

PLANNING SERVICES APPLICATION

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CONSULTATION SHEET

APPLICANT:

Carnell Green,
5/6 Kendrick Mews,
Sought Kensington,
London
SW7 3HG

*dealt with
AS
earlier*

APPLICATION NO: CC/99/02595 *AS*

APPLICATION DATED: 20/12/1999 DATE ACKNOWLEDGED: 23 December 1999

APPLICATION COMPLETE: 23/12/1999 DATE TO BE DECIDED BY: 17/02/2000

SITE: 19 Upper Phillimore Gardens, London, W8 7HF

PROPOSAL: Works of demolition including demolition of existing two garages. Removal of barrel vault and balustrading above pool area.

ADDRESSES TO BE CONSULTED

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

See (M) 99/2594

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

ADDRESS 19 Upper Phillimore Gardens

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19 UPPER PHILLIMORE GARDENS
W8.

KENSINGTON
AND CHELSEA

POLLING DISTRICT HB

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

00992595

00992595

Conservation Area	HB	CPO	TPO	AMI	MDO	MOL	SBA	Unsuitable for Diplomatic use	PSC		LSC	AI	SV	SNCI	REG 7	ART IV	
									C	N							
6			K56														

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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RBK&C TRANSPORTATION COMMENTS

PP Number: 99/2595	Address: 19 Upper Phillimore Gardens	Date of obs: 6 Jan 2000
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Proposal: Works of demolition including the demolition of existing two garages. Removal of barrel vault and balustrading above pool area.	Obj	No Obj
		√

File Number TF/202/U	Initial Observations		Transportation Officer: Steve Lauder	D C Officer: ALS
	Full Observations	√		

Supplementary information:
N/A

Comments:

- The applicants are seeking to demolish the existing garages.
- These will be replaced by one new garage which will be capable of accommodating up to four vehicles (the dimensions of each bay exceed those required by the councils minimum design standards).
- This allocation satisfies the Councils standards for the provision of off-street parking for a residential unit of this size.
- The plans seem to indicate that the applicants are seeking to extend the existing footway crossover. To do this it will be necessary to submit a separate application under section 184 of the Highways Act 1980.
- If planning permission is to be granted, the standard condition regarding the permanent retention of the garages should be attached.

Relevant policies: None

Recommendation: No Objection

Signed: *Steve Lauder*

CARNELL GREEN

Architects and Designers

5/6 Kendrick Mews, South Kensington
London SW7 3HG
Tel: 020 7589 3440 Fax: 020 7581 8118
post@carnellgreen.demon.co.uk
www.carnellgreen.demon.co.uk

Also in Nottingham and Gloucestershire

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

Attention: Ms A Salmon
Your ref: DPS/DCC/CC/99/02595

HA/MS/80563
17th January 2000

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PC → ALG 18/1

Dear Madam,

RE: 19 UPPER PHILLSMORE GARDENS, LONDON W8

Following our site meeting today in which we discussed the planning application for the above property, we enclose the following four copies each of revised drawings P03-B, P06-A for the external ground to lower ground stairs and P01-B plan titles corrected.

Please contact me if you have any comments or queries.

Yours faithfully,

H. Arikoglu

HASAN ARIKOGLU

encls

RECEIVED BY PLANNING SERVICES									
EX DIR	HDC	N	C	SV	SE	ENF	AO	ACK	
18 JAN 2000							6		
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES			

AS
COPY OF PLANS
TO INFORMATION
OFFICE PLEASE

Partners

C Carnell RIBA FRSA. D Green B Arch MCD RIBA.
B Bradley BA B Arch Dip Cons RIBA (Nottingham).

Associates

C Mitchell Dip Arch Urb Des RIBA.
E Feran TMMOB. R Fincham Dip Arch RIBA.
H Arikoglu Dip Arch RIBA. T Burt (Nottingham).

19 Upper Phillimore Ave

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2 ~~existing~~ garages at rear of
gdn to be demolished

+ replaced by a larger garage
to hold 16 cars at bottom
of gdn - onto Duchess
of Bedford walk + add
to layout of gates + walls
Over height of garages

Alts to levels increased
+ flat roof light over pool area
Lawn laid instead of paving
Carp pool to r/o garage

+ paved tree
extension to rear best
level to create a
breakfast room - less than
 $\frac{1}{2}$ width

New steps from gdn to
best area adj to
no 21 - a ramp way

Also replace little
balustrades with rgs
to 2 terraces on
rear (pref keep).

Extra Copy please

AC
DC1

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**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: 27 January 2000
Our Ref: CC/99/02595

CAC
/3/
/82

Application Date: 20/12/1999 Complete Date: 23/12/1999 Revised Date: 18/01/2000

Agent: Carnell Green, 5/6 Kendrick Mews, South Kensington, London SW7 3HG

Address: 19 Upper Phillimore Gardens, London, W8 7HF

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 T.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
01 FEB 2000

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

DESCRIPTION OF PROPOSED DEVELOPMENT

Works of demolition including demolition of existing two garages. Removal of barrel vault and balustrading above pool area, steps in garden and bottle balusters to upper terrace.

RECOMMENDED DECISION Grant conservation area consent *endorsement*
RBK&C drawing(s) No. CC/99/02595, CC/99/2595A
Applicant's drawing(s) No. EX03, EX06, EX07, EX12A, P01B, P03B, P06A, P07, P11, P12

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

[Signature]

hours 28.1.00.

