

PLANNING SERVICES APPLICATION

4

CONSULTATION SHEET

APPLICANT:

Floyd Slaski Partnership,  
55 Clapham Common South Side,  
London  
SW4 9BX

NB.

APPLICATION NO: PP/99/02575

APPLICATION DATED: 17/12/1999

DATE ACKNOWLEDGED: 22 December 1999

APPLICATION COMPLETE: 22/12/1999

DATE TO BE DECIDED BY: 16/02/2000

SITE: 11 Longridge Road, London, SW5 9SB

PROPOSAL: Construction of bin stores in front area.

ADDRESSES TO BE CONSULTED

1. 9, 11, 13 Longridge Rd
- 2.
- 3.
- 4.
5. 9 = Flats A-E.
- 6.
- 7.
8. 11 = Flat grd, M6/grd Flats 1st, 2nd & 3rd.
- 9.
10. 13 = Flats 1-7.
- 11.
- 12.
- 13.
- 14.
- 15.

17  
30/12

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

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22/12

# DEVELOPMENT CONTROL

## TECHNICAL INFORMATION

THE ROYAL  
BOROUGH OF



KENSINGTON  
AND CHELSEA

ADDRESS 11 Longridge Road.



11 LONGRIDGE ROAD

SWS.

POLLING DISTRICT L PP992575

- |     |                                              |        |                                                |
|-----|----------------------------------------------|--------|------------------------------------------------|
| 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							
11D																	✓

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	

<b>Daylighting</b>	Complies	
	Infringes	

<b>Car Parking</b>	Spaces required	
	Spaces proposed	

**Notes:**

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**MEMORANDUM**

**TO: FOR FILE USE ONLY**

**From: EXECUTIVE DIRECTOR  
PLANNING & CONSERVATION**

**My Ref: PP/99/02575/  
Room No:**

**CODE A1**

**Date: 22 December 1999**

**DEVELOPMENT AT:**

**11 Longridge Road, London, SW5 9SB**

**DEVELOPMENT:**

**Construction of bin stores in front 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

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**PLANNING AND CONSERVATION**

THE TOWN HALL HORNTON STREET LONDON W8 7NX

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Executive Director M J FRENCH FRICS TP MRTPI Cert TS

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**THE ROYAL  
BOROUGH OF**



**KENSINGTON  
AND CHELSEA**

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FILE COPY

0171-361-

Switchboard: 0171-937-5464

Extension:

Direct Line:

Facsimile: 0171-361-3463

Date: 30 December 1999

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My reference:

Your reference:

Please ask for:

My Ref: DPS/DCSW/PP/99/02575/

Planning Information Office

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING ACT 1990**

**Proposed development at: 11 Longridge Road, London, SW5 9SB**

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**

**Construction of bin stores in front area.**

**Applicant**

**Floyd Slaski Partnership, 55 Clapham Common South Side, London  
SW4 9BX**

**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

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### **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**

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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 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/99/02575/

Date: 31/12/1999

11 Longridge Road, London, SW5 9SB

Construction of bin stores in front area.

**APPLICANT** Floyd Slaski Partnership,

*Rankings  
30/12*

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11 Longridge Road

SV NB 7.1.00

4 storey plus mansard. Large raised disused flowerbed with no internal storage. Bins placed on flowerbed, visible at road height. Very unattractive. Flowerbed occupies majority of front lightwell.

Proposed: shorter bin store with timber doors, definite improvement to appearance to property. Paved above to allow for siting of vegetation. Railings will be replaced to match existing - condition.

1: Same as no.11

3: Bin store of different design.

5: Raised flowerbed, not as wide as 11.

7: Bin store similar to proposed, but lower.

9: Raised flowerbed of different design.

13: Nothing in lightwell.

15: Felt roof to narrow bin store.

17: Same as 3.

No coherent treatment of front lightwells in terrace. Will match exactly that at no. 14. Will improve appearance. No objection.

