

PLANNING SERVICES APPLICATION

CONSULTATION SHEET

6

APPLICANT:

Saad Mohaffel,
14 Caroline Place,
London
W2 4AW

APPLICATION NO: PP/99/02494/GS

APPLICATION DATED: 03/12/1999

DATE ACKNOWLEDGED: 9 December 1999

APPLICATION COMPLETE: 09/12/1999

DATE TO BE DECIDED BY: 03/02/2000

SITE: 41 Thurloe Street, London, SW7 2LQ

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

ADDRESSES TO BE CONSULTED

- 2 1. 39 THURLOE STREET, SW7 Offices; 39A - 2nd/3rd fl flat
- 2. 43 '1
- 3 3. 23/25 CROMWELL PLACE, SW7 23 - Shop + Offices; 24/25 Offices
- 2 4. 26 Shop + Offices
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.
- 13.
- 14.
- 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

80
13/12

TP SHEET 1 of 1.

DEVELOPMENT CONTROL

TECHNICAL INFORMATION

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

ADDRESS 41 Thurloe Street

7

41 THURLOE STREET

POLLING DISTRICT

0

PP992494

- 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

SE

Conservation Area	HB	CPO	TPO	AMI	MDO	MOL	SBA	Unsuitable for Diplomatic use	PSC		LSC	AI	SV	SNCI	REG 7	ART IV
									C	N						
13A										✓						

Within the line of Safeguarding of the proposed Chelsea/Hackney underground line
Within the line of Safeguarding of the proposed Eastwest/Crossrail underground line

Density	
Site Area	
Habitable rooms proposed	
Proposed Density	

Plot Ratio	
Site Area	
Zoned Ratio	
Floor Area proposed	
Proposed Plot Ratio	

Daylighting	Complies	
	Infringes	

Car Parking	Spaces required	
	Spaces proposed	

Notes:

09 DEC 1999

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MEMORANDUM

TO: FOR FILE USE ONLY

**From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION**

My Ref: PP/99/02494/GS

CODE A1

Room No:

Date: 13 December 1999

DEVELOPMENT AT:

41 Thurloe Street, London, SW7 2LQ

DEVELOPMENT:

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

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**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/99/02494/GS

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: 41 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 shop front, existing shop front and fascia sign to be removed and proposed shopfront 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.

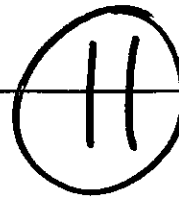
WHERE TO SEE THE PLANS

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 Ladbrooke Grove, London W11** (under the Westway near Ladbrooke 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



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:

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/99/02494/GS

Date: 17/12/1999

41 Thurloe Street, London, SW7 2LQ

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

APPLICANT Saad Mohaffel,

lamppost o/s 41
SE 21/12



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RBKC District Plan Observations CONSERVATION AND DESIGN

Address 41 Thurloe Street SW7	Appl. No. 99/2494	L.B. -	C.A. 13A	Notes C S
Description New shopfront.		Code 5		

Good proportions, detailing & materials. The signage in particular is a great improvement over the existing. (~~The materials should be maintained~~)

We are grant funding this proposal.

Approve SD 3/1/00

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

ACCESS: TP/99_2494	Address: 41 Thurloe Street	Date Received 06/02/2000	Date of Obs. 06/02/2000
UDP Paras/Policies		Obj. ✓	No obj.
	Development: Renewal of shopfront.	HMO?	No. of Dwelling Units Existing Proposed
		D.C. Officer GS	Policy Officer AKS

Access Comments:

It would appear from Drawing Number 1054/01 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 leafs 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.

Other Considerations - Non Enforceable

My only other concern is with the glazed frontage of the shop. Plate glass used in this manner can be dangerous and has caused accidents, particularly to those with visual impairments. The glass should be coloured, a crossbar inserted, a thick edge put on the glass or the glass marked in some way so the glass frontage becomes more discernible. The developer should also be made aware that Part N of the Building Regulations may apply in this circumstance.

Objection subject to the above.

The above comments reflect UDP policies STRAT11, CD 36 and CD67

Informatives I43, I45 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 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

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Gavin Shivers

South East

Dear **Gavin Shivers**

Could I please be consulted on **2000 / 2494**
application no.

Address

41 Thurloe Street

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

Anup Sharma

(Access Officer)

06/01/2000

PLANNING AND CONSERVATIONTHE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

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

Peter Lumsden - Chairman
Campden Hill Gate Ltd,
34 Campden Hill Gate,
Duchess of Bedford's Walk,
London,
W8 7QJSwitchboard: 0207-937 5464
Extension: 2771
Direct Line: 0207-361 2771
Facsimile: 0207-361 3463
Web: www.rbkc.gov.uk

14 January 2002

My reference: **DPS/DCC/PP/99/** Your reference:
2594Please ask for: **George Allpress**

Dear Mr Lumsden,

19 UPPER PHILLIMORE GARDENS.

Thank you for your recent letter. In response to your enquiry my advice is that the planning permission granted in February of last year, to erect a new garage to the rear of this property, was granted subject to a condition prohibiting its use for residential accommodation.


