

PLANNING SERVICES APPLICATION

Dealt with  
22/12/99

CONSULTATION SHEET

APPLICANT:

Francis Roos Associates Limited,  
134 Lots Road,  
Chelsea,  
London  
SW10 0RJ

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APPLICATION NO: PP/99/02576 /55

APPLICATION DATED: 15/12/1999

DATE ACKNOWLEDGED: 22 December 1999

APPLICATION COMPLETE: 22/12/1999

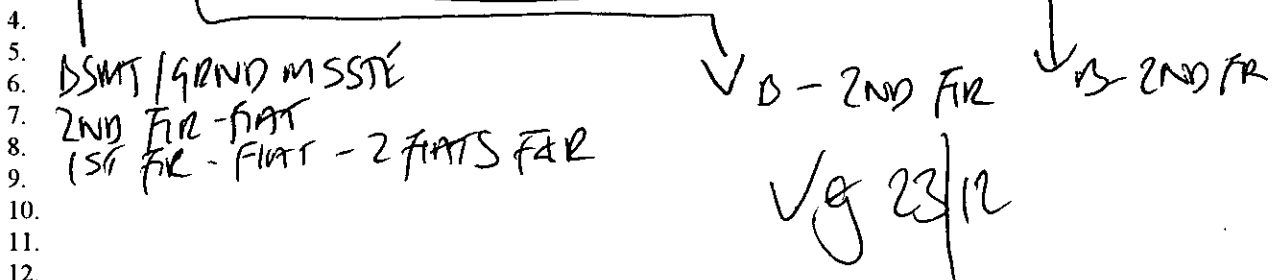
DATE TO BE DECIDED BY: 16/02/2000

SITE: 20 Russell Road, London, W14 8HU

PROPOSAL: Creating a small lobby under front steps in basement and constructing a utility and storage room in part of the front lightwell (basement area)

ADDRESSES TO BE CONSULTED

1. 18, 19, 21, 22 Russell Road W14



- 2.
- 3.
- 4.
- 5.
- 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

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# DEVELOPMENT CONTROL

## TECHNICAL INFORMATION

THE ROYAL  
BOROUGH OF



KENSINGTON  
AND CHELSEA

ADDRESS 20 Russell Road.

20 RUSSELL ROAD

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POLLING DISTRICT HA PP992576

- |     |  |        |  |
|-----|--|--------|--|
| 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							
			✓														

↓ 6/10/54.

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:**

**PLANNING AND CONSERVATION**

THE TOWN HALL HORNTON STREET LONDON W8 7NX

**THE ROYAL  
BOROUGH OF**

Executive Director M J FRENCH FRICS TP MRTPI Cert TS

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**FILE COPY**

3190  
0171-361-3190

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

Facsimile:  
0171-361-3463

**KENSINGTON  
AND CHELSEA**

Date: 23 December 1999

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCC/PP/99/02576/JS

Planning Information Office

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING ACT 1990**

**Proposed development at: 20 Russell Road, London, W14 8HU**

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**

**Creating a small lobby under front steps in basement and constructing a utility and storage room in part of the front lightwell (basement area)**

**Applicant**

**Francis Roos Associates Limited, 134 Lots Road, Chelsea, London  
SW10 0RJ**

**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**

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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



KENSINGTON  
AND CHELSEA

## MEMORANDUM

**TO: FOR FILE USE ONLY**

**From: EXECUTIVE DIRECTOR  
PLANNING & CONSERVATION**

**My Ref: PP/99/02576/JS.**

**CODE SE**

**Room No:**

**Date: 22 December 1999**

**DEVELOPMENT AT:**

**20 Russell Road, London, W14 8HU**

**DEVELOPMENT:**

**Creating a small lobby under front steps in basement and constructing a utility and storage room in part of the front lightwell (basement area)**

The above development is to be advertised under:-

**NO REQUIREMENT FOR SITE NOTICE/ADVERTISEMENT IN THIS CASE.**

**M.J. French**

Executive Director, Planning & Conservation  
**SITE NOTICE CRITERIA NOT MATCHED  
CHECK CORRECT CODE IS ENTERED**

# DELEGATED REPORT

Address

Reference

PP/99/2576

20 RUSSELL ROAD,  
HENSINGTON, W. 14.

Conservation Area

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

Partial infilling of front well area at basement level to provide additional accommodation.

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 None

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Overcome by Amendment/Withdrawn/Not Relevant/Other N.A.

