

PLANNING SERVICES APPLICATION

Death with

CONSULTATION SHEET

22/12/99

8



APPLICANT:

John Baxter Associates,
58 Streatham High Road,
Streatham,
London
SW16 1DA

APPLICATION NO: PP/99/02540 / ALS

APPLICATION DATED: 10/12/1999

DATE ACKNOWLEDGED: 16 December 1999

APPLICATION COMPLETE: 16/12/1999

DATE TO BE DECIDED BY: 10/02/2000

SITE: 85 Elsham Road, London, W14 8HH

PROPOSAL: Refurbishment and alterations including three storey rear extension, enlarging front yard, use of ground floor as self-contained flat, alterations to HMO rooms in remainder of property with no net loss of HMO rooms.

ADDRESSES TO BE CONSULTED

AB, C & D

21

- 1. ~~82, 84, 86, 88~~ Elsham Road W14
- 2. ~~82, 84, 86, 88~~ Elsham Road W14
- 3. ~~82, 84, 86, 88~~ Elsham Road W14
- 4. ~~82, 84, 86, 88~~ Elsham Road W14
- 5. ~~82, 84, 86, 88~~ Elsham Road W14
- 6. 8, 10, 12 Russell Gardens Mews W14
- 7. 8, 10, 12 Russell Gardens Mews W14
- 8. 8, 10, 12 Russell Gardens Mews W14
- 9. 8, 10, 12 Russell Gardens Mews W14
- 10. 8, 10, 12 Russell Gardens Mews W14
- 11. 8, 10, 12 Russell Gardens Mews W14
- 12. 8, 10, 12 Russell Gardens Mews W14
- 13. 8, 10, 12 Russell Gardens Mews W14
- 14. 8, 10, 12 Russell Gardens Mews W14
- 15. 8, 10, 12 Russell Gardens Mews W14

BSMT 300 ft flats

FUTS 1-5

FUTS A-E

✓ 23/12

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

✓ spug 22/12

DEVELOPMENT CONTROL

TECHNICAL INFORMATION

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

ADDRESS 85 Elsham Road

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POLLING DISTRICT H

- 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)

PR 92540 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						
			rb													✓

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:

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MEMORANDUM

TO: FOR FILE USE ONLY

From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION

My Ref: PP/99/02540/CaseOfficerC>
Room No:

CODE SP

Date: 22 December 1999

DEVELOPMENT AT:

85 Elsham Road, London, W14 8HH

DEVELOPMENT:

Refurbishment and alterations including three storey rear extension, enlarging front yard, use of ground floor as self-contained flat, alterations to HMO rooms in remainder of property with no net loss of HMO rooms.

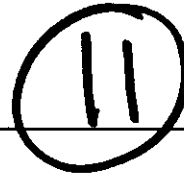
The above development is to be advertised under:-

NOT IN ANY OF THE USUAL CATEGORIES.

M.J. French
Executive Director, Planning & Conservation

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX



**THE ROYAL
BOROUGH OF**

Executive Director M J FRENCH FRICS TP MRTPI Cert TS



**KENSINGTON
AND CHELSEA**

FILE COPY

2085

0171-361-2085

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

Facsimile:
0171-361-3463

Date: 23 December 1999

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCC/PP/99/02540/ALS

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: 85 Elsham Road, London, W14 8HH

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

Refurbishment and alterations including three storey rear extension, enlarging front yard, use of ground floor as self-contained flat, alterations to HMO rooms in remainder of property with no net loss of HMO rooms.

Applicant

John Baxter Associates, 58 Streatham High Road, Streatham, London SW16 1DA

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 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

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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 ~~have received~~
an application:

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 Ladbrooke 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.

24/12/2000

SCHEDULE

bottle balusters

Reference: PP/99/02540/ALS

Date: 31/12/1999

ALS: 24/12

85 Elsham Road, London, W14 8HH

Refurbishment and alterations including three storey rear extension, enlarging front yard, use
of ground floor as self-contained flat, alterations to HMO rooms in remainder of property
with no net loss of HMO rooms.

