

UA
Royal

PLANNING SERVICES APPLICATION

CONSULTATION SHEET

9

Send via
air

APPLICANT:

Leckenby Associated Limited,
20 Woodfield Road,
Ealing,
London
W5 1SH

APPLICATION NO: PP/99/02521 /SS

APPLICATION DATED: 09/12/1999

DATE ACKNOWLEDGED: 14 December 1999

APPLICATION COMPLETE: 14/12/1999

DATE TO BE DECIDED BY: 08/02/2000

SITE: 118/118A King's Road, London, SW3 4TR

PROPOSAL: General refurbishment to include new shopfront, new signage, new staircase, refurbishment of and addition to existing air conditioning system located in the lightwell which is part of the demise.

Trading will be extending to part of the basement which is currently retail stock rooms only.

ADDRESSES TO BE CONSULTED

- 31. 116 KING'S ROAD, SW3 shop + ^{116(2), 116(3)} flats
- 2. 116A " "
- 3. 116 " "
- 4 4. 118A Flats 1-4
- 25. 120 Shop + Showrooms
- 6. 116B " "
- 7. 116C " "
- 8. 4 TRIN STREET, SW3
- 9. " "
- 10. 9 " "
- 11.
- 12.
- 13.
- 14.
- 15.

16
16/12

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

X
16/12

X
16/12

X
17/12

DEVELOPMENT CONTROL

TECHNICAL INFORMATION

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

ADDRESS 118/118A Kings road.

10

POLLING DISTRICT UA

pp992521

- | | | | |
|-----|----------------------------------------------|--------|------------------------------------------------|
| 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					
									✓						

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

14 DEC 1999

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

11

TO: FOR FILE USE ONLY

From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION

My Ref: PR/99/02521/SG

CODE SL

Room No:

Date: 16 December 1999

DEVELOPMENT AT:

118/118A King's Road, London, SW3 4TR

DEVELOPMENT:

General refurbishment to include new shopfront, new signage, new staircase, refurbishment of and addition to existing air conditioning system located in the lightwell which is part of the demise. Trading will be extending to part of the basement which is currently retail stock rooms only.

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**

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

12

**THE ROYAL
BOROUGH OF**



**KENSINGTON
AND CHELSEA**

Chelsea-Hackney Line,
Network Capacity Planning,
London Underground Limited,
Commercial Directorate, 1st Floor,
30 The South Colonnade, London,
E14 5EU

Switchboard: 0171-937-5464

Direct Line: 0171-361-2585

Extension: 2585

Facsimilie: 0171-361-3463

Date: 16 December 1999

My Ref: DPS/DCSE/PP/99/02521 Your ref: CRAIG LECKENBY Please ask for: S. Gentry

Dear Sir / Madam

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: 118/118A King's Road, London, SW3 4TR

I enclose a copy of an application, with relevant drawings and/or supporting information, and should be pleased to receive your observations on these proposals as soon as possible.

It is hoped to present this application to the Planning Services Committee prior to 08/02/2000. I look forward to hearing from you in the near future, in order that your comments may be reported to this Committee.

Should you require any further details in respect of this case, please do not hesitate to contact the Case Officer on the above extension.

Yours faithfully,

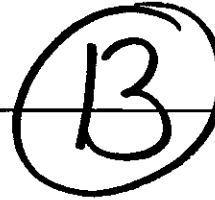
M.J. FRENCH

Executive Director, Planning and 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

2585

0171-361- 2585

Switchboard: 0171-937-5464

Extension:

Direct Line:

Facsimile: 0171-361-3463

Date: 16 December 1999

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCSE/PP/99/02521/SG

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: 118/118A King's Road, London, SW3 4TR

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

General refurbishment to include new shopfront, new signage, new staircase, refurbishment of and addition to existing air conditioning system located in the lightwell which is part of the demise. Trading will be extending to part of the basement which is currently retail stock rooms only.

