

PLANNING SERVICES APPLICATION

CONSULTATION SHEET

OBJECTORS NOTIFIED

- 8 MAR 2000

APPLICANT:

Damian Minto
for Rosemont Architecture and Surveying,
212 St. Ann's Hill,
London
SW18 2RU

7

APPLICATION NO: PP/99/02516

APPLICATION DATED: 09/12/1999

DATE ACKNOWLEDGED: 14 December 1999

APPLICATION COMPLETE: 14/12/1999

DATE TO BE DECIDED BY: 08/02/2000

SITE: 38 Smith Street, London, SW3 4EP

PROPOSAL: Closet wing extended up one level to rear of property minor internal alterations.

ADDRESSES TO BE CONSULTED

- 1. 37 SMITH STREET, SW3
- 2. 38 "
- 3. 39 "
- 4. 13 "
- 5. 4 "
- 6. 15 "
- 7. 7 CHARLES II PLACE, SW3 ^{Kings Rd.}
- 8. 8 "
- 9. 4 "
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.

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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

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14/12

TP SHEET 1 OF 1.

DEVELOPMENT CONTROL

TECHNICAL INFORMATION

ADDRESS 38 Smith Street



38 SMITH STREET SW3

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

POLLING DISTRICT

T

pp932516

- | | | | |
|-----|--|--------|--|
| 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							
20								✓									

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:

114 DEC 1999

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MEMORANDUM

TO: FOR FILE USE ONLY

**From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION**

My Ref: PP/99/02516/SG

CODE A1

Room No:

Date: 14 December 1999

DEVELOPMENT AT:

38 Smith Street, London, SW3 4EP

DEVELOPMENT:

Closet wing extended up one level to rear of property minor internal alterations.

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**

File Copy

2585

0171-361- 2585

Switchboard: 0171-937-5464

Extension:

Direct Line:

Facsimile: 0171-361-3463

Date: 14 December 1999

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCSE/PP/99/02516/SG

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990**Proposed development at: 38 Smith Street, London, SW3 4EP**

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**Closet wing extended up one level to rear of property minor internal alterations.****Applicant****Damian Minto for Rosemont Architecture and Surveying, 212 St. Ann's Hill, London
SW18 2RU**

**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



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



✓ AD

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RBKC

District Plan Observations
CONSERVATION AND DESIGN

Address	38 Smith St	Appl. No.	99/2516	L.B.	C.A.	N C S E
Description	New extension	Code	X			

I have been on site and raise no design objections subject to the following being satisfied :-

1. The existing ~~upper~~ sash window upon the upper storey of the closet wing shall be re-used on the lower storey of the closet wing (at upper ground fl. level).
2. Cast metal rainwater goods shall be used
3. Segmented brick arches shall be included above the sash windows on the new extension.
4. Brick type / banding to match existing

Note. There is a fairly random arrangement of new extensions upon the terrace - which appears to have suffered considerable bomb damage. As the proposed extension would remain subordinate in scale to the Perrot building, and as there are similar extensions, I don't consider it to be necessary to refuse - it will not cause significant harm - WJC 16.12.99

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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

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:

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 Ladbrooke 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.

