

PLANNING SERVICES APPLICATION

CONSULTATION SHEET

6

APPLICANT:

J. Ali, Oxbridge Apartments,
8 Collingham Road,
London
SW5

OBJECTORS
NOTIFIED
10 MAY 1999

APPLICATION NO: PP/99/02465

JT.

APPLICATION DATED: 26/11/1999

DATE ACKNOWLEDGED: 7 December 1999

APPLICATION COMPLETE: 06/12/1999

DATE TO BE DECIDED BY: 31/01/2000

SITE: 6 Collingham Road, London, SW5 0LT

PROPOSAL: Addition of fifth floor, extension of rear first floor and extension of rear lift shaft from second floor to third and fourth floors with some alterations to the affected flats.

ADDRESSES TO BE CONSULTED

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

4, 6, 8 Collingham Rd. 4 (FLATS 2-5), 4^A, 6, 8
145 Cromwell Rd. 145 (1-25) SW7
6 Gasper News-6, COURTFIELD Gdns, S.W5

S.W5

33
✓ 14/12/89

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

✓ 0
33

DEVELOPMENT CONTROL

TECHNICAL INFORMATION

THE ROYAL BOROUGH OF

ADDRESS 6 Collingham Road

7



KENSINGTON AND CHELSEA

POLLING DISTRICT M

- HB Buildings of Architectural Interest
- AMI Areas of Metropolitan Importance
- MDO Major Sites with Development Opportunities
- MOL Metropolitan Open Land
- SBA Small Business Area
- PSC Principal Shopping Centre (Core or Non-core)
- LSC Local Shopping Centre
- AI Sites of Archeological Importance
- SV Designated View of St Paul's from Richmond
- SNCI Sites of Nature Conservation Importance
- REG 7 Restricted size and use of Estate Agent Boards
- 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 | | | | | | | |
| 11B | | | | | | | | | | | | | | | | ✓ | |

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:

MEMORANDUM

8

TO: FOR FILE USE ONLY

**From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION**

My Ref: PP/99/02465/JT

CODE A1

Room No:

Date: 13 December 1999

DEVELOPMENT AT:

6 Collingham Road, London, SW5 0LT

DEVELOPMENT:

Addition of fifth floor, extension of rear first floor and extension of rear lift shaft from second floor to third and fourth floors with some alterations to the affected flats.

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

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS TP MRTPI Cert TS

9

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

THE OCCUPIER
FILE COPY
0171-361- 2467

Switchboard: 0171-937-5464
Extension: 2467
Direct Line:

Facsimile: 0171-361-3463
Date: 14 December 1999

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCSW/PP/99/02465/JT

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: 6 Collingham Road, London, SW5 0LT

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

Addition of fifth floor, extension of rear first floor and extension of rear lift shaft from second floor to third and fourth floors with some alterations to the affected flats.

Applicant

J. Ali, Oxbridge Apartments, 8 Collingham Road, London SW5

The Planning Information Office Christmas opening hours are as follows:- Mon 20th - Thurs 23rd Dec. 9.00-16.45. Fri 24th Dec 9.00-13.00. Wed 29th & Thur 30th Dec 9.00-13.00 then 14.00-16.30. The office will be closed on 27th, 28th & 31st Dec. & 3rd Jan. Normal office hours resume on Tues. 4th Jan at 9.00.

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.

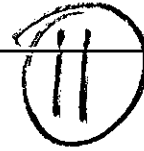
WHERE TO SEE THE PLANS

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



THE ROYAL
BOROUGH OF

NOTICE OF A PLANNING APPLICATION

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

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



**KENSINGTON
AND CHELSEA**

- (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/99/02465/JT

Date: 17/12/1999

6 Collingham Road, London, SW5 0LT

Addition of fifth floor, extension of rear first floor and extension of rear lift shaft from second floor to third and fourth floors with some alterations to the affected flats.

APPLICANT J. Ali, Oxbridge Apartments,

*Rowlings
24/12*



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RBKC
District Plan Observations
CONSERVATION AND DESIGN

| Address | Appl. No. | L.B. | C.A. | N |
|--------------------------------------------------------|-------------|------|------|------------|
| 6 Collicingham Road, SW8. | 99/2465/JT. | — | 1/18 | C S W ✓ |
| Description | Code | | | |
| Additional storey, rear cloak extension @ 2nd, 3rd and | X | | | |

Fourth and first floor rear extension.

