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PLANNING SERVICES APPLICATION

CONSULTATION SHEET

APPLICANT:

Cube Architects and Interior Designers,
65A Station Road,
Chingford,
London
E4 7BU

APPLICATION NO: PP/99/02367

MB.

APPLICATION DATED: 04/11/1999

DATE ACKNOWLEDGED: 22 November 1999

APPLICATION COMPLETE: 22/11/1999

DATE TO BE DECIDED BY: 17/01/2000

SITE: 311-313 Fulham Road, London, SW109QH

PROPOSAL: Alterations to shopfront. No change of use.

ADDRESSES TO BE CONSULTED

- 1. Upper floors 311-313 Fulham Rd.
2.
3.
4. 315, 309
5.
6.
7. Flat part basement 311 Fulham Rd
8. Flat 2nd floor 313 Fulham Rd
9.
10. Flats 1 + 2 : Bank, 315 Fulham Rd
11.
12. m3/4 Rms 1st+2nd Shop 309
13.
14.
15. Garage R/O 309 Fulham Rd.

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2/11

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

DOM
25/11

SW

DEVELOPMENT CONTROL

TECHNICAL INFORMATION

THE ROYAL BOROUGH OF



KENSINGTON AND CHELSEA

ADDRESS 311-313 Fulham Road

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POLLING DISTRICT P

- | | | | |
|-----|--|--------|--|
| 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						
 									<input checked="" type="checkbox"/>						<input checked="" type="checkbox"/>	<input 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

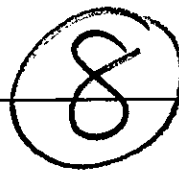
Density	
Site Area	
Habitable rooms proposed	
Proposed Density	

Plot Ratio	
Site Area	
Zoned Ratio	
Floor Area proposed	
Proposed Plot Ratio	

Daylighting	Complies	
	Infringes	

Car Parking	Spaces required	
	Spaces proposed	

Notes:



THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

NOTICE OF A PLANNING APPLICATION

TOWN AND COUNTRY PLANNING ACT 1990
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

MEMORANDUM

~~TO: FOR FILE USE ONLY~~

From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION
BOROUGH OF

My Ref: PP/99/02367/NB
Room No:

CODE SL

Date: 25 November 1999

TOWN AND COUNTRY PLANNING ACT 1990
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

DEVELOPMENT AT:

311-313 Fulham Road, London, SW109QH

DEVELOPMENT:

Alterations to shopfront. No change of use.

The above development is to be advertised under:-

NO REQUIREMENT FOR SITE NOTICE/ADVERTISEMENT IN THIS CASE.

M.J. French

Executive Director, Planning & Conservation
**SITE NOTICE CRITERIA NOT
MATCHED CHECK CORRECT CODE IS ENTERED**

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

2699

0171-361- 2699

Switchboard: 0171-937-5464

Extension:

Direct Line:

Facsimile: 0171-361-3463

Date: 26 November 1999

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCSW/PP/99/02367/NB

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990**Proposed development at: 311-313 Fulham Road, London, SW109QH**

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**Alterations to shopfront. No change of use.****Applicant****Cube Architects and Interior Designers, 65A Station Road, Chingford, London
E4 7BU**

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



V/AD

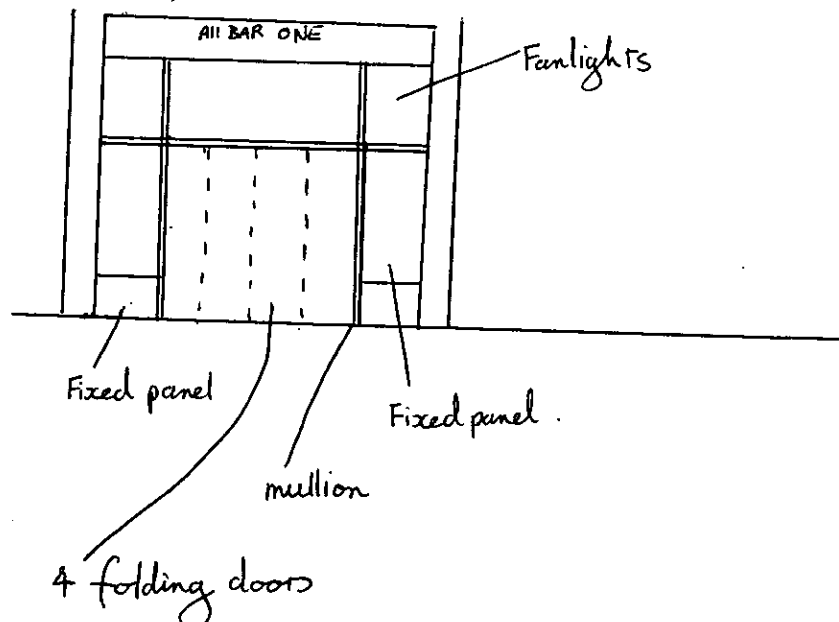
(11)

