

PLANNING SERVICES APPLICATION

Deal with

CONSULTATION SHEET

4

2/12/99

DB

APPLICANT:

Building Design Services,  
93 Rothesay Avenue,  
Greenford,  
Middlesex  
UB6 0DB

APPLICATION NO: LB/99/02425 / ACS

APPLICATION DATED: 22/11/1999

DATE ACKNOWLEDGED: 1 December 1999

APPLICATION COMPLETE: 01/12/1999

DATE TO BE DECIDED BY: 26/01/2000

SITE: 40 Holland Park, London, W11 3RP

PROPOSAL: Internal alterations to form en-suite bathroom and dressing room.

ADDRESSES TO BE CONSULTED

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.

All flats except 5,

40 Holland Park W11

40 A + B

ROOMS 6, 10-12, 15-19,  
FLAT A, B, GARDEN, STUDIO;  
TOP FLOOR

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

2/12/99

4  
2/12/99

LBC ●

# DEVELOPMENT CONTROL TECHNICAL INFORMATION

THE ROYAL  
BOROUGH OF

ADDRESS

<sup>flat 5</sup>  
40 Holland Park

5



KENSINGTON  
AND CHELSEA

POLLING DISTRICT

H

LB992425

- |     |  |        |  |
|-----|--|--------|--|
| 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						
<i>S</i>																

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	

<b>Daylighting</b>	Complies	
	Infringes	

<b>Car Parking</b>	Spaces required	
	Spaces proposed	

**Notes:**

MEMORANDUM

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TO: FOR FILE USE ONLY

From: EXECUTIVE DIRECTOR  
PLANNING & CONSERVATION

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My Ref: LB/99/02425/ALS  
Room No:

CODE D4

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Date: 2 December 1999

**DEVELOPMENT AT:**

40 Holland Park, London, W11 3RP

**DEVELOPMENT:**

Internal alterations to form en-suite bathroom and dressing room.

The above development is to be advertised under:-

4. Town and Country Planning (Listed Buildings and Conservation Areas) Regulations 1990 (applications for Listed building consent)

**M.J. French**  
Executive Director, Planning & Conservation

**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**

FILE COPY

2085

0171-361- 2085

Switchboard: 0171-937-5464

Extension:

Direct Line:

Facsimile: 0171-361-3463

Date: 3 December 1999

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCC/LB/99/02425/ALS

Planning Information Office

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING ACT 1990**

**Proposed development at: 40 Holland Park, London, W11 3RP**

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**

**Internal alterations to form en-suite bathroom and dressing room.**

**Applicant**

**Building Design Services, 93 Rothesay Avenue, Greenford, Middlesex  
UB6 0DB**

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 Ladbrooke Grove, London W11** (under the Westway near Ladbrooke 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**

K

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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 an application:

- (d) for consent to demolition and/or alteration of a building which is of architectural or historic interest

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

EAR 29/12

Reference: LB/99/02425/ALS

Date: 10/12/1999  
08

40 Holland Park, London, W11 3RP

Internal alterations to form en-suite bathroom and dressing room.

APPLICANT Building Design Services,

Railings (A.M)  
John S 8/12/99.



ENGLISH HERITAGE

LONDON REGION

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Director of Planning & Transportation  
Royal Borough of Kensington & Chelsea  
The Town Hall  
Hornton Street  
LONDON  
W8 7NX

Your refs: DPS/DCC/LB/99/02425  
Our ref: LRS/2017/40  
Contact: Paul Calvocoressi  
Direct Dial: 0171-973-3763

For the attention of A Salmon

14 DEC 1999

Dear Sir/Madam

Planning (Listed Buildings and Conservation Areas) Act, 1990:  
40 HOLLAND PARK, LONDON, W11 3RP

Applicant: Mr A Murray  
Grade of building II  
Proposed works: Bathroom and dressing room  
Drawing numbers 2056/01 and 02  
Date of application: 22.11.1999  
Date of referral by Council: 03.12.1999  
Date received by English Heritage 07.12.1999  
Date referred to D.o.E.: 07.12.1999

RECEIVED BY PLANNING SERVICES									
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK		
20 DEC 1999							3		
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES			

You are hereby authorised to determine the application for listed building consent referred to above as you think fit. In so doing English Heritage would stress that it is not expressing any views on the merits of the proposals which are the subject of the application, nor any parallel application for planning permission.

Yours faithfully

*Paul Calvocoressi*  
Paul Calvocoressi  
Kensington & South London Team

The Secretary of State has considered the information given above and does not intend to require the applicant to be referred to him  
Signed J C Rowett  
Date 17/12/99  
LR/F



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# RBKC District Plan Observations CONSERVATION AND DESIGN

Address 40 Holland Park, W11.	Appl. No. 99/2425/ALS	L.B. II	C.A. 5	N CV S
Description Internal alterations @ 4 <sup>th</sup> floor level.		Code I		

Amu

- See attached.
- arrange a SV after PMWS.

MP 14/12/99.



PRINCIPLE - appears Acceptable

12

DETAIL

- minor alterations to plan form
- unlikely to harm the character of the building at this level
- alterations to ceiling????

