

PLANNING SERVICES APPLICATION

4

CONSULTATION SHEET

APPLICANT:

Anna Joynt RIBA,
24 Finn House,
Bevenden Street,
London
N1 6BN

APPLICATION NO: PP/99/02453

APPLICATION DATED: 29/11/1999

DATE ACKNOWLEDGED: 7 December 1999

APPLICATION COMPLETE: 06/12/1999

DATE TO BE DECIDED BY: 31/01/2000

SITE: 28 Colville Road, London, W11 2BS

PROPOSAL: Construction of bin store in front garden of property.

ADDRESSES TO BE CONSULTED

- 1. 24, 26, 28 Colville Rd 24 (FLATS 1-5) 26 (FLATS 1-3) 28 (FLATS 1-6)
2. 31, 33, 35 Colville Rd 29/31 ROOM 1-14 + BSMT, 33 (BSMT, GRND, 1ST, 2ND, 3RD)
3. 31 Colville Gardens 31 (FLATS A-E) 35 (FLATS 1-3)
4. 19 Colville Terrace 19 (FLATS 1-6 + BSMT)

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

51
ct.
8/12/99

ct.
8/12/99

# DEVELOPMENT CONTROL

## TECHNICAL INFORMATION

ADDRESS 28 Colville Road

(5)

THE ROYAL BOROUGH OF



KENSINGTON AND CHELSEA

POLLING DISTRICT EA

- |     |  |        |  |
|-----|--|--------|--|
| 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						
								✓								

	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	

<b>Daylighting</b>	Complies	
	Infringes	

<b>Car Parking</b>	Spaces required	
	Spaces proposed	

**Notes:**

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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 TP MRTPI Cert TS



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**THE ROYAL  
BOROUGH OF**



**KENSINGTON  
AND CHELSEA**

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**THE OCCUPIER  
FILE COPY**  
0171-361- 2734

Switchboard: 0171-937-5464  
Extension: 2734  
Direct Line:

Facsimile: 0171-361-3463  
Date: 8 December 1999

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My reference:

Your reference:

Please ask for:

My Ref: DPS/DCN/PP/99/02453/ZL

Planning Information Office

Dear Sir/Madam,  
**TOWN AND COUNTRY PLANNING ACT 1990**

**Proposed development at: 28 Colville Road, London, W11 2BS**

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**

**Construction of bin store in front garden of property.**

**Applicant**

**Anna Joynt RIBA, 24 Finn House, Beveden Street, London  
N1 6BN**

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.**

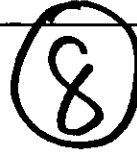
### **WHERE TO SEE THE PLANS**

Details of the application can be seen at the **Planning Information Office, 3rd floor, Town Hall, Hornton Street W.8.** 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, W.8.** 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**



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/99/02453/ZL

CODE SL

Room No:

Date: 8 December 1999

### DEVELOPMENT AT:

28 Colville Road, London, W11 2BS

### DEVELOPMENT:

Construction of bin store in front garden of property.

The above development is to be advertised under:-

**NO REQUIREMENT FOR SITE NOTICE/ADVERTISEMENT IN THIS CASE.**

**M.J. French**

Executive Director, Planning & Conservation  
~~SITE NOTICE CRITERIA NOT MATCHED~~  
~~CHECK CORRECT CODE IS ENTERED.~~

**RBKC ARBORICULTURAL OBSERVATIONS**

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<b>Address</b>	<b>Application No.</b>	<b>DC Officer</b>	<b>Date of Obs</b>
28 Colville Road	99/2453	ZL	22/1/2000
<b>Development</b>		<b>Obj.</b>	<b>No Obj.</b>
Bin Store, Front Garden			Conditions
<b>Status of Tree(s):</b>			
<b>C.A. No:(if any)</b>	<b>T.P.O. No. &amp; Details (if any)</b>	<b>Tree Work Applications</b>	
No	Kensington, 28, T14 & T15	99/0060 (Routine Pruning)	
<b>Comments :</b>			

Two Lime trees in the front garden of the property are protected by tree preservation order.

The proposal may involve reduction in soil levels before laying the concrete plinth foundations. There is the potential for harm to tree roots and therefore I suggest a condition would be appropriate;

' No tree roots greater than 50mm diameter is to be cut without the prior written consent of the Executive Director of Planning & Conservation'

In addition I suggest C23.

Nick Bentley

Signed:



Date :

22/1/00

(10) DP1 Ac

**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: 30 May 2000  
Our Ref: CC/99/02453 / MIN 2

Application Date: 29/11/1999 Complete Date: 06/12/1999 ~~Revised Date: 1/1/2000~~  
Agent: Anna Joynt RIBA, 24 Finn House, Bevenden Street, London  
N1 6BN  
Address: 28 Colville Road, Kensington, W11 2BS.