RBKC
District Plan Observations
CONSERVATION AND DESIGN

Address 311-313 Fulham Road	Appl. No. 99/2367	L.B. —	C.A. —	N C S
Description New shopfront	Code S			

Principle of opening shopfront is fine. However, I am concerned about the extent of the opening area in no 311 which will create a large void/gap in the frontage. More fixed structure is required ie $\frac{1}{3}$ rd of frontage should be of fixed panels. As the shopfront is quite tall fanlights above the doors would also help to fill the void with structure. In this way the shopfront can continue to make a positive contribution to the streetscene whilst allowing a permeable frontage.

~~Page~~ For example:-



Seek revisions

SD 29/11/99

FAX FROM

NAME: NICK BEALE

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THE ROYAL
BOROUGH OF

THE DIRECTORATE OF PLANNING SERVICES

DATE: 30-11-99

MAIN TELEPHONE NUMBER: 0171 937 5464

DIRECT LINE: 0171 361 2699



KENSINGTON
AND CHELSEA

FAX NUMBER (if different from below): _____

TO

NAME: LING KWAN

OF: CUBE

ADDRESS: _____

POSTAL CODE _____

FAX NUMBER: 020 8523 9868

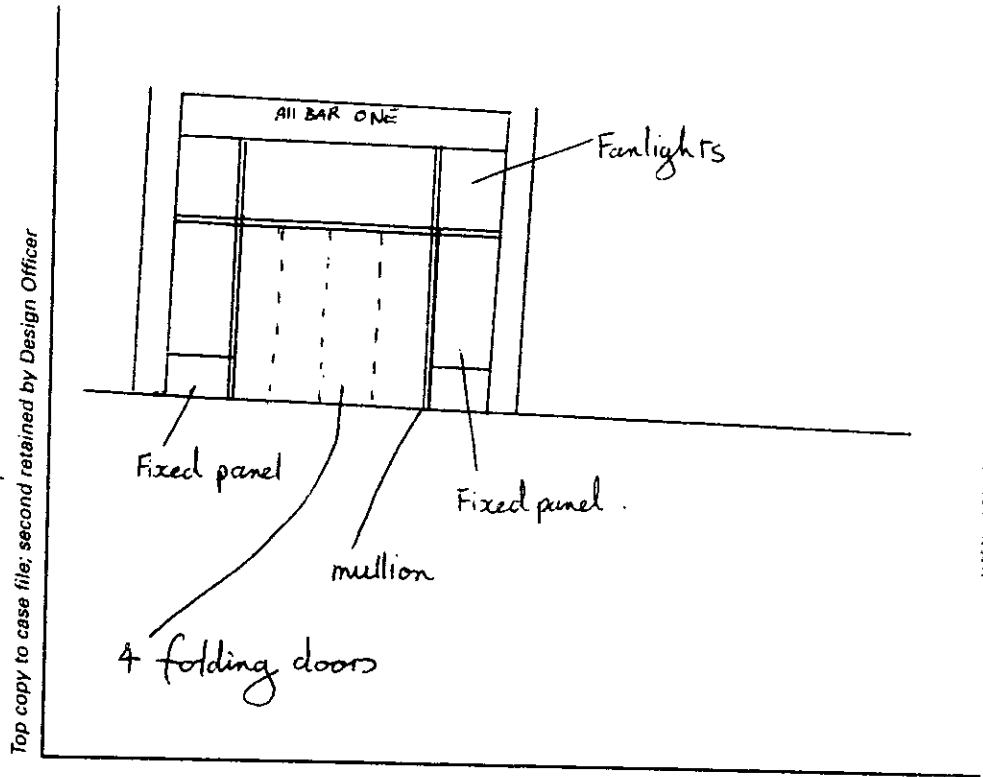
NUMBER OF PAGES TO FOLLOW: 1

COMMENTS AND/OR INSTRUCTIONS (if any)

All Bar One
Fulham Road

OUR FAX NUMBER IS: 071 361 3463

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Nick Beale

South West

Dear **Nick Beale**

Could I please be consulted on application no. **99 / 2367**

Address

311-313 Fulham Road

Could you also please indicate when you want the observation completed by if necessary.

