

PLANNING SERVICES APPLICATION

5

CONSULTATION SHEET

APPLICANT:

Mr. C. Celecia,
Room 1, Flat 4,
81 Queen's Gate,
London,
SW7 5JU

APPLICATION NO: LB/99/02467

NB

APPLICATION DATED: 02/12/1999

DATE ACKNOWLEDGED: 7 December 1999

APPLICATION COMPLETE: 07/12/1999

DATE TO BE DECIDED BY: 01/02/2000

SITE: Flat 4, 81 Queen's Gate, London, S.W.7

PROPOSAL: Installation of an 80cm diameter satellite dish at roof level.

ADDRESSES TO BE CONSULTED

- 1.
2. other flats 81, 80 82 Queens Gate
- 3.
4. 80, 81, 82 Stanhope Mans East
- 5.
6. 80 (FLATS 1-5), 80A.
- 7.
8. 81 (FLATS 1, 2, 3, 5, 6)
9. 82 (FLATS 1-6) 82A.
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.

13
14/12/99

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

[Handwritten signature]

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

[Handwritten marks: circled 10, circled 4, and other scribbles]

DEVELOPMENT CONTROL

TECHNICAL INFORMATION

THE ROYAL BOROUGH OF



KENSINGTON AND CHELSEA

ADDRESS 81 Queen's Gate 6
FLAT 4
81 QUEEN'S GATE SW7

POLLING DISTRICT MA

- LB992467
- | | | | |
|-----|--|--------|--|
| 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	

Daylighting	Complies	
	Infringes	

Car Parking	Spaces required	
	Spaces proposed	

Notes:
File Note.
 Case officer:
 Warren & bcsw
 have advised that
 only LBC is
 required i.e.
 Plg. Perm is not
 required ??
 APPEARS TO BE
 PROBABLY
 CORRECT.
 Brian
 6/12/99.

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

English Heritage
Historic Building and Monuments Commission
London + South East Region
23 Saville Row, London
W1X 1AB

Switchboard: 0171-937-5464
Direct Line: 0171-361-2699
Extension: 2699
Facsimilie: 0171-361-3463



**KENSINGTON
AND CHELSEA**

Date: 13 December 1999

My Ref: DPS/DCsw/LB/99/02467 Your ref: Please ask for: N. Beale

Dear Sir / Madam

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: Flat 4, 81 Queen's Gate, London, S.W.7

I enclose a copy of an application, with relevant drawings and/or supporting information, and should be pleased to receive your observations on these proposals as soon as possible.

It is hoped to present this application to the Planning Services Committee prior to 01/02/1900. I look forward to hearing from you in the near future, in order that your comments may be reported to this Committee.

Should you require any further details in respect of this case, please do not hesitate to contact the Case Officer on the above extension.

Yours faithfully,

M.J. FRENCH

Executive Director, Planning and Conservation

MEMORANDUM

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TO: FOR FILE USE ONLY

From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION

My Ref: LB/99/02467/NB

CODE 1D

Room No:

Date: 13 December 1999

DEVELOPMENT AT:

Flat 4, 81 Queen's Gate, London, S.W.7

DEVELOPMENT:

Installation of an 80cm diameter satellite dish at roof level.

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

PLANNING AND CONSERVATION

THE TOWN OF HORNTON STREET LONDON W8 7NX



**THE ROYAL
BOROUGH OF**



**KENSINGTON
AND CHELSEA**

Executive Director M J FRENCH FRICS TP MRTPI Cert TS

THE OCCUPIER
FILE COPY
0171-361- 2699

Switchboard: 0171-937-5464
Extension: 2699
Direct Line:

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

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCSW/LB/99/02467/NB

Planning Information Office

Dear Sir/Madam,
TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: Flat 4, 81 Queen's Gate, London, S.W.7

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

Installation of an 80cm diameter satellite dish at roof level.

Applicant

**Mr. C. Celecia, Room 1, Flat 4, 81 Queen's Gate, London,
SW7 5JU**

**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 **KENSINGTON
AND CHELSEA**
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

Reference: LB/99/02467/~~NB~~WW

Date: 17/12/1999

Flat 4, 81 Queen's Gate, London, S.W.7

Installation of an 80cm diameter satellite dish at roof level.

