

PLANNING SERVICES APPLICATION



CONSULTATION SHEET

APPLICANT:

Alan Lowe & Co.,
2 Swakeleys Road,
Ickenham,
Middlesex
UB10 8BG

*MCAD and
Mo Riden*

APPLICATION NO: PP/99/02490

APPLICATION DATED: 25/11/1999

DATE ACKNOWLEDGED: 9 December 1999

APPLICATION COMPLETE: 09/12/1999

DATE TO BE DECIDED BY: 03/02/2000

SITE: 5 Pembridge Place, London, W2 4XB

PROPOSAL: ~~Application for off street parking and the construction of a new boundary fence.~~

*Use of hardstanding for off street
car parking with associated boundary
gates and railings*

ADDRESSES TO BE CONSULTED

1. *3, 4, 5, 6, 7 Pembridge Place*
2. *16, 17, 18, 18a Pembridge Place*
3. *16, 17 (FLATS 1-9) + 17A, 18 (GRND, 2, 3rd FLOOR)*
4. *18^A THE COTTAGE, 18^B GARDEN FLAT*
5. *3 (FLATS 1-4 + THE COTTAGE) 4, 5/6 TRAINING COLLEGE,*
6. *7 (GARDEN, GRND, 1ST (E), (S), (W) + 2ND FLOOR)*
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.

*31
✓
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*

TP SHEET 1 OF 1.

DEVELOPMENT CONTROL

TECHNICAL INFORMATION

ADDRESS 5 Pembridge place.

(12)

5 PEMBRIDGE PLACE W2.

POLLING DISTRICT 9 PP922490



- HB Buildings of Architectural Interest
- AMI Areas of Metropolitan Importance
- MDO Major Sites with Development Opportunities
- MOL Metropolitan Open Land
- SBA Small Business Area
- PSC Principal Shopping Centre (Core or Non-core)
- LSC Local Shopping Centre
- AI Sites of Archeological Importance
- SV Designated View of St Paul's from Richmond
- SNCI Sites of Nature Conservation Importance
- REG 7 Restricted size and use of Estate Agent Boards
- 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						
4			K.27													

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

13

TO: FOR FILE USE ONLY

**From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION**

My Ref: PP/99/02490/MC

CODE A1

Room No:

Date: 10 December 1999

DEVELOPMENT AT:

5 Pembridge Place, London, W2 4XB

DEVELOPMENT:

Use of hardstanding for off street car parking with associated boundary gates and railings.

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

14

**THE ROYAL
BOROUGH OF**



**KENSINGTON
AND CHELSEA**

Executive Director M J FRENCH FRICS TP MRTPI Cert TS

THE OCCUPIER
FILE COPY
0171-361- 2096

Switchboard: 0171-937-5464
Extension: 2096
Direct Line:

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

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCN/PP/99/02490/MC

Planning Information Office

Dear Sir/Madam,
TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: 5 Pembridge Place, London, W2 4XB

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

Use of hardstanding for off street car parking with associated boundary gates and railings.

Applicant

**Alan Lowe & Co., 2 Swakeleys Road, Ickenham, Middlesex
UB10 8BG**

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:

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/99/02490/MC

Date: 17/12/1999

5 Pembridge Place, London, W2 4XB

Use of hardstanding for off street car parking with associated boundary gates and railings.

APPLICANT Alan Lowe & Co.,

21.12.99

NOTICE OF A PLANNING APPLICATION

MLC

029899.pr.rbkc.02

Neale + Norden

L i m i t e d

Neale & Norden Ltd
A r c h i t e c t s

34 Osnaburgh St
L o n d o n
N W 1 3 N D

0207 874 1500

0207 874 1501

17

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

13 December 1999

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

Dear Sir/Madam,

RE: 5 PEMBRIDGE PLACE; LONDON W2 4XB

We are in receipt of a copy of your notification of acknowledgement for a planning application for the above property. Your reference is:

CT ✓
CHANGED ON
SCREEN
16/12/99

DPS/DCN/PP/99/02490

*

It appears that the agent was listed as Alan Lowe & Co whereas it should in fact be ourselves.

We would be grateful if you are able to update your records and address all future correspondence to this office.

