

PLANNING SERVICES APPLICATION

3

CONSULTATION SHEET

APPLICANT:

Tristan Brandt,
Flat 5, 26 Stanhope Gardens,
Kensington,
London
SW7 5QX

NB

APPLICATION NO: LB/99/02495

APPLICATION DATED: 03/12/1999

DATE ACKNOWLEDGED: 9 December 1999

APPLICATION COMPLETE: 09/12/1999

DATE TO BE DECIDED BY: 03/02/2000

SITE: Flat 5, 26 Stanhope Gardens, London, SW7 5QX
PROPOSAL: Enlarging doorway to kitchen.

ADDRESSES TO BE CONSULTED

- 1. other flats 26 Stanhope Gardens -
- 2.
- 3.
- 4. (26 Flats 1, 2, 6, 7/8,) 26A.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.

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cf 14/12/99

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

Handwritten stick figure with a checkmark on its chest.

DEVELOPMENT CONTROL

TECHNICAL INFORMATION

THE ROYAL
BOROUGH OF

ADDRESS ~~26 Stanhope Gardens~~
FLAT 5
26 STANHOPE GARDENS
SW7

(4)



KENSINGTON
AND CHELSEA

POLLING DISTRICT MA LB992495

- | | | | |
|-----|--|--------|--|
| 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								
10.	II															✓	

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

MEMORANDUM

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TO: FOR FILE USE ONLY

From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION

My Ref: LB/99/02495/NB
Room No:

CODE 1D

Date: 13 December 1999

DEVELOPMENT AT:

Flat 5, 26 Stanhope Gardens, London, SW7 5QX

DEVELOPMENT:

Enlarging doorway to kitchen.

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)
4. Town and Country Planning (Listed Buildings and Conservation Areas) Regulations 1990 (applications for Listed building consent)

M.J. French

Executive Director, Planning & Conservation

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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**THE ROYAL
BOROUGH OF**



**KENSINGTON
AND CHELSEA**

English Heritage
Historic Building and Monuments Commission
London + South East Region
23 Saville Row, London
W1X 1AB

Switchboard: 0171-937-5464
Direct Line: 0171-361-2699
Extension: 2699
Facsimile: 0171-361-3463

Date: 13 December 1999

My Ref: **DPS/DCsw/LB/99/02495** Your ref: Please ask for: **N. Beale**

Dear Sir / Madam

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: Flat 5, 26 Stanhope Gardens, London, SW7 5QX

I enclose a copy of an application, with relevant drawings and/or supporting information, and should be pleased to receive your observations on these proposals as soon as possible.

It is hoped to present this application to the Planning Services Committee prior to 03/02/1900. I look forward to hearing from you in the near future, in order that your comments may be reported to this Committee.

Should you require any further details in respect of this case, please do not hesitate to contact the Case Officer on the above extension.

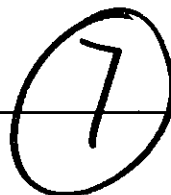
Yours faithfully,

M.J. FRENCH

Executive Director, Planning and Conservation

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS TP MRTPI Cert TS

**THE ROYAL
BOROUGH OF**

**THE OCCUPIER
FILE COPY**
0171-361- 2699Switchboard: 0171-937-5464
Extension: 2699
Direct Line:Facsimile: 0171-361-3463
Date: 14 December 1999**KENSINGTON
AND CHELSEA**

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCSW/LB/99/02495/NB

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990**Proposed development at: Flat 5, 26 Stanhope Gardens, London, SW7 5QX**

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**Enlarging doorway to kitchen.****Applicant****Tristan Brandt, Flat 5, 26 Stanhope Gardens, Kensington, London
SW7 5QX**

**The Planning Information Office Christmas opening hours are as follows:- Mon 20th -
Thurs 23rd Dec. 9.00-16.45. Fri 24th Dec 9.00-13.00. Wed 29th & Thur 30th Dec
9.00-13.00 then 14.00-16.30. The office will be closed on 27th, 28th & 31st Dec. & 3rd
Jan. Normal office hours resume on Tues. 4th Jan at 9.00.**

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

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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

**KENSINGTON
AND CHELSEA**

Notice is hereby given the Royal Borough of Kensington and Chelsea Council an application:

- (a) for development of land in or adjacent to a Conservation Area.
- (d) for consent to demolition and/or alteration of a building which is of architectural or historic interest.

