

PLANNING SERVICES APPLICATION

5

CONSULTATION SHEET

APPLICANT:

E. A Heath,
H & T Creative Limited,
52 Linford Street,
London
SW8 4UN

APPLICATION NO: PP/99/02560

APPLICATION DATED: 14/12/1999

DATE ACKNOWLEDGED: 21 December 1999

APPLICATION COMPLETE: 21/12/1999

DATE TO BE DECIDED BY: 15/02/2000

SITE: 14 Burnsall Street, London, SW3 3ST

PROPOSAL: Second storey addition to existing domestic house.

ADDRESSES TO BE CONSULTED

- 1. 12 BURNSALL STREET, SW3
- 2. 16 " "
- 3. 11 " "
- 4. 13 " "
- 5. 15 " "
- 6. 5 JUBILEE PLACE, SW3 Midland Bank

LBB
2/1/2

(7)

- 7.
- 8.
- 9. object to 99/0928
- 10.
- 11. 18 Burnsall St.
- 12.
- 13.
- 14.
- 15.

Jasper Couran Ltd.
6 Burnsall Street
- 21 days.

19/1/2000

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
LBB
2/1/2

DEVELOPMENT CONTROL

TECHNICAL INFORMATION



ADDRESS 14 Burnall Street 6

14 BURNSALL STREET

POLLING DISTRICT QA. PP992560

- | | | | |
|-----|--|--------|--|
| 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						
18								✓								

	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

7

TO: FOR FILE USE ONLY

**From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION**

My Ref: PP/99/02560/JW

CODE A1

Room No:

Date: 21 December 1999

DEVELOPMENT AT:

14 Burnsall Street, London, SW3 3ST

DEVELOPMENT:

Second storey addition to existing domestic house.

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)

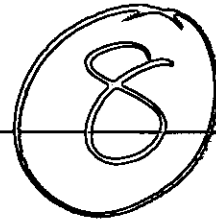
M.J. French

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



**THE ROYAL
BOROUGH OF**



**KENSINGTON
AND CHELSEA**

File Copy

2664

0171-361- 2664

Switchboard: 0171-937-5464

Extension:

Direct Line:

Facsimile: 0171-361-3463

Date: 21 December 1999

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCSE/PP/99/02560/JW

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: 14 Burnsall Street, London, SW3 3ST

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

Second storey addition to existing domestic house.

Applicant

**E. A Heath, H & T Creative Limited, 52 Linford Street, London
SW8 4UN**

**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 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

10

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.

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/99/02560/JW

Date: 31/12/1999

10/1/2000

14 Burnsall Street, London, SW3 3ST

Second storey addition to existing domestic house.

APPLICANT E. A Heath,

Put on pay and display
post app. side to No. 14
10/1

J. Heath

H&T. CREATIVE LIMITED

• TELEPHONE: 0171 720 0223/Fax: 0171 637 5091

RECEIVED BY PLANNING SERVICES									
EX DIR	HDC	N	C	SW	SE	APP	ALL	ACK	
79		24 JAN 2000							
APPROVALS	ID	REC	ARB	FWD PLN	CON DES	FEE			

24/1

JW

File - Rank 99/256080

JW

07.2000

F.A.O. J. WADE,
 PLANNING & CONSERVATION.
 THE ROYAL BOROUGH OF KENSINGTON & CHELSEA
 THE TOWN HALL,
 HORNINGTON STREET, LONDON, W8. 7NX.

Your REF, PP/99/00928/CHSE/27/21.

JW
 COPY OF PLANS
 TO INFORMATION
 OFFICE PLEASE

Dear Mr. Wade,

RE: 14, BUENOS AIRES STREET, CHELSEA, SW3.3 ST.

Further to our meeting on site 18-07-2000 I am pleased to submit two drawings 052/001pa/REV. these show the upgraded survey observations and also the revision to the rear wall & parapet for the proposed 3rd. floor addition.

I hope these meet with your approval, meanwhile I look forward to hearing from you.