APPLICANT John Baxter Associates,

85 El Shandad

14

They withdrew recent application for the rear extension which was part of scheme of alterations to the

This proposal is the same rear extension up to 1st floor level but also a mansard roof with 1 dormer to rear, 2 to front
→ A steep mansard.

Also new garden wall - needs see layout
1st - 1 s/c flat
g/f - 1 s/c flat

1st - 1 x 2 person room + 2 x 1 person rooms

2nd 3 x 1 person rooms
3rd 2 x 2 person rooms

2 w/c & shower rooms + 1 sep w/c

→ Are whether salt as the

as the
→ Are whether salt as the
2 x the rooms on each of 3 floors at present

sv - 11/1/2000
to amend rear mansard to same default as front 2 exp alts.

sv. TUESDAY 11th JAN

9.15 Mr Barber

Minor all by rear mansard to request

set behind gutter



1/1AD

RBKC District Plan Observations CONSERVATION AND DESIGN

Address 85 ELSHAM RD	Appl. No. 99/2540/ACS	L.B.	C.A.	N C S
Description rear extension + mansard		Code 15		

This scheme generally appears in accordance with previous discussions. The rear extension is considered appropriate in design terms. The detailing is appropriate.

The principle of the mansard at this point is acceptable in principle. Generally the design of the mansard is acceptable. However - 2 cranks present the rear mansard profile was altered so that the mansard pitch finishes behind a gutter at wide pitch rather than sitting on the rear wall.

All other alterations are acceptable.

No site visit requested.

Suggested conditions -

- All new windows shall be vertically sliding painted timber or sash
- All new windows shall match existing windows in terms of colour, size, texture, facade and pointing
- All mansard roofs shall be clad in natural slate
- All cheeks and roof of the dormer shall be clad in lead

No objection

CR (4/1/00)

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

TP No: TP/99/2540	Address: 85 Elsham Road, W14	Date Received 5-1-00	Date of Obs. 6-1-00
UDP Paras/Policies		Obj.	No obj. **
H2 & H20	Development: The erection of a rear extension and internal alterations and refurbishments.	HMO? Yes	No. of Dwelling Units Existing 9 Proposed 10
		D.C. Officer ALS	Policy Officer DC

Comments:

As per my previous comments attached, the applicants propose two additional bedsits on the first and second floors in exchange for the self-containment of the ground floor flat. The proposal would result in a reduction in bedspaces, as both bedsits are below 14 sq.m, however, this is considered to be outweighed by the improvements being proposed to the facilities. Each floor will now contain sanitary and washing facilities.

The provision of additional residential housing comply with the Council's primary policy to maintain and enhance the Borough as a residential area. The provision of additional housing is welcomed and complies not only with Policy H2 but also with STRAT 13 & 14 of the Unitary Development Plan and RPG3. The proposed ground floor flat is considered to comply with the Council's housing standards as set out in the Planning Standards Chapter.

Recommendation:

No objections are raised.

PH 6.1.00

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

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TP No: TP/99/1954	Address: 85 Elsham Road, W14	Date Received 30-9-99	Date of Obs. 7-10-99
UDP Paras/Policies		Obj. ***	No obj.
H20	Development: The retention of the ground floor as a self-contained flat.	HMO?	No. of Dwelling Units
		Yes	Existing Proposed
			9 8
		D.C. Officer ALS	Policy Officer DC

Site:

The property is located on the West side of Elsham Road near Russell Gardens.

Existing Use:

Council records indicate that the property is as a basement flat with 8 bedsitting rooms.

Planning History:

A Lawful Existing Use Certificate was refused for the use as 5 flats, in 1996. Planning permission was refused for the conversion to provide 5 self contained flats in 1997.

Proposed use:

The conversion of the ground floor to provide a self-contained flat.

