

Article 4

6

PLANNING SERVICES APPLICATION

CONSULTATION SHEET

APPLICANT:

Richard David RIBA,
12 Princeton Court,
53-55 Felsham Road,
Putney, London
SW15 1AZ

APPLICATION NO: PP/99/02552

122

APPLICATION DATED: 08/12/1999

DATE ACKNOWLEDGED: 20 December 1999

APPLICATION COMPLETE: 20/12/1999

DATE TO BE DECIDED BY: 14/02/2000

SITE: 3 Ladbrooke Terrace, London, W11 3PG

PROPOSAL: Internal alterations including the provision of a carer's flat at lower ground floor level involving: (a) new windows to rear elevation. (b) enlarging opening to existing garage (and new door). (b) revised window/side door arrangement to front elevation.

ADDRESSES TO BE CONSULTED

- 1. Gate Hill Court, Ladbrooke Terrace - 66 NHG. P1-30
2.
3. 4/5 Ladbrooke Terrace - 1 each.
4. 2 Holland Park Ave - 1
5.
6. 18 Ladbrooke Terrace - 1
7.
8. 1 Ladbrooke Walk - 1
9. 2, 3, 4, 5, 6 Victoria Garden - 1 each
10.
11.
12.
13.
14.
15.

H1
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

1/1

DEVELOPMENT CONTROL

TECHNICAL INFORMATION

THE ROYAL BOROUGH OF



KENSINGTON AND CHELSEA

ADDRESS 3 Ladbroke Terrace.

7

3 LABDBROKE TERRACE.

W11.

POLLING DISTRICT GA

PP992552

PP992552

- 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								
<u>3</u>								<u>26</u>								<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

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: **NO RECORD No. 3**
Roy
 Site location plan has been requested 13/12/99.
 spoke to Agents
 should be received shortly.
 Ps. I wished to ensure that this application was registered before Xmas.
 Brian
 17/12/99.

MEMORANDUM

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TO: FOR FILE USE ONLY

**From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION**

My Ref: PP/99/02552/ZL

CODE A1

Room No:

Date: 21 December 1999

DEVELOPMENT AT:

3 Ladbroke Terrace, London, W11 3PG

DEVELOPMENT:

Provision of a carer's flat at lower ground floor level involving: (a) enlarging opening to existing garage (and new door). (b) revised window/side door arrangement to front elevation.

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

Executive Director M J FRENCH FRICS TP MRTPI Cert TS

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**THE ROYAL
BOROUGH OF**



**KENSINGTON
AND CHELSEA**

File Copy

2734

0171-361- 2734

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/99/02552/ZL

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: 3 Ladbroke Terrace, London, W11 3PG

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

Provision of a carer's flat at lower ground floor level involving: (a) enlarging opening to existing garage (and new door). (b) revised window/side door arrangement to front elevation.

Applicant

Richard David RIBA, 12 Princeton Court, 53-55 Felsham Road, Putney, London SW15 1AZ

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 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 W8**. 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, W8**. 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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RBKC District Plan Observations CONSERVATION AND DESIGN

Address 3 Lubbock Terrace, W11.	Appl. No. 99/2552/ZL	L.B. —	C.A. 3	NV C S
Description Alterations to front and rear elevations.		Code E7/A.		

Art 4

Zoë - see attached notes
- MP 11/1/00

CURRENT APPLICATION

Con. slip

COMMITTEE: _____

FOR OBSERVATIONS:

1. Design (MP)
2. Policy
3. _____

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

Officer
ZL

Report Written

For Schedule
Typing
Committee
FILE

NOTES

50

DC 12.1.00 19.1.00

Top copy to case file; second retained by Design Officer

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PRINCIPLE - Acceptable

DETAIL

Front

- The alterations proposed are at basement level and are in keeping with the style of the building
- at this low level the works proposed will not adversely harm the conservation area

Rear

- The alterations proposed are again minor and at basement level
- in keeping with the style of the building
- at this low level the works proposed will not adversely harm the conservation area

RECOMMENDATION - **Approve**

CONDITIONS

C68

C71

Also a condition that requires the woodwork to be painted to match the existing

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

TP No: TP/99/2552	Address: 3 Ladbroke Terrace,	Date Received 12-1-00	Date of Obs. 13-1-00
UDP Paras/Policies		Obj.	No obj. ***
CD37	Development: The use of part of a single dwelling house as a carer's flat with elevational alterations.	HMO?	No
		No. of Existing	1
		Dwelling Units Proposed	2
		D.C. Officer ZL	Policy Officer DC

Comments:

Site:

The property is located on the east side of Ladbroke Terrace near its junction with Notting Hill Gate.

Existing Use:

Single family dwelling house.

