

PLANNING SERVICES APPLICATION

Deal with
10/12/99

CONSULTATION SHEET

APPLICANT:

McCoy Associates,
31 Station Road,
Henley on Thames,
Oxon
RG9 1AT

4

SDS

APPLICATION NO: PP/99/02501 /SDS

APPLICATION DATED: 01/12/1999

DATE ACKNOWLEDGED: 9 December 1999

APPLICATION COMPLETE: 09/12/1999

DATE TO BE DECIDED BY: 03/02/2000

SITE: Kensington Church Walk, London, W8 4NB

PROPOSAL: Refurbishment of surviving Victorian railings and erection of replacement railings to match, including re-grading of land within public park and replacement of flight of steps.

ADDRESSES TO BE CONSULTED

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.

none
required

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

✓
1/12/99

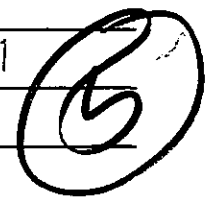
DEVELOPMENT CONTROL

TECHNICAL INFORMATION



ADDRESS _____
KENSINGTON CHURCH WALK

PP992501



POLLING DISTRICT 1A

- | | | | |
|-----|--|--------|--|
| 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 | | | | | | |
| 6 | | | | | | | | | | | | | | | | |

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:

6

MEMORANDUM

TO: FOR FILE USE ONLY

From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION

My Ref: PP/99/02501/DT

CODE A1

Room No:

Date: 13 December 1999

DEVELOPMENT AT:

Kensington Church Walk, London, W8 4NB

DEVELOPMENT:

Refurbishment of surviving Victorian railings and erection of replacement railings to match, including re-grading of land within public park and replacement of flight of steps.

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

7

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/99/02501/DT Date: 17/12/1999

Kensington Church Walk, London, W8 4NB

Refurbishment of surviving Victorian railings and erection of replacement railings to match, including re-grading of land within public park and replacement of flight of steps.

APPLICANT McCoy Associates,

Attached to railings
20/12/99

DELEGATED REPORT

Address Kensington Church Walk
W8

Reference 99/2501

Conservation Area yes

Listed Building Yes/No

8

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 _____

9

Existing

Issues/Policy/Precedent/Conditions/Third Schedule

see Acsland report

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

DT

Date

Agreed

WWS

9/2/2000

10

1.0 THE SITE

- 1.1 Pedestrian path linking Kensington High Street and Holland Street, giving access to gardens, shops, and St. Mary Abbot's Church and school.

2.0 PROPOSAL

- 2.1 It is proposed to refurbish the existing railings, install replacements to match the sections of originals that still survive, re-grade the land in the gardens, and install a replacement set of steps.

3.0 PLANNING CONSIDERATIONS

- 3.1 The proposals must be assessed as to their impact upon the character and appearance of the gardens and this part of the Conservation Area, and in terms of the disabled accessibility of the gardens.
- 3.1 The removal of hedgrows and existing fencing, and installation of historically accurate railings, should represent a real enhancement of the already very pleasant garden spaces and walkway. The public will be able to appreciate the gardens much better from the walkway, from where views are presently partly obscured by the hedge and fence.
- 3.2 The applicants are confident that they can get the proposed railings to accurately match the detail of the originals, and this is anyway safeguarded by Condition. The gate and step alterations are also to be welcomed. Discussions have already taken place with the Design Officer who is in favour of the proposals as long as the old railings are accurately reproduced. Overall, these proposals will enhance the character and appearance of the Conservation Area, and will satisfy the relevant UDP Policies.
- 3.3 An Informative is recommended to advise that, although not part of the planning application, the Council's Arboriculturist should be consulted regarding any regrading of the embankments because of the likely presence of tree roots close to the surface.

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

List of Background Papers:

The contents of file PP/99/02501 save for exempt or confidential information in accordance with the Local Government (Access to Information) Act 1985.

Report Prepared By: DT

Report Approved By:

Date Report Approved:

PP/99/02501: 3

hewy

9/2/2000

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

AC
DPA.
11

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

Date: 3 February 2000
Our Ref: PP/99/02501

mnw
49
108

Application Date: 01/12/1999 Complete Date: 09/12/1999 ~~Revised Date:~~
Agent: McCoy Associates, 31 Station Road, Henley on Thames, Oxon
RG9 1AT Ref: GSR/KN
Address: Kensington Church Walk, London, W8 4NB
Kensington

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 (ix) - grant permission licence or no objection under Sections 73, 74, 138, 143, 152, 153, 177 & 180 of the Highways Act |
| Class (v) - above classes after D.P. Committee agree | Class (x) - Crossover under S. 108 of the Highways Act 1980 |

DELEGATED APPROVAL
07 FEB 2000

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

DESCRIPTION OF PROPOSED DEVELOPMENT

Refurbishment of surviving Victorian railings and erection of replacement railings to match, including re-grading of land within public park and replacement of flight of steps.

