

PLANNING SERVICES APPLICATION

6

CONSULTATION SHEET

APPLICANT:

Philip Mercer,
79 Bedford Gardens,
Kensington,
London
W8 7EG

APPLICATION NO: PP/99/02492

APPLICATION DATED: 07/12/1999

DATE ACKNOWLEDGED: 9 December 1999

APPLICATION COMPLETE: 09/12/1999

DATE TO BE DECIDED BY: 03/02/2000

SITE: 27 St. Charles Square, London, W10 6EF

PROPOSAL: Addition of additional floor to form maisonette.

ADDRESSES TO BE CONSULTED

- 1. St. Manning Catholic Secondary School for Girls, ST. CHARLES SQ.
2. 23, 25, 27, 29, 31 St. Charles Sq
3. 3 Millwood St 3
4. 58, 60 Chester Rd 53 (BASEMENT, GROUND, 1ST/2ND) 60 (FLATS 1-4 + G/N)
5. 3 Notburn St. 3
6. 23 (BSMT / GRND, 1ST, 2ND) 25 (FLATS A-C) 27 (FLATS 1-3 + A)
7. 29 (FLATS A-C) 31 (FLATS A - D + G/N)
8.
9.
10.
11.
12.
13.
14.
15.

34
10/12/99

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

DEVELOPMENT CONTROL

TECHNICAL INFORMATION

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

ADDRESS 27 St Charles Square 7

PP992492

POLLING DISTRICT C

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	

Daylighting	Complies	
	Infringes	

Car Parking	Spaces required	
	Spaces proposed	

Notes:

MEMORANDUM

8

TO: FOR FILE USE ONLY

**From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION**

My Ref: PP/99/02492/MC

CODE A1

Room No:

Date: 10 December 1999

DEVELOPMENT AT:

27 St. Charles Square, London, W10 6EF

DEVELOPMENT:

Addition of additional floor to form maisonette.

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**

**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/99/02492/MC

Planning Information Office

Dear Sir/Madam,
TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: 27 St. Charles Square, London, W10 6EF

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

Addition of additional floor to form maisonette.

Applicant

**Philip Mercer, 79 Bedford Gardens, Kensington, London
W8 7EG**

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

ASTRAGAL DESIGN LIMITED

Studio 5 79 Bedford Gardens London W8 7EG Tel 020 7727 7597 Fax 020 7727 7598
email: astragal@mercet.uk.com Company No 3805103 Managing Director Philip Mercer B.Arch ARIBA

MC
Bodri
H-ack
11

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

13 December 1999

Your Ref: DPS/DCN/PP/99/02492

Our Ref: PM.1268.006

Dear Sir,

✓
CF
16/12/99

27 St Charles Square, W11 6EF

Further to our planning application you ref: DPS/DCN/PP/99/02492 please find enclosed 4 no. copies of existing photographs of front and rear elevations for the above property.

Yours Sincerely

PHILIP MERCER

Enc. 1268/PO-1

RECEIVED BY PLANNING SERVICES									
EX DIR	HDC	N	G	SW	SE	ENF	AP	ACK	
16 DEC 1999									
		REL	HE	FWD PLN	CON DES	FEEES			

DS.



RBKC District Plan Observations CONSERVATION AND DESIGN

Address 27 St. Charles Square, W20.	Appl. No. 99/2492/MC	L.B. —	C.A. 1,	N/C/S ✓ C S
Description Additional Stonery.		Code A.J.		

Principle - likely to be acceptable given location (12)

Detail - existing and proposed sections are drawn wrongly
the rear closet rises ~~the rear~~ to parapet level.

- section will need to check to show gutter detail
- what is happening at the rear.

Met - please arrange a SV.

met 16/12/99.

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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/99/02492/MC

Date: 17/12/1999

27 St. Charles Square, London, W10 6EF

Addition of additional floor to form maisonette.