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: LB/99/02495/NB

Date: 17/12/1999

Flat 5, 26 Stanhope Gardens, London, SW7 5QX

Enlarging doorway to kitchen.

APPLICANT Tristan Brandt,

*rankings
23/12*

NOTICE OF A PLANNING APPLICATION



ENGLISH HERITAGE

LONDON REGION

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Director of Planning & Transportation
Royal Borough of Kensington & Chelsea
The Town Hall
Hornton Street
LONDON
W8 7NX

Your refs: DPS/DCSW/LB/99
/02495

Our ref: LRS/7350/26

Contact: Paul Calvocoressi

Direct Dial: 0171-973-3763

JMcD

For the attention of N Beale

21 DEC 1999

Dear Sir/Madam

**Planning (Listed Buildings and Conservation Areas) Act, 1990:
FLAT 5, 26 STANHOPE GARDENS, LONDON, SW7 5QX**

Applicant: Tristan Brandt
Grade of building II
Proposed works: Enlarging doorway to kitchen.

Drawing numbers letter dated 22/11/1999

Date of application: 03.12.1999
Date of referral by Council: 13.12.1999
Date received by English Heritage 15.12.1999
Date referred to D.o.E.: 16.12.1999

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SF	ENF	AO ACK
A		29 DEC 1999				33	
ISSUES	IO	REC	ARB	FWD PLN	CON DES	FEEs	

You are hereby authorised to determine the application for listed building consent referred to above as you think fit. In so doing English Heritage would stress that it is not expressing any views on the merits of the proposals which are the subject of the application, nor any parallel application for planning permission.

Yours faithfully

Paul Calvocoressi
Paul Calvocoressi
Kensington & South London Team

The Secretary of State has considered the information given above and does not intend to require the application concerned to be referred to him
G:\KANDSL\STANDARD\26STANHP.LAS
Signed: J L R
Date: 20/12/99

LR/F



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RBKC District Plan Observations CONSERVATION AND DESIGN

Address <i>Flat 5, 26 Stanhope Gardens, SW7</i>	Appl. No. <i>99/2495/NB</i>	L.B. <i>11</i>	C.A. <i>10</i>	N C SW
Description <i>Enlarging driveway to kitchen</i>	Code <i>I</i>			

This may well be a totally innocent removal of wall (non original possibly) in a rear extension. But will have to check on site any way. Also need to know which ^{floor} level is this at.

B

23/12/99

NB. Drivgs are awful.

RBKC
CONSERVATION & DESIGN

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**GRADE II LISTED BUILDINGS
FORMAL OBSERVATIONS**

Address: Flat 5, 26 Stanhope Gardens, SW7

Description: Internal alteration at the third floor level

Application No: 99/2495

DC Case Officer: NB

Drawing Nos: 1, 2

CD Case Officer: HB

Date: 18th January 2000

Grant/Refuse: Grant

Formal Observations:

It is proposed to remove a short section of internal wall in the rear part of this third floor flat. This wall is not original.

The proposed work will not harm the surviving special architectural and historic interest of this listed property.

Conditions:

C205

Signed: *H. H. Beves*

Date: *18/1/2000*

Approved: *David M. Denahy*

Date: *18/1/00*

Other Notes:

DELEGATED REPORT

Address Flat 5, 26 Stanhope Gardens
Kensington SW7

Reference LS/99/2495

Conservation Area 10

Listed Building Yes No II

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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

Enlargement of doorway to kitchen

Unlisted Building - Demolition

whole part

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

Who None

Overcome by Amendment/Withdrawn/Not Relevant/Other _____

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Existing

self contained flat

Issues/Policy/Precedent/Conditions/Third Schedule

See attached

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 *NIS*

Date *18-1-00* Agreed

Wms/JT
18.1.00

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1.0 Planning Considerations

- 1.1 For consideration is the impact of the proposal on the special architectural character and historic interest of this Grade II listed building.
- 1.2 Policy CD58 is considered most relevant.
- 1.3 It is proposed to remove a short section of internal wall in the rear part of this third floor flat. The wall is not original. The Conservation and Design Officer raises no objections.
- 1.4 The application was referred to English Heritage who indicate that the local authority may assess it as it sees fit.
- 1.5 The proposal is not considered to cause harm to the special architectural and historic interest of this listed building.

