

5

PLANNING SERVICES APPLICATION

CONSULTATION SHEET

APPLICANT:

Robert L. Adams Architects,
1 Dalling Road,
Hammersmith,
London
W6 0JD

APPLICATION NO: PP/99/02561

NR.

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 Chelsea Park Gardens, London, SW3 6AA

PROPOSAL: The proposal is for the conversion of the existing attic space into a studio room. This involves the alteration of the rear roof slope and the installation of a skylight.

ADDRESSES TO BE CONSULTED

- 1. 12, 16, 11 Chelsea Pk Lodges. 1 each.
2.
3. 11, 13, 15, 17 The Vale.
4.
5.
6. 17 The Vale = Flats 1-5.
7.
8.
9.
10.
11.
12.
13.
14.
15.

1/0M
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

1/0M
22/12

DEVELOPMENT CONTROL

TECHNICAL INFORMATION

THE ROYAL BOROUGH OF



KENSINGTON AND CHELSEA

ADDRESS 14 Chelsea Park Gardens

6

POLLING DISTRICT

PP992561

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

	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 planning history.

7

MEMORANDUM

TO: FOR FILE USE ONLY

**From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION**

**My Ref: PP/99/02561/NB
Room No:**

CODE A1

Date: 22 December 1999

DEVELOPMENT AT:

14 Chelsea Park Gardens, London, SW3 6AA

DEVELOPMENT:

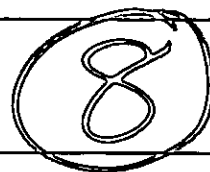
The proposal is for the conversion of the existing attic space into a studio room. This involves the alteration of the rear roof slope and the installation of a skylight.

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 CONSERVATIONTHE TOWN HALL HORNTON STREET LONDON W8 7NX



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

FILE COPY

2699

0171-361- 2699

Switchboard: 0171-937-5464

Extension:

Direct Line:

Facsimile: 0171-361-3463

Date: 29 December 1999

**KENSINGTON
AND CHELSEA**

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCSW/PP/99/02561/NB

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990**Proposed development at: 14 Chelsea Park Gardens, London, SW3 6AA**

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 proposal is for the conversion of the existing attic space into a studio room. This involves the alteration of the rear roof slope and the installation of a skylight.

Applicant

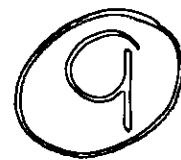
**Robert L. Adams Architects, 1 Dalling Road, Hammersmith, London
W6 0JD**

**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

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:



KENSINGTON
AND CHELSEA

- (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 Ladbrooke 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/99/02561/NB

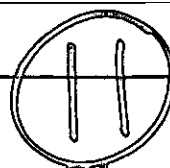
Date: 31/12/1999

14 Chelsea Park Gardens, London, SW3 6AA

The proposal is for the conversion of the existing attic space into a studio room. This involves the alteration of the rear roof slope and the installation of a skylight.

APPLICANT Robert L. Adams Architects,

post
6/11



RBKC
District Plan Observations
CONSERVATION AND DESIGN

Address	14, Chelsea Pl. Gdns	Appl. No.	99/2561/NB	L.B.	C.A.	N
Description	Rear roof extension, dormer, etc.	Code		-	17	C SW

This proposed extension / alteration of the rear roof slope is problematic here in principle. We had made a pre-emptive site visit here with HC on 3/6/99 and told the architect + owners that the roof policy seeks to retain the original roof profiles + detailing intact - see Chelsea Park / Carlyle COPS pg 37-38.

The architect tries in his accompanying letter to argue that the existing original roof is some kind of a mistake by the original builder / designer. This is a nonsense. The irregular slopes leading up to a single ridge are perfectly in keeping with the ~~various~~ variety of roof profiles common to the Arts & Crafts period. To the contrary, flat roof areas were very ~~very common~~ uncommon. Massive rooflights in the 18th & 19th.

If I remember correctly there is only one altered roof in this whole group on east side of Chelsea Pl Gdns - seems as no. 16 = done under permitted development in 1975.