Applicant

**Leckenby Associated Limited, 20 Woodfield Road, Ealing, London
W5 1SH**

**The Planning Information Office Christmas opening hours are as follows:-Mon 20th -
Thurs 23rd Dec. 9.00-16.45. Fri 24th Dec 9.00-13.00. Wed 29th & Thur 30th Dec
9.00-13.00 then 14.00-16.30. The office will be closed on 27th, 28th & 31st Dec. & 3rd
Jan. Normal office hours resume on Tues. 4th Jan at 9.00.**

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

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

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**THE ROYAL
BOROUGH OF**

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Director of Environmental Health,
Council Offices,
37 Pembroke Road,
London,
W8 6PW

Switchboard: 0171-937-5464

Direct Line: 0171-361-2585

Extension: 2585

Facsimile: 0171-361-3463



**KENSINGTON
AND CHELSEA**

Date: 17 December 1999

My Ref: DPS/DCSE/PP/99/02521 Your ref: CRAIG LECKENBY Please ask for: S. Gentry

Dear Sir / Madam

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: 118/118A King's Road, London, SW3 4TR

I enclose a copy of an application, with relevant drawings and/or supporting information, and should be pleased to receive your observations on these proposals as soon as possible.

It is hoped to present this application to the Planning Services Committee prior to 08/02/2000. I look forward to hearing from you in the near future, in order that your comments may be reported to this Committee.

Should you require any further details in respect of this case, please do not hesitate to contact the Case Officer on the above extension.

Yours faithfully,

M.J. FRENCH

Executive Director, Planning and Conservation



✓

RBKC District Plan Observations CONSERVATION AND DESIGN

Address 118/118A Kings Road SW3	Appl. No. 99/2521	L.B. —	C.A. —	N C S ✓
Description New shopfront.	Code 5			

16

This is a much better quality shopfront than the existing.

The proportions will be improved by raising the height of the glazing slightly. ~~The angled~~ The splayed corner of the fascia is an improvement which relates better to the curved corner of the building above.

Materials are all of good quality & lighting is subdued.

Approve SD 20/12/99

Department Safeguarding Team, Mailbox 1/16

Ext/Direct: (020) 7308 4400
Fax: (020) 7308 4680
Our ref: TAH/SFGNEW15-SFG8491/CHL9.4
Your ref: DPS/DCse/PP/99/02521
Date: 24 December 1999



London Underground Limited
30 The South Colonnade
Canary Wharf
London E14 5EU
Tel: 0171-222 5600

59

28

Mr. M.J. French
Executive Director, Planning & Conservation
The Royal Borough of Kensington & Chelsea
The Town Hall
Hornton Street
LONDON
W8 7NX

RECEIVED BY PLANNING SERVICES									
EX DIR	HDC	N	C	SW	SE	ENF	AC	AC	
16		30 DEC 1999							
ISSUES	IO	REC	B	FWD	CO.	DES	FEES		

17

Dear Sirs

**RE: TOWN & COUNTRY PLANNING ACT 1990
PROPOSED DEVELOPMENT AT 118/118^A KING'S ROAD, LONDON, SW 3**

Thank you for your letter of 16 Decembr 1999 and your request for our comments regarding the effect of the proposed Chelsea-Hackney Line upon the above proposed development.

Having considered the application we wish to make no comment.

If you have any further questions regarding this response, please do not hesitate to contact me.

Yours faithfully

for **N C Brown**
CLIENT MANAGER CHELSEA-HACKNEY LINE

Handwritten notes: 34.1.00 and other illegible scribbles

Sarah - please place the attached
ON your case file.

Leckenbyassociates 

design • project management • quantity surveying

118/118 A KINGS ROAD
PP/99/2521/5G.

Diana Healey and Emma Healey
118A Kings Road
Flat 3
Chelsea
London SW3

RECEIVED BY PLANNING SERVICES								
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK	
89		10 JAN 2000						
		REC	ARB	FWD PLN	CON DES	FEES		

Thanks
Brian
10/1/00

~~17~~ 18

7 January 2000

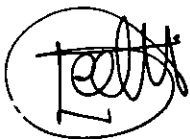
Dear Madams,

We are Project Managers for our client Ryohin Keikaku Europe Limited trading as Muji and we have been requested by the planning office of the Borough of Kensington and Chelsea to inform you that we are working on a project at the retail premises situated at 118/118A King's Road. This project will involve the removal of all existing fixtures and fittings from the Superdrug shop and the total refurbishment of the premises by Muji's appointed contractor to include a new shopfront, additional air conditioning equipment and new signage. Works will start on site on the 24th January 2000 for a period of 8 weeks.

