

PLANNING SERVICES APPLICATION

3

CONSULTATION SHEET

APPLICANT:

Mr. Kerim Kiral,
Pure Design,
Unit 12, 112 Belgrave Road,
London
SW1V 2BL

AR

APPLICATION NO: PP/99/02470

APPLICATION DATED: 02/12/1999

DATE ACKNOWLEDGED: 8 December 1999

APPLICATION COMPLETE: 08/12/1999

DATE TO BE DECIDED BY: 02/02/2000

SITE: 75 Kenway Road, London, SW5 0RE

PROPOSAL: Use of building as a single family dwelling comprising of four bedrooms. Demolition of existing 'add-on' and its replacement with a conservatory style enclosure of timber framed glazing.

ADDRESSES TO BE CONSULTED

- 1. 73/75 f.l - 4
2. 66 - 74 (E) Kenway Rd.
3.
4. 1 Redfield Lane - 1
5.
6.
7.
8.
9.
10.
11.
12.
13.
14.
15.

- 73/75 f.l - 4
66 - Shop & f. A+B
68 - + A
70 - 1
72 - Shop & flat
74 - 1



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

Handwritten notes and signatures, including a circled '1' and a signature.

DEVELOPMENT CONTROL

TECHNICAL INFORMATION

ADDRESS 75 KENWAY ROAD

SWS

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THE ROYAL BOROUGH OF



KENSINGTON AND CHELSEA

POLLING DISTRICT

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PP992470

- 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						
11A			✓												✓	

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:

PP932470

0171 8217592

tel
+
fax

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



30th November 1999

Your Ref : **75 / 77 Kenway Road**
My Ref : P 127

Dear Sir / Madam,

Between the 7th of December 1999 and 17th of January 2000, please direct any queries and correspondence to :

Brian Temple
Brian Temple Associates
11 a Bolton Gardens
Kensington
LONDON SW5 0AL

Tel : 0171 3734979
Mobile: 07957 765677

Yours sincerely

Kerim Kiral

MEMORANDUM

(b)

TO: FOR FILE USE ONLY

From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION

My Ref: PP/99/02470/AP
Room No:

CODE A1

Date: 13 December 1999

DEVELOPMENT AT:

75 Kenway Road, London, SW5 0RE

DEVELOPMENT:

Use of building as a single family dwelling comprising of four bedrooms. Demolition of existing 'add-on' and its replacement with a conservatory style enclosure of timber framed glazing.

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



THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

FILE COPY

3564

0171-361- 3564

Switchboard: 0171-937-5464

Extension:

Direct Line:

Facsimile: 0171-361-3463

Date: 15 December 1999

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCSW/PP/99/02470/AP

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: 75 Kenway Road, London, SW5 0RE

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

Use of building as a single family dwelling comprising of four bedrooms. Demolition of existing 'add-on' and its replacement with a conservatory style enclosure of timber framed glazing.

Applicant

Mr. Kerim Kiral, Pure Design, Unit 12, 112 Belgrave Road, London SW1V 2BL

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

R

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

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Mr Kerim Kiral
Pure Design
Unit 12 , 112 Belgrave Road
London SW1V 2BL

Switchboard: 0171-937 5464
Extension: 3564
Direct Line: 0171-361 3564
Facsimile: 0171-361 3463
Email: plndc@RBKC.GOV.UK

**KENSINGTON
AND CHELSEA**

15 February 2000

My reference: **DPS/DCSW/TP/9** Your reference:
9/2470/AP

Please ask for: **Andrew Paterson**

Dear Sir

TOWN AND COUNTRY PLANNING ACT 1990
75 KENWAY ROAD SW5

I write to you with reference to the planning application you submitted to the Council for the Conversion of the above mentioned premises from four self contained flats to a single family dwelling house, including the reconstruction of the existing ground floor side addition.

I would advise you that the proposal to convert the premises to a single family dwelling house is not considered to require planning permission and as a consequence the property will benefit from permitted development rights. The demolition and reconstruction of the side addition as indicated on the submitted drawings accompanying the planning application are in my opinion considered to fall into the category of permitted development, if the property is a single family dwelling

I am therefore going to withdraw your planning application, however I will retain the contents and update the planning records accordingly.

I would advise you that the advice contained within this letter is only pertinent once the premises has been converted to a single family dwelling and the proposed work to the side addition can not be implemented until the conversion has been carried out.

Yours faithfully

M.J.French
Executive Director, Planning and Conservation.

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75 Kenway Road

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The proposal seeks to convert the property from 4 self contained flats into a single family dwelling. This does not require planning permission.

