

PLANNING SERVICES APPLICATION

7

CONSULTATION SHEET

APPLICANT:

Ashley Fox Associates,
83 Crabtree Lane,
London
SW6 6LR

APPLICATION NO: PP/99/02550

APPLICATION DATED: 23/11/1999

DATE ACKNOWLEDGED: 20 December 1999

APPLICATION COMPLETE: 20/12/1999

DATE TO BE DECIDED BY: 14/02/2000

SITE: Flat 5, 56 Onslow Gardens, London, SW7 3QA

PROPOSAL: Construction of lantern light to existing flat roof above first floor kitchen.

ADDRESSES TO BE CONSULTED

- 1.
2. Onslow Gdns 56, 58, 54. Onslow Gdns.
3.
4. 56 Onslow Gdns - Flats 1-4, 6-10.
5.
6. 58 - " - = (1)
7. 54 - " - = Flats 1-6
8.
9.
10.
11.
12.
13.
14.
15.

16/10/01
29/12

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

om
29/12

(1) om
(4) 22/12

DEVELOPMENT CONTROL

TECHNICAL INFORMATION

THE ROYAL BOROUGH OF



KENSINGTON AND CHELSEA

ADDRESS FLAT 5
56 ONSLOW GARDENS

SW7 **9**

POLLING DISTRICT MB PP992550

- 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							
13A	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:

10

MEMORANDUM

TO: FOR FILE USE ONLY

**From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION**

**My Ref: PP/99/02550/HH
Room No:**

CODE 1D

Date: 22 December 1999

DEVELOPMENT AT:

Flat 5, 56 Onslow Gardens, London, SW7 3QA

DEVELOPMENT:

Construction of lantern light to existing flat roof above first floor kitchen.

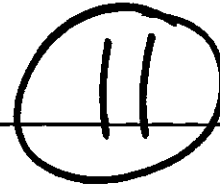
The above development is to be advertised under:-

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



**THE ROYAL
BOROUGH OF**

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

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

Switchboard: 0171-937-5464
Direct Line: 0171-361-2699
Extension: 2699
Facsimilie: 0171-361-3463



**KENSINGTON
AND CHELSEA**

Date: 29 December 1999

My Ref: DPS/DCsw/PP/99/02550 Your ref: ASHLEY FOX Please ask for: H. Homard

Dear Sir / Madam

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: Flat 5, 56 Onslow Gardens, London, SW7 3QA

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 14/02/2000. 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 CONSERVATIONTHE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS TP MRTPI Cert TS

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**THE ROYAL
BOROUGH OF****KENSINGTON
AND CHELSEA**

FILE COPY

2733

0171-361- 2733

Switchboard: 0171-937-5464

Extension:

Direct Line:

Facsimile: 0171-361-3463

Date: 29 December 1999

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCSW/PP/99/02550/HH

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990**Proposed development at: Flat 5, 56 Onslow Gardens, London, SW7 3QA**

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**Construction of lantern light to existing flat roof above first floor kitchen.****Applicant****Ashley Fox Associates, 83 Crabtree Lane, London
SW6 6LR**

**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 have received 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.

KENSINGTON
AND CHELSEA

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/99/02550/HH

Date: 31/12/1999

Flat 5, 56 Onslow Gardens, London, SW7 3QA

Construction of lantern light to existing flat roof above first floor kitchen.

APPLICANT Ashley Fox Associates,

*Rankings
30712*



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RBKC
District Plan Observations
CONSERVATION AND DESIGN

Address <i>Flats 5, 5b Oswalds 7 dus.</i>	Appl. No. <i>99/2550/2551/HH</i>	L.B. <i>II</i>	C.A. <i>134</i>	N C SH <input checked="" type="checkbox"/>
Description <i>Roof lantern to be ceiling of 1st floor flat</i>	Code <i>M</i>			

This is not controversial, however I have asked the architect to send me a photo + confirmation that the ceiling/bulbhead is not being raised and the lantern is set into the existing raised structure as seen from the 2nd floor level terrace. Please let me see his response. I shall do formal obs. then.

J.
13/1/2000

Top copy to case file; second retained by Design Officer



ENGLISH HERITAGE

LONDON REGION

16

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

Your refs: DPS/DCSW/PP/99/
02550

Our ref: LRS/2719/0

Contact: Paul Calvocoressi

Direct Dial: 0171-973-3763

For the attention of H Homard ✓

10 4 JAN 2000

Dear Sir/Madam

Planning (Listed Buildings and Conservation Areas) Act, 1990
FLAT 5, 56 ONSLOW GARDENS, LONDON, SW7 3QA

Applicant:
Grade of building
Proposed works:

Mr Thomas Ferrand
II
New lantern light to existing flat roof above kitchen.

