

PLANNING SERVICES APPLICATION

7

CONSULTATION SHEET

APPLICANT:

Tara Morgan,
31-33 Ansleigh Place,
Kensington,
London
W11 4BW

APPLICATION NO: PP/99/02590

APPLICATION DATED: 01/12/1999

DATE ACKNOWLEDGED: 23 December 1999

APPLICATION COMPLETE: 23/12/1999

DATE TO BE DECIDED BY: 17/02/2000

SITE: 31-33 Ansleigh Place, London, W11 4BW

PROPOSAL: Alterations and refurbishment of existing building. Change of use from offices and studio to single family dwelling.

ADDRESSES TO BE CONSULTED

- 1. St. Francis Catholic Primary School, Treadgold St
2. 31, 32, 33, 34, 35 Stansleigh St - note flats at no. 31 31/32 flats A-E, 33 WORKSHOP + A+B
3. 31, 32, 33, 34, 35, 36, 37 Ansleigh Place 34(L+U) 35, 35A 36A+B, 37A, C.
4. 126 St. Ann's Rd
7. 31-33 BELL HOUSE OFFICES, 34(S STUDIO + FLAT), 35, 37
8. 126 WORKSHOPS + BSMT FLAT

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

24/12/99

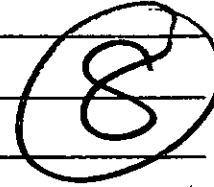
TP SHEET 1 OF 1.

DEVELOPMENT CONTROL

TECHNICAL INFORMATION

THE ROYAL
BOROUGH OF

ADDRESS 31-33 Anstey Place.



KENSINGTON
AND CHELSEA

POLLING DISTRICT DA.

PP992590

- | | | | |
|-----|--|--------|--|
| 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							
								<input checked="" type="checkbox"/>									

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:

Roy.
I recall you received a "Section 66" ENQUIRY about this one.

Brian
22/12.

23 DEC 1999

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS TP MRTPI Cert TS

9

**THE ROYAL
BOROUGH OF**



**KENSINGTON
AND CHELSEA**

THE OCCUPIER
FILE COPY
0171-361- 2096

Switchboard: 0171-937-5464
Extension: 2096
Direct Line:

Facsimile: 0171-361-3463
Date: 24 December 1999

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCN/PP/99/02590/MC

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: 31-33 Ansleigh Place, London, W11 4BW

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

Alterations and refurbishment of existing building. Change of use from offices and studio to single family dwelling.

Applicant

**Tara Morgan, 31-33 Ansleigh Place, Kensington, London
W11 4BW**

**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 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

11

THE ROYAL
BOROUGH OF

NOTICE OF A PLANNING APPLICATION

TOWN AND COUNTRY PLANNING ACT 1990
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990



KENSINGTON
AND CHELSEA

MEMORANDUM

TO: FOR FILE USE ONLY

**From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION**

My Ref: PP/99/02590/MC
Room No:

CODE SL

Date: 24 December 1999

DEVELOPMENT AT:

31-33 Ansleigh Place, London, W11 4BW

DEVELOPMENT:

Alterations and refurbishment of existing building. Change of use from offices and studio to single family dwelling.

The above development is to be advertised under:-

NO REQUIREMENT FOR SITE NOTICE/ADVERTISEMENT IN THIS CASE.

M.J. French

Executive Director, Planning & Conservation

PLANNING AND CONSERVATIONTHE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS**12****THE ROYAL
BOROUGH OF****KENSINGTON
AND CHELSEA**

Gary McLuskey
Co-lab
106 Guilford Street
London WC1N 1DPSwitchboard: 020 7937-5464
Extension: 3236
Direct Line: 020 7361 3236
Facsimile: 020 7361-3463
Email: plnctu@rbkc.gov.uk

04 January 2001

My reference: PP/99/2590

Your reference: 003.p.04

Please ask for: Mr Turner

Dear Sir

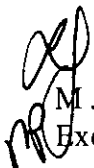
**Town and Country Planning Act, 1990
31-33 Ansleigh Place, W11**

I refer to your letters received on 24 October and 18 December 2000 regarding the recent planning permission granted for the alterations and refurbishment of the existing building. (Ref. PP/99/2590)

I consider that the details of the proposed garage doors and roof lights illustrated in your drawing Nos. AP(10)03, AP(20)02, AA(31)01A, AA(37)01A and 02A and untitled image illustrating external screens and metal mesh, dated received 18 December 2000, are appropriate. Therefore, Condition 4 of the permission dated 11 April 2000 is considered to be discharged.

