

PLANNING SERVICES APPLICATION

CONSULTATION SHEET

APPLICANT:

Ian McMillan,
46 Rosemont Road,
Richmond,
Surrey
TW10 6QL

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APPLICATION NO: PP/99/02474

APPLICATION DATED: 03/12/1999

DATE ACKNOWLEDGED: 8 December 1999

APPLICATION COMPLETE: 08/12/1999

DATE TO BE DECIDED BY: 02/02/2000

SITE: 77 Lansdowne Road, London, W11 2LG

PROPOSAL: Proposed alterations to roof handrail.

ADDRESSES TO BE CONSULTED

- 1. 73, 75, 77, 79 Lansdowne Rd 73, 75, 77, 79,
2. 64, 66, 68, 70, 72, 74 Lansdowne Rd 64, 66, 68, 70 UKRAINIAN CHURCH HSE
3. 72, 74, 74A (LWR) 74A (UPPER)
4. 1 Rosmead Rd 1.
5. Mr R. Meadows, 19 Stanley Crescent, W11 2NA MR. MEADOWS
6.
7.
8.
9.
10.
11.
12.
13.
14.
15.

14
11/2/99

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

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

11/2/99

TP SHEET 1 OF 1.

# DEVELOPMENT CONTROL

## TECHNICAL INFORMATION

THE ROYAL  
BOROUGH OF



KENSINGTON  
AND CHELSEA

ADDRESS 77 Lansdowne road. 6

POLLING DISTRICT F PP932474

- |     |  |        |  |
|-----|--|--------|--|
| 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							
3.																✓	✓

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:**

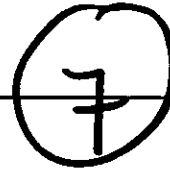
08 DEC 1999

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**PLANNING AND CONSERVATION**

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS TP MRTPI Cert TS



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**THE ROYAL  
BOROUGH OF**



**KENSINGTON  
AND CHELSEA**

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THE OCCUPIER  
FILE COPY  
0171-361- 2982

Switchboard: 0171-937-5464  
Extension: 2982  
Direct Line:

Facsimile: 0171-361-3463  
Date: 9 December 1999

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCN/PP/99/02474/IW

Planning Information Office

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING ACT 1990**

**Proposed development at: 77 Lansdowne Road, London, W11 2LG**

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**

**Proposed alterations to roof handrail.**

**Applicant**

**Ian McMillan, 46 Rosemont Road, Richmond, Surrey  
TW10 6QL**

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**

MEMORANDUM

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**TO: FOR FILE USE ONLY**

**From: EXECUTIVE DIRECTOR  
PLANNING & CONSERVATION**

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**My Ref: PP/99/02474/IW**

**CODE A1**

**Room No:**

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**Date: 9 December 1999**

**DEVELOPMENT AT:**

**77 Lansdowne Road, London, W11 2LG**

**DEVELOPMENT:**

**Proposed alterations to roof handrail.**

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

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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:

- (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/99/02474/IW

Date: 17/12/1999

**77 Lansdowne Road, London, W11 2LG**

Proposed alterations to roof handrail.

**APPLICANT** Ian McMillan,

ZL 21.12.99



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**RBKC**  
**District Plan Observations**  
**CONSERVATION AND DESIGN**

Address 77 Lansdowne Road, W11	Appl. No. 99/2474/1W.	L.B. —	C.A. 3	N.C.S. ✓
Description Railings @ roof level.		Code M.		

Jan - see attached notes.

MP 11/1/00

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PRINCIPLE - Acceptable

DETAIL

- railing insisted upon as necessary escape route by building control
- simple structure
- have been set back to prevent possible views
- will only really be from upper storeys
- 

RECOMMENDATION - **Approve**

CONDITIONS

C68

C71

Also a condition that requires the railings be painted a sky blue/grey colour and so be maintained thereafter.