RECEIVED BY PLANNING SERVICES									
1990	DIR	HDC	N	C	SW	SE	ENF	AO	ASK
17 JAN 2000 (TS)									
existing	flat	roof	above	NEW	CON	DES	FEES		

Drawing numbers 763/01

Date of application: 13.12.1999
Date of referral by Council: 29.12.1999
Date received by English Heritage 07.01.2000
Date referred to D.o.E.: 11.01.2000

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 the Secretary of State.
SIGNED JCR [Signature] LR/F
Date 10/1/00

Ashley Fox Associates

Chartered Architects and Surveyors

Crabtree House
83 Crabtree Lane, London SW6 6L R
Telephone: 0207-381 4013
Fax: 0207-381 5542

Mrs Homard
Planning & Conservation Dept
RB Kensington & Chelsea
Town Hall
Hornton Street
London W8 7NX.

Our Ref. AF/LW

24 January, 2000

Dear Mrs Homard,

RE: FLAT 5, 56 ONSLOW GARDENS, SW7

Further to my recent telephone conversation with your Design Officer I am enclosing herewith a Polaroid photograph of the rear of the premises showing the existing raised roof to the kitchen area. The roof light is to be incorporated in this raised area and if you look to the left hand side of the photograph you can see a similar one on the next store property. If you have any further queries please do not hesitate to contact me.

Yours sincerely,



AF **ASHLEY FOX**



56 Onslow Gardens 25/1/2000

*PC Acly
VOM
27/11*

17

PROPERTY PLANNING SERVICES
24 JAN 2000 (62)

1 Photograph enclosed

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

(18) ^{Ac} DPI

To: Chief Administrative Officer (Planning) Date: 1 February 2000
From: The Executive Director, Planning & Conservation Our Ref: PP/99/02550

Application Date: ~~1/12/1999~~ Complete Date: 20/12/1999 ~~Revised Date:~~
Agent: Ashley Fox Associates, 83 Crabtree Lane, London
SW6 6LR
Address: Flat 5, 56 Onslow Gardens, London, SW7 3QA

CHSE
15/1/91

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
04 FEB 2000

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

DESCRIPTION OF PROPOSED DEVELOPMENT

Construction of lantern light to existing flat roof above first floor kitchen.

RECOMMENDED DECISION Grant planning permission *conditionally*
RBK&C drawing(s) No. PP/99/2750
763/01 5

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

M. J. French *news 2/2/2000* *h 2/2/00*

CONDITIONS AND REASONS FOR THEIR IMPOSITION

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)

x · 3 **The lantern light here by approved shall be constructed in timber and be so maintained.**

Reason - To ensure a satisfactory standard of external appearance.

INFORMATIVES

- 1 I09
- 2 I10
- 3 I21
- 4 I30
- 5 I31

DELEGATED REPORT

Address

Flat 5,
56 Onslow Gardens,
Kensington
London, SW7

Reference FP/99/2550 + LB/99/2551

Conservation Area 13A

Listed Building Yes / No

20

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 lantern light 1025 1st floor level.

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.)

21

Who none

Overcome by Amendment/Withdrawn/Not Relevant/Other _____

Existing

slc residential flat

Issues/Policy/Precedent/Conditions/Third Schedule

See attached report.

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 HHT

Date 1/2/00

Agreed htws
2.2.2000.

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DELEGATED REPORT

PP/99/02550

1.0 Planning Considerations

- 1.1 The main considerations in this case relate to the effect of the proposal on the special architectural and historic interest of the listed building and the effect on the character and appearance of the conservation area.
- 1.2 The relevant planning Policies are contained in the "Conservation and Development" Chapter of the Unitary Development Plan. Policies CD48, CD52, CD53, CD57 and CD58 are of particular relevance to this application.
- 1.3 English Heritage have indicated that the Council may assess the accompanying application for Listed Building Consent as it sees fit.
- 1.4 The detailed design of the proposed glazed roof lantern over the kitchen at rear first floor level is considered to be in keeping with the appearance of the listed building. There are a number of similar lantern rooflights in this position on adjoining premises. It is concluded that the proposal would preserve the special architectural and historic interest of the building and the character and appearance of the Conservation Area.
- 1.5 The formal observations of the Conservation and Design Officer are appended.