APPLICANT Philip Mercer,

ZL nearest lamp post
15.12.99

blk in + [redacted] p.c. ach → me

ASTRAGAL DESIGN LIMITED

14

25e Froggnal London NW3 6AR Tel 020 7431 4344 Fax 020 7431 1991
email: astragal@mercet.uk.com Company No 3805103 Managing Director Philip Mercer B.Arch ARIBA

MC
**COPY OF PLANS
TO INFORMATION
OFFICE PLEASE**

**TO INFORMATION
OFFICE PLEASE**

For the attention of Ms. M. Charalambous.
Royal Borough of Kensington and Chelsea
Planning Department
The Town Hall
Hornton Street
London
W8 7NX

21 December 1999

Your Ref: DPS/DCN/PP/99/02492

CT
30/12/99

RECEIVED									
OUR REF: PM 1268 006									
EX DIR	HDC	M	C	SW	SE	ENF	AO ACK		
30 DEC 1999									
37									
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES			

Dear Madam,

27 St Charles Square, W11 6EF

Further to our telephone conversation last week please find enclosed 4 no. copies of revised sections and elevations for our recent planning application your ref: DPS/DCN/PP/99/02492 for the above property. Please note we have lowered the proposed roof of the new mansard roof.

Please do not hesitate to contact us if you have any questions about the drawings or the project.

Yours Sincerely

PP

PHILIP MERCER

Enc. 4 no. copies of 1268/003A
102A
103A

c.c. G. Hedger



RBKC
District Plan Observations
CONSERVATION AND DESIGN

Address <i>27 St. Charles Square, W10</i>	Appl. No. <i>99/2492/MK.</i>	L.B. —	C.A. <i>1</i>	NL <i>CS</i>
Description <i>Additional Storey.</i>	Code <i>AS</i>			

*Met - see attached.
- request revisions.*

15

MP 7/2/00

16

ROOF EXTENSION
PRINCIPLE - Acceptable

DETAIL

- precedents for mansard extension generally within the street
- ensure mansard detail matches recent precedent
- dormers need to be reduced in size in accordance with UDP
- double hung timber sash

RECOMMENDATION - **Approve**

CONDITIONS

- C68
- C71
- C73
- C75

ASTRAGAL DESIGN LIMITED

25e Froggnal London NW3 6AR Tel 020 7431 4344 Fax 020 7431 1991
email: astragal@mercet.uk.com Company No 3805103 Managing Director Philip Mercer B.Arch ARIBA

MC
Bodini
Pl-ade

For the attention of Ms. M. Charalambous.
Royal Borough of Kensington and Chelsea
Planning Department
The Town Hall
Hornton Street
London
W8 7NX

14 February 2000

Our Ref: PM.1268.008

17

✓
CT
17/2/2000

Dear Ms Charalambous,

27 St Charles Square, W11 6EF

Further to our telephone conversation please find enclosed 4 no. copies of revised plans and elevations showing reduced sized dormers to proposed roof addition.

If you have any queries re. these drawings please do not hesitate to contact us.

Yours Sincerely

Philip Mercer

PP

PHILIP MERCER

Enc. 4 no. copies of 1268/101/B
102/B

c.c. G. Hedger
K. Duncan

RECEIVED BY PLANNING SERVICES									
EX DIR	HDC	N	C	SV.	SP	ENF	AO ACK		
26		17 FEB 2000							
APPLS	IO	REC	IN	DES	FEES				

MC
COPY OF PLANS
TO INFORMATION
OFFICE PLEASE

Ref: 1268

DP/ AC
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**THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA
MEMORANDUM - SECTION 101 - LOCAL GOVERNMENT ACT, 1972**

To: Chief Administrative Officer (Planning)
From: The Executive Director, Planning & Conservation

Date: 17 February 2000
Our Ref: PP/99/02492 / MIND

Application Date: 07/12/1999 Complete Date: 09/12/1999 Revised Date: 30/12/99 and 17/02/00

Agent: Philip Mercer, 79 Bedford Gardens, Kensington, London
W8 7EG

Address: 27 St. Charles Square, Kensington, W10 6EF

156

This application is for a class of development to be determined under powers delegated to me by the Council on 21st July, 1976, and/or by the Town Planning Committee 6th November, 1979, and/or by the Town Planning Committee on 18th March 1986, 23rd May 1988 and 8th January 1990 and is not such as I wish to refer to the Planning Application Committee. No relevant planning objections have been received.

