

# TOWN & COUNTRY PLANNING ACT 1990

FORM TP1

APPLICATION FOR PERMISSION TO DEVELOP LAND AND / OR BUILDINGS IN GREATER LONDON

FOR OFFICE USE ONLY

Fee £ 95.00

PP992503

Borough Ref.

Registered No.

Date Received

COMPLETE

13 DEC 1999

1

Cheque / Postal Order / Cash 707598

Receipt No. Issued 0210453 (10/12/99)

**PLEASE READ CAREFULLY THE GENERAL NOTES BEFORE FILLING IN THE FORM**

<b>PART ONE</b>	To be completed by or on behalf of all applicants as far as applicable	
	<b>FEE</b> (where applicable)	£ 95.00

**1. APPLICANT** (in block capitals)

Name RASOOL LTD  
 Address RAMSEES HOTEL  
32-36 HOGARTH ROAD  
LONDON SW5 0PU  
 Tel. No. \_\_\_\_\_

**AGENT** (if any) to whom correspondence should be sent

Name GVA GRIMLEY  
 Address 10 STRATTON STREET  
LONDON  
W1X 6JR  
 Tel. No. 0171 911 2329 Ref. \_\_\_\_\_

**2. PARTICULARS OF PROPOSAL FOR WHICH PERMISSION IS SOUGHT**

(a) Full address or location of the land to which this application applies RAMSEES HOTEL  
32-36 HOGARTH ROAD, EARL'S COURT,  
LONDON SW5 0PU

(b) Site area 0.04ha

(c) Give details of proposal indicating the purpose for which the land/buildings are to be used and including any change(s) of use.  
PROPOSED REAR EXTENSIONS TO EXISTING HOTEL AT SECOND  
FLOOR LEVEL TO PROVIDE TWO ADDITIONAL ROOMS.

(d) State whether applicant owns or controls any adjoining land and if so, give its location.  
NO

(e) State whether the proposal involves:- State Yes or No

(i) New building(s) or extension(s) to existing building(s)

YES

If "Yes" state gross floor area of proposed building(s).

25 m<sup>2</sup>

If residential development state number of dwelling units proposed and type if known, e.g. houses, bungalows, flats.

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9th DEC. 1999.

(ii) Alterations

NO

If "Yes" state gross area of land or building(s) affected by proposed change of use (if more than one use involved state gross area of each use).

Hectares/m<sup>2</sup>

(iii) Change of use

NO

(iv) Construction of new access to a highway } vehicular pedestrian

NO

NO

(v) Alteration of an existing access to a highway } vehicular pedestrian

NO

NO

13 DEC 1999

Strike out whichever is inapplicable

6  
R/SW

### 3. PARTICULARS OF APPLICATION

State whether this application is for: State Yes or No

- (i) Outline planning permission  NO
- (ii) Full planning permission  YES
- (iii) Renewal of temporary permission or permission for retention of building or continuance of use without complying with a condition subject to which planning permission has been granted.  NO
- (iv) Consideration under Section 72 only (Industry)  NO

If "Yes" strike out any of the following which are not to be determined at this stage.

- 1. Siting
- 2. Design
- 3. Landscaping
- 4. External appearance
- 5. Means of access

If "Yes" state the date and number of previous permission and identify the previous condition.

Date ..... Number .....  
 The Condition ..... **2** .....

### 4. PARTICULARS OF PRESENT AND PREVIOUS USE OF BUILDINGS OR LAND

State :-

- (i) Present use of buildings/land ..... HOTEL .....
- (ii) If vacant the last previous use and period of use with relevant dates. ....

### 5. LIST ALL DRAWINGS, CERTIFICATES, DOCUMENTS, ETC; forming part of this application

DRAWING NOS. HRPP/1, HRPP/2, HRPP/3

### 6. ADDITIONAL INFORMATION State Yes or No

- (a) Is the application for non-residential development  YES If "Yes" complete PART THREE of this form (See PART THREE for exemptions)
- (b) Does the application include the winning and working of minerals  NO If "Yes" complete PART FOUR of this form
- (c) Does the proposed development involve the felling of any trees  NO If "Yes" state numbers and indicate precise position on plan
- (d) (i) How will surface water be disposed of? ..... TO EXISTING .....
- (ii) How will foul sewage be dealt with? ..... TO EXISTING .....
- (e) Materials - Give details (unless the application is for outline permission) of the colour and type of materials to be used for:
  - (i) Walls ..... BRICK CAVITY WALLS TO MATCH EXISTING .....
  - (ii) Roof ..... DECK ROOF .....
  - (iii) Means of enclosure .....