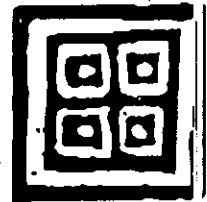
Anup Sharma

(Access Officer)

03/12/99

DCSW

CUBE Architects & Interior Designers Limited



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Facsimile Transmission Sheet

To: NICK BEALE @ THE ROYAL BOROUGH OF KENSINGTON & CHELSEA Fax No: 0171 361 3463	
From: LING KWAN	Date: 7.12.99
Re: 311-313 FULLHAM ROAD	Job no. 1410
CC:	Pages: 2

FURTHER TO OUR TELEPHONE CONVERSATION ON 30.11.99 REGARDING THE SHOPFRONT ALTERATIONS TO THE ABOVE PREMISES, I FORWARDED A SKETCH OF ALTERNATIVE LAYOUT FOR YOUR CONSIDERATION.

WE WOULD BE GRATEFUL IF YOU COULD CONTACT EITHER ROBERT WATLAND OR MYSELF TO DISCUSS FURTHER.

Kind regards

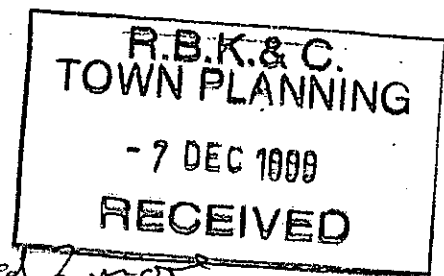
Ling Kwan

SD: No objections 7.12.99

Phone NB → Ms Kwan: OK

send 4 amended plans. 7.12.99

17.12.99 2 sets received. Requested 2 more.



Registered in England: 3816970

design@cube-arch.demon.co.uk

Reply to: 127 Station Road, Chingford, London E4 6AG

Tel: 020 8523 7500

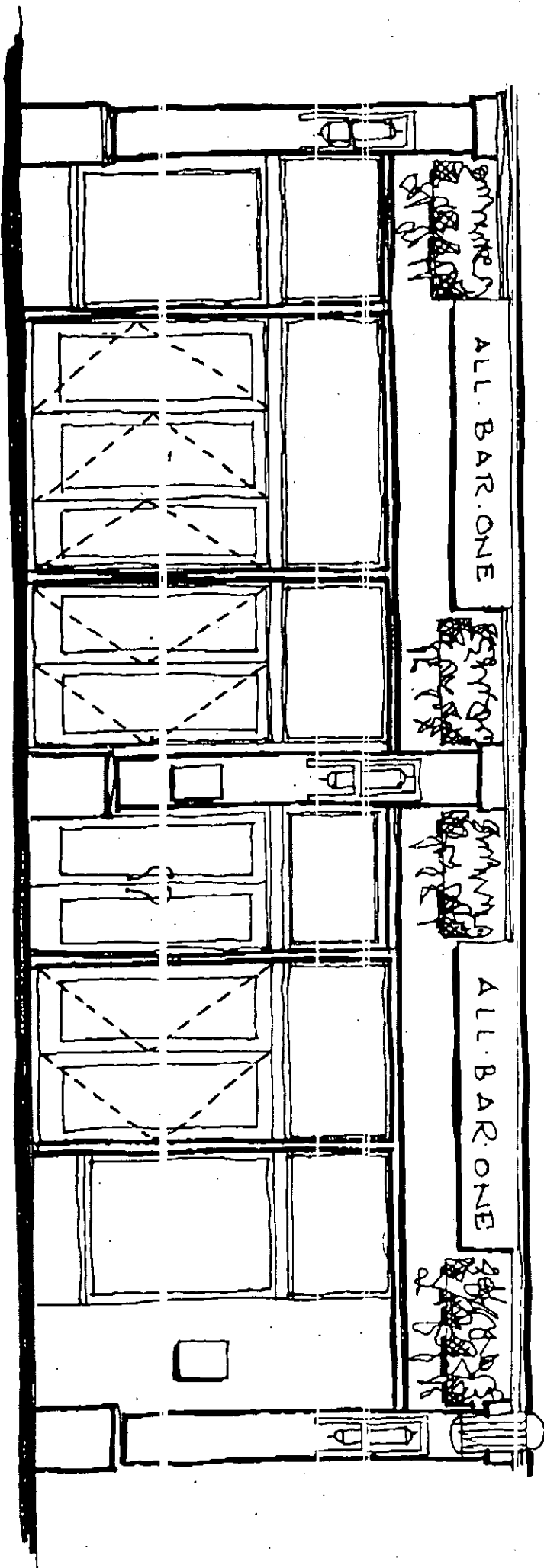
Fax: 020 8523 7000

65A Station Road Chingford London E4 7BU

Tel: 020 8523 7700

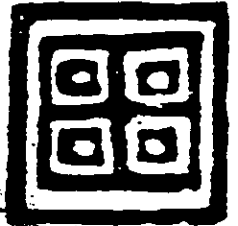
Fax: 020 8523 9008

SCHEME PROPOSAL FOR
ALL BAR ONE, 311-313 FULHAM ROAD, LONDON.



