

PLANNING SERVICES APPLICATION

Dealt with
9/12/99

CONSULTATION SHEET

APPLICANT:

Roger Carter,
50 Stapleton Hall Road,
London
N4 3QG

(6)

(D)

APPLICATION NO: PP/99/02473 / ~~ES~~ DT

APPLICATION DATED: 30/11/1999

DATE ACKNOWLEDGED: 8 December 1999

APPLICATION COMPLETE: 08/12/1999

DATE TO BE DECIDED BY: 02/02/2000

SITE: Addison Hotel, 13 Russell Road, London, W14 8JA

PROPOSAL: ~~Hotel~~

Demolition of existing structures at garden level and construction of new glazed conservatory at the rear of the hotel premises.

ADDRESSES TO BE CONSULTED

1. 11, 12, 14, 15 Russell Road W14 - B-15 - HOTEL.

2. 37, 39, 41 Holland Road W14

3. ~~Flats A-C~~

2 MAISONNETTES
9/12

BLIND DAY NURSERY
GRAND-STOP
1/2nd FLOOR MAISONNETTE

4/A - FLAT

(17)

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

SP ✓ 9/12

DEVELOPMENT CONTROL

TECHNICAL INFORMATION

AD-DISON HOTEL
 ADDRESS 13 Russell road

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THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

POLLING DISTRICT HA PP922473

- | | | | |
|-----|--|--------|--|
| 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.G ✓													

	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	

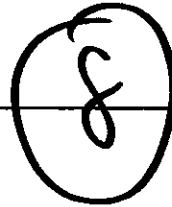
Daylighting	Complies	
	Infringes	

Car Parking	Spaces required	
	Spaces proposed	

Notes:

08 DEC 1999

PLANNING AND CONSERVATIONTHE 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

2057

0171-361-2057

Switchboard: 0171-937-5464

Extension:

Direct Line:

Facsimile: 0171-361-3463

Date: 9 December 1999

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCC/PP/99/02473/DT

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990**Proposed development at: Addison Hotel, 13 Russell Road, London, W14 8JA**

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**C1 : Hotel****Demolition of existing structures at garden level and construction of new glazed conservatory at the rear of the premises.****Applicant****Roger Carter, 50 Stapleton Hall Road, London
N4 3QG**

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/99/02473/CaseOfficerC>
Room No:

CODE SP

Date: 9 December 1999

DEVELOPMENT AT:

Addison Hotel, 13 Russell Road, London, W14 8JA

DEVELOPMENT:

C1 : Hotel

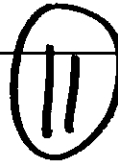
Demolition of existing structures at garden level and construction of new glazed conservatory at the rear of the premises.

The above development is to be advertised under:-

NOT IN ANY OF THE USUAL CATEGORIES.

M.J. French

Executive Director, Planning & Conservation



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:

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/99/02473/DT

Date: 17/12/1999

Addison Hotel, 13 Russell Road, London, W14 8JA

CI : Hotel

Demolition of existing structures at garden level and construction of new glazed conservatory
at the rear of the premises.

APPLICANT Roger Carter,

TREE
21/12 JPB.

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SITE MEETING 21/12/99

D. M. Taylor, Area Planning Officer and Case Officer
Mr Carter, Architect and agent

Discussed the principle and detail of the proposed extension. Mr. carter advised that a new boundary fence was also proposed, although not actually indicated on the drawings!

I advised that the principle of a glazed rear extension/conservatory was acceptable, as was the provision of a new lounge to the hotel [hostel?], and a new timber boundary fence. What was not so acceptable was the principle or effect of a full width glazed conservatory... no precedent for it nearby and strictly speaking contrary to Policy. (A half-width conservatory exists at no.12, and a full width dilapidated lean-to structure at no.13). Agreed that revisions should be submitted showing:

- (1) A reduced width conservatory, with rebuilt solid extension on North side
- (2) Boundary fencing properly shown in elevation and plan

DT 21/12/99

● Roger Carter RIBA

OPC
architect
✓ 12/1

Derek Taylor
Planning and Conservation
RBK&C
The Town Hall
Homton Street
London W8 7NX

DI
COPY OF PLANS
TO INFORMATION
OFFICE PLEASE

RECEIVED BY PLANNING SERVICES									
EX DIR	HDC	N	C	SW	SE	ACK			
12 JAN 2000						19			
IO	REV	NO	FWD PLN	CON DES	FEES				

11th January 2000

Dear Mr Taylor

13 Russell Road W14 - Proposed extension

I attach 4 copies of revised drawings 217.01A and 217.03A showing the proposed amended conservatory in accordance with our discussions on site on 21st December 1999 and your recent telephone message. I trust this is sufficient for you to complete the application.

Please contact me if you require further information.

