

PLANNING SERVICES APPLICATION

6

CONSULTATION SHEET

APPLICANT:

Tony Howard,
21 Nassington Road,
London
NW3 2TX

APPLICATION NO: PP/99/02458

APPLICATION DATED: 26/11/1999

DATE ACKNOWLEDGED: 7 December 1999

APPLICATION COMPLETE: 06/12/1999

DATE TO BE DECIDED BY: 31/01/2000

SITE: 67A Cambridge Gardens, London, W10 6JD

PROPOSAL: Extension to existing garden level flat to provide bathroom. Single storey.

ADDRESSES TO BE CONSULTED

- 1. 65, 67, 69 Cambridge Gds 65 (FLATS A-E) 67(A-H) + GARDEN REAR
2. 64, 66 Cambridge Gds 69 (FLATS A-C)
3. 64 (FLATS 1-4) 66 (FLATS A-E)
4.
5.
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26
CT
8/12/99

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

1
CT
8/12/99

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CURRENT APPLICATION

Con_slip

COMMITTEE: _____

FOR OBSERVATIONS:

1. *Design Surgery*
2. _____
3. _____

PLEASE ENTER
OBSERVATIONS ON
2ND PAGE OF
CURRENT PINK
SHEET IN FILE

Officer

MC

Report Written

For Schedule
Typing
Committee
FILE

NOTES:

DEVELOPMENT CONTROL

TECHNICAL INFORMATION

THE ROYAL BOROUGH OF

ADDRESS 67A Cambridge Gardens

N
8



KENSINGTON AND CHELSEA

67A CAMBRIDGE GARDENS.

POLLING DISTRICT C

- | | | | |
|-----|--|--------|--|
| 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						
/			K.61					✓							✓	✓

	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:

PLANNING AND CONSERVATION

THE 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**

THE OCCUPIER
FILE COPY
0171-361-2096

Switchboard: 0171-937-5464
Extension: 2096
Direct Line:

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

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCN/PP/99/02458/MC

Planning Information Office

Dear Sir/Madam,
TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: 67A Cambridge Gardens, London, W10 6JD

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

Extension to existing garden level flat to provide bathroom. Single storey.

Applicant

**Tony Howard, 21 Nassington Road, London
NW3 2TX**

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

MEMORANDUM

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TO: FOR FILE USE ONLY

**From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION**

My Ref: PP/99/02458/MC

CODE A1

Room No:

Date: 8 December 1999

DEVELOPMENT AT:

67A Cambridge Gardens, London, W10 6JD

DEVELOPMENT:

Extension to existing garden level flat to provide bathroom. Single storey.

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)

M.J. French

Executive Director, Planning & Conservation

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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



**KENSINGTON
AND CHELSEA**

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

- (a) for development of land in or adjacent to a Conservation Area.

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/99/02458/MC

Date: 17/12/1999

67A Cambridge Gardens, London, W10 6JD

Extension to existing garden level flat to provide bathroom. Single storey.

APPLICANT Tony Howard,

zc 15.12.99
on railings



S/AD

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RBKC

District Plan Observations CONSERVATION AND DESIGN

Address 67A CAMBRIDGE GARDENS	Appl. No. 99/2458/MC	L.B.	C.A.	N C S
Description Side extension		Code		

Although we generally resist significant infill of the gap between these buildings - in this instance the empty single storey garage will obscure views of the structure.

The extension is minor in scale and size and is positioned below the level of the road.

My only concern is the design of the building - this appears ill-fitting. I would suggest the following amendments:-

- The white painted fascia should be replaced by a wide panel
- The window should be a vertically sliding painted timber box sash rather than the casement - to match in with the majority of windows on this elevation
- The window heads shall be a knock arch to match in with the remainder of the elevation

GP (20/12/99)

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MC
Boris
Hade

Tony Howard RIBA 21 Nassington Road London NW3 2TX
Tel 0171-794 6987

Ms Melanie Charalambous
Planning and Conservation
Royal Borough of Kensington and Chelsea
The Town Hall
Hornton Street
London W8 7NX

✓
CT
21/1/2000

19 January 2000

Dear Ms Charalambous

67A Cambridge Gardens W10 6JD

Further to our meeting on site today I enclose four copies of revised drawing CG 3A showing the brick-on-edge parapet and sliding sash window as agreed.