2.0 Public Consultation

- 2.1 Occupiers of the other flats were notified of the proposal. No representations have been received.

**M.J. FRENCH
EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION**

List of Background Papers:

The contents of file LB/99/02495 save for exempt or confidential information in accordance with the Local Government (Access to Information) Act 1985.

Report Prepared By: WW
Report Approved By: ~~WW~~/LAWJ
Date Report Approved: JT/haw
18.1.00

copy

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

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

Date: 19 January 2000
Our Ref: LB/99/02495 / CUBA

Application Date: 03/12/1999 Complete Date: 09/12/1999 ~~Revised Date:~~
Agent: Tristan Brandt, Flat 5, 26 Stanhope Gardens, Kensington, London
SW7 5QX
Address: Flat 5, 26 Stanhope Gardens, London, SW7 5QX
Kensington

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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 |

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

DESCRIPTION OF PROPOSED DEVELOPMENT

Enlargement of
Enlarging doorway to kitchen.

RECOMMENDED DECISION Grant listed building consent *conditionally*

RBK&C drawing(s) No. LB/99/02495 Applicant's drawing(s) ~~No. Unnumbered~~

~~Floor plan received 6 December 1999 and elevation received 6 December 1999~~

Not No. 1. + No. 2.

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

LAW 18-1-00

8 18/1/00

CONDITIONS AND REASONS FOR THEIR IMPOSITION

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1 The works hereby permitted shall be begun before the expiration of five years from the date of this consent. (C201)

Reason - As required by Section 18 of the Planning (Listed Buildings and Conservation Areas Act) 1990, to avoid the accumulation of consents. (R201)

2 The works hereby permitted shall be carried out exactly and only in accordance with the drawings, and other particulars, forming part of the Consent, and there shall be no variation therefrom without the prior written approval of the Local Planning Authority. (C205)

Reason - In order to safeguard the special architectural or historic interest of the building. (R205)