Yours faithfully,

PAUL REA

Registered in England
No. 2943142
Airport House
Purley Way, Croydon
Surrey CR0 0XZ

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RBK&C TRANSPORTATION COMMENTS

PP Number: 99/2490	Address: 5 Pembridge Place	Date of obs: 18 Jan 2000
------------------------------	--------------------------------------	------------------------------------

Proposal: Use of hard standing for off-street car parking with associated boundary, gates, and railings.	Obj ✓	No Obj
--	-----------------	---------------

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

Supplementary information:
There has been significant pre-application discussion on this case, as well as a previous application, and appeal.

Comments:

- The proposal is to create an area of hard standing capable of accommodating one vehicle.
- The proposal will result in the loss of a section of on-street residents parking, which in practical terms will be mean one less vehicle being able to park on street.
- Policy number TR48 states that we are 'normally to resist development which would result in the loss of on-street residents' parking'.
- If the plan can be adapted so as to demonstrate that two vehicles can be accommodated off street, then my objection will be withdrawn, as the provision of 2 off-street spaces for the loss of one on-street space, in a property which is likely to have two or more vehicles is considered, on balance, to be of greater benefit than retaining the on-street space.
- The applicants will also be required to apply separately for consent under section 184 of the Highways Act for permission to construct a permanent footway crossover.

Relevant policies: TR48

Recommendation: Initial Objection

Signed: *Bill Mount**



RBKC
District Plan Observations
CONSERVATION AND DESIGN

Address 5, Pembroke Place	Appl. No. 99/2490/MC	L.B. -	C.A. 4	N ✓ C S
Description Handscreening in front garden and new railings & gates	Code B	19		

The proposed handscreening in front garden with assoc. boundary ~~walls~~ gates & railings is as unwelcome as it was during / in the previous appeal scheme. I fully agree with the then inspector's reasoning - see his paragraphs 10, 11, 12, 13 and 17, 18, 19.

Refusal I presume.

J

31/1/00

Bobie Hall

MC

Neale + Norden

L i m i t e d

Neale & Norden Ltd
Architects

34 Osnaburgh St
L o n d o n
N W 1 3 N D

☎ 0207 874 1500

☎ 0207 874 1501

029899.pr.rbkc.03

F.A.O Melanie Charalambous
Royal Borough of Kensington and Chelsea
The Town Hall
Hornton Street
London
W8 7NX

20

✓ CT 9/3/2000

06 March 2000

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
- 9 MAR 2000							
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES	

MC COPY OF PLANS TO INFORMATION OFFICE

Dear Madam,

RE: 5 PEMBRIDGE PLACE; LONDON W2 4XB

Further to our discussions with yourself please now find attached four copies of Drawing No.'s 0298899/P01 Rev A. & P02 Rev A.

As you have advised these drawings have now been amended to show an additional car parking space.

Yours faithfully,

PAUL REA

Registered in England
No. 2943142
Airport House
Purley Way, Croydon
Surrey CR0 0XZ

RBK&C TRANSPORTATION COMMENTS				
PP Number: PP/99/2490	Address: 5 Pembridge Place		Date of obs: 16 March 2000	
Proposal: See previous ob's			Obj	No Obj √
File Number TF/202/P	Initial Observations		Transportation Officer: Steve Lauder	D C Officer: MC
	Full Observations	√		
Supplementary information: To be read in conjunction with ob's dated 18 Jan 2000.				
Comments: The applicant has provided an amended plan, which demonstrates that it will be possible to accommodate up to two vehicles off-street. Accordingly my previous <i>initial</i> objection is now withdrawn.				
Relevant policies: TR48				
Recommendation: No objection				
Signed: <i>Bill Mount</i>				

RBKC ARBORICULTURAL OBSERVATIONS			
Address	Application No.	DC Officer	Date of Obs
5 Pembridge Place, W2	PP/99/2490	M.C.	20/4/00
Development		Obj.	No. Obj.
forecourt parking/pavement crossover			
Status of Tree(s):			
C.A. No. (if any)	T.P.O. No. & Details (if any)	Tree Work Applications	
Comments:			

Situate within the footway and slightly to the north of the above property stands a common lime tree which is owned and maintained by the Council.