Policy Issues:

The applicant claims that the ground floor appears to have been in use as a self-contained flat. Indeed, the 1996 decision to refuse the certificate, makes it clear that the ground floor was self-contained. An informative accompanied the decision which advised the applicant to remove the self-containment to avoid enforcement action. It seems that this was not followed up, hence this application for the retention of the ground floor.

The loss of HMO accommodation is contrary to H20, however, as you are aware, if the self containment has subsisted for more than 4 years, the use is immune from enforcement action and becomes lawful.

Recommendation:

An objection is raised if the use is not lawful.

PH 7.10.99

John Baxter Associates

Architects • Designers • Planning Consultants • Surveyors • Planning Supervisors

58 Streatham High Road London SW16 1DA. Tel: 0181 769 6561 Fax: 0181 769 6521

9932LP04.SAM / 17th January 2000

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

DISTRICT SURVEYOR
19 JAN 2000

PC → ALS

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For the attention of Ms Ann Salmon

Dear Ms Salmon

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995
85 ELSHAM ROAD, W14 (Your ref: 99/PP/02540)

We refer to the writer's meeting on site on 11th January with your Miss Salmon.

We have revised the drawings to show the rear mansard slope set back in the manner of the front slope, as required by your Design Officer. Please find enclosed 4 copies of the following 1:50 scale proposals drawings:

9932/P2/201 Rev A	Basement, Ground, First, Second & Third Floor Plans
9932/P2/203 Rev A	Front Elevation, Section BB
9932/P2/204 Rev A	Section AA

Please dispose of previous issues of these drawings, but note that 9932/P2/202 remains current.

We note that the consultation period expired on 14th January. We understand from discussions with Miss Salmon that there has been one letter of objection which does not carry much planning weight; and that there appear to be no other grounds for objection or refusal. We therefore look forward to an early approval.

Yours faithfully

John M A Baxter
JOHN BAXTER ASSOCIATES

Enc :
Copy : Antioch Limited (Applicant)

20 to 100

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	✓	SW	SE	APP	AP CHECK
all 20 JAN 2000							
APPEALS	IO	PLN	DES				



✓ / AD

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RBKC

District Plan Observations CONSERVATION AND DESIGN

Address 85 ELSHAM RD	Appl. No. 99/2540/AG	L.B.	C.A.	N C S
Description Reas extension / add story	Code			

I have no objection to these amendments - these adequately address the issues raised in my previous observation.

No objection - Subject to the suggested conditions on my do of 4.1.00

GP (21/1/00)

John Baxter Associates

Architects • Designers • Planning Consultants • Surveyors • Planning Supervisors

58 Streatham High Road London SW16 1DA. Tel: 020 8769 6561 Fax: 020 8769 6521

9932LP05.SAM / 16th March 2000

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

For the attention of Ms Ann Salmon

① PC
② ACS VJG 2/13

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RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
20 MAR 2000 29							
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES	

Dear Sir

*replied
2/13/00*

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995
85 ELSHAM ROAD, W14 (Your ref: 99/PP/02540)

We refer to the approval on the above dated 2nd February 2000.

As discussed today with your Miss Salmon we write to advise that our Clients wish now to construct the proposed rear 3-storey bay in render with a paint finish, rather than in facing brickwork. The rear wall of the adjoining property at #84 is painted render at lower levels and #86 is also painted.

We understand from Miss Salmon that this will be acceptable to you and accordingly therefore we hereby request a variation of Condition 2 in the permission.

Yours faithfully



John M A Baxter
JOHN BAXTER ASSOCIATES

Copy : Antioch Limited (Applicant)

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

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Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

John Baxter,
58 Streatham High Road,
London,
SW16 1DA.

Switchboard: 0171-937 5464
Extension: 2085
Direct Line: 0171-361 2085

Facsimile: 0171-361 3463

22 March 2000

My reference: DPS/DCC/PP/99/2540/BB

Your reference:

Please ask for: Anne Salmon

Dear Sir,

Town and Country Planning Act 1990
85 Elsham Road, Kensington, W14

I refer to your letter dated 16th March 2000 concerning the above property.