NB - Raising green well leaves as a further problem. Front roof 2-W outlets are welcome in any case!

We shall have to re-visit site, then discuss with DACD + PL. Possible refusal. 13/11/2000

Top copy to case file; second retained by Design Officer

Site Note.

14 Chelsea St. Cedar.

(12)

Discussed on phone with Mr. Carson.

Against policy + CAPS. but architect
was attempting to argue case for approval
Mr. C would tell architect that she
was not in a position to comment on the
app + that we would await responses
from committees.

R 18/2/50

ROBERT L ADAMS ARCHITECTS

1 DALLING ROAD
HAMMERSMITH
LONDON W6 0JD

TELEPHONE
0181 563 7191

FAX NUMBER
0181 563 7133

EMAIL
106572.120@compuserve

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SV	SE	ENF	AO ACK
95		28 FEB 2000					
APPLS	IC	HEL	ONE	FWD PLN	CON DES	FEEES	

Nick Beale Esq,
Planning Department,
The Royal Borough of Kensington and Chelsea,
The Town Hall,
Hornton Street,
London,
W8 7NX.

186

25th February 2000

Dear Nick,

re 14 Chelsea Park Gardens, Chelsea, SW3 6AA.
application reference DPS/DCSW/PP/99/02561

We confirm meeting to be held at the planning offices in the Town Hall on Monday 13th March at 10.30 am with yourself Mrs Benes (conservation officer), Michael Burroughs, and myself

Yours sincerely,

Robert L Adams.

ROBERT L ADAMS

enc

cc The Hon and Mrs R Sharp.
cc Sofia Liakakou and Michael Burroughs, Michael Burroughs Associates.

ROBERT L ADAMS ARCHITECTS

1 DALLING ROAD
HAMMERSMITH
LONDON W6 0JD

TELEPHONE
0181 563 7191

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106572.120@compuserve

14

Director of Planning,
Planning Department,
The Royal Borough of Kensington and Chelsea,
The Town Hall,
Hornton Street,
London,
W8 7NX.

186

Dear Sir,

14 Chelsea Park Gardens, Chelsea, SW3

RECEIVED BY PLANNING SERVICES									
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK	2nd March 2000	
13 - 6 MAR 2000									
IO	REC	ARB	FWD PLN	CON DES	FEES				

I refer to my meeting with Ms Benesh and Nick Beale about this application to alter the pitch of the rear roof of this semi-detached house and insert dormers to allow a new studio music room to be created in the loft for the applicant's children. The present section of the roof is asymmetrical, with the rear pitch at a much shallower angle to the front pitch. The rear pitch is slated, a cheaper building material than the clay tiles used to clad the front elevation.

The effect of the proposal will be to make the rear pitch of the roof at the same angle as the front pitch. It will be similar to that already permitted on the adjoining house, No. 16. The most that will be visible during the winter from the road will be a short section of flat roofed gable where the ridge now is. This is entirely consistent with buildings of this Arts & Craft character.

It seems that the officers' concern is that the proposal is contrary to policy CD38 (h) of the UDP. I think their interpretation is unduly harsh for the following reasons:

- Policy CD38 starts with the word normally and so has plainly been drafted to permit exceptions.
- This is a group of buildings where roof extensions have already been permitted
- This building is no higher than its neighbours
- This is not a mansion block
- The rear eaves of the building will be unaffected by the proposal
- Policy CD38 (h) applies to terraces, while this is a semi-detached house
- Policy CD38 (e) seeks to restrict extensions where these are exposed to long public views. This proposal is tucked away and is effectively invisible from all long views from points of public access.
- Neighbours have been consulted and have raised no objections to the proposal
- The roofing material at the rear of the house is slate, which uncharacteristic of the character and appearance of this part of the Conservation Area. It will be replaced by clay tiles of a type that are typical in the area and are used on the front roofs of

15

- all the buildings in Chelsea Park Gardens
The proposal will not have any harmful impact on either the character or appearance of the application premises or the Conservation Area in which it is located

The planning process is one that when set up was intended to adapt to the democratic will of the local residents. This application has received no objections and if put to the Borough's electorate would definitely have the support of the majority (it cannot be seen by the public). Central governments own planning guidelines laid out in PPG15 'Planning and the Historic Environment' state that "While conservation (whether by preservation or enhancement) of their character or appearance must be a major consideration, this cannot realistically take the form of preventing all new development; the emphasis will generally need to be on controlled and positive management of change. Policies will need to be designed to allow the area to remain alive and prosperous, and to avoid unnecessarily detailed controls over businesses and householders,..."

