

PLANNING SERVICES APPLICATION

CONSULTATION SHEET

6

APPLICANT:

Christopher Smallwood Architects,  
79 Lots Road,  
London  
SW10 0RN

APPLICATION NO: PP/99/02372

APPLICATION DATED: 10/11/1999

DATE ACKNOWLEDGED: 22 November 1999

APPLICATION COMPLETE: 22/11/1999

DATE TO BE DECIDED BY: 17/01/2000

SITE: 20 Lansdowne Road, London, W11 3LL

PROPOSAL: Reconfiguration of front boundary wall to create one off-street parking space, new carriage crossing and relocation of existing lamp post and BT service box.

ADDRESSES TO BE CONSULTED

1. 16, 18, 20, 22, 24, 26 Lansdowne Rd
2. 9, 11, 13, 15, 17, 19 Lansdowne Rd
- 3.
- 4.
5. 16, 18, 20 HOLMWOOD (FLATS 1-4), 22, THE COTTAGE 22<sup>A</sup>
- 6.
7. 9 (FLATS 2-11) 11, 11<sup>A</sup> THE BASEMENT, 13, 15, 17, 19,
- 8.
- 9.
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.

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

CF 24/11/99  
26

CF  
24/11/99  
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TP SHEET 1 OF 1.

(N)

PIP 992372

# DEVELOPMENT CONTROL

## TECHNICAL INFORMATION

THE ROYAL BOROUGH OF

ADDRESS 20 Lansdowne road

20 LANSDOWNE ROAD

W11.

POLLING DISTRICT F



KENSINGTON AND CHELSEA

- |     |  |        |  |
|-----|--|--------|--|
| 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	

<b>Daylighting</b>	Complies	
	Infringes	

<b>Car Parking</b>	Spaces required	
	Spaces proposed	

**Notes:**

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**MEMORANDUM**

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**TO: FOR FILE USE ONLY**

**From: EXECUTIVE DIRECTOR  
PLANNING & CONSERVATION**

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**My Ref: PP/99/02372/MC**

**CODE A1**

**Room No:**

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**Date: 24 November 1999**

**DEVELOPMENT AT:**

**20 Lansdowne Road, London, W11 3LL**

**DEVELOPMENT:**

**Reconfiguration of front boundary wall to create one off-street parking space,  
new carriage crossing and relocation of existing lamp post and BT service box.**

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

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**PLANNING AND CONSERVATION**

THE TOWN HALL HORNTON STREET LONDON W8 7NX

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Executive Director M J FRENCH FRICS TP MRTPI Cert TS

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**THE ROYAL  
BOROUGH OF**



**KENSINGTON  
AND CHELSEA**

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THE OCCUPIER  
FILE COPY  
0171-361- 2096

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

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

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My reference:

Your reference:

Please ask for:

My Ref: DPS/DCN/PP/99/02372/MC

Planning Information Office

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING ACT 1990**

**Proposed development at: 20 Lansdowne Road, London, W11 3LL**

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**

**Reconfiguration of front boundary wall to create one off-street parking space, new carriage crossing and relocation of existing lamp post and BT service box.**

**Applicant**

**Christopher Smallwood Architects, 79 Lots Road, London  
SW10 0RN**

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**

MC  
Bodice  
Plan

16 LANSDOWNE ROAD,  
HOLLAND PARK,  
LONDON W11 3LL

29th. November, 1999.

Your Ref: DPS/DCN/PP/99/02372/MG.

M. J. French, Esq.,  
Executive Director,  
Planning and Conservation,  
The Town Hall,  
Hornton Street,  
LONDON, W8 7NX.

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC		C	SW	SE	ENF	AO ACK
- 2 DEC 1999							
APPS	IO	REC	ARB	FWD PLN	CON DES	FEES	

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Dear Sir,

Re: TOWN AND COUNTRY PLANNING ACT 1990.  
PROPOSED DEVELOPMENT AT 20 LANSDOWNE ROAD, W11 3LL.

CT  
3/12/99,

Would it be possible to link this application to the removal of the three (presently headless) meters outside No. 16 - 18 Lansdowne Road and the return of these spaces to residents' parking ?

Thank you.

Yours faithfully,

*James Astor*

James Astor.

CHRISTOPHER SMALLWOOD ARCHITECTS

MC  
Boris  
P. add

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me  
COPY OF PLANS  
TO INFORMATION  
OFFICE PLEASE

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

✓  
CT  
21/1/2000

18 November 1999

Your Ref: **DPS/DCN/PP/99/02372**  
Attn: **Melanie Charalambous**

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	G	SW	SE	ENF	AO ACK
(92)	20 JAN 2000						
APPROVALS	IO	REC	ARB	FWD PLN	CON DES	FEES	

**JOB NO: 424 – 20 LANSDOWNE ROAD, W11**

Dear Ms Charalambous

Further to our recent telephone conversation I have taken my client's instruction and have revised the drawing to show the extent of the random yorkstone paving, the installation of a sliding gate and the annotation that the off street parking is to be for one vehicle only.

I hope that this will provide you with enough information to support your submission to the meeting of the Planning Committee on 23 February and look forward to hearing the outcome.

