

RA
Mews

PLANNING SERVICES APPLICATION

CONSULTATION SHEET

5

APPLICANT:

S.C. Jarvis,
32 Worple Road Mews,
Wimbledon,
London
SW19 4DJ

APPLICATION NO: LB/99/02584 | 59

APPLICATION DATED: 10/12/1999

DATE ACKNOWLEDGED: 22 December 1999

APPLICATION COMPLETE: 22/12/1999

DATE TO BE DECIDED BY: 16/02/2000

SITE: Flat 4, 65 Cadogan Square, London, SW1X 0DY
PROPOSAL: Internal alterations.

ADDRESSES TO BE CONSULTED

6

1. All flats (not flats) 65 CADOGAN SQUARE, SW1X 0DY
(flats 1-3, 5, 7)
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.

BB
23/12

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

X
BB
23/12

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

X
BB
23/12

DEVELOPMENT CONTROL

TECHNICAL INFORMATION

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

ADDRESS 65 Cadogan Square 6
FLAT 4
65 CADOGAN SQUARE

POLLING DISTRICT RA LB 992584

- | | |
|---|---|
| HB Buildings of Architectural Interest
AMI Areas of Metropolitan Importance
MDO Major Sites with Development Opportunities
MOL Metropolitan Open Land
SBA Small Business Area
PSC Principal Shopping Centre (Core or Non-core) | LSC Local Shopping Centre
AI Sites of Archeological Importance
SV Designated View of St Paul's from Richmond
SNCI Sites of Nature Conservation Importance
REG 7 Restricted size and use of Estate Agent Boards
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							
14A	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:

MEMORANDUM

7

TO: FOR FILE USE ONLY

From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION

My Ref: LB/99/02584/SG
Room No:

CODE D4

Date: 23 December 1999

DEVELOPMENT AT:

Flat 4, 65 Cadogan Square, London, SW1X 0DY

DEVELOPMENT:

Internal alterations.

The above development is to be advertised under:-

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

8

**THE ROYAL
BOROUGH OF**

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

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

Switchboard: 0171-937-5464

Direct Line: 0171-361-2585

Extension: 2585

Facsimilie: 0171-361-3463



**KENSINGTON
AND CHELSEA**

Date: 23 December 1999

My Ref: **DPS/DCSE/LB/99/02584** Your ref: Please ask for: **S. Gentry**

Dear Sir / Madam

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: Flat 4, 65 Cadogan Square, London, SW1X 0DY

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

9

**THE ROYAL
BOROUGH OF**



**KENSINGTON
AND CHELSEA**

Executive Director M J FRENCH FRICS TP MRTPI Cert TS

File Copy
2585
0171-361- 2585

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

Facsimile: 0171-361-3463
Date: 23 December 1999

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCSE/LB/99/02584/SG

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: Flat 4, 65 Cadogan Square, London, SW1X 0DY

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

**S.C. Jarvis, 32 Worples Road Mews, Wimbledon, London
SW19 4DJ**

**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

10

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.

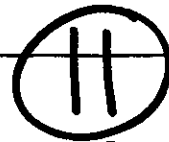
WHERE TO SEE THE PLANS

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 Ladbrooke Grove, London W11** (under the Westway near Ladbrooke 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



RBKC
District Plan Observations
CONSERVATION AND DESIGN

Address Flat 4, 65 Cadogan Square, SW1.	Appl. No. SG LB/99/025824	L.B. II	C.A. AA	N CY S
Description Internal Alterations.	Code 3rd Floor			

Site meeting to be arranged to consider the scheme in relation to the present condition of the apartment, which may have been considerably altered during earlier conversion works.

H/B

10.1.2000

12

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 an application:

(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:

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: LB/99/02584/SG

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

Flat 4, 65 Cadogan Square, London, SW1X 0DY

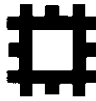
Internal alterations.