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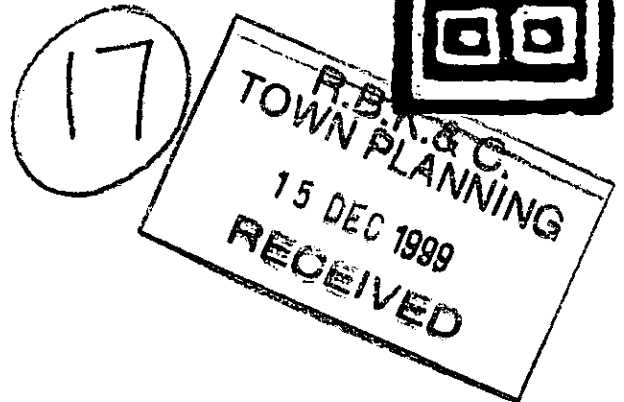
CUBE Architects and Interior Designers Limited



LK/hh/1410/003/2

13 December 1999

The Royal Borough of Kensington & Chelsea
Planning & Conservation
The Town Hall
Hornton Street
London
W8 7NX



Attn: Nick Beale

Dear Sir

All Bar One: 311-313 Fulham Road, London

Further to our recent discussions regarding comments of the Conservation Officer in respect of the above premises, we are pleased to forward 2 no copies of revised drawings 1410/20 rev A as discussed.

Should you have further queries please do not hesitate to contact us.

Yours faithfully

Ling Kwan
Cube

0181
523 7700

65a Station Road
Chingford
London E4 7BU
Tel : 020 8523 7700
Fax : 020 8523 9868

Registered in England: 3816970

design@cube-arch.demon.co.uk

Directors: Terry F. Hines Dip. Arch(Hons), RIBA - Robert B. Mattland, MASI - Jeffrey M. Thwaites - Robert A Webster BSc Arch MCSD
Also at 127 Station Road, Chingford, London E4 6AG Tel: 020 8523 7500 Fax: 020 8523 7600

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17 December 1999

Rang Ling Kwan. Indicated that some concerns now over noise disturbance in Fulham Road, formation of Fulham Road working party etc. Indicated that application will not be assessed until after 19 January when application for notting hill all bar one will be assessed. If that is refused, it would be difficult to justify it here.

Note: Policy CD65 resists open shopfronts.

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

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**THE ROYAL
BOROUGH OF**



**KENSINGTON
AND CHELSEA**

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Ms L Kwan
Cube Architects
65A Station Road
Chingford
London
E4 7BU

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

27 January 2000

My reference: DPS/DCSW/NB/ Your reference: 1410
PP/99/2367

Please ask for: Nicholas Beale

Dear Madam

**Town and Country Planning Act 1990
All Bar One, 311 - 313 Fulham Road, Chelsea SW10**

I refer to the current application for alterations to the shopfront at the above property and write to clarify my concerns with the proposal raised by Mr Beale in a telephone conversation today.

Policy CD65 of the Unitary Development Plan resists open shopfronts. This is clarified in the supporting text to be on grounds relating to appearance and neighbouring amenity. For your property, I am satisfied that proposed frontage, as amended, will not result in a visually inappropriate gap in the commercial frontage on this side of the road. However, the increase in size of openable frontage at this location could result in significant disturbance to neighbouring occupiers. With residential use of upper storeys, and the residential properties in Cavaye Place opposite, I am concerned that neighbouring amenity could be adversely affected by noise emanating from the open frontage. Furthermore, an open frontage on a public house can result in customers congregating on the pavement, creating potential disturbance and causing an undue obstruction to other users of the highway.

For these reasons, I consider that there is no justification in this case to warrant a departure from the adopted policy and consequently view the application unfavourably.

Should you wish to discuss this matter further, please do not hesitate to contact this office. Should I receive no further contact from you within two weeks of the date of this letter, I will progress with the application as it stands.

Please note that advice given by Council Officers of this department is expressed as a matter of opinion only and the responsibility for determining applications falls solely with the Planning Services Committee of the Royal Borough of Kensington and Chelsea.

Yours faithfully

M J French
Executive Director, Planning and Conservation.

No further response received by
18.2.00. Report prepared.

NB

R

