

PLANNING SERVICES APPLICATION

3

CONSULTATION SHEET

APPLICANT:

Rodrigo Moreno Masey,
Alex Michaelis Associates,
Unit B, 97-101 Wilsham Street,
London
W11 4AU

APPLICATION NO: PP/99/02562

APPLICATION DATED: 15/12/1999

DATE ACKNOWLEDGED: 21 December 1999

APPLICATION COMPLETE: 21/12/1999

DATE TO BE DECIDED BY: 15/02/2000

SITE: 70 Lansdowne Road, London, W11 2LR

PROPOSAL: Addition of new rooflight behind parapet to front elevation. General alterations and rearrangement to basement areas to front elevation.

ADDRESSES TO BE CONSULTED

- 1. 66, 68, 70, 72, 74 Lansdowne Rd 66, 68, 70 (UKRAINIAN Church Hse)
2.
3. 75, 77, 79, Lansdowne Rd 72, 74, 74A (LWR + UPPER)
4.
5. 73 81
6.
7. 73, 75, 77, 79, 81
8.
9.
10.
11.
12.
13.
14.
15.

13
22/12/99

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
22/12/99

DEVELOPMENT CONTROL

TECHNICAL INFORMATION

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

ADDRESS 70 Lonsdowne Road

4

POLLING DISTRICT _____

PP992562

- | | | | |
|-----|--|--------|--|
| 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							
3																✓	✓

	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

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TO: FOR FILE USE ONLY

**From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION**

My Ref: PP/99/02562/MC

CODE A1

Room No:

Date: 22 December 1999

DEVELOPMENT AT:

70 Lansdowne Road, London, W11 2LR

DEVELOPMENT:

Addition of new rooflight behind parapet to front elevation. General alterations and rearrangement to basement areas 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



**THE ROYAL
BOROUGH OF**



**KENSINGTON
AND CHELSEA**

THE OCCUPIER
FILE COPY
0171-361- 2096

Switchboard: 0171-937-5464
Extension: 2096
Direct Line:

Facsimile: 0171-361-3463
Date: 22 December 1999

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCN/PP/99/02562/MC

Planning Information Office

Dear Sir/Madam,
TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: 70 Lansdowne Road, London, W11 2LR

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

Addition of new rooflight behind parapet to front elevation. General alterations and rearrangement to basement areas to front elevation.

Applicant

Rodrigo Moreno Masey, Alex Michaelis Associates, Unit B, 97-101 Wilsham Street, London W11 4AU

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

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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.

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/99/02562/MC

Date: 31/12/1999

70 Lansdowne Road, London, W11 2LR

Addition of new rooflight behind parapet to front elevation. General alterations and rearrangement to basement areas to front elevation.

APPLICANT Rodrigo Moreno Masey,

*For
Lamp post.
11-Jan
23/12/99*

ALEX MICHAELIS ASSOCIATES

9

MC
Batic
Plack

M Charalambous,
Planning Department,
Royal Borough of Kensington and Chelsea,
The Town Hall,
Homton Street,
London W8 7NX

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC		C	SW	SE	ENF	AO ACK
- 6 JAN 2000							
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEEB	

✓
CT
6/1/2000

5th January 2000

Re: 70 Lansdowne Road London W11
Ref: DPS/DCN/PP/99/02562

MC
COPY OF FLANS
TO INFORMATION
OFFICE PLEASE

Dear Sir/Madame,

Please find enclosed four copies of the amended proposed rear elevation for the above project, the changes which differ from our earlier application refer to minor changes to window frames to the rear elevation, which we now propose will match the existing windows of the neighbouring property. We hope these meet with your approval, and would be very grateful if you could replace the current drawings that you have with those enclosed. Please advise if you require any further information and please do not hesitate to contact me at the office if there are any questions or queries. I look forward to hearing from you soon.

Yours sincerely,

Simon Haycock
Alex Michaelis Associates
Encl.



DS

10

RBKC

District Plan Observations CONSERVATION AND DESIGN

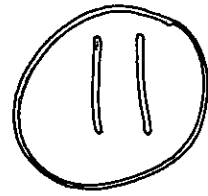
Address 70 Adm Lansdowne Rd, W.1.	Appl. No. 99/2562/MC	L.B. —	C.A. J	N/C/S ✓ S
Description Attention to decorative front + rear.		Code E/A		

AM

Met - check for precedents or rhythm of facade.
- take me on site if you need.

MP 13/1/00

PRINCIPLE - Appears mostly acceptable



DETAIL

Rooflight

- hidden behind parapet

Alterations to front bay window

- will depend on precedents and visibility
- needs two more glazing bars if acceptable

Alterations to rear window

- Does this match the other semi?
- Rhythm of terrace? - should this be sash?

Following site visit front door is in keeping with the building where there are similar precedents. Rear window will be in keeping with building and will be a reinstatement of a missing original. The units proposed will not adversely harm the character of the building or the conservation area.