APPLICANT Mr. C. Celecia,

*rankings
23/12*

W W



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ENGLISH HERITAGE

LONDON REGION

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

Your refs: DPS/DCSW/LB/99
/02467

Our ref: LRS/2028/0

Contact: Paul Calvocoressi

Direct Dial: 0171-973-3763

Jmo

For the attention of N Beale

21 DEC 1999

Dear Sir/Madam

**Planning (Listed Buildings and Conservation Areas) Act, 1990:
FLAT 4, 81 QUEEN'S GATE, LONDON, SW7**

Applicant: Chrstopher Celccia
Grade of building II
Proposed works: Installation of 80 cm diameter satellite dish at roof level.

Drawing numbers Diagrams 1 and 2

Date of application: 02.12.1999
Date of referral by Council: 13.12.1999
Date received by English Heritage 15.12.1999
Date referred to D.o.E.: 16.12.1999

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SF	ENF	AO ACK
29 DEC 1999						30	
APPROV	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
G:\KANDSLASTANDARD\81QUENSG.LAS
Signed J G R
Date 20/12/99 LR/F

Info Office

solicitors

Hart Brown
Parti

WZ

RECEIVED PLANNING SERVICES									
DATE	TO	BY	NO	NO	NO	NO	NO	NO	NO
1 JAN 2000									
21									13
APPLS	IO	REC	ARB	FWD	CON	FEES			
				PLN	DES				

68 Woodbridge Road
Guildford
Surrey
GU1 4RE

Telephone 01483 887766
Fax: 01483 887750
DX: 2403 Guildford

Our Ref: TJP.DBJ.34434.1.FRENCH
Your Ref:

The Planning Department
London Borough of Kensington & Chelsea
Town Hall
Hornton Street
London W8 7NX

Copy Building Control

10th January 2000

CT 12/1/2000

Dear Sirs

Flats 2 & 3, 25 Chesterton Road, London W10 5LY
Local Search No. 5935

We refer to the above search certificate which has revealed a planning consent in 1979 for the conversion of the building into four self-contained flats. About 4½ years ago the owner of Flats 2 and 3 before the present owner converted Flats 2 and 3 into one. Neither planning permission nor building regulations approval were obtained as these were apparently not necessary. We are writing to check on the position here and would be obliged for specific confirmation as soon as possible that no permissions or approvals were required.

Our client's surveyor has asked us to check on the planning position with regard to the flat roof, which has been used as a roof terrace for some years now and we would be grateful to hear from you in this connection.

As our client is hoping to exchange contracts during the course of the next few days, it would be appreciated if we could hear from you on the above by return.

Yours faithfully

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Hart Brown

- 3 NOV 1987
- 3 NOV 1987
FINANCE ACT 1931

TOWN PLANNING
- 6 JAN 2000
RECEIVED
H.M. LAND REGISTRY

4



TITLE NUMBER :

LANDLORDS TITLE NUMBER : NGL 312257

LONDON BOROUGH: ROYAL BOROUGH OF KENSINGTON CHELSEA

PROPERTY : FLAT 6, 81 QUEENS GATE LONDON SW7

THIS LEASE is made the 23rd day of October
One thousand nine hundred and eighty-seven BETWEEN SAYGAL
ESTABLISHMENT of Kirchstrasse 1 P.O. Box 129, FL-9490 Vaduz
Furstentum Liechtenstein (hereinafter called "the Landlord" which
expression shall where the context so admits include the person for
the time being entitled to the reversion immediately expectant on the
determination of the term hereby created) of the one part and MARIA
TERESA CARVALHO TORRES of 7 Cedarland Court 1A Roland Gardens London
SW7 (hereinafter called "the Tenant" which expression shall where the
context so admits include the Tenant's successors in title) of the
other part

WHEREAS :-

(1) The Landlord is the owner in fee simple of the land and building
comprising the whole of the land and buildings comprised in Title

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Number NGL 312257 (hereinafter called "the Building") known as 81 Queens Gate, London SW7 consisting of six flats