12th January 2000



PARTNERSHIP

ARCHITECTS  
AND PLANNING  
CONSULTANTS

55 Clapham Common  
South Side  
London SW4 9BX

Tel: 020 7720 4804  
Fax: 020 7720 8891  
Email: fsp@floydslaski.co.uk

PC ACK (11)

Executive Director of  
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	SW	SE	ENF	AO ACK
(B) 14 JAN 2000				VOM 1A/1			
FEES	TO	REC	ARB	FWD PLN	CON DES	FEES	

for the attention of Mr N. Beale

Dear Sirs

**EARLS COURT REGENERATION 11 LONGRIDGE ROAD SW5 J.1337**

Further to our recent telephone conversation please find enclosed four copies of our drg No 01.

This drawing has been prepared specifically to illustrate the proposed work at the above address and is based on the generic drawing submitted with our recent application under the Town & Country Planning Act 1990.

We trust you find the enclosed acceptable and you are able to substitute this drawing and attach it to the current application.

We look forward to receiving an approval soon as possible. In the meantime do not hesitate to contact the writer, either at the above address or Mobile 0850 821357, if you should require any further information.

Yours faithfully  
**for Floyd Slaski Partnership**

**Brian Martin.**

**Encl : As stated**



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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: 19 January 2000  
Our Ref: PP/99/02575

Application Date: 17/12/1999 Complete Date: 22/12/1999 Revised Date: 14/1/2000  
Agent: Floyd Slaski Partnership, 55 Clapham Common South Side, London  
SW4 9BX  
Address: **11 Longridge Road, London, SW5 9SB**  
*Kensington*

*MIN*  
*62*  
*62*

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 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

**DELEGATED APPROVAL  
26 JAN 2000**

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

**DESCRIPTION OF PROPOSED DEVELOPMENT**

**Erection of bin store in front basement lightwell.**

**RECOMMENDED DECISION** Grant planning permission *conditionally*  
RBK&C drawing(s) No. PP/99/02575/A Applicant's drawing(s) No.1337/01

I hereby determine and grant/refuse this application (subject to ~~HBMG 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

*hdms 21-1.00*

*20/1/00*

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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      I09
- 2      I10
- 3      I21

# DELEGATED REPORT

Address

11 Longridge Road  
Kensington  
SW5

Reference PP/99/2575

Conservation Area 11D

Listed Building Yes/No  No  Yes

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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 \_\_\_\_\_

Shopfront

Non-Residential Extension

Listed Building Demolition

whole  part

Listed Building Alterations

Unlisted Building - Demolition

whole  part

Other  Erection of fin store in front basement  
lightwell

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

Who None

Overcome by: Amendment/Withdrawn/Not Relevant/Other

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Existing

Residential

Issues/Policy/Precedent/Conditions/Third Schedule

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 NB

Date 14.1.00 Agreed

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**1.0 Planning Considerations**

- 1.1 The main issues for consideration are the impact of the proposal on the appearance of the property and on the character and appearance of the Nevern Square Conservation Area.
- 1.2 Policies CD44, CD48, CD52 and CD53 are considered most relevant.
- 1.3 There are a wide variety of treatments of flowerbeds and bin stores in the front basement lightwells of properties within this terrace. The proposed bin store, which will match closely that at nos. 1 and 14, will result in the removal of the bins from sight, resulting in a considerable improvement to the appearance of the property and the wider townscape. The proposed design and materials of the bin store is not considered to cause harm to the character and appearance of the Conservation Area.

**2.0 Public Consultation**

- 2.1 Occupiers of seventeen properties in Longridge Road were notified of the proposal. No representations have been received.

**M.J. FRENCH**  
**EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION**

**List of Background Papers:**

**The contents of file PP/99/02575 save for exempt or confidential information in accordance with the Local Government (Access to Information) Act 1985.**

Report Prepared By: NB  
Report Approved By: JT /LAWJ  
Date Report Approved: 21.1.00