John - see attached
- arrange a SV

MP 4/2/00

13

1 ROOF EXTENSION

PRINCIPLE - appears acceptable

DETAIL

- appears to reunite terrace
- should follow advice in UDP
- set back?
- chimneys should be raised
- front dormers need to be drawn correctly

2 REAR EXTENSION

PRINCIPLE - appears unwelcome

DETAIL

- rises to eaves level
- rhythm of terrace
- window hierarchy needs adjusting

3 FIRST FLOOR REAR EXTENSION

This appears most unwelcome, are there precedents??

~~RECOMMENDATION Approve~~

~~CONDITIONS~~

~~C68~~

~~C91~~

Also a condition that requires

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

14

**THE ROYAL
BOROUGH OF**

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Mr J Ali
Oxbridge Apartments
8 Collingham Road
London SW5

Switchboard: 0171 937 5464
Extension: 2467
Direct Line: 0171 361 2467
Facsimile: 0171 361 3463
Email: plnjwd@rbkc.gov.uk



**KENSINGTON
AND CHELSEA**

25 February 2000

My reference: **DPS/DCSW/JT** Your reference:
/PP/99/2465

Please ask for: **John W Thorne**

Dear Sir

**Town & Country Planning Act 1990
6 Collingham Road SW5**


I refer to your current planning application for extensions and alterations to the above property to add an additional storey in the form of a roof extension containing two, one bedroom flats, rear extensions incorporating a lift shaft at second, third and fourth floors and a rear extension to the third floor to expand an existing studio into a two bedroom flat.

Following a site visit by John W Thorne and Mark Price of this department on 23rd February 2000 I am of the opinion that revised plans amending the scheme as follows should be submitted in order for this application to receive favourable consideration:

- a) The parapet of the rear extension containing the lift shaft should be lowered by a minimum of 300mm below the main parapet of the existing building in order to give it a visually subordinate appearance. No lift overrun or plant room should extend above the flat roof of this element.
- b) The extension to the first floor on top of the rear ground floor element should be deleted. Any additional bulk in this area is considered to adversely affect the amenities of the neighbouring building at 145 Cromwell Road.
- c) The profile of the mansard roof extension should follow the model set out in the Unitary Development Plan (Copy enclosed) and the front dormers should be drawn correctly.

Please advise me within 14 days of the date of this letter as to your intentions with regard to the submission of revised plans. I trust this information is of assistance and you will appreciate that I write without prejudice to any future decision of this Council's Planning Services Committee.

Yours faithfully


Paul Kelsey
Area Planning Officer
for Executive Director, Planning & Conservation

R

OXBRIDGE APARTMENTS

8 COLLINGHAM ROAD
KENSINGTON
LONDON SW5 0LT
UK.

15 15

Toll Free from U.S.A. & CANADA

1-800-7758485 Fax 1-800-7768494

Tel: 020 7835 1611 Fax: 020 7373 0036
020 8997 3536

email: apts@oxrg.demon.co.uk
website: <http://www.oxrg.demon.co.uk>

06 / 03 / 2000

TO :- MR. JOHN THORNE
PLANNING AND CONSERVATION
THE TOWN HALL , HORNTON STREET
LONDON W8 7NX

Reyk
DM
8/3

RE :- 6 COLLINGHAM ROAD
LONDON SW5

YOUR REF. :- DPS/DCSW/JT

DEAR MR THORNE

ATTACHED ARE COPIES OF THE REVISED PLANS AS REQUIRED BY YOUR
LETTER DATED 25TH OF FEBRAURY 2000 .

THANK YOU

SINCERELY YOURS

J. ALI

J. Ali

| RECEIVED BY PLANNING SERVICES | | | | | | | | | |
|-------------------------------|-----|--------------|-----|-----|---------|------|--------|--|--|
| EX DIR | HDC | N | C | SW | SE | ENF | AO ACK | | |
| (66) | | - 8 MAR 2000 | | | | | | | |
| APPLS | IO | REC | AMB | PLN | CON DES | FEEs | | | |

(JT) COPY OF PLANS TO INFORMATION OFFICE

cc Inf Office
Library
DM 8/3

Received 1-3-2000

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PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