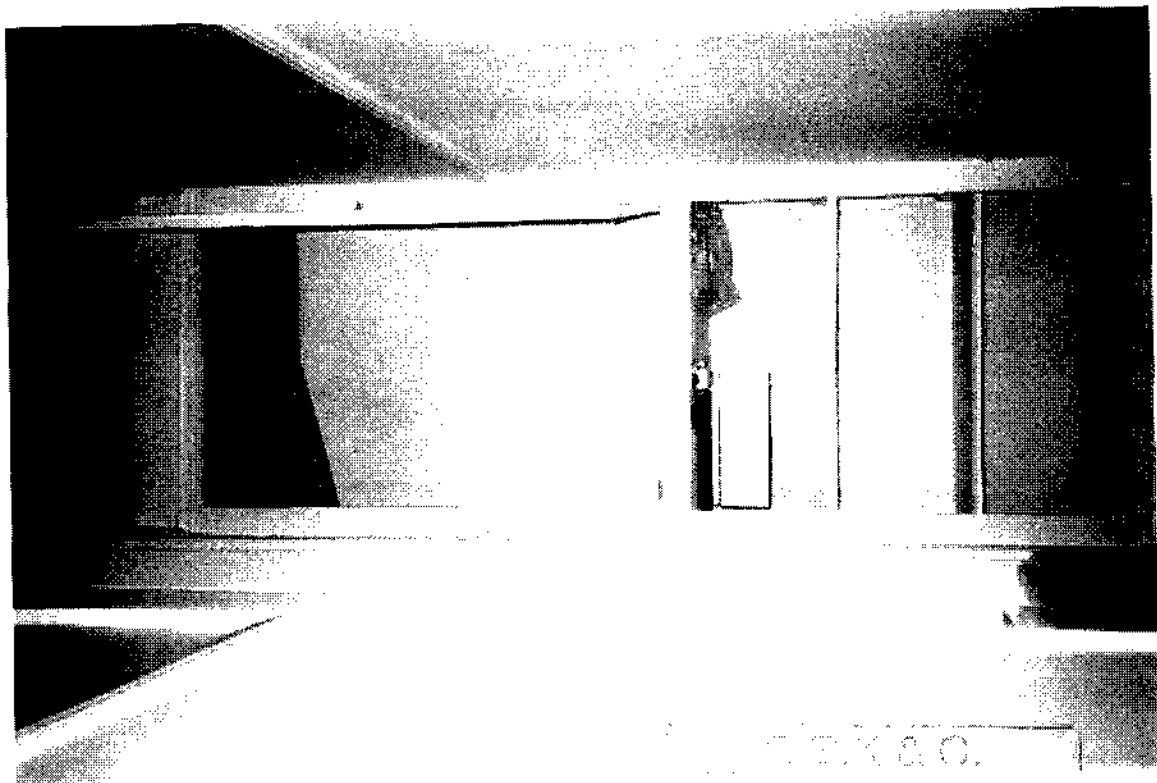
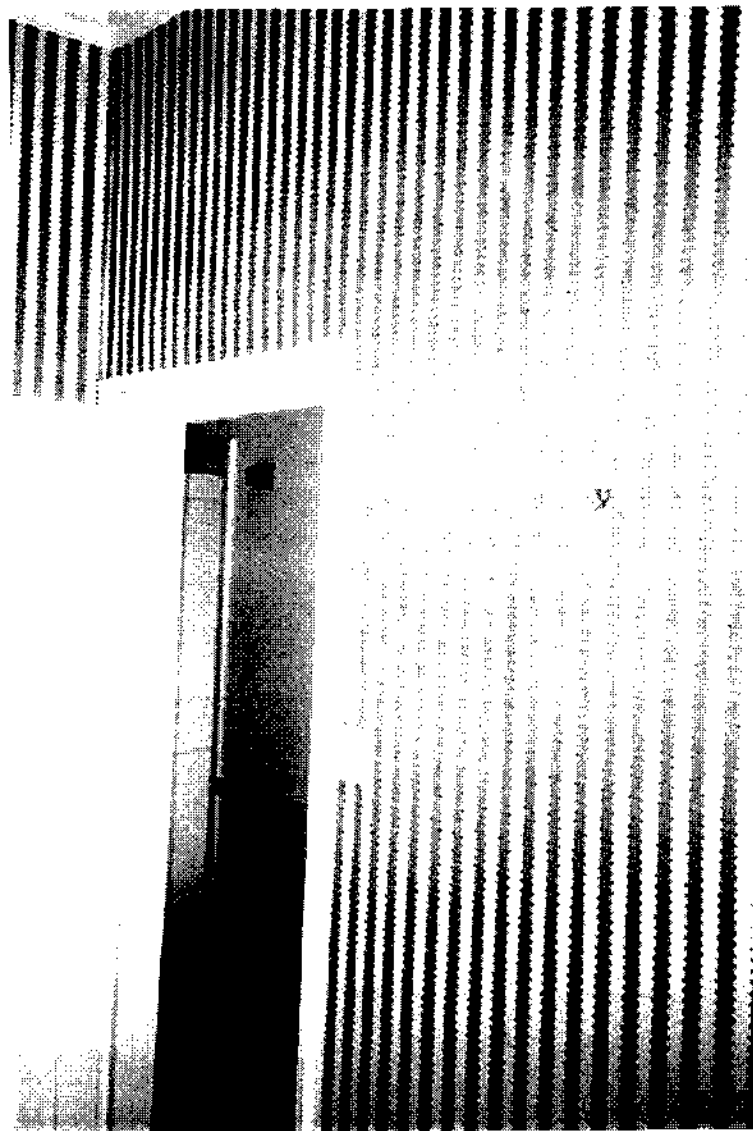
3 All new works and works of making good to the retained fabric, whether internal or external, shall be finished to match the adjacent work with regard to the methods used and to colour, material, texture, and profile. (C206)

Reason - In order to safeguard the special architectural or historic interest of the building. (R206)

INFORMATIVES

I10A

I21A



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