

PLANNING SERVICES APPLICATION

5

CONSULTATION SHEET

APPLICANT:

Geoffrey M. Westley,
61 Philbeach Gardens,
Kensington,
London
SW5 9EE

APPLICATION NO: PP/99/02565

1777

APPLICATION DATED: 16/12/1999

DATE ACKNOWLEDGED: 21 December 1999

APPLICATION COMPLETE: 21/12/1999

DATE TO BE DECIDED BY: 15/02/2000

SITE: First Floor Flat, 61 Philbeach Gardens, London, SW5 9EE

PROPOSAL: Retrospective application for the retention of a kitchen extension at rear.

ADDRESSES TO BE CONSULTED

- 1. Other flats 61, 60 62 Philbeach Gdns.
2.
3.
4. Property to the rear no 55 Philbeach Gdns?
5.
6.
7.
8. 61 Philbeach Gdns - bsr flat, grd flr flat
9. 60 - bsr flat, flat grd flr front rear
10. 62 - Flats 1-6
11.
12.
13. The Adshell centre: 55 Philbeach Gdns.
14.
15.

AM 29/12

Flats 1st, 2nd & 3rd flrs

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

AM 22/12

DEVELOPMENT CONTROL

TECHNICAL INFORMATION

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

ADDRESS ~~61 Philbeach Gardens~~
FIRST FLOOR FLAT
61 PHILBEACH GARDENS.

6

POLLING DISTRICT _____ PP992565

- | | | | |
|-----|----------------------------------------------|--------|------------------------------------------------|
| 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							
26																✓	✓

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:

7

MEMORANDUM

TO: FOR FILE USE ONLY

**From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION**

**My Ref: PP/99/02565/HH
Room No:**

CODE A1

Date: 22 December 1999

DEVELOPMENT AT:

First Floor Flat, 61 Philbeach Gardens, London, SW5 9EE

DEVELOPMENT:

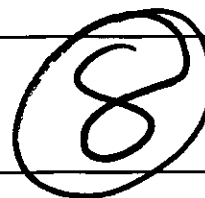
Retrospective application for the retention of a kitchen extension at rear.

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

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

FILE COPY

2733

0171-361- 2733

Switchboard: 0171-937-5464

Extension:

Direct Line:

Facsimile: 0171-361-3463

Date: 29 December 1999

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCSW/PP/99/02565/HH

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990**Proposed development at: First Floor Flat, 61 Philbeach Gardens, London, SW5 9EE**

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**Retrospective application for the retention of a kitchen extension at rear.****Applicant****Geoffrey M. Westley, 61 Philbeach Gardens, Kensington, London
SW5 9EE**

**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 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

10

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/99/02565/HH

Date: 31/12/1999

First Floor Flat, 61 Philbeach Gardens, London, SW5 9EE

Retrospective application for the retention of a kitchen extension at rear.

APPLICANT Geoffrey M. Westley,

*Rawlings
31/12*

CONDITIONS AND REASONS FOR THEIR IMPOSITION

12

INFORMATIVES

1 I09
2 I21

DELEGATED REPORT

Address
1st Floor Flat,
61 Philbeach Gardens,
Luton
LU1 3JG

Reference PP/99/2565

Conservation Area 26

Listed Building Yes/No

13

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

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

Who None

Overcome by Amendment/Withdrawn/Not Relevant/Other _____

14

Existing

slc flat

Issues/Policy/Precedent/Conditions/Third Schedule

(see attached 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 HM

Date 27/1/00

Agreed

HMW
2.2.2000

15

1.0 Planning Considerations

- 1.1 The main considerations in this case relate to the effect of first floor rear extension on the character and appearance of the building and of the Philbeach Conservation Area.
- 1.2 The relevant planning Policies are contained in the "Conservation and Development" Chapter of the Unitary Development Plan. Policies CD41, CD52 and CD53 are of particular relevance to this application.
- 1.3 This application seeks permission for the retention of a brick and glass kitchen extension at first floor level. The structure replaces a brick, timber and glass structure. The rear of the premises in the terrace have large terrace areas at first floor level many of which have a variety of extensions at this level. The structure adjoins the flank wall of the extension at No. 60. It is considered that the design, materials and location of the structure does not cause harm to the character or appearance of the building or the conservation area. The proposal is therefore considered to be consistent with the Council's Policies as contained in the Unitary Development Plan.
- 1.4 It is considered that given the location of the extension it would not cause harm to the amenities of surrounding residents in terms of increased overlooking or loss of privacy.

