

PLANNING SERVICES APPLICATION

CONSULTATION SHEET

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APPLICANT:

Peter Faggetter Associates,
7 Surrey Lane,
Battersea,
SW11 3PA

APPLICATION NO: PP/99/02519

JT

APPLICATION DATED: 08/12/1999

DATE ACKNOWLEDGED: 14 December 1999

APPLICATION COMPLETE: 14/12/1999

DATE TO BE DECIDED BY: 08/02/2000

SITE: Flat One, 185 Old Brompton Road, London, SW5 0AN

PROPOSAL: Lowering window sill to enable double doors to be installed to give access onto basement area.

ADDRESSES TO BE CONSULTED

1. Over flats 185 183+180 Old Brompton Rd.
2. Bladon Lodge
3. ~~Bladon Lodge~~ Bolton Place, SWS
4. ~~Bladon Lodge~~
5. ~~Bladon Lodge~~
6. ~~Bladon Lodge~~
7. ~~Bladon Lodge~~
8. ~~Bladon Lodge~~
9. ~~Bladon Lodge~~
10. ~~Bladon Lodge~~
11. 185 - Norton Mansions - F.1-12.
- 12.
- 13.
- 14.
- 15.

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

✓ (i)

Handwritten signature/initials

DEVELOPMENT CONTROL

TECHNICAL INFORMATION

THE ROYAL
BOROUGH OF

ADDRESS 185 Old Brompton Road

FLAT ONE

185 OLD BROMPTON ROAD



KENSINGTON
AND CHELSEA

POLLING DISTRICT N PP992519

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

14 DEC 1999

MEMORANDUM

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TO: FOR FILE USE ONLY

**From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION**

**My Ref: PP/99/02519/JT
Room No:**

CODE A1

Date: 17 December 1999

DEVELOPMENT AT:

Flat One, 185 Old Brompton Road, London, SW5 0AN

DEVELOPMENT:

Lowering window sill to enable double doors to be installed to give access onto basement area.

The above development is to be advertised under:-

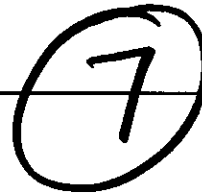
1. Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (development affecting the character or appearance of a Conservation Area or adjoining Conservation Area)

M.J. French
Executive Director, Planning & Conservation

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS TP MRTPI Cert TS



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

FILE COPY

2467

0171-361- 2467

Switchboard: 0171-937-5464

Extension:

Direct Line:

Facsimile: 0171-361-3463

Date: 17 December 1999

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCSW/PP/99/02519/JT

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990**Proposed development at: Flat One, 185 Old Brompton Road, London, SW5 0AN**

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

Lowering window sill to enable double doors to be installed to give access onto basement area.

Applicant

**Peter Faggetter Associates, 7 Surrey Lane, Battersea,
SW11 3PA**

**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

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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:

NOTICE - 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.

SCHEDULE

Reference: PP/99/02519/JT

Date: 24/12/1999

Flat One, 185 Old Brompton Road, London, SW5 0AN

Lowering window sill to enable double doors to be installed to give access onto basement area.

APPLICANT Peter Faggetter Associates,

rankings
23/12



J/AD

RBKC
District Plan Observations
CONSERVATION AND DESIGN

Address 185 OLD BROMPTON RD	Appl. No. 99/02519/JT	L.B.	C.A.	N C S
Description near external d/s		Code 10		

No objection

These works are appropriate in terms of design, materials and details

The works will not have the appearance of the conservation area at this point

CR (31/1/00)

Suggested condition

- All external joinery shall be of painted timber

11 ac
DPI

**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: 31 January 2000
Our Ref: PP/99/02519/CHSE

Application Date: 08/12/1999 Complete Date: 14/12/1999 ~~Revised Date:~~
Agent: Peter Faggetter Associates, 7 Surrey Lane, Battersea,
SW11 3PA
Address: **Flat One, 185 Old Brompton Road, London, SW5 0AN**
*Ref: I.OBR
kensington*

50
95

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 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
07 FEB 2000

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

DESCRIPTION OF PROPOSED DEVELOPMENT

Installation of French doors in place of basement window *and* new access steps to basement area.

RECOMMENDED DECISION Grant planning permission *conditionally*
RBK&C drawing(s) No. PP/99/02519 Applicant's drawing(s) No.10BR.001

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
[Signatures]
news 3/2/2000

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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)

INFORMATIVES

1. I10
2. I21

DELEGATED REPORT

Address

185 OLD STAMPTON RD

Reference

PP/99/2519

Conservation Area

BOLTON S

Listed Building Yes/No

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

REINAT POOLS

Residential Conversion

From _____

To _____

Other

Shopfront

Non-Residential Extension

Listed Building Demolition

whole part

Listed Building Alterations

Unlisted Building - Demolition

whole part

continued

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

Who None

Overcome by Amendment/Withdrawn/Not Relevant/Other

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Existing

Issues/Policy/Precedent/Conditions/Third Schedule

See Report

Standards

satisfactory

- Light
- Privacy
- Room Sizes
- Parking
- Trees

HBMC Direction/Obs.

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

GRANT/APPROVE

subject to conditions

Informatives

Report by

John Chan

Date

1/2/00

Agreed

hans
3/2/2000

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1.0 SITE

1.1 The application relates to the lower ground floor flat in this four storey plus basement building.

1.2 The property is unlisted but lies within the Boltons Conservation Area.

2.0 PROPOSAL DETAILS

2.1 The lower part of the easternmost of three sash windows in a projecting bay at the western end of the rear elevation would be replaced by a pair of outward opening French doors.

2.2 A small flight of steps with a railing would give direct access from the rear light well to the garden.

3.0 RELEVANT HISTORY

3.1 Planning permission to sub-divide the basement flat into two was granted in February 1959.

3.2 Planning permission was granted in December 1999 to install an external duct on the flank of the building and insert French doors of a similar design to those proposed in the current application in place of a sash window on the floor above.

4.0 PLANNING CONSIDERATIONS

4.1 The main issue in this case is the impact on the rear elevation of the property and the effect on the character and appearance of the Boltons Conservation Area.

4.2 It is considered the replacement French doors occupying the existing opening would not significantly affect the appearance of the building or the conservation area.

4.3 The alteration is considered to be in character with and visually subordinate to the parent building. It therefore satisfies the requirements of UDP Policies CD25, CD52 & CD53.

5.0 PUBLIC CONSULTATION

5.1 Fourteen letters of notification were sent to properties in Old Brompton Road and Boltons Place. No responses have been received.

6.0 RECOMMENDATION

6.1 Grant Planning Permission.

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M.J. FRENCH
EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION

List of Background Papers:

The contents of file PP/99/02519 save for exempt or confidential information in accordance with the Local Government (Access to Information) Act 1985.

Report Prepared By: JT
Report Approved By: JT/LAWJ / *haws*
Date Report Approved: 3/2/2000