I would advise that the rendering of the rear extension instead of construction in brickwork is considered to be acceptable. This may be treated as a non-material amendment to the scheme approved under reference PP/99/2540.

If you have any further queries concerning the property, please contact my assistant, Miss Salmon.

Yours faithfully,

M.J. French
Executive Director of Planning and Conservation

R

22

John Baxter Associates

Architects • Designers • Planning Consultants • Surveyors • Planning Supervisors

58 Streatham High Road London SW16 1DA. Tel: 020 8769 6561 Fax: 020 8769 6521

FACSIMILE TRANSMISSION

DATE 06/06/00 TIME 12
 TO ANN SALMON COMPANY R.B.K. & C.
 FAX NO 020-7361-3463 FROM JOHN BAXTER
 SUBJECT 85 ELSHAM ROAD NO of PAGES (incl) 5

Please check all pages and telephone 020 8769 6561 if there is any problem with this transmission.

DEAR MISS SALMON

OUR CLIENTS WISH TO ADD ANOTHER STOREY ONTO THE RECENTLY APPROVED ROAR BAY EXTENSION, AS SHOWN IN THE APPENDED SKETCHES.

DO YOU THINK IT WOULD BE LIKELY TO GET APPROVED?

REGARDS

John Baxter

File ~~199/2540~~
199/2540
missing

R.B.K. & C.
 TOWN PLANNING
 8 JUN 2000
 RECEIVED

Cwyn

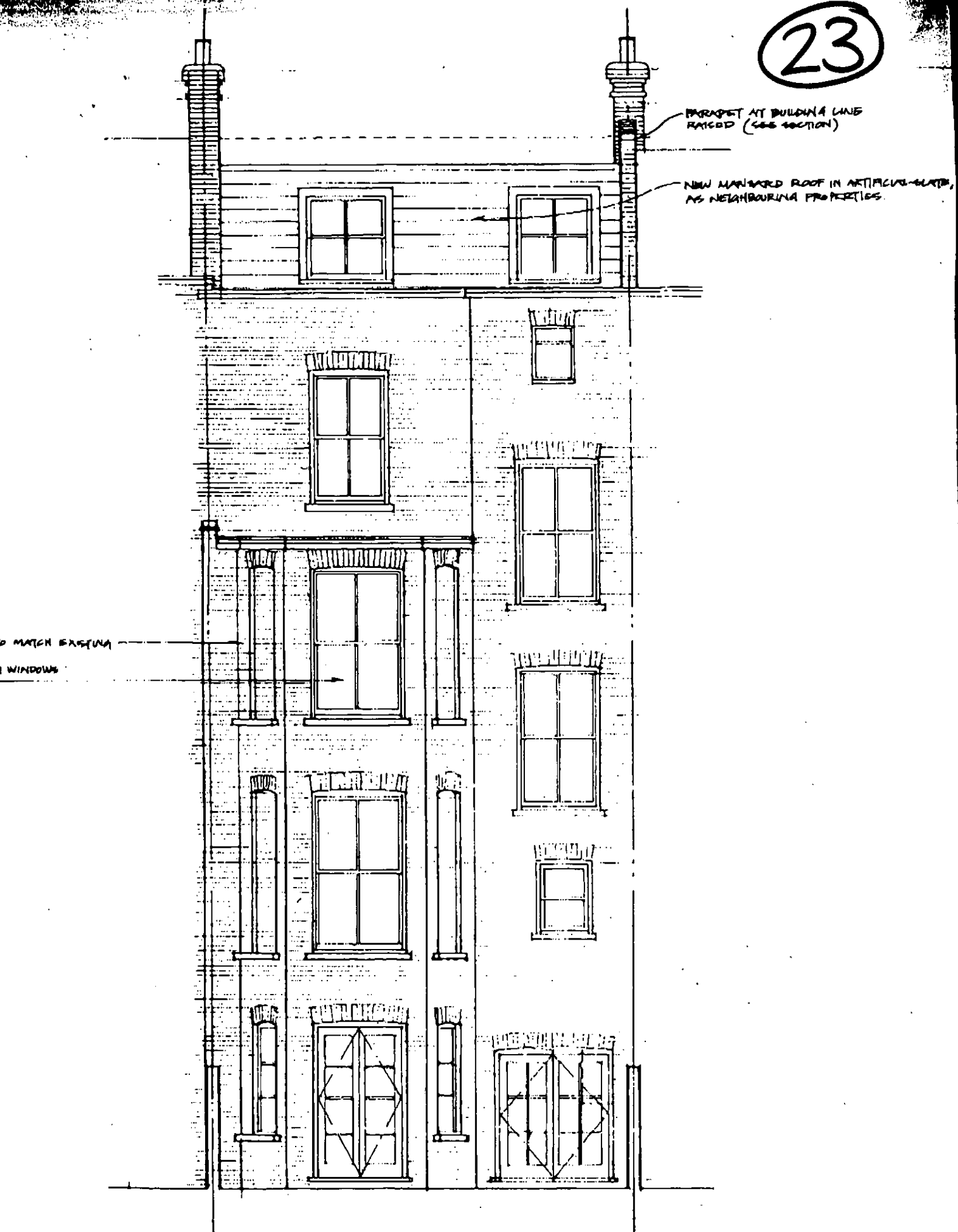
Have you any comments on this?