This is not a speculative development designed to increase the resale value of the house, but a genuine and extremely modest proposal to improve the long established home of the applicant and his family. The application is sensible and of quality, and will enhance the house and allow artistic musical talents of the owners children to develop and flourish in the home. It will enable the owners to remain in the area contributing in their own small way to helping keep the Royal Borough alive and prosperous. As is stated in the government's guidelines it would be a shame to resist this development through "unnecessarily detailed controls" that could be inappropriately applied to this application.

I am concerned that the wrong decision will be made on this application. If the officers report recommends refusal I would like to have the opportunity to ensure that the full facts are brought to the attention of the planning committee. I therefore would ask that in these exceptional circumstances I or my client be allowed to speak at the committee meeting in defense of the proposal. In order that I can make arrangements for us to attend, I would be grateful if you could arrange for the application to be considered at the 21st March 2000 committee rather than that on the 7th March which is not convenient.

Please could you also ensure that his letter and our letter of 14th December 1999 are brought to the attention of the Councillors who will be attending the planning committee meeting in addition to your report.

Yours faithfully

Robert Adams.

ROBERT L ADAMS

enc

- cc The Hon and Mrs R Sharp.
- cc Sofia Liakakou, Michael Burroughs Associates.
- cc Councillor David Campion, Chairman of the Planning Committee.

ROBERT L ADAMS ARCHITECTS

1 DALLING ROAD
HAMMERSMITH
LONDON W6 0JD

TELEPHONE
0181 563 7191

FAX NUMBER
0181 563 7133

EMAIL
106572.120@compuserve

RECEIVED BY PLANNING SERVICES

EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
14 MAR 2000							
IC	REL	AHE	PLN	CON DES	FEE		

19

Frank
✓ OM
14/3.
16

Nick Beale Esq,
Planning Department,
The Royal Borough of Kensington and Chelsea,
The Town Hall,
Hornton Street,
London,
W8 7NX.

186

13th March 2000

Dear Nick,

14 Chelsea Park Gardens, Chelsea, SW3 6AA.
Your Reference; DPS/DCSW/PP/99/02561

We enclose 4 copies of drawings numbers 186/5A and 6A amended to show the omission of the lead hoppers to the front roof. Please could you substitute these drawings with the ones submitted with the original application.

We also enclose a copy of our drawing number 186/10 showing three conservation type velux windows in the rear roof. Please could you confirm that you would have no objections to the conversion of the attic space into a studio room and that the proposed windows in the rear roof would be acceptable

Yours sincerely

Robert Adams



COPY OF PLANS
TO INFORMATION
OFFICE

ROBERT L ADAMS

enc

cc The Hon and Mrs R Sharp.
cc Michael Burroughs Associates.

17

14 chelsea park gardens

th 13.3.00 NB/HB/Mr Adams/Mr Burroughs.

Mr Burroughs presented his argument:

yes it alters the roofline, but where is the harm to the Conservation Area?

- the caps policy and cd38 are starting points but do allow for variation
- cd38 is designed to prevent gap teeth rooflines, not relevant in this case
- terrace already altered by next door
- roofline not visible from public space
- most other rooflines, including the Vale, in vicinity have similar roofs with dormers
- no greater harm than velux windows
- no precedent issues as inspectors often say that development can actually prevent further similar development eg supermarkets

HB restated our concerns:

- caps and policy resist
- harm to conservation area formed by alteration of profile of roofslope and large visible accommodation features ie dormers where roofline is currently subdued and blank.
- precedent clear on neighbouring props.