SCHEDULE

Reference: PP/99/02516/SG

Date: 24/12/1999

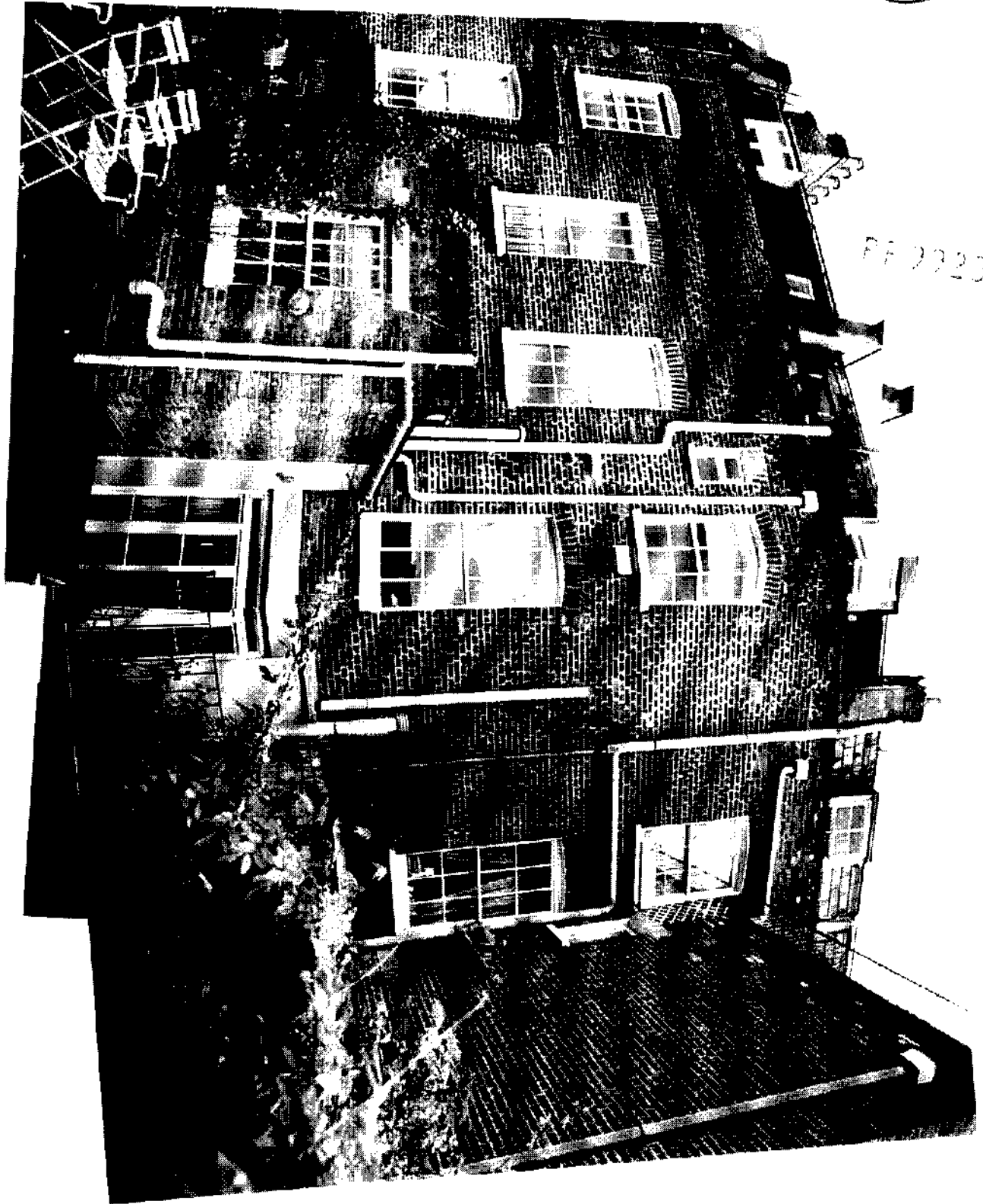
38 Smith Street, London, SW3 4EP

Closet wing extended up one level to rear of property minor internal alterations.