APPLICANT S.C. Jarvis,

Posted on railings outside entrance

10/1

[Signature]



ENGLISH HERITAGE

LONDON REGION

13

59

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

Your refs: DPS/DCSE/LB/99/
02584

Our ref: LRS/804/65pt2

Contact: Paul Calvocoressi

Direct Dial: 0171-973-3763

For the attention of Paul Calvocoressi

14 JAN 2000

Dear Sir/Madam

**Planning (Listed Buildings and Conservation Areas) Act, 1990:
FLAT 4, 65 CADOGAN SQUARE, LONDON, SW1X 0DY**

Applicant: Mrs H D Benedix
Grade of building II
Proposed works: Front Railings

Mrs H D Benedix

II

Front Railings

RECEIVED BY PLANNING SERVICES							
EX	HDC	N	C	SW	SE	ENF	AO
gr							ACK
17 JAN 2000				85			
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES	

Drawing numbers 99/137/101

Date of application: 10.12.1999
Date of referral by Council: 23.12.1999
Date received by English Heritage 05.01.2000
Date referred to D.o.E.: 07.01.2000

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
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 *JLR*
Date *12/1/00*
LR/F



RBKC
District Plan Observations
CONSERVATION AND DESIGN

Address Flat 4, 65 Cadogan Square, SW1.	Appl. No. SG LB/99/02582P	L.B. II	C.A. 14A	N C S	✓
Description Further Obs.	Code				

14

Site Meeting 9.2.2000

Concern expressed regarding the degree of deterioration of the internal walls. Cadogan Estate agreed to check the archives for original drawings - no information available in the Tower of London.

An internal elevation of the window will be proposed to be requested, to ensure that the new arrangement will be visually balanced.

H/B.

9.2.2000

10 February 2000

Our Ref: AJR/gc

Ms H Bell
Conservation Officer
Royal Borough of Kensington & Chelsea
The Town Hall
Hornton Street
London W8 7NX

Dear Ms Bell

RE: 65 CADOGAN SQUARE - THIRD FLOOR PROPOSED ALTERATIONS

14.02.2000

Further to our meeting on site yesterday, I enclose the following floor plan dated approximately 1968 showing the final agreed layout to the third floor. We believe that the walls shown to the dining room area are the original partitions of the building when it was built. It does appear however that the kitchen enclosure as existing is an addition. You may also note that the stairway leading towards to the kitchen and living room areas has not been accurately drawn showing a straight flight of stairs. You will also note that this has been adapted in pencil at a later date. There is reference on this drawing to a later approved drawing dated 1970 showing these and other 'as built' changes which we are unable to locate.

We note that this drawing does not show the linen cupboards as existing to this hallway either. We believe these to be an original feature of the building and would respectively request that you ask for these to be retained and not stripped out and rebuild as proposed by the tenant.

I would appreciate it if you could confirm your agreement with all of the above in due course.

Yours sincerely
For Cadogan Estates Limited



Alec J Roxburgh
Assistant Building Surveyor

Enc

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
(143) 14 FEB 2000							
APPLS	IO	REC	ARB	FWD PLN	CON DES	FEES	