NB requested four sets of amended plans to remove front elev alts.

Mr Burroughs indicated that he would submit a pre-app letter asking about velux windows. HB indicated that it was her view that such windows would prob be considered acceptable.

Mr Adams indicated that May committee date suited his clients.

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14 Chelsea Park Gardens

6.3.00 agent requesting that application be presented to Committee instead of Members Panel, and that he wishes to address Committee. Would Chairman agree?

6.3.00 MJF says it can go to first appropriate Committee, but no procedure for allowing agents of applications recommended for refusal to address Committee.

6.3.00 Phone nb to agent. Explained this.

19

History in terrace: none granted

no. 16 pd in 1976

Article 4 direction 1978 (attached) restricted extensions and alts to roofline

no. 20 alt to inner roofslope withdrawn 1983

CAPS 1992

~~note: volun are probably pd~~

ARTICLE 4 DIR 33

TOWN AND COUNTRY PLANNING CONTROL

DEVELOPMENT ORDER 1977

20

PROPERTY

4, 8-50, 54-92, (even) 11, 15-37, 41
(odd) (inclusive) Chelsea Park
Gardens, S.W.3

DIRECTION UNDER ARTICLE 4(3)(b)

PCD/TP/34/LP

T. Planning Ctte : 15/12/78

ARTICLE 4 DIRECTION

W H E R E A S the Council of the Royal Borough of Kensington and Chelsea being the local planning authority for the said Borough are satisfied that it is expedient that development of the description set out in the Schedule hereto should not be carried out on the land known as 4, 8-50, 54-92, (even) 11, 15-37, 41, (odd) (inclusive) Chelsea Park Gardens SW3 in the Inner Area of London shown within an unbroken black line and coloured red on the plan annexed hereto unless permission is granted on an application in that behalf _____

A N D W H E R E A S in the opinion of the said Council development of the description set out in the Schedule hereto would constitute a threat to the amenities of their area _____

N O W T H E R E F O R E the said Council in pursuance of the Powers conferred upon them by Article 4 of the Town and Country Planning General Development Order 1977 and in accordance with the procedure set out in Paragraph 3(b) of the said Article 4 HEREBY DIRECT that the permission granted by Article 3 of the said Order shall not apply to development on the said land of the description set out in the Schedule hereto _____

THE SCHEDULE above referred to

THE development referred to in Class 1(1) specified in Schedule 1 to the said Order and not being development comprised within any other class that is to say:-

22

CLASS 1 - Development within the curtilage of a dwellinghouse

1. The enlargement improvement or other alteration of a dwellinghouse so long as :-

- (a) the cubic content of the original dwellinghouse (as ascertained by external measurement) is not exceeded by more than 50 cubic metres or one-tenth whichever is the greater subject to a maximum of 115 cubic metres
- (b) the height of the building as so enlarged altered or improved does not exceed the height of the highest part of the roof of the original dwellinghouse
- (c) no part of the building as so enlarged altered or improved projects beyond the forwardmost part of any wall of the original dwellinghouse which fronts on a highway

Provided that the erection of a garage stable loosebox or coach house within the curtilage of the dwellinghouse shall be treated as the enlargement of the dwellinghouse for all purposes of this permission including the calculation of cubic contents.

THE COMMON SEAL OF THE)
MAYOR AND BURGESSES OF THE)
ROYAL BOROUGH OF KENSINGTON)
AND CHELSEA was hereunto)
 affixed this *fifteenth*
 day of *September*
 1978 in the presence of:-)

