

PLANNING SERVICES APPLICATION

Deal with
22/12/99

CONSULTATION SHEET

APPLICANT:

Maurice Doogan Associates,
10 Hollywood Road,
Chelsea,
London
SW10 9HY

9

APPLICATION NO: PP/99/02563 /ALS

APPLICATION DATED: 14/12/1999

DATE ACKNOWLEDGED: 21 December 1999

APPLICATION COMPLETE: 21/12/1999

DATE TO BE DECIDED BY: 15/02/2000

SITE: Land Fronting Addison Crescent, in rear garden of 63 Addison Road, London, W14 8JJ
PROPOSAL: The construction of a new house with garage for residential use (inc. basement).

ADDRESSES TO BE CONSULTED

- 1. 62, 63, 64 Addison Road W14
- 2. HSE & BASEMENT ✓ 65/C UNITS
- 3. 13, 13a, 13b, 14, 15, 14a Addison Crescent W14
- 4. DPM - 2ND FL.
- 5. ✓ 23/12
- 6.
- 7.
- 8.
- 9.
- 10.
- 11.
- 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

✓ 23/12

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DEVELOPMENT CONTROL

TECHNICAL INFORMATION

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

ADDRESS LAND FRONTING ADDISON
CRESCENT, IN REAR GARDEN
OF 63 ADDISON ROAD

10

POLLING DISTRICT PP 992563

- | | | | |
|-----|--|--------|--|
| 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							
S			K4														

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

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TO: FOR FILE USE ONLY

**From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION**

My Ref: PP/99/02563/ALS

CODE A1

Room No:

Date: 22 December 1999

DEVELOPMENT AT:

Land Fronting Addison Crescent, in rear garden of 63 Addison Road, London, W14 8JJ

DEVELOPMENT:

The construction of a new house with garage for residential use (inc. basement).

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

12

**THE ROYAL
BOROUGH OF**



**KENSINGTON
AND CHELSEA**

Executive Director M J FRENCH FRICS TP MRTPI Cert TS

FILE COPY

2085

0171-361-2085

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

Facsimile: 0171-361-3463

Date: 23 December 1999

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCC/PP/99/02563/ALS

Planning Information Office

Dear Sir/Madam,
TOWN AND COUNTRY PLANNING ACT 1990

**Proposed development at: Land Fronting Addison Crescent, in rear garden of 63
Addison Road, London, W14 8JJ**

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

The construction of a new house with garage for residential use (inc. basement).

Applicant

**Maurice Doogan Associates, 10 Hollywood Road, Chelsea, London
SW10 9HY**

**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 W.8.** 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, W.8.** 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

14

THE ROYAL
BOROUGH OF

NOTICE OF A PLANNING APPLICATION



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 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.

2000/12/12

SCHEDULE

Street pods

Reference: PP/99/02563/ALS

Date: 31/12/1999

site 24/2

Land Fronting Addison Crescent, in rear garden of 63 Addison Road, London, W14 8JJ

The construction of a new house with garage for residential use (inc. basement).

APPLICANT Maurice Doogan Associates,

Land adj 63 Addison Road
w Addison Ave

(15)

Ap granted 1956 for
a 2 storey house

we agreed alt to
fenestration recently
— but now they want to
include a bst

→ 3 storey to side

Don't like integral
enlight doors

— but windows are sashes

The principles
established

One extra impact
of bst if any

Other file has been
merchised

Ap/15/01/44
when exp?
20/7/95
20/7/00

to discuss
differences
to house

Sr Thurs 13th Jan
2pm
M. Doggart
Gwyer

Su 13/1/2000

(16)

To change window in off bay
→ back to sash with
sights

Different door
+ surround to front

Sashes - no trickle vents in
top - put in
sash bars

+ Cambered bridle
to window head

→ experts



L/AD

17

RBKC District Plan Observations CONSERVATION AND DESIGN

Address Cal. adon 63 Addison Rd	Appl. No. 99/2563/ALS	L.B.	C.A.	N C S
Description Re-developm	Code			

Can we discuss this - it appears the principle of a 2-storey building here was approved in 1995. It is debatable whether we would have agreed to the siting of a house here today. I'm concerned at the principle.

The design of the new building appears generally appropriate. However there are a number of concerns.

- The project bay appears somewhat awkward and cumbersome as needs to be redesigned - possibly with a head and bay or a bay of a more refined design
 - The door appears very unconvincing - poorly defined with an off-the-peg dropped burlight door. The door opening might benefit from a decorative surround with a more convincing door
 - The three windows appear unconvincing with poor detailing - timber heading with a trickle vent. The cornice window heads should be of a more refined design - possibly stainless steel with sprayed glass
 - The roof could benefit from more details - through chimneys.
- Site visit requested. Can we discuss this before final

GR (4/1/00)

RBK&C TRANSPORTATION COMMENTS

PP Number: 99/2563	Address: 63 Addison Road	Date of obs: 17 Jan 2000	
Proposal: The construction of a new house with garage for residential use (inc basement).		Obj √	No Obj
File Number TF/202/A	Initial Observations	Transportation Officer: Steve Lauder	D C Officer: ALS
	Full Observations	√	


Supplementary information:
Addison Road is defined as a major road.