**RBKC**  
**CONSERVATION & DESIGN**

⑬

**GRADE II LISTED BUILDINGS**  
**FORMAL OBSERVATIONS**

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**Address:** 40 Holland Park, W11

**Description:** Internal alterations at 3<sup>rd</sup> floor level.

**Application No:** 99/2425

**DC Case Officer:** ALS

**Drawing Nos:** 2056 01 and 02

**CD Case Officer:** MJP

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**Date:** 14<sup>th</sup> January 2000

**Grant/Refuse:** GRANT

**Formal Observations:**

It is proposed to insert a number of partitions and a door opening to the front area of the flat at mansard level. The 3<sup>rd</sup> floor is a result of a past conversion and the works proposed will not adversely harm the surviving plan form in the location proposed. It is also proposed to make a new opening and close of another opening to the rear area. These works are minor in nature and will not adversely harm the character of the building at this level. The proposal includes removal of the ceiling to the left side room. These works are part of the earlier scheme and do not adversely harm the character or the hierarchy of the listed building.

The proposals will preserve the surviving special architectural and historic interest of this listed building.

**Conditions:**

C205

C206

**Signed:** .....  .....

**Date:** 19/1/00 .....

**Approved:** .....  .....

**Date:** 20/1/00 .....

**Other Notes:**

Flat 5,  
40 Island Park

(14)

This is the top floor flat.

Part of ceiling has been removed some time ago  
+ intend to retain this  
→ creates loft feel to 1 room

Insert partition in front bedroom  
to create guest bathroom  
+ dressing room.  
New door through wall from  
rear bedroom  
+ new access from rear  
bedroom via a shower area  
into the glazed danner  
which is existing  
→ only door with opening  
that here.

Close off opening into rear  
glazed danner from hall.

rearrange  
Friday 14<sup>th</sup> Jan  
9.30  
+ mark  
Mr Bryan

SU.  
~~Wed~~ Wed 5<sup>th</sup> January  
2000  
Cancelled 10am.  
+ mark  
Mr Bryan  
(to be confirmed - left  
as message)

Extra Copy  
Please

15 DLI

**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: 20 January 2000  
Our Ref: LB/99/02425 / ena

Application Date: 22/11/1999 Complete Date: 01/12/1999 ~~Revised Date:~~  
Agent: Building Design Services, 93 Rothesay Avenue, Greenford, Middlesex  
UB6 0DB  
Address: 40 Holland Park, London, W11 3RP  
*Kensington*

48  
77

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.P. 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

K+C

**DELEGATED APPROVAL**  
01 FEB 2000

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

**DESCRIPTION OF PROPOSED DEVELOPMENT**

**Internal alterations to form en-suite bathroom and dressing room.**

**RECOMMENDED DECISION** Grant listed building consent *enolumentary*  
RBK&C drawing(s) No. LB/99/02425  
Applicant's drawing(s) No. 2056/01, 2056/02

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

*20.1.00*

CONDITIONS AND REASONS FOR THEIR IMPOSITION

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1. **The works hereby permitted shall be begun before the expiration of five years from the date of this consent. (C201)**  
*Reason - As required by Section 18 of the Planning (Listed Buildings and Conservation Areas Act) 1990, to avoid the accumulation of consents. (R201)*
  
2. **The works hereby permitted shall be carried out exactly and only in accordance with the drawings, and other particulars, forming part of the Consent, and there shall be no variation therefrom without the prior written approval of the Local Planning Authority. (C205)**  
*Reason - In order to safeguard the special architectural or historic interest of the building. (R205)*
  
3. **All new works and works of making good to the retained fabric, whether internal or external, shall be finished to match the adjacent work with regard to the methods used and to colour, material, texture, and profile. (C206)**  
*Reason - In order to safeguard the special architectural or historic interest of the building. (R206)*

INFORMATIVES

1. I10A
2. I11
3. I21
4. I30

# DELEGATED REPORT

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Address

40 Howard Park

Reference

99/2+25

Conservation Area

Yes

Listed Building Yes/No

## 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

continued

D4/51(a)

**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**

**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

Date

Agreed



**1.0 THE SITE**

40 Holland Park is a terraced property on the south side of the street Flat 5 is on the top floor. The property is listed grade II and is within the Holland Park conservation area.

**2.0 PLANNING CONSIDERATIONS**

The flat is at top floor level and has an existing projecting glazed dormer which contains the bathroom. This received planning permission in 1985. Subsequently, part of the ceiling in the flat has been removed to leave an open space up to roof level.

The removal of the ceiling over the left hand part of the flat is considered to be acceptable. It is considered that this alteration has not compromised the architectural character of the building.

It is proposed to fit partitions to provide ensuite facilities to the front bedroom, and to close off access to the bathroom in the glazed dormer. Access to this bathroom would be obtained via an entrance through the wall from the main bedroom.

It is considered that these works would preserve the surviving special architectural character of the listed building. English Heritage have authorised the council to determine the application. Formal obs are attached.

**3.0 CONSULTATION**

Occupiers of the other flats in the building have been notified. No representations have been received.

**M.J. FRENCH**  
**EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION**

**List of Background Papers:**

**The contents of file LB/99/02425 save for exempt or confidential information in accordance with the Local Government (Access to Information) Act 1985.**

**Report Prepared By:** ALS  
**Report Approved By:** *Lohes*  
**Date Report Approved:** *27.1.00.*