

PLANNING SERVICES APPLICATION

4

CONSULTATION SHEET

APPLICANT:

Nicholas Ashton Selmes,
29 Park Walk,
Chelsea,
London
SW10 0AJ

APPLICATION NO: PP/99/02591

HH.

APPLICATION DATED: 20/12/1999

DATE ACKNOWLEDGED: 23 December 1999

APPLICATION COMPLETE: 23/12/1999

DATE TO BE DECIDED BY: 17/02/2000

SITE: 29 Park Walk, London, SW100AJ

PROPOSAL: To add an additional floor to the existing rear two floor extension. To convert old coal cellar on lower ground floor into a utility room.

ADDRESSES TO BE CONSULTED

- 1. 27, 31 Park Walk.
2.
3. 1 Elm Park Rd.
4.
5.
6.
7.
8.
9.
10.
11.
12.
13.
14.
15.

lead.
1.

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 checkmarks and scribbles indicating consultation status for various items.

DEVELOPMENT CONTROL

TECHNICAL INFORMATION

ADDRESS 29 Park Walk 5

29 PARK WALK.

POLLING DISTRICT P PP992591

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

- | | | | |
|-----|--|--------|--|
| 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							
17	II		15/72														

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:

23 DEC 1999

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MEMORANDUM

TO: FOR FILE USE ONLY

**From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION**

**My Ref: PP/99/02591/HH
Room No:**

CODE 1D

Date: 4 January 2000

DEVELOPMENT AT:

29 Park Walk, London, SW100AJ

DEVELOPMENT:

To add an additional floor to the existing rear two floor extension. To convert old coal cellar on lower ground floor into a utility room.

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)

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 CONSERVATIONTHE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS TP MRTPI Cert TS

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**THE ROYAL
BOROUGH OF****KENSINGTON
AND CHELSEA**

FILE COPY

2733

0171-361- 2733

Switchboard: 0171-937-5464

Extension:

Direct Line:

Facsimile: 0171-361-3463

Date: 5 January 2000

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCSW/PP/99/02591/HH

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990**Proposed development at: 29 Park Walk, London, SW10AJ**

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

To add an additional floor to the existing rear two floor extension. To convert old coal cellar on lower ground floor into a utility room.

Applicant

**Nicholas Ashton Selmes, 29 Park Walk, Chelsea, London
SW10 0AJ**

**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

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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



7/AD

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RBKC District Plan Observations CONSERVATION AND DESIGN

Address	29 Park Walk, SW10.	Appl. No.	99/2591	L.B.	C.A.	N C SW
Description	Rear extension	Code	I	X		

Proposed plan-form at second floor level is an awkward deviation from the original plan & may not be acceptable.

Need to check if there are any fire planes in the rear room at first floor level

The proposed rear extension sounds reasonable if as they are, many others exist at this height. However, the proposed little landing window at 2nd floor level should be omitted - it would be visually intrusive and set a harmful precedent if allowed above the top of all other 2nd floor windows.

Site visit to fully assess please.

N-JC 10-1-00.

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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~~
an application: **AND CHELSEA**

- (a) for development of land in or adjacent to a Conservation Area.
(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: PP/99/02591/HH

Date: 14/01/2000

29 Park Walk, London, SW10AJ

To add an additional floor to the existing rear two floor extension. To convert old coal cellar
on lower ground floor into a utility room.

APPLICANT Nicholas Ashton Selmes,

*Trapp sign
24/11*

DELEGATED REPORT

Address

29 Park Walk.
Chelsea
London
SW10

Reference PP/99/2591 + LB/99/2592

Conservation Area 17

Listed Building Yes No

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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 1

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 none

Overcome by Amendment/Withdrawn/Not Relevant/Other _____

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Existing

sfd.