Comments:

- the dimensions of the proposed garage satisfy the council's minimum adopted standards.
- In order to access/egress the proposed garage it would be necessary to construct a footway crossover.
- The construction of a crossover at this location would result in the removal of a 6 metre section of residents parking from an existing bay. This constitutes a net loss of on-street parking, and in accordance with policy number TR48 I am minded to raise an objection. In reaching this conclusion I have taken into account the desire of policy number TR46, however on balance I am of the view that these are outweighed by TR48.
- In addition to this TR44 states that, for road safety reasons, the council will 'normally resist the formation of new access on the major roads'. This constitutes further grounds for objection.
- The construction of a crossover requires separate consent, under the provisions of section 184 of the Highways Act 1980. In this instance it is likely that, in considering the matters set out in sub section (5) of the above Act, such an application would be rejected on road safety grounds.

Relevant policies: TR44/TR46/TR48

Recommendation: Objection

Signed: 

MAURICE DOOGAN ASSOCIATES

STRUCTURAL CONSULTANTS

10 HOLLYWOOD ROAD - LONDON SW10 9HY
Telephone: 0171 795 2233 Fax: 0171 795 2235

19

① PC

② ALS

WJ
26/1

3406LAPD-02/WMD/it

20th January 2000

Miss Anne Salmon
Planning and Conservation
The Royal Borough of Kensington and Chelsea
The Town Hall
Hornton Street
London W8 7NX

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SV	SE	EN	
(21) 26 JAN 2000							
APPLS	IO	REC	PLN	PLN	DES	FEE	

Your Ref: DPS/DCC/TP/95/0144/AS/AMJ

copy of Plans
to IO.

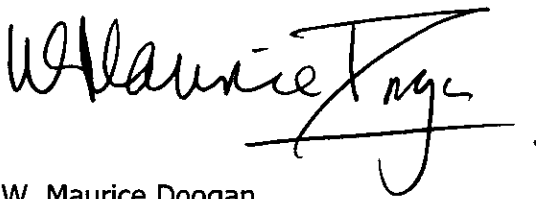
Dear Miss Salmon

**63 ADDISON ROAD, LONDON W14
NEW HOUSE IN THE REAR GARDEN FRONTING ADDISON CRESCENT**

Further to our recent meeting on site I now enclose four copies of the updated Drawing Nos. 3406/1 RevA and 2 RevA.

The revisions are in line with conversations and agreements at the site meeting.

Yours sincerely



W. Maurice Doogan

cc. + Drgs. (1) Fabrice Gausson Esq - Centre Trustees (C.I) Ltd
Francis Roos Esq

Enc.



✓ (AD)

RBKC District Plan Observations CONSERVATION AND DESIGN

Address R/O 63 ADDISON RD	Appl. No. 99/2563/AD	L.B.	C.A.	N C S
Description New Unit	Code	20		

This design is an improvement on the previous design and I would raise no objection.

Suggested Conditions

- All new windows shall be vertically sliding painted timber cot sash
- All new external doors shall be of painted timber
- All rainwater goods/gutters shall be of painted cast metal
- The roof shall be clad in natural slates
- Details of the joining shall be submitted to and approved in writing by the CPA prior to the commencement of the external part of the work
 - all new windows
 - roofing slates
 - joining ironwork
- All areas of render shall be finished smooth.

No objection

GP (27/1/00)

MAURICE DOOGAN ASSOCIATES

①PC ②AS Vg 1/3

STRUCTURAL CONSULTANTS

10 HOLLYWOOD ROAD - LONDON SW10 9HY

Telephone: 017795/2235 PA/FAX 017795/2235

3406LAPD-03/WMD/ijt

EX DIR	HDC	'N	C	SW	SE	ENF	AO ACK
76 - 1 MAR 2000							
		REC	ARB	FWD PLN	CON DES	FEES	

25th February 2000

21

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

Your Reference: DPS/DCC/TP/95/0144/AS/AMJ

DISTRICT SURVEYOR
 29 FEB 2000
 KENSINGTON

AS
 COPY OF PLANS
 TO INFORMATION
 OFFICE PLEASE

Dear Miss Salmon

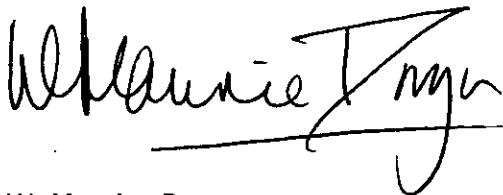
**63 ADDISON ROAD, LONDON W14
 NEW HOUSE IN THE REAR GARDEN FRONTING ADDISON CRESCENT**

Further to our telephone conversation earlier this week regarding your 'Transport Departments' objections to the garage, we have adjusted the plans and elevations in line with our discussion.

I therefore enclose four copies of updated Drawing Nos. 3406/1 RevB and 2 RevB for your consideration. I understand that these Drawings will allow you to finalise your report, which will enable this application to go before the Committee Meeting of 21st March 2000.

Should there be any further information you require please do not hesitate to contact me.

Yours sincerely



W. Maurice Doogan

cc. + Drg (1) Fabrice Gaussen Esq - Centre Trustees (C.I) Ltd
 Francis Roos Esq

Enc.

Density

(22)

Habitable rooms

7.4

Site area

9 ~~7.5~~ m x 11 m, =

~~82.5~~ sqm 99 sqm
÷ 10000

= 0.00 ~~825~~ hectares.
99

7.5
11
—
75
75.0
—
00825

Density = ~~7.4~~ = 363 ~~habitable~~
~~0.00825~~ rooms per hectare
0.0099

~~7.4~~ habitable
rooms per hectare

600

① What did 1995 traffic Obs. say?
Did they raise objection then? NO

② Could we persuade applicants to delete garage? [avoids loss of ~~an~~ street parking space, plus avoids the road safety problem - balancing one against the other, absence of a garage/off-street space would be a lesser of two evils...