The Proposed pavement crossover is located approximately 3 metres from the base of the trunk.. It is likely that a number of roots will be under the pavement and require removal to install the crossover. However, in my judgement, the installation of the crossover is unlikely to harm the tree to a degree which may cause instability or threaten the future safe life expectancy of the tree.

There are no trees in the front garden of the property.

Signed:  Date: 20.4.00.

MEMORANDUM

23

To: Planning & Conservation
cc:

From: Director of Legal Services

Your Ref: Sarah Wilden

My Ref: HS
Ext: 3370

Date: 9 May, 2000

Compensation : 5 Pembridge Place

Further to our telephone conversation, I confirm that where an application made under section 73 of the Town and Country Planning Act 1990 for the removal of a condition is refused, the provisions for the payment of compensation do not apply.



Hazel Salisbury
for Director of Legal Services

MEMORANDUM

24

To: Planning & Conservation
cc:

From: Director of Legal Services

Your Ref: Sarah Wilden

My Ref: HS
Ext: 3370

Date: 9 May, 2000

Compensation : 5 Pembridge Place

Further to our telephone conversation, I confirm that where an application made under section 73 of the Town and Country Planning Act 1990 for the removal of a condition is refused, the provisions for the payment of compensation do not apply.



Hazel Salisbury
for Director of Legal Services

John McAslan
Rachel Smart
Martin Markcrow
Murray Smith
Adam Brown

25

CM / JMC
25th July 2000

Direct Dial 0207 535 0903
Email j.mcaslan@mcaslan.co.uk

Michael French
Executive Director, Planning and Conservation
The Royal Borough of Kensington and Chelsea
The Town Hall
Hornton Street
London
W8 7NX

Dear Mike

5 PEMBRIDGE PLACE

Further to our recent telephone conversation, I've made a survey of resident parking opportunities on this section of Pembridge Place, and I would suggest the following:


- There is an opportunity to form at least three new resident's spaces (one on Pembridge Place by no.16 Dawson Place, one by no.18 and one by no.8).
- The recent off-street bay at no.7 did, indeed, result in the loss of a resident's bay, as can be seen by the partial white bay markings which remain from the former bay.

I would therefore suggest that the requested off-street bay at no.5 is perfectly justified (resulting in the loss of one on-street bay) especially as it can be offset by three new bays as indicated above.

I look forward to hearing from you with regards to this.

Kind regards

Yours sincerely



JOHN MCASLAN

RECEIVED BY PLANNING SERVICES							
E	HDC	N	C	SW	SE	ENF	AO
D	R						ACK
27 JUL 2000						74	
PLN	IO	HDC	ARB	FWD	CON	FEES	
DES				PLN	DES		

John McAslan + Partners Ltd
202 Kensington Church St
London W8 4DP
Telephone: 020 7727 2663
Facsimile: 020 7221 8835
mailto:mailbox@mcaslan.co.uk
www.mcaslan.co.uk

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Mr. John McAslan,
John McAslan and Partners,
202 Kensington Church Street,
LONDON, W8 4DP.

Switchboard: 020 7937 5464
Extension: 2944
Direct Line: 020 7361-2944
Facsimile: 020 7361 3463

26

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

27 July 2000

My reference: EDPC/MJF

Your reference:

Please ask for: Mr. French

Dear Mr. McAslan,

5 Pembridge Place, W.2.

Thank you for your letter of 25 July regarding the possibility of providing off-street car parking at the above property. I will consult with Bill Mount, Group Leader Transportation, and would hope to be able to reply to you within the next 2-3 weeks.

Yours sincerely,

M. J. French,
Executive Director, Planning and Conservation.

c.c. Mr. Bill Mount,
Group - Leader Transportation.

Memorandum

The Royal Borough of Kensington and Chelsea - Planning Services

To:	Bill Mount, Group Leader,	From:	Executive Director, Planning and
of:	Transportation	of:	Conservation
Room:	230	Room:	322B
		Ext:	2944

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Your ref:	My Ref:	EDPC/MJF
-----------	---------	----------

cc:	Date:	<i>27 July 2000</i>
-----	-------	---------------------

Re: 5 Pembridge Place, W.2.

