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PLANNING SERVICES APPLICATION

CONSULTATION SHEET

APPLICANT:

Mr. O.C. John,
4-4a Holly Mews,
off Drayton Gardens,
London
SW10 9RS

OBJECTORS
NOTIFIED
20 JAN 1999

APPLICATION NO: PP/99/02390

APPLICATION DATED: 20/09/1999

DATE ACKNOWLEDGED: 24 November 1999

APPLICATION COMPLETE: 24/11/1999

DATE TO BE DECIDED BY: 19/01/2000

SITE: 4-4a Holly Mews, Drayton Gardens, London, SW10 9RS

PROPOSAL: Proposed conversion of garage to dining room (change of use). Repositioning of front door to gain greater privacy and more balanced layout to ground floor.

ADDRESSES TO BE CONSULTED

- 1.
2. Other properties in Holly Mews.
3.
4. 67-73 Drayton Gardens.
5.
6. 9 Shuttle Grove.
7.
8.
9. Flats 1-11 Drayton Gardens.
10.
11. 71A Drayton Gardens
12. Flats 1-4 71 Drayton Gardens.
13.
14. 73 Appt & premises Drayton Gardens
15. 73B Drayton Gardens

3 Holly Mews flat grd
flat 1st flr.
5 - " - 1
6 - " - 1

9, 9A, 9B, 9C, 9D, 9E, 9F
-> flat 1st floor 9C Shuttle Grove.
- 2nd flr 9C
- 3rd flr 9C

31
AM
26/11

Table with 2 columns: CONSULT STATUTORILY and ADVERTISE. Rows include HBM, DoT, Neighbouring Local Authority, etc.

10M
25/11

DEVELOPMENT CONTROL

TECHNICAL INFORMATION



ADDRESS 4-4A Holly Mews.
Drayton Gardens.

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POLLING DISTRICT MB PP992390

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

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:

24 NOV 1999

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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



KENSINGTON
AND CHELSEA

MEMORANDUM

TO: FOR FILE USE ONLY

From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION

My Ref: PP/99/02390/NB
Room No:

CODE SL

Date: 25 November 1999

DEVELOPMENT AT:

4-4a Holly Mews, Drayton Gardens, London, SW10 9RS

DEVELOPMENT:

Proposed conversion of garage to dining room (change of use). Repositioning of front door to gain greater privacy and more balanced layout to ground floor.

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 CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

9

**THE ROYAL
BOROUGH OF**

Executive Director M J FRENCH FRICS TP MRTPI Cert TS



FILE COPY

2699

0171-361- 2699

Switchboard: 0171-937-5464

Extension:

Direct Line:

Facsimile: 0171-361-3463

Date: 26 November 1999

**KENSINGTON
AND CHELSEA**

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCSW/PP/99/02390/NB

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: 4-4a Holly Mews, Drayton Gardens, London, SW10 9RS

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

Proposed conversion of garage to dining room (change of use). Repositioning of front door to gain greater privacy and more balanced layout to ground floor.

Applicant

**Mr. O.C. John, 4-4a Holly Mews, off Drayton Gardens, London
SW10 9RS**

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

RBK&C TRANSPORTATION COMMENTS

PP Number: 99/2390	Address: 4-4a Holly Mews	Date of obs: 29 Nov 1999 \	
Proposal: Proposed conversion of garage to dinning room (change of use). Repositioning of front door to gain greater privacy and more balanced layout to ground floor.		Obj ✓ see notes	No Obj

File Number TF/202/H	Initial Observations		Transportation Officer: Steve Lauder	D C Officer: NB
	Full Observations	✓		

Supplementary information:
N/A

Comments:

- The planning application refers to Holly Mews as a private road, however I can find no evidence to support this claim, and so far as the Council is concerned Holly Mews is a public highway, and is maintainable at public expense.
- The dimensions of the existing garage (2.3m x 3.8m) do not satisfy the council's minimum standards for an off-street parking space.
- The garage, in it's present form could only accommodate vehicles from the '*mini segment*' of the car market (vehicles not exceeding 3.05 metres in length, these accounted for less than 1% of the car market in 1996), and some vehicles from the '*Supermini segment*' (vehicles not exceeding 3.81 metres in length, these accounted for 27% of the car market in 1996).
- I have searched the planning history of the property and can find no record of a condition relating to the use of the garage.
- Policy number TR46 of the UDP states that we are 'to resist development which would result in the loss of off-street residential parking'. In line with this policy I am minded to raise an objection. Although the size of the garage restricts the type of car which it could accommodate, the principle of resisting the loss of off-street parking should be clearly made. However the sub-standard size of the garage, and absence of an appropriate condition, could make it more difficult to sustain an objection at appeal.
- I note from the 'ground floor plan proposed' that there is an intention to build out over the public highway (a bay window possibly). This aspect of the proposal would require the applicants to apply to the Government Office for London for a stopping up order, prior to the commencement of any works. The applicants **must** be advised of this requirement.

Relevant policies: TR46

Recommendation: Objection (see ob's)

Signed: *[Signature]*

~~would not object~~

Object, but don't consider it sustainable



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RBKC

District Plan Observations CONSERVATION AND DESIGN

Address 4-4a, Holly messes	Appl. No. 99/2390 / NR	L.B. -	C.A. -	N C SH ✓
Description Elev - alts.	Code EA			

Loss of garage doors is regrettable, but I cannot object ~~and~~ as not in a conservation area.

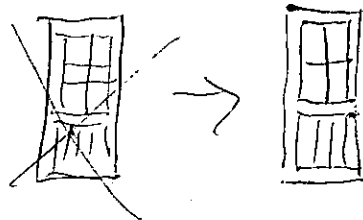
Detail fine on the whole but could suggest 2 improvements:

- 1) the glazed sections ~~of~~ of the bay below the windows would be better in vertical timber boarding panels



to match the ^{BIN STORE} gate rather than brickwork.

- 2) The glazing pattern to the 1st floor doors should omit one of the horizontal glazing bars i.e.



C. 8/12/95

14

SV NB 9.12.99

2 storey resid on e side of Drayton Gardens. Props on Thistle Grove and DG to rear.
Flat roof.

New windows prop - timber, existing are upvc - definite improvement.
Bins to be beneath bay.

Neighb at no. 5 has 2 brick bays - no garage

No. 6 has garage that extends out to same line as bay ie further than exist garage at no.
4. Ditto no. 3. Bay would remain under first floor balcony.

Rear of 9A/9B Thistle Grove has single storey X (double width).

ie 3 garages left for four props, one would be lost.

15 AL
1299

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RECEIVED BY PLANNING SERVICES									
EX DIR	HDC	N	C	SW	SE	ENF	D	CK	
15 DEC 1999									
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES			

5 Holly Mens
London SW10 9RS.

12th December 1999

Dear Sir

4 & 4a Holly mens, London, SW10 9RS.

Your Ref: DPS/DCSW/PP/99/02390/NB

We refer to the above, and although in general welcome the proposed plans for 4 & 4a Holly mens have two reservations about the planned conversion as set out in the planning application.

Firstly: The conversion of the garage into a dining room will result in an increase in noise levels, where before the garage acted as a 'buffer'. As noise travels well between these buildings we would request that the planning consent would include a stipulation for adequate sound proofing to the party wall adjoining 5 Holly mens.

Secondly: The planning application includes the installation of a bay window to be 'in

P.T.O.

Keeping with the adjoining property'. The proposed bay window will be only inches away from our own and will allow our sitting room to be closely overlooked, seriously compromising our privacy. We would therefore request that the planning consent (if given) would include a stipulation which stated that the side of the proposed bay window closest to 5 Hollymead should not contain a window of any description.

We hope you will seriously consider our reservations

Yours faithfully

Susan Bennett

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* PLEASE FIND ENCLOSED THE FOLLOWING.

- REVISED ELEVATIONS OF 4-42 HOLLY MEWS X4.

THANK YOU VERY MUCH FOR YOUR HELP & PATIENCE ON THIS PLANNING APPLICATION.

HOPEFULLY IT SHOULD GOOD SMOOTHLY.

I LOOK FORWARD TO HEARING FROM YOU

YOURS SINCERELY.

OLIVER C. JOHN.

NB

COPY OF PLANS
TO INFORMATION
OFFICE PLEASE

99/2390

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
80				10 JAN 2000			
				IO	REC	AND	FWD PLN



18A



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