Phoned
Chris
left
message
A 15/2
Phoned
Francis
Reosa
Quite happy
to delete
garage
will send
letter

Only other option implement existing cross over consent by July?

- Red Route - TDC to be notified?

tried to check for alls - constantly engaged
29/2

FILE NUMBER:

AP 1991 2563

24

ADDRESS:

63 Addison Road
Kensington W14

REVISED DRAWINGS RECEIVED

1. Please re-notify all objectors. Add to letter:

"Revised drawings received. Any further comments must be received by" *

20/3/2000

2. Please re-advertise *

JG 1/3

* delete or add as appropriate

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS TP MRTPI Cert TS

25

**THE ROYAL
BOROUGH OF**



**KENSINGTON
AND CHELSEA**

FILE COPY

2079/ 2080
0171-361- 2079/ 2080

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

Facsimile:
0171-361-3463
Date: 1 March 2000

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCC/PP/99/02563/ALS

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

**Proposed development at: Land Fronting Addison Crescent, in rear garden of 63
Addison Road, London, W14 8JJ**

You were recently notified on, and/or have commented on, the application for development at the above address. The Council has now received **AMENDMENTS** to this application, and brief details of these are set out below. The Council's Planning Services Committee, in considering the proposal, welcomes comments upon these amendments. Members of the public may **inspect copies of the amended plans**, and any other submitted documents. Details are provided overleaf.

Amended Proposal

The construction of a new house including a basement.

Applicant

**Maurice Doogan Associates, 10 Hollywood Road, Chelsea, London
SW10 9HY**

Anyone who wishes to submit comments on the amended application should write to the Council at the above address within **14 days** of the date of this letter.

Yours faithfully,

M. J. FRENCH

Executive Director, Planning and Conservation

WHAT MATTERS CAN BE TAKEN INTO ACCOUNT

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PLEASE QUOTE THE APPLICATION REFERENCE NUMBER ON YOUR REPLY

Book Peak ACS 29/11

MAURICE DOOGAN ASSOCIATES

STRUCTURAL CONSULTANTS

10 HOLLYWOOD ROAD - LONDON SW10 9HY
Telephone: 020 7795 2233 Fax: 020 7795 2235

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3406LAPD-04/ WMD/it

24th November 2000

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

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
29 NOV 2000							
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEE'S	

75

replied 1/12

Dear Sirs

63 ADDISON ROAD, LONDON W14
NEW HOUSE IN THE REAR GARDEN FRONTING ADDISON CRESCENT
(Your Reference: PP/99/02563/MIND/09/2029)

Further to your conditional approval of the above development, we now seek your approval of the items under paragraph 2 of your Permission for Development (Conditional)(DP1) of 24th March 2000.

(a) External Materials

It is proposed to use Williamson Cliff's University Grey (Gault type) bricks to the front and both side elevations of the new property to match the existing Gault bricks to the front and side elevations of 14 Addison Crescent. It is also proposed to use Istock's Laybrook Arundel Yellow multi stocks to the rear (garden of 63 Addison Road) elevation to match the rear elevations of 14 Addison Crescent.

(b) Front Boundary Wall

We enclose copies of Drawing No. 3406/1 Rev C which details the means of enclosure along the front boundary to Addison Crescent. The wall will match the existing, with the original side gate removed and a new central gate with matching posts each side of the black (painted) wooden gate, all as for 14 Addison Crescent.

(c) Rooflights

We enclose the Designers Sketch FRA/11 showing the proposals for the rooflight. This will be developed by the manufacturer and submitted to you in due course.

The remaining conditions are noted and are being complied with.

See photos for existing wall

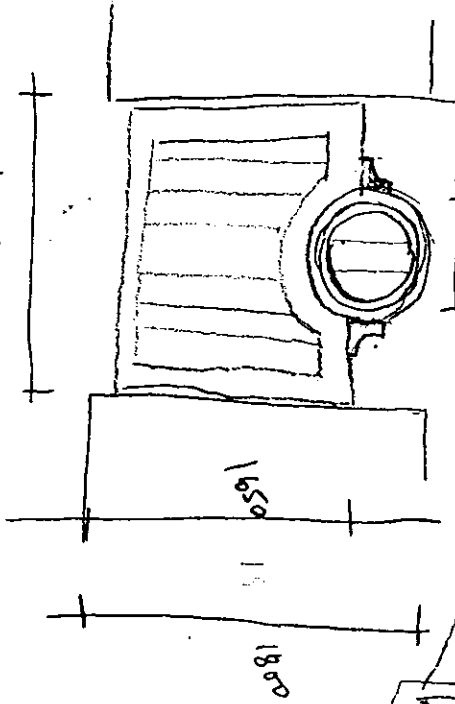
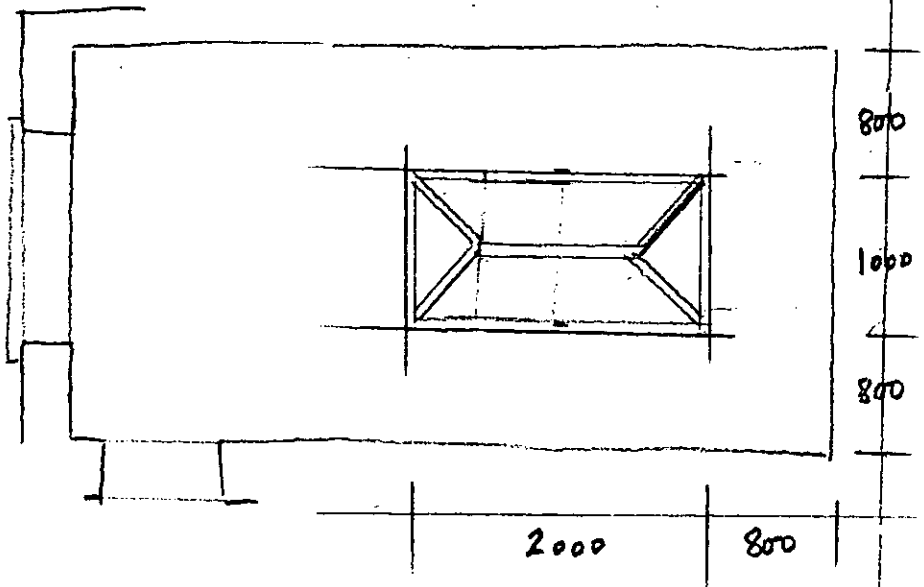
Yours faithfully

