

PLANNING SERVICES APPLICATION

CONSULTATION SHEET

6

Dealt with  
8/12/99  
✓

APPLICANT:

Maurice Cox,  
Beulah House,  
84 Beulah Hill,  
London  
SE19 3EW

APPLICATION NO: PP/99/02455 / ACS

APPLICATION DATED: 28/10/1999

DATE ACKNOWLEDGED: 7 December 1999

APPLICATION COMPLETE: 06/12/1999

DATE TO BE DECIDED BY: 31/01/2000

SITE: Flat M, 26/27 Queen's Gate Gardens, London, SW7 5RP

PROPOSAL: Modification of existing flat roof by providing new finishes to form terrace for domestic use.  
Provision of new access door through rear elevation wall with external staircase.

ADDRESSES TO BE CONSULTED

FLATS A-P

- 1. 25, 26/27 (not flat M), 28 - 25 = 1, 2, 3/5, 4, 6-12
- 2. Queen's Gate Gardens SW7 → FLATS 1-5 & BASEMENT
- 3.
- 4.
- 5.
- 6.
- 7.
- 8. 21 Queen's Gate Place SW7 - 1, 2, 2A, 3; - B/FRONT - B/REAR
- 9.
- 10. 2 Queen's Gate Place Mews SW7 ✓ g 8/12
- 11.
- 12.
- 13.
- 14.
- 15.

CONSULT STATUTORILY

- ✓ g 8/12
- 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

1  
4 ✓ g 8/12

# DEVELOPMENT CONTROL

## TECHNICAL INFORMATION

THE ROYAL BOROUGH OF



KENSINGTON AND CHELSEA

ADDRESS ~~26/27 Queen's Gate Gardens~~  
 FLAT M  
 26/27 QUEEN'S GATE GARDENS  
 SW7  
 POLLING DISTRICT JA

- |     |  |        |  |
|-----|--|--------|--|
| 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							
10	14																

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

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**FILE COPY**

2085

0171-361- 2085

Switchboard: 0171-937-5464

Extension:

Direct Line:

Facsimile: 0171-361-3463

Date: 8 December 1999

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My reference:

Your reference:

Please ask for:

My Ref: DPS/DCC/PP/99/02455/ALS

Planning Information Office

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING ACT 1990****Proposed development at: Flat M, 26/27 Queen's Gate Gardens, London, SW7 5RP**

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**

**Modification of existing flat roof by providing new finishes to form terrace for domestic use. Provision of new access door through rear elevation wall with external staircase.**

**Applicant****Maurice Cox, Beulah House, 84 Beulah Hill, London  
SE19 3EW**

Yours faithfully,

**M. J. FRENCH**

Executive Director, Planning and Conservation

**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**

MEMORANDUM

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TO: FOR FILE USE ONLY

From: EXECUTIVE DIRECTOR  
PLANNING & CONSERVATION

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My Ref: PP/99/02455/ALS

CODE 1D

Room No:

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Date: 8 December 1999

**DEVELOPMENT AT:**

Flat M, 26/27 Queen's Gate Gardens, London, SW7 5RP

**DEVELOPMENT:**

Modification of existing flat roof by providing new finishes to form terrace for domestic use.  
Provision of new access door through rear elevation wall with external staircase.

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



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RBKC  
District Plan Observations  
CONSERVATION AND DESIGN

Address	Appl. No.	L.B.	C.A.	N A S
Flat M, 26-27 Queen's Gate Gardens, SW7.	ALS PP/99/02455	11	10	✓
Description	Code			
i) Modification of existing flat roof by providing new structure to form terrace for domestic use.				

ii) Provision of new access door through rear elevation wall with external staircase.

The window alteration will need to be accessed on site, but obviously also depends on the principle of a roof terrace being acceptable first & foremost.

The treatment of the floor finish seems non-controversial, but the safety of it wholly unsatisfactory. For the Building Control aspect - work will necessitate large revisions, possibly a brick face instead, to give height & density.

Site visit to be arranged.

HCB 13.12.99

# NOTICE OF A PLANNING APPLICATION



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

**KENSINGTON  
AND CHELSEA**

Notice is hereby given the Royal Borough of Kensington and Chelsea Council an application:

- (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 Ladbrooke 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

*Handwritten signature: Rgs ALS/17/12*

Reference: PP/99/02455/ALS

Date: 17/12/1999

**Flat M, 26/27 Queen's Gate Gardens, London, SW7 5RP**

Modification of existing flat roof by providing new finishes to form terrace for domestic use.  
Provision of new access door through rear elevation wall with external staircase.

**APPLICANT** Maurice Cox,

① PC ② ACS  
✓ 9/8/2

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**Maurice Cox**

**Beulah House 84 Beulah Hill London SE19 3EW**

**Tel: 020 8771 9082**

**Fax: 020 8771 4676**

Mrs Ann Salmon  
Department of Planning and Conservation  
The Royal Borough of Kensington and Chelsea  
Department 705  
Room 325  
The Town Hall  
Hornton Street  
London  
W8 7NX

7 February, 2000

Chased 23/3  
w/d or?  
determine?  
esp letter  
w/e 3/3.

Your Ref: DPS/DCC/LB/99/02456

(DPS/DCC/PP/99/02455)

Our Ref: 2474

Chased 9/5  
Will be withdrawn  
in writing

Dear Mrs Salmon

**Flat M, 26-27 Queen's Gate Gardens, London, SW7 5RP**

Thank you for telephoning on Friday last and I appreciate, of course, that you need to determine the application or I need to withdraw it.

Chased 25/5

As discussed, I would be grateful, if you could hold it just for a short time longer as Philip Hurling BA Dip TP MRTPI is about to be appointed by my client. Philip will consider the UDP with a special reference to your concern on the issue of privacy and I expect that he will visit the property very shortly. Just as soon as he has deliberated I will contact you again and the application can proceed, one way or the other on a proper footing.

I am grateful for your department's acceptance of our somewhat protracted response and do acknowledge that your original intention was to provide a decision (or our withdrawal) by the 31<sup>st</sup> January last.

To us, time scale is not a special issue.

Yours sincerely

*Maurice Cox*

Maurice Cox

Cc: Ken Fereday  
Philip Hurling

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
(13)				- 8 FEB 2000			
APPLS	IO	REC	ARB	FWD PLN	CON DES	FEES	



26/27 Queens Gate Rd

PA/99/2455 (14)

Reason for delay

It was observed on site that the fence would result in loss of privacy. Cons Officer was of opinion that listed buildings OK.

I advised likely to refuse & left him to consult client.

He asked for it to be put in abeyance, but has eventually decided wants it determined.

Formal objection month to arrive Planning request on 28th May 2000

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flat m  
2617 Queens Gate Bldg

listed bld  
Q & R Cons Area

New Steps to roof  
tree with pair  
of timber + glazed  
doors

+ new timber decking  
for the surface

Q or what level?

How is tree accessed  
now - only a  
window w  
elevation.

SU: 17/12

All steelwork ok  
in listed bld (ems)  
No detail of logs  
which we'd need  
if to approve  
but to cause  
loss of privacy  
to 24 Q & R Place  
+ 206 mews

SU  
Fri 17 to Dec  
2pm + Hlang  
ms Cox

→ he to find about it  
+ contact client

