

PLANNING SERVICES APPLICATION
CONSULTATION SHEET

Dealt with
25/11/99

APPLICANT:

KM Architecture and Development,
Jubilee Cottages,
New Cut, Bures,
Suffolk
CO8 5DG

5

APPLICATION NO: PP/99/02385 /ALS

APPLICATION DATED: 18/11/1999

DATE ACKNOWLEDGED: 24 November 1999

APPLICATION COMPLETE: 24/11/1999

DATE TO BE DECIDED BY: 19/01/2000

SITE: 78 Warwick Gardens, London, W14 8PR

PROPOSAL: Proposed ground floor extension under existing first floor conservatory and single storey extension to bedroom ~~residential use.~~

ADDRESSES TO BE CONSULTED

1. 76, 80 Warwick Gardens W14
 2. ↓
 3. ↓
 4. ↓
 5. ↓
 6. ↓
 - 7.
 - 8.
 - 9.
 - 10.
 - 11.
 - 12.
 - 13.
 - 14.
 - 15.
- ✓ g 25/11/99.

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
✓ g 25/11/99

DEVELOPMENT CONTROL

TECHNICAL INFORMATION

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

ADDRESS 78 Warwick Gardens

(6)

POLLING DISTRICT KB PP992385

- | | | | |
|-----|--|--------|--|
| 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							
8.																

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

7

TO: FOR FILE USE ONLY

**From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION**

My Ref: PP/99/02385/ALS

CODE A1

Room No:

Date: 25 November 1999

DEVELOPMENT AT:

78 Warwick Gardens, London, W14 8PR

DEVELOPMENT:

Proposed ground floor extension under existing first floor conservatory and single storey extension to bedroom residential use.

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

78 - Warwick Odms

8

Existing cons is set on piths
with no extn below
proposal is to install under
this to create a larger
kitchen to the property
with double doors to garden

Also extension to rear of
g/f to create 2 new
bathrooms en suite to
the bedrooms.

→ almost full under
extension - but
at g/f only.

Double doors to garden from
existing elev + also
from new extension.

Extension goes ~~to~~ right
up to boundary → &
re elev on neighbour.
pitched roof on it

2 storey part looks a
bit like design -
esp the glazing
pattern.

SU: 13/12

reduced depth of ext - slightly adv.
no 80 - lead roof
make panes more vertical to
windows in extension.

Shored agent
22/12
Req he
confirm if
chris Mats
on bases of
+ 7 g/s or not
into only by
fox

SU
Mon 13th Dec
12:00 +
Klara
Mr. McAndrew

Exp
all 3



9

RBKC
District Plan Observations
CONSERVATION AND DESIGN

Address	78, Warwick Road	Appl. No.	99/2385/ALS	L.B.	-	C.A.	8	N	C ✓	S
Description	Rear ground floor extensions	Code	X							

1) Infill below conservatory:
- acceptable in principle but design detail not right, as too 'light' in feel (we don't want a 2 story conservatory look) and too horizontal & out of keeping with the vic. architecture of the area. I can advise.

2) bathroom extension:
- will need to be assessed on site for acceptability in principle. Detail - sloping roof rather odd & heavy, prefer shallower or flat roof (if OK in principle). Also rise of boundary wall may be a problem. Brick arch + fanlight glazing bar would also help to integrate better with orig. architecture.

J.
30/11/99

10

THE ROYAL
BOROUGH OF

NOTICE OF A PLANNING APPLICATION

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



**KENSINGTON
AND CHELSEA**

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

Exp 31/12

Reference: PP/99/02385/ALS

Date: 03/12/1999

10

78 Warwick Gardens, London, W14 8PR

Proposed ground floor extension under existing first floor conservatory and single storey extension to bedroom residential use.

APPLICANT KM Architecture and Development,

10 Dec 99 (PM) Railings.

John S.

K · M

ARCHITECTURE
DEVELOPMENT

CHARTERED ARCHITECTS • DEVELOPMENT CONSULTANTS
Jubilee Cottages, New Cut, Bures, Suffolk, CO8 5DG
Telephone: 01787 227263 Facsimile: 01787 228480

① PC ② ALS

21/12

11

Miss A Salmon
Planning Officer
Royal Borough Kensington & Chelsea
Planning & Conservation
The Town Hall
Horton Street
London W8 7NX

13 December 1999

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
②				21 DEC 1999			
APPLS	IC	REC	ARB	FWD PLN	CON DES	FEEs	

Dear Miss Salmon

**Proposed Alterations & Rear Extension to Ground Floor Flat, 78 Warwick Gardens,
London W14 Ref: DPS/DCC/PP/99/02385**

Further to our site inspection on Monday, 13 December 1999 with you and the Conservation Officer, we enclose four copies of our revised drawing 92349/A001A incorporating the following revisions, as agreed.

