

PLANNING SERVICES APPLICATION

4

CONSULTATION SHEET

APPLICANT:

Anthony Payne Esq.,
The First Floor Flat,
79 Queens Gate,
London
SW7 5TU

APPLICATION NO: LB/99/02582 HA

APPLICATION DATED: 17/12/1999

DATE ACKNOWLEDGED: 22 December 1999

APPLICATION COMPLETE: 22/12/1999

DATE TO BE DECIDED BY: 16/02/2000

SITE: First Floor Flat, 79 Queen's Gate, London, SW7 5JU

PROPOSAL: Internal alterations.

ADDRESSES TO BE CONSULTED

- 1. *same flats 79, 78, 80 Queens Gate.*
- 2.
- 3.
- 4. *79 = bsk flat, grd flr, M³/₄, 2nd flr flat.*
- 5.
- 6. *78 = 78A, Flats grd, 1st, 2nd, 3rd & 4th.*
- 7. *80 = Flats 1-4 & flat 5-6.*
- 8.
- 9.
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.

15
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

OM
29/12

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

OM
22/12

DEVELOPMENT CONTROL

TECHNICAL INFORMATION

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

ADDRESS ~~79 Queens gate~~
FIRST FLOOR FLAT
79 QUEEN'S GATE 5
SW7.

POLLING DISTRICT MA LB992582

- | | | | |
|-----|--|--------|--|
| 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							
10	II			✓													

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:

22 DEC 1999

MEMORANDUM

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TO: FOR FILE USE ONLY

From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION

My Ref: LB/99/02582/

CODE 1D

Room No:

Date: 22 December 1999

DEVELOPMENT AT:

First Floor Flat, 79 Queen's Gate, London, SW7 5JU

DEVELOPMENT:

Internal alterations.

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)
4. Town and Country Planning (Listed Buildings and Conservation Areas) Regulations 1990 (applications for Listed building consent)

M.J. French

Executive Director, Planning & Conservation

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**

English Heritage
Historic Building and Monuments Commission
London + South East Region
23 Saville Row, London
W1X 1AB

Switchboard: 0171-937-5464
Direct Line: 0171-361-2699
Extension: 2699
Facsimilie: 0171-361-3463

Date: 29 December 1999

My Ref: DPS/DCsw/LB/99/02582 Your ref: Please ask for: H. Homard

Dear Sir / Madam

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: First Floor Flat, 79 Queen's Gate, London, SW7 5JU

I enclose a copy of an application, with relevant drawings and/or supporting information, and should be pleased to receive your observations on these proposals as soon as possible.

It is hoped to present this application to the Planning Services Committee prior to 16/02/2000. I look forward to hearing from you in the near future, in order that your comments may be reported to this Committee.

Should you require any further details in respect of this case, please do not hesitate to contact the Case Officer on the above extension.

Yours faithfully,

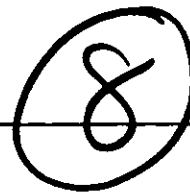
M.J. FRENCH

Executive Director, Planning and 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

2733

0171-361- 2733

Switchboard: 0171-937-5464

Extension:

Direct Line:

Facsimile: 0171-361-3463

Date: 30 December 1999

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCSW/LB/99/02582/HH

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: First Floor Flat, 79 Queen's Gate, London, SW7 5JU

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

Internal alterations.

Applicant

**Anthony Payne Esq., The First Floor Flat, 79 Queens Gate, London
SW7 5TU**

**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



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.
- (d) for consent to demolition and/or alteration of a building which is of architectural or historic interest.

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 OF A PLANNING APPLICATION

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.

NOTICE OF A PLANNING APPLICATION SCHEDULE

Reference: LB/99/02582/ Date: 31/12/1999

First Floor Flat, 79 Queen's Gate, London, SW7 5JU

Internal alterations.

APPLICANT Anthony Payne Esq.,

*rankings
ell*



RBKC
District Plan Observations
CONSERVATION AND DESIGN

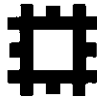
Address 79, Queensgate, SW7	Appl. No. 19/2582/4#	L.B. II	C.A. 10	N C SW
Description Internal alts at 1st floor level		Code I		

II

needs a site check
 Probably non-controversial
 need to confirm retention of orig. details

J
 13/1/2000

NB. I shall have to visit the adj. property (No 81)
 - see NB's application. Perhaps fit visit at
 the same time.