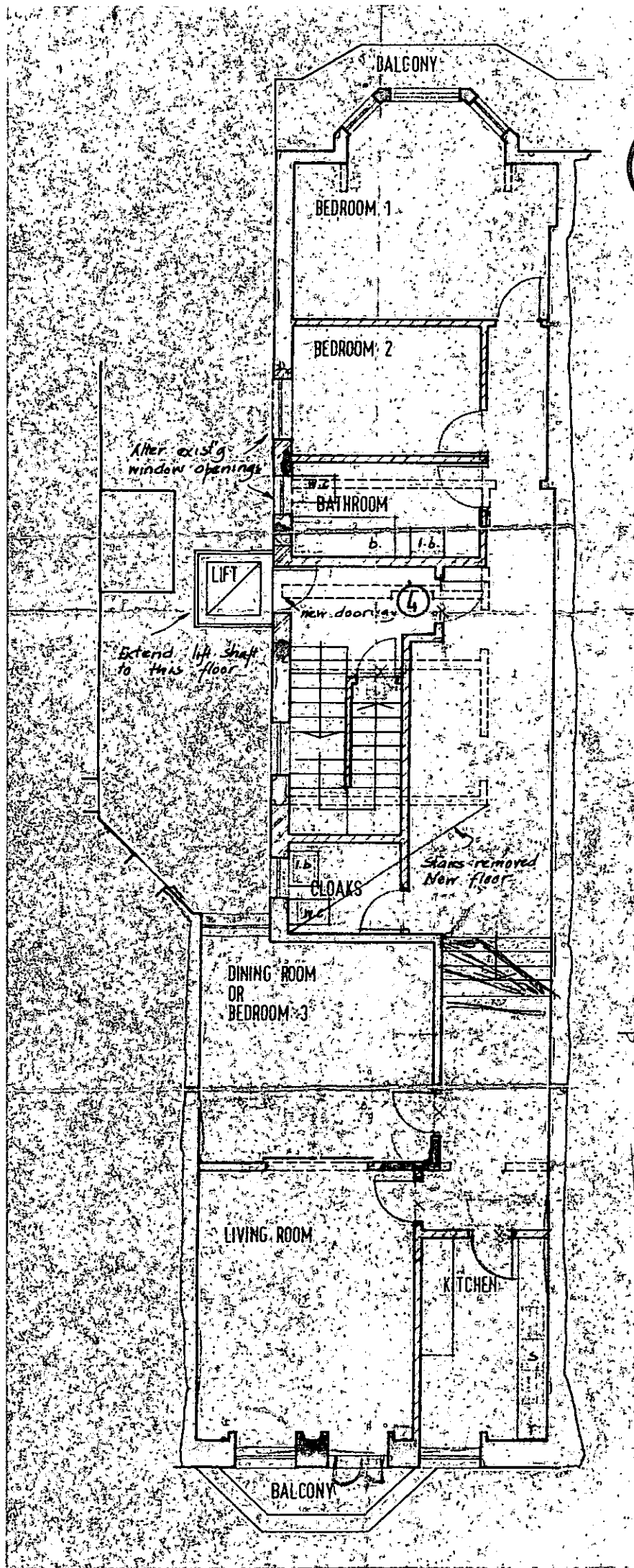


18 Cadogan Gardens
London SW3 2RP

Telephone 0207 730 4567
Facsimile 0207 730 5239

SG,
But it won't help -
please pass the file on
to me & I will write a
further ob. May 1998,
HB

THIRD FLOOR PROPOSED 1968



16

R.B.K. & C.
TOWN PLANNING
14 FEB 2000
RECEIVED

Hilary,

65 Cadogan Square

17

I spoke to Steve Jarvis again yesterday. He would be willing to have wide opening in wall if total removal unacceptable. Can you let me know or give him a call.

I'm in the office this pm if you want to discuss.

Thanks.

Sarah 24/3.



18

RBKC

District Plan Observations CONSERVATION AND DESIGN

Address	Appl. No. <i>SG</i>	L.B.	C.A.	N
<i>Flat 4, 65 Cadogan Square, SW1.</i>	<i>LB/99/02584</i>	<i>II</i>	<i>14A</i>	<i>CY</i>
Description	Code			<i>S</i>
<i>Further Obs.</i>				

Telephone call to K. D. Sparrow, the Structural engineer established that the main partition walls are of solid construction of original fabric — [it probably loadbearing].

- i Removal of the partition wall to the first principle room is acceptable, given that this is likely to be non-original fabric. [Confirmation of this will be necessary from the Structural Engineer, & also the assessment of its loadbearing capacity].
- ii Removal of partition wall between first & rear principles rooms not acceptable.
- iii Original cupboard fittings to hallway to be retained.
- iv Modification to partition walls to create shower room, acceptable.
- v All other works are acceptable.

If the scheme can be revised as set out above, the works can be recommended for approval.

HKB

6 April 2000

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

19

**THE ROYAL
BOROUGH OF**

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS



**KENSINGTON
AND CHELSEA**

S. Jarvis
32 Worple Road Mews
Wimbledon
London
SW19 4DJ

Switchboard: 020-7937 5464
Extension: 2585
Direct Line: 020- 7361 2585
Facsimile: 020- 7361 3463

10th April 2000

My reference: PP/99/2584

Your reference:

Please ask for: Sarah Gentry

Dear Mr Jarvis,

**Re: Town and Country Planning Act 1990
Flat 4, 65 Cadogan Square, SW1**

I refer to your application for listed building consent for internal alterations to the above property.