Yours sincerely

MC
COPY OF PLANS
TO INFORMATION
OFFICE PLEASE

RECEIVED BY PLANNING SERVICES							
EX DIB	HDC	N	C	SW	SI	ENF	AO ACK
(59)		21 JAN 2000					
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEEES	

cc Chris Novak

8 weeks

15

AC
DPI

**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: 24 January 2000
Our Ref: PP/99/02458

CMSE
3
67

Application Date: 26/11/1999 Complete Date: 06/12/1999 Revised Date: 21/01/00
Agent: Tony Howard, 21 Nassington Road, London
NW3 2TX
Address: 67A Cambridge Gardens, Kensington, W10 6JD

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 D.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
28 JAN 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 side extension at basement level

RECOMMENDED DECISION Grant planning permission conditionally
RBK&C drawing(s) No. PP/99/02458 and PP/99/02458/A
Applicant's drawing(s) No. CG1, CG2 and CG3A

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
[Signatures] *[Signature]* *[Signature]*



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)

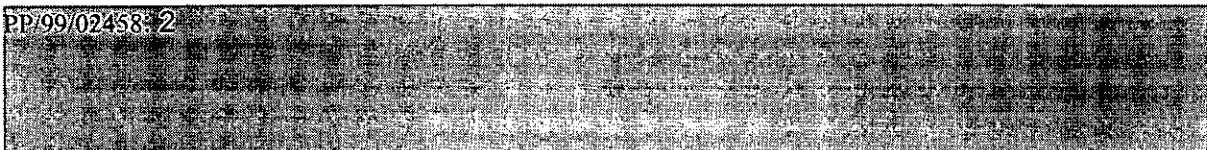
2. **The development hereby permitted shall be carried out exactly and only in accordance with the drawings and other particulars forming part of the permission and there shall be no variation therefrom without the prior written approval of the Local Planning Authority. (C068)**
Reason - The details 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 window in the rear of the extension shall be a painted timber framed, double hung, sliding sash, and so maintained. (C075)**
Reason - To ensure a satisfactory standard of appearance. (R075)

INFORMATIVES

1. I10
2. I11
3. I21
4. I30



DELEGATED REPORT

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Address

67A CAMBRIDGE GARDENS
KENSINGTON
W10

Reference

PP/99/2458

Conservation Area

YES

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

Residential Conversion

From

To

Shopfront

Non-Residential Extension

Listed Building Demolition

whole

part

Listed Building Alterations

Unlisted Building - Demolition

whole

part

Other

continued

04/51(a)

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

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Who Done

Overcome by Amendment/Withdrawn/Not Relevant/Other _____

Existing Large semi-detached building split into Flats

Issues/Policy/Precedent/Conditions/Third Schedule

See Accord

Standards

satisfactory

Light	<input type="checkbox"/>
Privacy	<input type="checkbox"/>
Room Sizes	<input type="checkbox"/>
Parking	<input type="checkbox"/>
Trees	<input type="checkbox"/>

HBMC Direction/Obs.

Obs. Rec'd	<input checked="" type="checkbox"/> N/A
Direction Rec'd	<input checked="" type="checkbox"/> N/A
Consultation Expired	<input checked="" type="checkbox"/> N/A

GRANT/APPROVE

subject to conditions

Informatives

Report by MC

Date

Agreed

27.1.00

1.0 Planning Considerations

- 1.1 The proposed side extension will be positioned on the West side of the property at basement level. It will be of matching brick construction with a timber sash window to the rear.
- 1.2 There is an existing garage building at ground floor level on the West side of the property towards the front of the building. The proposed extension will be positioned behind this structure and, therefore, hidden from view from the street.
- 1.3 The detailed design of the extension has been amended in accordance with the comments of the Conservation and Design Officer. It is considered that the appearance of the building will not be harmed and the character and appearance of the Conservation Area will be preserved.
- 1.4 The side wall of the extension will be positioned approximately 1.3 metres away from the existing side garden wall. It is not considered that the proposal will lead to a significant loss of light or increased sense of enclosure, affecting the neighbouring property. This is because of its small size, low height and distance away from the neighbouring property.
- 1.5 The proposal complies with policies CD28, CD43, CD52 and CD53 of the UDP.

2.0 Public Consultation

- 2.1 Occupiers of twenty-six neighbouring properties were notified of this application.
- 2.2 To date, no objections have been received.