- Class (i) - 8th Schedule development
- Class (ii) - shop fronts
- Class (iii) - conversion from non s/c dwellings etc
- Class (iv) - amendments as required by T.P. Committee
- Class (v) - above classes after D.P. Committee agree
- Class (vi) - Listed building consent for above Classes.
- Class (vii) - approval of facing materials
- Class (viii) - grant of planning permission for a change from one kind of non-residential use except from one kind of non-residential use except where this would involve the loss of shop use
- Class (ix) - grant permission licence or no objection under Sections 73, 74, 138, 143, 152, 153, 177 & 180 of the Highways Act
- Class (x) - Crossover under S. 108 of the Highways Act 1980

DELEGATED APPROVAL
23 FEB 2000

Consent under T&CP Control of Advertisement Regulations 1984-90; incl. refusal of consent for Reg. 15 applications.

DESCRIPTION OF PROPOSED DEVELOPMENT

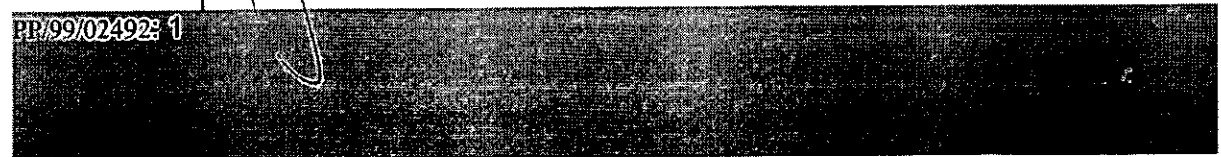
Erection of mansard roof addition to form maisonette.

RECOMMENDED DECISION Grant planning permission *conditionally*

RBK&C drawing(s) No. PP/99/02492 and PP/99/02492/A
Applicant's drawing(s) No. ~~1768~~ 001, 002, 003A, 101B, 102B, and 103A

I hereby determine and grant/refuse this application (subject to HBM/C Direction/Historic Building ~~authorisation~~) under the powers delegated to me by the Council, subject to the condition(s) indicated below imposed for the reason(s) appearing thereunder, or for the reasons stated.

Exec. Director, Planning and Conservation Head of Development Control Area Planning Officer
[Signature] *[Signature]* *[Signature]*
WMS 21/2/2000



CONDITIONS AND REASONS FOR THEIR IMPOSITION

19

1. **The development hereby permitted shall be begun before the expiration of five years from the date of this permission. (C001)**
Reason As required by Section 91 of the Town and Country Planning Act 1990, to avoid the accumulation of unexercised Planning Permissions. (R001)
2. **The development hereby permitted shall be carried out exactly and only in accordance with the drawings and other particulars forming part of the permission and there shall be no variation therefrom without the prior written approval of the Local Planning Authority. (C068)**
Reason - The details are considered to be material to the acceptability of the proposals, and for safeguarding the amenity of the area. (R068)
3. **All work and work of making good shall be finished to match the existing original work in respect of material, colour, texture, and profile and, in the case of brickwork, facebond and pointing. (C071)**
Reason - ~~To ensure a satisfactory standard of external appearance (R071)~~
X - To preserve and enhance the character and appearance of the Conservation Area (R072)
statutorily To protect the character and appearance of the building which is Listed (R073)
4. **The roof slope(s) of the building(s)/extension hereby permitted shall be clad in grey slates and so maintained. (C074)**
Reason - ~~To ensure a satisfactory standard of external appearance (R071)~~
X - To preserve and enhance the character and appearance of the Conservation Area (R072)
statutorily To protect the character and appearance of the building which is Listed (R073)
5. **The dormer windows shall be painted timber framed, double hung, sliding sashes, and so maintained. (C075)**
Reason - ~~To ensure a satisfactory standard of external appearance (R071)~~
X - To preserve and enhance the character and appearance of the Conservation Area (R072)
statutorily To protect the character and appearance of the building which is Listed (R073)
6. **No water tank, lift motor room, or other roof structure, shall be erected which rises above the level of the roof hereby approved. (C077)**
Reason - To safeguard the appearance of the building / terrace ~~area~~. (R077)
7. **The roof of the extension hereby permitted shall not be used at any time as a terrace without the prior written approval of the Local Planning Authority (C080)**
Reason - To protect the privacy and amenity of neighbouring property (R080)