W Maurice Doogan

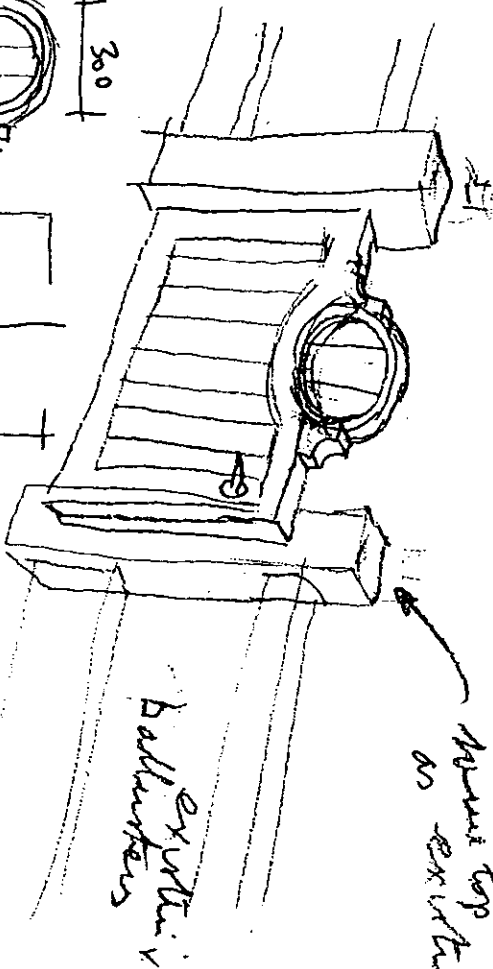
W. Maurice Doogan

Encs

Wynn
Are you happy with these bricks here? + detail to wall.
Thanks
ACS

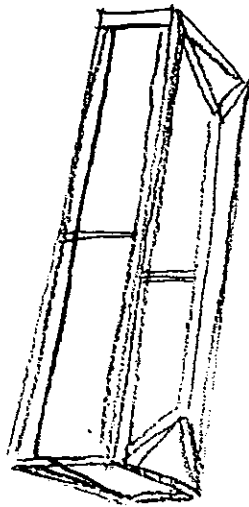


1200 horizontal adjacent.



existing
hardware

new top
as existing



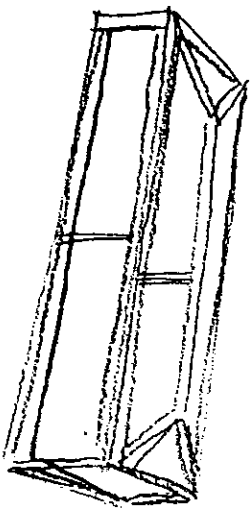
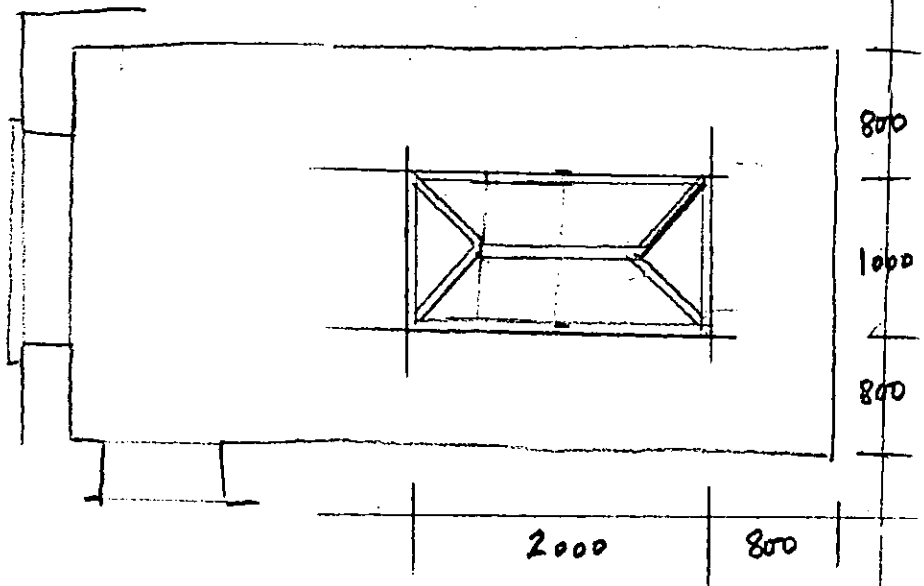
new