(2) The Landlord has granted or intends to grant leases of all six flats being known as or intended to be known as Flat 1 Flat 2 Flat 3 Flat 4 Flat 5 and Flat 6 (hereinafter called "the Flats") respectively and has in such leases imposed or will in such leases impose restrictions as set fourth in the First Schedule and covenants as to repair and maintenance on the part of each of the tenants thereof similar to those on the part of the Tenant hereinafter contained and to the intent that the Landlord or any tenant for the time being of any of the Flats comprising the Building may be able to enforce the observance of the said covenants by the owners or tenants for the time being of the other Flats

(3) The Landlord has agreed to grant and the Tenant has agreed to take a Lease of the fourth and fifth floor flat comprised in the Building such flat being known or intended to be known as Flat 6 81 Queens Gate London SW7 aforesaid

N O W THIS LEASE made in consideration of the sum of FOUR HUNDRED AND FIFTY THREE THOUSAND POUNDS (£453,00.00) now paid by the Tenant to the Landlord (the receipt whereof the Landlord hereby acknowledges) and of the rent and covenants on the part of the Tenant hereinafter reserved and contained

W I T N E S S E T H as follows :-

1. THE Landlord HEREBY DEMISES unto the Tenant ALL THAT flat situate on the fourth and fifth floors of the Building which flat is for the purposes of identification only hatched red on the plan annexed hereto ALL WHICH premises are hereinafter referred to as "the demised premises" and this demise shall include the terraces or patios (if

Your flat



4

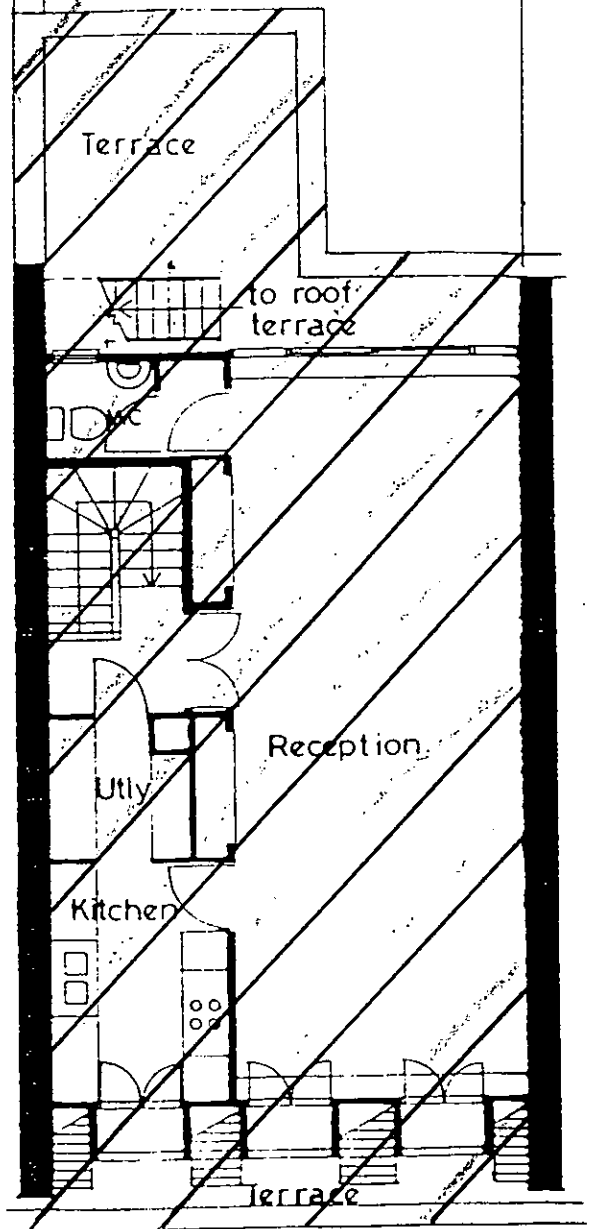
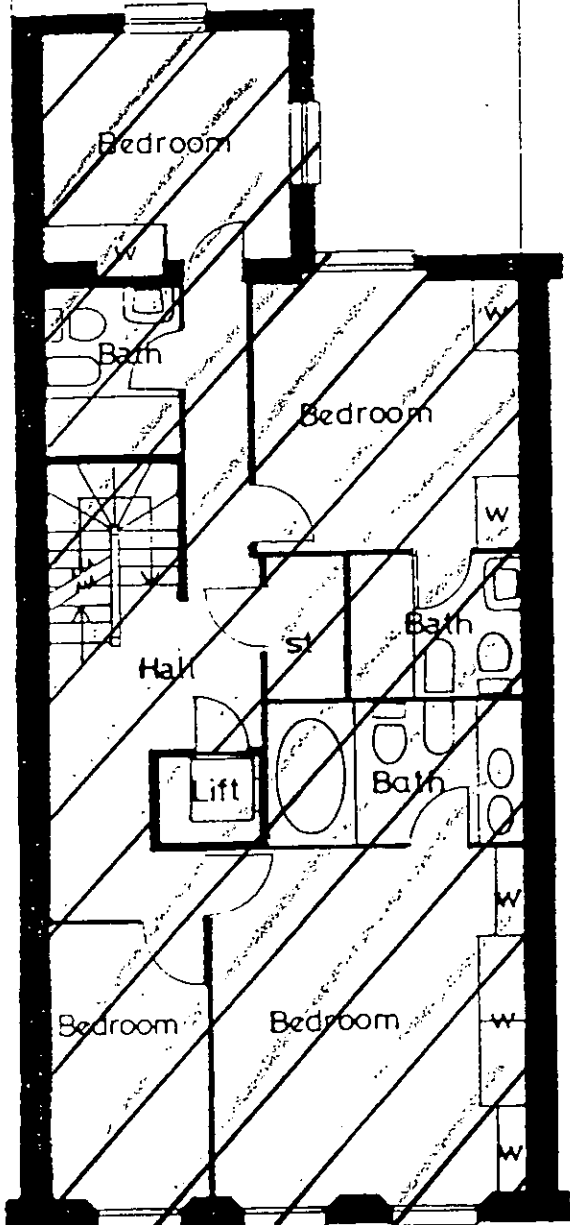
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16