APPLICANT Damian Minto

Rearly
24/12/99

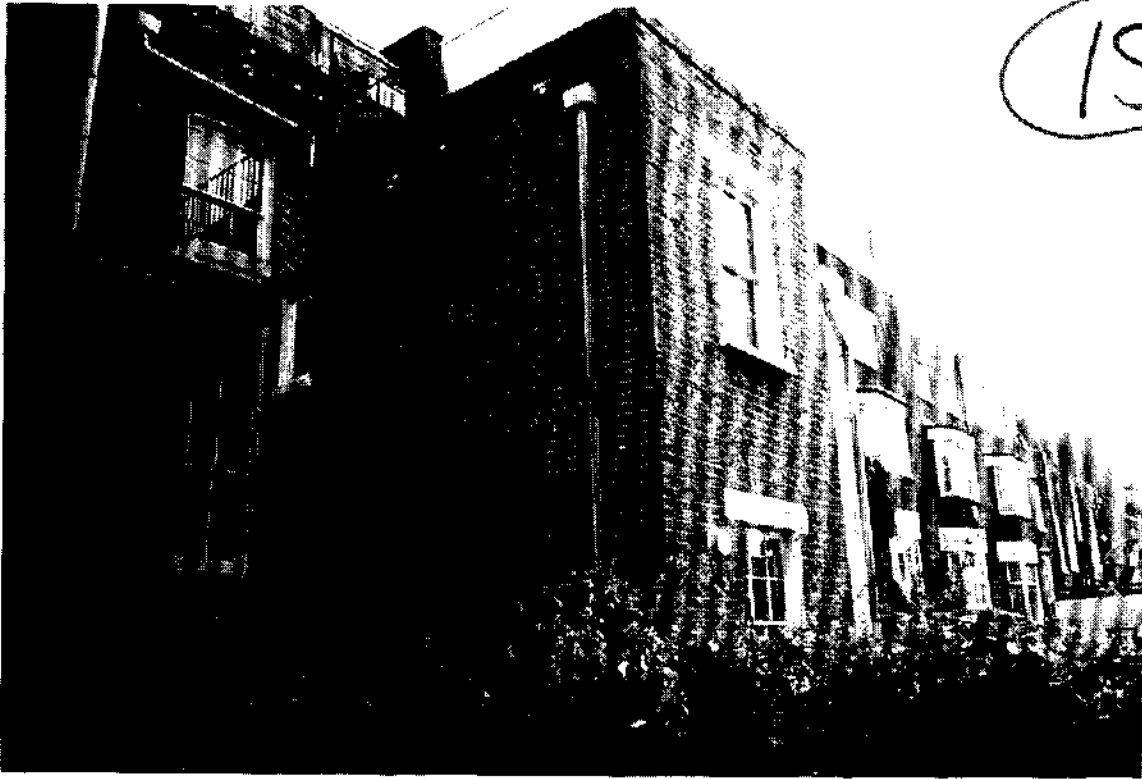
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38 SMITH STREET LONDON, SW3

