

PLANNING SERVICES APPLICATION

CONSULTATION SHEET

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APPLICANT:

Peter Tigg Partnership Limited,  
Walmer Courtyard, 225 Walmer Road,  
Holland Park,  
London  
W11 4EY

APPLICATION NO: PP/99/02472

APPLICATION DATED: 15/11/1999

DATE ACKNOWLEDGED: 8 December 1999

APPLICATION COMPLETE: 08/12/1999

DATE TO BE DECIDED BY: 02/02/2000

SITE: 26/26A Royal Crescent Mews, London, W11 4SY

PROPOSAL: ~~New velux rooflights~~ ~~New rooflights in flat roof and removal of existing and forming lead lined opening for means of escape. Dwelling use.~~ Removal of existing rooflights and formation of two new rooflights together with opening in rear roof slope.

ADDRESSES TO BE CONSULTED

1. 24, 25, 26, 26A, 27, 28, 29 Royal Crescent Mews
- 2.
3. 36, 37, 38, 39, 40, 41 Royal Crescent
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.

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

✓ (i)

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**CURRENT APPLICATION**

Con slip

COMMITTEE: \_\_\_\_\_

**FOR OBSERVATIONS:**

- 1. Design Surgery (CR)
- 2. \_\_\_\_\_
- 3. \_\_\_\_\_

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

Officer

ZL

Report Written

For Schedule  
Typing  
Committee  
FILE

NOTES:

# DEVELOPMENT CONTROL

## TECHNICAL INFORMATION

THE ROYAL BOROUGH OF

ADDRESS 26/26<sup>A</sup> Royal Crescent Meur

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KENSINGTON AND CHELSEA

PP922472

POLLING DISTRICT F

- 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							
2								✓									

PROPOSED

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:**

SITE LOCATION PLAN REQUESTED

BR

17/11/99.

AREA OFFICER / CASE OFFICER.

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PLEASE CHECK WITH GWYN RE PENDING ARTICLE 4 DIRECTION. & IMPLICATIONS.

Article 4 / 17  
 confirmed by SofS 01/12/99  
 Thanks,  
 Brian

08 DEC 1999

7/12/99.

**PLANNING AND CONSERVATION**

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Peter Tigg Partnership Limited  
Walmer Courtyard  
225 Walmer Road  
Holland Park  
LONDON  
W11 4EY

Switchboard: 0171-937 5464  
Extension: 2010  
Direct Line: 0171-361 2010  
Facsimile: 0171-361 3463

27 August 1999

My reference: TP/H/BR

Your reference: 26RCM

Please ask for: Brian Roche [Registration & Fees Officer]

Dear Sirs/Mesdames,

**Town and Country Planning Act, 1990**  
**Planning (Listed Buildings and Conservation Areas) Act, 1990**  
**Town and Country Planning (General Permitted Development) Order, 1995**  
**Central Government Circular 14/97 - Planning and the Historic Environment**  
**Your Applications for Planning Permission and Conservation Area Consent both dated 2<sup>nd</sup> August 1999, received 25<sup>th</sup> August concerning proposed "Addition of 4 No. Roof-Lights to Front of 26/26A ROYAL CRESCENT MEWS, Kensington, London, W.11 at second floor level"**

Thank you for your applications with your drawing numbers 26 RCM/01 and 26 RCM/02 enclosed therein.

By virtue of the provisions of Class C in Part 1 to Schedule 2 of the above 1995 Order, I would inform you that your proposed works as described above and shown on your submitted drawings, fall under the scope of "permitted development" and consequently do not require Planning Permission from this Council under the above legislation. Accordingly, your application for Planning Permission has been treated as being withdrawn, and as such will not be considered any further by my department. I have duly arranged to refund your submitted application fee payment of £95.00 under separate cover. Please note that it may take two/three weeks for a cheque to reach you.

As you may be aware, Government advice concerning, amongst other things, works of demolition to buildings within conservation areas, was updated in 1997 and embodied in Circular 14/97. In my opinion, your proposed works which will involve the removal of small parts of the front roof slope, will not require Conservation Area Consent. Accordingly, your application for Conservation Area Consent has also been treated as being withdrawn.

Yours faithfully,

M.J. French  
Executive Director, Planning and Conservation

For file info.  
Reference purposes

ONLY.

BR

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FOR FILE INFO PURPOSES

11 November 1999

ONLY (8)

**peter tigg**  
partnership ltd.  
architects · planners · designers

Our ref: PT/AS

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

Walmer Courtyard  
225 Walmer Road  
Holland Park  
London W11 4EY  
Fax: 0171 229 8771  
Tel: 0171 221 5568

992472

For the attention of Brian Roache

RECEIVED BY PLANNING SERVICES						
EX DIR	IND	C	SW	SE	ENF	AO ACK
(59)		12 NOV 1999				
APPEALS	IO	PLANNING DES			FEES	

PP 992472

Dear Mr Roache

**26/26a ROYAL CRESCENT MEWS W11 - PERMITTED DEVELOPMENT WORK AS PER YOUR LETTER/NOTICE DATED 27 AUGUST 1999**

Following receipt of your letter of the 27 August 1999 and subsequent further investigation by the applicant, we have been asked to further amend the drawn proposals so as to leave the means of escape route via the rear rather than the front of the property. These current proposals therefore include the formation of that escape route at the rear by the removal of a small portion of sloping roof and the introduction of a further roof light over the internal staircase areas. Given the finer nature of these works I cannot imagine that they do require planning permission and that the notice already issued on the 27 August will apply to these works also, but I would be grateful if you could please consider these revised drawings and let us have your confirmation of same as soon as possible.