Re. attached correspondence, over to you, Bill - could I have your comments please.

M. J. French,
Executive Director, Planning and Conservatoin.

French, Michael: PC-GrpSvc

From: Mount, Ronald: ES-HwayTraf
Sent: 01 September 2000 12:23
To: French, Michael: PC-GrpSvc
Cc: Lauder, Steven: ES-HwayTraf
Subject: 5 pembridge place



mike

i refer to some correspondence concerning the above that you passed to me on 27 july. while i was away on leave i asked steve lauder to look into the matter and since my return he has briefed me on it.

there are a number of problems associated with McAslan's proposals to form additional parking capacity. however, notwithstanding this, i'm not sure why he is trying to show that extra on-street space can be provided as Transportation group had no objection to the proposal as 2 off street spaces would be created for the loss of only one on - street space? could you

please clarify

thanks

bill

John McAslan
Rachel Smart
Martin Markcrow
Murray Smith
Adam Brown

CM / JMC
15th September 2000

Direct Dial 0207 535 0903
Email: j.mcaslan@mcaslan.co.uk

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Michael French
Executive Director of Planning and Conservation
Royal Borough of Kensington & Chelsea
Room 324B
The Town Hall, Hornton Street
London W8 7NX

copy N copy RG

RECEIVED BY PLANNING SERVICES									
AG	HDC	N	C	SW	SE	ENF	NO	ACK	
20 SEP 2000 (53)									
	IO	REC	ARB	FWD	CON	DES	FEE		
				PLN					

Dear Mike

5 PEMBRIDGE PLACE

I've just had a long and detailed telephone message left by Bill Mount. He has reported to me that RBKC Transportation has no objections to the proposals I made in my letter of 25 July, regarding the provision of the off-street parking bays at the above, and the removal of an on-street bay to accommodate access. I understand he has reported this to you.

I'd therefore like to conclude our discussions at the earliest convenience, to ensure the off street bay is operational as soon as possible.

I look forward to hearing from you.

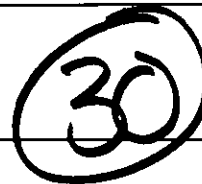
Kind regards

Yours sincerely

JOHN MCASLAN

John McAslan + Partners Ltd
202 Kensington Church St
London W8 4DP
Telephone: 020 7727 2663
Facsimile: 020 7221 8835
mailbox@mcaslan.co.uk
www.mcaslan.co.uk

PLANNING AND CONSERVATIONTHE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

**THE ROYAL
BOROUGH OF****KENSINGTON
AND CHELSEA**

**Mr. John McAslan,
John McAslan and Partners,
202 Kensington Church Street,
LONDON, W8 4DP.**Switchboard: 020 7937 5464
Extension: 2944
Direct Line: 020 7361-2944
Facsimile: 020 7361 3463

10 November 2000

My reference: EDPC/MJF/PP/
99/2490

Your reference:

Please ask for: Mr. French

Dear Mr. McAslan,

5 Pembridge Place, W.2.

Apologies for not coming back to you sooner, but I did need to discuss the matter, not only with the Traffic Section but also with Design. The problem is that we are taking about different considerations.

I understand that Mr. Mount has no objection on highway grounds to the crossover, but the Council's refusal was based on Conservation Area considerations. As you know, Condition 7 of the 1994 permission stated that the front garden area should not be used for parking purposes; hence, to allow any off-street parking would be contrary to that condition.

To my mind, your only course of action will be to appeal this, but as a similar appeal has already been dismissed, I cannot see the value of this action.

Yours sincerely,

M. J. French,
Executive Director, Planning and Conservation.

John McAslan + Partners

TA / JMc
20th December 2000

Direct Dial 020 7535 0903
Email j.mcaslan@mcaslan.co.uk

PP/99/2490

31

Michael French
Executive Director, Planning and Conservation
The Royal Borough of Kensington and Chelsea
The Town Hall
Hornton Street
London
W8 7NX

John McAslan
Adam Brown
Martin Markrow
Murray Smith
Ruth Miller
Andrew Pryke
Hiro Aso
Andrew Haggood
Scott Lawrie
Roger Wu

RECEIVED BY PLANNING SERVICES									
EX DIR	HDC		C	SW	SE	ENF	AO ACK		
21 DEC 2000							(42)		
	IO	REC	ARB	FWD PLN	CON DES	FEES			

Dear Mike

5 PEMBRIDGE PLACE

I refer to your recent letter. It looks to me as if the door is firmly shut!