Yours sincerely

Edward Heath. (Amen)

RE-NOTIFICATION

12

APPLICATION NO: 99/2560

PROPERTY: 14 Burnhall Street, SW3

- ~~• please re-notify all adjoining owners/objectors.~~
- ~~• Revised drawings received.~~
- ~~• Please note this application is due to be considered by the Planning Applications Committee on~~
- Amended/revised description as follows:-

Please consult : Jasper Conran Ltd,
6 Burnhall Street,
London. SW3 3ST.

- tick as appropriate

PPD
19/11

- 21 days

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS TP MRTPI Cert TS

13

**THE ROYAL
BOROUGH OF**



**KENSINGTON
AND CHELSEA**

File Copy

2664

0171-361- 2664

Switchboard: 0171-937-5464

Extension:

Direct Line:

Facsimile: 0171-361-3463

Date: 25 January 2000

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCSE/PP/99/02560/JW

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: 14 Burnsall Street, London, SW3 3ST

You were recently notified on, and/or have commented on, the application for development at the above address. The Council has now received **AMENDMENTS** to this application, and brief details of these are set out below. The Council's Planning Services Committee, in considering the proposal, welcomes comments upon these amendments. Members of the public may inspect copies of the **amended plans**, and any other submitted documents. Details are provided overleaf.

Amended Proposal

Second storey addition to existing domestic house.

REVISED ELEVATIONS RECEIVED. ANY FURTHER COMMENTS MUST BE RECEIVED BY 08/02/00.

Applicant

**E. A Heath, H & T Creative Limited, 52 Linford Street, London
SW8 4UN**

Anyone who wishes to submit comments on the amended application should write to the Council at the above address within **14 days** of the date of this letter.

Yours faithfully,

M. J. FRENCH

Executive Director, Planning and Conservation

WHAT MATTERS CAN BE TAKEN INTO ACCOUNT

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PLEASE QUOTE THE APPLICATION REFERENCE NUMBER ON YOUR REPLY

RE-NOTIFICATION

15

APPLICATION NO: 99/2560

PROPERTY: 14 Burnhall Street

- ✓ Please re-notify all adjoining owners/objectors. ~~14 days~~ - 14 days
- ✓ Revised drawings received.

• Please note this application is due to be considered by the Planning Applications Committee on

• Amended/revised description as follows:-

(Revised elevations received) - ~~14 days~~
~~14 days~~

• tick as appropriate

✓ BB/25/1



✓/AD

RBKC District Plan Observations CONSERVATION AND DESIGN

Address 14 BURNSALL ST	Appl. No. 99/2560/SW	L.B.	C.A.	N C S
Description Additional Stairs		Code		

16

I have no objection to the proposed materials at this location.

The existing gap here appears visually un-satisfactory and its infilling would make a most positive contribution to the townscape at this point.

Both the front and rear elevations are considered to be of a satisfactory design.

Suggested Conditions

- The roof shall be clad in natural slates; a sample of which shall be submitted to and approved in writing by the LPA prior to the commencement of work
- All external joinery shall be of painted timber
- The cheeks and roofs of the dormer shall be clad in lead
- All new window shall match adjoining windows in terms of colour, size, height, fascias and pointing

No objection

GP (6/3/00)

Top copy to case file; second retained by Design Officer

DELEGATED REPORT

Address 14 Burnhall Street, SW3

Reference 99/2560

Conservation Area Chelsea

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.)

Who _____
 Overcome by Amendment/Withdrawn/Not Relevant/Other _____

 _____ None. _____

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Existing

Issues/Policy/Precedent/Conditions/Third Schedule

No.14 Burnisall Street is a two storey mid-terraced property situated on the eastern side of the street within the Chelsea Conservation Area. The property has a narrow frontage of approx 2.5 metres, and was apparently converted from a former passageway. There are a variety of extensions at the rear of the terrace, including a 2 storey extension at No.14.

1.2 Mansard roofs exist at Nos. 8, 10 and 16 Burnisall Street.

2.0 Proposal.

2.1 The proposal is for a second storey addition in the form of a mansard roof to the property. The mansard will contain dormers. A slate hung 1/2 mansard roof is proposed at the rear.

3.0 Planning History

3.1 An additional storey and rear extension was permitted in 1972

3.2 Application ref. 99/0928 for a mansard roof was refused in August 1999 on grounds of it being an incongruous addition - this was chiefly because of the proposed rear projection which stood proud of the parapet at the rear.