Issues/Policy/Precedent/Conditions/Third Schedule

see attached 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 HK

Date 7/2/00

Agreed

hdws
14/2/2000

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DELEGATED REPORT

PP/99/02591

1.0 Planning Considerations

- 1.1 The main considerations in this case relate to the effect of the proposal on the special architectural and historic interest of the listed building and the effect on the character and appearance of the conservation area. The effect of the proposal on the amenities of surrounding residents should also be considered.
- 1.2 The relevant planning Policies are contained in the "Conservation and Development" Chapter of the Unitary Development Plan. Policies CD41, CD48, CD52, CD53, CD57 and CD58 are of particular relevance to this application.
- 1.3 English Heritage have indicated that the Council may assess the accompanying application for Listed Building Consent as it sees fit.
- 1.4 Permission is sought for the erection of an extension at rear second floor level, the installation of a small window at rear third floor level to provide light to the main staircase and for minor internal alterations. The proposed rear extension would match those existing within the terrace and the detailed design of the proposed rear extension is considered to be in keeping with the appearance of the listed building and to be consistent with the Council's Policy on rear extensions. The proposed new window in the rear elevation is of a simple design and is considered to be in keeping with the appearance of the listed building and the terrace within which it is situated. The proposed internal alterations are minor in nature and are not considered to cause harm to the special architectural or historic interest of the building. It is concluded that the proposal would preserve the special architectural and historic interest of the building and the character and appearance of the Conservation Area.
- 1.5 It is not considered that the proposed rear extension would be detrimental to the amenities of surrounding residents in terms of loss of sunlight or daylight.
- 1.6 The formal observations of the Conservation and Design Officer are appended.
- 1.7 The proposal is therefore considered to be consistent with the Council's Policies as contained in the Unitary Development Plan.

2.0 Public Consultation

- 2.1 3 letters of notification were sent to properties in Park Walk and Elm Park Road.
- 2.2 No objections have been received.

M.J. FRENCH

EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION

List of Background Papers:

PP/99/02591: 4

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The contents of file PP/99/02591 save for exempt or confidential information in accordance with the Local Government (Access to Information) Act 1985.

Report Prepared By: HH
Report Approved By: HH/LAWJ
Date Report Approved:

Laws
14/2/2000

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: 14 February 2000
Our Ref: PP/99/02591

Application Date: 20/12/1999 Complete Date: 23/12/1999 Revised Date:
Agent: Nicholas Ashton Selmes, 29 Park Walk, Chelsea, London
SW10 0AJ
Address: 29 Park Walk, London, SW100AJ

1-2-00

DPI^{AC}
15
CASE
51
140

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 (vi) - Listed building consent for above Classes. |
| Class (ii) - shop fronts | Class (vii) - approval of facing materials |
| Class (iii) - conversion from non s/c dwellings etc | 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 (iv) - amendments as required by T.P. Committee | Class (ix) - grant permission licence or no objection under Sections 73, 74, 138, 143, 152, 153, 177 & 180 of the Highways Act |
| Class (v) - above classes after D.P. Committee agreed | Class (x) - Crossover under S. 108 of the Highways Act 1980 |

DELEGATED APPROVAL
16 FEB 2000

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

DESCRIPTION OF PROPOSED DEVELOPMENT

Erection of a rear extension at second floor level, installation of a window in rear elevation and minor internal alterations.

RECOMMENDED DECISION Grant planning permission *conditionally*
RBK&C drawing(s) No. PP/99/2591/A
01, 02, 03, 04, 05, 06, 07, and 08 rec'd 17/2/00, and photographs

I hereby determine and grant refuse this application (subject to HBMC Direction/ Historic Building 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.

Exec. Director, Planning and Conservation Head of Development Control Area Planning Officer

hdms 14/2/00

CONDITIONS AND REASONS FOR THEIR IMPOSITION

- 1 **The development hereby permitted shall be begun before the expiration of five years from the date of this permission. (C001)**
Reason As required by Section 91 of the Town and Country Planning Act 1990, to avoid the accumulation of unexercised Planning Permissions. (R001)
- 2 **The development hereby permitted shall be carried out exactly and only in accordance with the drawings and other particulars forming part of the permission and there shall be no variation therefrom without the prior written approval of the Local Planning Authority. (C068)**
Reason - The details are considered to be material to the acceptability of the proposals, and for safeguarding the amenity of the area. (R068)
- 3 **All work and work of making good shall be finished to match the existing original work in respect of material, colour, texture, and profile and, in the case of brickwork, facebond and pointing. (C071)**
Reason - To ensure a satisfactory standard of external appearance. (R071)
- 4 **The windows shall be timber framed, double hung, sliding sashes, and so maintained. (C075)**
Reason - To ensure a satisfactory standard of appearance. (R075)
- 5 **The roof of the extension hereby permitted shall not be used at any time as a terrace without the prior written approval of the Local Planning Authority (C080)**
Reason - To protect the privacy and amenity of neighbouring property (R080)
- 6 **The external pipework/ductwork hereby permitted shall be cast metal, painted black and so maintained. (C088)**
Reason - To preserve the character and appearance of the building and the area in which it is situated. (R086)