2.0 Public Consultation

- 2.1 16 letters of notification were sent to properties in Onslow Gardens.
- 2.2 No objections have been received.

M.J. FRENCH

EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION

List of Background Papers:

The contents of file PP/99/02550 save for exempt or confidential information in accordance with the Local Government (Access to Information) Act 1985.

Report Prepared By: HH

Report Approved By: HH/LAWJ

Date Report Approved:

haws
2.2.2000

Ashley Fox Associates

Chartered Architects & Surveyors

Crabtree House
83 Crabtree Lane London SW6
Telephone 0171-381 4013
Fax 0171-381 5542

*Book
Franc HH
DM
18/5.*

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FAX TRANSMISSION

PP/99/2550

To: Mrs. Homard
Company: RB Kensington & Chelsea
Fax No: 7361 3463
Date: 18th May, 2000
Subject: FLAT 5, 56 ONSLOW GARDENS, SW7

Dear Mrs. Homard,

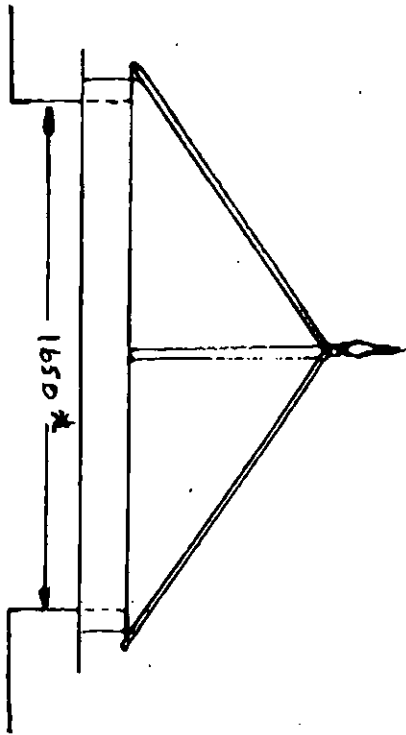
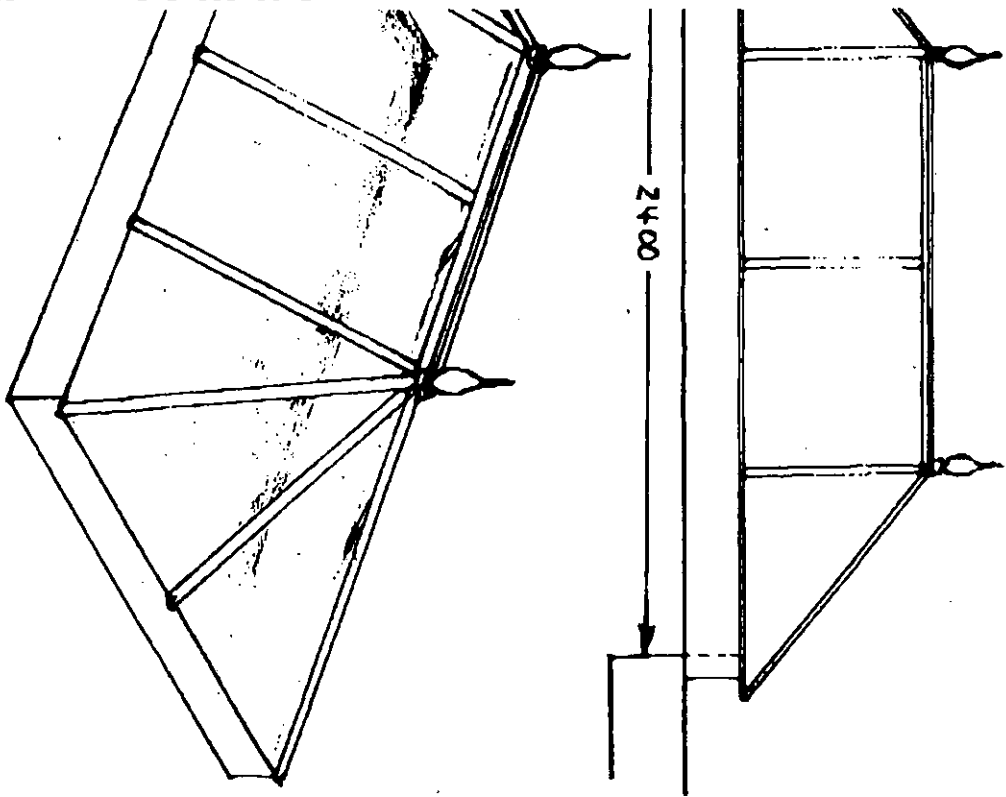
Further to our recent telephone conversation, I am enclosing herewith an outline sketch drawing showing the proposed increase in the size of the lantern light that our client requires. Perhaps you would be kind enough to advise me whether you can treat this as an amendment to the existing application, obviously subject to proper drawings being submitted or whether or not we would have to make a new Planning application and a Listed Building Consent application.

