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PLANNING SERVICES APPLICATION

CONSULTATION SHEET

APPLICANT:

P W Lee & Associates,
13 Langton Place,
London
SW18 5AZ

APPLICATION NO: PP/99/02547/59

APPLICATION DATED: 10/12/1999

DATE ACKNOWLEDGED: 17 December 1999

APPLICATION COMPLETE: 17/12/1999

DATE TO BE DECIDED BY: 11/02/2000

SITE: Flats 1 and 8, 8 Chelsea Embankment, London, SW3 4LE

PROPOSAL: The formation of a new external door opening to street elevation at basement level.

ADDRESSES TO BE CONSULTED

- 10 1. 7 CHELSEA EMBANKMENT, SW3 flats 1, 2, 3/4, 5-11
2. 8 } = "
3. 9 } = "
4. 7A DILKE STREET, SW3 Garage + flat
5. 8 A, B, C
6. 9 Garage + flat

- 1-5, 6/7, 8, 9, 13, 14,
14A, 15/16, 17-22,
22A, 22C, 23-25, 26,
26A, 27, 28, 29/31, 32.

TURNERS

Turners Ranch Hse
8/10 Chelsea Emb.
SW3

- 7.
8.
9.
10.
11.
12.
13.
14.
15.

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

Handwritten notes: 4, 1, 4, 17/12, F2

Handwritten note: 46

Handwritten note: 4

DEVELOPMENT CONTROL

TECHNICAL INFORMATION

ADDRESS ~~8 Chelsea Embankment~~ 6
 FLATS 1 AND 8,
 8 CHELSEA EMBANKMENT
 SW3.

POLLING DISTRICT T PP992547

THE ROYAL BOROUGH OF



KENSINGTON AND CHELSEA

- | | | | |
|-----|--|--------|--|
| 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							
20	H								✓							

Within the line of safeguarding of the proposed Chelsea/Hodney underground line

Within the line of safeguarding of the proposed East West/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/99/02547/SG
Room No:**

CODE 1D

Date: 17 December 1999

DEVELOPMENT AT:

Flats 1 and 8, 8 Chelsea Embankment, London, SW3 4LE

DEVELOPMENT:

The formation of a new external door opening to street elevation at basement level.

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 CONSERVATIONTHE TOWN HALL HORNTON STREET LONDON W8 7NX

**THE ROYAL
BOROUGH OF****KENSINGTON
AND CHELSEA**Executive Director M J FRENCH FRICS TP MRTPI Cert TS

File Copy

2585

0171-361- 2585

Switchboard: 0171-937-5464

Extension:

Direct Line:

Facsimile: 0171-361-3463

Date: 17 December 1999

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCSE/PP/99/02547/SG

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990**Proposed development at: Flats 1 and 8, 8 Chelsea Embankment, London, SW3 4LE**

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**The formation of a new external door opening to street elevation at basement level.****Applicant****P W Lee & Associates, 13 Langton Place, London
SW18 5AZ****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

Notice is hereby given the Royal Borough of Kensington and Chelsea Council **KENSINGTON
AND CHELSEA**
an application:

- (a) for development of land in or adjacent to a Conservation Area.
- (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

Reference: PP/99/02547/SG

Date: 24/12/1999

Flats 1 and 8, 8 Chelsea Embankment, London, SW3 4LE

The formation of a new external door opening to street elevation at basement level.

APPLICANT P W Lee & Associates,

C. The
24/12/99
dain pipe

DELEGATED REPORT

Address

8 Chelsea Ambanement

Reference

99/2547

Conservation Area

Yes

Listed Building Yes/No

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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.)

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Who _____

Overcome by Amendment/Withdrawn/Not Relevant/Other _____

Existing

Issues/Policy/Precedent/Conditions/Third Schedule

see attached AsPaid report

Standards

satisfactory

- Light
- Privacy
- Room Sizes
- Parking
- Trees

HBMC Direction/Obs.