The condition states:

“The garage accommodation hereby permitted shall be available at all times for car parking and shall not be adapted for living, commercial, or other purposes.”(Planning Permission no.PP/99/2594, dated 01/02/2000)

It is the responsibility of the owners to ensure compliance with the implemented permission. In the event of a planning breach occurring, the Council retains enforcement powers which may then be used. There is no current enforcement action at this property.

Please do not hesitate to contact my assistant Mr. George Allpress should you wish to discuss the contents of this matter any further. He can be reached on the above telephone number.

Yours sincerely,


Paul Kelsey,
Area Planning Officer,
For, The Executive Director of Planning & Conservation

R

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SAAD MOHAFFEL
AADipl AATrop Arch RIBA

14 Caroline Place
London W2 4AW

Chartered Architect

Tel: 0171-727 1083
Fax: 0171-727 7669

Our ref: SM/1054

Date: 24 February 2000

Your ref: PP/99/02494

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

Pc Note/G-S

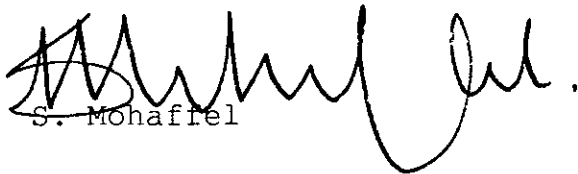
For the attention of Mr. Gavin Shivers

Dear Mr. Shivers,

Re: Shop front Planning Application for No. 41 Thurloe Street, SW7

Please find attached sketch no. SK03 showing the, double door, entrance to the Pharmacy now amended to provide an overall dimension of 1660mm.

Yours sincerely,


S. Mohaffel

Enc.

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	ST	✓	ENF	AO ACK
99		28 FEB 2000					
APPEALS	IC	REC	AND	FWD PLN	CON DES	FEES	

R
28.2.00
M

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

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DPL

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

Date: 28 February 2000
Our Ref: PP/99/02494

/mww

Application Date: 03/12/1999 Complete Date: 09/12/1999 Revised Date: 25/02/2000
Agent: Saad Mohaffel, 14 Caroline Place, London
W2 4AW
Address: 41 Thurloe Street, London, SW7 2LQ

Ref: 1054

8/189

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 (vi) - Listed building consent for above Classes.

✓ Class (ii) - shop fronts

Class (vii) - approval of facing materials

Class (iii) - conversion from non s/c dwellings etc

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 (iv) - amendments as required by T.P. Committee

Class (v) - above classes after D.P. Committee agree

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
2 MAR 2000

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 shopfront.

RECOMMENDED DECISION Grant planning permission *conditionally*
RBK&C drawing(s) No. PP/99/02494 Applicant's drawing(s) No. 1054/00, 1054/04, SK01, SK02 and SK03

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

Area Planning Officer

[Signature]

hwws 29/2/2000

1828/2

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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)

INFORMATIVES

1. I09
2. I10
3. I21
4. I39
5. I43
6. I45
7. I46

DELEGATED REPORT

Address

41 Thurloe Street,
SW7

Reference

99/2494

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 _____

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Existing

Issues/Policy/Precedent/Conditions/Third Schedule

See Acolaid

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 *GS* Date _____ Agreed *[Signature]* *Lewis* 29/2/2010

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DELEGATED REPORT

PP/99/02494

1.0 SITE

- 1.1 The application relates to a retail unit located on the northern side of Thurloe Street. 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 fascia signage, sign illumination fittings and the retention of an illuminated projecting sign. (Ref. CA/99/2498).
- 2.4 The shop front design has been amended at the request of the officer and is considered to be acceptable. The proposed double leaf doors have been widened to meet disabled access standards. The proposal is considered to comply with Policy CD36 and CD67 of the UDP.
- 2.5 The design of the proposed shopfront incorporates good proportions, detailing and high standard of materials, and 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 and are a great improvement over the existing. The proposed signage is considered to comply with Policy CD68 of the UDP.

3.0 PUBLIC CONSULTATIONS

- 3.1 Eight 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

List of Background Papers:

PP/99/02494: 3

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The contents of file PP/99/02494 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/LAWJ
Date Report Approved: BC / news
29/2/2000

Peter Lumsden – Chairman

GA
Book in to Acknowledge.

Campden Hill Gate Ltd
34 Campden Hill Gate
Duchess Of Bedford's Walk
London W8 7QJ
Tel 0171 937 9172
Fax 0171 938 1945
email plum@iattglobal.net

M.J. French Esq FRICS Dip TP MRTI Cert TS
Planning and Conservation
The Town Hall
Hornton Street
London W8 7NX

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EX DIR	HDC	TP	CAC	AD	CLU	AD AK
RB						
KJC						
N		SW	SE	APP		
				APP	EPLN	TIES

OM
27/2501/2501
PLANNING 4

8 April 2000

Dear Mr French,

19 Upper Phillimore Gardens

This property has recently changed hands. Can we be assured that the Council's section which oversees compliance with planning permissions has informed the new owners that there is no planning permission to use either garage at the Duchess of Bedford's Walk end of the property as residential accommodation?.

Yours sincerely

Peter Lumsden

PP/99/2594