- 1 Fenestration to doors and windows revised to incorporate vertical emphasis.
- 2 Roof to proposed single storey extension changed to lead in lieu of slates.
- 3 Single storey extension set back 50mm from existing rear elevation.

We understand that, providing no objection to our proposals are received within the notice period, this application will be dealt with under delegated powers. We will contact you in the New Year to establish whether a delegated decision is possible.

Yours sincerely

KMcAndrew

Kenneth McAndrew
Cc JD Bardiger Ltd

Ⓐ COPY OF PLANS
TO INFORMATION
OFFICE

Anne,
This is fine.
Please condition carefully:
1) matching brick work
2) CGP
3) glazing frames to be slender
as doors & windows on the
rest of the elevation.

H. 21/12/99

replied
23/12

FLAT B

78 WARWICK GARDENS

KENSINGTON

LONDON W14 8PR

(12)

① ~~AL~~ PC + CB

② ACS

for reply
JEG 23/12

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

22 December 1999

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW.	SE	ENF	AO ACK
(A1) 23 DEC 1999							
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEEES	

Dear Sir,

Re: 78 WARWICK GARDENS
KENSINGTON W14 8PR
PP 992385

Further to my solicitors advice I wish to draw your attention to the fact that the existing raised ground floor conservatory has been the subject of a dispute for over 10 years with the freeholder.

We would request that no further building works are done until the legal confirmation of the structural condition and safety, and indeed the ownership are verified.

The existing conservatory forms part of my flat.

Yours
gratefully
Andrew Apps.

K.M

ARCHITECTURE
DEVELOPMENT

OPC ②ALS/9
24/12

CHARTERED ARCHITECTS • DEVELOPMENT CONSULTANTS
Jubilee Cottages, New Cut, Bures, Suffolk, CO8 5DG
Telephone: 01787 227263 Facsimile: 01787 228480

FACSIMILE TRANSMISSION ⑬

TO: MISS. A. SALMON • K+C • PLANNING 0171 361 3463.

DATE: 23 DECEMBER 1999 TOTAL NO. PAGES: TWO

SUBJECT: 78 WARWICK GARDENS. LONDON W14.

FURTHER TO OUR TELEPHONE CONVERSATION ON WEDNESDAY
23 DECEMBER 1999 WE CONFIRM THAT THE TENANTS TO
THE THREE FLATS AT 78 WARWICK GARDENS ALL HAVE
LEASES LONGER THAN 7 YEARS.

WE THEREFORE ENCLOSE THE COMPLETION CERTIFICATE B
+ CONFIRM THAT THE CLIENT'S SOLICITOR WILL BE
DOWNGRADING BY THREE NOTICES TO THE FOLLOWING:

- FLAT B MISS. J. G. APPIO
- FLAT C MRS + MRS. GARDNER
- FLAT D MRS. A.M. GIBBS.

REGARDS.

KMcAndrew

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
⑬		24 DEC 1999					
FILES	IO	REC	ARB	FWD PLN	CON DES	FEES	

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

14

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Judith Apple
Flat B,
78 Warwick Gardens,
London,
W14 8PR.

Switchboard: 0171-937 5464

Extension: 2085

Direct Line: 0171-361 2085

Facsimile: 0171-361 3463

29 December 1999

My reference: DPS/DCC/PP/99/2385/BB

Your reference:

Please ask for: Anne Salmon

Dear Madam,

Town and Country Planning Act 1990
78 Warwick Gardens, Kensington, W14

I refer to your letter dated 22nd December 1999 concerning the current application for the erection of an extension at basement level.

I note from your letter that the existing conservatory is the subject of a dispute with the freeholder. However, this is considered not to be a material planning consideration but an issue to be resolved between the relevant parties. It would appear that this conservatory has existed for more than four years, and that therefore it would be considered to be lawful.

I note your concern regarding any new proposals to extend the building. However, it is considered that the proposed extension would be unlikely to result in any significant loss of amenity to any neighbouring properties including the flats above.

I would confirm that the applicant has acknowledged that there are other flats within the building, and has signed Certificate B and notified the other owners of the property.

I would advise that the application is likely to be determined shortly under the Members' Panel procedure.

If you have any further queries concerning the proposal, please contact my assistant, Miss Salmon.

