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PLANNING SERVICES APPLICATION
CONSULTATION SHEET

APPLICANT:

Jaime De La Pena,
7 Trevor Place,
Kensington,
London
SW7 1LA

APPLICATION NO: PP/99/02573 **ICT**

APPLICATION DATED: 15/12/1999

DATE ACKNOWLEDGED: 22 December 1999

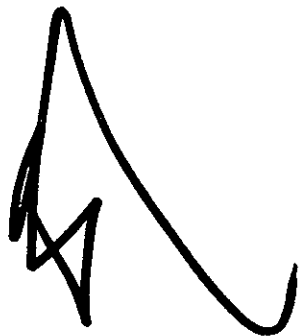
APPLICATION COMPLETE: 22/12/1999

DATE TO BE DECIDED BY: 16/02/2000

SITE: Flat 3, Ovington Court, Ovington Gardens, London, SW3
PROPOSAL: Extension of first floor flat into existing lightwell. Re-position front entrance to flat.
Erection of new escape stairs.

ADDRESSES TO BE CONSULTED

- 1. 13 OUVINGTON GARDENS, SW3
- 2. 14 " " "
- 3. 145 BROMPTON ROAD, SW3 Bsmr, UPPER
- 4. 147 + 147A - C
- 5. 144
- 6. 201
- 7. 203/205, - Bsmr, Grnd, 1st flrs
- 8. 205
- 9. 207 Bulbuck of Gropes PH
- 10. VATEOMANS ROW, SW3 Shop + Offices
- 11. 5/7 " Offices, 2nd/3rd flrs
- 12. 3
- 13.
- 14. All flats OUVINGTON COURT, OUVINGTON GARDENS, SW3
- 15. 1-3, 3A, 4-12, 12A, 14-36.



CONSULT STATUTORILY	ADVERTISE
HBMC Listed Buildings	Effect on CA
HBMC Setting of Buildings Grade I or II	Setting of Listed Building
HBMC Demolition in Conservation Area	Works to Listed Building
Demolition Bodies	Departure from UDP
DoT Trunk Road - Increased traffic	Demolition in CA
DoT Westway etc.,	"Major Development"
Neighbouring Local Authority	Environmental Assessment
Strategic view authorities	No Site Notice Required
Kensington Palace	Notice Required other reason
Civil Aviation Authority (over 300')	Police
Theatres Trust	L.P.A.C
National Rivers Authority	British Waterways
Thames Water	Environmental Health
Crossrail	
LRT/Chelsea-Hackney Line	

10
23/12

TP SHEET 1 OF 1.

DEVELOPMENT CONTROL

TECHNICAL INFORMATION

ADDRESS ~~3 Ovington Court Ovington Gardens.~~

FLAT 3

OVINGTON COURT

OVINGTON GARDENS Sp 992573

POLLING DISTRICT R.

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THE ROYAL BOROUGH OF



KENSINGTON AND CHELSEA

- | | | | |
|-----|--|--------|--|
| 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							

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/99/02573/CT

CODE A1

Room No:

Date: 23 December 1999

DEVELOPMENT AT:

Flat 3, Ovington Court, Ovington Gardens, London, SW3

DEVELOPMENT:

**Extension of first floor flat into existing lightwell. Re-position front entrance to flat.
Erection of new escape stairs.**

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)

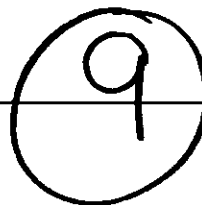
M.J. French

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

2012

0171-361- 2012

Switchboard: 0171-937-5464

Extension:

Direct Line:

Facsimile: 0171-361-3463

Date: 24 December 1999

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCSE/PP/99/02573/CT

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: Flat 3, Ovington Court, Ovington Gardens, London, SW3

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

**Extension of first floor flat into existing lightwell. Re-position front entrance to flat.
Erection of new escape stairs.**

Applicant

**Jaime De La Pena, 7 Trevor Place, Kensington, London
SW7 1LA**

**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



J/AJ

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RBKC District Plan Observations CONSERVATION AND DESIGN

Address Flat 3, QUINGTON CRT, QUINGTON GARDENS	Appl. No. 99/2573/07	L.B.	C.A.	N C S
Description Roof extension	Code			

This appear contentious - as we would normally object to the solid infill of lightwells. This needs to be assessed on site in terms of its impact on the building. There may be a strong sense of enclosure here and the extension could be greatly concealed from view.

SHT 687 requested

CP (0/1/00)

Flat 3, Oxygen Count

12

- cell totally enclosed

- ~~GF~~ as

UGF within an internal lightwell

↳ approx 50% of lightwell - filled

⇒ contained out of GF

- Ok - visible

- - no light away → dimmed by 1st storey building

- windows - in GF

- obscure glass - all serving service areas
for shops

⇒ no impact on resid.

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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

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, Horton 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/99/02573/CT

Date: 10/1/2000
~~31/12/1999~~

Flat 3, Ovington Court, Ovington Gardens, London, SW3

Extension of first floor flat into existing lightwell. Re-position front entrance to flat. Erection of new escape stairs.

APPLICANT Jaime De La Pena,

posted Residents permit sign. opp entrance 10/1 JM

Jaime de la Peña
Dip. Arch.

