

PLANNING SERVICES APPLICATION

4

CONSULTATION SHEET

APPLICANT:

Ushida Findlay (UK) Architects,
94 Leonard Street,
London
EC2A 4RH

APPLICATION NO: LB/99/02589

NB

APPLICATION DATED: 20/12/1999

DATE ACKNOWLEDGED: 23 December 1999

APPLICATION COMPLETE: 23/12/1999

DATE TO BE DECIDED BY: 17/02/2000

SITE: 125 Old Church Street, London, SW3 6EB

PROPOSAL: Alterations to rear additions, conservatory, internal alterations.

ADDRESSES TO BE CONSULTED

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.

All as R/99/12588

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

DEVELOPMENT CONTROL

TECHNICAL INFORMATION

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

ADDRESS 125 Old Church Street

5

125 OLD CHURCH STREET
SW3.

POLLING DISTRICT P.

- | | | | |
|-----|--|--------|--|
| 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 |

12589

Conservation Area	HB	CPO	TPO	AMI	MDO	MOL	SBA	Unsuitable for Diplomatic use	PSC	LSC	AI	SV	SNCI	REG 7	ART IV
									C	N					
17.	II		3/74					✓							

Within the line of Separation 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:

23 DEC 1999

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

6

**THE ROYAL
BOROUGH OF**



**KENSINGTON
AND CHELSEA**

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

Switchboard: 0171-937-5464

Direct Line: 0171-361-

Extension:

Facsimilie: 0171-361-3463

Date: 4 January 2000

My Ref: **DPS/DCSW/LB/99/02589** Your ref: 33/STAT/01 Please ask for: **NB**

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: 125 Old Church Street, London, SW3 6EB

I have recently received an application for development at the above address, which relates to a Circular 30/85 Listed building.

I enclose a copy of the application, with any relevant drawings or documents, and will be pleased to receive your comments in due course.

It is hoped to present this application prior to 17/02/2000.

Yours faithfully,

M.J. FRENCH

Executive Director, Planning and Conservation



ENGLISH HERITAGE

LONDON REGION

7

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

Your refs: LB/99/2589
Our ref: LRS/327/0pt2
Contact: David Stabb
Direct Dial: 0207-973-3775

~~2512~~
2512

For the attention of Nick Beale

22 February 2000

Dear Sir

125 OLD CHURCH STREET, SW3

Development proposals: Internal and external alterations

I refer to your letter of 04.01.2000 notifying English Heritage of the application for Listed Buildings Consent detailed above. We have considered the development proposals and have the following observations to make on the scheme:

1. The 'open plan' layout throughout the ground floor obliterates almost all record of the original building form. Of concern is the absence of defining features (nibs and downstand beams) which could and should be employed to provide some visible record of the building history as well as providing structural support.
2. The following walls are identified as needing expression in the new layout.
 - (a) the basement vaults dividing walls
 - (b) the dining/kitchen wall
 - (c) The original back wall in the kitchen area.

I had understood these points had already been made to the architects. Could you please make the same points again since I cannot issue a Direction without this change to the proposals.

Yours faithfully

David Stabb
London Region

RECEIVED BY PLANNING SERVICES									
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK		
34		25 FEB 2000							
IO	REC	ARB	FWD PLN	CON DES	FEEs				

LR/32C

The National Monuments Record is the public archive of English Heritage

8

to: Planning and Conservation
The Town Hall
Hornton Street
London W8 7NX

fao: Nicolas Beale

date: 3rd April 2000

your ref: PP/99/2588

RECEIVED BY OUR CLIENT 33/STAT/01									
EX DIR	HDC	N	C	SI	SE	ENF	AO ACK		
- 4 APR 2000 102									
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES			

By fax and post

Re: Planning Application PP/99/2588 & Listed Building Consent
Amendments to Conservatory

Dear Nick,

Thank you for returning our call with regard to the amendments to the Conservatory. The detailing of the conservatory is now the final outstanding issue at the Planning Stage and we are concerned that the date for consent is sliding onwards. Our client is very keen to resolve this matter. We would greatly appreciate if you could please manage to look at our revisions and offer some feed back by the close of today. Otherwise we look forward to hearing from you tomorrow.

