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PLANNING SERVICES APPLICATION

CONSULTATION SHEET

APPLICANT:

Smith Baxter Limited,
199 London Road,
Isleworth,
Middlesex
TW7 5XD

APPLICATION NO: PP/99/02546

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APPLICATION DATED: 22/11/1999

DATE ACKNOWLEDGED: 17 December 1999

APPLICATION COMPLETE: 17/12/1999

DATE TO BE DECIDED BY: 11/02/2000

SITE: Flat 18, Bonham House, 107 Ladbroke Road, London, W11 3PP

PROPOSAL: Addition of penthouse conservatory (Retrospective Application)
at rooftop level

ADDRESSES TO BE CONSULTED

- 1. 105/107 (all flats) / 109, 111 Ladbroke Rd 105/109 Bonham Hse, F1E, 109, 111
- 2. 64, 66, 68 Ladbroke Rd 64 - F1-6, 66 - BSM - 2nd. 68 - BSM - 2nd.
- 3. 9, 11, 13, 15, 17, 19, 21 Ladbroke Circus
- 4. 42, 44, 46, 48, 50, 52, 54 Holland Park Ave
- 5. 11 Boyne Terrace Mews - ①
- 6. 42 - 46 - ①, 50 + BSM, 52 - F1-4, 54 F1+2.
- 7. 7/9 Trinity Hse, 9A, 11, 11A, 13, 15, 17, 19, 21 - surgery + f1+2.

22/12

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

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DEVELOPMENT CONTROL

TECHNICAL INFORMATION

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

ADDRESS 107 LADBROKE ROAD
FLAT 18
BONHAM HOUSE
107 LADBROKE ROAD W11.

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POLLING DISTRICT F

PP992546

- 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)
- 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						
			4/7b					✓							✓	

	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:

MEMORANDUM

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TO: FOR FILE USE ONLY

**From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION**

My Ref: PP/99/02546/IW

CODE A1

Room No:

Date: 21 December 1999

DEVELOPMENT AT:

Flat 18, Bonham House, 107 Ladbroke Road, London, W11 3PP

DEVELOPMENT:

Addition of penthouse conservatory at roof top level. (Retrospective Application)

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

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**THE ROYAL
BOROUGH OF**

Executive Director M J FRENCH FRICS TP MRTPI Cert TS



**KENSINGTON
AND CHELSEA**

File Copy

2982

0171-361- 2982

Switchboard: 0171-937-5464

Extension:

Direct Line:

Facsimile: 0171-361-3463

Date: 22 December 1999

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCN/PP/99/02546/IW

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: Flat 18, Bonham House, 107 Ladbroke Road, London, W11 3PP

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

Addition of penthouse conservatory at roof top level. (Retrospective Application)

Applicant

**Smith Baxter Limited, 199 London Road, Isleworth, Middlesex
TW7 5XD**

**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

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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:

- (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/99/02546/IW

Date: 31/12/1999

Flat 18, Bonham House, 107 Ladbroke Road, London, W11 3PP

Addition of penthouse conservatory at roof top level. (Retrospective Application)

APPLICANT Smith Baxter Limited,

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Hade

Chartered Building Surveyors

199 London Road Isleworth Middlesex TW7 5XD

Telephone: (020) 8587 1005 Facsimile: (020) 8587 1035 e-mail:smithbax@dircon.co.uk

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

KPL/med/sb1136

✓
CT
6/1/2000

4th January, 2000

Your Ref: BTS/BCN/IW/E/99/010/N

Dear Mr Williams

**Re: Town & Country Planning Act 1999, Planning (Listed Building & Conservation Areas) Act 1990.
Flat 18, Bonham House, 107 Ladbroke Grove, Kensington, London, W11.**

I enclose a faxed copy of the Land Registry Title for the above mentioned, Bonham House, and covering letter from the solicitors for Peyman Inc. This confirms Peyman Inc., to be the freehold owners of the above mentioned property.

I hope this is sufficient as confirmation of ownership of Bonham House.

I look forward to receiving the planning application consent for the works to the above property. Should you have any queries please do not hesitate to contact me.

Yours sincerely,
For and on behalf of
Smith Baxter

Kevin Leonard
Kevin P. Leonard

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENT	AO ACK
- 6 JAN 2000							
31							
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES	

Encls - Ownership confirmation letter.

c.c. Y Kadar Esq - Peyman Inc., 92 Cambridge Street, London, SW1V 4QG.



EDWARD LEWIS*solicitors*

Our Ref.

