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Hans

PLANNING SERVICES APPLICATION

CONSULTATION SHEET

5

APPLICANT:

Timson Garah Nielsen Architects,
32 New Kent Road,
London
SE1 6TJ

APPLICATION NO: PP/99/02479/SQ

APPLICATION DATED: 01/12/1999

DATE ACKNOWLEDGED: 8 December 1999

APPLICATION COMPLETE: 08/12/1999

DATE TO BE DECIDED BY: 02/02/2000

SITE: 128/130 Walton Street, London, SW3 2JJ

PROPOSAL: Reverse conversion of three flats back to original two town houses with rear extension for continued residential occupation.

ADDRESSES TO BE CONSULTED

- 1. 126 WALTON STREET, SW3
- 2. 130 "
- 3. 132+A "
- 4. 49 "
- 5. 51 "
- 6. 53 "
- 7. 55 "
- 8. 41 EGERTON CRESCENT, SW3
- 9. 42 "
- 10. 43 "
- 11.
- 12.
- 13.
- 14.
- 15.

11
BB
8/12

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

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BB
8/12

DEVELOPMENT CONTROL

TECHNICAL INFORMATION

ADDRESS 128 & 130 Walton St

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PP 992479

POLLING DISTRICT B.

THE ROYAL BOROUGH OF



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 | | | | | | |
| 18. | | | | | | | | | | | | | | | | |

| |
|---|
| 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/99/02479/SG

CODE A1

Room No:

Date: 8 December 1999

DEVELOPMENT AT:

128/130 Walton Street, London, SW3 2JJ

DEVELOPMENT:

Reverse conversion of three flats back to original two town houses with rear extension for continued residential occupation.

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

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**THE ROYAL
BOROUGH OF****Executive Director M J FRENCH FRICS TP MRTPI Cert TS**

File Copy

2585

0171-361- 2585

Switchboard: 0171-937-5464

Extension:

Direct Line:

Facsimile: 0171-361-3463

Date: 8 December 1999

**KENSINGTON
AND CHELSEA**

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCSE/PP/99/02479/SG

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990**Proposed development at: 128/130 Walton Street, London, SW3 2JJ**

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

Reverse conversion of three flats back to original two town houses with rear extension for continued residential occupation.

Applicant

**Timson Garah Nielsen Architects, 32 New Kent Road, London
SE1 6TJ**

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

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/99/02479/SG

Date: 21/12/1999

128/130 Walton Street, London, SW3 2JJ

Reverse conversion of three flats back to original two town houses with rear extension for continued residential occupation.

APPLICANT Timson Garah Nielsen Architects,

Front ratings
21/12 SG



J/AD

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RBKC District Plan Observations CONSERVATION AND DESIGN

| | | | | |
|-------------------------------|-------------------------|------|------|-------------|
| Address 128/130 WALTON ST | Appl. No. 99/2479/56 | L.B. | C.A. | N C S |
| Description Rear extension | Code | | | |

A site visit is requested here

I would object to the additional roof extension on No 130. The roof extension on No 128 is unfortunate and unwellcome and should not be used as a precedent for similar works

My other concerns are

- The extensions are more than half-width of the plot and do not appear subordinate to the building.
- The garden level roof extension should normally be a low level structure
- The height of the extensions appear too excessive and exceeds the line agreed in the consent further along the terrace.

Before we go out on site can we discuss the previous consent on this property 97/0821

GP (22/12/99)

Top copy to case file; second retained by Design Officer

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

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Nick Timson
Timson Garah Nielson Architects
32 New Kent Road
London
SE1 6TJ

Switchboard: 0171-937 5464
Extension: 2585
Direct Line: 0171- 361 2585
Facsimile: 0171- 361 3463



**KENSINGTON
AND CHELSEA**

14th February 2000

My reference: PP/99/2479

Your reference:

Please ask for: Sarah Gentry

Dear Mr Timson,

**Re: Town and Country Planning Act 1990
128/30 Walton Street, SW3**

I refer to your application for the above property.

As discussed at your site meeting on 10th January 2000, I confirm that the proposed height and width of the proposed extension needs to be reduced.

Please forward any revised drawings to reach the Council within the next 7 days. If no additional information is received by that date, a decision will be made on your application as it stands.

Please contact the above named officer if you have any queries.

Yours sincerely,

Bruce Coey
for Executive Director, Planning and Conservation

Advised by
phone 14/2
- wants refusal.

128 Walton Street
London
SW3 2JJ

13

Day; (0)20 7 417 4359
Eve; (0)20 7581 1021

~~10/17~~

July 5, 2000

Per Ache / (SU)

Dear Ms. Gentry,

Please find enclosed the plans as discussed on the telephone. Taking into account your comments and the refusal of planning permission for a 3 storey extension, I have made some crude amendments to the plans;

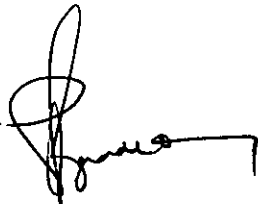
1. The change to the height of the rear extension, reduced as it is from 3 floors to 2.
2. The widening of the Lower ground extension at the rear of 130 Walton Street from half width to the full width.