Planning History:

No relevant planning history.

Proposed use:

Self-contained flat in the basement.

Policy Issues:

The applicants propose the formation of a ground floor flat for a carer. 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. However, concerns are raised with regard to the size of the unit as it measures only 33.3 sq.m, well below the minimum standard for flats comprising two habitable rooms, being 45 sq.m. I therefore suggest that if you decide to recommend granting planning permission a condition is attached restricting its occupancy other than for purposes ancillary to the residential use. See attached memo.

Recommendation:

No objections are raised provided that the occupancy of the carer's flat is restricted to an ancillary residential use.

PH 13.1.00

MEMORANDUM

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To: Executive Director, Planning &
Conservation
cc:

From: Director of Legal Services

Your Ref: David Cassells

My Ref: JZ
Ext: 2617

Date: 13 January, 2000

Use of Part of Single Family Dwelling as "Carer's Flat"

Where it is proposed to grant planning permission in respect of part of a dwelling in order to accommodate persons employed in the dwelling where planning permission would in other circumstances be refused, it is appropriate to impose a condition in terms similar to the following:-

~~"The occupation of~~ the development hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as [.....]"


Reason

"To prevent the creation of a separate (sub-standard?) single dwelling"



John Zukowski
for Director of Legal Services

Zoe
Needs a new
application to vary
the condition
I'm not convinced that
the proposed alterations
are acceptable. Roy.

(u) 
Bodhi
Pl. act

RICHARD DAVID RIBA
CHARTERED ARCHITECT
12 PRINCETON COURT
53-55 FELSHAM ROAD
PUTNEY
LONDON SW15 1AZ
TELEPHONE 0181-780 5161
FAX 0181-780 5171
MOBILE 0850 046580

(15)

ZL responded - Mr David
called upon returning from
vacation.
Discussion 2.5.00
Application required for variation
of condition. ZL advised
unlikely to be successful - as
would C.

Dept. of Planning and Conservation
Royal Borough of Kensington and Chelsea
Kensington Town Hall
Hornton Street
London W8 7NX

RECEIVED BY PLANNING SERVICES welcome.

EX DIR	HDC	N	C	SM	SF	ENF	AO ACK
(u) 10 APR 2000							
APPROVALS	IO	REC	ARB	FWD PLN	CON DES	FEEs	

CT
10/4/2000.

7th April 2000

Dear Sirs

Re: 3 Ladbroke Terrace, London W11 - Proposed Alterations

With regard to the above property, I refer to the recent Permission for Development (Ref:PP/99/02552) and my telephone conversation with Mr Thompson in your Department on Friday 31st March.

Whilst my clients are delighted to have received consent for the proposed alterations they remain somewhat concerned about Condition No.5 in respect of use of the 'carer's flat' and the reason for that condition.

I have been asked by my clients to stress that there would be no intention of dividing possession of the property but, being elderly, my clients are concerned that there should be some flexibility in the future use of the flat. This may be either for a full-time carer, for their own use in years to come, use by other members of the family or possibly even a short-term let to friends. Whilst accepting that you wish to exercise some control on the use of the flat, the consent as it currently stands would seem to preclude some of these possibilities.

On this basis therefore would it possible to modify the wording of the Condition either to omit 'and shall not be occupied as a self-contained flat'. Alternatively could the Condition be expanded to read 'and shall not be occupied as a self-contained flat except in the form of a short term let.'

If either of these revised forms of wording are acceptable are you able to reissue the consent or would an application to vary the Condition be necessary?

(continued

Royal Borough of Kensington and Chelsea
7th April 2000
Page 2

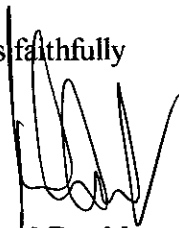
16

From discussion with Mr Thompson we are reassured that your reference to a shortfall in respect of compliance with the Planning Standards of the UDP does not imply that the flat is in any way inadequate in terms of accommodation and habitability. To avoid this interpretation of the reason for the Condition it would be helpful if you could, as Mr Thompson suggested might be possible, place an alternative reason for the Condition if the Consent is to be reissued or varied. I believe, for example, that reference to parking standards may be a suitable (and more acceptable) alternative reason.

Having regard to the common parts, the area of the flat would possibly appear to comply with the minimum areas referred to in the Planning Standards of the UDP.

We would welcome your response on this matter. It would be helpful for either myself and/or my client to meet with you for discussion about this, please let me know.

Yours faithfully



Richard David

cc Sir Michael & Lady Fox

3 LADBROKE TERRACE, LONDON W11 - SITE PHOTOGRAPHS

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9925 48 1

992552

VIEW FROM STREET



VIEW FROM REAR GARDEN