104.SEB.DARWO001-7-0

Your Ref.

Mr K. P. Leonard
 Smith Baxter
 191/199 London Road
 Isleworth
 Middlesex
 TW7 5XD

16

Verulam Gardens
 70 Grey's Inn Road
 London WC1X 8NP

DX 1027 London
 Chancery Lane WC2

Telephone
 020 7404 5586
 Facsimile
 020 7404 2244

Direct telephone
 number

4 January 2000

Email address

BY FAX (0181 587 1035) & POST

Dear Sir

**Re: Payman Inc.
 Flat 18 Bonham House, 107 Ladbroke Road, London W11**

We refer to our telephone conversation just before the Christmas break and have now received instructions from our clients to deduce their title of the above property to you.

We therefore enclose copy title entries from HM Land Registry showing that they are the freehold owners of 105 and 107 Ladbroke Road, which includes Flat 18.

We hope that this is of assistance to you.

Yours faithfully

Edward Lewis
 EDWARD LEWIS

This facsimile is intended only for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this communication is not the intended recipient, or the employee or agent responsible for delivering the communication to the intended recipient, you are notified that any dissemination, distribution or copying of this message is prohibited. If you have received this facsimile in error, please notify the sender immediately by telephone and return the original communication to us at the address above.

Anthony M Collins
 Jeremy J Rustler
 Jeremy S Denling
 Barry I Lewis
 Brendan Murphy
 Brian C Moore
 Julian M Follerman
 Michael M O'Brien
 Kieron L West
 Martin K Thomas
 Michael D Kutner
 Dominic A P Glascon
 Peter A Carter
 Alan Kaufman
 Michael H Lewis
 Howard K Zetter
 Susannah E W Quinn
 Howard J Lupton
 Andrew G Irvine
 Jane S Smith
 Richard M Schmidt
 Anthony J Yates
 Richard O Osborne
 Lance J Conway
 Michael S Bronstein
 Murdoch W Garrie
 John C Walker
 Christopher D Gamble
 Kate H Whitefield

DAG - 50054_1 DARWO001-7-0

E-Mail: mail@edwardlewis.co.uk
 Internet: <http://www.edwardlewis.co.uk>

THIS FIRM IS REGULATED BY THE LAW SOCIETY IN THE CONDUCT OF INVESTMENT BUSINESS

HM Land Registry

Title Number : **189198**

Edition Date : 4 September 1998



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it is to

A: Property Register

containing the description of the registered land and the estate comprised in the Title.

GREATER LONDON

LONDON BOROUGH

KENSINGTON AND CHELSEA

1. The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 11,13,15,17 and 19 Ladbroke Grove and 105 and 107 Ladbroke Road and roadway adjoining 11 Ladbroke Grove.
2. The land edged and numbered in green on the filed plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.
3. A new filed plan based on the latest revision of the Ordnance Survey Map has been substituted for the original plan.
4. For lease references see supplementary plan

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B: Proprietorship Register

stating nature of the title, name and address of the proprietor of the land and any entries affecting the right of disposal

Title Absolute

1. (4 September 1998) PROPRIETOR: PEYMAN INC. of 21 Gate Hill Court, 166 Notting Hill Gate, London W11.

C: Charges Register

containing charges, incumbrances etc. adversely affecting the land

1. The land is subject to such rights of access, user, support, shelter and protection, passage and running of gas, electricity, water, television, telephone and soil and other rights as are granted by the Lease specified in the Schedule of Leases hereto.



RBKC District Plan Observations CONSERVATION AND DESIGN

Address Flat 18, Bonham House, 107 Ludbroke Rd, W11	Appl. No. 99/2546/1W	L.B.	C.A.	N ✓ C S
Description 3 conservatory extensions @ roof level.	Code	18		

I am - see attached

MP 12/1/00

CURRENT APPLICATION

Con. slip

COMMITTEE: _____

FOR OBSERVATIONS:

1. Design (MP)
2. _____
3. 4 JAN 2000

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

Officer
_____ 1W _____
Report Written

**For Schedule
Typing
Committee
FILE**

NOTES:

M

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PRINCIPLE - Acceptable

DETAIL

- conservatory extensions at penthouse level, will not adversely affect the bulk
- will not harm the character or unbalance the symmetrical appearance
- architecturally sympathetic to the character of the building
- will not make the building any higher
- long views only to this level
- will not adversely harm the character and appearance of the surrounding area

RECOMMENDATION - **Approve**

CONDITIONS

C68

C71



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