We enclose some photographs of the existing Superdrug shop and also of our latest Muji store in Leeds illustrating the proposed alterations.

As requested by Article 6 of the Town and Country Planning (General Development Procedure) Order 1995 we have given notice to the Royal Borough of Kensington and Chelsea that we are applying for planning permission. Should you wish to obtain further information on this application, please do not hesitate to contact the Mr Brian Roche at the Planning Office, The Town Hall, Hornton Street, London W8 7NX.

Yours faithfully,



Craig Leckenby

cc: (B. Roche - Royal Borough of Kensington and Chelsea
S. Darwin - CIS
E. Douglas - Muji
R. Woolf - McDaniel Woolf

Enc.

Mr Paul Barker
 118A Kings Road
 Flat 1
 Chelsea
 London SW3

~~18~~
 19

7 January 2000

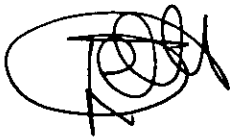
Dear Mr Barker,

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Yours sincerely,



Craig Leckenby

cc:	<u>B. Roche</u>	-	Royal Borough of Kensington and Chelsea
	S. Darwin	-	CIS
	E. Douglas	-	Muji
	R. Woolf	-	McDaniel Woolf

Enc.

Mr & Mrs Marini
 118A Kings Road
 Flat 1
 Chelsea
 London SW3

19
 20

7 January 2000

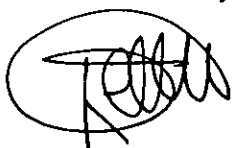
Dear Mr & Mrs Marini,

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Yours sincerely,



Craig Leckenby

- cc: B. Roche - Royal Borough of Kensington and Chelsea
- S. Darwin - CIS
- E. Douglas - Muji
- R. Woolf - McDaniel Woolf

Enc.

Mrs Cristina Paranhos Velloso
 118A Kings Road
 Flat 4
 Chelsea
 London SW3

~~20~~

21

7 January 2000

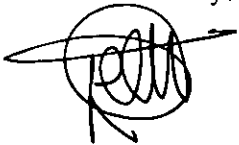
Dear Mrs Paranhos Velloso,

We are Project Managers for our client Ryohin Keikaku Europe Limited trading as Muji and we have been requested by the planning office of the Borough of Kensington and Chelsea to inform you that we are working on a project at the retail premises situated at 118/118A King's Road. This project will involve the removal of all existing fixtures and fittings from the Superdrug shop and the total refurbishment of the premises by Muji's appointed contractor to include a new shopfront, additional air conditioning equipment and new signage. Works will start on site on the 24th January 2000 for a period of 8 weeks.

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Yours sincerely,



Craig Leckenby

cc: B. Roche - Royal Borough of Kensington and Chelsea
 S. Darwin - CIS
 E. Douglas - Muji
 R. Woolf - McDaniel Woolf

Enc.

FILE

ENVIRONMENTAL SERVICES
INTERNAL MEMORANDUM

TO: Sarah Gentry, Planning Officer ROOM NO:
CC:
FROM: Robert Lockwood ROOM NO:
TELEPHONE 0171-341 5149 CONNECT: DEHRJL
DATE: 26 January 2000 REF: PP/99/2521
SUBJECT: 118/118A Kings Road, SW3

21

22

With regards to the above planning application I have the following comments to make:

Having visited the site I do not foresee that the installation of one further a/c unit in the same location, (rear light well), as the existing 4 units will amount to any significant rise in the background noise level at the nearest residential premises. I the consider the following standard planning condition should be satisfactory and achievable.

The lowest background noise level ($L_{A90,T}$) at 1 metre from the facade of the nearest occupied premises, during the period of operation of the units, should not be increased by more than 2dB.

