

Res.

10

PLANNING SERVICES APPLICATION

CONSULTATION SHEET

APPLICANT:

Mr L.C. Llewellyn,
44 Drayton Gardens,
London
SW10 9SA

APPLICATION NO: LB/99/02496

APPLICATION DATED: 01/12/1999

DATE ACKNOWLEDGED: 9 December 1999

APPLICATION COMPLETE: 09/12/1999

DATE TO BE DECIDED BY: 03/02/2000

SITE: 44 Drayton Gardens, London, SW10 9SA

PROPOSAL: Retrospective application for the retention of external works already undertaken.

ADDRESSES TO BE CONSULTED

1. ⁽ⁱ⁾ 42, 46 Drayton Gardens.
- 2.
3. 36, 37, 37 Creswell Lane. - 1 each.
- 4.
5. + Any from enforcement file.
- 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

Handwritten checkmarks and scribbles next to the consultation and advertisement lists.

DEVELOPMENT CONTROL

TECHNICAL INFORMATION

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

ADDRESS 44 Drayton Gardens

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44 DRAYTON GARDENS

POLLING DISTRICT N

LB992496

SW

- | | | | |
|-----|--|--------|--|
| 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							
12	11		K-39														

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:

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MEMORANDUM

TO: FOR FILE USE ONLY

From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION

My Ref: LB/99/02496/LAWJ
Room No:

CODE 1D

Date: 13 December 1999

DEVELOPMENT AT:

44 Drayton Gardens, London, SW10 9SA

DEVELOPMENT:

Retrospective application for the retention of external works already undertaken.

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

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THE ROYAL
BOROUGH OF

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

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

Switchboard: 0171-937-5464
Direct Line: 0171-361-2004
Extension: 2004
Facsimile: 0171-361-3463



KENSINGTON
AND CHELSEA

Date: 13 December 1999

My Ref: DPS/DCSW/LB/99/02496 Your ref: Please ask for: Lesley Jones

Dear Sir / Madam

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: 44 Drayton Gardens, London, SW10 9SA

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

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**THE ROYAL
BOROUGH OF**



**KENSINGTON
AND CHELSEA**

Executive Director M J FRENCH FRICS TP MRTPI Cert TS

FILE COPY

2004

0171-361- 2004

Switchboard: 0171-937-5464

Extension:

Direct Line:

Facsimile: 0171-361-3463

Date: 15 December 1999

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCSW/LB/99/02496/LAWJ

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: 44 Drayton Gardens, London, SW10 9SA

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

Retrospective application for the retention of external works already undertaken.

Applicant

**Mr L.C. Llewellyn, 44 Drayton Gardens, London
SW10 9SA**

**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

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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 W.8.** 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, W.8.** 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 **KENSINGTON AND CHELSEA**
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/99/02496/LAWJ *KOP.* Date: 17/12/1999

44 Drayton Gardens, London, SW10 9SA

Retrospective application for the retention of external works already undertaken.

APPLICANT Mr L.C. Llewellyn,

vanlinges
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
/02496

Our ref: LRS/2841/44

Contact: Paul Calvocoressi

Direct Dial: 0171-973-3763

P. Kelsey
For the attention of *Lesley Jones*

21 DEC 1999

Dear Sir/Madam

**Planning (Listed Buildings and Conservation Areas) Act, 1990:
44 DRAYTON GARDENS, LONDON, SW10 9SA**

Applicant:
Grade of building
Proposed works:

Mr L C Llewellyn
II
Retrospective application for the retention of
external works already undertaken.

Drawing numbers

1 and 2

Date of application: 01.12.1999
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		
29 DEC 1999							<i>34</i>		
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEEES			

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 the Planning Inspectorate.

Signed *JCL*
Date *20/12/99*

LR/F



RBKC
District Plan Observations
CONSERVATION AND DESIGN

Address 44, Drayton Gardens, SW10.	Appl. No. KDP LB/99/02496	L.B. II	C.A. 12	N C S ✓
Description Retrospective application for the retention of external works already undertaken.		Code		

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Visited the site 10 Jan 2000, but as the garden is
landlocked, & the alterations are at ^{both} lower & upper
levels, it was not possible to make an assessment.

A meeting will need to be arranged with access to
the garden, so that the work can be assessed in relation
to the rear terrace as a group.

It will also be advisable to research the planning
history of the terrace, prior to giving a site, to check if
~~the~~ recent precedents are to be taken into consideration.

HIB

10 Jan 2000

RBKC
CONSERVATION & DESIGN

(19)

GRADE II LISTED BUILDINGS
FORMAL OBSERVATIONS

Address: 44, Drayton Gardens, SW10 9SA.