The proposal also seeks to demolish an existing ground floor side addition and reconstruct a new structure which is will be the same volume, area and dimensions but with a rounded corner rather than a straight lined corner.

In my opinion the proposal does not require pp, other than the usual works of the conversion to a SFO.

Amalson

15 FEB 2000



(11)

112-170



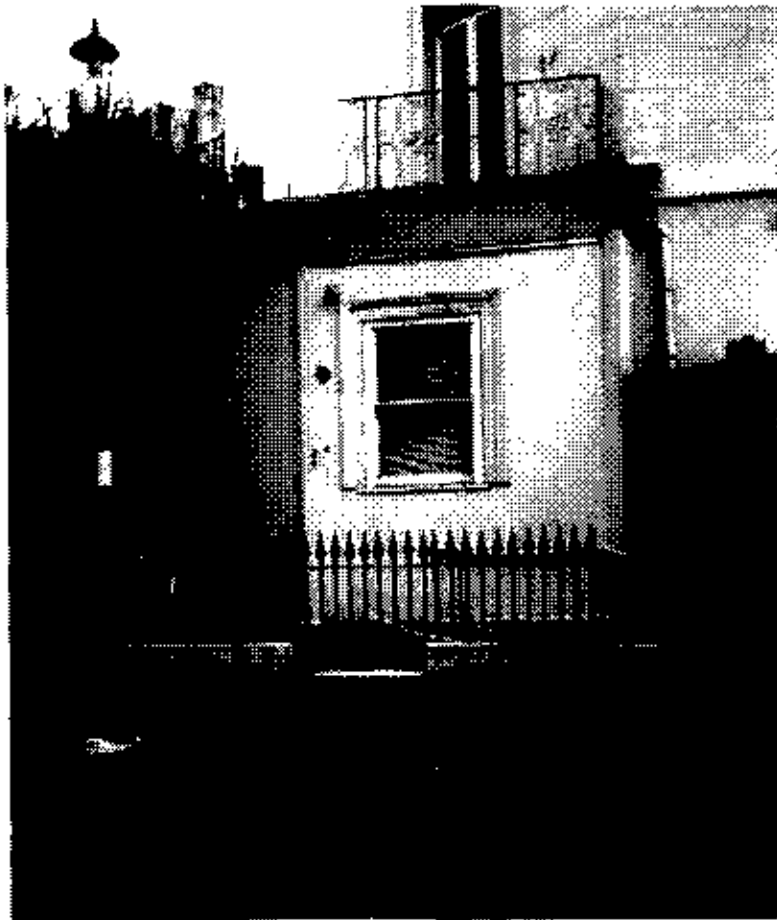
NO 7577 KENWAY ROAD

P U R E

112-170
112-170
112-170

Photos 1 + 2

44



PP972170

(12)



NO 75177 KENWAY ROAD

PURE

Photos 3



13



NO 75/77 KENWAY ROAD

PLEASE

Photos 5 + 5

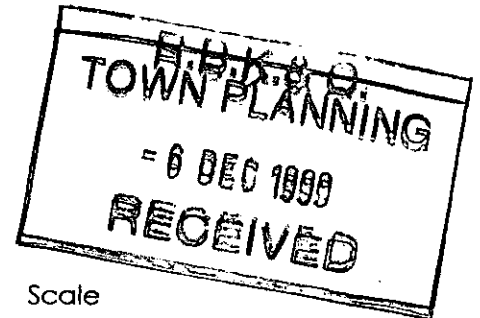
PP 992470

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PURE DESIGN

Drawing Schedule

Project : 75 / 77 Kenway Road
Job No : P 127



Drwg no	Drwg title	Scale
PA 1	Location plan	1 : 1250
PA 2	Basement plan existing	1 : 50
PA 3	Ground floor plan existing	1 : 50
PA 4	First floor plan existing	1 : 50
PA 5	Second floor plan existing	1 : 50
PA 6	Front elevation existing	1 : 50
PA 7	Side elevation existing	1 : 50
PA 8	Back elevation existing	1 : 50
PA 9	Basement plan proposed	1 : 50
PA 10	Ground floor plan proposed	1 : 50
PA 11	First floor plan proposed	1 : 50
PA 12	Second floor plan proposed	1 : 50
PA 13	Front elevation proposed	1 : 50
PA 14	Side elevation proposed	1 : 50
PA 15	Back elevation proposed	1 : 50
Photos 1 + 2	: The front of the building showing neighbours and setting.	
Photos 3 + 4	: Detail of areas where amendments are proposed.	
Photos 5 + 6	: The back of the building showing neighbours and setting	

PP 992470