Adams

23

33

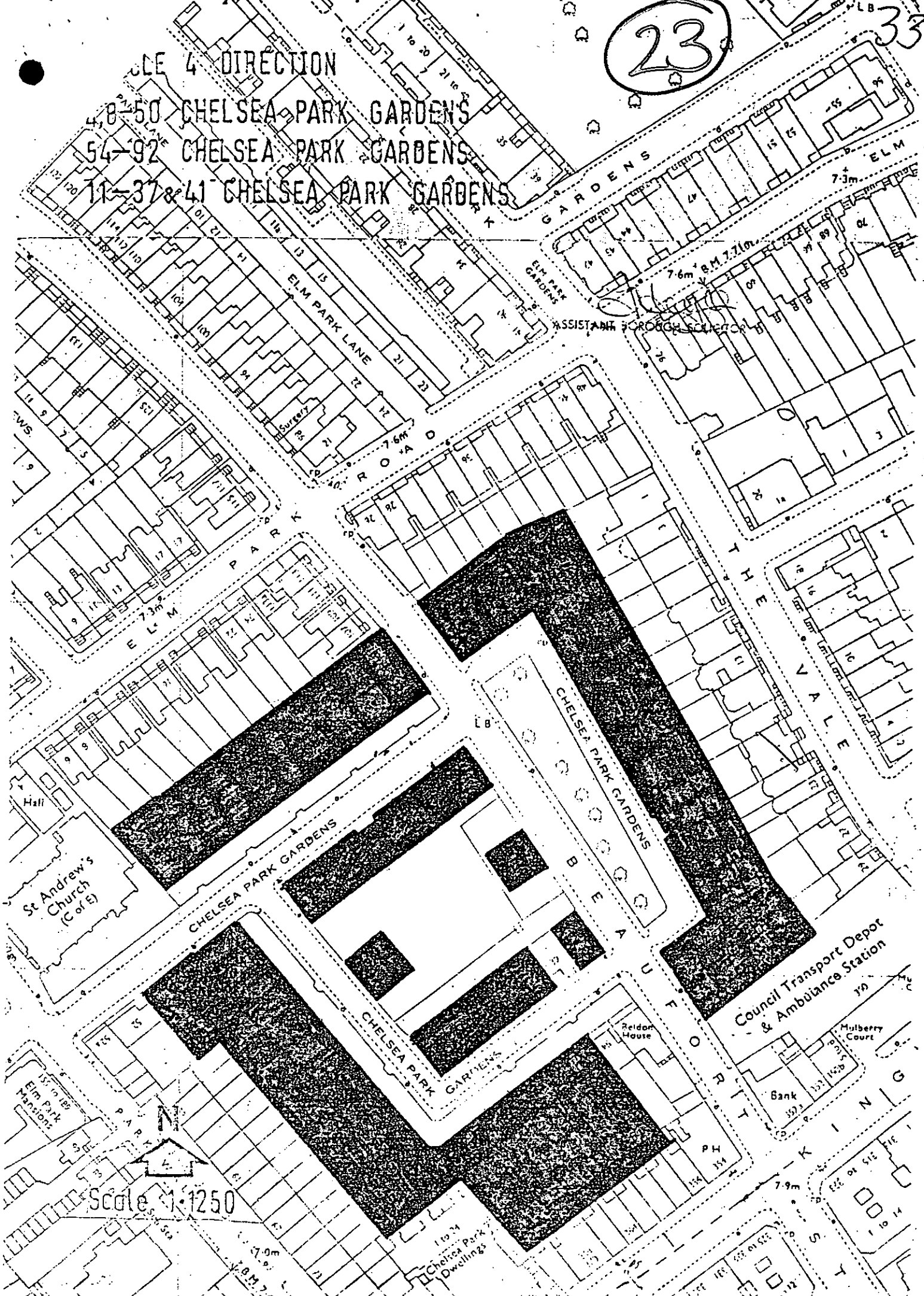
4 DIRECTION

48-50 CHELSEA PARK GARDENS

54-92 CHELSEA PARK GARDENS

11-37 & 41 CHELSEA PARK GARDENS

ASSISTANT SURVEYOR



St Andrew's Church (C of E)

Elm Park Mansions

Scale 1:1250

Council Transport Depot & Ambulance Station

Mulberry Court

Bank

Reldon House

1 to 24 Chelsea Park Dwellings

DET 31294

The Secretary of State for the Environment
hereby approves the foregoing direction.

EKSG

264

JJ Rendell

Signed by authority
of the Secretary of
State

An Assistant Secretary
in the Department of
the Environment.