49  
587

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 agree  | Class (x) - Crossover under S. 108 of the Highways Act 1980  |

**DELEGATED APPROVAL**  
- 2 JUN 2000

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

**DESCRIPTION OF PROPOSED DEVELOPMENT**

**Construction of bin stores in front garden of property.**

**RECOMMENDED DECISION** Grant planning permission *conditionally*

RBK&C drawing(s) No. PP/99/02453  
Applicant's Drawings No. CAZ 2/01 Rev.B

I hereby determine and grant this application 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

*news 30/5/00*

*BT zdk*

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. **The proposed bin stores hereby permitted shall be rendered and painted to match the existing front boundary wall, and so maintained thereafter.**  
*Reason - To ensure a satisfactory standard of external appearance. (R071)*
4. **No tree roots greater than 50mm diameter are to be cut without the prior written consent of the Executive Director, of Planning & Conservation.**  
*Reason: To ensure that the trees are adequately protected and to safeguard the amenities of the area.*
5. **No tree within the curtilage of the site shall be lopped, topped, or felled, without the prior written approval of the Local Planning Authority. (C023)**  
*Reason - To safeguard the tree(s), and preserve its/their contribution to the amenity of the area. (R023)*

INFORMATIVES

1. I10
2. I21
3. I30



# DELEGATED REPORT

Address

28 Colville Road  
W11

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Reference

PP/99/2453

Conservation Area

N/A

Listed Building ~~Yes~~/No

## 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

**BIN STORES**

Residential Conversion

From \_\_\_\_\_

To \_\_\_\_\_

Other  \_\_\_\_\_

Shopfront

Non-Residential Extension

Listed Building Demolition

whole  part

Listed Building Alterations

Unlisted Building - Demolition

whole  part

continued

D4/51(a)

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

Who NONE

Overcome by Amendment/Withdrawn/Not Relevant/Other (13)

N/A

Existing

**NON ENCLOSED BINS**

Issues/Policy/Precedent/Conditions/Third Schedule

**See Adelaide 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

*ll*

Date

Agreed

*[Signature]*

*Wiley*  
30/5/00

**1.0 Planning Considerations**

- 1.1 The main planning considerations in respect of this application relate to the design of the proposals in terms of their impact on the setting of this property and impact on the character of the streetscene. *Also for consideration is the impact upon two lime trees to the front of the property.*
- 1.2 The relevant planning policies are contained within the "Conservation and Development" chapter of the Unitary Development Plan. Policy CD44 is considered to be of particular relevance to this application. *and CD72*
- 1.3 Planning permission is sought for the provision of six bin stores in the front garden of this property.
- 1.4 The proposed bin stores are to be located behind and will largely be screened by the existing front boundary wall of this property.
- 1.5 This form of development is common and acceptable in principle. It would be preferable for the bin stores not rise above the height of the existing wall, but in this case it is not possible due to the low height of the boundary wall and needing to provide enough height clearance for the standard sized bins. On balance, though not welcome, the height of the bin stores is considered not to pose any significant harm to the setting of this property or the character of the street scene that would justify a refusal.
- 1.6 The proposed means of enclosure would improve the existing unsightly situation of bins stored unenclosed and highly visible in the front garden of this property.
- 1.7 The proposed materials are acceptable and the design is satisfactory in appearance overall.
- 1.8 The proposal accords with policy and the Conservation and Design Officer has no objections to this application.

*1.9 The Tree Officer has no objection, subject to conditions*

**2.0 Public Consultation**

- 2.1 Fifty one letters of notification were sent out to properties within Colville Road, Colville Gardens and Colville Terrace.
- 2.2 No letters of objection have been received.

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

**List of Background Papers:**

The contents of file CC/99/02453 save for exempt or confidential information in accordance with CC/99/02453: 3

the Local Government (Access to Information) Act 1985.

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Report Prepared By: ZL  
Report Approved By: WJ / LWS  
Date Report Approved: 30/5/00 .



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RBKC  
District Plan Observations  
CONSERVATION AND DESIGN

Address 28 Colville Rd, W11	Appl. No. 99/2453/2L	L.B.	C.A.	N C S
Description Erection of Bin Stones.		Code B. G.		

Principle - acceptable

Detail - try and persuade them to either raise the ~~new~~ existing wall to just under pier caps or place a fence on the dwarf wall as they project above it  
Warning to adversely harm the C.A. → \* NOT IN ONE  
Recommended - approval.

Conditions.

C68

6.71.

ZL approached the applicants 2.5.00 to try to encourage revisions to included increasing height of boundary wall. But they aren't happy to do this as they would need consent of other flat owners.  
Proceeding as is. On balance not a sole reason for refusal in this case.

(17)

Jeff Wallingford Ave.

- Three conditions added
- Note on file.

ON HOLD - ...

Spoke to 2.5.00  
Will come back to me  
about Markus suggestions

- THEN PROCESS AS  
A DELE.

→ ZL spoke again to the  
applicant & they want to  
proceed as is & not alter  
the boundary wall at this  
time.