INFORMATION REQUEST FORM

Planning Services to Environmental Health

22

To: Paul Morse - Director of Environmental Health

Address/Issue

118/118A Kings Rd, SW3

Planning Reference No.: PP/99/2521

Planning Case Officer: Sarah Gentry

Summary of Proposal:

Policy Issue/Subject of Advice

(key Features)(Uses,Scale etc.)(Main Issues/Problems).

air conditioning

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Schedule of Attachments:

Specifications
 Drawings
 Supporting Info.
 Draft Text etc.

Schedule of Key Dates:

1. Case initiated/Application received:
 4. Information required by:
 2. Sent by Planning Services:
 5. Returned by Environmental Health:
 3. Entered on EHS

Purpose/Status of Request:

- Planning Application
- Planning Issues paper
- Impact Assessment
- Planning Appeal
- Planning Guidance
- General Advice
- Planning Brief
- UDP Consultation
- Other

Nature of Request in brief:

noise impact of a/c

Previous Planning History:

Need for telephone discussion of background

Essentials of relevant UDP or other Policy:

Need for telephone discussion of background

Specific Issues for Environmental Health Comment

- Food
- Noise and Nuisance
- Health and Safety
- Contaminated Land
- HMO's
- Air Quality
- Other

E.H. Response: (Continue on reverse if necessary)

EHIS Reference No.: 705750/99

see attached memo RSH

E.H. Case officer(s) and telephone number(s): ROBERT KOOKWOOD x 5149.

(24) ^{AC DPL}
(23)

MINW
503 246

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: 16 March 2000
Our Ref: PP/99/02521

Application Date: 09/12/1999 Complete Date: 14/12/1999 ~~Revised Date:~~
Agent: Leckenby Associated Limited, 20 Woodfield Road, Ealing, London
W5 1SH
Address: 118/118A King's Road, London, SW3 4TR

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.

- | | |
|--------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Class (i) - 8th Schedule development | Class (vi) - Listed building consent for above Classes. |
| <input checked="" type="checkbox"/> Class (ii) - shop fronts | Class (vii) - approval of facing materials |
| Class (iii) - conversion from non
s/c dwellings etc | 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 (iv) - amendments as required
by T.P. Committee | Class (ix) - grant permission licence or
no objection under Sections 73, 74, 138,
143, 152, 153, 177 & 180 of the
Highways Act |
| Class (v) - above classes after D.P.
Committee agree | Class (x) - Crossover under 8-198 of the Highways
Act 1980 |

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

**DELEGATED
APPROVAL**
22 MAR 2000

DESCRIPTION OF PROPOSED DEVELOPMENT

Installation of new shopfront and installation of additional air conditioning unit in rear lightwell.

RECOMMENDED DECISION Grant planning permission

RBK&C drawing(s) No. PP/99/02521 Applicant's drawing(s) No.087.01A, 02, 03, 04, 05 and 06 (photographs) ^{and}

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 ^{BS 6/3} Area Planning Officer

DELEGATED REPORT

Address

118/118A King's Road,
SW3

Reference PP/99/2521

Conservation Area Yes

Listed Building Yes/No

25 **24**

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 _____

25

26

Existing

Issues/Policy/Precedent/Conditions/Third Schedule

See Attached

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 *SG*

Date

Agreed *BC/Laws*
17/3/2000



EXISTING SITE 118 / 118A KINGS ROAD LONDON

27 28

DELEGATED APPROVAL
22 MAR 2008

DATE					
SCALE					
DATE	13.05				
PROJECT	118 / 118A KINGS ROAD LONDON				
SITE	PHOTOGRAPHY				
EXISTING					
MCDANIEL WOOLF					

1:1000
 PHOTOGRAPHY BY MCDANIEL WOOLF
 BASED ON DRAWING BY SCHUBERT & CO
 MCDANIEL WOOLF PHOTOGRAPHY AND ARCHITECTURE



MUJI LEEDS SIMILAR MATERIAL USE AS KINGS ROAD LONDON



29

REV 1 DESCRIPTIONS
 SCALE
 DATE 12 99
 ERG/NO 087 06

PROJECT
 MUJI KINGS ROAD LONDON
 DESCRIPTION
 EXISTING SHOPFRONTS LEEDS

MCDANIEL WOOLF

DATE					
------	--	--	--	--	--