**We hereby apply for (strike out whichever is inapplicable)**

- (a) Planning permission to carry out the development described in this application and the accompanying plans in accordance therewith
- (b) ~~Planning permission to retain the building(s) or work(s) already constructed or carried out, or a use of the land already instituted as described in this application and accompanying plans.~~

Signed GVA Grunley on behalf of RASOOL LTD Date 7/12/99

### AN APPROPRIATE CERTIFICATE MUST ACCOMPANY THIS APPLICATION (See General Notes)

If you are the ONLY owner of ALL the land at the beginning of the period 20 day before the date of application, complete Certificate A. If otherwise see PART TWO of this form.

**CERTIFICATE A** - Certificate under Section 66 of the Town & Country Planning Act 1990. I hereby certify that:-

- \*Strike out whichever is unapplicable. 1. No person other than the applicant was an owner (a) of any part of the land to which the application relates at the beginning of the period of 20 days before the date of the accompanying application.
- 2. ~~None of the land to which the application relates constitutes or forms part of an agricultural holding; or~~
- 3. ~~I have / the applicant has given requisite notice to every person other than \*myself/himself who, 20 days before the date of the application was a tenant of any agricultural holding any part of which was comprised in the land to which the application relates, viz:—~~

(a) "Owner" means a person having freehold interest or a leasehold interest the unexpired term of which was not less than 7 years.

Name and Address of Tenant .....  
 Date of Service of Notice .....

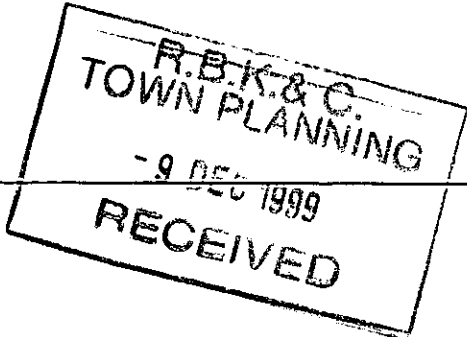
Signed GVA Grunley on behalf of RASOOL LTD Date 7/12/99

# THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA

## TOWN AND COUNTRY PLANNING ACT 1990

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<b>PART THREE:</b>	<b>ADDITIONAL INFORMATION FOR NON RESIDENTIAL DEVELOPMENT TO BE COMPLETED FOR ALL NON-RESIDENTIAL DEVELOPMENT</b>
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1. For industrial development, describe the process to be carried on and of the end products, and the type of plant/machinery to be installed:			
2. If the proposal forms part of a larger scheme for which permission is not at present sought, briefly describe the ultimate development:			
3. If the proposal is related to an existing use on or near the site, please explain the relationship:			
4.	EXTENSION TO HOTEL		
(a) What is the total floor space of all the buildings to which the application relates?	Existing floor space to be lost (through demolition or change of use)	Existing floorspace to be retained (if any)	Proposed additional floorspace
(b) What is the amount of industrial floor space included in the above figure?	NONE m2	m2	25 m2
(c) What is the amount of office floor space?	m2	m2	m2
(d) What is the amount of floor space for retail trading?	m2	m2	m2
(e) What is the amount of floor space for storage?	m2	m2	m2
(f) What is the amount of floor space for warehousing?	m2	m2	m2
(g) Please specify the amount of floor space of any other uses.	m2	m2	m2

(Part Three continues overleaf)

THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA  
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PART THREE: SIDE TWO

<p>5. How many staff will be employed on the site as a result of the proposed development?</p> <p>(a) full-time</p> <p>(b) part-time</p>	
<p>6. State estimated vehicular traffic flow to the site during a normal working day:</p> <p>(a) Heavy Goods Vehicles</p> <p>(b) Other vehicles</p>	
<p>7. Describe parking / loading / unloading provision (also show location on plan unless you are reserving design for further approval).</p>	
<p>8. State nature, volume and proposed means of disposal of any trade effluents or trade refuse:</p>	
<p>9. Please state here if hazardous substances in the quantities listed in Schedule 1 to the Planning (Hazardous Substances) Regulations (1992) will be kept on the land * :</p>	

(\* For further information on Schedule 1 of the Planning (Hazardous Substances) Regulations please consult with the Planning Information Office, 0171 361 2079 / 2977).

<p><i>GVA Grimley</i> Signed: GVA GRIMLEY</p>	<p>On behalf of: RASOOL LTD</p>	<p>Date: 7/12/99</p>
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Our ref: 0299

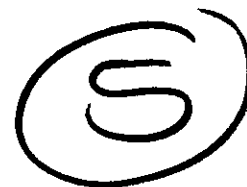
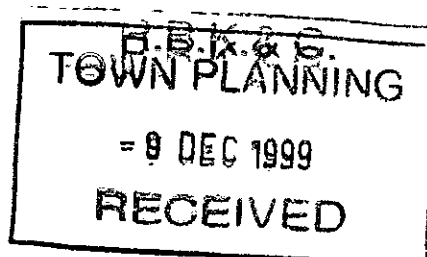


International Property Advisers

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

PP992503



6 December 1999

Dear Sir / Madam,

**Planning Application Ramsees Hotel, 32-36 Hogarth Road, London, SW5**

Please find enclosed a planning application for the above property.