R.B.K & C.
TOWN PLANNING
29 NOV 2000
RECEIVED

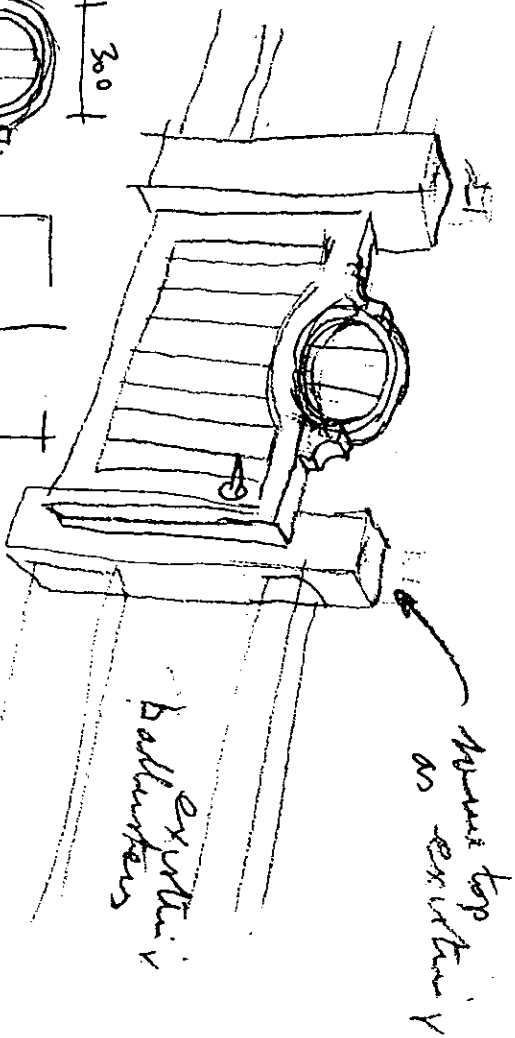
gate

28

REA/11.



roof

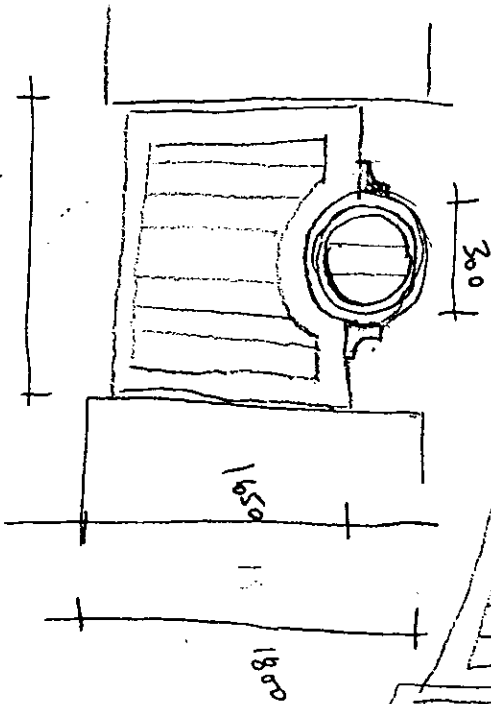


Existing ballustrade

Remove top as existing

gate

29



height

1700 height adjacent.

R.B.K. & C.
TOWN PLANNING
29 NOV 2000
RECEIVED

REA/11.



X/AD

DS

RBKC District Plan Observations CONSERVATION AND DESIGN

Address 63 ADDISON ROAD	Appl. No. 99/02563/ALS	L.B.	C.A.	N C S
Description amendments	Code	(30)		

I would like to see a sample of the Williamson Cliffs University Grey (Gault type) as the Laybourn Amber yellow. I am not convinced of the proposal for two brick types as separate elements - this is objectionable. There should be a single treatment.

The details of the front boundary wall is acceptable.

The roofline appears generally acceptable - subject to details on height etc.

GR (1/12/00)

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

31

**THE ROYAL
BOROUGH OF**

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS



**KENSINGTON
AND CHELSEA**

W. Maurice Doogan,
10 Hollywood Road,
London,
SW10 9HY

Switchboard: 020 7937 5464
Extension: 2085
Direct Line: 020 7361 2085
Facsimile: 020 7361 3463

04 December 2000

My reference: **DPS/DCE/PP/99/** Your reference:
2563

Please ask for: **Anne Salmon**

Dear Sir,

TOWN AND COUNTRY PLANNING ACT 1990.
63 ADDISON CRESCENT, KENSINGTON, W14.

I refer to your letter dated 24th November 2000 concerning the above property.


I would advise that it would be helpful if you could send a sample of the Williamson Cliff University Grey (Gault type) bricks and a sample of the Arundel Yellow bricks in order to assess whether these would be suitable. It would be preferable if the building were designed using a single treatment rather than different brick types on different elevations.

I would confirm that the details of the front boundary wall would be acceptable. This satisfies the requirement of part (b) of Condition 2 on planning permission reference PP/99/2563.

I would advise that the detail of the proposed rooflight appear to be acceptable. However, it would be helpful if you could clarify its construction and dimensions.

These details should be sent for the attention of my assistant, Anne Salmon.