**THE ROYAL
BOROUGH OF**

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS



**KENSINGTON
AND CHELSEA**

Mr J Ali
Oxbridge Apartments
8 Collingham Road
London SW5

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Yours faithfully

Paul Kelsey
Area Planning Officer
for Executive Director, Planning & Conservation



17

RBKC District Plan Observations CONSERVATION AND DESIGN

| Address | Appl. No. | L.B. | C.A. | N |
|------------------------------------------|-------------|------|------|--------|
| 6 Collyingham Road, SW5, | 99/2465/JT. | — | 11B | C SW ✓ |
| Description | Code | | | |
| Additional Stoney, new closed entrances. | As | | 0. | |

John - see attached

MP 5/4/08

Top copy to case file; second retained by Design Officer

18

Roof addition
PRINCIPLE - Acceptable

DETAIL

- many precedents in terrace
- will reunite the group
- designed to match others following advice in UPD

Rear closet extension
PRINCIPLE - Acceptable

DETAIL

- many precedents in terrace
- half width
- set below eaves
- will enhance existing closet-lightwell rhythm

- the works proposed will not adversely harm the character of the building or the conservation area

RECOMMENDATION - **Approve**

CONDITIONS

C68
C71
C73
C75

Also conditions that require:

- the extension to be built in London Stock bricks to match the building
- the new windows to the closet extension to have cambered arches to match the host building
- the roof form, height and width match that of adjoining properties
- details of the proposed dormer windows, *be submitted & approved in writing to UP*

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

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**THE ROYAL
BOROUGH OF**

Executive Director M J FRENCH FRICS TP MRTPI Cert TS

**THE OCCUPIER
FILE COPY**

020-7361- 2079/2080

Switchboard: 020-7937-5464

Extension: 2079/2080

Direct Line:



**KENSINGTON
AND CHELSEA**

Facsimile: 020-7361-3463

Date: 13 April 2000

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCSW/PP/99/02465/JT

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: 6 Collingham Road, London, SW5 0LT

You were recently notified on, and/or have commented on, the application for development at the above address. The Council has now received **AMENDMENTS** to this application, and brief details of these are set out below. The Council's Planning Services Committee, in considering the proposal, welcomes comments upon these amendments. Members of the public may **inspect** copies of the amended plans, and any other submitted documents. Details are provided overleaf.

Amended Proposal

Addition of fifth floor and extension of rear lift shaft from second floor to third and fourth floors. Plans revised to delete first floor rear element. REVISED DRAWINGS RECEIVED, DELETING FIRST FLOOR REAR EXTENSION.

Applicant

**J. Ali, Oxbridge Apartments, 8 Collingham Road, London
SW5**

Anyone who wishes to submit comments on the amended application should write to the Council at the above address within **14 days** of the date of this letter.

Yours faithfully,

M. J. FRENCH

Executive Director, Planning and Conservation

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PLEASE QUOTE THE APPLICATION REFERENCE NUMBER ON YOUR REPLY

FILE NUMBER: PP/99/2465
ADDRESS: ... 6 ... COLLINGHAM ROAD
.....
.....

21

REVISED DRAWINGS RECEIVED

1. Please re-notify all objectors. Add to letter:
"Revised drawings received ^{deleting first floor rear extension.} Any further comments must be received by" *
14 DAYS

~~2. Please re-advertise *~~

* delete or add as appropriate

OXBRIDGE APARTMENTS

8 COLLINGHAM ROAD
KENSINGTON
LONDON SW5 0LT
UK.

Tel: 0171-835 1611
0181-997 3536
Fax: 0171-373 0036

(22) 14-4-2000

(XX)

Toll Free from U.S.A. & CANADA
1-800-7758485
Fax 1-800-7768494

Dear Mr. Thorne,

Ray JT
✓ on
17/4

RE: 6 COLLINGHAM ROAD
SW5 0LT

AS WE TALKED BY TELEPHONE
YESTERDAY, ATTACHED, ARE 3
COPIES OF REVISED DRAWINGS
FOR THE FIFTH NEW FLOOR TO
BE TWO STUDIO FLATS.
THANK YOU,

