

PLANNING SERVICES APPLICATION

7

CONSULTATION SHEET

APPLICANT:

Glas,
Unit 23,
33 Rushworth Street,
London
SE1 0RB

APPLICATION NO: PP/99/02502

APPLICATION DATED: 25/11/1999

DATE ACKNOWLEDGED: 10 December 1999

APPLICATION COMPLETE: 10/12/1999

DATE TO BE DECIDED BY: 04/02/2000

SITE: 34 Hillgate Place, London, W8 7ST

PROPOSAL: ~~internal modernisation to existing house and single storey extension to first floor at the rear of the house.~~

ADDRESSES TO BE CONSULTED

- 1. 34, 36, 38 Hillgate Place
2.
3. 10, 12 Calkott St
4.
5.
6.
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10/12/99

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

10/12/99

DEVELOPMENT CONTROL

TECHNICAL INFORMATION

ADDRESS 34 Hillgate Place

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THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

POLLING DISTRICT 1 PP992502

- | | | | |
|-----|--|--------|--|
| 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:

MEMORANDUM

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TO: FOR FILE USE ONLY

**From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION**

My Ref: PP/99/02502/MC

CODE A1

Room No:

Date: 10 December 1999

DEVELOPMENT AT:

34 Hillgate Place, London, W8 7ST

DEVELOPMENT:

Single storey extension to first floor at the rear of the house.

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 CONSERVATIONTHE TOWN HALL, HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS TP MRTPI Cert TS

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

THE OCCUPIER

FILE COPY

0171-361- 2096

Switchboard: 0171-937-5464

Extension: 2096

Direct Line:

Facsimile: 0171-361-3463

Date: 10 December 1999

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCN/PP/99/02502/MC

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990**Proposed development at: 34 Hillgate Place, London, W8 7ST**

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**Single storey extension to first floor at the rear of the house.****Applicant****Glas, Unit 23, 33 Rushworth Street, London
SE1 0RB**

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 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



RBKC
District Plan Observations
CONSERVATION AND DESIGN

Address <i>24 Hillgate Place, W8</i>	Appl. No. <i>99/2502/MC</i>	L.B. —	C.A. <i>6</i>	M C S
Description <i>Extension to new first floor lightwell.</i>	Code	<i>P.</i> 12		

Principle - Not usually acceptable in this location but given location, acceptable.

Detail - ~~not~~ enclosed location to ~~west~~

- end of terrace*
- the extension will not be visible from most of the surrounding properties.*
- will not adv. harm the character + appearance of the CA.*

Recommendation - approve.

Conditions

68

71.

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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 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/99/02502/MC

Date: 17/12/1999

34 Hillgate Place, London, W8 7ST

Single storey extension to first floor at the rear of the house.

APPLICANT Glas,

16/12/99
Rendall
Mc

NOTICE OF A PLANNING APPLICATION

DELEGATED REPORT

Address

34 Hillgate Place
Kensington
W11

Reference

PO 199/2502

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

Shopfront

Non-Residential Extension

Listed Building Demolition

whole

part

Listed Building Alterations

Unlisted Building - Demolition

whole

part

Other

continued

D4/51(a)

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

Who None

Overcome by Amendment/Withdrawn/Not Relevant/Other _____

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Existing Single Family Dwelling

Issues/Policy/Precedent/Conditions/Third Schedule

See Acolaid

Standards

satisfactory

- Light
- Privacy
- Room Sizes
- Parking
- Trees

HBMC Direction/Obs.