Yours faithfully,


M. J. French,
Executive Director,
Planning and Conservation



✓ IAD

RBKC District Plan Observations CONSERVATION AND DESIGN

Address 63 ADDISON ROAD	Appl. No. 99/02563/ALS	L.B.	C.A.	N C S
Description brick samples	Code (32)			

I have no objection to these brick samples.

GP (12/1/01)

MAURICE DOOGAN ASSOCIATES

STRUCTURAL CONSULTANTS

10 HOLLYWOOD ROAD - LONDON SW10 9HY

Telephone: 020 7795 2233 Fax: 020 7795 2235

3406LAPD-05/ WMD/it

9th January 2001

33

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

*replied
12/1/01*

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
⑦		11 JAN 2001					
APPROVALS	IO	REC	ARB	FWD PLN	CON DES	FEES	

For the attention of Guinn Williams Esq

Dear Sirs

63 ADDISON ROAD, LONDON W14
NEW HOUSE IN THE REAR GARDEN FRONTING ADDISON CRESCENT
(Your Reference:PP/99/02563/MIND/09/2029)

Further to recent conversations with yourself and Anne Salmon I enclose a sample of the Williamson Cliff University Grey (Gault type) bricks for your approval. I am still awaiting the Arundel Yellow stocks sample.

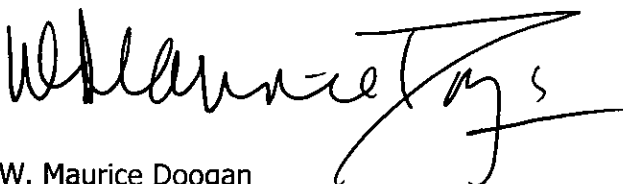
Previous problems with matching Gault bricks, as you will know, is that the grey is not the natural colour, the original beige colour is the cleaned/new condition. The adjoining properties we must assumed will rarely be cleaned, so the greyey yellow of the enclosed sample appears a suitable choice, in as much that it will blend in with both situations.

Regarding Anne Salmon's note in her letter of 4th December 2000 about a single treatment of brick on all elevations, I would comment as follows:

- (a) In our original application we followed the exact parameters of an earlier planning permission - Grey bricks on two elevations and Yellow bricks on the other two elevations. In preparing the construction details this was at odds with the buildings we are purporting to match.
- (b) We have therefore proposed that the front and side elevations are grey and the rear yellow. This is the treatment of the adjoining properties (14 Addison Crescent etc.) and the rear wall is also part of an existing garden wall, which is partly red and yellow stock bricks.
- (c) We have opted for the Arundel Yellows as opposed to reclaimed stocks so as to avoid the problems of matching imperial and metric bricks, which we have learnt, at a cost, is not possible if it is to look right.

An early decision would be appreciated

Yours faithfully



W. Maurice Doogan

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

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**THE ROYAL
BOROUGH OF**



**KENSINGTON
AND CHELSEA**

W. Maurice Doogan,
10 Hollywood Road,
London,
SW10 9HY

Switchboard: 020 7937 5464
Extension: 2085
Direct Line: 020 7361 2085
Facsimile: 020 7361 3463

15 January 2001

My reference: **DPS/DCC/PP/99/** Your reference:
2563

Please ask for: Anne Salmon.

Dear Sir,

TOWN AND COUNTRY PLANNING ACT 1990
63 ADDISON ROAD, KENSINGTON, W14.


I refer to your letter dated 9th January 2001 concerning the recent planning permission for erection of a dwelling fronting onto Addison Crescent.

I would confirm that the brick samples which have been submitted are acceptable. It is noted that the front and side elevations of the building will be grey and the rear elevation will be yellow. I would confirm that the use of Arundel Yellow bricks would also be acceptable.

These details satisfy the requirements of part (a) of Condition 2 on planning permission reference PP/99/2563.

If you have any further queries concerning the scheme, please contact my assistant, Miss Salmon.

Yours faithfully,


M. J French
Executive Director,
Planning and Conservation.

R

MAURICE DOOGAN ASSOCIATES

STRUCTURAL CONSULTANTS

10 HOLLYWOOD ROAD - LONDON SW10 9HY
Telephone: 020 7795 2233 Fax: 020 7795 2235

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3406LAPD-06/ WMD/it

16th January 2001

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

For the attention of Guinn Williams Esq

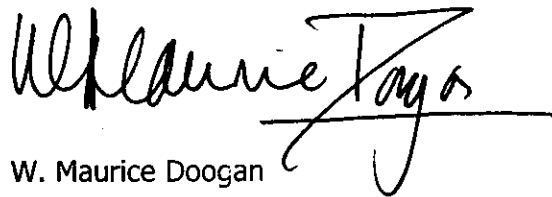
Dear Sirs

63 ADDISON ROAD, LONDON W14
NEW HOUSE IN THE REAR GARDEN FRONTING ADDISON CRESCENT
(Your Reference:PP/99/02563/MIND/09/2029)

Further to my letter of 9th January 2001 I now enclose a sample of the Ibstock Arundel Yellow Multi Stocks.

Would you please contact me when you receive the panel to discuss the situation regarding the two bricks.