Existing

Single family Dwelling House

Issues/Policy/Precedent/Conditions/Third Schedule

It is proposed to partially infill the front well area at front basement level. The area to be infilled includes the area under the main front entrance steps and approximately 65% of the remainder of the front well area. A new set of stairs would be provided to provide external access down to the remaining open front basement well area in front of the existing bay window.

It is considered that the proposal is acceptable and would not detract from the appearance of the building or the terrace. The principle of infilling under the front entrance steps and the partial infilling of the remaining front basement well area is well established within the terrace and the proposed detail and material are considered acceptable. A sufficient gap would be left in front of the existing bay window to ensure that it would remain visible from the street.

In view of the proposed location at front basement level the proposed works would not detract from the amenities of neighbouring residential properties.

Standards

	satisfactory
Light	<input checked="" type="checkbox"/>
Privacy	<input checked="" type="checkbox"/>
Room Sizes	<input checked="" type="checkbox"/>
Parking	<input type="checkbox"/> N/A
Trees	<input type="checkbox"/> N/A

HBMC

Direction/Obs.

Obs. Rec'd	<input type="checkbox"/> N/A
Direction Rec'd	<input type="checkbox"/> N/A
Consultation Expired	<input checked="" type="checkbox"/> N/A

GRANT/APPROVE

subject to conditions

Informatives

Report by John Shearman

Date 28/1/00

Agreed

Leeds  
3/2/2000

**THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA  
MEMORANDUM - SECTION 101 - LOCAL GOVERNMENT ACT, 1972**

To: Chief Administrative Officer (Planning)  
From: THE DIRECTOR OF PLANNING SERVICES  
Our Ref: PP/99/2576

Date: 4/2/00 <sup>AC</sup> DPL

Delegated Case No:  
PP/99/2576 / *en88*

Applicant: FRANCIS ROOS ~~ASSOCIATES~~ ASSOCIATES LTD  
134 LOTT ROAD, LONDON SW10 0RT.

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This is not  
A Listed Building

Applicant Dated: complete  
15/12/99 22/12/99

Address: 20 RUSSELL ROAD, HENSLINGTON, W.14

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 nons/c dwellings etc.   | Class (viii) - grant of planning permission for a change form one kind of non-residential use except where this would involve the loss of a shop use. |
| Class (iv) - amendments as required by T.P. Committee |   |
| Class (v) - above classes after D.P. Committee agree  |   |

DELEGATED APPROVAL  
Class (ix)  
07 FEB 2000

Class (ix) - grant permission licence or no objection under Sections 73, 74, 138, 143, 152, 153, 177 & 180 of the Highways Act 1980

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

Class (x) - Crossover under S. 108 of the Highways Act 1980

Description of proposed development/Brief comment

*Partial infilling of front well area at basement level to provide additional accommodation for the single family residential.*

Recommended Decision: GRANT PLANNING PERMISSION conditionally

Submitted drawing(s) No.

PP/99/2576.

Applicant's drawing(s) No.

PLAN 1, 2, 3, # ELEVATIONS 4/5

Conditions ① C.1 ② C.68 ③ C.85 ④ The railings hereby permitted shall be painted black and be so maintained ⑤ The external doors hereby permitted shall be of painted timber construction ⑥ The surface of the roof of the extension hereby permitted shall be clad in York stone. *And's NO photographs.*

Reasons ① R.1 ② R.68 ③ - ⑥ R.71

Informatives ① I.9 ② I.10 ③ I.21 ④ I.30

I hereby determine and grant ~~this~~ this application ~~under the powers delegated to me by the Council, subject to the condition(s) indicated above imposed for the reason(s) appearing thereunder, or for the reasons stated.~~

Director of Planning and Conservation

Area Planning Officer

Director of Planning Services

*Law 3/2/2000*

*3/2/00*



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20 RUSSEL ROAD.

VIEW LOOKING UP, OUT OF LIGHT WELL.  
BALUSTERS ON FRONT OF PROPERTY TO BE REPLACED  
BY ONES OF SAME DESIGN AS PICTURED ON LEFT HAND  
SIDE OF PHOTOGRAPH. (SQUARE IN SECTION)



14

759 72570

20 RUSSEL ROAD.

VIEW FROM PAVEMENT LOOKING TOWARDS PROPERTY.  
(LIGHT WELL ON RIGHT HAND SIDE)



15

107257E

103

20 RUSSEL ROAD.

VIEW FROM TOP OF STEPS DOWN INTO LIGHT WELL.

