

PPA Flats

PLANNING SERVICES APPLICATION

8

CONSULTATION SHEET

APPLICANT:

Jonathan Louth Architects,
4 O'Meara Street,
Southwark,
London
SE1 1TE

OBJECTORS NOTIFIED
10 MAY 2000

APPLICATION NO: PP/99/02585

APPLICATION DATED: 16/12/1999

DATE ACKNOWLEDGED: 22 December 1999

APPLICATION COMPLETE: 22/12/1999

DATE TO BE DECIDED BY: 16/02/2000

SITE: 84 Cadogan Lane with Flat 8 and ancillary storerooms, 66/67 Cadogan Place, London SW1
PROPOSAL: Internal alterations to the basement flat and change of use of some of the basement store rooms to provide an additional one bedroom flat. Demolition of mews garage and flat and rebuilding to form one, 2 bedroom house with garage.

ADDRESSES TO BE CONSULTED

- 3 1. 64 CADOGAN PLACE SW1 (Flats 1 + 2, Bsmt)
4 2. 65 BSMT - 9mo K Flats; 1st/2nd fl visit: 3rd/4th fl site.
- 3. 67(7)
- 4. 68
- 5. 80 CADOGAN LANE, SW1
- 6. 82
- 7. 84
- 8. 86
- 9. 88
- 10. 81
- 11. 83
- 12. 85
- 13. 87
- 14. 89
- 15. 91

20
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

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

Handwritten notes and signatures including 'XOXO', 'D', 'S', '23/12'.

DEVELOPMENT CONTROL

TECHNICAL INFORMATION

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

9

ADDRESS

84 CADOGAN LANE WITH FLAT 8
& ANCILLARY STORE ROOMS,
66/67 CADOGAN PLACE SW1.

POLLING DISTRICT

RA

PP992585

- | | | | |
|-----|--|--------|--|
| 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							
14A	II															

NOTE: 84 CADOGAN LANE - NOT LISTED.

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:

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MEMORANDUM

TO: FOR FILE USE ONLY

From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION

My Ref: PP/99/02585/CT
Room No:

CODE BA

Date: 23 December 1999

DEVELOPMENT AT:

84 Cadogan Lane with Flat 8 and ancillary storerooms, 66/67 Cadogan Place, London SW1

DEVELOPMENT:

Internal alterations to the basement flat and change of use of some of the basement store rooms to provide an additional one bedroom flat. Demolition of news garage and flat and rebuilding to form one, 2 bedroom house with garage.

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)
2. Section 67 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (development affecting the setting of a Listed building)
4. Town and Country Planning (Listed Buildings and Conservation Areas) Regulations 1990 (applications for Listed building consent)
5. Town and Country Planning (Listed Buildings and Conservation Areas) Regulations 1990 (demolition in a Conservation Area)

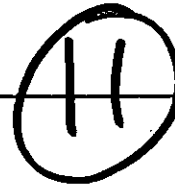
M.J. French

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: 23 December 1999

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCSE/PP/99/02585/CT

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990**Proposed development at: 84 Cadogan Lane with Flat 8 and ancillary storerooms,
66/67 Cadogan Place, London SW1**

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 to the basement flat and change of use of some of the basement store rooms to provide an additional one bedroom flat. Demolition of mews garage and flat and rebuilding to form one, 2 bedroom house with garage.

Applicant

**Jonathan Louth Architects, 4 O'Meara Street, Southwark, London
SE1 1TE**

**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 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

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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 **KENSINGTON AND CHELSEA** an application:

- (a) for development of land in or adjacent to a Conservation Area.
- (b) for a grant of planning permission affecting the setting of a Listed building.
- (d) for consent to demolition and/or alteration of a building which is of architectural or historic interest.
- (e) for Conservation Area Consent to the demolition of a building in a Conservation Area.

Details are set-out below

NOTICE OF A PLANNING APPLICATION

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/99/02585/CT

Date: 31/12/1999

C. T. ...
Madric pole

84 Cadogan Lane with Flat 8 and ancillary storerooms, 66/67 Cadogan Place, London SW1

Rebuilding of three storey mews property, including mansard at No. 84 Cadogan Lane; erection of rear extension and glazed atriums at No. 67 Cadogan Place, and other minor elevational alterations.

