

7

PLANNING SERVICES APPLICATION

CONSULTATION SHEET

APPLICANT:

Congreve Horner,
108 Fulham Palace Road,
London
W6 9PL

APPLICATION NO: PP/99/02488

APPLICATION DATED: 11/11/1999

DATE ACKNOWLEDGED: 9 December 1999

APPLICATION COMPLETE: 09/12/1999

DATE TO BE DECIDED BY: 03/02/2000

SITE: 63 Portland Road, London, W11 4LJ

PROPOSAL: 1- Bringing basement and second storey flats into one occupation.

2- Altering rear elevation.

3- Forming access to flat roof.

Amalgamation of basement and top (second) floor into a single unit of residential occupation, formation of rooftop stair housing and other roof alterations, together with elevator alterations at rear basement level.

ADDRESSES TO BE CONSULTED

- 1. 59, 61, 63, 65, 67 Portland Rd
2.
3. 8, 10, 12, 14 Pottery Lane 8 (OFFICE), 10 (GARAGE + STORE) 12/14 (GARAGE, STUDIO + OFFICES)
4.
5. 34, 36, 38, 40, 42 Portland Rd 34, 36A, 36B, 36C, 38, 40, 40A, 42
6.
7.
8. 59, 61 (BSMT, GRND, 1ST/2ND FLOOR) 63 (BSMT, 1ST, 2ND) 65A,
9.
10. 65 (GRND, 1ST, 2ND) 67
11.
12.
13.
14.
15.

27
CT
10/12/99

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
CT
10/12/99

# DEVELOPMENT CONTROL

## TECHNICAL INFORMATION

THE ROYAL BOROUGH OF

ADDRESS 63 PORTLAND ROAD



will.

POLLING DISTRICT F PP992488

PP992133

KENSINGTON AND CHELSEA

N

- |     |  |        |  |
|-----|--|--------|--|
| 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							
2								✓									

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	

<b>Daylighting</b>	Complies	
	Infringes	

<b>Car Parking</b>	Spaces required	
	Spaces proposed	

**Notes:**

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MEMORANDUM

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**TO: FOR FILE USE ONLY**

**From: EXECUTIVE DIRECTOR  
PLANNING & CONSERVATION**

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**My Ref: PP/99/02488/ZL**

**CODE A1**

**Room No:**

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**Date: 10 December 1999**

**DEVELOPMENT AT:**

**63 Portland Road, London, W11 4LJ**

**DEVELOPMENT:**

**Amalgamation of basement and top (second) floor into a single unit of residential occupation, formation of rooftop stair housing and other roof alterations, together with elevational alterations at rear basement level.**

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

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**PLANNING AND CONSERVATION**

THE TOWN HALL HORNTON STREET LONDON W8 7NX

---

Executive Director M J FRENCH FRICS TP MRTPI Cert TS

10

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**THE ROYAL  
BOROUGH OF**



**KENSINGTON  
AND CHELSEA**

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**THE OCCUPIER  
FILE COPY**  
0171-361- 2734

Switchboard: 0171-937-5464  
Extension: 2734  
Direct Line:

Facsimile: 0171-361-3463  
Date: 10 December 1999

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My reference:

Your reference:

Please ask for:

My Ref: DPS/DCN/PP/99/02488/ZL

Planning Information Office

Dear Sir/Madam,  
**TOWN AND COUNTRY PLANNING ACT 1990**

**Proposed development at: 63 Portland Road, London, W11 4LJ**

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**

**Amalgamation of basement and top (second) floor into a single unit of residential occupation, formation of rooftop stair housing and other roof alterations, together with elevational alterations at rear basement level.**

**Applicant**

**Congreve Horner, 108 Fulham Palace Road, London  
W6 9PL**

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**

Free/ucky

Joe

99/2488

29 NOV 2000

(12)

Can we reissue  
deed in these people's  
name today. Thanks.

Tim Williams.

DAMO Architects  
159 Mortlake Road,  
Kew, Richmond T59 4AW  
0208 392 6459

re 63 Portland  
Road.

re recent  
refusal.

