

PLANNING SERVICES APPLICATION

6

CONSULTATION SHEET

APPLICANT:

Andrew Catto,
16 Roehampton Close,
London
SW15 5LU

NR

APPLICATION NO: PP/99/02517

APPLICATION DATED: 08/12/1999

DATE ACKNOWLEDGED: 14 December 1999

APPLICATION COMPLETE: 14/12/1999

DATE TO BE DECIDED BY: 08/02/2000

SITE: 49 Drayton Gardens, London, SW109RX

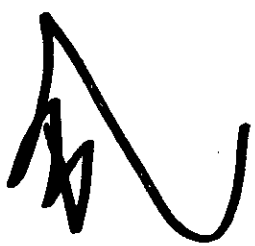
PROPOSAL: Conversion of store rooms to form a two bedroom self-contained flat.

ADDRESSES TO BE CONSULTED

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49, 51 Drayton Gardens.
39 - 41 - 43

49, - F. 1-15,
51, - F. 1-12.



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

Handwritten notes and signatures, including a circled '1' and a large signature.

DEVELOPMENT CONTROL

TECHNICAL INFORMATION



ADDRESS 49 Drayton Gardens. 7

49 DRAYTON GARDENS SW10.

POLLING DISTRICT MB PP992517

- | | | | |
|-----|--|--------|---|
| 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 Board |
| 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						
12																✓

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

8

TO: FOR FILE USE ONLY

**From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION**

My Ref: PP/99/02517/NB

CODE A1

Room No:

Date: 17 December 1999

DEVELOPMENT AT:

49 Drayton Gardens, London, SW109RX

DEVELOPMENT:

Conversion of store rooms to form a two bedroom self-contained flat.

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

PP/99/2517

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

**THE ROYAL
BOROUGH OF**

Executive Director M J FRENCH FRICS TP MRTPI Cert TS

9



The Occupier
FLAT 15
49 DRAYTON GARDENS,
LONDON, SW10

Switchboard: 0171-937-5464
Extension: 2699
Direct Line: 0171-361- 2699

Facsimile: 0171-361-3463
Date: 17 December 1999

**KENSINGTON
AND CHELSEA**

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCSW/PP/99/02517/NB

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: 49 Drayton Gardens, London, SW109RX

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

Conversion of store rooms to form a two bedroom self-contained flat.

Applicant

**Andrew Catto, 16 Roehampton Close, London
SW15 5LU**

**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.

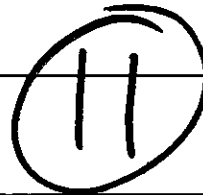
In addition, copies of applications in the **Chelsea Area (SW1, SW3, SW10)** can be seen at **The Reference Library, Chelsea Old Town Hall, Kings Road SW3 (0171-361 4158)**, for the **Central Area (W8, W14, SW5, SW7)** can be viewed in the **Central Library, Town Hall, Hornton Street, W8**. and applications 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

PLANNING AND CONSERVATIONTHE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS TP MRTPI Cert TS

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BOROUGH OF****KENSINGTON
AND CHELSEA**

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THE ROYAL
BOROUGH OF

NOTICE OF A PLANNING APPLICATION



KENSINGTON
AND CHELSEA

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:

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/99/02517/NB

Date: 24/12/1999

49 Drayton Gardens, London, SW109RX

Conversion of store rooms to form a two bedroom self-contained flat.

APPLICANT Andrew Catto,

Rankings
23/12

Andrew Catto AADip. RIBA ACArch
CHARTERED ARCHITECT

16 Roehampton Close London SW15 5LU
Tel: 020 8876 1900 fax: 020 8876 2231 e-mail: andycat@lineone.net

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PC ACK JGM
NB 12/1

Planning & Conservation
Royal Borough of Kensington & Chelsea
The Town Hall
Hornton Street
London W8 7NX

Your ref: DPS/DCSW/99/02517

f.a.o. Nicholas Beale

11th January 2000

NB
COPY OF PLANS
TO INFORMATION
OFFICE PLEASE

Dear Sirs

49 Drayton Gardens SW10

In response to my conversation yesterday with Mr. Beale, I enclose four copies of a revised drawing 012/1A. This should be substituted for the current application drawing.

The additional courtyard elevation requested has been added above the title, and the Porter's office / Study designated as such.

Yours faithfully



Andrew Catto

enc. 012/1A

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	S	SP	FNE	AC ACK
12 JAN 2000							(24)
APPEALS	TO	REF	PLN	SUB DES	FRES		

49 Drayton Gardens

15

SV NB 7.1.00

Mr Ornstein did not arrive, but porter showed me in.

To be used by porter. 5 storey block. Would be accessed from internal courtyard, like others. Rear elev windows appropriate (but not single glazed), would balance out elevation at this level. Partially obscured by railings. Brick wall facing. Very inconspicuous. Internal window to be dg - no problem, providing it matches windows above. Currently store rooms, appropriately converted, but too small for two bedroom - 53 sq m instead of min 57.

Changes required:

1. Description to "one bedroom porter's flat".
2. Single glazing to rear (porter happy)
3. Elevation of internal window
4. Bedroom 2 to be study or dressing room eg.

17.12.99 rang agent (andrew catto) to arrange sv. Indicated that too small, but advised wait until sv.

7.1.00 rang agent. Told him changes required. He indicated that build regs require dg units. Not a problem: v inconspicuous.

Awaiting four sets of amended plans.

PP99251

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49 Drayton Gardens SW10

- 1. General view of rear of 49 & 51
- area of the proposal is behind the steps in the centre
- 2. Glass topped bays on No 51
- 3. The existing ground windows

R.B.K. & C.
TOWN PLANNING
10 DEC 1999
RECEIVED