RECOMMENDED DECISION Grant Planning Permission *Conditionally*

RBK&C drawing(s) No. PP/99/02501
Applicant's drawing(s) No. GSR/KN/1

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

PP/99/02501: 1

Law 3/2/2000

12

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 railings and plinth stones hereby permitted shall match, as closely as possible, the surviving examples near the northern entrance to the gardens. Any variation from this must be approved beforehand in writing by the Executive Director, Planning & Conservation.**
Reason - To preserve the character and appearance of the Conservation Area.
3. **The railings hereby permitted shall be painted black, and so maintained.**
Reason - To preserve the character and appearance of the Conservation Area.
4. **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)

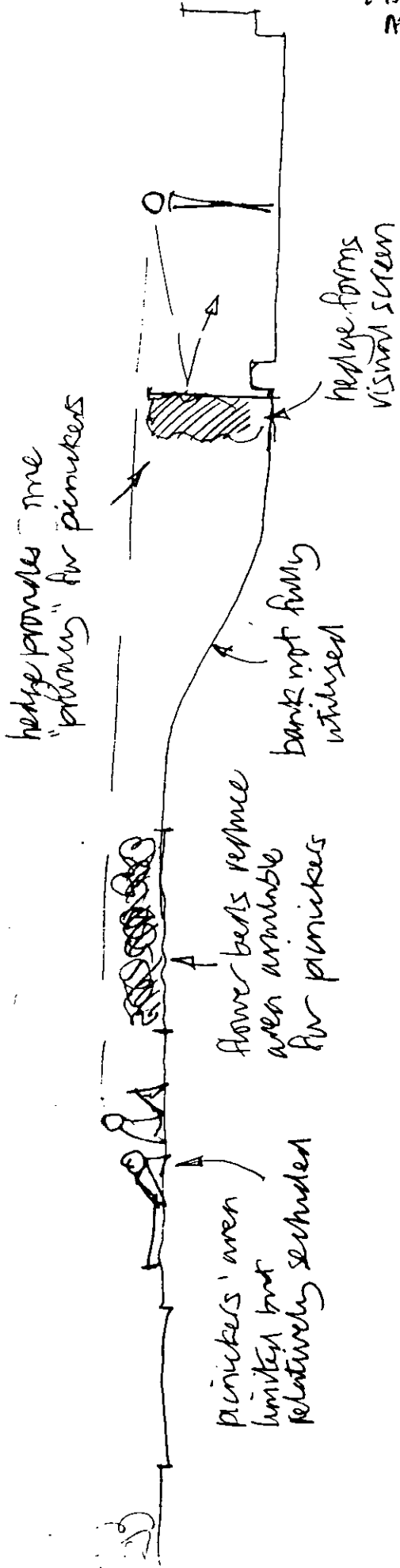
INFORMATIVES

- 1 The Council's Arboriculturist should be consulted regarding any regrading of the embankments, because of the likely presence of tree roots close to the surface.
- 2 I10
- 3 I12
- 4 I11
- 5 I09
- 6 I43

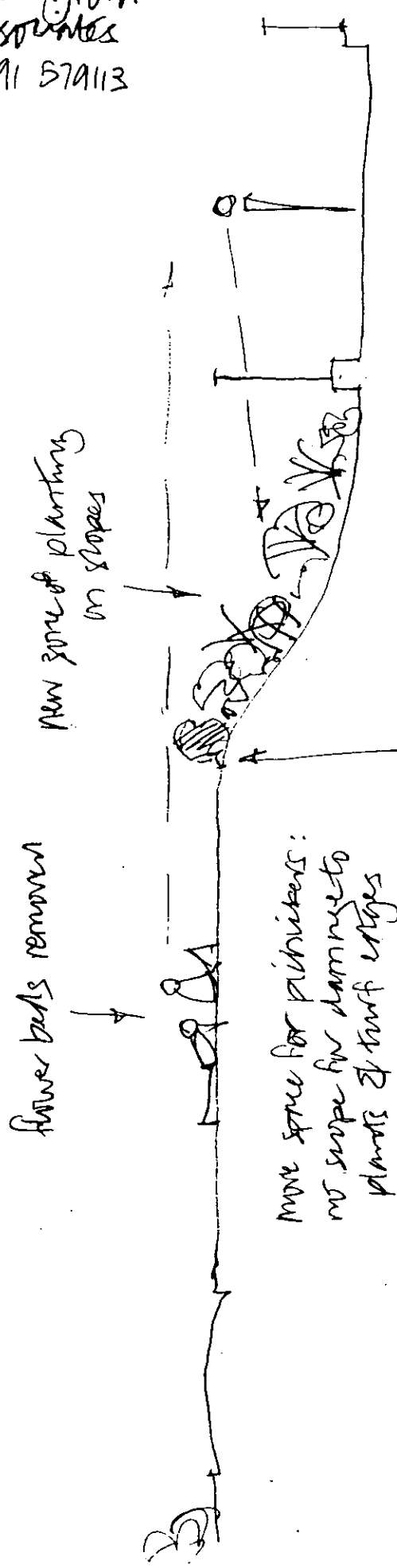
KENSINGTON CHURCH WALK 22.11.99

Griffiths
McLay Associates
01491 579113

(13)



Current situation



Suggested strategy

more space for picnickers:
no slope for damage to plants & turf edges

height of upper edge of new planting determines form of picnickers' "privacy"

passer-by has benefit of new planting through screenings

23.11.99

North to Church Green