With regard to the works proposed in your application, I have the following comments;

- a) removal of the partition wall to the front principle room is considered to be acceptable, given that it is likely to be non original fabric (subject to conformation of this and its load bearing capacity from the Structural Engineer).
- b) Removal of the front partition wall between the front and rear principle rooms is not considered to be acceptable. From conversations with K.D Sparrow, Structural Engineer and information received from Cadogan Estates, it would appear that this wall is of solid construction of original fabric and probably load bearing. It is considered that the original plan form should be retained.
- c) The original cupboard fittings to the hallway should be retained.
- d) The modification to partition walls to create a shower room are considered to be acceptable.
- e) All other works are considered to be acceptable.

If you wish to revise your application in the light of these comments, please submit any revised drawings to reach the Council within 14 days of the date of this letter. If no revised drawings are received by that date, a decision will be made on your application as it stands.

If you have any queries please contact the above named officer.

Yours sincerely,

Bruce Coey
for Executive Director, Planning and Conservation

Copy To: R.B. of K. & C. Planning
Attn. Sarah Gentry

Stephen C. Jarvis DIP. ARCH. RIBA.
CHARTERED & REGISTERED ARCHITECT

32 Worple Road Mews, Wimbledon, SW19 4DJ.
Tel: 0181-287-5100. Fax: 0181-287-5101.

20

17th April, 2000.

K.D. Sparrow & Partners
32 Worple Road Mews
Wimbledon
LONDON SW19 4DJ.

My Ref: SJ/99/137.

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
19 APR 2000						38	
IO	REC	ARB	FWD PLN	CON DES	FEES		

19/4/00

Dear Dr. Sparrow,

Re: Proposed Alterations To Flat 4,
65, Cadogan Square, London SW1X. ODY.

Further to our recent meeting, please find attached copy of letter dated 10th April, 2000 from the Local Authority which is in response to my Application for Listed Building Consent to the above flat.

I also attach a copy of a Lease Plan for the above flat which shows a 12inch x 6inch RSJ spanning from party wall to party wall above the existing wall my Client wishes to remove as part of the above Application.

In view of the above information, I would now be obliged for your observations and comments to the Local Authorities letter, in particular paragraph b), as it appears that this wall may not now be original.

Yours sincerely,


Stephen Jarvis.

Encl.

c.c. Mrs. H. D. Benedix - Client.

✓ The Royal Borough of Kensington & Chelsea, attn. Sarah Gentry, Planning. ✱



RBKC
District Plan Observations
CONSERVATION AND DESIGN

Address Flat 4, 65 Cadogan Square, SW1.	Appl. No. SG LB/99/02584	L.B. II	C.A. 14A	N C S
Description Futher Dev.	Code —			

i) Structural Engineers comment accepted

21

ii) Original cupboards fittings are permanent features, to not be retained as part of the listed building - the Cadogan Estate have also requested their retention.

HLS

10. May. 2000

Advised S. Jarr's 10/5.

Stephen C. Jarvis DIP. ARCH. RIBA.
CHARTERED & REGISTERED ARCHITECT

32 Worple Road Mews, Wimbledon, SW19 4DJ.
Tel: 020-8287-5100. Fax: 020-8287-5101.

15th June, 2000.

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

Your Ref: DPS/DCSE/LB/99/02584.
My Ref: SJ/99/137.

For the attention of Sarah Gentry – Planning, South East Team.

Dear Ms. Gentry,

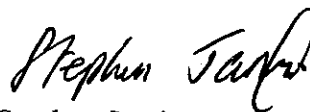
Re: Proposed Alterations To Flat 4,
65, Cadogan Square, London SW1X ODY.

Further to our recent telephone conversations, please find attached 4 copies of my revised drawing no. 99/137/101A, for your attention as discussed.

This revised drawing shows alterations as previously discussed and agreed which have been the subject of extensive negotiations between us.

I trust the above is now in order and will enable you to recommend approval to your next "Delegated", meeting. Please do not hesitate to contact me should you need to discuss any other relevant details, and thank you for your assistance in this matter.