John M A Baxter BSc(Edin) DipArch(Oxford) RegArch

Thanks AJD

I'm not keen + dont think are precedents

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REAR ELEVATION

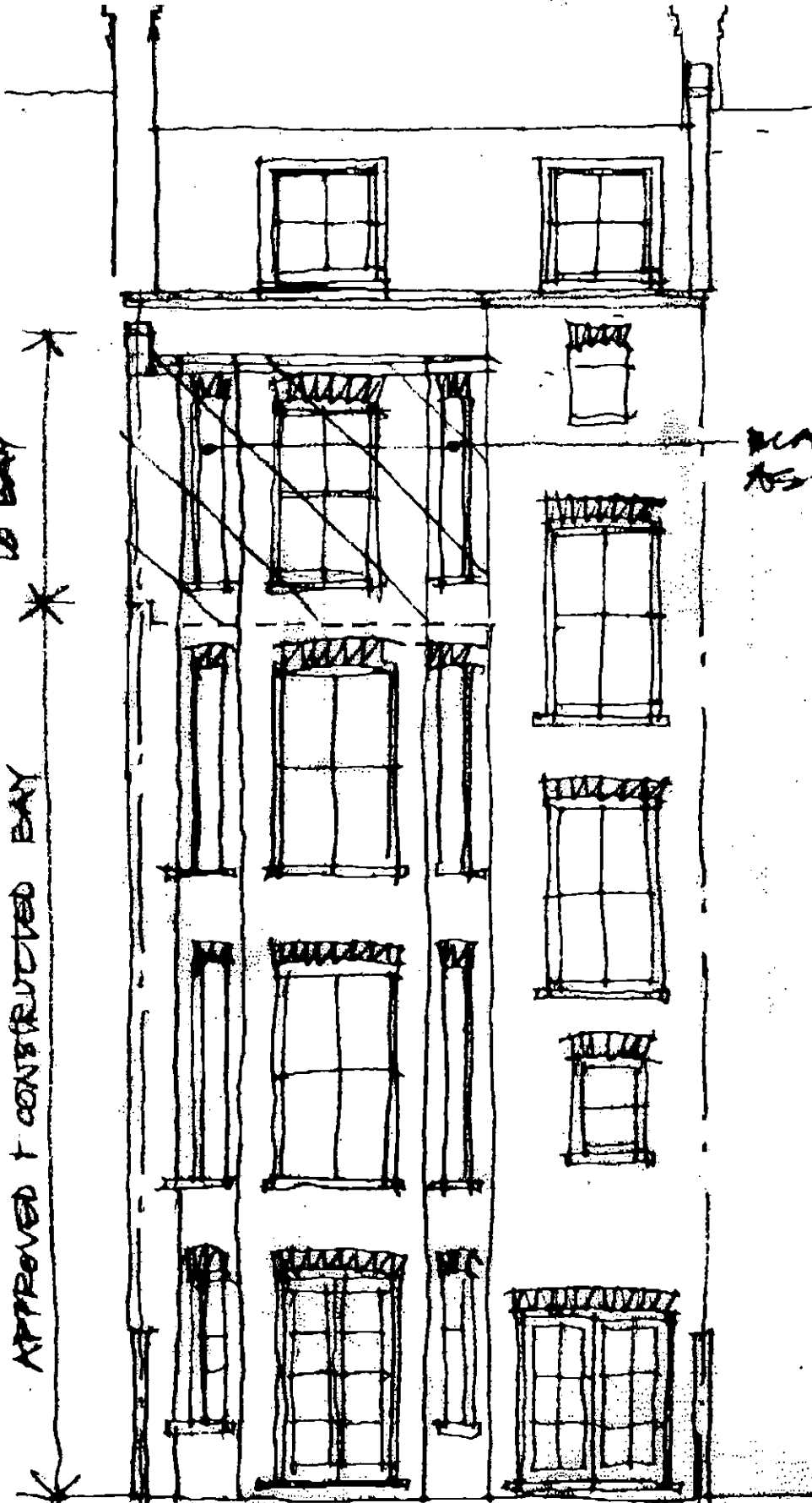
(APPROVED)
~~PROPOSED~~

24

PROPOSED
ADDITION
TO BAY

APPROVED + CONSTRUCTED BAY

BLANK POWERS
AS BELOW.



