

PLANNING SERVICES APPLICATION

11

CONSULTATION SHEET

APPLICANT:

GVA Grimley,
10 Stratton Street,
London
W1X 6JR

APPLICATION NO: PP/99/02503 *JT*

APPLICATION DATED: 07/12/1999

DATE ACKNOWLEDGED: 13 December 1999

APPLICATION COMPLETE: 13/12/1999

DATE TO BE DECIDED BY: 07/02/2000

SITE: 32/36 Hogarth Road, London, SW5 0PU

PROPOSAL: Proposed rear extensions to existing hotel at second floor level to provide two additional rooms.

ADDRESSES TO BE CONSULTED

1. 32/36 Hogarth Rd
- 2.
- 3.
4. Mr Malcolm Payne, Outside Park's Agreir
5. Wotton Viebrigand Ltd Box 324
- 6.
7. 30 The South Colonnade Wotton E14 5EU
- 8.
- 9.
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.
- 16.
- 17.
- 18.
- 19.
- 20.

~~The following are the rooms~~
3rd " " " "
2nd " " " "
1st room (F) (M) (R)
30 - 33m rooms (F) (M) (R)
9 rooms " " " "

- 38 - Rooms 1-15

CONSULT STATUTORILY	ADVERTISE
HBMC Listed Buildings	Effect on CA
HBMC Setting of Buildings Grade I or II	Setting of Listed Building
HBMC Demolition in Conservation Area	Works to Listed Building
Demolition Bodies	Departure from UDP
DoT Trunk Road - Increased traffic	Demolition in CA
DoT Westway etc.,	"Major Development"
Neighbouring Local Authority	Environmental Assessment
Strategic view authorities	No Site Notice Required
Kensington Palace	Notice Required other reason
Civil Aviation Authority (over 300')	Police
Theatres Trust	L.P.A.C
National Rivers Authority	British Waterways
Thames Water	Environmental Health
Crossrail	
LRT/Chelsea-Hackney Line	

JT

TP SHEET 1 OF 1.

DEVELOPMENT CONTROL

TECHNICAL INFORMATION

THE ROYAL
BOROUGH OF

ADDRESS RAMSEES HOTEL
32-36 HOGARTH ROAD

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KENSINGTON
AND CHELSEA

POLLING DISTRICT L PP992503

- | | | | |
|-----|--|--------|--|
| 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							

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:

13 DEC 1999

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 TP MRTPI Cert TS

FILE COPY

2467

0171-361- 2467

Switchboard: 0171-937-5464

Extension:

Direct Line:



**KENSINGTON
AND CHELSEA**

Facsimile: 0171-361-3463

Date: 17 December 1999

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCSW/PP/99/02503/JT

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: 32/36 Hogarth Road, London, SW5 0PU

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

Proposed rear extensions to existing hotel at second floor level to provide two additional rooms.

Applicant

**GVA Grimley, 10 Stratton Street, London
W1X 6JR**

**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 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 Ladbrooke Grove, London W11** (under the Westway near Ladbrooke 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

MEMORANDUM

TO: FOR FILE USE ONLY

From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION

My Ref: PP/99/02503/JT
Room No:

CODE SL

Date: 17 December 1999

DEVELOPMENT AT:

32/36 Hogarth Road, London, SW5 0PU

DEVELOPMENT:

Proposed rear extensions to existing hotel at second floor level to provide two additional rooms.

The above development is to be advertised under:-

NO REQUIREMENT FOR SITE NOTICE/ADVERTISEMENT IN THIS CASE.

M.J. French

Executive Director, Planning & Conservation
**SITE NOTICE CRITERIA NOT
MATCHED CHECK CORRECT CODE IS ENTERED**



RBKC
District Plan Observations
CONSERVATION AND DESIGN

Address	32/36, Hogarth Rd.	Appl. No.	99/2503/JT	L.B.	C.A.	N C S W
Description	Rear 2nd floor extensions (2 no.)			Code	X	

Seems as if precedent exists ~
difficult to object to on townscape
grounds.

J.

20/1/00

(16)

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

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

Date: 16 February 2000
Our Ref: PP/99/02503

mNW
SD
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Application Date: 07/12/1999 Complete Date: 13/12/1999 Revised Date:
Agent: GVA Grimley, 10 Stratton Street, London
W1X 6JR
Address: 32/36 Hogarth Road, London, SW5 0PU

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
24 MAR 2000

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

DESCRIPTION OF PROPOSED DEVELOPMENT

Proposed rear extensions to existing hotel at second floor level to provide two additional rooms.

RECOMMENDED DECISION Grant planning permission *conditionally*
RBK&C drawing(s) No. PP/99/02503
Applicant's drawing(s) No. HRPP/1, 2 & 3

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]

haws 22/2/2000

hc 17/2/00

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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 windows shall be timber framed, double hung, sliding sashes, and so maintained. (C075)**
Reason - To ensure a satisfactory standard of external appearance (R071)

INFORMATIVES

- 1. I09
- 2. I10
- 3. I21

DELEGATED REPORT

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Address 32/36 Hoggan Road
SWS

Reference 99/2503

Conservation Area No

Listed Building Yes/No

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)

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DELEGATED REPORT

PP/99/02503

The application relates to three, five storey plus basement buildings located on the south side of Hogarth Road. Together they constitute an hotel which backs onto the underground line at the rear.

The buildings are unlisted and lie outside any conservation area.

All three original properties have rear closet wings of 5.2m depth on basement, ground and first floors which step in to 2.2m depth at second floor level. The Hotel use of 32 & 34 is long established, that of No.36 received planning permission in 1959.

Permission is sought to add 1.2m to the parapet height of the deeper sections of the closet wings to Nos. 32 and 36. This would create two additional rooms at second floor level. The extensions would be in matching brickwork with a rear facing sash window.

The principal issues raised by the current application are the effect on the appearance of the buildings, the provision of additional hotel accommodation and any impact on the amenities of neighbouring properties.

The physical additions at this level are in the same location but lower than those existing at Nos. 30 and 38. That at No.38 was constructed following a 1991 permission in respect of accommodation added to a building in use as flats. The physical changes are therefore consistent with the pattern of the terrace and are considered satisfactory in relation to UDP Policy CD25. The proposal is also considered to satisfy the criteria set out in UDP Policy CD41 relating to rear extensions. The size and position of the extensions are such that no adverse effect on the sunlight or daylight experienced by neighbouring properties would result from the proposal.

The addition of two bedrooms to a hotel which currently has ⁶¹ bedrooms and ¹²⁷ bedspaces does not result in any loss of permanent residential accommodation, is not considered to affect the amenities of neighbouring properties in respect of noise or additional activity and is not considered to affect parking conditions in the vicinity to any significant degree. It is therefore considered consistent with UDP Policy T2 which allows extensions to hotels in such circumstances.

No responses have been received to the 29 letters of notification sent to neighbouring properties.

M.J. FRENCH
EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION

List of Background Papers:

The contents of file PP/99/02503 save for exempt or confidential information in accordance with the Local Government (Access to Information) Act 1985.

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Report Prepared By: JT
Report Approved By: JT/LAWJ
Date Report Approved:

/LAWJ
28/3/2000