

PLANNING SERVICES APPLICATION

7

CONSULTATION SHEET

APPLICANT:

Saad Mohaffel,
14 Caroline Place,
London
W2 4AW

APPLICATION NO: PP/99/02493 / 55

APPLICATION DATED: 03/12/1999

DATE ACKNOWLEDGED: 9 December 1999

APPLICATION COMPLETE: 09/12/1999

DATE TO BE DECIDED BY: 03/02/2000

SITE: 45 Thurloe Street, London, SW7 2LQ

PROPOSAL: Renewal of shopfront, existing shopfront and fascia sign to be removed and proposed shop front and sign to be installed.

ADDRESSES TO BE CONSULTED

- 3 1. 23-25 CROMWELL PLACE, SW7 23-shop + offices; 24/25 offices
2 2. 26 shop + offices
3. 27
4. 41 THURLOE STREET, SW7
5. 43
6.
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15.

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

Handwritten initials and date 13/12

DEVELOPMENT CONTROL

TECHNICAL INFORMATION

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

ADDRESS 45 Thurloe Street 8

45 THURLOE STREET
SW7

POLLING DISTRICT 0

PP992493

- | | | | |
|-----|--|--------|--|
| 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 |

SW

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									<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>							

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:

60 DEC 1999

MEMORANDUM

9

TO: FOR FILE USE ONLY

**From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION**

My Ref: PP/99/02493/GS

CODE A1

Room No:

Date: 13 December 1999

DEVELOPMENT AT:

45 Thurloe Street, London, SW7 2LQ

DEVELOPMENT:

Renewal of shopfront, existing shopfront and fascia sign to be removed and proposed shop front and sign to be installed.

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

10

**THE ROYAL
BOROUGH OF**

Executive Director M J FRENCH FRICS TP MRTPI Cert TS



**KENSINGTON
AND CHELSEA**

File Copy

2186

0171-361- 2186

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/99/02493/GS

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: 45 Thurloe Street, London, SW7 2LQ

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

Renewal of shopfront, existing shopfront and fascia sign to be removed and proposed shop front and sign to be installed.

Applicant

**Saad Mohaffel, 14 Caroline Place, London
W2 4AW**

Yours faithfully,

M. J. FRENCH

Executive Director, Planning and Conservation

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

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/99/02493/GS

Date: 17/12/1999²¹

45 Thurloe Street, London, SW7 2LQ

Renewal of shopfront, existing shopfront and fascia sign to be removed and proposed shop front and sign to be installed.

APPLICANT Saad Mohaffel,

1 lamp post o/s 45
SG 21/12

NOTICE OF A PLANNING APPLICATION



V/AD

13

RBKC

District Plan Observations CONSERVATION AND DESIGN

Address 45 Thurloe Street	Appl. No. 99/2493	L.B. -	C.A. 13A	N C S ✓
Description New shopfront		Code S		

Overall this is acceptable. The percentage of openable shopfront is quite small in relation to the entire width of the frontage. The double doors on the corner do not meet an acceptable disabled access standard. Have discussed with the architect replacing these with one door of 900 mm (approx). Stall riser detail may also be changed. Revisions will be submitted. This is a grant aided scheme.

SD 5/1/00

Everything has been altered as requested. The consistent stallriser height throughout greatly improves the design. Illumination of signage is discreet.

Approve SD 9/2/00

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Gavin Shivers

South East

Dear **Gavin Shivers**

Could I please be consulted on **2000 / 2493**
application no.

Address

45 Thurloe Street

Could you also please indicate when you want the
observation completed by if necessary.

Anup Sharma

(Access Officer)

06/01/2000

Anup,

Steve has already spoken to the architect in
this case to request that the double doors
@ corner are replaced with one door of 900mm
(approx) to meet acceptable disabled access
standards. Awaiting revised drawings.
Stall user detail may also be changed.

Gavin

6/1.