Lestey

**MESSAGE FORM**

ⓑ

To Zoe

**WHILE YOU WERE OUT**

M Jonathan Franklin

of \_\_\_\_\_

Tel. No 0171 2211047

CALLED TO SEE YOU	<input type="checkbox"/>	PLEASE RING	<input checked="" type="checkbox"/>
TELEPHONED	<input checked="" type="checkbox"/>	PLEASE VISIT	<input type="checkbox"/>
WANTS TO SEE YOU	<input type="checkbox"/>	WILL RING YOU	<input type="checkbox"/>
URGENT	<input type="checkbox"/>	WILL CALL AGAIN	<input type="checkbox"/>

re 63 Romand Rd

Message

(He's a neighbour who  
lives in the same  
building)

Signed \_\_\_\_\_

Date 15/12 Time 2.15

Tel: 0171 229 6576

Top Flat  
63 Portland Rd  
London W11 4LJ

(72)

17<sup>th</sup> December 1999  
20/12/99

(14)

Director of Planning  
& Conservation

Dept. 705

Room 325

The Town Hall

Hornton Street

London W8 7NX

RECEIVED BY PLANNING SERVICES									
EX DIR	HDC	N	C	SW	SE	ENF	AD ACK		
(65)		20 DEC 1999							
		REC	ARB	FWD PLN	CON DES	FEEB			

Dear Sir or Madam,

Re: 63 Portland Road W11 4LJ

I am writing to inform you that I will now be the contact for further matters arising in relation to our planning application for work to the top and basement flats.

Following from my conversation



(15)

yesterday with the Development Control officer for the area, Mrs. Lincok, I would also like to clarify the situation with regard to the use of the word 'amalgamate' in the description of the proposed works -

We will in fact be occupying the two flats, but as separate units paying respect to the fact that there are two other occupiers of the building. Given the physical separation of the flats at the top and basement of the building, amalgamation of the units is physically impossible and I regret the use of the word in the description of the proposed works.

16

I hope that this goes some way towards clarifying our intentions and look forward to meeting officers on site to go through the proposed works.

Yours sincerely

Miss Gail Mayhew



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# RBKC District Plan Observations CONSERVATION AND DESIGN

Address 63, Ballard Road, W11	Appl. No. <i>Z</i> PP/99/02488	L.B. —	C.A. 2	N/C/S ✓ C S
Description Major building alterations.		Code		

The main alterations to the building, externally, seem to be the infilling of the valley roof parapet, & the addition of a roof level stair enclosure. Could we need a note to clarify these alterations, & to appear the proposals in the context of the existing roofscape - & the rear terrace as a group?

THB

10. 1. 2000.



AMD 159 Mortlake Road Kew Surrey TW9 4AW 0181 392 6459 F 0181 392 6458 e mail AM.Design@dial.pipex.com

ZL

Booth  
H.ack

28<sup>th</sup> January, 2000

18

✓  
LT  
1/2/2000

Ms Zoe Laycock  
Royal Borough of Kensington and Chelsea  
Planning Department  
Kensington Town Hall  
Hornton Street  
London W8 7NX

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
ZL 1 - FEB 2000							
				FWD	CON	FEES	

Dear Ms Laycock

**Re : Planning Application for 63 Portland Road W11 - Ref no- PP992488  
Revised Drawings**

Further to our meeting at the above site on 13 January, please find enclosed revised drawings of the above property for your kind attention.

With regard to the rear elevation, the majority of the work to be carried out will concern the top floor and proposed roof modifications. However, at Basement level, an existing door is to be widened with a glazing pattern designed to be in keeping with the windows directly above. As can be seen from the drawings, the existing external water tank will remain, as this services the entire property.

The view from the roof indicates that virtually all properties to the rear of this property (in Princedale Rd) have created varying roof terrace conversions with associated access stairways and structures. In addition, other houses in the same row in Portland Road have created roof terraces.

We are very aware of the Conservation Area status of the row and in fact the surrounding area and agree to adhere to all requirements to ensure that the above modifications and associated making good works are carried out sensitively and with due care and attention to matching the original materials and details.

This will in deed significantly improve the current situation where brickwork is deteriorating and chimneys are crumbling. The external chimneys will be renovated to their original designs as part of the proposed works helping to preserve the overall silhouette of the roofscape.

The proposed roof terrace will be visible only by those properties who have themselves created such modifications (or from the air!).