ENGLISH HERITAGE

LONDON REGION

12

Director of Planning & Transportation
Royal Borough of Kensington & Chelsea
The Town Hall
Hornton Street
LONDON
W8 7NX

Your refs: DPS/DCSW/LB/99/
02582

Our ref: LRS/2028/79A

Contact: Paul Calvocoressi

Direct Dial: 0171-973-3763

For the attention of H Homard ✓

14 JAN 2000

Dear Sir/Madam

Planning (Listed Buildings and Conservation Areas) Act, 1990.
FIRST FLOOR FLAT, 79 QUEEN'S GATE, LONDON, SW7 5JU

RECEIVED BY PLANNING SERVICES									
EX	STU	N	C	SW	SE	ENF	AO	ACK	
17 JAN 2000 (72)									
APPEALS	IO	REC	ARB	FWD	CON	DES	FEE		

Applicant:
Grade of building
Proposed works:

Anthony Payne Esq
II
Internal alterations

Drawing numbers

0707/001

Date of application:

17.12.1999

Date of referral by Council:

29.12.1999

Date received by English Heritage

07.01.2000

Date referred to D.o.E.:

11.01.2000

You are hereby authorised to determine the application for listed building consent referred to above as you think fit. In so doing English Heritage would stress that it is not expressing any views on the merits of the proposals which are the subject of the application, nor any parallel application for planning permission.

Yours faithfully

Paul Calvocoressi
Kensington & South London Team

The Secretary of State has considered the information given above and does not intend to require the application concerned to be referred to him

Signed J L R
Date 17/1/00

G:\KANDSL\STANDARD\790UNSGT.LAS

LR/F

RBKC
CONSERVATION & DESIGN

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GRADE II LISTED BUILDINGS
FORMAL OBSERVATIONS

Address: First Floor Flat, 79 Queen's Gate, SW7

Description: Internal alterations at first floor level

Application No: 99/2582

DC Case Officer: HH

Drawing Nos: 0707/001

CD Case Officer: HB

Date: 7th February 2000

Grant/Refuse: Grant

Formal Observations:

It is proposed to carry out minor internal alterations in the middle section of this first floor flat. These involve movement of one non-original wall and door and removals of some recent date cupboards. No original decorative features are being affected.

The proposed works will not harm the surviving special architectural and historic interest of this listed building.

Conditions:

C205

Signed: *H. H. Jones*

Date: *7/2/2000*

Approved: *David J Mc Donald*

Date: *7/2/00*

Other Notes:

extra copy please

14

AC
DLI

**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: 7 February 2000
Our Ref: LB/99/02582

ENBA
57
122

Application Date: 17/12/1999 Complete Date: 22/12/1999 Revised Date:
Agent: Anthony Payne Esq., The First Floor Flat, 79 Queens Gate, London
SW7 5TU
Address: First Floor Flat, 79 Queen's Gate, London, SW7 5JU
Kensington

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

K+C

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

DESCRIPTION OF PROPOSED DEVELOPMENT

Internal alterations.

RECOMMENDED DECISION Grant listed building consent
RBK&C drawing(s) No.LB/99/2582
0707/001

DELEGATED APPROVAL
19 FEB 2000

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

[Signatures]
noted 8/2/2000

CONDITIONS AND REASONS FOR THEIR IMPOSITION

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- 1 **The works hereby permitted shall be begun before the expiration of five years from the date of this consent. (C201)**
Reason - As required by Section 18 of the Planning (Listed Buildings and Conservation Areas Act) 1990, to avoid the accumulation of consents. (R201)

- 2 **The works hereby permitted shall be carried out exactly and only in accordance with the drawings, and other particulars, forming part of the Consent, and there shall be no variation therefrom without the prior written approval of the Local Planning Authority. (C205)**
Reason - In order to safeguard the special architectural or historic interest of the building. (R205)