(15)

**Royal Borough of Kensington and Chelsea
Directorate of Planning Services - Access Observations**

ACCESS: TP/99_2493	Address: 45 Thurloe Street	Date Received 6/01/2000	Date of Obs. 6/01/2000
UDP Paras/Policies		Obj. ✓	No obj.
	Development: Renewal of shopfront, existing shopfront and fascia sign to be removed and proposed shop front and sign to be installed.	HMO?	No. of Dwelling Units Existing Proposed
		D.C. Officer GS	Policy Officer AKS

Access Comments:

It would appear from Drawing Number 1054/02 that no step exists on the main entrance door and the entrance to the shop should be flat and level. If this is not the case an internal or external ramp should be installed (which complies to the designs as shown in Supplementary Planning Guidance - 'Access Design Guidance Notes') to facilitate access for all users.

Double doors with a clearance of less than 810mm on each leaf can cause considerable difficulties for some users, in particular wheelchair users. The leaves of the entrance door should be widened so a clearance of 810mm exists on each leaf. If this is not possible then a large single door (clearance greater than 800mm) should be installed.

Objection subject to the above.

The above comments reflect UDP policies STRAT11, CD36 and CD67

Informatives I43 and I46 can be used on the above.

Monitoring

- If the comments above are agreed I have no wish to be kept abreast of this application.
- I wish to be kept abreast of any recommendations made on this application prior to submission of the report.
- I wish to be actively involved in discussions on this application.

PH 6.1.00

RE-NOTIFICATION

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APPLICATION NO: PP/99/2493

PROPERTY: 45 THURLOE STREET, SW7

- Please re-notify all adjoining owners/~~objectors~~.
- Revised drawings received.
- Please note this application is due to be considered by the Planning Applications Committee on 14 days
- Amended/revised description as follows:-
- Double doors replaced with single door of 900mm
Small changes to stall riser detail.
- tick as appropriate

✓ RB
26/11

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

17

**THE ROYAL
BOROUGH OF**

Executive Director M J FRENCH FRICS TP MRTPI Cert TS



File Copy

2186

0171-361- 2186

Switchboard: 0171-937-5464

Extension:

Direct Line:

Facsimile: 0171-361-3463

Date: 26 January 2000

**KENSINGTON
AND CHELSEA**

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCSE/PP/99/02493/GS

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: 45 Thurloe Street, London, SW7 2LQ

You were recently notified on, and/or have commented on, the application for development at the above address. The Council has now received **AMENDMENTS** to this application, and brief details of these are set out below. The Council's Planning Services Committee, in considering the proposal, welcomes comments upon these amendments. Members of the public may **inspect copies of the amended plans**, and any other submitted documents. Details are provided overleaf.

Amended Proposal

Renewal of shopfront, existing shopfront and fascia sign to be removed and proposed shop front and sign to be installed. REVISED DRAWINGS RECEIVED SHOWING DOUBLE DOORS REPLACED WITH SINGLE DOOR OF 900MM. SMALL CHANGES TO STALL RISER DETAIL. ANY FURTHER COMMENTS MUST BE RECEIVED BY 09/02/00.

Applicant

**Saad Mohaffel, 14 Caroline Place, London
W2 4AW**

Anyone who wishes to submit comments on the amended application should write to the Council at the above address within **14 days** of the date of this letter.

Yours faithfully,

M. J. FRENCH

Executive Director, Planning and Conservation

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PLEASE QUOTE THE APPLICATION REFERENCE NUMBER ON YOUR REPLY

DELEGATED REPORT

Address

45 Thurbe Street,
SW7

Reference

97/2493

Conservation Area

Yes

Listed Building Yes/No

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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

Residential Conversion

From

To

Other

Shopfront

Non-Residential Extension

Listed Building Demolition

whole

part

Listed Building Alterations

Unlisted Building - Demolition

whole

part

continued

D4/51(a)

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

Who _____

Overcome by Amendment/Withdrawn/Not Relevant/Other _____

20

Existing

Issues/Policy/Precedent/Conditions/Third Schedule

see Arrand

Standards

satisfactory

- Light
- Privacy
- Room Sizes
- Parking
- Trees

HBMC Direction/Obs.

