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PLANNING SERVICES APPLICATION

CONSULTATION SHEET

APPLICANT:

Regis Group Plc,
Warrior Square,
Southend-on-Sea,
Essex
SSI 2WS

APPLICATION NO: PP/99/02486/AJF

APPLICATION DATED: 02/12/1999

DATE ACKNOWLEDGED: 9 December 1999

APPLICATION COMPLETE: 09/12/1999

DATE TO BE DECIDED BY: 03/02/2000

SITE: 18 Beaufort Gardens, London, SW3 IPS

PROPOSAL: Proposed rear extension. Providing new amenities and accommodation.

ADDRESSES TO BE CONSULTED

- 1. 17 BEAUFORT GARDENS SW3 Flats 1-7 + 8B.
2. 18 Flats 1, 1-12, 14-16 + 18A.
3. 19 Flats 1, 1-7
4. 13 BROMPTON PLACE SW3 Beaufort Cottage.
5.
6.
7.
8.
9.
10.
11.
12.
13.
14.
15.

32
EBB
13/12

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
EBB
13/12

DEVELOPMENT CONTROL

TECHNICAL INFORMATION

ADDRESS 18 BEAUFORT GARDENS

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THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

POLLING DISTRICT R

PP992486

- | | | | | |
|-----|--|--------|--|----|
| HB | Buildings of Architectural Interest | LSC | Local Shopping Centre | SE |
| 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							
13A																	

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:
no history

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MEMORANDUM

TO: FOR FILE USE ONLY

**From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION**

My Ref: PP/99/02486/AJF

CODE A1

Room No:

Date: 13 December 1999

DEVELOPMENT AT:

18 Beaufort Gardens, London, SW3 1PS

DEVELOPMENT:

Proposed rear extension. Providing new amenities and accommodation.

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

Executive Director M J FRENCH FRICS TP MRTPI Cert TS

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**THE ROYAL
BOROUGH OF**



**KENSINGTON
AND CHELSEA**

File Copy

3260

0171-361- 3260

Switchboard: 0171-937-5464

Extension:

Direct Line:

Facsimile: 0171-361-3463

Date: 13 December 1999

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCSE/PP/99/02486/AJF

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: 18 Beaufort Gardens, London, SW3 1PS

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 extension. Providing new amenities and accommodation.

Applicant

**Regis Group Plc, Warrior Square, Southend-on-Sea, Essex
SS1 2WS**

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 W.8.** 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, W.8.** 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



**KENSINGTON
AND CHELSEA**

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:

NOTICE OF A PLANNING APPLICATION
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.

NOTICE OF A PLANNING APPLICATION SCHEDULE

Reference: PP/99/02486/AJF

Date: 17/12/1999

18 Beaufort Gardens, London, SW3 1PS

Proposed rear extension. Providing new amenities and accommodation.

APPLICANT Regis Group Plc,

Front railings
21/12 SG

NOTICE OF A PLANNING APPLICATION



RBKC
District Plan Observations
CONSERVATION AND DESIGN

Address 18, Beaumont Gardens	Appl. No. 99/2486/AJ#	L.B. -	C.A. BX	N C S
Description Rear extension	Code	X	10	

The rearward extensions of the existing projections at the 1/2nd floor, + 2nd floor levels and further extensions at 3rd, 4th + mezzanine above amount to a massive rear extension. Clearly we shall have to erect on site what exists nearby (+ perhaps approved recently?) but as far as this proposal goes, the proposed rear extension towering above the main original building roofline is just not on. (A duck back effect, not suburban.) What is the dotted planning application of shown on the drawing? I have no file for this. This if approved will change our view of it totally. Can we discuss please. Details/materials not really given, will need to discuss.

B

22/12/99

Top copy to case file; second retained by Design Officer