R.B.K. & C.
TOWN PLANNING
- 6 JAN 2000
RECEIVED



CHECK THAT THE LAYOUT
CORRESPONDS WITH THIS PLAN *hucial*

(17)

any) forming part thereof including the whole of the internal walls of the said flat and the internal plaster and decorative surfaces of the external walls thereof and the internal plaster and decorative surfaces of the ceilings thereof and the surfaces of the floors thereof and all pipes wires cables drains sewers conduits and other conducting media fuses and junction boxes meters and similar equipment and appliances therein which exclusively serve the demised premises and the joists or structure supporting the floors of the demised premises TOGETHER WITH:-

EXTENT
OF THE
FLAT

RIGHTS GRANTED TO YOU

(I) the right of way on foot only in common with the Landlord and all others having the like right over the front garden area pathways external staircase leading to the dustbin compound and general store area and the entrance way hall landings and staircases of the Building available for common use

(II) the right to the free passage and running of water gas and electricity and soil from and to the demised premises through the pipes wires conduits cables sewers drains and other media conveying the same in through under or over any other part of the Building now or at any time hereafter laid in under or upon the Building

(III) the right at all reasonable times and upon reasonable notice (except in the case of emergency) to enter into and upon all other parts of the Building for the purposes of cleansing and executing repairs and permitted alterations to the demised premises and the pipes wires conduits cables and drains serving the demised premises as the same shall become necessary to comply with the covenants on the part of the Tenant herein contained causing as little disturbance and inconvenience as possible and making good to the Landlord or the

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Alessandro Rollo
Flat 6
81 Queen's Gate
London, SW7 5JU

London, 5th January 2000

Mr C. Celecia
Room 1
Flat 4
81 Queen's Gate
London, SW7 5JU

Dear Mr Celecia,

I am writing to you with regards to your planning application for the installation of a 80cm diameter satellite dish at the roof level.

I am the leasehold owner of the roof terrace at the above address. I understand from the planning application sign outside the building that you plan to install a satellite dish that would overhang my roof terrace and my airspace.