- Obs. Rec'd
- Direction Rec'd
- Consultation Expired

GRANT/APPROVE

subject to conditions

Informatives

Report by

C.S

Date

Agreed

WWS/BC
10/2/2000

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DELEGATED REPORT

PP/99/02493

1.0 SITE

1.1 The application relates to a retail unit located on the northern side of Thurloe Street at the junction with Cromwell Place. The property is unlisted, but is located within the Thurloe / Smith's Charity Conservation Area.

2.0 PLANNING CONSIDERATIONS

2.1 Planning permission and advertisement consent are sought for a replacement shopfront and new signage. The proposal is a grant aided scheme.

2.2 The main issue for consideration relates to the impact that the proposed shopfront will have on the character and appearance of the Thurloe / Smith's Charity Conservation Area of which it forms part.

2.3 An associated application for advertisement consent includes the incorporation of painted fascia signage above the shop entrance and both elevations on Thurloe Street and Cromwell Place, together with extended sign illumination fittings. (Ref. CA/99/2497).

2.4 The shop front design has been amended at the request of the officers and is considered to be acceptable. The initial application included double doors which did not meet an acceptable disabled access standard. The stall riser has also been continued throughout the shopfront. The proposal is considered to comply with Policy CD36 and CD67 of the UDP.

2.5 The design of the proposed shopfront is considered to enhance the character and appearance of the Thurloe / Smith's Charity Conservation Area of which it forms part. The proposal is considered to comply with Council policy as set out within Chapter 4 of the UDP, in particular with Policies CD25, CD48, CD52, CD53, and CD63.

2.6 The proposed signage and illumination are not considered to have a detrimental impact on the amenity of the surrounding area. The proposed signage is considered to comply with Policy CD68 of the UDP. A condition has been included requesting further information regarding the proposed awnings.

3.0 PUBLIC CONSULTATIONS

3.1 Seven adjoining properties have been consulted in Thurloe Street and Cromwell Place. No representations were received.

4.0 RECOMMENDATION

4.1 Grant planning permission and advertisement consent.

M.J. FRENCH

EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION

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List of Background Papers:

The contents of file PP/99/02493 save for exempt or confidential information in accordance with the Local Government (Access to Information) Act 1985.

Report Prepared By: GS

Report Approved By: *GS* GS/LAWJ

Date Report Approved:

WAW
10/2/2000.

DP1 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: 10 February 2000
Our Ref: PP/99/02493/mvn

Application Date: 03/12/1999 Complete Date: 09/12/1999 Revised Date: 26/01/2000

Agent: Saad Mohaffel, 14 Caroline Place, London
W2 4AW

Address: 45 Thurloe Street, London, SW7 2LQ
Kensington

1
4
134

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

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

DESCRIPTION OF PROPOSED DEVELOPMENT

Installation of new
Proposed shopfront and signage

DELEGATED APPROVAL
16 FEB 2000

RECOMMENDED DECISION Grant planning permission

RBK&C drawing(s) No. PP/99/02493 Applicant's drawing(s) No. 1054/02A, 1054/04, SK01, SK02

I hereby determine and grant/refuse this application (subject to HBMC 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

B.70-2
Area Planning Officer

SAWS 10/2/2000

CONDITIONS AND REASONS FOR THEIR IMPOSITION

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. **Detailed drawings or samples of materials as appropriate in respect of the following shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun :**
(a) Proposed awnings. (CU1).

Reason : In order to safeguard the character and appearance of the Conservation Area. (RUI).

INFORMATIVES

- 1. I09
- 2. I10
- 3. I21
- 4. I39
- 5. I43
- 6. I46