APPLICANT: Jonathan Louth Architects,



X AD

RBKC District Plan Observations CONSERVATION AND DESIGN

Address	84 CADOGAN LANE	Appl. No.	99/2585/CT	L.B.	C.A.	N C S
Description	amenities	Code		14		

I remain unconvinced of the proposal especially given the nature of the listing issues.

The entry kindly makes a more positive contribution to the character of the conservation area than the proposal - in this respect I would object to the proposal if the CAC requires

I consider the following amendments need to be submitted

- The gresser needs to be raised to accommodate more generous door heights. This need not be a structural element it could read as a cosmetic proposal.
- The head height of openings at ground floor level should be up rather than the staggered effect on existing.
- The upper story windows appear too large. I would not object to a stable door in the corner with modest sized windows similar to size of openings at adjacent properties.
- There needs to be a window on the right hand side of the elevation
- This appears weak at present
- The dome fascias appear intrusive and should be chipped back
- The rear domes should match the front domes in all respects
- The rear windows should be of a more modest size

LP (16/2/00)

Jonathan Louth ARCHITECTS

CONSULTANTS FOR THE BUILT ENVIRONMENT
MANAGEMENT • DESIGN • ARCHITECTURE

J-125/Auth/JCL

29th March 2000

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

15

RECEIVED BY PLANNING SERVICES									
EX	HID							ENF	AS
DIR								AGK	
66					30 MAR 2000				
APPEALS					ON DES FEES				

CT

Dear Mr Turner,

84 Cadogan Lane with Flat 8 & Ancillary Storerooms, 66/67 Cadogan Place, London SW1

Your Ref: DPS/DCSE/PP/99/02585

Following our planning application for the above property and your subsequent discussions with us, we have changed the drawings as agreed and we enclose 8 copies of each of our following drawings which have been amended

- 125/B/13 rev A - Mews Street Elevation as existing and proposed.
- 125/D/11 rev A - Plans as proposed.
- 125/D/12 rev A - Sections as proposed.

We understand that the application will be included in the next committee on 9th May.

Yours faithfully

W G Hodge
R.I.B.A. ARB Reg. Arch

CT
COPY OF PLANS
TO INFORMATION
OFFICE PLEASE

encls. as in text

cc. + encls. Lord & Lady Selsdon
Simon Orr-Ewing

020 7357 6162

fax 020 7357 6272

4 O'MEARA STREET • SOUTHWARK • LONDON SE1 1TE

Email: info@jla-architects.co.uk

5 HOSKINS STREET • GREENWICH • LONDON SE10 9NZ

Website: www.jla-architects.co.uk

020 8853 3494

VAT Reg. No. 547 9856 77

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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**KENSINGTON
AND CHELSEA**

File Copy

2079/ 2080

020-7361- 2079/ 2080

Switchboard: 020-7937-5464

Extension:

Direct Line:

Facsimile: 020-7361-3463

Date: 31 March 2000

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCSE/PP/99/02585/CT

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

**Proposed development at: 84 Cadogan Lane with Flat 8 and ancillary storerooms,
66/67 Cadogan Place, London SW1**

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 to the basement flat and change of use of some of the basement store rooms to provide an additional one bedroom flat. Demolition of mews garage and flat and rebuilding to form one, 2 bedroom house with garage. REVISED DRAWINGS RECEIVED. ANY FURTHER COMMENTS MUST BE RECEIVED BY 14/04/00. PLEASE NOTE THIS APPLICATION IS DUE TO BE CONSIDERED BY THE PLANNING SERVICES COMMITTEE ON 09/05/00.

Applicant

**Jonathan Louth Architects, 4 O'Meara Street, Southwark, London
SE1 1TE**

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

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PANORAMIC VIEW OF CADOGAN LANE SHOWING
 VARIETY OF BUILDING STYLES NEAR D'OMLEY STREET
 AND ELLIS STREET JUNCTIONS