INFORMATIVES

7 Add Condition 5 from UBC.

- I09
- I10
- I21
- I30
- I31

17

18



18A



19



19A



20



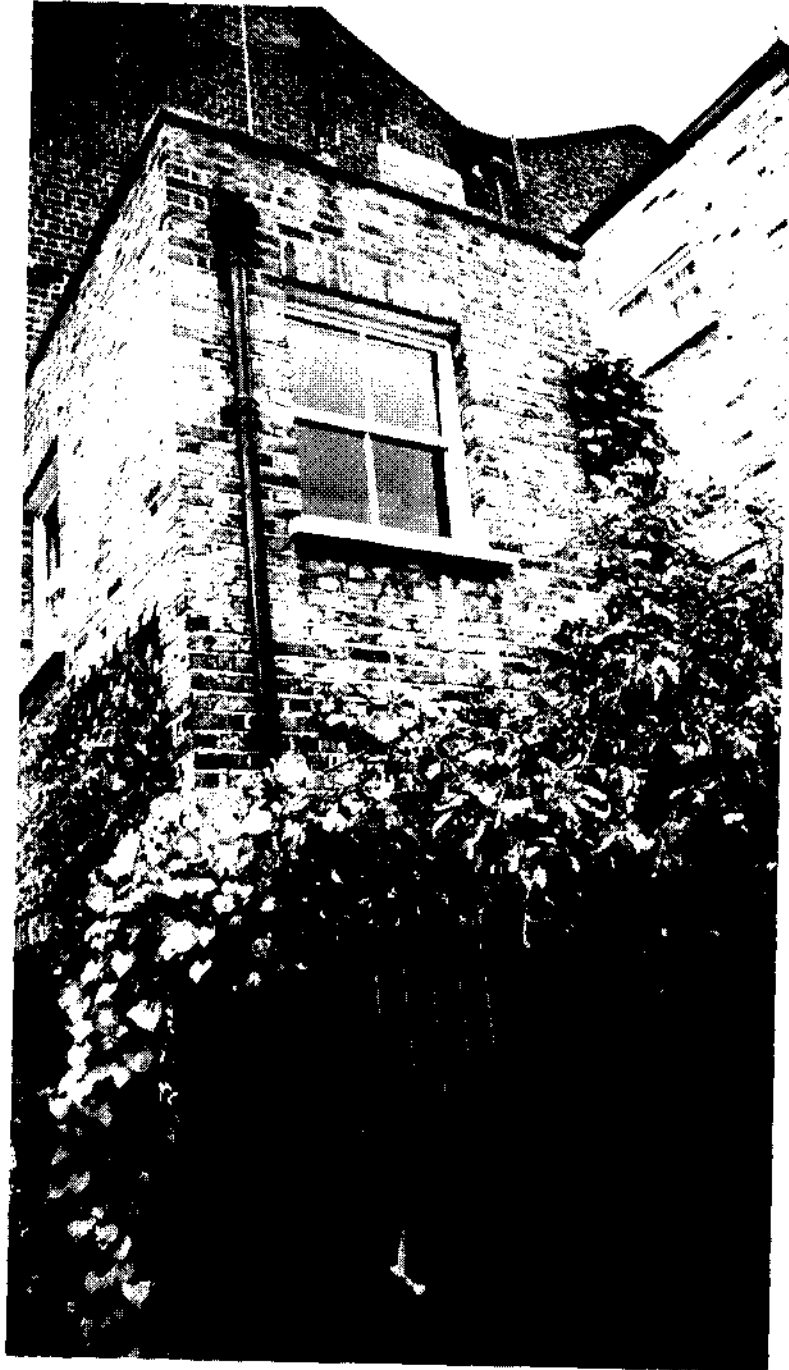
20A



12



21A



22



22A



23 A



23