The front elevation to Portland Road will remain wholly intact and no element of the roof terrace will be visible from either Portland Road or from the upper levels of the properties opposite. The aim, in fact, is to create a relatively private external space as a release from the relatively low-ceilinged space of the top floor apartment. In addition, it is desirable to increase the daylight provision to the rear of the top floor apartment and in this regard the rear window is to be increased in height in a style and in materials to match the existing window adjacent. Proportions of window panes, window frame, glazing bars and curved head details, etc all to match the existing window adjacent.

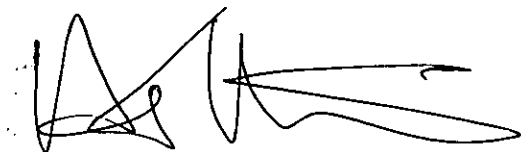
19

The access stair structure is to be roofed and clad in lead in order to appear neutral and to maintain a high quality finish in keeping with the best of the similar developments visible nearby. The roof terrace itself will be paved in a neutral paver again to minimise the potential for visual disharmony with the neighbouring roof finishes.

Finally, we understand that there have been no comments received from neighbours or interested third parties during the public consultation period. We certainly believe these works do not interfere with the amenity of any of the neighbouring properties nor the historic character of the properties in the area.

We trust the above meets with your approval however we would be happy to discuss any points requiring further clarification as necessary.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Andrew Martin', with a long horizontal flourish extending to the right.

**Andrew Martin**  
AMD

cc Gail Mayhew





AMD 159 Mortlake Road Kew Surrey TW9 4AW T 0181 392 6459 F 0181 392 6458 Email AMD.gb @dial.pipex.com

21

22

Bedie  
H. adk

6<sup>th</sup> April, 2000

Ms Zoe Laycock  
Royal Borough of Kensington and Chelsea  
Directorate of Planning Services  
Department 705  
The Town Hall  
Hornton Street  
London

W8 7NX

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	IN	C	SW	SE	ENF	AO ACK
92		13 APR 2000					
LOANS	IO	REC	ARB	FWD PLN	CON DES	FEES	

CT  
13/4/00

Dear Ms Laycock

R.B.K.& C.

**RE: 63 Portland Road, London, W11**  
Planning Application and Conservation Area Consent  
Ref N<sup>o</sup>: PP992488

Following your recent telephone conversation with Andrew Martin of this office regarding the above Planning Application, we write to confirm our response and proposed way forward.

We are willing and happy to agree to alter the proposed rear elevation to incorporate a railing balustrade to the proposed roof terrace in order to maintain the original line of the brick wall and butterfly roof. The railing will be set back to align with the interior face of the external brick wall as suggested.

With regard to your indication that the proposed access to the roof terrace would not receive planning approval/conservation area consent, we confirm that it is our strong belief that this proposal will in no way interfere with the historic qualities of the terrace nor impose any significant loss of amenity to the neighbouring properties or the local area.

We refer you to our supporting letter dated 28<sup>th</sup> January, 2000 which accompanied our revised planning application which outlines our views on this matter (copy enclosed for reference).

Your alternative suggestion to create an access hatch to the roof is not viewed as appropriate by our client who, with small children feels that such an alternative would neither be safe nor appropriate to the building. In fact, this alternative was previously discussed and rejected as part of our design process on the grounds of not providing a solution of sufficient integrity or quality appropriate to the conservation area status of the terrace.

In summary, the proposed minimal construction enabling access to the roof terrace is set behind an existing chimney breast (which is to be fully repaired/restored) ensuring it is not affecting the immediate neighbour's privacy or (sun)light. The access is set in from the rear elevation in order not to disrupt the rhythm of the rear elevation of the row of terraces or overshadow the gardens below. The whole construction is not visible from either the front elevation or the top floors of the buildings opposite (which incidentally are roofed in a way which does not enable future roof terraces and therefore ensures this proposed roof terrace will remain invisible from the neighbours opposite in Portland Rd).

We feel confident that the proposal before you, with the agreed amendment to the rear elevation to incorporate the guard rail, is both considered and appropriate with minimal impact on the amenity of the conservation area.