Our client is intending to carry out some preliminary works to the house, starting next week. These will be in line with the approved [earlier] application TP97/1730C. The works will be limited to be within the significant overlap of the approved application and our current application. We enclose a copy of our letter to English Heritage today. If relevant, we would be grateful if you could notify your Conservation Officer: we will be very happy to discuss any concerns you may have.

Yours sincerely,

Mark Innes
On behalf of Ushida Findlay (UK) Ltd

Enc: letter to David Stabb, English Heritage, 03.04.00

ushida findlay (uk) ltd
94 leonard street, london
EC2A 4RH
tel. +44 (0) 20 7613 4972
fax. +44 (0) 20 7613 5849
e-mail: ushifind@globalnet.co.uk

10 anderston quay, glasgow
G3 8BQ
tel: 0141 243 4806
fax: 0141 243 4901

Handwritten notes:
R
K
E.L.O.
M

ushida findlay
architects



to: Kensington and South London Team
English Heritage
23 Saville Row
London W1X 1AB

fao: David Stabb, Inspector of Historic Building

your ref:

date: 3rd April 2000

our ref: 33/STAT/EH

Re: Planning Application TP97/1730C & Listed Building Consent DPS/PA/TP/98/0682/X/43/6246

Dear David,

We understand that you require notice prior to the start of building work, following Listed Building Consent.

Our client is intending to carry out some preliminary works to the house, starting next week [Monday 10th April]. These will be in line with the approved Planning Application TP97/1730C & Listed Building Consent DPS/PA/TP/98/0682/X/43/6246.

The works will not effect our Planning Application PP/99/2588 & Listed Building Consent DPS/DCSW/LB/99/02589, which are currently under consideration.

We are simultaneously notifying Royal Borough of Kensington and Chelsea and believe we are hereby meeting our obligations under Condition 2 of the Listed Building Consent. We will be very happy to discuss any comments you may have.

Yours sincerely,

Mark Innes

On behalf of Ushida Findlay (UK) Ltd

Enc: copy of Listed Building Consent TP/98/0682

ushida findlay (uk) ltd
94 leonard street, london
EC2A 4RH
tel. +44 (0) 20 7613 4972
fax. +44 (0) 20 7613 5849
e-mail: ushifind@globalnet.co.uk

10 anderston quay, glasgow
G3 8BQ
tel: 0141 243 4806
fax: 0141 243 4901

trading as ushida findlay (uk) limited. registered at company house, edinburgh. company no. 183699. associated offices in tokyo



ENGLISH HERITAGE

LONDON REGION

10

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

Your refs: LB/99/2589
Our ref: LRS/327/pt2
Contact: David Stabb
Direct Dial: 020-7973-3775

For the attention of Nick Beale

19 APR 2000

Dear Sir/Madam

**Planning (Listed Buildings and Conservation Areas) Act, 1990:
125 OLD CHURCH STREET, SW3**

Applicant: Mark Heeley
Grade of building: II
Proposed works: Internal and External alterations

Drawing numbers: 33/50 51B, 52B, 53B, 54B, 55A, 56-59 (inc)

Date of application: 20.12.1999
Date of referral by Council: 04.01.2000
Date received by English Heritage: 07.01.2000
Date of revision(s) or amendment(s): 03.04.2000
Date of referral by Council: 06.04.2000
Date received by English Heritage: 07.04.2000
Date referred to D.o.E.: 13.04.2000

OK

RECEIVED BY PLANNING SERVICES								
EX DIR	HDC	N	C	SE	ENF	AO ACK		
41				25 APR 2000				
IO	REC	ARB	FWD PLN	CON DES	FEES			

English Heritage wishes to raise no objection to any parallel planning application.

If your authority is minded to grant listed building consent for the application referred to in the schedule above, you are hereby directed to attach the condition(s) set out overleaf, in addition to any which your Council is minded to impose.