Kind regards

Yours sincerely

JOHN MCASLAN

John McAslan + Partners Ltd
202 Kensington Church St
London W8 4DP
Telephone: 020 7727 2663
Facsimile: 020 7221 8835
mailbox@mcaslan.co.uk
www.mcaslan.co.uk

THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA
DIRECTORATE OF PLANNING AND CONSERVATION

32

APPLICATION FOR PERMISSION TO CONSTRUCT CROSSOVER
(HIGHWAYS ACT 1980 SECTION 184)

(The completed form should be returned to the Directorate of Planning & Conservation, Town Hall,
Hornton Street, London, W8 7NX, Telephone 020 7361 2013)

Name of Applicant Countryside Investment Corp.

Applicant's Address 5 PENBRIDGE PLACE - LONDON W2 4XB

Home Telephone No. 7727 5449 Work Telephone No. _____

Agents Name (if applicable) JOHN WYSLAN + PARTNERS

Agents Address 202 KENSINGTON LURM STREET, LONDON

Telephone No. 0207 727 2663

Address of property where crossover is requested 5 PENBRIDGE PLACE, W2 4XB

Is property a single family house? YES/NO. If no give details YES

Is the applicant the owner of the property? YES/NO

Will existing walls/fences need to be altered? YES/NO If yes give height of walls/fence 40 mm

Please provide a plan (Hand drawn is acceptable), showing the following details:

- 1) Location and dimensions of cross-over
- 2) Where car will be parked, please give dimensions of parking space.
- 3) Show length and width of garden
- 4) Mark approximate location of any trees which are 2 metres or less from the proposed cross-over/hardstanding
- 5) Mark approximate location of any lamp posts, parking meters, residents parking bays, yellow lines etc. which are near the proposed cross-over.

Signed A. Palmer on Behalf of Countryside Investment Corp. Date 29 April 2002

FOR COUNCIL USE ONLY

Application Reference _____ Date Acknowledged _____

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JMC / KL
18th July 2002

Direct Dial 020 7535 0903
Email j.mcaslan@mcaslan.co.uk

Michael French
Executive Director of Planning and Conservation
Royal Borough of Kensington & Chelsea
Room 324B
The Town Hall, Hornton Street
London W8 7NX

John McAslan
Adam Brown
Martin Markcrow
Andrew Pryke
Murray Smith
Scott Lawrie
Natasha Martin
Ruth Miller
Hiro Aso
Andrew Haggood
Lucy Jenkins
Tony Skipper
Roger Wu

Copy to

X	HDC	TP	GAC	AD	CLU	AO	AK
IR							
R.B.	19 JUL 2002				PLANNING		
K.C.							
N	C	SW	SE	APP	IO	REC	
			ARB	FPLN	DES	FEEES	

Dear Mike

5 PEMBRIDGE PLACE - CROSSOVER

Further to my recent submission of proposed drawings, I now enclose photographs which illustrate a number of the crossovers which currently exist in the section of Pembridge Place, occupied by Mrs Bennis-Palmieri. I counted 11 villa properties with crossovers and only 3 without (including no. 5) in the section of Pembridge Place between Pembridge Villas and Dawson Place. I'm sure you will agree that it is only fair that Mrs Palmieri is also afforded the opportunity to construct a crossover at her property, as is so common elsewhere on Pembridge Place.

I look forward to receiving confirmation of this from you shortly.