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In view of the many precedents on the roofs of the surrounding neighbouring properties to the rear (in Princedale Rd) and adjacent in the row, the lack of impact on the terrace and the care and attention which has been paid to the currently proposed design, our client has made it clear that they are prepared to go to appeal if necessary and we would hope therefore that the amended application could be viewed positively.

If there is a need to clarify any further details or aspects of the currently proposed design we would of course welcome a further meeting or opportunity to discuss the project as necessary in order to assist the application.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Tim Williams'. The signature is fluid and cursive, with a large initial 'T'.

**Tim Williams**  
for and on behalf of AMD

cc Gail Mayhew





**RBKC**  
**District Plan Observations**  
**CONSERVATION AND DESIGN**

Address 63, Portland Rd, W11.	Appl. No. ZL PP/99/02488	L.B. <input checked="" type="checkbox"/>	C.A. 2	N <input checked="" type="checkbox"/>	C <input type="checkbox"/>	S <input type="checkbox"/>
Description Full Obs.		Code				

23

The key concerns about the design proposed are:-

- i) The staircase enclosure, which is sited on the flat roof and rises well above the height of the parapet, thus appearing bulky & obtrusive. Although the applicants have agreed that the enclosure cannot be seen from street level, the density of the built environment in that area would suggest that it would be viewed from neighbouring properties.
- ii) The lack of revised drawings showing the building profile of the rear parapet retained & an ironwork balustrade fitted.

The reservations are supported by the UDP.  
 Ref. CD 5.16. & Para. 5.15 ref. the significance of small scale development, and if unsympathetic to the character of a <sup>CA</sup> area can cause harm.  
 HLB 24. May. 00

Strong reservations.

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**REASON FOR DELAY**

CASE NO. PP/94/2488

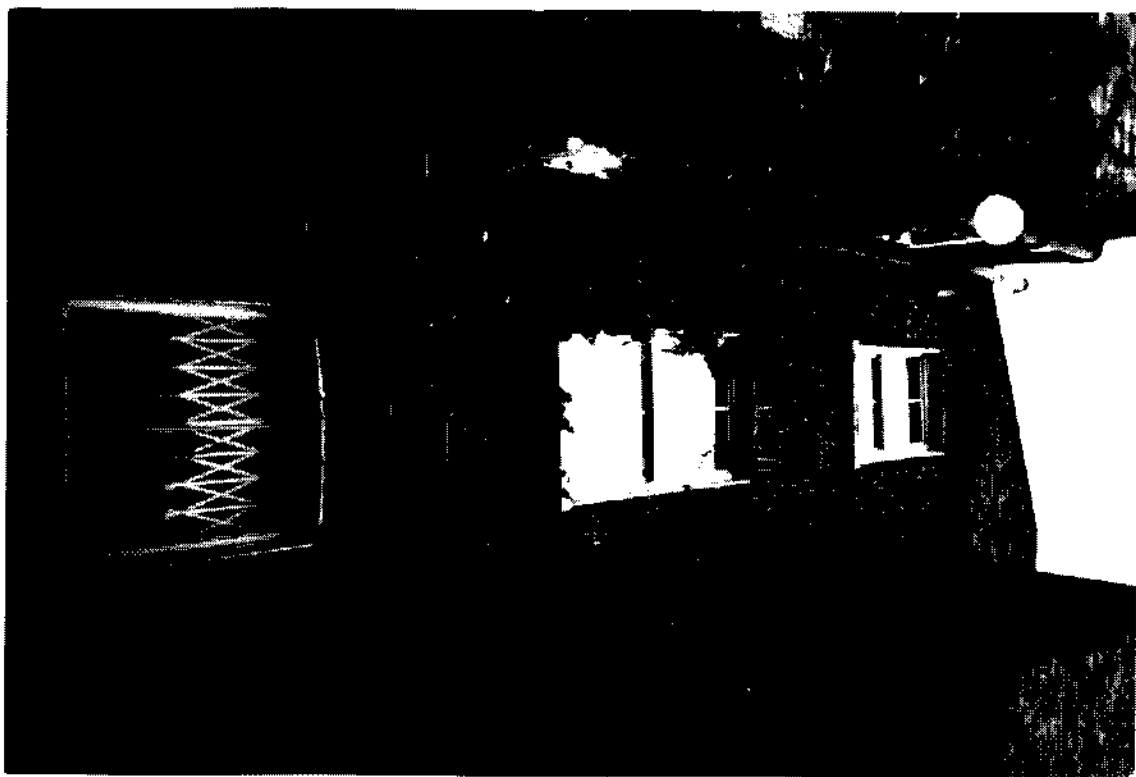
This case has been identified as a "Target" application, which has the target for being passed through to the Head of Development Control within 6 weeks of the date of completion.