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

GRANT/APPROVE

subject to conditions

Informatives

Report by MC

Date

Agreed

1/27/11 hans
27/1/11

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1.0 Planning Considerations

- 1.1 The proposal is an amendment to a similar scheme granted 22/09/99, Ref PP/99/01476. The main differences are that the proposed first floor rear extension will be slightly deeper, following the rear building line of the existing extension below (a difference in depth of approximately 300mm from the approved scheme), the replacement lean-to roof over the existing basement extension will now be fully glazed instead of part glazed and a raised rooflight to the main roof is proposed.
- 1.2 The property is an unusual corner building that has an existing rear addition. the proposed extension will infill the lightwell at rear first floor level adjacent to No.10 Callcott Street. It will be finished in white painted render with obscure glass sash windows to the rear. The extension will be in an enclosed location and will not be openly visible from many neighbouring properties. The Conservation and Design Officer considers the proposal to be acceptable. Whilst it would be preferable for the extension to be set back further to create a 'shadow effect', as with the approved scheme, it is considered that, because of the unusual nature of the building and its enclosed location, the extension will not harm the appearance of the building and the rhythm of extensions in the terrace will not be disrupted. Furthermore, the character and appearance of the Conservation Area will be preserved.
- 1.3 The proposed roof light to the main roof will not be visible from neighbouring properties and the proposed new shallow lean-to glass roof to the basement level extension will replace an existing flat roof and rooflights that are in a poor state of repair. Therefore, these elements are considered acceptable.
- 1.4 The windows to the proposed first floor extension will be obscure glazed and the addition will result in the removal of the existing roof terrace. A condition is recommended that the main roof and the roof of the extension should not be used as a terrace. Therefore, it is considered that the existing privacy conditions of neighbouring properties will be improved. It is considered that the proposal will not lead to a significant loss of light or increased sense of enclosure, affecting neighbouring properties.
- 1.5 The proposal complies with Policies CD41, CD52, CD53, CD30 and CD28 of the UDP.
- 1.6 It should be noted that other alterations shown on the plans involving new and replacement windows and doors, are permitted development, not requiring planning permission.

2.0 Public Consultation

2.1 Occupiers of five neighbouring properties in Hillgate Place and Callcott Street were notified of this application.

2.2 To date, no objections have been received.

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M.J. FRENCH
EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION

List of Background Papers:

The contents of file PP/99/02502 save for exempt or confidential information in accordance with the Local Government (Access to Information) Act 1985.

Report Prepared By: MC
Report Approved By: W | hms
Date Report Approved: 27/1 27/1/00

AC
DP1
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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: 27 January 2000
Our Ref: PP/99/02502 / CHSE

Application Date: 25/11/1999 Complete Date: 10/12/1999 Revised Date: 24/12/99
Agent: Glas, Unit 23, 33 Rushworth Street, London
SE1 0RB Ref: 108
Address: 34 Hillgate Place, Kensington, W8 7ST

151/74

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

DELEGATED APPROVAL
01 FEB 2000

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

DESCRIPTION OF PROPOSED DEVELOPMENT

Erection of first floor rear extension, ^{provision of a} rooflight to main roof and new lean-to roof to existing basement rear extension (Amendment to planning permission dated 22/09/99 Ref: PP/99/01476).

