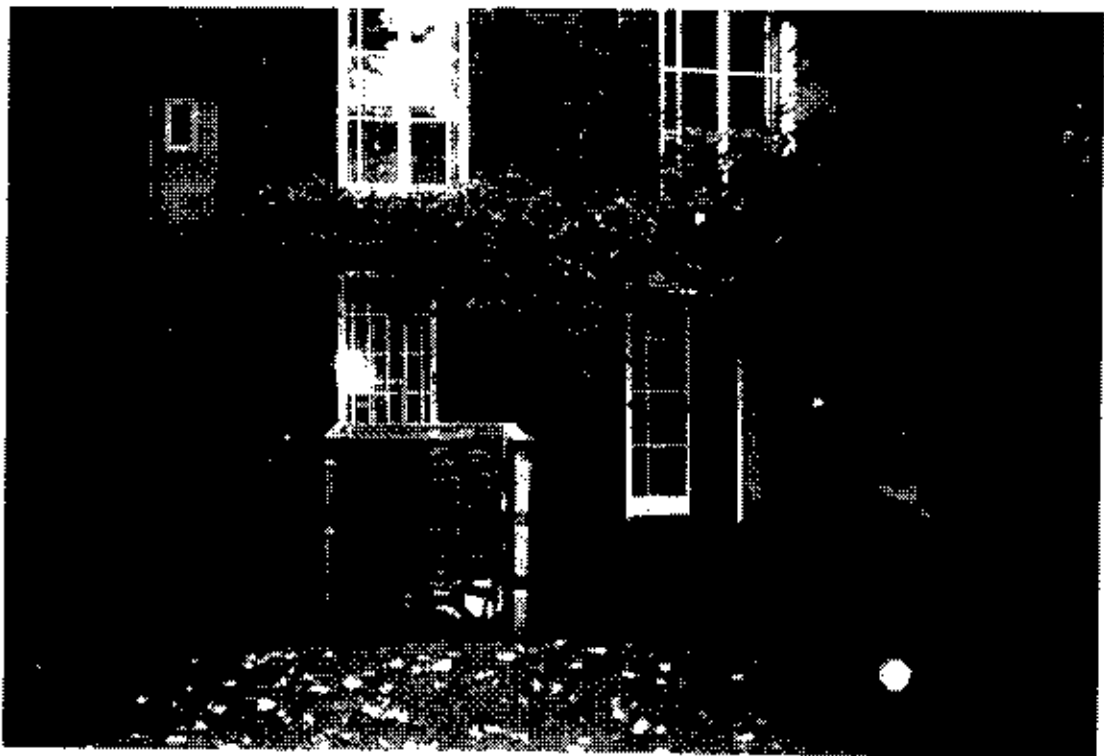


Photo 2 - Rear Elevation

R.B.K. & C.
TOWN PLANNING
18 OCT 1999
RECEIVED

18 Holland Park Avenue, London W11.

The Square Montessori Nursery School

24



Photo 3 - Nursery Room 1

PT97223

R.B.K. & C.
TOWN PLANNING
18 OCT 1999
RECEIVED

18 Holland Park Avenue, London W11.
The Square Montessori Nursery School

25



Photo 4 - Nursery Room 2

PP 7 10 25

R.B.K. & C.
TOWN PLANNING
18 OCT 1999
RECEIVED

26

18 Holland Park Avenue, London W11.

The Square Montessori Nursery School

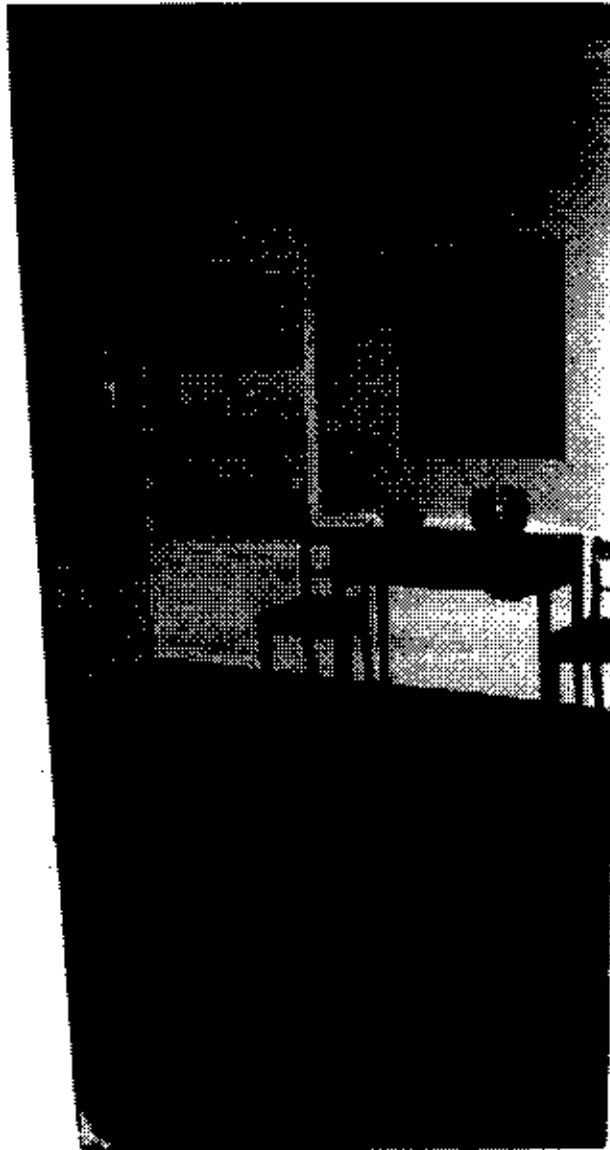


Photo 5 - Nursery Room 3

PI 27605

R.B.K. & C.
TOWN PLANNING
18 OCT 1999
RECEIVED