Yours sincerely

Roger Carter
copy Janusz Palgan

Ref.217C1

50 Stapleton Hall Road London N4 3QG
tel/fax 020 7272 3963 m 07788 165156
e-mail rogercarter@ukonline.co.uk

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Revised drawings received 12th January 2000

Show breadth of conservatory reduced by $\frac{1}{3}$ as requested at Site Meeting, with the remainder now solid, traditional extension. Drawing amended too to show the fence properly in both elevation and plan.

(15) DPL Ac

**THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA
MEMORANDUM - SECTION 101 - LOCAL GOVERNMENT ACT, 1972**

To: Chief Administrative Officer (Planning) Date: 3 February 2000
From: The Executive Director, Planning & Conservation Our Ref: PP/99/02473

Application Date: 30/11/1999 Complete Date: 08/12/1999 Revised Date: 12/01/2000

Agent: Roger Carter, 50 Stapleton Hall Road, London
N4 3QG

Address: Addison Hotel, 13 Russell Road, ~~London~~ ^{Kensington}, W14 8JA

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 (vi) - Listed building consent for above Classes. |
| Class (ii) - shop fronts | Class (vii) - approval of facing materials |
| Class (iii) - conversion from non s/c dwellings etc | 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 (iv) - amendments as required by T.P. Committee | Class (ix) - grant permission licence or objection under Sections 73, 74, 138, 141, 152, 153, 177 & 180 of the Highways Act |
| Class (v) - above classes after D.P. Committee agree | Class (x) - Crossover under S. 108 of the Highways Act 1980 |



Consent under T&CP Control of Advertisement Regulations 1984-90; incl. refusal of consent for Reg. 15 applications.

DESCRIPTION OF PROPOSED DEVELOPMENT

Demolition of existing structures at garden level and construction of new glazed conservatory and boundary fencing at the rear of the premises.

RECOMMENDED DECISION Grant planning permission *conditionally*

RBK&C drawing(s) No. PP/99/02473 and PP/99/2473/A,
Applicant's drawing(s) No.217.00, 217.01 rev. A, 217.03 rev. A

I hereby determine and grant/refuse this application (subject to HBMC Direction/Historic Building ^(site plan) ~~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

PP/99/02473: 1

hewes 3/2/2000.

CONDITIONS AND REASONS FOR THEIR IMPOSITION

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1. **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)
2. **The conservatory hereby permitted shall be timber framed and so maintained. (C076)**
Reason - To ensure a satisfactory standard of external appearance. (R071)
3. **No music shall be played within the premises the subject of this permission so as to be audible outside the premises. (C048)**
Reason - To safeguard the amenity of neighbouring property. (R048)
4. **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)

INFORMATIVES

1. I10
2. I09
3. I31
4. I21

DELEGATED REPORT

Address

Addon to steel
13 Russee Road.

Reference

99/2473

Conservation Area

No

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

Other

Shopfront

Non-Residential Extension

Listed Building Demolition

whole

part

Listed Building Alterations

Unlisted Building - Demolition

whole

part

continued

D4/51(a)

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

Who _____

Overcome by Amendment/Withdrawn/Not Relevant/Other _____

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Existing

Issues/Policy/Precedent/Conditions/Third Schedule

see Arland report

Standards

Satisfactory

- Light
- Privacy
- Room Sizes
- Parking
- Trees

HBMC Direction/Obs.

- Obs. Rec'd
- Direction Rec'd
- Consultation Expired

GRANT/APPROVE

subject to conditions

Informatives

Report by

OT

Date

Agreed

WHS
3/2/2010



1.0 SITE DESCRIPTION

- 1.1 The Addison Hotel comprises a basement (lower ground) floor, ground floor, and three upper storeys. It is not Listed, or within a Conservation Area.
- 1.2 The rear garden to the property is rather run down and under-sed, and is surrounded by a timber fence that has, in part, deteriorated and collapsed.

2.0 DETAILS OF PROPOSAL

- 2.1 Planning permission is sought for the erection of a conservatory extension at rear lower ground floor level, and a replacement timber fence of approximately 2.2m in height around the rear garden.

3.0 RELEVANT PLANNING HISTORY

- 3.1 There is no relevant planning history.

4.0 PLANNING CONSIDERATIONS

- 4.1 The proposed extension and fence must be assessed against the Policies of the Unitary Development Plan "Conservation and Development" chapter, in relation to their effect upon the appearance of the property and impact upon levels of amenity in the vicinity.
- 4.2 As originally submitted, a full width conservatory was proposed and the applicants advised that this would have been harmful to the appearance of the building and contrary to policy. In its revised form, the glazed conservatory would be 2/3 width, with the remainder being a solid extension in yellow stock brick with flemish bond.
- 4.3 It is considered that the revised extension would not be harmful to the appearance of the building and satisfies the relevant development plan policies.
- 4.4 The proposed extension would be used as part of a lounge area to be formed at rear lower ground floor, in lieu of an existing bedroom in that location. It is not considered that there are any amenity implications in this, although as a safeguard a Condition is proposed to prohibit the playing of loud music etc. in the lounge/conservatory.
- 4.5 The new timber boundary fence will, for the most part, replace an existing

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dilapidated fence, and is considered to be unobjectionable in planning terms.