NW 3/2/00

12

MC
Rodrigo
Masey

ALEX MICHAELIS ASSOCIATES

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
(62)		27 FEB 2000					
APPEALS	IO	REC.	ARB	FWD PLN	CON DES	FEEES	

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

✓
21/2/2000

18th January 2000

Re: 70 Lansdowne Road, London W11

Ref: DPS/DCN/PP/99/02562

Dear Ms Charalambous,

Further to our telephone conversation a few days ago, please find enclosed information as requested. I enclose amended ground floor detailing the basement area to the front of the property as existing and showing the staircase as proposed. I also enclose elevations as existing and proposed to both sides of the front basement area as requested. The elevation to the front at basement level has also been amended in light of recommendations by your design officer and this drawing has been revised accordingly. Finally, further to client discussion, we have amended the fenestration to the first floor RHS window to the rear elevation so that the proposed window will match those existing on the same floor. I enclose a photograph of the rear elevation for your information. I hope this information is of help to you and we can now proceed with the application. Please advise if you require any further information and please do not hesitate to contact me at the office if there are any questions or queries.

Yours sincerely,

Rodrigo Moreno Masey
 Alex Michaelis Associates

Encl.



RBKC
District Plan Observations
CONSERVATION AND DESIGN

Address	Appl. No.	L.B.	C.A.	N/C/S
70 Lunsdowne Road W11	99/2562/MC		3	✓ C S
Description	Code			
Attention to front lightwell and fence structure	E/A			

to rear.

13

Met - see attached notes.

MP 25/2/00.

14

PRINCIPLE - Acceptable

DETAIL

- alterations to the front lightwell are in keeping with the building and will not adversely harm the character of the area
- alterations to the rear fenestration will improve the appearance of the building, reinstating missing elements
- rooflight will be hidden behind front parapet
- the works proposed will enhance the character of the building and the conservation area

RECOMMENDATION - **Approve**

CONDITIONS

C68

C71

C75 adding the words "and painted to match existing" after sashes ?

~~C88~~ p.c.

15
AC
DPI

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

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

Date: 25 February 2000
Our Ref: PP/99/02562

CHSE

Application Date: 15/12/1999 Complete Date: 21/12/1999 Revised Date: 21/02/00
Agent: Rodrigo Moreno Masey, Alex Michaelis Associates, Unit B, 97-101 Wilsham Street, London W11 4AU
Address: 70 Lansdowne Road, Kensington W11 2LR

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190

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
2 1999/02/25

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

DESCRIPTION OF PROPOSED DEVELOPMENT

Alterations to front basement area and elevational alterations to front and rear

RECOMMENDED DECISION Grant ^{and} planning permission ^{conditionally}
RBK&C drawing(s) No. PP/99/02562 & PP/99/02562/B
Applicant's drawing(s) No. LR/99.01, / 02, / 03A, / 04, / 05, / 06, / 07A, / 08, / 09, / 10, / 11A, / 12A and / 13

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

[Signature]

25/2/2000
new 29/2/2000

PP/99/02562:1

[Empty rectangular box for stamp or signature]

16

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)

3. **All work and work of making good shall be finished to match the existing original work in respect of material, colour, texture, and profile and, in the case of brickwork, facebond and pointing. (C071)**
Reason ~~To ensure a satisfactory standard of external appearance (R071)~~
- To preserve and enhance the character and appearance of the Conservation Area (R072)
~~To protect the character and appearance of the building which is statutorily Listed (R073)~~

4. **All new windows and doors shall be of painted timber and shall be so maintained**

Reason R72 - in full please

5. **The windows shall be timber framed, double hung, sliding sashes, and so maintained. (C075)**

and painted to match existing

Reason ~~To ensure a satisfactory standard of external appearance (R071)~~
- To preserve and enhance the character and appearance of the Conservation Area (R072)
~~To protect the character and appearance of the building which is statutorily Listed (R073)~~

6. **The balustrade to the new front basement stairs shall be of black painted metal and shall be so maintained**

Reason R72 - in full

7. **Full particulars of the following shall be submitted to and approved in writing by the Local Planning Authority before the development hereby permitted commences and the development shall not be carried out otherwise than in accordance with the details so approved:**

(a) the materials to be used for the new front basement stairs and patio area

1/6/20



17

(C011)

Reason - The particulars hereby reserved are considered to be material to the acceptability of the development, and the local planning authority wishes to ensure that the details of the development are satisfactory. (R011)

INFORMATIVES

1. I10
2. I11
3. I21
4. I30

DELEGATED REPORT

Address

70 Lansdowne Road
Kensington
W11

Reference

PP/99/2562

Conservation Area

3

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/S1(a)

Objections (withdrawn etc.) (incl. internal - Design, Policy, Transportation etc.)

Who None

Overcome by Amendment/Withdrawn/Not Relevant/Other

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Existing Single family dwelling mid-terrace, Victorian

Issues/Policy/Precedent/Conditions/Third Schedule

See Actaid

Standards

satisfactory

- Light
- Privacy
- Room Sizes
- Parking
- Trees

HBMC Direction/Obs.