Yours sincerely,

Ashley Fox
cc. Chris McKenna

R.B.K.&C.
TOWN PLANNING
18 MAY 2000
RECEIVED

Number of Sheets 3 Including this one
Please telephone 0171-381 4013 if you do not receive all sheets

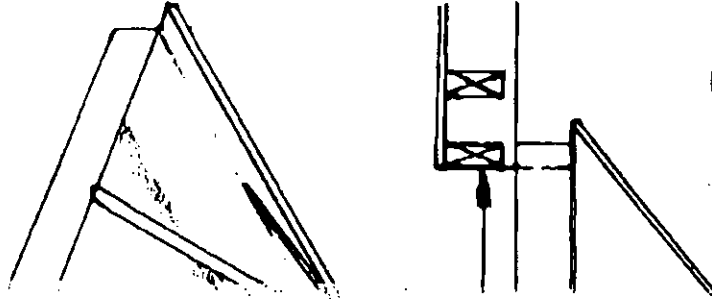


Aslley - Please check
 measurement & from
 drawing - Thomas
 is now happy with
 this design.

Bob

PART 5, SG ONSTLOW CDMS
8W7
Amended roof light.

244



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Frank
HH

Ashley Fox Associates

Chartered Architects and Surveyors

Crabtree House
83 Crabtree Lane, London SW6 6LR
Telephone: 020-7381 4013
Fax: 020-7381 5542

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Mrs Homard
Planning & Conservation Dept
RB Kensington & Chelsea
Town Hall
Hornton Street
London W8 7NX.

Our Ref. AF/IG

19th May 2000

RECEIVED		PLANNING SERVICES	
EX	DIR	ENF	AO
			ACK
24 MAY 2000			
APPEALS		FEE	

Dear Mrs Homard,

RE: FLAT 5, 56 ONSLOW GARDENS, SW7

Further to our recent telephone conversation I am enclosing herewith a set of amended drawings showing alteration to the size of the roof light. I understand that you would be in a position to treat this as an amendment to the approved drawings.

Yours sincerely,

[Handwritten Signature]

p.p. **Ashley Fox**
Enc.
cc. Chris McKenna

RECEIVED		PLANNING SERVICES	
EX	DIR	SW	ENF
			AO
			ACK
24 MAY 2000			
APPEALS		PLN	CON
		DES	FEE

HH
**COPY OF PLANS
TO INFORMATION
OFFICE PLEASE**

PLANNING AND CONSERVATIONTHE 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****KENSINGTON
AND CHELSEA**

Ashley Fox Associates,
Crabtree House,
83 Crabtree Lane,
London,
SW6 6LRSwitchboard: 0171-937 5464
Extension: 2699
Direct Line: 020-7361 2699
Facsimile: 0171-361 3463

19th June 2000

My reference: DPS/DCSW/PP/99/02550 & LB/99/02551 Your reference: AF/IG Please ask for: Helen Homard

Dear Sir,

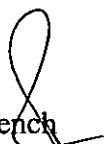
**Town and Country Planning Act 1990
Planning (Listed Building and Conservation Areas) Act 1990****Re: Flat 5, 56 Onslow Gardens, Kensington, SW7**

I write with reference to your letter and enclosed plan received 24th May 2000 concerning proposed alterations to the planning permission and listed building consent granted on 4th February 2000 for the construction of a lantern light to the existing flat roof above the first floor kitchen to the above mentioned premises (Ref: PP/99/02550 and LB/99/02551).

I can confirm that in my opinion the alterations shown in drawing number 763/01A can be considered to be minor alterations to the above mentioned planning permission and listed building consent.

I hope this is of assistance to you,

Yours faithfully



M.J. French
Executive Director, Planning and Conservation