20

8. **The roof and cheeks of the dormers hereby permitted shall be clad in lead and shall be so maintained**

Reason R72

in full please

INFORMATIVES

- | | |
|----|-----|
| 1. | I10 |
| 2. | I11 |
| 3. | I21 |
| 4. | I30 |

DELEGATED REPORT

Address

27 St. Charles Square
Kewington
W10

Reference

PP/99/2492

Conservation Area

YES, 1

Listed Building Yes/No

21

Type of Application

Planning Permission/Approval of Materials/Variation of Condition/Listed Building Consent/Conservation Area Consent

Type of Development

Residential Extension

Roof

Rear

Storeys

Side

Front

Garden

Residential Alterations

Additional Storey

Residential Conversion

From

To

Shopfront

Non-Residential Extension

Listed Building Demolition

whole

part

Listed Building Alterations

Unlisted Building - Demolition

whole

part

Other

continued

D4/51(a)

Objections (withdrawn etc.) (incl. internal - Design, Policy, Transportation etc.)

Who None

Overcome by Amendment/Withdrawn/Not Relevant/Other _____

22

Existing Top floor flat in 4 storey terraced building

Issues/Policy/Precedent/Conditions/Third Schedule

See Accord

Standards

satisfactory

- Light
- Privacy
- Room Sizes
- Parking
- Trees

HBMC Direction/Obs.

- Obs. Rec'd N/A
- Direction Rec'd N/A
- Consultation Expired N/A

GRANT/APPROVE

subject to conditions Informatives

Report by MC

Date

Agreed DT B/z Lewis 21/2/2000

1.0 Planning Considerations

- 1.1 The property is situated in a short terrace of similar buildings where only the two end properties in the terrace (No.s 19 and 29) have additional storeys. However, there are a significant number of properties with additional storeys along this part of the Square and permission has recently been granted at No. 15 for a similar proposal.
- 1.2 The property is within Category three of the Oxford Gardens Conservation Area Proposal Statement for roof extensions. This states that additional storeys might be acceptable where not already introduced but each application must be considered on its own merits.
- 1.3 The property has an existing high front parapet so the additional storey will be less visible from the street. The detailed design has been amended in accordance with the comments of the Conservation and Design Officer.
- 1.4 It is considered that the proposal will not harm the appearance of the building ~~and~~ the character and appearance of the Conservation Area will be preserved.
- 1.5 It is not considered that the proposal will have a significant effect on the levels of sun and daylight available to neighbouring properties or have a significant effect on existing privacy conditions.
- 1.6 The proposal complies with Policies CD38, CD39, CD52, CD53, CD28 and CD30 of the UDP.

2.0 Public Consultation

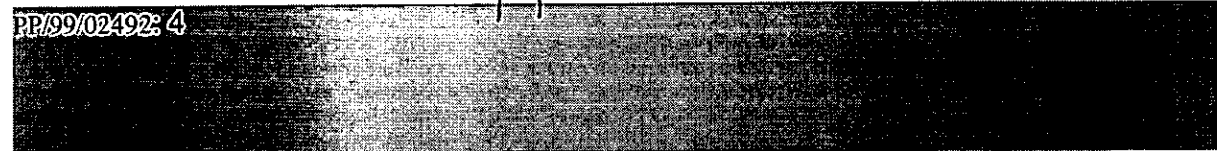
- 2.1 Occupiers of 34 neighbouring properties were notified of this application.
- 2.2 To date, no objections have been received.

M.J. FRENCH
EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION

List of Background Papers:

The contents of file PP/99/02492 save for exempt or confidential information in accordance with the Local Government (Access to Information) Act 1985.