7 NOVEMBER 1978

DET 31294

The Secretary of State for the Environment *EKSG* hereby approves the foregoing direction.

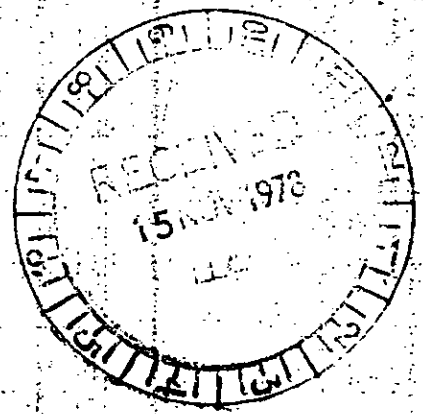
25

J.J. Rendell

Signed by authority of the Secretary of State

An Assistant Secretary in the Department of the Environment.

7 NOVEMBER 1978



26

note 1

The conservation type rooflights are fine in detail. As for the principle of this development on the rear roof, I feel that as the roof profile is retained this would be ^{an} acceptable alteration here.

NB. I note on Drawing 06A that the rain water outlets have been removed from the front roof. That is good. But they are still shown on the rear roof above the dormers. They are therefore part of the altered appearance here and could be added to our resistance to the change of roof profile + the dormers. (i.e. we should make reference to them as further clutter on rear roof.)

J.

20/3/2000

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

27

**THE ROYAL
BOROUGH OF**



**KENSINGTON
AND CHELSEA**

Mr R L Adams
Robert L Adams Architects
1 Dalling Road
London
W6 0JD

Switchboard: 020 7937 5464
Extension: 2699
Direct Line: 020 7361 2699
Facsimile: 020 7361 3463

26 April 2000

My reference: DPS/DCSW/NB/ Your reference: 186
00/2561

Please ask for: Nicholas Beale

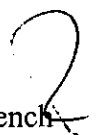
Dear Sir

**Town and Country Planning Act 1990
14 Chelsea Park Gardens, Chelsea SW3**

I refer to your letter dated 13 March 2000 regarding the proposed installation of rooflights within the existing rear roofslope at the above property.

I am of the opinion that the installation of conservation-style rooflights, as shown on the submitted plan, drawing number A1/10, constitutes development that is 'permitted' under the provisions of Schedule 2, Part 1, Class C of the Town and Country Planning (General Permitted Development) Order 1995 and that therefore no application for planning permission would be required.

Yours faithfully


M J French
Executive Director
Planning and Conservation.

Handwritten mark or signature at the bottom right corner.

ROBERT L ADAMS ARCHITECTS

PK - consider please

1 DALLING ROAD
HAMMERSMITH
LONDON W6 0JD

TELEPHONE
0181 563 7191

FAX NUMBER
0181 563 7133

EMAIL
106572.120@compuserve

28

Councillor David Campion, B.A. Arch,
13 Rodney House,,
12/13, Pembridge Crescent.,
LONDON,
W11 3DY.

186

2nd May 2000

Dear Councillor Campion,

Loft Conversion, 14 Chelsea Park Gardens, SW3.
Planning reference 99/02561

We are the Architects for The Hon. Richard and Victoria Sharp's application for a loft extension at the above address. We understand that the application is going to be recommended for refusal at the Planning Committee meeting of 9th May 2000. We feel that the grounds for refusal are unduly harsh and are an example of unnecessarily detailed control. There is no doubt in my mind that a majority of residents in the borough, if asked, would support this application.

From our conversations with the Planning Officer and the Conservation Officer we feel that the reasons for recommending this application for refusal are not clear cut. Their view is a subjective interpretation of the UDP and the facts available. There is an alternative interpretation that would suggest this application should be approved. In order to ensure that the Committee are fully aware of the complete facts before making a decision on this application I would like the opportunity to make a statement to the committee on my clients behalf to present this additional information.

I also note that because the scheme is not visible from any public place the Committee members will be unable to assess the impact of the proposal without access to the house. If they wish to visit the house please do not hesitate to contact us and arrangements for access will be made.