I would like to bring to your attention that I object to the granting of such planning permission on the basis that you do not have any Deed of Easement and therefore you do not have any right to install a satellite dish over my roof terrace.

If you require any additional information, please do not hesitate to contact me at the above address or on the following telephone no.: 0171 425 2296.

Yours Sincerely,



Alessandro Rollo

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Alessandro Rollo
Flat 6
81 Queen's Gate
London, SW7 5JU

London, 5th January 2000

Mr B. Kapoor
Citycrest Limited
46a Warwick Avenue
Maida vale
London, W9 2PU

Dear Mr Kapoor,

I am writing to you with regards to the planning application made by Mr. C. Celecia for the installation of a 80cm diameter satellite dish at the roof level of the building at 81 Queen's Gate, London SW7 5JU. It is my understanding that the planning application is dated 17/12/1999 and that Mr C. Celecia is subletting one of the rooms of Flat 4 at the same address.

As you well know, I am the leasehold owner of the roof terrace at the above address. I understand from the planning application sign outside the building that Mr Celecia plans to install a satellite dish that would overhang my roof terrace and my airspace.

As the Landlord of the above building, I would like to bring to your attention that I object to the granting of such planning permission on the basis that Mr Celecia does not have any Deed of Easement and therefore he does not have any right to install a satellite dish over my roof terrace.

If you require any additional information, please do not hesitate to contact me at the above address or on the following telephone no.: 0171 425 2296.

Yours Sincerely,



Alessandro Rollo



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RBKC District Plan Observations CONSERVATION AND DESIGN

Address Flat 4, 81 Queensgate SW7	Appl. No. 99/2467/NB	L.B. II	C.A. 10	N C SW
Description Installation of a 80cm satellite dish		Code M		

This is not clear cut and possibly even unwelcome in principle. We do not want to clutter the listed Bldg roofscape. — see UDP policy CD45(a). A visible dish would harm the special character.

I am also concerned to hear that there is already a satellite dish there. There seems to be no record of permission. Can we check this please.

A site visit will be necessary in due course.

J, 13/1/2000

NB. — I shall have to visit the adj property (No 79) — HH appls. Perhaps site visit could be at the same time.

Top copy to case file; second retained by Design Officer

(21)

Fax

To: Warren Williamson **From:** Chris Celecia
 Planning Dept **Date:** 08/02/00
Fax: 0171 361 3463 **Fax:** 0181 877 0710
Tel: 0171 361 2977 **Tel:** 0181 875 3109
Re: Satellite Installation **Pages:** 1

Urgent For Review Please Comment Please Reply Please Recycle

Private and Confidential

Re: Notification of withdrawal of application for installation of second satellite dish on a listed building - Ref: LB/99/2467

Further to our telephone conversation this afternoon, I, hereby, notify you of my withdrawal of the afore-mentioned application for satellite installation at the roof terrace at 81 Queen's Gate, London SW7 5JU.

This decision has arisen on the grounds that the freeholder of Flat 6 is leaseholder of the roof terrace (something I was unaware of believing that all roof terraces are communal) and has formally submitted their written objection to a second satellite dish being erected over their property.

However, it is my wish to re-apply for planning permission for another location within the same property not owned by the freeholders of Flat 6.

Thanking you once again for your assistance and hoping to hear from you soon,

Yours sincerely,

Chris Celecia

R.B.K. & C.
 TOWN PLANNING
 - 9 FEB 2000
 RECEIVED

BEST LOCATION FOR INSTALLING 80 cm SATELLITE GRYE DWN.
ON REAR OF 81 QUEEN'S GATE TERRACE CHIMNEY WALL.