Yours faithfully,

M.J. French
Executive Director of Planning and Conservation

R

15



PP 992385

REAR GARDEN TO BE RETAINED



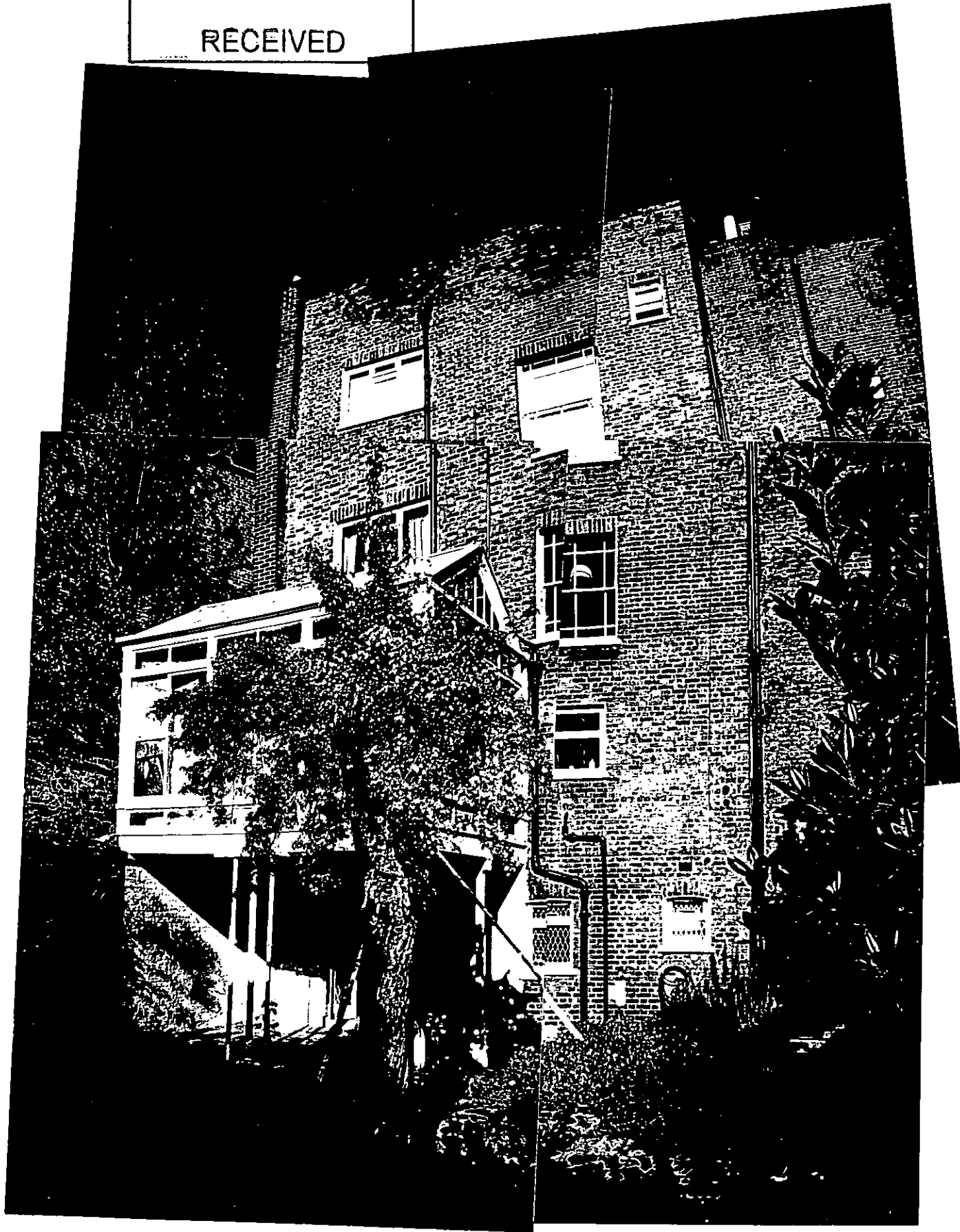
PHOTOGRAPHS 78 WARWICK GARDENS. LONDON W14
J. D. BARDIGER LIMITED . 92349 A002

FRONT ELEVATION - NO CHANGES

R.B.K. & C.
TOWN PLANNING
22 NOV 1999
RECEIVED

16

PP 992385



REAR ELEVATION .

REAR ELEVATION INDICATING FIRST FLOOR CONSERVATORY

PHOTOGRAPHS 78 WARWICK GARDENS . LONDON W14
J.D. BARDIGOR LIMITED 92349 A003