If you have any questions please contact my assistant, Mr Turner, on the above extension.

Yours faithfully



M J French
Executive Director of Planning and Conservation



**Royal Borough of Kensington and Chelsea
Directorate of Planning Services - Policy Observations**

13

TP No: TP/99/2590	Address: 31-33 Ansleigh Place, W11	Date Received 29-12-99	Date of Obs. 5-1-00		
UDP Paras/Policies		Obj. ***	No obj.		
H2, LR14	Development: The change of use from office to residential.	HMO? No	No. of Dwelling Units		
			<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; border-bottom: 1px solid black;">Existing</td> <td style="width: 50%; border-bottom: 1px solid black;">Proposed</td> </tr> <tr> <td style="text-align: center;">-</td> <td style="text-align: center;">1</td> </tr> </table>	Existing	Proposed
Existing	Proposed				
-	1				
		D.C. Officer MC	Policy Officer DC		

Comments:

Site:

The properties are located on the east side of Ansleigh Place. They comprise two floors of offices, studio and conference rooms. The properties lie outside of the Freston Road/Latimer Road Employment Zone.

Existing Use:

Offices (class B1.)

Planning History:

There are no relevant planning decisions.

Proposed use:

Residential (class C3.)

Policy Issues:

There are no policies in the UDP which protect existing B1 offices outside of the Employment Zones. The applicant proposes a two storey, 3 bedroom residential property in a street that is predominantly residential in use and character. The provision of additional residential housing comply with the Council's primary policy to maintain and enhance the Borough as a residential area. The provision of additional housing is welcomed and complies not only with Policy H2 but also with STRAT 13 & 14 of the Unitary Development Plan and RPG3. The proposal complies with the Council's new housing standards as set out in the planning standards chapter. However, no amenity space is proposed and there is no access to amenity space within walking distance of the site. The proposal is therefore contrary to policy LR14.

Recommendation:

An objection is raised.

10.2.00. Further to my obs, Avondale Park is within walking distance from the application site. No objections i.c.

PH 5.1.00

9a/2590

14

MC
Bodri

To:
Planning and Conservation Department
Royal Borough of Kensington and Chelsea
Town Hall
Hornton St

✓
CT
12/1/2000

DCN

Fax 0171 361 3463

From:

Hilary Forbes
31 C Stoneleigh St
London W11 4DU



Fax (at work) 0171 641 7609

Re: 31 - 33 Ansleigh Place

I received the notice of intent to change the purpose of use of the building to a single dwelling just before Christmas, after which your office was shut for some days. I attempted to view the plans on Saturday 8th January at the Ladbroke Grove Library, but although they agreed they should have a copy they didn't have one on their files.

I would therefore like to request that you send a copy to me directly, or that you notify me of when a copy of the plans are lodged in the library.

Secondly, I request a fortnight's extension on the response time as I have not been able to see the plans and my flat is extremely close to the property in question. I am unable to use the library during the week, and will attempt to see them next Saturday. I would like the time to access the plans, consider their implication and make a response should I need to do so.

Sincerely

Hilary Forbes
Home tel. 0171 229 7480

Correct
Could you advise
Lloyd that this is
not on Card Index
Thanks
Roy
✓
CT
12/1/2000



RBKC
District Plan Observations
CONSERVATION AND DESIGN

Address 31-33 Anleigh Place, W11.	Appl. No. 99/2590/ML	L.B. —	C.A. —	N C S ✓
Description Alterations to front elevation.		Code E7/A		

15

ML - see attached.
 - call / arrange a TH meeting.
 MP 12/1/00

Top copy to case file; second retained by Design Officer

16

PRINCIPLE - Not welcome as proposed

DETAIL

- New doors are not in keeping with the building
- existing arrangement enhances the building

REQUEST

- keep as existing
- modify in a traditional way

Revisions

New doors, more news-like and inkeeping with the building. - acceptable

Clarifier

- Ground floor elevation behind so that arches are behind.
- further detail of sticking timber doors + sliding rail.