In the case of this application, there has been a delay of PP/94/2488.....

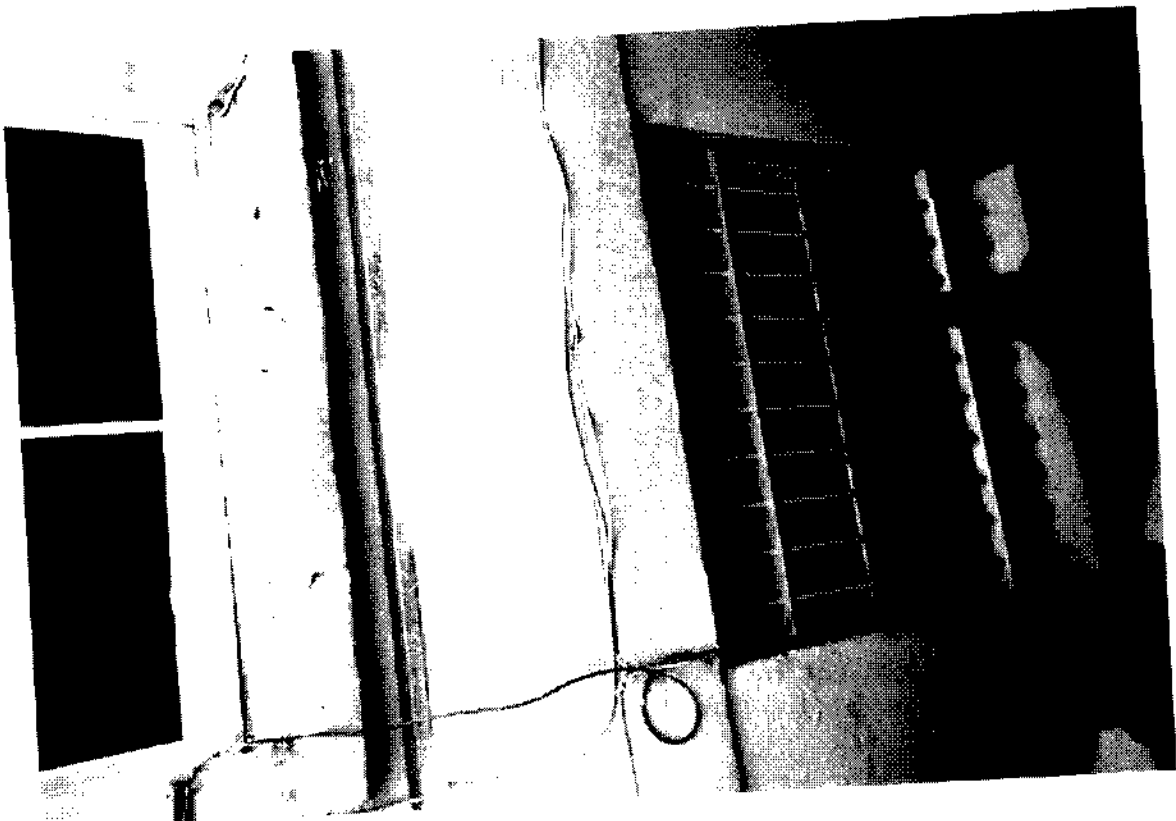
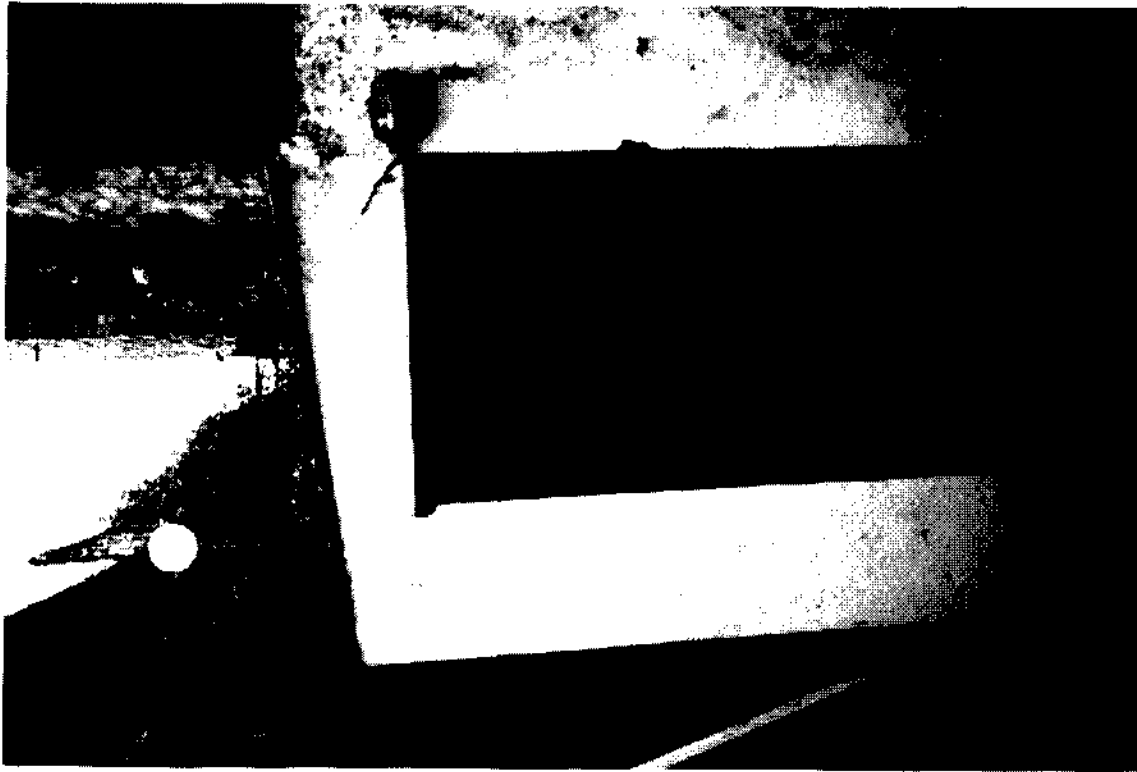
I have been unable to pass through the case within the target period for the following reason(s) [highlight as necessary]