Yours faithfully



W. Maurice Doogan



V/AD

file on RBKC
District Plan Observations
CONSERVATION AND DESIGN

Address 63 ADDISON ROAD	Appl. No. 99/02563/ALS	L.B.	C.A.	N C S
Description brick samples	Code 36			

These samples are now acceptable and I would
raise no objection

GP (14/2/01)

OK + confirmed by
phone

on 14th February
2001

have already
approved in
writing

3
Francis Roos

Associates Limited

architecture design visual management

134 Lots Road
London SW10 0RJ
tel: 020 7351 9996
fax: 020 7351 5044

e mail: francisroos.associates@virgin.net
Paris office: 33 1 45012208

reg: 2905546
vat no: 503 5359 66

*Paul
Francis ALS
26/2*

*replied
26/2*

37

23 February 2001

Ann Salmon
Planning Department CHELSEA & KENSINGTON
Hornton Street
London W8 7NX

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
<i>19</i>				26 FEB 2001			
APPLS	ID	REG	ARB	FWD PLN	CON DES	FEEs	

Dear Ms Salmon,

The Studio House 14B Addison Crescent,
Ref PP 99 02563.

We refer to our telephone conversation.

We are the designers for the above house which is now in the construction stage and would like to make 2 minor alterations to the proposed elevations sent to you by Maurice Doogan Associates:

- We would like to reduce by half the size of the bathroom window at ground floor level as there is a shower inside near the window. (see enclosed drawings of West Elevation).

- We would like the detailing of the pillars at the front to be more in keeping with the existing plain one on the left (see photograph) regarding the moulding at the top and the surface to be flat without any 'panel'. (see enclosed drawing of East Elevations)

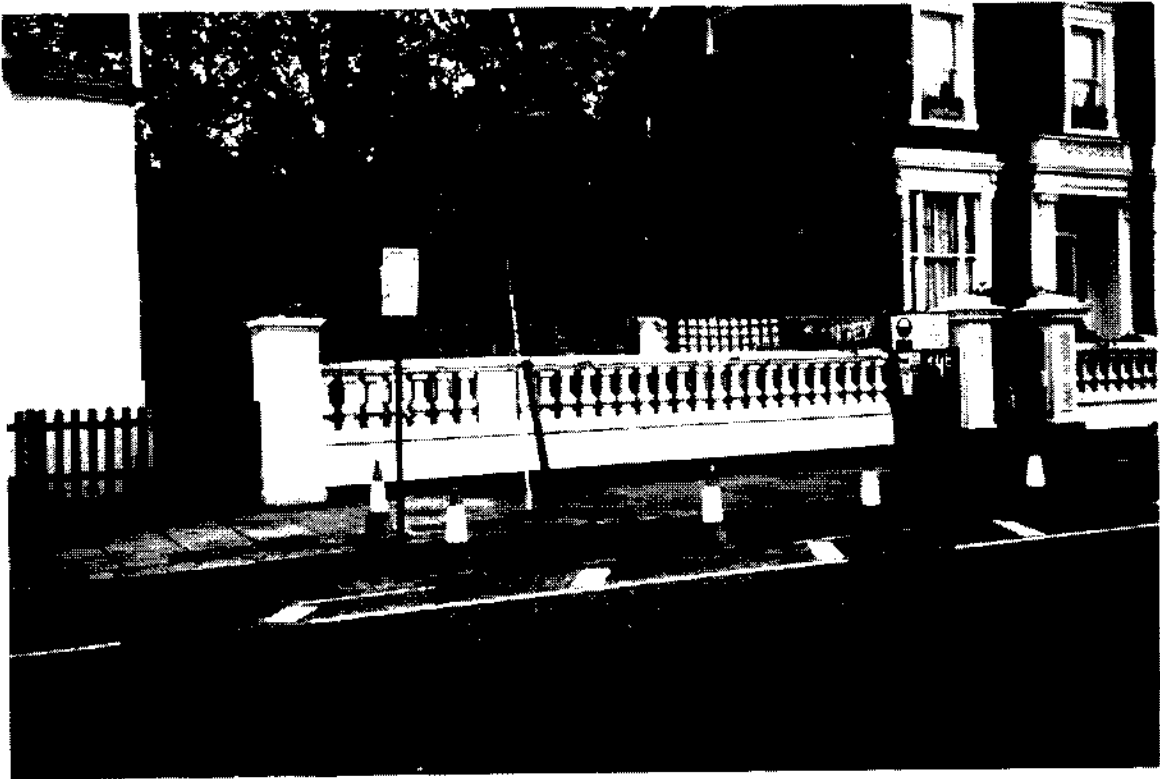
Could you confirm whether the above alterations are acceptable. If you need to meet me on site, please let me know.

Yours sincerely,

Francis Roos

enclosed -

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elevation of garden wall before
the pillars were installed -

14 B Addison Crescent -

R.F.
TOWN
2
F

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

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**THE ROYAL
BOROUGH OF**



**KENSINGTON
AND CHELSEA**

Francis Rees,
134 Lots Road,
London,
SW10 ORJ.

Switchboard: 020 7937 5464
Extension: 2085
Direct Line: 020 7361 2085
Facsimile: 020 7361 3463

28 February 2001

My reference: DPS/DCC/PP/99/ Your reference:
2563

Please ask for: Anne Salmon

Dear Sir,

TOWN AND COUNTRY PLANNING ACT 1990
14B ADDISON CRESCENT, KENSINGTON, W8

I refer to your letter dated 23rd February 2001 concerning the above property.


I would confirm that the reduction in the size of the bathroom window on the west elevation would be acceptable.

In addition, it is noted that the pillars will be designed to match the plain one at the east side of the site. This is considered to be acceptable.

Both alterations may be treated as non-material alterations to the approved scheme.

If you have any further queries concerning the scheme, please contact my assistant, Miss Salmon.