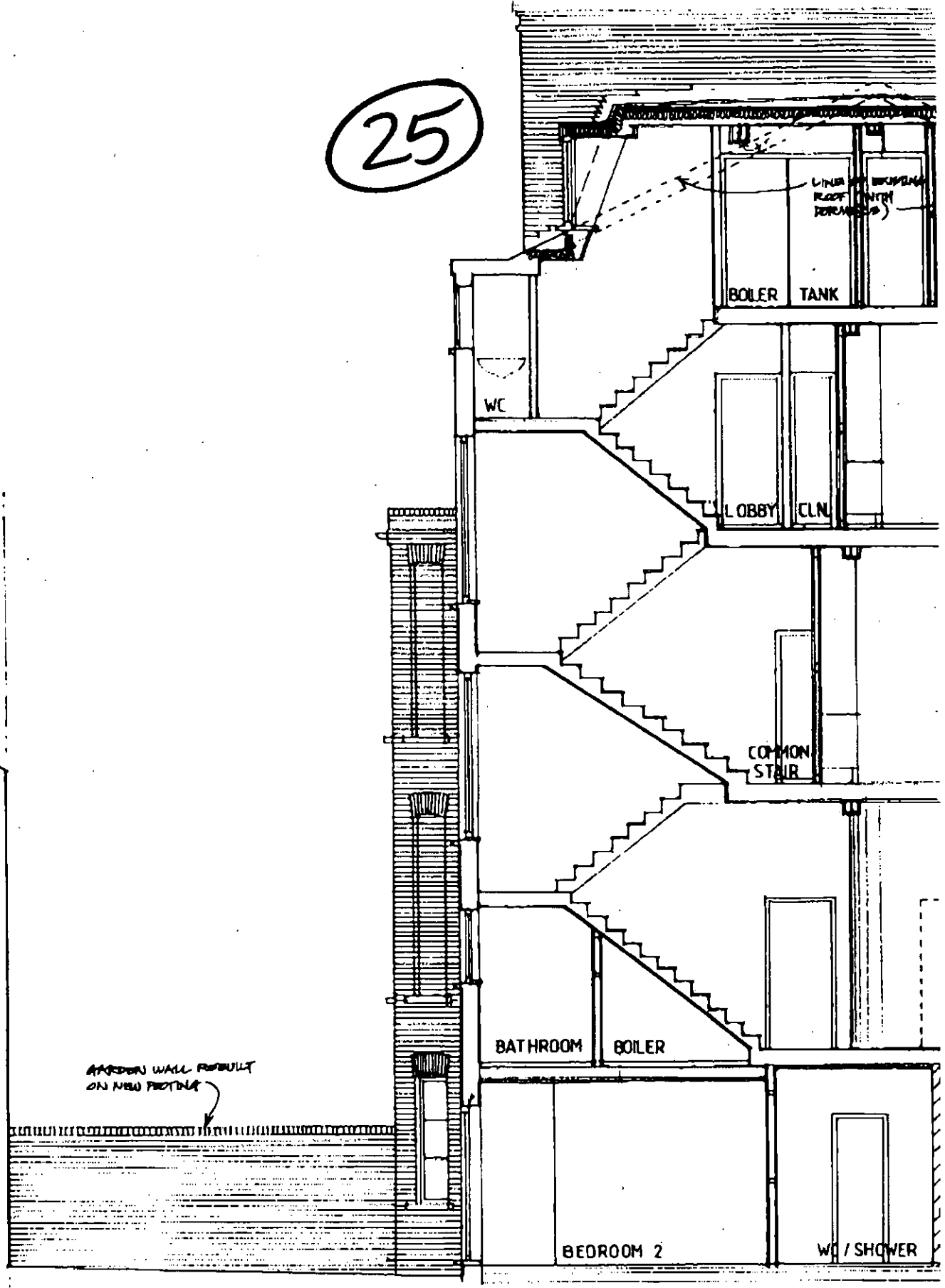
ROAD ELEVATION (PROPOSED)