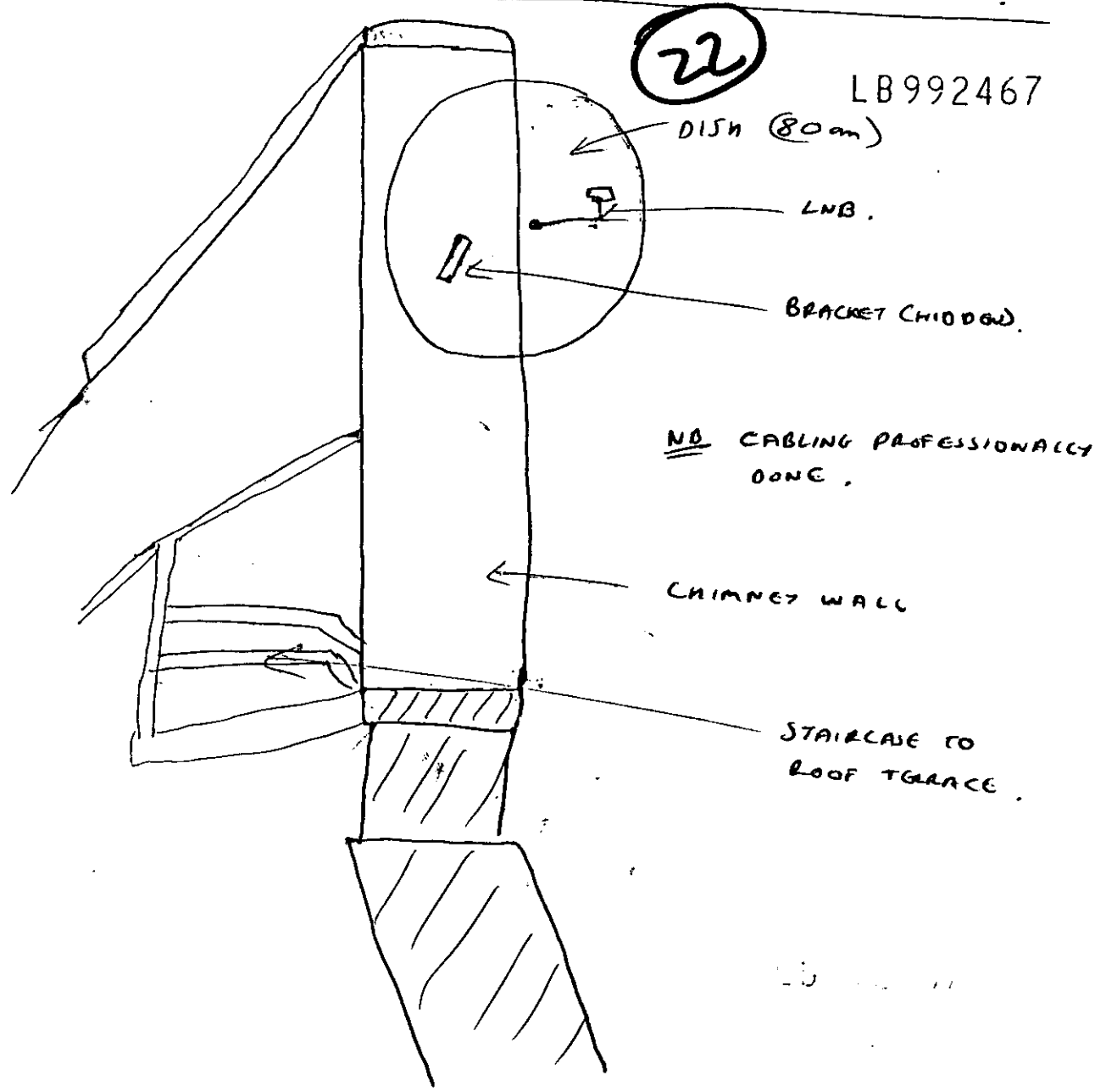


DIAGRAM 1

R.B.K.&C.
TOWN PLANNING
- 3 DEC 1999
RECEIVED

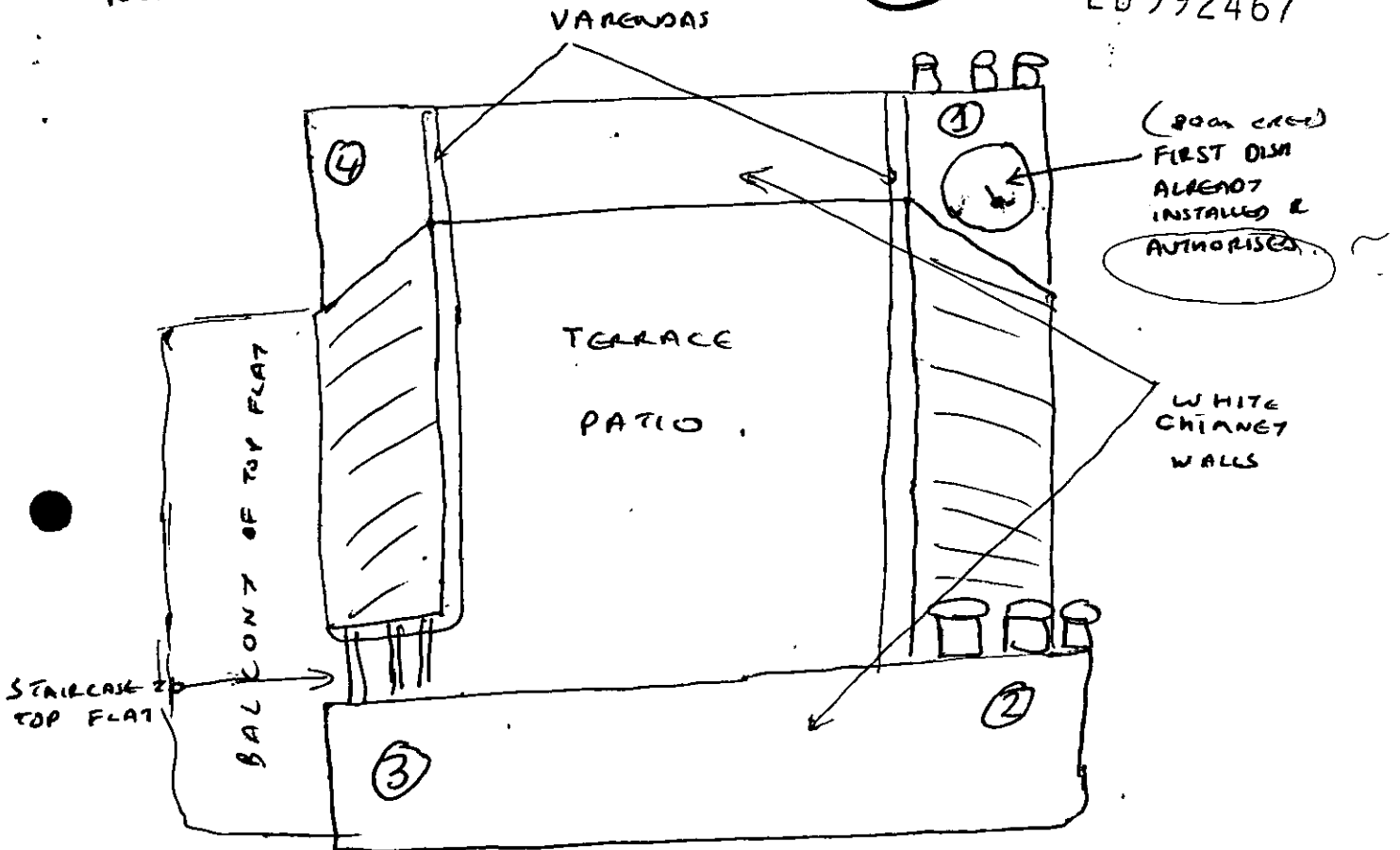
GENERAL PLAN OF 81 QUEEN'S GATE ROOF TERRACE

REAR

23

FRONT

LB992467



LOCATIONS → C/P PHOTOGRAPHS

- ① → OCCUPIED BY FIRST DISH
- ② → POSSIBLE POSITION (MAY PROVE DIFFICULT BECAUSE OF THE POSITIONING OF THE ETELSAT)
- ③ → GOOD POSITION AS SUGGESTED BY TOWN PLANNING.
- ④ → " " " " " "
- ⑤ → SIDE WALL NOT SHOWING ABOVE

DIAGRAM 2

R.B.K. & C.
TOWN PLANNING
- 3 DEC 1999
RECEIVED

LB992457

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