INFORMATIVES

- | | |
|---|-------|
| 1 | I09 |
| 2 | I10A |
| 3 | I21 A |
| 4 | I30 |
| 5 | I31 |

DELEGATED REPORT

Address

First Floor flat.
79 Queensgate
London
SW7

Reference LB/99/2582

Conservation Area 10

Listed Building Yes No

16

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 None

Overcome by Amendment/Withdrawn/Not Relevant/Other _____

17

Existing

s/c 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 HH

Date 7/2/00

Agreed

WNS
8/2/2000

1.0 Planning Considerations

- 1.1 The main considerations in this case relate to the effect of the proposal on the special architectural and historic interest of the listed building.
- 1.2 The relevant planning Policies are contained in the "Conservation and Development" Chapter of the Unitary Development Plan. Policies CD57 and CD58 are of particular relevance to this application.
- 1.3 English Heritage have indicated that the Council may assess the accompanying application for Listed Building Consent as it sees fit.
- 1.4 Consent is sought for minor internal alterations to the first floor flat. The works involve the relocation of a non-original wall and door and the removal of non-original cupboards. The works would not affect original decorative features. It is concluded that the works would not harm the surviving special architectural and historic interest of the building.
- 1.5 The formal observations of the Conservation and Design Officer are appended.

2.0 Public Consultation

- 2.1 15 letters of notification were sent to properties in Queen's Gate.
- 2.2 No objections have been received.

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

List of Background Papers:

The contents of file LB/99/02582 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
Date Report Approved:**

Lawd
8/2/2000

Ack
E.J. 17.2.2000

Book #1
P. Calc

LB/99/2582

THE FIRST FLOOR FLAT
79 QUEENSGATE
LONDON

SW7 5JU

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N		SW	3	ENF	AO ACK
				17 FEB 2000			
APPLS	IO	REC	ARB	FWD PLN	CON DES	FEES	

19

Mrs Homard
Royal Borough of Kensington & Chelsea
Planning Department
Hornton Street
London
W8

Dear Mrs Homard,

THE FIRST FLOOR FLAT, 79 QUEENSGATE, LONDON, SW7

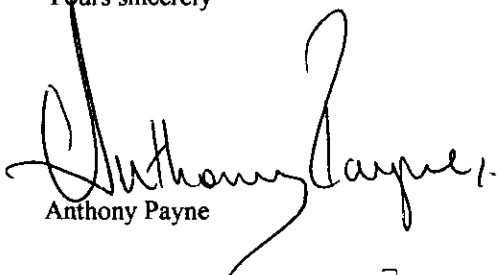
Further to our earlier telephone conversation, I enclose a new set of plans relating to the above property.

As discussed, I wish to apply for a minor amendment to the original application and approval. The amendment encompasses the area between bedroom 2 and bathroom 2. Additionally, I have decided not to remove the existing wardrobe in bedroom 2.

I would be grateful to receive your approval of the amendment at the earliest opportunity.

Thanking you in advance for your assistance in this matter.

Yours sincerely


Anthony Payne

stone floor?

no problems

and
non-material in
my view.

B. 28/2/2000

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**

Anthony Payne,
First Floor Flat,
79 Queen's Gate,
London,
SW7 5JU

Switchboard: 0171-937 5464
Extension: 2699
Direct Line: 0171-361 2699
Facsimile: 0171-361 3463

01 March 2000

My reference: DPS/DCSW/LB/99/2582 Your
reference:

Please ask Helen Homard
for:

Dear Sir,

**Town and Country Planning Act 1990
Planning (Listed Building and Conservation Areas) Act 1990**

Re: First Floor Flat, 79 Queen's Gate, Kensington, SW7

I write with reference to your letter and enclosed plan received 17th February 2000 concerning proposed alterations to the listed building consent granted on 11th February 2000 for internal alterations to the above mentioned premises (Ref: LB/99/2582).

I can confirm that in my opinion the alterations shown in drawing number 0707/001A can be considered to be minor alterations to the above mentioned listed building consent.

I hope this is of assistance to you,

Yours faithfully


M.J. French
Executive Director, Planning and Conservation

R