- Obs. Rec'd
- Direction Rec'd *KAC*
- Consultation Expired

GRANT/APPROVE

subject to conditions

Informatives

Report by *SG*

Date

Agreed

BChew
18.1.00

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DELEGATED REPORT

PP/99/02547

1.0 THE SITE

1.1 The property is located on the northern side of Chelsea Embankment. This application relates to a basement and ground floor residential flat.

1.3 The property is listed Grade 2. It is within the Royal Hospital Conservation Area.

2.0 PROPOSAL

2.1 Planning permission and listed building consent is sought for the provision of a new external door at basement level.

2.2 Listed building consent is also sought for internal works comprising a staircase to link the basement and ground floor flat.

2.3 The amalgamation of the basement and ground floor flat to form a single residential unit is not considered to be development requiring planning permission, by virtue of Section 55 (2) (f) of the Town and Country Planning Act 1990 and Article 3 of the UCO 1987.

3. PLANNING CONSIDERATIONS

3.1 Authorisation has been received from English Heritage. The comments of the design and conservation officer are set out below:

3.2 Formal observations of the Design and Conservation officer

"INTERNALLY

It is proposed to construct a small staircase to link the ground floor with the basement. This is to be constructed in a location that has been altered in the past. It is also proposed to reorder partitions in this area. The works proposed will not adversely harm features of interest or the surviving plan form.

EXTERNALLY

To the front basement lightwell it is proposed to replace an existing window with a single door. The alteration is in keeping with the style of building for which there are a number of precedents. The works will not adversely harm the appearance of the building in this low location.

The works proposed will preserve the surviving special architectural and historic interest of this listed building."

3.3 It is not considered that the proposal will harm the character and appearance of the conservation area or the special interest of the listed building and it therefore complies with the relevant policies contained within Chapter 4 "Conservation and Development" of the UDP, in particular CD25, 52,53,56 and 58.

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4.0 PUBLIC CONSULTATION

4.1 Forty six letters of notification were sent to adjoining occupiers. No representations have been received.

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

List of Background Papers:

The contents of file PP/99/02547 save for exempt or confidential information in accordance with the Local Government (Access to Information) Act 1985.

Report Prepared By: SG
Report Approved By: *B. Jones*
Date Report Approved: *18/1/00*

THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA
MEMORANDUM - SECTION 101 - LOCAL GOVERNMENT ACT, 1972

DPI AC
15
/50
/52

To: Chief Administrative Officer (Planning)
From: The Executive Director, Planning & Conservation

Date: 18 January 2000
Our Ref: PP/99/02547

Application Date: 10/12/1999 Complete Date: 17/12/1999 ~~Revised Date:~~

Agent: P W Lee & Associates, 13 Langton Place, London
SW18 5AZ

Address: Flats 1 and 8, 8 Chelsea Embankment, London, SW3 4LE
Chelsea.

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 (vi) - Listed building consent for above Classes.

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 (v) - *above classes after D.P.
Committee agree*

DELEGATED
APPROVAL
24 JAN 2000

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

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

DESCRIPTION OF PROPOSED DEVELOPMENT

~~The~~ formation of a new external door opening to street elevation at basement level.

RECOMMENDED DECISION Grant planning permission *conditionally*
RBK&C drawing(s) No. PP/99/02547 Applicant's drawing(s) No. J188/01, 02, 03, 04, 05 and 06

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

LEWS 18.1.00.

B151

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CONDITIONS AND REASONS FOR THEIR IMPOSITION

3.

1. **The development hereby permitted shall be begun before the expiration of five years from the date of this permission. (C001)**
Reason As required by Section 91 of the Town and Country Planning Act 1990, to avoid the accumulation of unexercised Planning Permissions. (R001)
2. **The development hereby permitted shall be carried out exactly and only in accordance with the drawings and other particulars forming part of the permission and there shall be no variation therefrom without the prior written approval of the Local Planning Authority. (C068)**
Reason - The details are considered to be material to the acceptability of the proposals, and for safeguarding the amenity of the area. (R068)
3. **All work and work of making good shall be finished to match the existing original work in respect of material, colour, texture, and profile and, in the case of brickwork, facebond and pointing. (C071)**
Reason - To ensure a satisfactory standard of external appearance. (R071)

INFORMATIVES

1. I09
2. I21
3. I10