Description: Retrospective application for the retention of external works.

Application No: DC Case Officer: KDP.
DPS/DCSW/LB/99/02496.

Drawing Nos: 1 & 2. CD Case Officer: HSB.

Date: 21. ii. 2000.

Grant/Refuse: GRANT.

Formal Observations:

This is a retrospective application for minor works recently carried out to the rear aspect of the house. These works have been included within the scope of a repair and maintenance programme to the 19thc. rear elevation.

The alterations have remedied existing defects on the rear extension, which is a later addition added to the original low level closet wing:-

- i. The rear addition has been raised by four brick courses to create a parapet wall.
- ii. Exposed steel beams, supporting the rear addition, have been enclosed.
- iii. The basement and ground floor levels of the rear elevation have been rendered.

The works are intended to improve the appearance of the rear elevation, and to ensure that the building fabric is in a good state of repair.

It is considered that the works proposed will not be detrimental to the special architectural and historic character of the building and are therefore acceptable.

Conditions:

Signed: *H. Lam Ben*

Date: *21. ii. 2000*

Approved: *David J. M. O'Connell*

Date: *21/2/00*

DELEGATED REPORT

Address

114 Drayton Gardens,
SW7

Reference

LB/99/2496

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 Amend Report

Standards

satisfactory

- Light
- Privacy
- Room Sizes
- Parking
- Trees

HBMC Direction/Obs.

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

GRANT/APPROVE

subject to conditions

Informatives

Report by

KDP

Date

Agreed

PR/LAW

13/3/2008

DELEGATED REPORT LB/99/2496

This application seeks consent for the retention of external works already undertaken to the rear of the building. The works are de minimus in nature and therefore do not require planning permission. These works comprise of the following:

- i) The rear addition has been raised by four brick courses to create a parapet wall.
- ii) Exposed steel beams, supporting the rear addition have been enclosed.
- iii) The basement and ground floor levels of the rear elevation have been rendered.

The property is a Grade II listed building and is located within The Boltons Conservation Area.

English Heritage have indicated that the Council may assess the application for Listed Building Consent as it sees fit.

The main planning considerations in respect of this application is the effect the alterations have on the special interest of the building, the terrace in which it is located, and the character and appearance of The Boltons Conservation Area.

The relevant Policies within the Unitary Development Plan are CD57 and CD58 relating to development to Listed Buildings and CD52 and CD53 relating to development in Conservation Areas. It is not considered that the minor alterations which have occurred adversely harm the special architectural or historical interest of the building.

The proposals are considered acceptable by the Conservation and Design Officer, whose formal observations state:

These works have been included within the scope of a repair and maintenance programme to the 19thc. rear elevation. The alterations have remedied existing defects on the rear extension, which is a later addition added to the original low level closet wing. The works are intended to improve the appearance of the rear elevation, and to ensure that the building fabric is in a good state of repair.

Overall, it is considered that the minor works are not detrimental to the special architectural and historic interest of the building, the terrace in which it is located or the character and appearance of The Boltons Conservation Area. Therefore, it is considered to comply with Policies CD52, CD53, CD57 and CD58.

Report by : KDP

M.J. FRENCH
EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION

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List of Background Papers:

The contents of file LB/99/02496 save for exempt or confidential information in accordance with the Local Government (Access to Information) Act 1985.

Report Prepared By: KDP
Report Approved By: KDP/LAWJAK *news*
Date Report Approved: 13/8/2000

*subd
copy please*

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AC
DP

**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 March 2000
Our Ref: LB/99/02496

cr BA

Application Date: 01/12/1999 Complete Date: 09/12/1999 ~~Revised Date:~~

Agent: Mr L.C. Llewellyn, 44 Drayton Gardens, London
SW10 9SA

Address: **44 Drayton Gardens, London, SW10 9SA**

Kensington

*49
216*

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

**DELEGATED APPROVAL
21 MAR 2000**

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

~~Retrospective application for the~~ *alterations* ~~Retention of external works already undertaken.~~

RECOMMENDED DECISION *Grant listed Building Consent* ~~Mnemonic Not Found~~ *unconditionally*

RBK&C drawing(s) No. LB/99/02496 Applicant's drawing(s) No. LB/99/2496

Applicant Drawing No(s): No1, and unnumbered drawing received on 7th December 1999

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]

news 13/3/2000

[Signature] 10/3/00

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CONDITIONS AND REASONS FOR THEIR IMPOSITION

INFORMATIVES

IDA.