2.0 Public Consultation

- 2.1 15 letters of notification were sent to properties in Philbeach Gardens.
- 2.2 No letters of objection have been received.

M.J. FRENCH
EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION

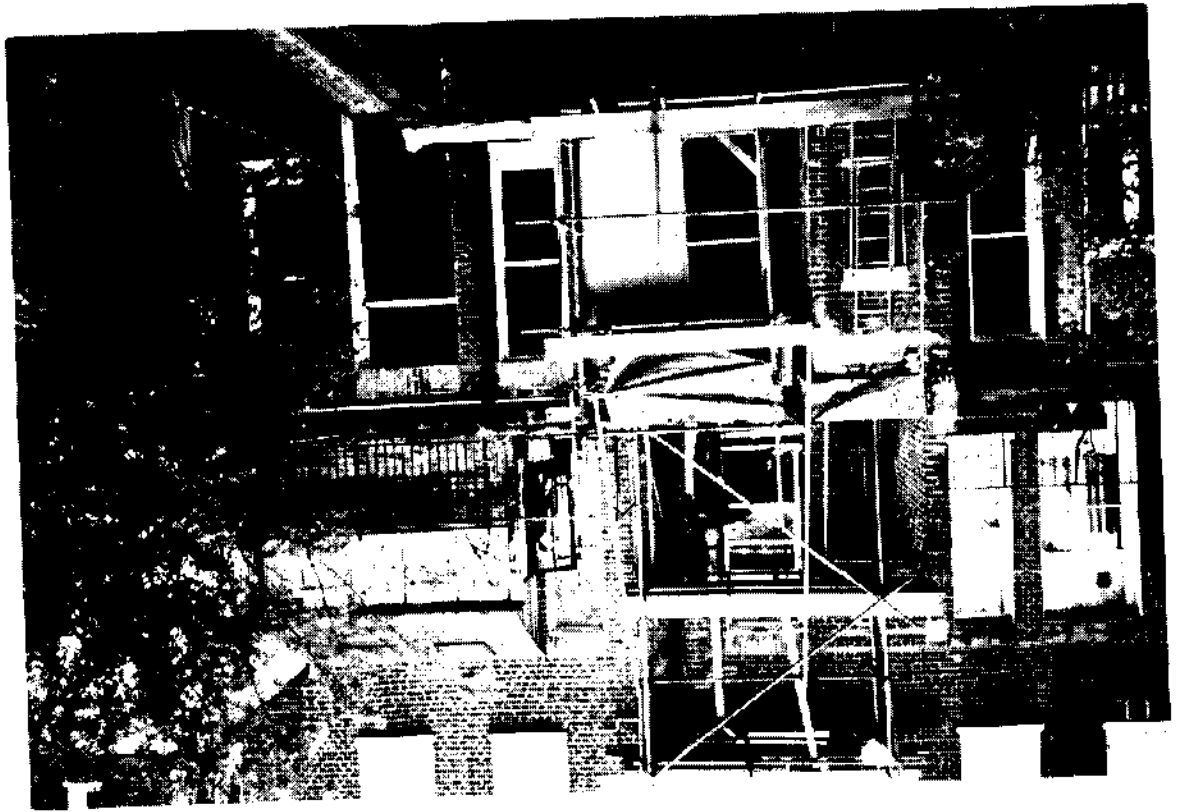
List of Background Papers:

The contents of file PP/99/02565 save for exempt or confidential information in accordance with the Local Government (Access to Information) Act 1985.

Report Prepared By: HH
Report Approved By: HH/LAWJ *LAWJ*
Date Report Approved: *2/2/2000*



16



16A