

CA

5

PLANNING SERVICES APPLICATION

CONSULTATION SHEET

APPLICANT:

K.J. Rennie,
74 Pierremont Avenue,
Broadstairs,
Kent
CT10 1NT

APPLICATION NO: PP/99/02369

APPLICATION DATED: 17/11/1999

DATE ACKNOWLEDGED: 22 November 1999

APPLICATION COMPLETE: 22/11/1999

DATE TO BE DECIDED BY: 17/01/2000

SITE: 9 Holland Park Avenue, London, W11 3RH
PROPOSAL: Reconstruction and enlargement of main roof.

ADDRESSES TO BE CONSULTED

1. 5, 7, 9 H. Plk Ave 5, 7 (FLATS 1-3) + BSMT, 9 (GARD, GRND, 1ST, 2ND)
2. Linton House (11 H. Plk Ave) +
3. 1 Campbell Hill Place 1 SOUTH BANK LODGE.
4. 22 Hillsleigh Rd 22, W8.
5. 2, 4, 6, 8 H. Plk. Ave 2, 4, 6, 8 (FLATS 1-3 + BSMT).
- 6.
- 7.
- 8.
- 9.
- 10.
11. LINTON HOUSE, 1, 1A, 2-12, 12A, 14-24, 24A, 25-37
12. + PORTERS FLAT.
- 13.
- 14.
- 15.

59
✓
CT
24/11/99

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
CT
24/11/99

DEVELOPMENT CONTROL

TECHNICAL INFORMATION

THE ROYAL BOROUGH OF

ADDRESS 9 Holland Park Avenue

(6) (N)



KENSINGTON AND CHELSEA

POLLING DISTRICT 1

- | | | | |
|-----|--|--------|--|
| 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							
6								✓									

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/99/02369/SP

CODE A1

Room No:

Date: 24 November 1999

DEVELOPMENT AT:

9 Holland Park Avenue, London, W11 3RH

DEVELOPMENT:

Reconstruction and enlargement of main roof.

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)

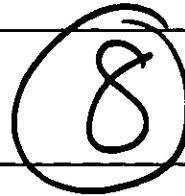
M.J. French

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- 2080

Switchboard: 0171-937-5464
Extension: 2080
Direct Line:

Facsimile: 0171-361-3463
Date: 24 November 1999

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCN/PP/99/02369/SP

Planning Information Office

Dear Sir/Madam,
TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: 9 Holland Park Avenue, London, W11 3RH

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

Reconstruction and enlargement of main roof.

Applicant

**K.J. Rennie, 74 Pierremont Avenue, Broadstairs, Kent
CT10 1NT**

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 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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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 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/99/02369/SP

Date: 03/12/1999

9 Holland Park Avenue, London, W11 3RH

Reconstruction and enlargement of main roof.

APPLICANT K.J. Rennie,

0/12/99
Gates
MC
p.m.

11

Mr Ali Pishvayee

15 Linton House

11 HPA

W11-3RL.

COPY OF PLANS

— WORK - 0171 595 3442

— MOBILE - 0802 244 939

— HOME - 0171 727 3372

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Advised agent to wdr
app as proposal would
unbalance the &
be contrary to
policy etc.

S.P.

CURRENT APPLICATION		
COMMITTEE: _____		
FOR OBSERVATIONS:	PLEASE ENTER OBSERVATIONS ON 2ND PAGE OF CURRENT PINK SHEET IN FILE	Officer _____ SP _____ Report Written _____
1. Design Surgery		
2. _____		
3. _____		
For Schedule Typing Committee FILE	NOTES:	

Con slip

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Kensington C.A.

Roof alterations - category 3.

Additional storeys might be acceptable

Uniformity of rooflines lost - character of terrace compromised.

Carefully designed roof additions to remaining properties may reunite the terrace or group.

DS



RBKC
District Plan Observations
CONSERVATION AND DESIGN

Address 9 Holland Park Ave.	Appl. No. 94/2369/SP	L.B. —	C.A. 1	N <input checked="" type="checkbox"/> C S
Description Alterations @ roof level.		Code As		

14

Surv — see attached
— arrange a SV.

Mark

2.30 s.v. with SP

Meet Keith Rennie &

Applicant Eispeth Pirie.

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PRINCIPLE - Not welcome

DETAIL

- How will the new proposal balance with the other half of the semi?
- detailed design to be discussed on site

**K.J.RENNIE
TOWN PLANNING &
ARCHITECTURAL SERVICES**

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SP
Pirie
Plach

ATTN: SIMON PLOWMAN

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

✓
CT
10/2/2000

9th February 2000

Dear Sir

**TOWN AND COUNTRY PLANNING ACT 1990
9 HOLLAND PARK AVENUE, W11**

I refer to the site meeting on the 3rd February to discuss the proposals for the above property.

I note that you do not consider that the scheme, as submitted, can be recommend for approval. The CA Proposals Statement is open to interpretation, in my opinion. I am disappointed that you do not regard the proposal as one that seeks to improve the detailing to this already altered roof structure. The proposal would not only match but would ameliorate the existing roof structure to the adjoining property.

However, I note that you would be prepared to recommend favourably to the Planning Committee, a similar scheme provided it was submitted with the same proposal for No 5 so that both schemes are determined concurrently by the Council.

I have received instructions and now withdraw the current application (DPS/DCN/PP/99/02369).

Yours faithfully

K. J. Rennie

K.J.Rennie

c. Ms Pirie

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC		C	SW	SE	ENF	AO ACK
10 FEB 2000							(61)
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES	

74 Pierremont Avenue, Broadstairs, Kent CT10 INT

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Mobile 0966 136 372

Email: keith@baden-rennie.demon.co.uk