SINCERELY YOURS
J. ALI

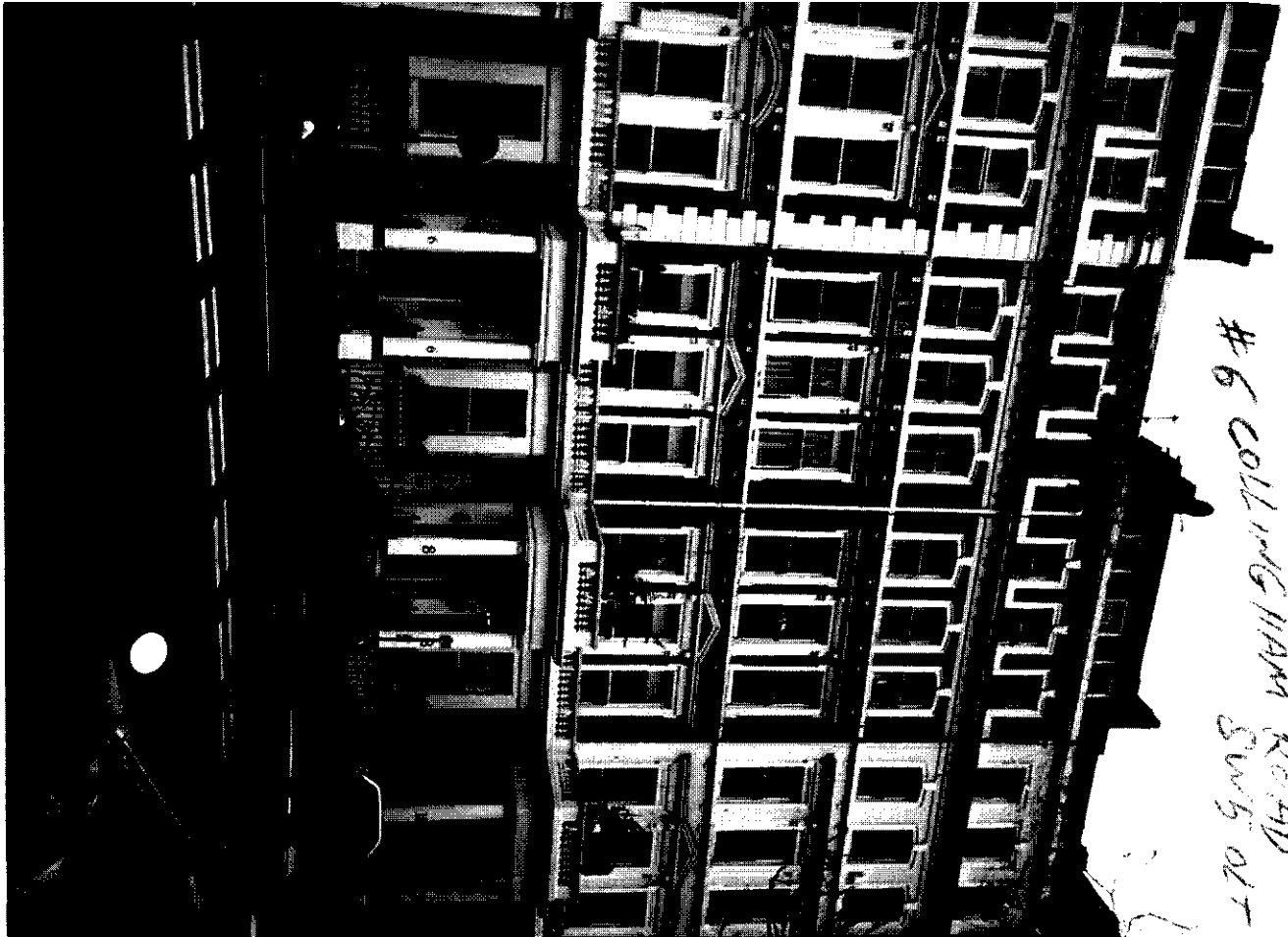
(JT) COPY OF PLANS
TO INFORMATION
OFFICE

| | | | | | | | | | |
|-------------------------------|-----|-----|-----|------------|------------|------|----|-----|--|
| RECEIVED BY PLANNING SERVICES | | | | | | | | | |
| EX DIR | MDC | N | C | SV | SE | ENF | AC | ACK | |
| 23 17 APR 2000 | | | | | | | | | |
| APPEALS | IO | REC | ARB | FWD PLN | CON DES | FEES | | | |

23



24



#6 COLLINGHAM ROAD SW 501



#6 COLLINGHAM ROAD SW 501