17

Visited all objectors

26/01/00

Answered queries raised in letters & advised that in my opinion the new windows should be obscure glazed & fixed shut to protect privacy.

They seemed satisfied with this.

MC

18

Mark .

one those ok - no - condition 4 .

- 'Mark' line 7/11/00

Chris

I think we need more detail. Could you ask for an elevation of the deck to show the type of mesh.

MP 27/11/00

2 March 2000
002.p.01

19

MC
Book
H-ack

Melanie Charelambous
The Royal Borough of Kensington and Chelsea
The Town Hall
Hornton Street
London
W8 7NX

10/3/2000

MC
COPY OF PLANS
TO INFORMATION
OFFICE PLEASE

co-lab

Dear Melanie

31-33 Ansleigh Place, London W11 4BW

Further to our recent meeting please find enclosed four copies of the revised Front and Rear Elevations, drg. no. AC(-)006, incorporating the amendments as per your recommendations.

Please contact me on 07970264458 to discuss the above at your earliest convenience.


Yours sincerely

co-lab

encl.

Cc. Tara Morgan

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
(86)		10 MAR 2000					
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES	

RBK&C TRANSPORTATION COMMENTS				
PP Number: PP/00/2590	Address: 31-33 Ansleigh Place, W11		Date of obs: 27 March 2000	
Proposal: Alterations and refurbishment of existing building. Change of use from offices and studio to single family dwelling.			Obj √	No Obj
File Number TF/202/A	Initial Observations		Transportation Officer: Steve Lauder	D C Officer: MC
	Full Observations	√		
Supplementary information:				
<p>Comments:</p> <ul style="list-style-type: none">• The proposal does not include any provision for off-street parking.• TR46 of the UDP requires 'all new residential development to include adequate off-street parking unless such provision would be unacceptable in townscape terms'.• From a transportation perspective I can see no reason why off-street parking cannot be provided at this site				
Relevant policies: TR46				
Recommendation: Objection				
Signed: 				

① PC

② CT to check with design & reply

28 September 2000 ← ?

Ref: 003.p.01

Melanie Charelambous
The Royal Borough of Kensington and Chelsea
The Town Hall
Hornton Street
London
W8 7NX

Phued 7/12 - use mail
reputel mail detail

21

✓ CT
24/10/2000

co-lab

Dear Melanie

31-33 Ansleigh Place, London W11 4BW

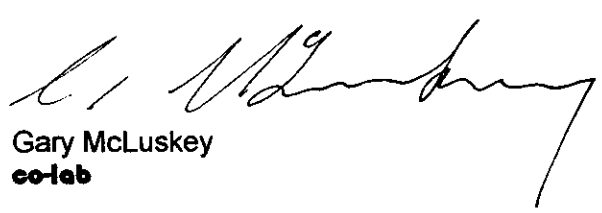
Condition 4

I have enclosed the details of the external timber doors to the front elevation and the new rooflights in the main roof, Drg.No. AL(10)03,AL(20)02, AA(37)01&02,AL(30)01, AA(31)01&04 for the above project. (Ref: PP/99/02590/CUSE10/65)

Please note that the doors at the entrance are now hinged and the other two sets of doors are now fixed screens. Therefore there will be no need for a rail across the front elevation.

I trust that this information satisfies the outstanding design issues related to this application. However should you require any further information please contact me.

Yours sincerely


Gary McLuskey
co-lab

encl.

Cc. Tara Morgan

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
24 OCT 2000							(66)
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES	

① PC ② CT

11 December 2000

Ref. 003.p.04

Chris Turner
The Royal Borough of Kensington and Chelsea
The Town Hall
Hornton Street
London
W8 7NX

22

✓ CT
18/12/2000

co-lab

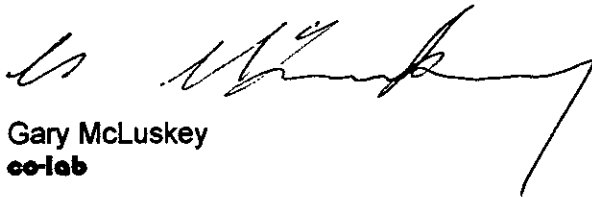
Dear Chris

31-33 Ansleigh Place, London W11 4BW

Further to your telephone message regarding the above project. Please find enclosed an image and specification details of the proposed external screens and metal mesh as requested.