9932/SK 06-01

85 ELSHAM ROAD.

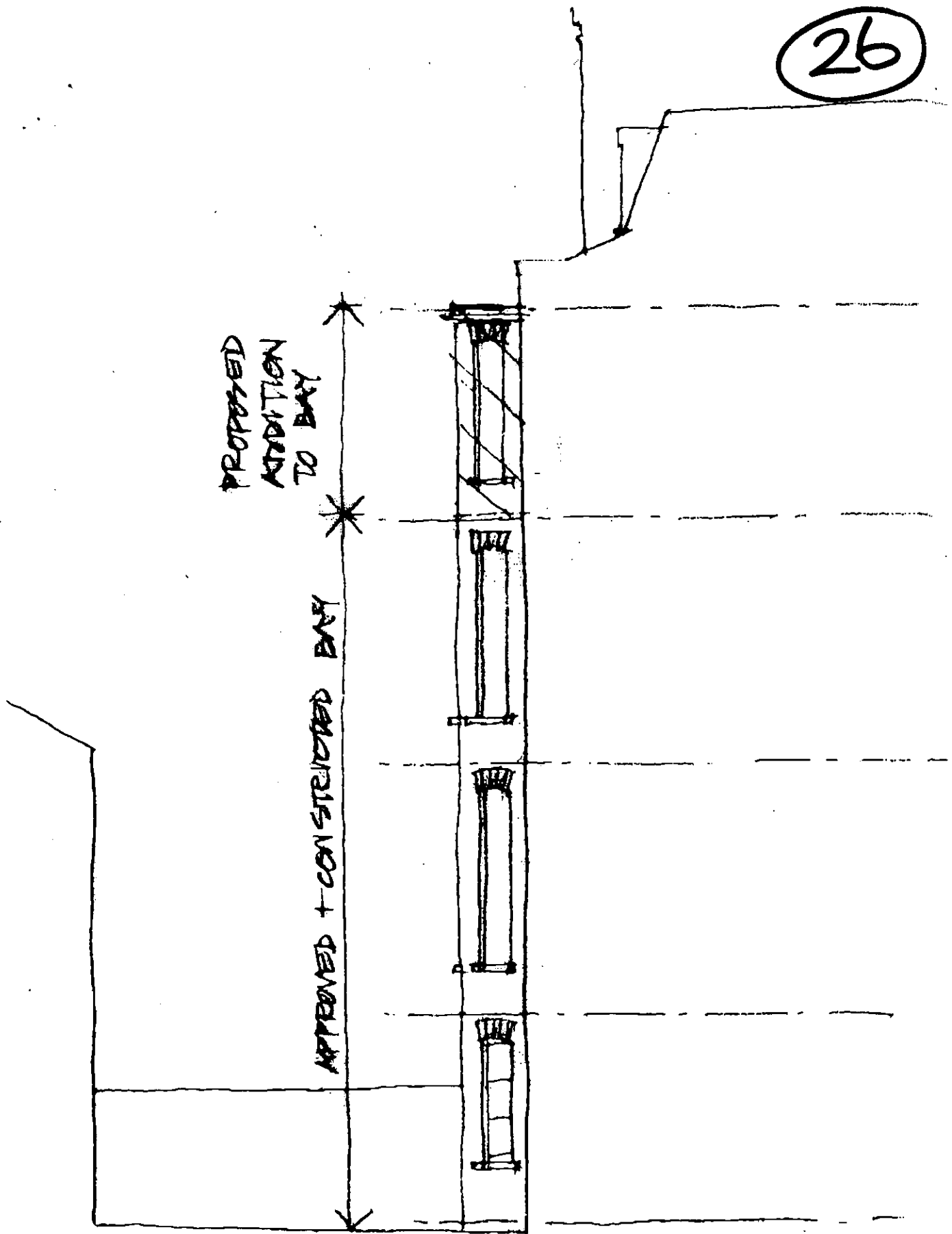
John Bucker Associates

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SECTION A-A (APPROVED)

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SECTION AA (PROPOSED)

89 ELSHAM ROAD 9972/SK 06-02

John Baxter Associates



X/AD

RBKC
District Plan Observations
CONSERVATION AND DESIGN

Address 85 EUSHAM RD	Appl. No. 99/1954/ALS	L.B.	C.A.	N C
Description Rear extension	Code (27)			

Given the highly congested and over-developed nature of the vicinity I am not convinced at the proposed increase in height. This will now rise up to the level of the rear parapet and will no longer be subordinate to the building at home use also the general height of neighbouring structures. The proposal is considered contrary to Policy CD41(c) and CD41(d)

Objector

GF (14/6/00)

~~replied to letter
14/6/00~~

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



John Baxter,
58 Streatham High Road,
London, SW16 1DA

Switchboard: 020 7937 5464
Extension: 2085
Direct Line: 020 7361 2085
Facsimile: 020 7361 3463

**KENSINGTON
AND CHELSEA**

15 June 2000

My reference: **DPS/DCC/PP/99/** Your reference:
2540

Please ask for: **Anne Salmon**

Dear Sir,

Town and Country Planning Act 1990
85 Elsham Road, Kensington, W14

I refer to your letter dated 6th June 2000 concerning the above property.

I note that it is intended to raise the extension permitted under the above reference by an additional storey.

I would advise that given the congested and over developed nature of the vicinity, the proposed increase in the height of the extension is not considered to be welcome.

The extension would rise up to the level of the rear parapet and would no longer be subservient to the main building and would also rise above the general height of the neighbouring extensions contrary to Policy CD41 of the Unitary Development Plan.

Therefore, a proposal to increase the height of the extension would be unlikely to receive favourable consideration.

If you have any further queries concerning the property, please contact my assistant, Miss. Salmon.

Yours faithfully,

Michael J. French
Executive Director, Planning and Conservation

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