5.0 **CONSULTATION**

5.1 Seventeen letters of notification were sent to properties in Russell Road and Holland Road to the rear. No representations have been received.

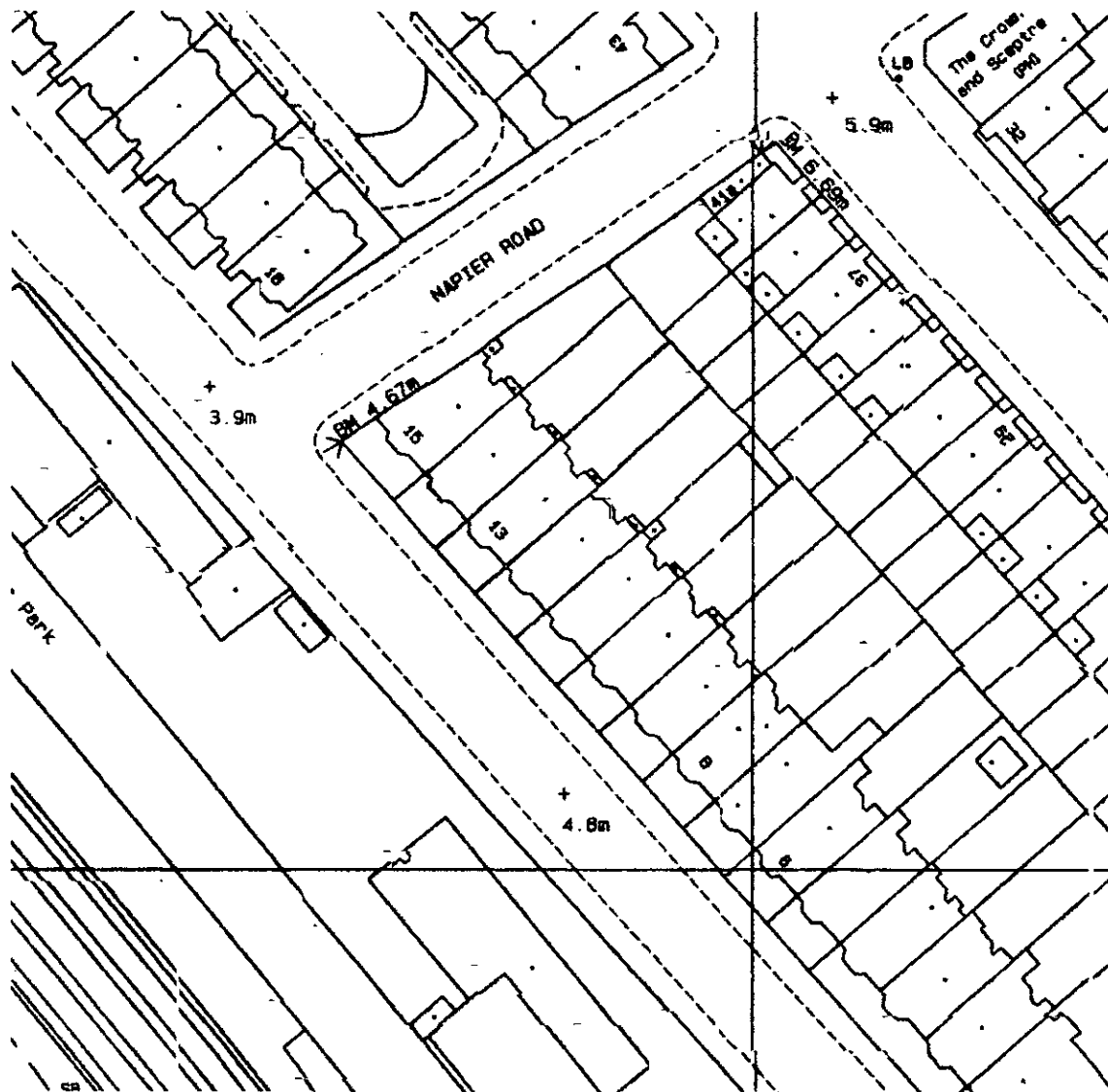
M.J. FRENCH
EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION

List of Background Papers:

The contents of file PP/99/02473 save for exempt or confidential information in accordance with the Local Government (Access to Information) Act 1985.

Report Prepared By: DT
Report Approved By:
Date Report Approved: *haws*
3/2/2000 .

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project: 13 Russell Road W14
title: site location plan
drawing no. 217.00