

PLANNING SERVICES APPLICATION

Dealt with  
8/12/99

CONSULTATION SHEET

3

DB

APPLICANT:

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

APPLICATION NO: LB/99/02456 /ACS

APPLICATION DATED: 01/12/1999

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

- 1.
- 2.
- 3.
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- 11.
- 12.
- 13.
- 14.
- 15.

see  
PP/99/2455

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

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C

THE ROYAL  
BOROUGH OF

ADDRESS 26/27 Queens Gate Gardens  
FLAT M

26/27 QUEEN'S GATE GARDENS  
SW7



KENSINGTON  
AND CHELSEA

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	4																

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:**

MEMORANDUM

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TO: FOR FILE USE ONLY

From: EXECUTIVE DIRECTOR  
PLANNING & CONSERVATION

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My Ref: LB/99/02456/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

flat on (6)

2617 Queens Gate Blvd

listed old

@ B Area

new Dep stored tree  
with pair of lumber  
+ glass doors

How was tree  
accessed now?

Also lumber decking  
for the tree

- new entry doors  
- re just a window  
in clear

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8V

Jan 17 to Dec

2 pm

# Hilary  
miller



ENGLISH HERITAGE

LONDON REGION

7

Director of Planning & Transportation  
Royal Borough of Kensington & Chelsea  
The Town Hall  
Hornton Street  
LONDON  
W8 7NX

Your refs: ~~DPS/DCC/LB/99/0~~  
2456

Our ref: LRS/2752/26-27pt3

Contact: Paul Calvocoressi

Direct Dial: 0171-973-3763

For the attention of A Salmon

21 DEC 1999

Dear Sir/Madam

**Planning (Listed Buildings and Conservation Areas) Act, 1990:  
FLAT M, 26-27 QUEEN'S GATE GARDENS, LONDON, SW7 5RP**

*Applicant:*  
*Grade of building*  
*Proposed works:*

K Fereday Esq  
II

Modify flat roof - providing finishes to form a terrace for domestic use. New access door through rear elevation wall with external staircase.

*Drawing numbers* 2474/1

*Date of application:* 01.12.1999

*Date of referral by Council:* 08.12.1999

*Date received by English Heritage* 15.12.1999

*Date referred to D.o.E.:* 16.12.1999

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	M	C	SM	SE	ENF	AO ACK
/		20 DEC 1999				(37)	
OFFERS	IO	REC	ARB	FWD PLN	CON DES	FEES	

**You are hereby authorised to determine the application for listed building consent referred to above as you think fit. In so doing English Heritage would stress that it is not expressing any views on the merits of the proposals which are the subject of the application, nor any parallel application for planning permission.**

Yours faithfully

Paul Calvocoressi  
Kensington & South London Team

The Secretary of State has considered the information given above and does not intend to require the application concerned to be referred to him.  
Signed J C [Signature]  
Date 20/12/99

AKANDSLASTANDARD25QUEENS.LAS

LR/F

OPC @ALS

Noted & being dealt with

**Maurice Cox**

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

**Tel: 020 8771 9082**

**Fax: 020 8771 4676**

24<sup>th</sup> May, 2000

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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

Your Ref: DPS/DCC/LB/99/02456  
DPS/DCC/99/02455

our Ref: 2474

Dear Mrs Salmon

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

Thank you for telephoning today. As mentioned Maurice Cox has been on site today and was unable to speak with you. However, in consultation with Mr Ken Fereday, our client, we would like to confirm that he does not wish to withdraw the application.

If you have further queries please do not hesitate to contact us.

Yours sincerely.

Best wishes.

Haleh Razii

Haleh Razii  
PA to Maurice Cox.

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	TW	SE	ENF	AO ACK
				25 MAY 2000		72	
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEEES	

OPC @ALS  
Noted & being dealt with

RBKC  
CONSERVATION & DESIGN

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**GRADE II LISTED BUILDINGS  
FORMAL OBSERVATIONS**

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**Address:** Flat M, 26-27, Queen's Gate Gardens, SW7.

**Description:** Modify flat roof - providing finishes to form a terrace for domestic use.  
New access door through rear elevation wall with external staircase.

**Application No:**  
DPS/DCC/99/02456.

**DC Case Officer:** ALS.

**Drawing Nos:** 2474/1.  
1 no. A4 sheet of photographs.

**CD Case Officer:** HSB.

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**Date:** 23 June 2000.

**Grant/Refuse:** GRANT.

**Formal Observations:**

The scheme proposed is the creation of a roof terrace on an existing rear closet wing to this 19thc. terraced house.

The existing flat roof, which has a low parapet wall with boundary walls to each side, partially overlooks the neighbouring Queen's Gate Mews. The present townscape in this area comprises of the roofscape to the mews, the relatively high rise 19thc. rear terrace, and an occasional roof terrace, all being in close proximity to each other.

The proposed roof terrace will be formed by the installation of hardwood decking onto the surface of the existing flat roof. A metal safety railing will be constructed around the roof perimeter, fixed to the top of the existing parapet wall.

Access to the new terrace from the main house will be via a new pair of french windows, set within an existing structural opening. A significant change in floor levels, between the interior and the flat roof will be overcome by the construction of an external flight of steps.

*details of this are not clearly indicated on the drawings and would need to be subject to condition.*  
AMC

The proposed terrace will be partially shielded from view by the boundary walls and the adjoining buildings. The proposed french windows and the safety railings will both be sensitively detailed to reflect the period and style of the main house. The only loss of original fabric will be the removal of one small window frame and the lowering of the window cill. The design scheme is relatively unobtrusive and will not harm the appearance of the building or the terrace as a group.

It is considered that the works proposed will not be detrimental to the special architectural and historic character of the building and are therefore acceptable.

**Conditions:**

C205.

The following details to be submitted for approval:-

The design of the external flight of steps and the new balustrading.

The design of the french windows, which should be of timber construction and finished in white.

Signed: ..... *H. Lay Bell* .....

Date: *23 June 2000* .....

Approved: ..... *David J. M. Donald* .....

Date: *23/6/00* .....

**Other Notes:**