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Jonathan Louth ARCHITECTS

DRAWING NUMBER 125/B/19 REVISION

PROJECT 84 CADOGAN LANE/67 CADOGAN PLACE

CLIENT LORD SELSDON

DRAWING TITLE EXISTING MEWS HOUSE
 PANORAMIC VIEW OF CADOGAN LANE

DATE NOVEMBER 1999 SCALE

tel 020 7 457 6162 fax 020 7 357 6272

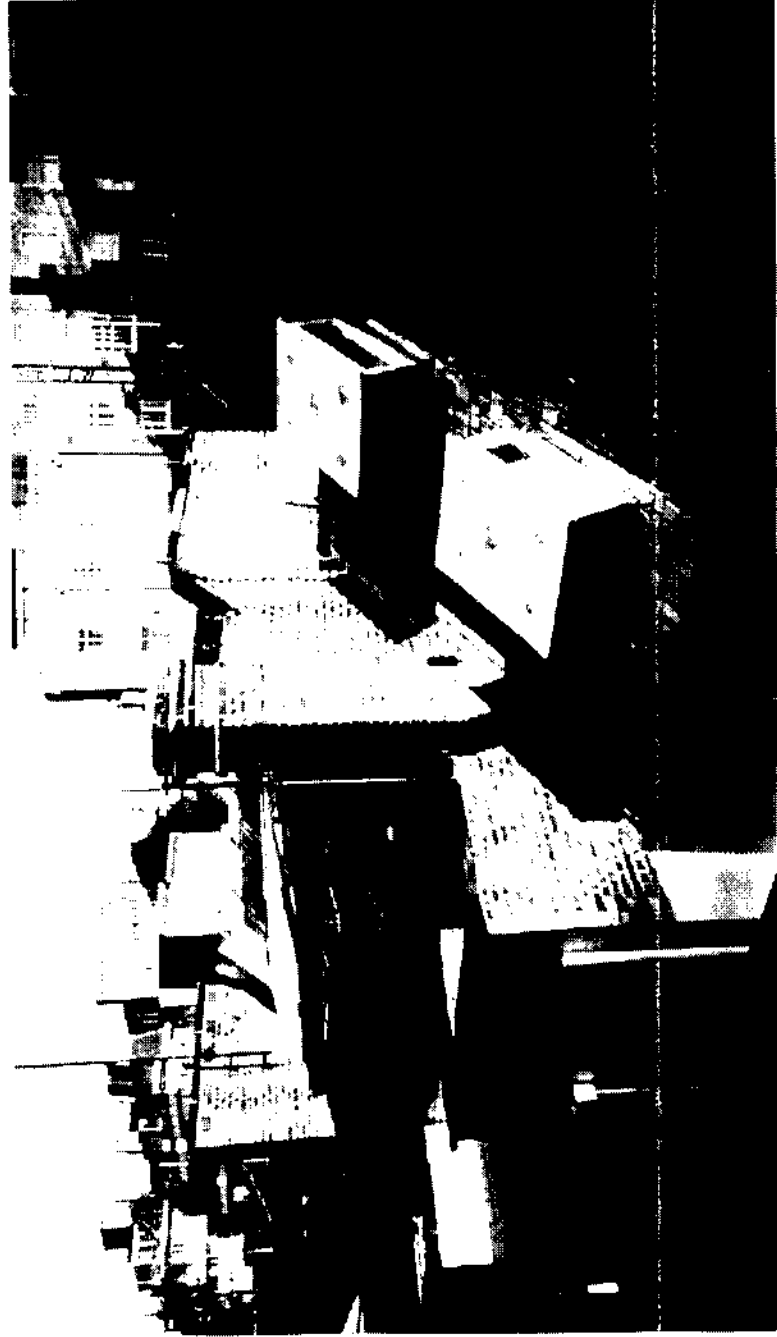
4 O'MEARA STREET SOUTHWARK LONDON SE1 1TE ☒

5 HOSKINS STREET GREENWICH LONDON SE10 9NZ ☐

tel 020 8853 1553



No 82



No 82 No 84



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Jonathan Louth Architects

DRAWING NUMBER 125/R/16 REVISION
PROJECT 84 CADOGAN LANE/167 CADOGAN PLACE
CLIENT LORD SELSDON

DRAWING TITLE ADJOINING NEWS PHOTOGRAPHS

DATE NOVEMBER 1999 SCALE

tel 020 7 587 6167 fax 020 7 557 6272
4 O'NEARA STREET SOUTHWARK LONDON SE1 1TE
5 HOSKINS STREET GREENWICH LONDON SE10 9NZ
tel 020 8553 1654