Conservation policies CD48, CD52 and CD53 apply

Policy CP38 normally resists additional storeys (and roof level alterations where the existing roofline is unimpaired by extensions.

Standards

	satisfactory
Light	<input checked="" type="checkbox"/>
Privacy	<input checked="" type="checkbox"/>
Room Sizes	<input type="checkbox"/>
Parking	<input type="checkbox"/>
Trees	<input type="checkbox"/>
HBMC Direction/Obs.	
Obs. Rec'd	<input type="checkbox"/>
Direction Rec'd	<input type="checkbox"/>
Consultation Expired	<input checked="" type="checkbox"/>

GRANT/APPROVE

subject to conditions Informatives

Report by

JW

Date

6.3.00

Agreed

673

newly
7/5/2000

Policy CD39 permits additional storeys where the character of the terrace has been severely compromised.

This part of Burnside Street is included in Category 1 for Chelsea CAPs - requires absolutely no change to the roof will be permitted except the removal of isolated roof extensions.

19

Revised plans have been received which have built up the parapet to the rear and the mansard roof will be contained behind this. The height of the parapet will match the adjoining property. From a Conservation and Design viewpoint the existing gap is considered to be visually unsatisfactory and its infilling would make a positive contribution to the townscape.

Both the front and rear elevations are considered to be of a satisfactory design.

In terms of residential amenity there is considered to be no adverse sense of enclosure or material loss of sunlight/daylight.

The adjoining property at No. 16 has a mansard addition as does No. 8 and 10. It is considered this addition will help unite the properties.

5.0 The occupiers of 7 properties and objectors to 99/0928 have been consulted - there have been no objections.

6.0 Recommendation.

Permission be Granted.

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

DP/Ae

To: Chief Administrative Officer (Planning)
From: THE DIRECTOR OF PLANNING SERVICES
Our Ref: 99/2560.

Date: 07/03/2000

Delegated Case No:
T.P. 99/2560

Ref: 052/04/99

This is/is not
A Listed Building

20/51/206

Applicant: Mr. E.A. Heath,
and T Creative Ltd, 52 Linford Street, London.

Applicant Dated: 14.12.99
Revised 24.01.00.

Completed 21/12/99 sw3 4UN

Address: 14 Burnsall Street, London, SW3 3ST.

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 nons/c dwellings etc. | Class (viii) - grant of planning permission for a change form one kind of non-residential use except where this would involve the loss of a shop use. |
| Class (iv) - amendments as required by T.P. Committee | |
| Class (v) - above classes after D.P. Committee agree | Class (ix) - grant permission licence or no objection under Sections 73, 74, 138, 143, 152, 153, 177 & 180 of the Highways Act 1980 |
| Consent under T&C.P. Control of Advertisement Regulations 1984-90; incl. refusal of consent for Reg. 15 applications. | Class (x) - Crossover under S. 108 of the Highways Act 1980 |

Description of proposed development/Brief comment

The Erection of a mansard roof with dormers and the increase in height of the rear parapet wall.

**DELEGATED APPROVAL
14 MAR 2000**

Recommended Decision: *Permissions be Granted conditionally.*

Submitted drawing(s) No.

99/2560/A.

Applicant's drawing(s) No.

052 001pa Rev.D.

- Conditions ① C1 ② C68 ③ The roof shall be clad in natural slates, a sample of which shall be submitted and approved by the Executive Director, Planning and Conservation prior to the commencement of work
- Reasons ① R1. ② R68

Informatives

- ① I9 ② I10 ③ I21 ③ R72 ④ I22

(see separate sheet)

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 above imposed for the reason(s) appearing thereunder, or for the reasons stated.

Director of Planning and Conservation

B.T.3
Area Planning Officer

WMS 7/3/2000
Director of Planning Services

④ All external joinery shall be of painted timber.

④ R72

⑤ The cheeks and the roof of the dormers shall be clad in lead.

⑤ R72

⑥ All new brickwork shall match adjoining brickwork in terms of colour, texture, size, facebond and pointing.

⑥ R72.

21