[Signature] 28/1/00

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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. (C301)**
Reason - As required by Section 74 of the Planning (Listed Buildings and Conservation Areas) Act, 1990, to avoid the accumulation of Consents. (R301)

2. **The demolition hereby permitted shall not commence until a contract for the development of the site, in accordance with planning permission if required, has been let. (C302)**
Reason - To safeguard the character and appearance of the Conservation Area. (R302)

INFORMATIVES

1. I11
2. I21A
3. I30

*

1.0 THE SITE

19 Phillimore Gardens is a detached villa on the north side of Upper Phillimore Gardens. The rear garden of the property extends to Duchess of Bedford Walk. The property is in the Kensington conservation area.

2.0 PLANNING CONSIDERATIONS

There are two existing garages at the rear end of the garden with access via double gates set in a recessed entrance off Duchess of Bedford Walk. It is proposed to demolish these garages and replace them with one garage suitable for 4 cars on the site of the garage adjoining no 18 Upper Phillimore Gardens and extending further along the boundary. The garages would be constructed in stock brickwork with a flat roof and timber boarded doors. It would be slightly higher than the boundary but lower than the existing garage. The design and size of the garage is considered to be acceptable given the size of the garden and the extent of outbuildings in adjacent gardens.

The plan of the boundary walls will be altered and a pedestrian gate and new vehicle entrance would be constructed 1m further west than the existing. The alterations to the entrance are considered to be acceptable, as is the size of the garage. An informative is added that consent will be required under the Highways Act for alterations to the crossover.

It is proposed to alter the staircase within the garden. This is permitted development. In addition, it is proposed to remove a barrel vault over the swimming pool and replace it with flat glazing and lawn. This is also permitted development. It is proposed to remove an existing bridge from the upper garden level and create new steps down to the lower patio closer to no.20.

It is proposed to extend at basement level only, with paving over to form a breakfast room adjacent to no 18. This is all below the height of the boundary walls of the property, and its extent is considered to be acceptable. It is proposed to replace the bottle balusters enclosing the patios from the garden and to the first floor terrace with a dwarf wall and railings. This is considered to be acceptable. Overall, it is considered that the proposal would preserve the character and appearance of the conservation area.

It is considered that the proposal would not have any significant effect on levels of amenity enjoyed by the occupiers of the neighbouring properties.

3.0 CONSULTATION

Occupiers of the neighbouring properties have been notified of the scheme. No representations have been received.

DELEGATED REPORT

Address 19 Upper Pullman
Gardens, 08

Reference 99/2594
2595

Conservation Area Yes

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 _____

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

continued

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

Who _____

Overcome by Amendment/Withdrawn/Not Relevant/Other _____

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Existing

Issues/Policy/Precedent/Conditions/Third Schedule

see accord 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

ARS

Date

Agreed

DT/vaw
28/1/00

1.0 THE SITE

19 Upper Phillimore Gardens is a detached villa on the north side of Upper Phillimore Gardens. The rear garden abuts Duchess of Bedford Walk. The property is in the Kensington conservation area.

2.0 PLANNING CONSIDERATIONS

The proposal involves demolition of two garages at the rear of the site. These are modern in construction and are not considered to make a positive contribution to the conservation area. The proposed stock brick replacement is considered to be an improvement.

It is proposed to replace the existing steps in the garden, and bottle balusters surrounding the patios, removing the existing. The replacement details are considered to be acceptable. A bridge over the lower patios will also be removed, and an extension constructed at basement level. These alterations are also considered to preserve the character and appearance of the conservation area.

M.J. FRENCH
EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION

List of Background Papers:

The contents of file CC/99/02595 save for exempt or confidential information in accordance with the Local Government (Access to Information) Act 1985.

Report Prepared By: ALS

Report Approved By: 

Date Report Approved:

news
28.1.00.



①



②



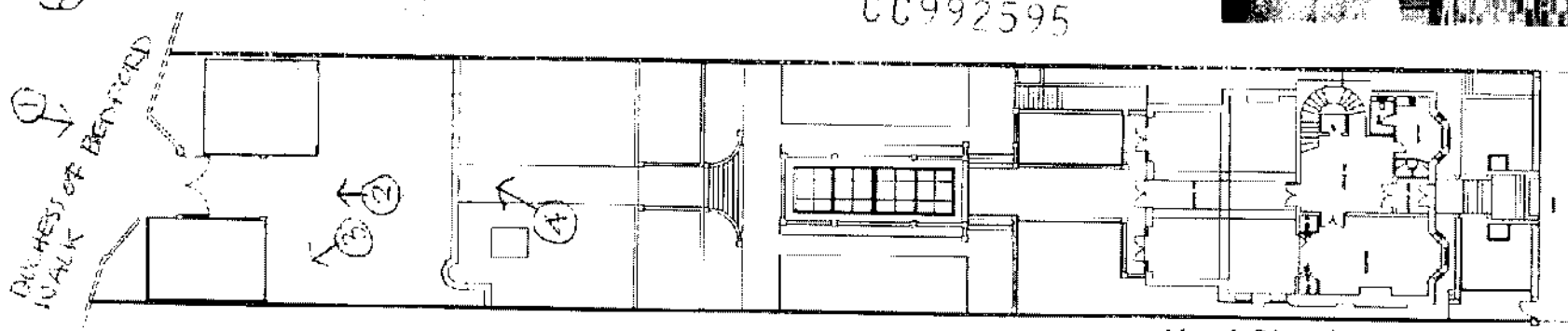
③

④



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CC992595



KEY PLAN

UPPER WHILDMORE GARDENS