- 1) Delays due to internal Consultation [highlight one or all]
  - (i) Design
  - (ii) Transportation
  - (iii) Policy
  - (iv) Environmental Health
  - (v) Trees
  - (vi) Other
- 2) Further neighbour notification/external consultation necessary (spread or time period)
- 3) Awaiting Direction from English Heritage/other EH delays...
- 4) Revisions requested, but not received in time
- 5) Revisions received but inadequate
- 6) Revisions received but reconsultation necessary
- 7) Of the Committee cycle
- 8) Applicant's instruction ✓ CHANGE OF AGENT
- 9) OTHER REASON..... HELD IN ABEYANCE OFFICER DELAY

Signed.....Teelaya..... (Case Officer)

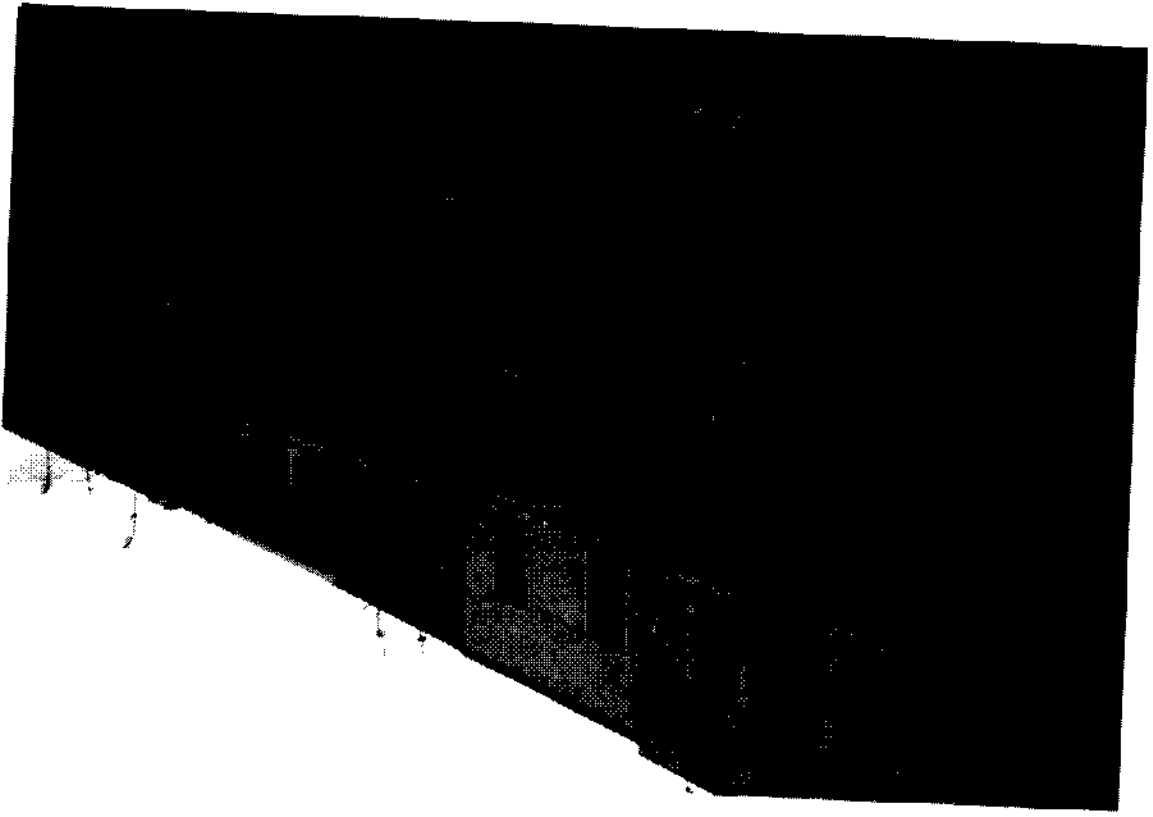


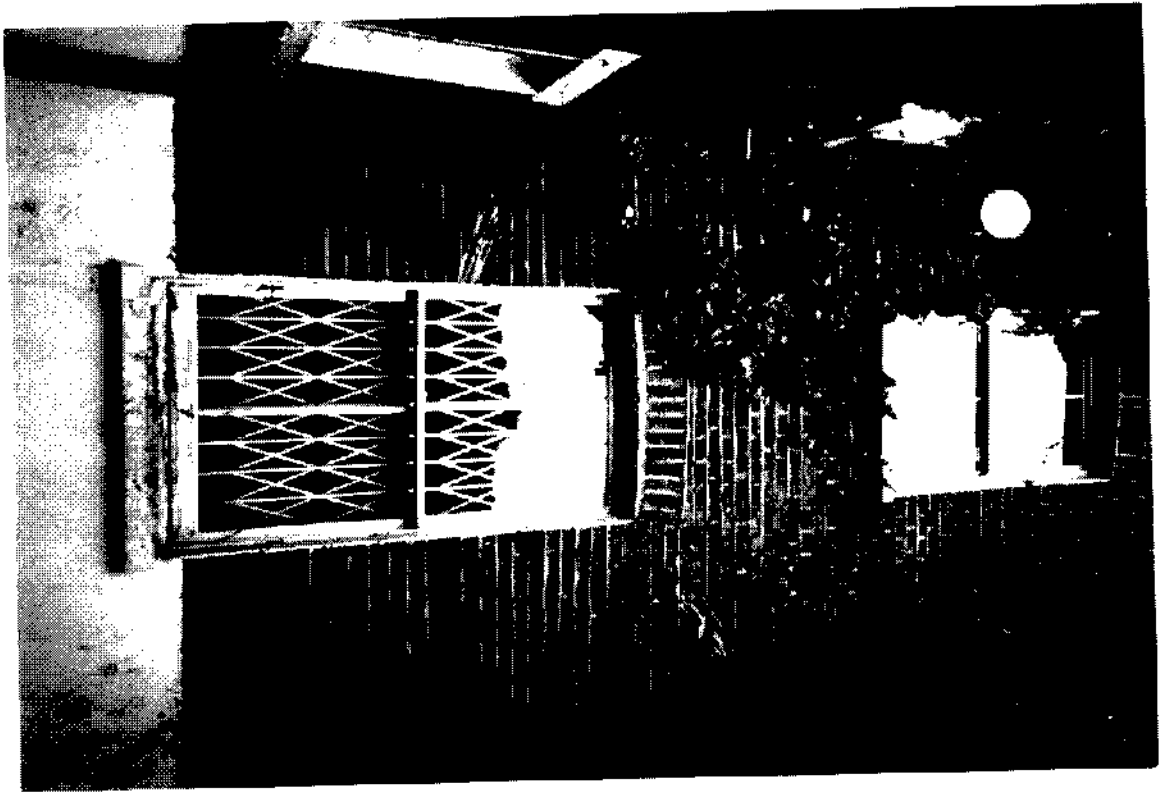
25

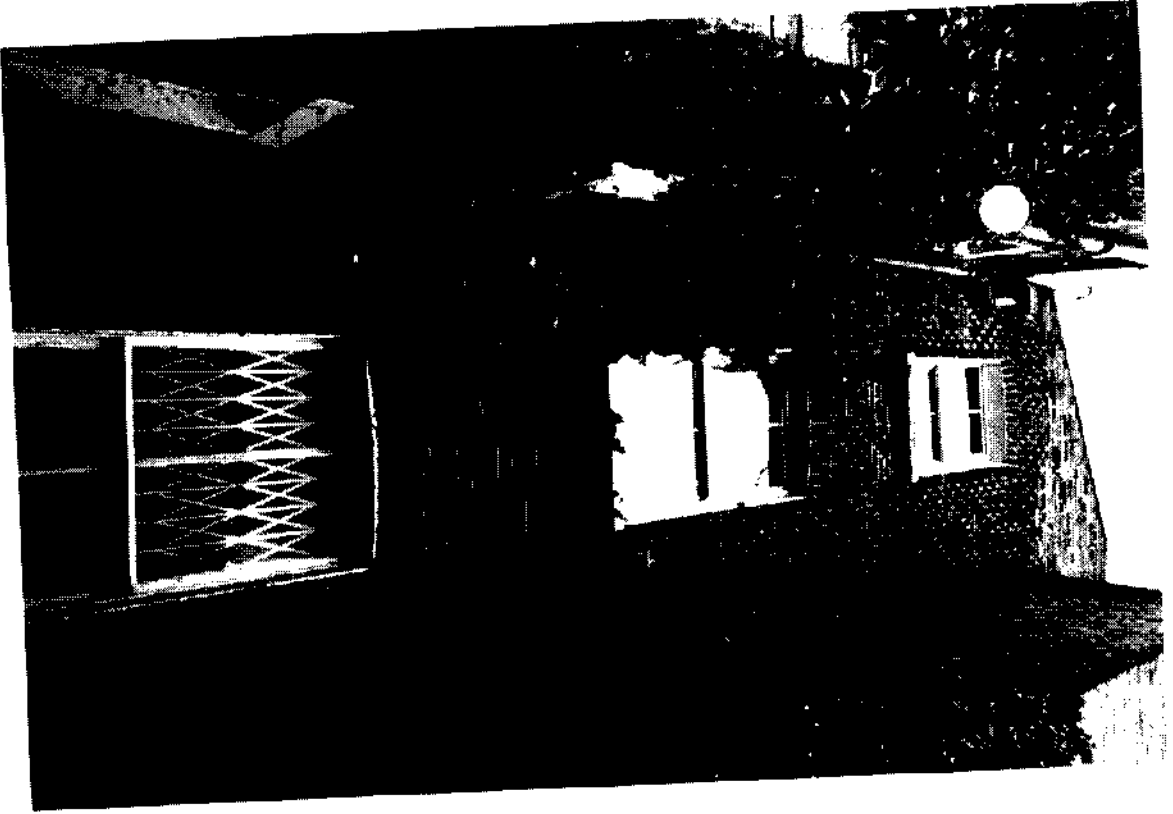




26A







28A