Yours faithfully

David Stabb
London Region

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

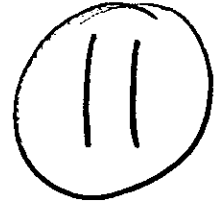
Dated

18 April 2000



ENGLISH HERITAGE

LONDON REGION



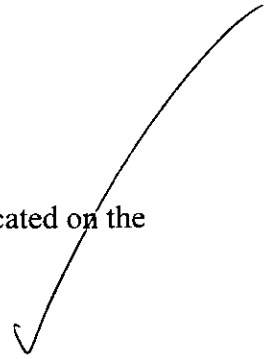
Schedule of Conditions

Address **125 OLD CHURCH STREET, SW3**

Date of Decision **19 APR 2000**

Our ref: LRS/327/pt2

1. Informative: The works hereby approved are only those specifically indicated on the drawing(s) and/or other documentation referred to above



Extra Copy

DL1
12

**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: 25 April 2000
Our Ref: **LB/99/02589**/*en0A*

Application Date: 20/12/1999 Complete Date: 23/12/1999 Revised Date: *6/4/00*
Agent: Ushida Findlay (UK) Architects, 94 Leonard Street, London EC2A 4RH
Address: **125 Old Church Street, London, SW3 6EB**
Chelsea

14
482

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

DELEGATED APPROVAL
5 MAY 2000

Rec'd
SW

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

DESCRIPTION OF PROPOSED DEVELOPMENT

Erection of conservatory above reconfigured basement extension to rear, elevational alterations, and internal alterations.

RECOMMENDED DECISION Grant listed building consent *conditionally*

RBK&C drawing(s) No. ~~LB/99/02589~~ Applicant's drawing(s) No. **LB/99/2589, LB/9/2589/A and LB/99/2589/B.**
Applicant's Drawing Nos: 33/41, 33/42, 33/43, 33/44, 33/45, 33/46, 33/47, 33/48, 33/49, 33/50, 33/51B, 33/52B, 33/53B, 33/54B, 33/55A, 33/56, 33/57, 33/58, 33/59, 33/510, 33/SK/01, 33/SK/02/A, 33/SK/03/A and 33/SK13.

(locution)

I hereby determine and grant/refuse this application (subject to ~~HBMC Direction/Historic Building~~ *rec'd* 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.

LB/99/02589: 1

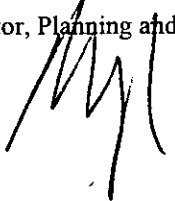
rec'd
21/4/00

13

Exec. Director, Planning and Conservation

Head of Development Control

Area Planning Officer



hewes
27/4/50

14

CONDITIONS AND REASONS FOR THEIR IMPOSITION

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 in their entirety 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)

3. **All work of making good to the retained fabric, whether internal or external, shall be finished to match the adjacent work with regard to the methods used and to colour, material, texture, and profile. (C206)**
Reason - In order to safeguard the special architectural or historic interest of the building. (R206)

4. **The rear elevation windows hereby approved shall be timber framed, painted white and so maintained. (C210)**
Reason - In order to safeguard the special architectural or historic interest of the building. (R206)

5. **Details of the proposed front elevation lightwell staircase shall be submitted to and approved in writing by the Executive Director, Planning and Conservation, prior to the start of the relevant part of works. The approved details shall be implemented as part of this development and thereafter so maintained.**
Reason: To preserve the special architectural and historic interest of this listed building.

INFORMATIVES

1. I09
2. I10A

DELEGATED REPORT

Address 125 Old Church Street,
SW3

Reference PP/99/02588

Conservation Area yes

Listed Building Yes/No ? **(15)**

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

Objections (withdrawn etc.) (incl. internal - Design, Policy, Transportation etc.)

Who _____

Overcome by Amendment/Withdrawn/Not Relevant/Other _____

16

Existing

Issues/Policy/Precedent/Conditions/Third Schedule

See Award 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

NB

Date

Agreed

laws/PR
21/4/00

17

DELEGATED REPORT

LB/99/02589

Details of this application are contained in the report attached to the accompanying planning application, Reference PP/99/2588.

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

List of Background Papers:

The contents of file LB/99/02589 save for exempt or confidential information in accordance with the Local Government (Access to Information) Act 1985.

Report Prepared By: NB
Report Approved By: NB/LAWJ *Laws*
Date Report Approved: *27/4/2000*