Please contact me should require any further information regarding the above.

Yours sincerely


Gary McLuskey
co-lab

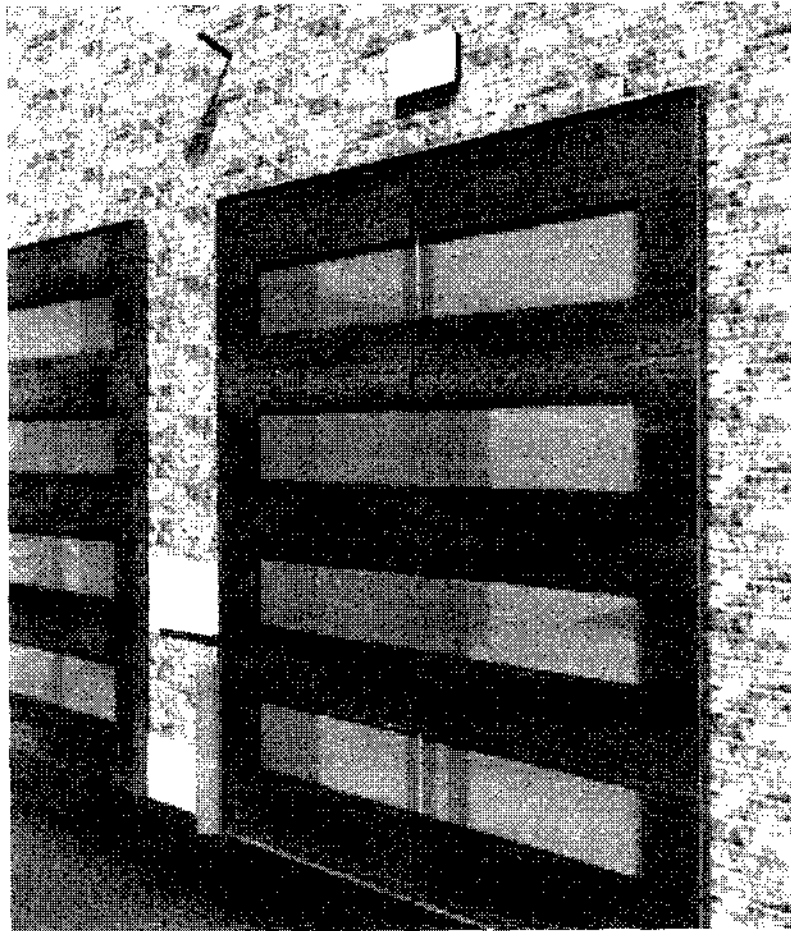
spare to David McD
4/T/07.
-oh,

Enc.'s

cc. Tara Morgan

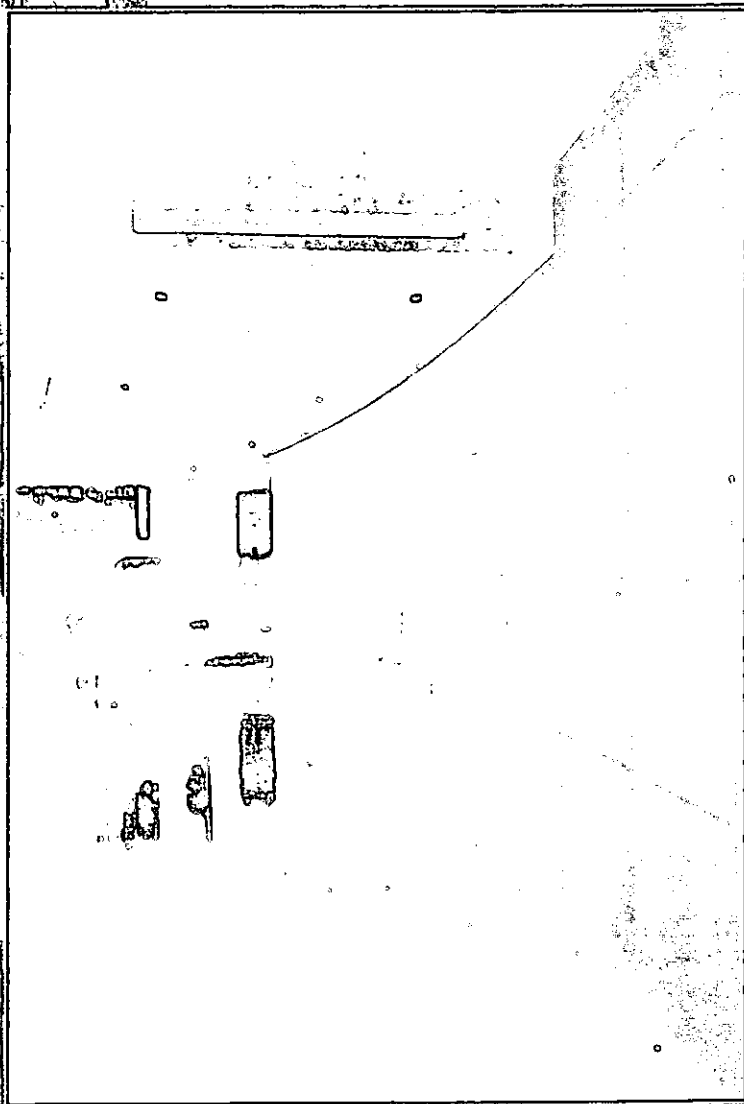
RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	✓	C	SW	SE	ENF	AO ACK
18 DEC 2000 30							
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES	

23



SERENITY 36 (24)

One Akeley Hotel
London



The use of traditional metallic wire meshes, which have been redefined for architectural applications, is becoming increasingly popular. Designers the world over are continually developing new and interesting applications for these versatile materials.

One Akeley Hotel of London has further advanced the use of metallic fabrics in architecture by using a fine woven material to clad the wall tiles of the reception area as well as furniture in the guest rooms.

Designed by Fox Linon Associates, who were looking for a unique form of cladding to complement the futuristic reception area, their desire was more than achieved by the use of Potter & Soar's Serenity 36 fabric.

This original idea has already created considerable interest in using this versatile fabric for further architectural applications. The product is easy to handle and available in many different and interesting sizes, finishes and colours.

POTTER & SOAR LTD. 41 ALYDENE ROAD, WARE, HERTS. SG12 8JN, ENGLAND