Report Prepared By: *MC*
 Report Approved By: *WJ* / *WJWS*
 Date Report Approved: *10/2* *21/2/2000*



ASTRAGAL DESIGN LIMITED

25e Frognaal London NW3 6AR Tel: 020 7431 4344 Fax: 020 7431 1991
email: astragal@mercet.uk.com Company No 3805103 Managing Director: Philip Mercer B.Arch ARIBA

MC

Bed in
Pl. add

24

For the attention of Ms. M. Charalambous,
Royal Borough of Kensington and Chelsea
Planning Department
The Town Hall
Hornton Street
London
W8 7NX

31 August 2000

Our Ref: PM.1268.028

Dear Ms Charalambous,

CT
1/9/2000

27 St Charles Square, W11 6EF

Please find enclosed 2 no. sets of proposed plans for the second and third floor layouts to the above property. As you will see we have made minor revisions to the layout of the proposed internal stud walls on these floors from our original planning permission, your ref: PP/99/02492/MIND/07/156.

File missing.

The external elevations have not been amended in any way from our previous permission nor has the no. of bedrooms and bathrooms etc. been changed.

We trust that these revisions do not require additional planning permission but if they do can we add these to our original permission?

Please can you give us written confirmation that these proposals do not require planning permission.

If you have any queries re. these proposals please do not hesitate to contact us.