Yours faithfully,

Robert Adams .

ROBERT L ADAMS

cc The Hon. Richard and Victoria Sharp

Milce

29

14 Chelsea Pl Gardens

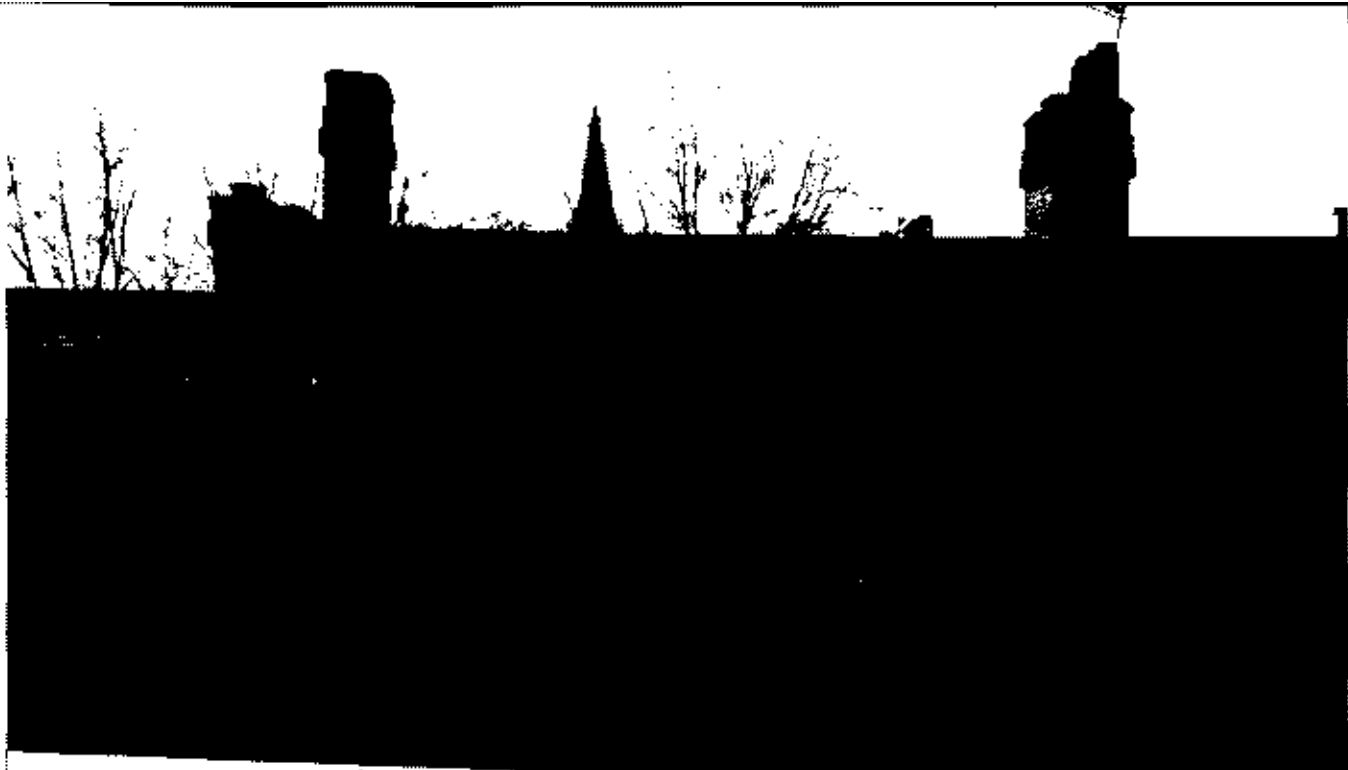
Mr Bones being "indubly harsh" - must be some mistake surely!!

I would say that the report gives a very fair summary of the issues but that the proposal is clearly against VOB + CAB'S policies.

Adjoining property has been similarly altered but this was P.A in 1975 + should not set a precedent.

Hopefully the Chairman will not allow them to speak especially as we have 5 speakers already!!

R.
5/5



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