Yours sincerely,



Stephen Jarvis.

Encl.

c.c. Mrs. H. D. Benedix – Client.

RECEIVED BY PLANNING SERVICES

EX	HDC	N	G	SW	SE	ENF	AB
B/R							ACK
19 JUN 2000							(130)
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEEES	

(SG) COPY OF PLANS
TO INFORMATION
OFFICE

Hilary

23

DESIGN OBSERVATIONS

address: Flat 4, 65 Cadogan Sq.
application no: LB/99/2584/A
drawings no(s): 99/137/101 A
date requested: 26/6/00

formal

Could I please have your observations :

- revised drawing - removal of wall, relocation of cupboards, as discussed.

Thanks.

Sarah Gentry
South East

Sarah,

The revised drawing is quite acceptable.

Please could you sort out one complete set -

& make the redundant drawing superseded,

& I will do a formal ob.

Thanks,

Hilary 27. June. 2000

RBKC
CONSERVATION & DESIGN

(24)

GRADE II LISTED BUILDINGS
FORMAL OBSERVATIONS

Address: Flat 4, 65 Cadogan Square, London, SW1.

Description: Internal Alterations.

Application No:
DPS/DCSE/99/02584.

DC Case Officer: SG.

Drawing Nos: 99/137/101 Rev.A.. **CD Case Officer:** HSB.

Date: 10 July 2000.

Grant/Refuse: GRANT.

Formal Observations:

The scheme proposed is intended to improve the layout of the apartment which occupies the third floor of this 19thc. townhouse.

The previous conversion has not been sympathetic to the original plan form, particularly in the areas to the front of the stairwell. The current scheme will remove non-original partitions, and replan the floor layout to be more in keeping with the 19thc. interior. The works proposed will not involve loss of original building fabric, and all new partitions will be lightweight and fully reversible. The 19thc. architectural details which survive will be retained and all new joinery and plasterwork will be designed to reflect the period and style of the house. Associated works include a full upgrade of the building services and essential maintenance and repairs.

It is considered that the scheme proposed will not be detrimental to the special architectural and historic character of the building and is therefore acceptable.

Conditions:

C205.

Original cupboards in the hallway to be retained.

Details of all new joinery and plasterwork to be submitted for approval.

All original architectural details to be retained, unless notated otherwise.

25

Signed: *Hilary Bell*

Date: *10 July 2000*

Approved: *David J Mc Donnell*

Date: *10/7/00*

Other Notes:

FILE NUMBER: LB/99/2584
ADDRESS: Flat 4, 65 Cadogan Square

26

REVISED DRAWINGS RECEIVED

1. Please re-notify all objectors. Add to letter:
"Revised drawings received. Any further comments must be received by" *
14 days.

2. Please re-advertise *
+ copy for
Info Office
Chelsea

* delete or add as appropriate

~~2017~~
2017

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

27

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

File Copy

2079/ 2080
020-7361- 2079/ 2080

020-7937-5464

Switchboard:

Extension:

Direct Line:

Facsimile: 020-7361-3463

Date: 21 July 2000

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCSE/LB/99/02584/SG

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: Flat 4, 65 Cadogan Square, London, SW1X 0DY

You were recently notified on, and/or have commented on, the application for development at the above address. The Council has now received **AMENDMENTS** to this application, and brief details of these are set out below. The Council's Planning Services Committee, in considering the proposal, welcomes comments upon these amendments. Members of the public may **inspect copies of the amended plans**, and any other submitted documents. Details are provided overleaf.

Amended Proposal

Internal alterations.

REVISED DRAWINGS RECEIVED. ANY FURTHER COMMENTS MUST BE RECEIVED BY 04/08/00.

Applicant Mrs H. D. Benedix, Flat 4, 65 Cadogan Square, London SW1X 0DY

Anyone who wishes to submit comments on the amended application should write to the Council at the above address within **14 days** of the date of this letter.

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):

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- 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.