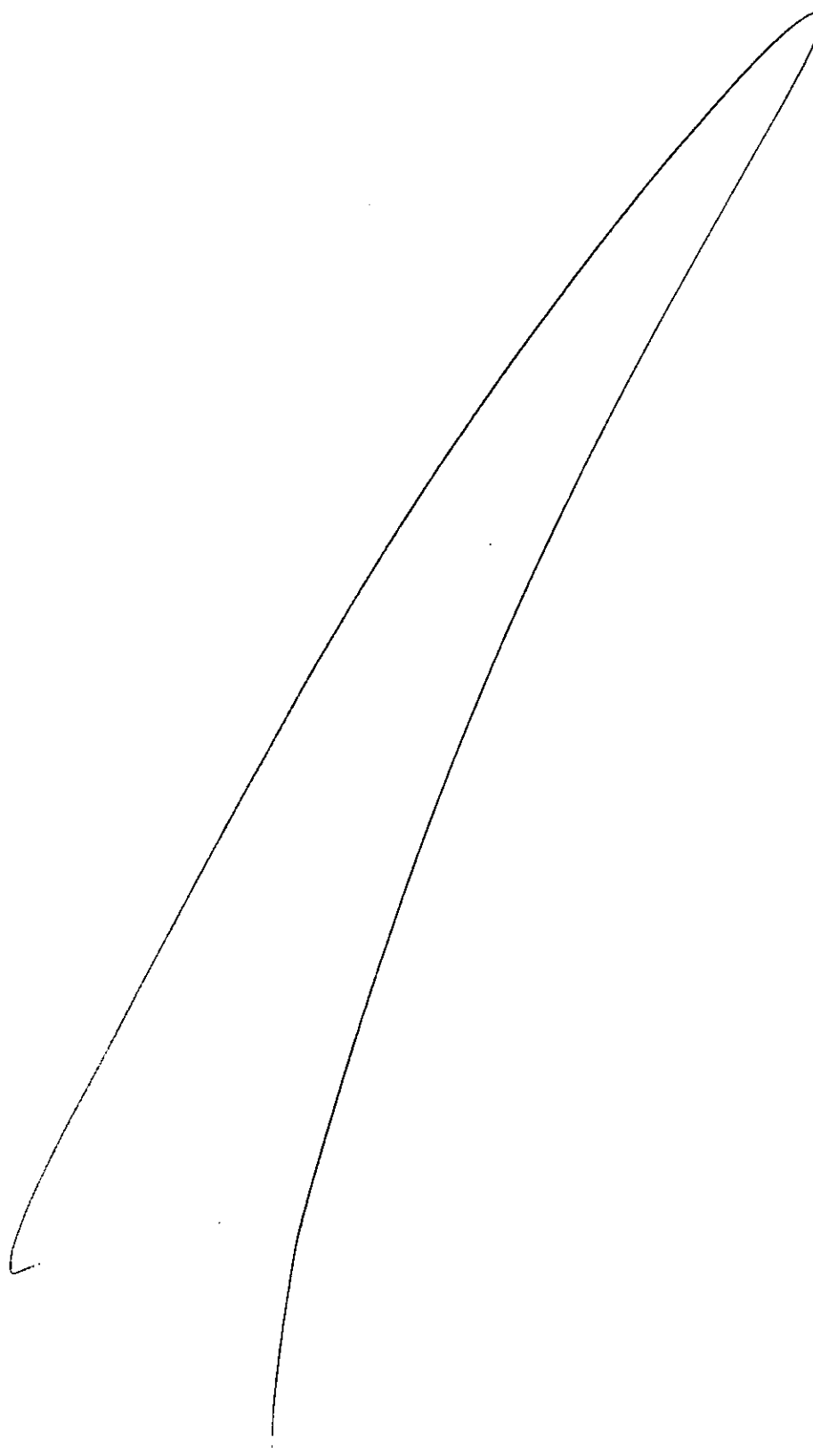
RECOMMENDED DECISION Grant planning permission *conditionally*

RBK&C drawing(s) No. PP/99/02502 and PP/99/02502/A
Applicant's drawing(s) No.108/PA/01, / 08, / 09, / and 10

I hereby determine and grant ~~refuse~~ this application ^(with the exception of Section aa) ~~(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 *[Signature]* Head of Development Control *[Signature]* Area Planning Officer *[Signature]*

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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)

3. **All work and work of making good shall be finished to match the existing original work in respect of material, colour, texture, and profile and, in the case of brickwork, facebond and pointing. (C071)**
Reason - To ensure a satisfactory standard of external appearance. (R071)

4. **The render to the rear elevation of the extension hereby permitted shall be finished smooth and shall be so maintained .**
Reason R72 — in full please

5. **The windows in the extension hereby permitted shall be painted timber framed, double hung, sliding sashes, and so maintained. (C075)**
Reason - To ensure a satisfactory standard of appearance. (R075)

6. **The windows in the rear elevation of the first floor extension hereby permitted shall be constructed using only obscured glazing, and shall be so maintained. (C092)**
Reason - To safeguard the amenity of neighbouring property, and in particular to prevent overlooking. (R091)

7. **The roof of the building and the roof of the extension hereby permitted shall not be used at any time as a terrace without the prior written approval of the Local Planning Authority. (C079)**
Reason - To protect the privacy and amenity of neighbouring property. (R079)

INFORMATIVES

1. I10

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2. I11

3. I21

4. I30