Yours Sincerely

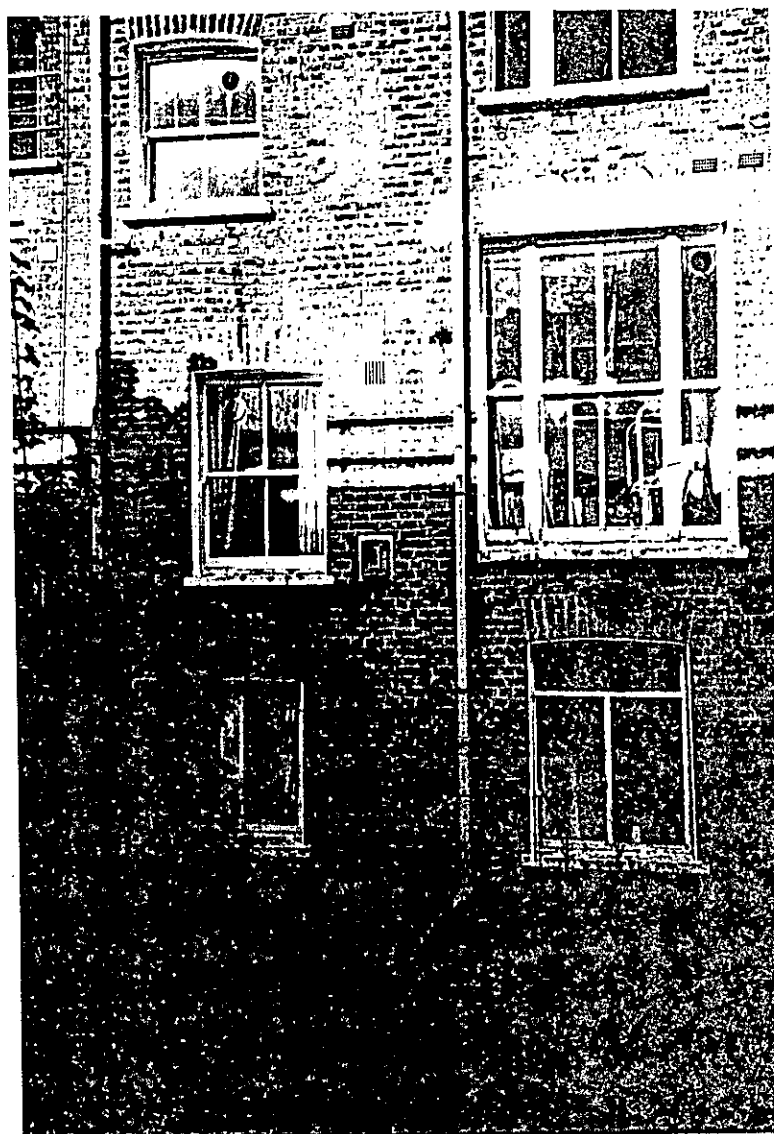
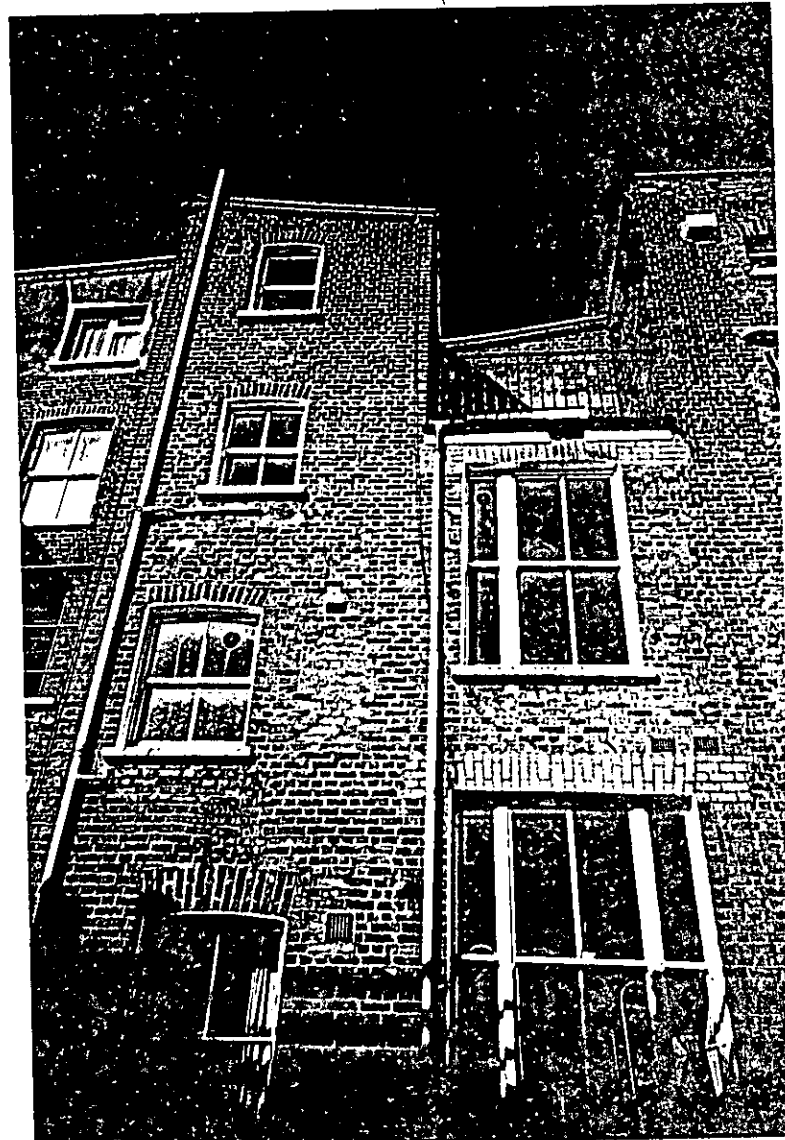
PHILIP MERCER

RECEIVED BY PLANNING SERVICES							
EX DIR	INDC		C	SW	SE	ENF	AO ACK
- 1 SEP 2000							
APPEALS	IC	REC	ARB	FWD PLN	CON DES	FEES	

Enc. 2 no. copies of 1268/ 201A
202A

c.c. G. Hedger
K. Duncan

25



R.B.K. & C.
TOWN PLANNING
16 DEC 1999
RECEIVED

ASTRAGAL DESIGN LTD Studio 5 79 Bedford Gdns London W8 7EG Tel 0171 727 7597 Fax 0171 727 7598	27 ST CHARLES SQUARE PROJECT	EXISTING PHOTOGRAPHS OF FRONT & REAR ELEVATIONS DRAWING TITLE		
DO NOT SCALE FROM THIS DRAWING	Nov 1999 DATE	r268 SCALE	P0-1 JOB NO. DRAWING NO.	REVISION DATE