ROSEMONT ARCHITECTURE - SURVEYING LTD
212 ST ANN'S HILL, LONDON SW18 2RU
REF. 1999.179A

EXISTING PHOTOGRAPHS SHEET 1 OF 3

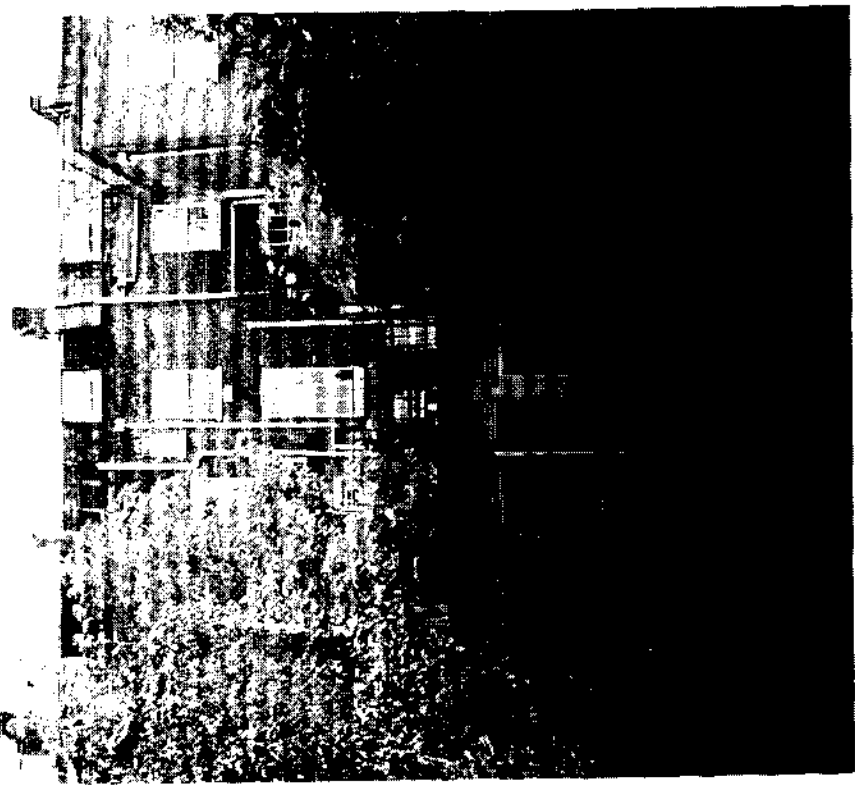
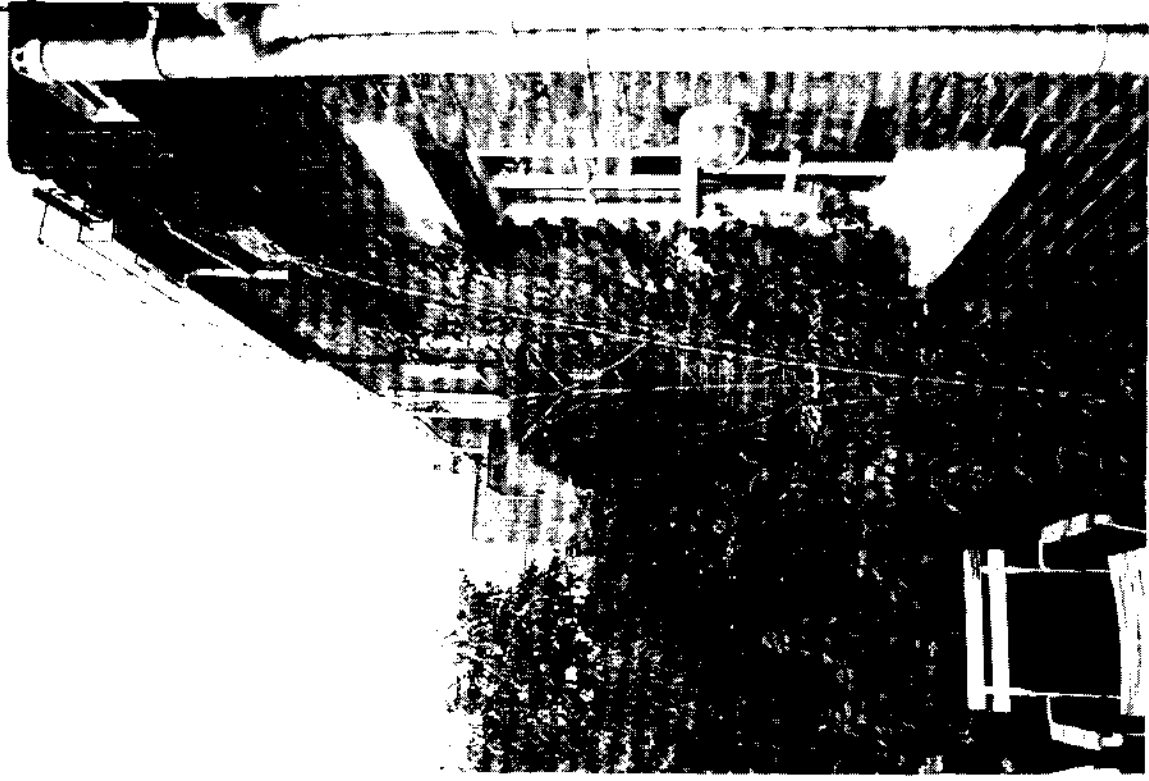


38 SMITH STREET LONDON, SW3

ROSEMONT ARCHITECTURE + SURVEYING LTD
212 ST ANN'S HILL, LONDON SW18 2RU
REF. 1999.179A

PHOTOGRAPHIC COPY SHEET 2 OF 3

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38 SMITH STREET LONDON, SW3

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212 ST ANN'S HILL, LONDON SW18 2RU
REF. 1999.179A

EXISTING PHOTOGRAPHS SHEET 3 OF 3