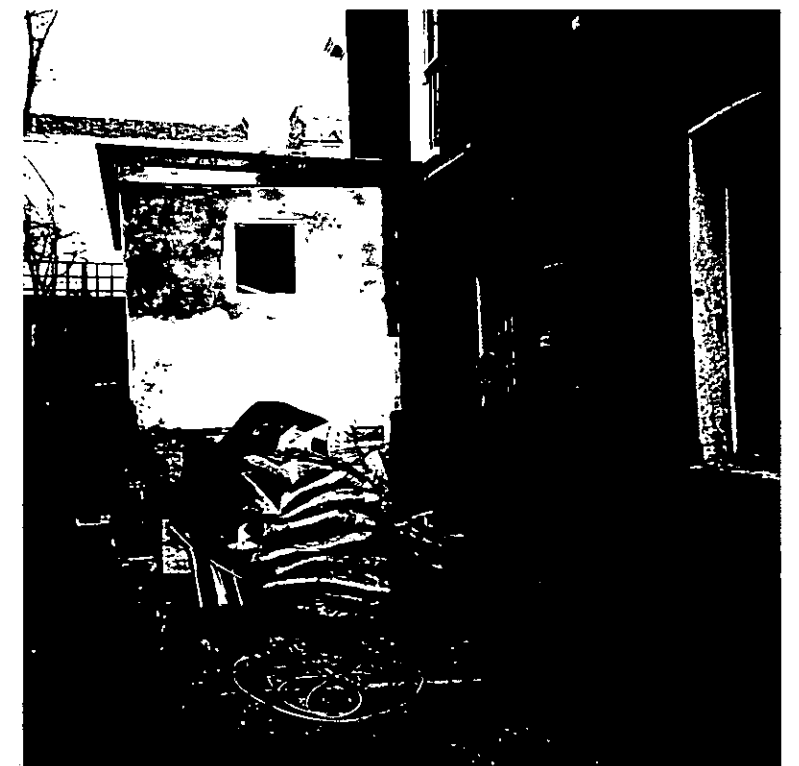
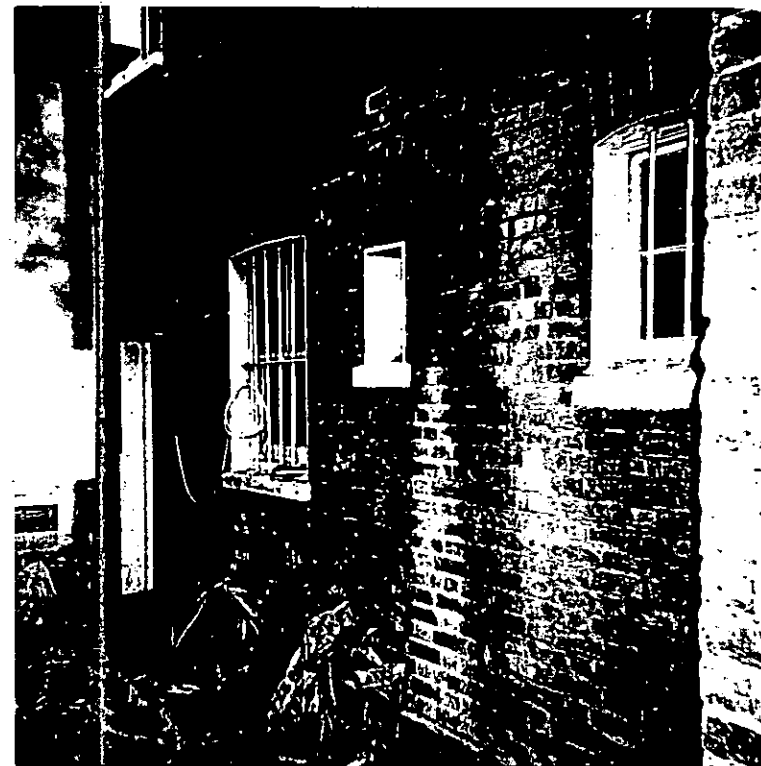
M.J. FRENCH
EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION

List of Background Papers:

The contents of file PP/99/02458 save for exempt or confidential information in accordance with the Local Government (Access to Information) Act 1985.

Report Prepared By: MC
Report Approved By: *WJ*
Date Report Approved: 26/1





Existing Side Elevation of No 67

67A CAMBRIDGE GARDENS : EXISTING BUILDING



PP992458

DELEGATED
APPROVAL
28 JAN 2000

TOWN PLANNING
- 3 DEC 1999
RECEIVED
No. 061