Yours faithfully

Jonathan Dinnewell

Encs 4 copies of drawing 424 L2.54 rev A

CC Mr and Mrs Christopher Scott

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**RBK&C TRANSPORTATION COMMENTS**

<b>PP Number:</b> 99/2372	<b>Address:</b> 20 Lansdowne Road	<b>Date of obs:</b> 2 Dec 1999	
<b>Proposal:</b> Reconfiguration of front boundary wall to create one off-street parking space, new carriage crossing and relocation of existing lamp post and BT service box.		<b>Obj</b>	<b>No Obj</b> ✓

<b>File Number</b> TF/202/L	<b>Initial Observations</b>		<b>Transportation Officer:</b> Steve Lauder	<b>D C Officer:</b> MC
	<b>Full Observations</b>	✓		

**Supplementary information:**  
N/A

**Comments:**

- Lansdowne Road is a one-way in a northerly direction.
- There is an existing crossover to serve the neighbouring property (No.18) immediately to the south of the application address.
- Sightlines for vehicles egressing the proposed area of hard standing are sufficient, and in my view vehicles utilising a crossover at the proposed location should be able to do so without causing danger to other road users.
- \* • The installation of the crossover will require the removal of a 3 metre section of residents parking from a bay which presently measures 25.5 metres. Whilst this clearly represent a net loss of on-street parking, in my view the nominal capacity of the bay (~~5 vehicles~~) remains unaltered, and I am therefore minded not to raise an objection despite the objective of policy TR47.  
*4 vehicle allowing for space between vehicles*
- The dimensions proposed area of hard standing satisfy the council's minimum standards.
- The proposed new gates will be inoperable when a vehicle is parked on the hard standing and the applicants may wish to give some consideration to an alternative design, although this should not involve gates which open out over the highway.
- The works involved in the relocation of the lamp column and post box, as with the installation of the crossover, must be undertaken at the applicants expense.
- With specific regard to the proposed crossover, it should be made clear to the applicant whether or not further consent is required under the provisions of the Highways Act 1980 Sc 184.

Relevant policies: TR47  
Recommendation: No Objection  
Signed: *[Signature]*

22.5



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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/99/02372/MC

Date: 03/12/1999

20 Lansdowne Road, London, W11 3LL

Reconfiguration of front boundary wall to create one off-street parking space, carriage crossing and relocation of existing lamp post and BT service box. new

APPLICANT Christopher Smallwood Architects,

*ICW*  
*3/12/99*  
*Lamp Post*



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# RBKC District Plan Observations CONSERVATION AND DESIGN

Address 20, Lansdowne Rd	Appl. No. 99/2372/MC	L.B. -	C.A. 3	N.C.S. ✓ C S
Description Alterations, reinstatement of front boundary features & creation of handstanding		Code G		

This seems acceptable in the circumstances here. Details vice.

C: Railings to be black painted.

what is the proposed handstanding surface material? (Suggest grass, granite, setts, gravel, bricks, etc.) must condition this too.

J.  
8/02/99

David McDonald has also been consulted, and raises no objections, given the proposed enhancements

<b>TP Number</b> PP/99/2372	<b>Address</b> 20 Lansdowne Road	<b>Date of Obs</b> 10/2/00	
<b>Description</b> crossover			<b>Objection</b> no
<b>File Number</b> TF/202/L	<b>Obs</b>	<b>Transportation Officer</b> Gillian Palmer	<b>D C Officer</b> MC
<b>Other information</b>			

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1. Because of the concerns raised about this application, the issues surrounding this application have been re-examined.
2. The residents' parking bay outside the premises measures 22.5m. This would accommodate 4 large cars (4.8m each) but would occasionally take 5 vehicles if some of them were of average size(4.5m.)
3. The proposal would require the removal of some 3 metres of residents' parking. The remaining 19.5m. would accommodate 4 large or average sized vehicles but not 5.
4. The proposal would result in the provision of one generously sized off street parking space.
5. The relatively low density of the housing and lack of evening uses means that the parking density in this area is not particularly high.
6. Because of the relatively small effect on the on street parking, the gain of off street space and the relatively low level of stress **I am minded not to raise an objection on this occasion.** However, it must be borne in mind that any reduction in the size of an on street parking bay will inevitably reduce the overall amount of space available to residents.

CURRENT APPLICATION

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COMMITTEE:

FOR OBSERVATIONS:

PLEASE ENTER OBSERVATIONS ON

Officer

1. Design Surgery

2ND PAGE OF CURRENT PINK

MC

2. Transporter

SHEET IN FILE

Report Written

25/11/99

3.

TRANSPORTATION

For Schedule

DATE NOTES:

Typing

IN

25.11.99

Committee

FILE

OFFICER

TRANSPORTATION

DATE IN

09.02.00

OFFICER

Gilliam

13.11.98

Article of made.

Ranking of gates are tall but they are in proportion with the height of the existing piers as well as the large building

Article 4

handstandings / hand surfaces.

erection / demolition of gate / fence wall etc

Gates should be sliding. Need to know materials of handstandings

Shree 24.11.20 Hanselaine

I can see this hanging a lot of veni parking! Again! If you visit can I come too? T.



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21A





22A