The Studio 7 Trevor Place London SW7 1LA
Tel 0171 589 5729 Fax 0171 581 2926

Mr. Chris Turner
Royal Borough of Kensington & Chelsea
Planning and Conservation
The Town Hall
Hornton Street
London W8 7NX

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P. Peña (CT)

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AD ACK
21 JAN 2000						31	
APPS	IO	REC	ARB	FWD PLN	CON DES	FEEES	

BR
2/11

ref: 9916-pl-02

19 January 2000

Dear Sirs,

Flat 3 Ovington Court, London SW3

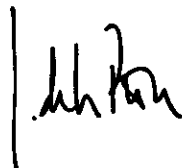
Thank you very much for meeting me on site earlier today to discuss the above project.

I understand from our conversation that you had no reservations in principle to the development, and that if there are no objections from the neighbours – as you thought it was so far the case – permission would be granted under delegated powers possibly within the next two weeks.

In the meantime, I would be grateful if you kept me informed of any further developments.

Yours sincerely,

Jaime de la Peña



copy – A.H.Khan

8 weeks

28 JAN 2000

Ac
15
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: 26 January 2000
Our Ref: PP/99/02573

Application Date: 15/12/1999 Complete Date: 22/12/1999 Revised Date: ~~_____~~

Agent: Jaime De La Pena, 7 Trevor Place, Kensington, London
SW7 1LA

Address: Flat 3, Ovington Court, Ovington Gardens, London, SW3

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 (vi) - Listed building consent for above Classes.

Class (ii) - shop fronts

Class (vii) - approval of facing materials

Class (iii) - conversion from non
s/c dwellings etc

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 (iv) - amendments as required
by T.P. Committee

Class (v) - above classes after D.P.
Committee agree

Class (ix) - grant permission licence or
no 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

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

DESCRIPTION OF PROPOSED DEVELOPMENT

Extension of first floor flat into existing lightwell, ^{the} Re-position ^{was do the} front entrance to flat, and
erection of new escape stairs.

RECOMMENDED DECISION Grant planning permission *conditional*
RBK&C drawing(s) No. PP/99/02573 Applicant's drawing(s) No. 9916/100, X100, X101,
X101, X102 and X102.

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

dated 27-1-00.

27.1

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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)

INFORMATIVES

1. I01

2. I10

3. I21

DELEGATED REPORT

Address

Par 3
Ovington Court,
Ovington Gardens

Reference

99/2573

Conservation Area

Yes

Listed Building Yes/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

Residential Conversion

From

To

Other

Shopfront

Non-Residential Extension

Listed Building Demolition

whole

part

Listed Building Alterations

Unlisted Building - Demolition

whole

part

continued

D4/51(a)

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

Who _____

Overcome by Amendment/Withdrawn/Not Relevant/Other _____

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Existing

Issues/Policy/Precedent/Conditions/Third Schedule

see attached

Standards

satisfactory

Light	<input checked="" type="checkbox"/>
Privacy	<input checked="" type="checkbox"/>
Room Sizes	<input type="checkbox"/>
Parking	<input type="checkbox"/>
Trees	<input type="checkbox"/>
HBMC Direction/Obs.	<input type="checkbox"/>
Obs. Rec'd	<input type="checkbox"/>
Direction Rec'd	<input type="checkbox"/>
Consultation Expired	<input checked="" type="checkbox"/>

GRANT/APPROVE

subject to conditions

Informatives

Report by

CT

Date

Agreed

Behavny

27.1.00

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DELEGATED REPORT

PP/99/02573

1.0 Site

1.1 The application relates to Ovington Court, which is a nine storey property which lies on southern side of Ovington Gardens, at the junction with Brompton Road. The ground floor of the Brompton Road elevation of the property contains retail units. The upper floors contain a number of residential units. The property does not lie within a Conservation Area.

2.0 Planning Considerations

2.1 The proposal involves the partial infilling of an internal lightwell at first floor level to provide a dining room and shower room for the existing flat. The existing fire escape stairs within the lightwell will be replaced. The proposed extension will cantilever over part of the ground floor void. This extension and the new fire escape are considered to be acceptable in design terms as will lie at a bottom of a very deep lightwell and will be invisible from the surrounding area.

2.2 The proposed infill will not affect the amenity of any residential properties. The small windows which do lie at ground floor level within the lightwell serve storage rooms for the retail units. The windows are obscure glazed and, given their location at the bottom of the deep lightwell, are continually shaded.

2.3 Therefore, the proposed partial infilling of the lightwell at first floor level is considered to comply with Council policy as set out in Chapter 4 of the UDP, in particular with Policies CD25 and CD28.

3.0 Public Consultations

3.1 Fifty five adjoining properties have been consulted in Ovington Court, Ovington Gardens, Brompton Road and Yeoman's Row. No letters of objection have been received.

M.J. FRENCH

EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION

List of Background Papers:

The contents of file PP/99/02573 save for exempt or confidential information in accordance with the Local Government (Access to Information) Act 1985.

Report Prepared By: CT

PP/99/02573: 3

Report Approved By: *B/hdus*
Date Report Approved: *27.1.70*

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