Kind regards

Yours sincerely



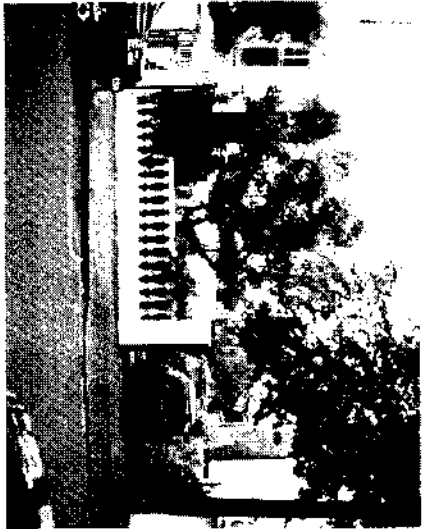
JOHN MCASLAN

Enc.

John McAslan + Partners Ltd
202 Kensington Church St
London W8 4PP
Telephone: 020 7727 2663
Facsimile: 020 7221 8835
mailto:mailbox@mcaslan.co.uk
www.mcaslan.co.uk



4 Pembroke Place



6 Pembroke Place



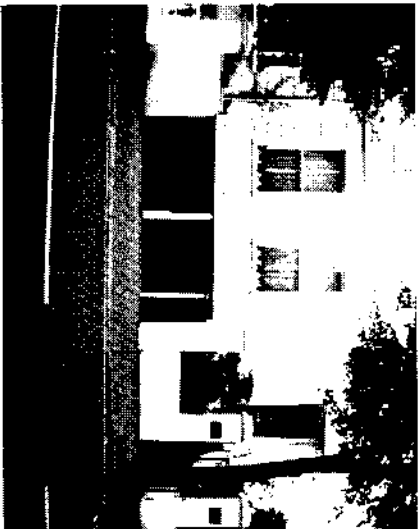
7 Pembroke Place



8 Pembroke Place



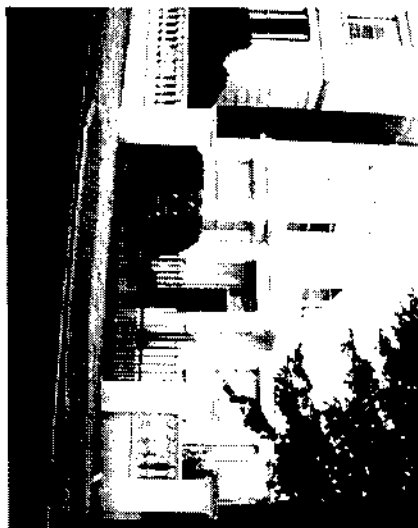
9 Pembroke Place



11 Pembroke Place



13 Pembroke Place



15 Pembroke Place



16 Pembroke Place



18 Pembroke Place

34

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

1
35

**THE ROYAL
BOROUGH OF**

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS



Mr. John McAslan,
John McAslan & Partners,
202 Kensington Church Street,
LONDON, W8 4DP.

Switchboard: 020 7937 5464
Extension: 2944
Direct Line: 020 7361-2944
Facsimile: 020 7361 3463
Web: www.rbkc.gov.uk

**KENSINGTON
AND CHELSEA**

JULY
13 June 2002

My reference: EDPC/MJF

Your reference:

Please ask for: Mr. French

Dear Mr. McAslan,

Could I have the files

5 Pembridge Place, W.2.

Thank you for your letter and information of 18 July. I will come back to you shortly on the above property.

Yours sincerely,

TP/99/2490

M. J. French,
Executive Director, Planning and Conservation.

Mike

36

Unless I've missed something,
this looks like more than a railings
issue. Planning history (attached) shows
refusal/enforcement/appeal dismissed
for percent parking. Article by Director
imposed in 1999 to control this.

In my opinion, not acceptable in principle.
Conservation grant would be available
to reinstate both ~~both~~ balustrade walls

David 8/05/02

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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31 July 2002

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

My reference: EDPC/MJF

Your reference:

Please ask for: Mr. French

Dear Mr. McAslan,

5 Pembridge Place, W.2.

I write with reference to my recent letter regarding the above property. Given the information which I now have, I would suggest that you make the formal application for the hardstanding and new railings. You are aware of the background history on this matter and, clearly, any support which your client can secure would be most helpful. I enclose the necessary application forms.

Yours sincerely,

M. J. French,
Executive Director, Planning and Conservation.



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38A





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391A