

PLANNING SERVICES APPLICATION

2

CONSULTATION SHEET

APPLICANT:

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

APPLICATION NO: CC/99/02587

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 basement alterations to 67. Demolition and rebuilding of 84 Cadogan Lane.

ADDRESSES TO BE CONSULTED

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See Pappan

OBJECTORS NOTIFIED
10 MAY 2000

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

LB 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

Handwritten marks including 'X' symbols and circled numbers (1, 2, 3, 4, 5) next to the Advertise list items.

# DEVELOPMENT CONTROL

## TECHNICAL INFORMATION

3

THE ROYAL BOROUGH OF



KENSINGTON AND CHELSEA

**ADDRESS**

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

**POLLING DISTRICT**

RA

CC992587

- |     |  |        |  |
|-----|--|--------|--|
| 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/Hodney 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:**

22 DEC 1999

MEMORANDUM

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TO: FOR FILE USE ONLY

From: EXECUTIVE DIRECTOR  
PLANNING & CONSERVATION

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My Ref: CC/99/02587/CT

CODE BA

Room No:

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Date: 23 December 1999

**DEVELOPMENT AT:**

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

**DEVELOPMENT:**

Internal basement alterations to 67. Demolition and rebuilding of 84 Cadogan Lane.

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

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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 Dip TP MRTPI Cert TS

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**THE ROYAL  
BOROUGH OF**



English Heritage  
Historic Buildings & Monuments Commission  
London & South East Region  
23 Saville Row  
London W1X 1AB

Switchboard: 0171-937-5464  
Direct Line: 0171-361-2012  
Extension: 2012  
Facsimilie: 0171-361-3463

**KENSINGTON  
AND CHELSEA**

Date: 23 December 1999

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My Ref: **DPS/DCSE/CC/99/02587** Your ref: 125 Please ask for: C. Turner

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**

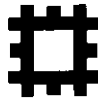
I have recently received an application for development at the above address, which involves demolition that may materially affect the character of appearance of a Conservation Area. I will be pleased to receive your comments in due course.

It is hoped to present this application prior to 16/02/2000.

Yours faithfully,

**M.J. FRENCH**

Executive Director, Planning and Conservation



ENGLISH HERITAGE

LONDON REGION

*P. M. R. / (CT)*

*(6)*

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

*14/2*

Your refs: CC/99/02587

Our ref: LRS/2870/0pt3

Contact: David Stabb

For the attention of Chris Turner

Dear Sir

**66/67 CADOGAN PLACE AND 84 CADOGAN LANE, SW1**

Direct/Dial: 0207-973-3775					
RECEIVED BY PLANNING SERVICES					
EX DIR	HDC			ENF	AO ACK
11 February 2000					
<i>(58)</i> 14 FEB 2000					
APPEALS	IO	REC	ARB	FWD PLN	CON DES
					FEES

**Development proposal:** Internal alterations to No. 67 and demolition and rebuilding of No. 84.

I refer to your letter of 23.12.1999 notifying English Heritage of the application for Conservation Area Consent detailed above. We have considered the development proposals and have the following observations to make on the scheme:

1. The removal of No. 84 is to be regretted. If the wholesale removal of mews buildings is to continue the appearance and relationship of these service areas to the larger buildings will become irrevocably altered and unrecognisable.
2. The replacement building is simply a 'town house' and is quite unsuitable as a building for this location.
3. The fundamental character of these properties is the extra height ground floor. To scale down these carriage sized openings in order to reduce the overall height in order to gain an extra floor is always going to look odd.

Please let me know if I can be of further assistance.

Yours faithfully

David Stabb  
London Region

LR/32B

**RBKC**  
**CONSERVATION & DESIGN**

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**GRADE II LISTED BUILDINGS**  
**FORMAL OBSERVATIONS**

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**Address:** 67 Cadogan Place

**Description:** Internal and external works

**Application No:** LB99/2587

**DC Case Officer:** CT

**Drawing Nos:**

**CD Case Officer:** GR

125/B/11

125/D/11A

125/B/12

125/D/12A

125/D/13A, 125/D/14

*D/13A*

*D/14*

**Date:** 4<sup>th</sup> April 2000

**Grant/Refuse:** GRANT

**Formal Observations:**

The works involve minor internal and external alterations at basement level.

The internal works involve the removal of later partitioning and the provision of new partitioning. The interior has been subject to extensive past alterations. The works are localized and will not adversely affect the sense of coherence and integrity of the planned form.

The external alterations consist of localized re-modelling to create an internal garden /atrium which is appropriately located against the building line of the original building. The elevational alterations are appropriate in design, detailing and materials.

The works are considered not to harm the special architectural or historical character of the building.

**Conditions:**

1. C205

2. C206

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3. C214

4. All external joinery shall be of painted timber

5. All new brickwork shall match adjoining brickwork in terms of colour, size, texture, facebond and pointing.

Signed: ..... *P. Guya Kubo* .....

Date: ..... *4/4/00* .....

Approved: ..... *David Mc Donald* .....

Date: ..... *4/4/00* .....

Other Notes:



ENGLISH HERITAGE  
LONDON REGION

Jan Leath  
7357  
6272  
noted FILE  
99/2587  
CT

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

BB  
3LS

Your refs:

Our ref:

9

Contact:

Direct Dial:

4 May 2000

For the attention of Chris Turner

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
53					- 8 MAY 2000		
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES	

Dear Sir

84 CADOGAN LANE

**Development proposal:** Demolition and redevelopment.

I refer to your letter of 10.04.2000 notifying English Heritage of revisions to the application for Conservation Area Consent detailed above. We have considered the development proposals and have the following observations to make on the scheme:

1. The amended scheme makes a minimal attempt to overcome the objections which I raised in my letter of 11.02.2000.
2. The new building still has very much the feeling of a new 'town house'. There are too many windows and they are too large. The applicants appear to have even added a further window in the roof, presumably to compensate for their efforts in trying to improve the ground floor.

Yours faithfully

David Stabb  
London Region

LR/32B