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PLANNING SERVICES APPLICATION

CONSULTATION SHEET

APPLICANT:

Jason Barbour,
19 Cortayne Road,
Fulham,
London
SW6 3QA

APPLICATION NO: LB/99/02536

APPLICATION DATED: 07/12/1999

DATE ACKNOWLEDGED: 15 December 1999

APPLICATION COMPLETE: 15/12/1999

DATE TO BE DECIDED BY: 09/02/2000

SITE: Front Basement Flat, 37 Lennox Gardens, London, SW1X 0DF

PROPOSAL: Remove two partitions; open up a doorway; block up a doorway; reposition door to front lightwell.

ADDRESSES TO BE CONSULTED

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see TP appn.

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. €
British Waterways
Environmental Health

Handwritten marks: a circled 'D' and a circled 'H' with an arrow pointing to 'Works to Listed Building'.

DEVELOPMENT CONTROL

TECHNICAL INFORMATION

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

ADDRESS 37 Lennox Gardens
FRONT BASEMENT FLAT
37 LENNOX GARDENS
SW1X

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POLLING DISTRICT RA L3992536

- | | | | |
|-----|--|--------|--|
| 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							
RA/IA	II																

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:

15 DEC 1999

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MEMORANDUM

TO: FOR FILE USE ONLY

**From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION**

My Ref: LB/99/02536/SG

CODE 1D

Room No:

Date: 16 December 1999

DEVELOPMENT AT:

Front Basement Flat, 37 Lennox Gardens, London, SW1X ODF

DEVELOPMENT:

Remove two partitions; open up a doorway; block up a doorway; reposition door to front lightwell.

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)
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 Dip TP MRTPI Cert TS

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**THE ROYAL
BOROUGH OF**



English Heritage
Historic Building and Monuments Commission
London + South East Region
23 Saville Row, London
W1X 1AB

Switchboard: 0171-937-5464

Direct Line: 0171-361-2585

Extension: 2585

Facsimilie: 0171-361-3463

**KENSINGTON
AND CHELSEA**
December 1999

Date: 16 December 1999

My Ref: DPS/DCSE/LB/99/02536 Your ref: Please ask for: S. Gentry

Dear Sir / Madam

TOWN AND COUNTRY PLANNING ACT 1990

**Proposed development at: Front Basement Flat, 37 Lennox Gardens, London, SW1X
ODF**

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 09/02/2000. 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



ENGLISH HERITAGE

LONDON REGION

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
							5 JAN 2000
(14)		RA					
APPEALS	IC	REC	ARB	FWD PLN	CON DES	FEES	

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



Your refs: DPS/DCSE/LB/99 02536



Our ref: LRS/2932/37pt2

Contact: Paul Calvocoressi

Direct Dial: 0171-973-3763

For the attention of S Gentry

- 4 JAN 2000

Dear Sir/Madam

Planning (Listed Buildings and Conservation Areas) Act, 1990:
FRONT BASEMENT FLAT, 37 LENNOX GARDENS, LONDON, SW1X 0DF

Applicant: Jason Barbour
Grade of building: II
Proposed works: Remove two partitions; open up a doorway; block up a doorway, reposition door to front light well.

Drawing numbers: 2619/01 and A1.1

Date of application: 07.12.1999
Date of referral by Council: 22.12.1999
Date received by English Heritage: 22.12.1999
Date referred to D.o.E.: 22.12.1999

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
 Kensington & South London Team

The Secretary of State has considered the information given above and does not intend to require the application concerned to be referred to him

Signed J (402) [signature]
 24/12/99

LR/F

DELEGATED REPORT

Address 37 Kennox Gardens
SW1

Reference 99/2535/2536

Conservation Area Yes

Listed Building Yes/No **9**

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

Objections (withdrawn etc.) (incl. internal - Design, Policy, Transportation etc.)

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Who _____

Overcome by Amendment/Withdrawn/Not Relevant/Other _____

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



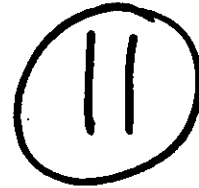
Report by

SG

Date

Agreed

BC/LAWS
18.1.00



1.0 THE SITE

- 1.1 The property is located on the eastern side of Lennox Gardens. It is used as residential flats. The application relates to the basement flat.
- 1.2 The property is listed Grade 2. It is within the Hans Town Conservation Area.

2.0 PROPOSAL

- 2.1 Planning permission and listed building consent is sought for the relocation of the front door.
- 2.2 Listed building consent is also sought for internal works to the flat.

3. PLANNING CONSIDERATIONS

- 3.1 Flexible authorisation has been received from English Heritage to determine this application. The comments of the Design and Conservation officer are as follows:

3.2 Formal observations of the Design and Conservation officer

"The works entail internal and external works at basement level.

The internal works entail the removal of later blockwork and plasterboard partitioning to provide new openings. Given the greatly altered nature of the interior as well as the non-original nature of the partitioning, the works are considered acceptable. The external works entail moving the existing basement level door (which is currently significantly recessed) forward within its opening. These works are considered acceptable.

The works will not harm the special architectural or historical character of the building."

- 3.3 Therefore, it is considered that the works proposed comply with policy CD58.
- 3.4 The re-positioning of the door will not harm the character or appearance of the conservation area, in accordance with policies CD25 and CD53. There will be no impact upon neighbouring properties.

4.0 PUBLIC CONSULTATION

- 4.1 Twenty four letters of notification were sent to adjoining occupiers. No representations have been received.

M.J. FRENCH

EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION

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List of Background Papers:

The contents of file LB/99/02536 save for exempt or confidential information in accordance with the Local Government (Access to Information) Act 1985.

Report Prepared By: SG
Report Approved By: BC/LAWJ
Date Report Approved: 18/1/00

Lee Wn cam

DL1^{Ac}
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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: 18⁹ January 2000
Our Ref: LB/99/02536 / *cro*

Application Date: 07/12/1999 Complete Date: 15/12/1999 ~~Revised Date:~~
Agent: Jason Barbour, 19 Cortayne Road, Fulham, London
SW6 3QA
Address: **Front Basement Flat, 37 Lennox Gardens, London, SW1X 0DF**
Chelsea
Lennox Gardens

50/51

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

DELEGATED APPROVAL
24 JAN 2000

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

DESCRIPTION OF PROPOSED DEVELOPMENT

Internal works comprising removal of partitions; open up a doorway; block up a doorway and reposition external door to front lightwell.

RECOMMENDED DECISION *ing of* Grant listed building consent *conditionally*
RBK&C drawing(s) No. LB/99/02536 Applicant's drawing(s) No. A1.2, ~~Proposed plan~~ 2619/01
k2c *end.*

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

[Signature]

hdws 18.1.00.

BC18-1

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CONDITIONS AND REASONS FOR THEIR IMPOSITION

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. **Suitable precautions must be taken to secure and protect the interior elements against accidental loss or damage during building work, and no such elements may be disturbed or removed temporarily or permanently except as indicated on the approved drawings or with the prior written approval of the Local Planning Authority. (C214)**
Reason - In order to safeguard the special architectural or historic interest of the building. (R211)

4 C206 Reason R206

INFORMATIVES

1. I21A





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