28

WHAT MATTERS CANNOT BE TAKEN INTO ACCOUNT

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- 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 (020 7361 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 020 7727-6583). 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

Q ARCHITECTURAL DESIGN CONSULTANTS

29

34 Donovan Court
Drayton Gardens
London SW10 9QT
Tel: 020 7370 22 44
Fax: 020 7370 22 44
Mobile: 07771 88 00 00

12.4.2001

65CS

RBK&C
Planning & Conservation
Town Hall
Hornton Street
London W8 7NX
Attention of: *Mr John Wade*

RBK & C Jew

RECEIVED BY PLANNING SERVICES									
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK		
18 APR 2001									
APPEALS		IO			FWD PLN	CON DES	FEES		

18/4/01

Dear Mr Wade

Flat 4, 65 Cadogan Square, London SW1X 0DY [Mr Turaj Ettehadieh]

Further to our telephone conversation earlier today regarding the proposed refurbishment of the above flat I would like to draw your attention to the following.

The proposed internal changes have already been granted listed building consent [ref: LB/99/02584/CLBA/51/4110, dated 15 Aug 2000].

As a result of minor modifications to the internal layout it has become necessary to reduce the size of one of the windows facing the lightwell. Please find enclosed copies of drawings no 65CS/EX/01 and 65CS/PR/01 showing the premise as existing and as proposed, with the window in question highlighted. Also enclosed is a copy of 3no photographs of the rear lightwell.

Given the minor nature of the elevational alterations and that the fact that the lightwell is seen neither from the street or the rear garden, could you confirm whether planning permission and listed building consent will be required or not.

I look forward to hearing from you on this matter at your earliest convenience. In the mean time should you require any further information do not hesitate to contact me at the office where I shall be pleased to assist.

Yours sincerely

Kiu Samii
QADC

enc
cc Mr T Ettehadieh

30

34 Denevan Court
Drayton Gardens
London SW10 9DT
Tel: 020 7370 22 44
Fax: 020 7370 22 44
Mobile: 07771 08 00 00

Flat 4, 65 Cadogan Square, London SW1X 0DY [Mr Turaj Ettehadieh]



Photo 1: View of window from inside.

31

Flat 4, 65 Cadogan Square, London SW1X 0DY (Mr Turaj Eftehadieh)



Photo 2: View of rear lightwell.

Flat 4, 65 Cadogan Square, London SW1X 0DY [Mr Turaj Ettehadieh]



Photo 3: View of rear lightwell at third floor level.

PLANNING AND CONSERVATION

TOWN HALL HORNTON STREET LONDON W8 7NX

33

**THE ROYAL
BOROUGH OF**

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS



**KENSINGTON
AND CHELSEA**

Mr. Kiv Samii,
Architectural Design Consultants,
34 Donovan Court,
Drayton Gardens,
London, SW10 9QT

Switchboard: 020 7937 5464
Direct Line: 020 7361 2664
Facsimile: 020 7361 3463
Web: www.rbkc.gov.uk

08 June 2001

My reference: 99/2584

Your reference:

Please ask for: Mr. J. Wade

Dear Mr. Samii,

Re: Planning (Listed Buildings and Conservation Areas) Act 1990
Flat 4, 65 Cadogan Square, London, SW1X ODY

Further to your letter and plans received by the Local Planning Authority on 18th April 2001, it is noted that a minor amendment is sought to the scheme granted listed building consent which involves reducing one of the windows facing the lightwell. Given the nature of the window and its context it has been decided in this case that a further application for planning permission and listed building consent will not be required and it can be treated as a non-material amendment to the permitted plans.

Yours sincerely,

Michael J. French
Executive Director, Planning and Conservation



311

RBKC

District Plan Observations CONSERVATION AND DESIGN

Address Flat 4, 65 Cadogan Square, SW1.	Appl. No.: S6 LB/99/02584	L.B. II	C.A. ✓	N CS
Description Site inspection on completion of works.		Code		

I was asked to visit the site, 19.12.03, & to check that the works had been carried out in accordance with the contracts, for the owner to be served with licence/leave agreement.

Dr. Etimcom met me - I inspected the works & stated the drawings approved.

All in order. No inaccuracies other than minor, non-material amendments.

No further action required

Hay Bell

16 January 04