

PLANNING SERVICES APPLICATION

CONSULTATION SHEET

Deal with
10/12/99

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APPLICANT:

FGC Architects,
200 Regents Park Road,
London
NW1 8BE

APPLICATION NO: PP/99/02485 / 110

APPLICATION DATED: 30/11/1999 DATE ACKNOWLEDGED: 9 December 1999

APPLICATION COMPLETE: 09/12/1999 DATE TO BE DECIDED BY: 03/02/2000

SITE: 29 Holland Villas Road, London, W14 8DH
PROPOSAL: Proposed rear and side extensions at lower and upper ground levels and alteration to second floor.

ADDRESSES TO BE CONSULTED

- 1.
- 2. 28, 30, 31 Holland Villas Road, W14
- 3. 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 31 Holland Villas Road, W14
- 4. 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 31 FIATS 1-6 + 8A
- 5.
- 6.
- 7.
- 8.
- 9. 106-114 (even) Holland Road, W14
- 10.
- 11. 110 - MSTTE 1/S & ROOMS 6-14
- 12. 112 - 5 UNITS (BSMT - 3RD FIK)
- 13. 114 - FIATS 1-6
- 14.
- 15.

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1/9/10/12

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

✓

1/9/10/12

DEVELOPMENT CONTROL

TECHNICAL INFORMATION

ADDRESS 29 Holland Villas Road.

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PP992485

POLLING DISTRICT H

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 |

C

Conservation Area	HB	CPO	TPO	AMI	MDO	MOL	SBA	Unsuitable for Diplomatic use		PSC	LSC	AI	SV	SNCI	REG 7	ART IV
								C	N							
5			5/82													

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:

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MEMORANDUM

TO: FOR FILE USE ONLY

**From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION**

My Ref: PP/99/02485/KO

CODE A1

Room No:

Date: 10 December 1999

DEVELOPMENT AT:

29 Holland Villas Road, London, W14 8DH

DEVELOPMENT:

Proposed rear and side extensions at lower and upper ground levels and alteration to second floor.

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

2771

0171-361- 2771

Switchboard: 0171-937-5464

Extension:

Direct Line:

Facsimile: 0171-361-3463

**KENSINGTON
AND CHELSEA**

Date: 10 December 1999

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCC/PP/99/02485/KO

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: 29 Holland Villas Road, London, W14 8DH

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 rear and side extensions at lower and upper ground levels and alteration to second floor.

Applicant

**FGC Architects, 200 Regents Park Road, London
NW1 8BE**

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:

- (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/99/02485/KO.

Date: 17/12/1999

29 Holland Villas Road, London, W14 8DH

Proposed rear and side extensions at lower and upper ground levels and alteration to second floor.

APPLICANT FGC Architects,



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RBKC District Plan Observations CONSERVATION AND DESIGN

Address 29, Hlland Villas Road, W4 8DH	Appl. No. PP/99/02485	ICO /CO	L.B. /	C.A. /	Name C ✓ S ✓
Description Proposed rear of side extension at base of upper ground		Code			

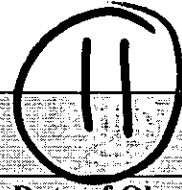
levels of alteration to 2nd floor.

The proposals are largely conventional - & will need to be considered in relation to earlier referrals. (Active)

Would suggest an internal meeting, prior to progressing the application, may be advisable to recommend refusal. (Embassy status may preclude that approach)

HB
10.1.2000

RBKC ARBORICULTURAL OBSERVATIONS



Address		Application No.	DC Officer	Date of Obs
29 Holland Villas Road		99/02485	KO	27/01/00
Development			Obj.	No Obj.
Rear and side extensions.				No objections
Status of Tree(s):				
C.A. No.(if any)	T.P.O. No. & Details (if any)		Tree Work Applications	
5	73. T1 Plane. T2 Horse Chestnut 5/82 All trees.			
Comments:				

The trees on this site will not be directly affected by the proposed extension works to the property. However it is possible that they will be affected by the use of the garden as a working area by the builders.

Therefore standard condition C21 should be made to ensure the trees are adequately protected throughout the development.

It will also be necessary to prune some trees on site to allow access for construction works. Standard condition C23 should be made to control any pruning required.

Signed: *Steven Parish* Date: 27/1/00
 Steven Parish
 Arboricultural Officer.

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 Dip TP MRTPI Cert TS



**KENSINGTON
AND CHELSEA**

Mr. F. Chinnery,
FGC architects,
200 Regents Park Road,
London,
NW1 8BE.

Switchboard: 0207-937 5464
Extension: 2771
Direct Line: 0207-361 2771
Facsimile: 0207-361 3463

25 May 2000

My reference: **DPS/DCC/KO**
PP/99/2485

Your reference:

Please ask for: **Ms. K. Orme**

Dear Sir,

Town and Country Planning Act 1990

29 Holland Villas Road, W14.

I write with regard to your current planning application relating to the above property which has been held in abeyance for a considerable amount of time. I can confirm that I propose to withdraw this application unless you contact the case officer, Ms. Orme, within fourteen days from the date of this letter.

Yours faithfully,

Derek Taylor,
Area Planning Officer for the
Executive Director, Planning and Conservation.

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Front View

Rear View