The proposal consists of the erection of two single storey rear extensions at the 2<sup>nd</sup> floor level to provide two additional bedrooms for the hotel.

The proposed extensions will be constructed in materials to match the existing building with brick facing and sash windows.

Please find enclosed:

- A cheque to the value of £95 to accompany the application.
- An Ordnance Survey plan with the application site outlined in red.
- 4 copies of the application form.
- 4 sets of plans (HRPP1,2,3).
- A planning statement to support the application.

Should you have any queries please contact myself or Adrian Kearley on 0171 911 2329.

Yours sincerely

*Adrian Kearley*

PP

GILL CHAMPION  
PLANNING DEPARTMENT

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PP992503

## PLANNING STATEMENT

RAMSEES HOTEL, 32-36 HOGARTH ROAD, LONDON, SW5.8.C.  
TOWN PLANNING

- 9 DEC 1999

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### 1.0 Introduction

1.1 This statement is prepared in support of the planning application submitted by GVA Grimely on behalf of Rasool Ltd for rear extensions to the Ramsees Hotel, Earl's Court.

1.2 The proposal consists of the erection of 2 single storey rear extensions at the 2<sup>nd</sup> floor level and will provide two additional hotel bedrooms. The overall size of the extension will be 25 sqm, and the materials and colour of the development will match that of the existing property.

### 2.0 Precedent

2.1 A number of rear extensions along Hogarth Road have already been granted planning permission. In particular, planning permission was granted in October 1991 for a larger and more bulky rear extension at second floor level at the neighbouring property to the application site, no. 38 Hogarth Road.

2.2 This application (Ref: TP/90/1030) sought the conversion of the property into a number of self-contained residential units and included *'the erection of a rear extension at mezzanine level (between the first and second floors) and at second floor'*.

2.3 This application was dealt with via delegated powers. With regard to the rear extension it was stated in the Officer's report that,

***'The rear extension is similar in height and depth to others that have been granted within the terrace. There are no daylighting or sunlighting issues...'***

2.4 The 1991 permission, which has since been implemented, is similar in scale and design to the current proposals. As Plan HRPP/2 illustrates, the proposed extensions at the Ramsees Hotel are in fact of a lower height than that granted at no. 38 Hogarth Road (see accompanying photographs).

**3.0 Planning Policy**

3.1 It is our view that the proposed development is not contrary to the Council's policies relating to rear extensions as contained within the Borough's Unitary Development Plan. The relevant policy is Policy CD41. In summary this states that the Council is normally minded to resist proposals which harm the amenity of nearby residents in terms of garden space, daylighting issues and overlooking; and where the detailed design and the scale of the extension is considered inappropriate.

*(i) Detailed design*

3.2 The design of the extension will be in line with the character of the existing buildings and with other rear extensions along the terrace. In particular the proposal is very similar to the extension permitted at no. 38 Hogarth Road (see accompanying photographs). The extension will be constructed in brick and of a colour to match the existing property, while the deck roof will be in keeping with the design of the rear extension at the neighbouring property.

*(ii) Scale of the extension*

3.3 As the photographs of no. 38 Hogarth Road illustrate the extension will remain visually subordinate to the parent building. The proposed development will not rise above the general height of neighbouring extensions, nor will it extend beyond the current rear building line.

(iii) *Residential Amenity*

3.4 It is our view that the proposed developments will not reduce the amount of sunlight reaching neighbouring dwellings. Furthermore, given that no windows are proposed on the sides of the extension there will be no increase in the overlooking of neighbouring properties or gardens.

3.5 Moreover, by being located on the second floor and with the rear of the entire property being located alongside a railway line the extensions will not reduce the amount of available garden space, nor will they harm the sense of garden openness from surrounding properties.

**4.0 Conclusions**

4.1 It is our belief that the proposals are satisfactory on the basis of two major grounds:

- (i) The precedent for such rear extensions along Hogarth Road has already been established.
- (ii) The proposals comply with the relevant planning policies of the Royal Borough's Unitary Development Plan.



PHOTOGRAPHS:- RAMSEES HOTEL, HOGARTH ROAD

(photographs taken from a building across the railway line)

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PHOTOGRAPHS:- RAMSEES HOTEL, HOGARTH ROAD

(photographs taken from a building across the railway line)