Yours sincerely

A. Stubb

PETER TIGG

c.c. James Datnow

Encs: 4 copies of drawing Nos. 26RCM/03.

Spoke to

Nichola McArdle. 16/11/99

— phones went dead.

New Appl/N received next day.

Brian

Peter Tigg Partnership Limited  
Registered in England Number  
3098525

Directors:

Peter Tigg  
B.A. (Hons.), Dip.Arch.,  
R.I.B.A., M.C.I.O.B.  
Satish Patel  
Dip.Arch., R.I.B.A.

17/11/99.

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**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 Dip TP MRTPI Cert TS

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W11 4EY

Switchboard: 0171-937-5464  
Direct Line: 0171-361-  
Extension:  
Facsimile: 0171-361-3463



**KENSINGTON  
AND CHELSEA**

Date: 8 December 1999

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My Ref: **DPS/DCN/PP/99/02472** Your ref: 26 RCM Please ask for:

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING ACT 1990**

**Application for Planning Permission at: 26/26A Royal Crescent Mews, London, W11 4SY**

**Proposal: New velux rooflights new rooflights in flat roof and removal of existing and forming lead lined opening for means of escape. Dwelling use.**

**Dated: 15/11/1999**

**Complete: 08/12/1999**

**Decision due by: 02/02/2000**

I acknowledge receipt of your application.

If you have not been notified by the Council of its decision within 8 weeks of the date of completion above you are entitled to appeal to the Secretary of State for the Environment in accordance with Section 78 of the Town and Country Planning Act 1990. You may, by agreement in writing with the Council, extend the period within which the decision is to be given. The Council decides on applications as soon as possible. Many applications can be determined in six weeks or less, although there will often be reasons why a longer period is necessary.

Proposals that may affect the character or appearance of a Conservation Area, or the special character or setting of a Listed building, and some other proposals, must be advertised on site and in a local newspaper. Therefore, these applications often take longer to determine. Many applications, including all those to which objections are received, must be presented to the Planning Services Committee, which may also mean a short delay. Should you wish to discuss the progress of your application, please contact the Case Officer on the above number.

You are reminded that it may be unlawful to begin the development forming the subject of this application prior to receipt of a written Planning Permission from the Council, and you are strongly advised against doing so.

Yours faithfully,

**M.J. FRENCH**

Executive Director, Planning and Conservation

CARMEL.

(10)

pl. treat the  
attached  
application

re PP/99/02472  
as being

WITHDRAWN

Thanks  
Brian  
15/12/99

Sent to : Thompson, Roy

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Roy

I refer to our meeting this afternoon and confirm my view that the proposed opening in the roof for the means of escape, as shown on the application drawings, is permitted development by virtue of Sch 2 Part 1 Class C of the GPDO 1995.

LeVerne Parker

①

Brian,  
The view is that  
this is p.d.  
(see note from  
LeVerne)  
Roy w/a



# PLANNING AND CONSERVATION

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Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

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15 December 1999

My reference: PP/99/02472

Your reference: 26RCM

Please ask for: Roy Thompson/Brian Roche

Dear Sir,

**Town and Country Planning Act, 1990**

**Town and Country Planning (General Permitted Development) Order, 1995**

**Your Application for Planning Permission dated 15<sup>th</sup> November 1999**

Your Description of the Proposed Works : *"New Velux Rooflights, New Rooflight in Flat-Roof and Removal of Existing and Forming Lead-Lined Opening for Means of Escape - Dwelling Use" as shown on your submitted drawings numbers 26 RCM 01, 26 RCM 03, and, 26 RCM 04, concerning Single Dwelling House at Land at 26/26A ROYAL CRESCENT MEWS, Kensington, London, W.11*

Thank you for your application; further to recent conversation with your office and my assistant Mr. Roche legal opinion has been obtained from the Council's Directorate of Legal Services. I understand that your proposed works as described above (and shown on your drawings) include the formation of a "cut-out" opening of the rear roof slope, which will be a "permanent" feature which will not be covered by any external glazing or any lead covering.

As at the time of writing it is not anticipated that an Article IV Direction will be imposed by the Council, in accordance with the legal opinion given to me, I would inform you that, your proposed works as described as shown on your submitted drawings, fall within the ambit of "permitted development" by virtue of the provisions covered by Class C to Part 1 of Schedule 2 of the above 1995 Order, and as such do not require Planning Permission from this Council under the above legislation.

Accordingly your application for Planning Permission, my application file reference PP/99/02472 has been treated as being withdrawn, and will not be further considered any further by my department and will be filed away. I have duly arranged to refund your application fee payment of £95.00 under separate cover. Please note that it may take two/three weeks for a cheque to reach you.

Yours faithfully,

M.J. French  
Executive Director, Planning and Conservation

cc Lloydon McBarnette - Statutory Register : RBK&C Planning & Conservation Dept.