Telephone: 0452 253344

Telex: 944101

View Site: 0452 253344

bl in + p-c-ack ⇒ CT ^{MB} 16/7

4 July 2001

Ref. 003.p.05

Chris Turner
The Royal Borough of Kensington and Chelsea
The Town Hall
Hornton Street
London
W8 7NX

25

— speak to Elen. — I understand that

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AG ACK
30 12 JUL 2001							
IO	REC	ARB	FWD PLN	CON DES	FEES		

this is a material alteration as is all about

co-lab

Dear Chris

31-33 Ansleigh Place, London W11 4BW

I have been examining the existing front elevation to the above project and propose that the addition of a parapet along this elevation would bring the building's character into line with the adjoining buildings along Ansleigh Place. I am therefore seeking an amendment to the current planning consent based on the enclosed Planning Consent Elevation AP(20)021A and Proposed Parapet Elevation AP(20)021B. Since the contractor has recently begun working on site I would appreciate your comments and/or approval at your earliest convenience.

a sneaky roof terrace — I don't know why they tried to get me involved — U

Please contact me should require any further information regarding the above.

Yours sincerely

Gary McLuskey
co-lab

Enc.'s

cc. Tara Morgan

planned to advise
P'P required
NOT a non-material amendment.
MC. 20/7/01

PP/19/25 90

26



1990

27



90

28





R.B.K. & O.
TOWN PLANNING
20 DEC 1989
RECEIVED

Super Sealed