Obs. Rec'd N/A

Direction Rec'd N/A

Consultation Expired N/A

GRANT/APPROVE

subject to conditions

Informatives

Report by MC

Date

Agreed HT 26/2 29/2/2000

1.0 Planning Considerations

- 1.1 The proposal is of a fairly minor nature and involves elevational alterations to the front and rear and alterations to the front basement area. Planning permission is required for this proposal because of a recent Article 4 Direction, which has removed permitted development rights for these alterations. However, it should be noted that the proposed rooflight to the main roof is considered to amount to 'permitted development'. Furthermore, planning permission was granted in March 1999 for alterations to the front basement area (ref PP/99/0093).
- 1.2 The alterations are considered to be in keeping with the character and appearance of the building. Furthermore, the new windows in the rear elevation will replace existing inappropriate windows, which amounts to an enhancement. The proposed french doors in the front basement bay are also considered acceptable, and other properties in this terrace have carried out similar alterations.
- 1.3 The Conservation and Design Officer considers the proposal to be acceptable. It is considered that the character and appearance of the Conservation Area will be preserved.
- 1.4 There are no adverse amenity implications. The proposal complies with policies CD44, CD52 and CD53 of the UDP.

2.0 Public Consultation

- 2.1 Occupiers of 13 neighbouring properties were notified of this application.
- 2.2 To date, no objections have been received. One letter of support has been received.

M.J. FRENCH
EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION

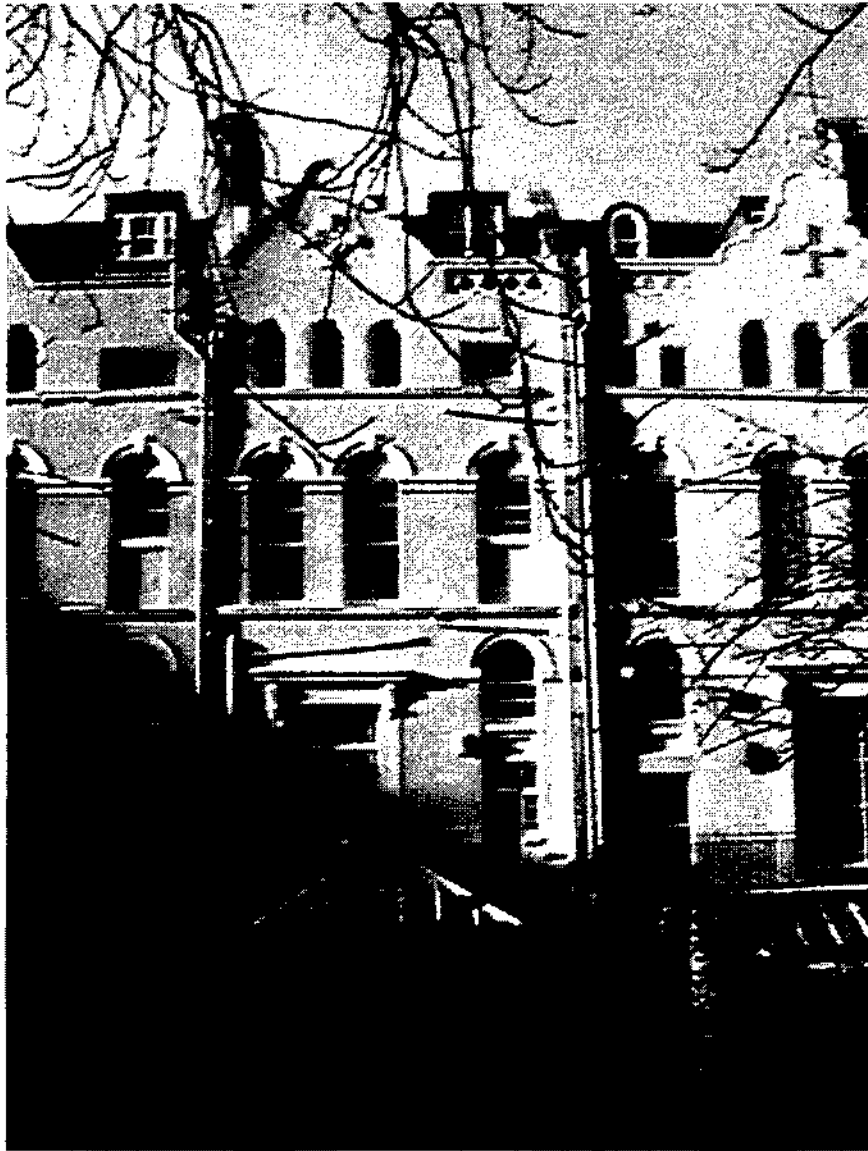
List of Background Papers:

The contents of file PP/99/02562 save for exempt or confidential information in accordance with the Local Government (Access to Information) Act 1985.

Report Prepared By: MC
Report Approved By: *EL* *Law*
Date Report Approved: *26/2/00* *29/2/2000*

PP/99/02562: 4

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TO LANSDOWNE RD - REAR ELEVATION