I would be very grateful for your views after discussions with the Conservation officer, Gwyn Richards.

I also wanted to clarify a conversation that you had with Adam Linton, regarding no need for a planning application for the conversion of 128/130 Walton Street from 3 flats to 2 houses, if the sequence of conversion conforms to the following; the front door of 130/ railings and steps up to front door are inserted prior to the construction of party walls.

I look forward to hearing from you in the near future,

Yours sincerely,



Shaun Baddeley

| RECEIVED BY PLANNING SERVICES | | | | | | | |
|-------------------------------|-----|-----|-----|------------|------------|------|-----------|
| EX DIR | HDC | ~ | C | SM | SE | ENF | AO ACK |
| (88) 10 JUL 2000 | | | | | | | |
| APPLS | PLN | REC | APP | FWD PLN | CON DES | FEES | |

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

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**THE ROYAL
BOROUGH OF**



**KENSINGTON
AND CHELSEA**

Shaun Baddeley
128 Walton Street
London
SW3 2JJ

Switchboard: 020-7937 5464
Extension: 2585
Direct Line: 020 - 7361 2585
Facsimile: 020- 7361 3463

4th August 2000

My reference: DC/SE/SG/PP/99 Your reference:
/2479

Please ask for: Sarah Gentry

Dear Mr Baddeley,

**Re: Town and Country Planning Act 1990
128/30 Walton Street, SW3**

I refer to your letter dated 5th July 2000 regarding the above property.


I confirm that a two storey rear extension to this property is likely to be considered acceptable. A full width extension at lower ground level is also likely to be acceptable, although a glazed section to the side of the two storey extension would be preferable to a full width solid extension. This would be in line with the planning permission granted on 19th March 1998 (TP/97/821).

I confirm that the conversion of the property from three flats into two dwelling houses will not require planning permission. With regard to any external alterations to the front elevation, these will require planning permission unless the properties are converted into two single family dwelling houses prior to the external alterations being carried out.

Please contact the above named officer if you have any queries.

The advice given in this letter is intended to help you with your application and is offered without prejudice to the formal decision of the Council.

Yours sincerely,


MJ French
Executive Director, Planning and Conservation

R

020 7431 9527

5/29/01

15

38 Frognal Lane
London
NW3 6PP

25th January 2001

Ms Sarah Gentry
Planning and Conservation
The Royal Borough of Kensington and Chelsea
The Town Hall, Horton Street
London W8 7NX.

| RECEIVED BY PLANNING SERVICES | | | | | | | |
|-------------------------------|-----|-----|-----|---------|---------|-------|--------|
| EX DIR | HDC | N | C | SW | SE | ENF | AO ACK |
| 29 JAN 2001 | | | | | | | (63) |
| APPEALS | IO | REC | ARB | FWD PLN | CON DES | FEEES | |

Dear Ms Gentry,

130 Walton Street London SW3 2JJ - rear extension.

Pc Berk (50)

When we met recently, I agreed to send to you a copy of the plans to which we will be working when converting the above. I have recorded on the plans the dimensions to which we propose to work on the extension and you kindly said you would confirm that the dimensions shown are in accordance with the planning consent for the conversion. (Two copies of the plans enclosed, one with the dimensions marked in red).

I look forward to hearing from you in due course.

Yours sincerely,

John Trueman.

jft/st

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- 112 - 0 cases
- 114 - 2 storey rear ext basement + g/f 9/9/98 (98/1054)
- 116 - realignment rear ext basement/gf + 1st flr. 20/4/94 (94/418)
- 118 - rear extension basement + g/f 14/11/94 (94/1077)
basement consv
- 120 - 0 cases
- 122 - ~~1st flr~~ rear extension ~~7/5/82~~ 8/4/86
- 124 - 1st floor rear exts 7/5/82
- 126 - 0 cases

- 128-30 - rear extension basement + g/f 19/3/98 (97/821)
conservatory basement

- 132 - } 2 storey rear extension at basement + g/f 26/1/95 (94/2078)
new flat roof over 132 + part 134.
- 134 - }
- 136 - 2 storey rear extension 6/11/85 (85/1827)
(g/f consv refused 26/1/95 94/2466)
- 138 - 0 cases
- 140 - 0 cases
- 142 - 0 cases
- 144 - rear extension basement + g/f 15/8/96 (95/2442)
consv basement

* 1st flr rear extension APPEAL dismissed 15/4/92 (97/2352)