Yours faithfully,


M. J. French,
Executive Director,
Planning and Conservation

1.0 SITE

- 1.1 The site is located to the rear of 63 Addison Road and adjacent to 14 Addison Crescent, which are both substantial victorian properties.
- 1.2 It is currently partly occupied by a greenhouse and partly by open garden area, all within the existing curtilage of 63 Addison Road.

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2.0 THE PROPOSAL

- 2.1 Planning Permission is sought for the erection of a three storey, two bedroom house. The house would comprise a basement ground and first floors.
- 2.2 A proposal to provide a garage which would have required a crossover has been deleted from the scheme.

3.0 PLANNING HISTORY

- 3.1 Planning Permission was granted on 20 July 1995 for the erection of a two storey cottage with attached garage, together with reinstatement of vehicular access gates to the front garden including rebuilding of adjacent parts of the boundary wall and formation of a pavement crossover.
- 3.2 The approved scheme is for victorian style with hipped roofs to both ends of the building and a single storey garage with a hipped roof, together with a small front garden. This is still a "live" planning permission expiring on 20th July 2000.

4.0 PLANNING CONSIDERATIONS

- 4.1 The main considerations are the principle of providing a new house on this site, its form and design and impact upon the character and appearance of the Conservation Area and the effect upon levels of amenity enjoyed by the occupiers of neighbouring residential properties.
- 4.2 The relevant policies are included within the "Conservation and Development", "Housing" and "Transportation" chapters of the Unitary Development Plan, in particular Policies CD25, CD44, CD52, CD53, H11, TR44, TR46 and TR48.
- 4.3 The proposal differs from the approved scheme in that a basement has been added to the house and minor alterations to the elevations are proposed including a flat roof to the single storey side portion which replaces the garage.

- 4.4 The principle of providing a new dwelling house is supported generally by the housing policies of the Unitary Development Plan, and in Government Guidance for London. The proposed density, at 400 habitable rooms per hectare is in the very high category of densities as defined in the Unitary Development Plan. Given the built form of the surrounding properties, and the existing planning permission it is considered that the density does not present a reason for refusal.
- 4.5 The proposed layout and room sizes are considered to be acceptable and comply with the Unitary Development Plan standards as set out in Chapter 13.
- 4.6 With regard to privacy, the new house would not introduce any windows facing habitable room windows at a distance of less than 18 metres. No windows are proposed in the rear elevation. The kitchen window at first floor level would face towards a window in No. 14 Addison Road, which is not a habitable room. However, in the interests of privacy, it is recommended that this should be obscurely glazed. In addition, one window is proposed to light the staircase. This faces towards a staircase window in 63 Addison Road. It is recommended that this should also be obscurely glazed.
- 4.7 The gap between 14 and 14A Addison Crescent is relatively wide. While No. 14 is a three storey plus basement property, No. 14a is only of two storeys and has a character more like a cottage.
- 4.8 It is considered that the proposed design would be acceptable and would form an appropriate infill between the two existing properties. Details are required by condition of all external materials and details are also required of the proposed boundary treatment in order to clarify the treatment along the Addison Crescent frontage.
- 4.9 The Transportation Officer has commented that Addison Crescent is now designated as a major road, part of a "Red Route". In addition, the proposal would result in the loss of a 6 metre section of residents parking from the existing bay. This would constitute a net loss of on street parking contrary to Policy TR48. As such, objection to a crossover is raised.
- 4.10 In order to overcome this objection, the applicants have deleted the garage from the scheme, and would not longer require a crossover. The area is one where relatively few properties have off-street parking and where on-street residents parking is at a premium. The loss of on-street parking which would be caused by a crossover would be unwelcome here. Further, a new access onto the "Red Route" is considered detrimental to highway safety. It is concluded that the provision of a house with no parking would be preferable in this case.

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- 4.11 Overall, it is considered that the scheme would provide a satisfactory addition to the Borough's housing stock. It is considered that this would outweigh the conflict with Policy TR46.

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5.0 CONSULTATION

- 5.1 Occupiers of 16 neighbouring properties in Addison Road and Addison Crescent have been notified of the proposal.

- 5.2 To date, two letters raising objection to the scheme have been received.

- 5.3 One of these is from the Kensington Society. Concern is raised that the building line and would result in overdevelopment of a very shallow site. In addition, it is likely that there would be loss of daylight to No. 14A.

The development of this site, with a building of a similar footprint has already been approved and could still be implemented. The lowest part of the building, the single storey position is set adjacent to No. 14A Addison Crescent.

- 5.4 An objection is raised by the occupier of No. 14 Addison Crescent. Concern is raised at loss of light to the basement flat in No. 14.

The proposed house is parallel with the solid flank wall of No. 14, and it is considered that it would not result in a significant increase in enclosure to No. 14.

- 5.5 Concern is raised at the loss of on street parking space. This is covered in the main part of the report, (the garage and crossover are now deleted).

- 5.6 Concern is raised at the impact of the proposal on the character and appearance of the Conservation Area.

It is considered that the design of the house would be appropriate to the surrounding townscape and would preserve the character and appearance of the Conservation Area.

- 5.7 A further letter from the occupier of 14 Addison Crescent raises concern regarding loss of light to No. 14 and loss of on-street parking space on street. In addition, concern is raised at infilling the site with a new house.

The issues raised in this letter are all considered to be covered in the main part of the report and in response to the other objections.

- 5.8 The objectors have been notified of the revised scheme without the

garage. Any further representations will be reported verbally.

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6.0 **RECOMMENDATION**

6.1 Grant planning permission.