DB7  
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**THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA  
MEMORANDUM - SECTION 101 - LOCAL GOVERNMENT ACT, 1972**

To: Chief Administrative Officer (Planning)  
From: The Executive Director, Planning & Conservation

Date: 13 January 2000  
Our Ref: PP/99/02474

CHSE  
49  
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Application Date: 03/12/1999 Complete Date: 08/12/1999 Revised Date:  
Agent: Ian McMillan, 46 Rosemont Road, Richmond, Surrey  
TW10 6QL  
Address: 77 Lansdowne Road, London, W11 2LG  
*Kensington*

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 (ii) - shop fronts
- Class (iii) - conversion from non s/c dwellings etc
- Class (iv) - amendments as required by T.P. Committee
- Class (v) - above classes after D.P. Committee agree
- Class (vi) - Listed building consent for above Classes.
- Class (vii) - approval of facing materials
- 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 (ix) - grant permission licence or no objection under Sections 73, 74, 138, 143, 152, 153, 177 & 180 of the Highways Act
- Class (x) - Crossover under S. 108 of the Highways Act 1980

**DELEGATED APPROVAL  
19 JAN 2000**

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

**DESCRIPTION OF PROPOSED DEVELOPMENT**

~~Retrospective planning permission for the~~ retention and relocation of the handrail at roof top level.

**RECOMMENDED DECISION** Grant planning permission *conditionally*  
RBK&C drawing(s) No. PP/99/02474 Applicant's drawing(s) No. 77LR2/12A, 77LR2/5D & 77LR2/6D.

I hereby determine and grant/refuse this application (subject to ~~HBMC Direction/Historic Building~~ 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  
*[Signature]*      14.1.00      *[Signature]*

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. **All work and work of making good shall be finished to match the existing original work in respect of material, colour, texture, and profile and, in the case of brickwork, facebond and pointing. (C071)**  
*Reason - To ensure a satisfactory standard of external appearance. (R071)*
  
3. **The works as shown on the drawings hereby approved shall be completed within 2 months of the date of this permission, and be so maintained etc. (C008)**  
*Reason - The Council considers that further works are necessary to ensure that the development is satisfactory, and to safeguard the amenity/appearance of the area. (R007)*
  
4. **The railings hereby permitted shall be painted grey and <sup>be</sup> so maintained.**  
**REASON:** *To preserve and enhance the character and appearance of the Conservation Area.*

# DELEGATED REPORT

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Address 77 Lansdowne Road

Reference 99/2474

Conservation Area Yes

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

**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 attached*

**Standards**

satisfactory

- Light
- Privacy
- Room Sizes
- Parking
- Trees

**HBMC** Direction/Obs.

- Obs. Rec'd
- Direction Rec'd  N/A
- Consultation Expired

**GRANT/APPROVE**

subject to conditions

Informatives

Report by

*IW*

Date

Agreed

*Rx/Lanes*  
*14.1.00*

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**1.0 The Site**

- 1.1 The property is located on the northern side of Lansdowne Road, to the west of its junction with Rosemead Road.
- 1.2 The property is in use as a single family residential unit (Class C3).
- 1.3 The property is not listed although it does lie within the Ladbroke Conservation Area.

**2.0 Proposal**

- 2.1 Retrospective permission is sought for the retention and relocation of a hand rail at roof top level.

**3.1 Relevant Planning History**

- 3.1 On 24<sup>th</sup> April 1996 planning permission was granted for the reinstatement of a pitched roof with provision of additional domestic accommodation (Ref:TP/96/0588). Further investigation during <sup>May 1996</sup> April 1996 revealed that a handrail had been erected at roof top level without the benefit of planning permission.

- 3.2 On 29<sup>th</sup> September 1999, an Enforcement Notice was served on the owner / occupier of the property for the unauthorised erection of a metal handrail at roof top level. The notice was issued as it appeared to the Council that the handrail, by virtue of its design, materials used and siting has an over dominant appearance on the building within the Ladbroke Conservation Area.

- 3.3 *The applicant has sought to modify the railings by means of the current planning application*
- 4.0 **Planning Considerations**

- 4.1 The main planning considerations in this application relate to the impact of the railings on the character and appearance of the parent building and the Ladbroke Conservation Area as a whole. Also for consideration is the impact of the railings on the surrounding properties within Lansdowne Road and Rosmead Road.
- 4.2 The relevant policies are contained within the "Conservation and Development" Chapter of the UDP. Policies CD25, CD38, CD39, CD44, CD48 and CD53 are of particular relevance to this application.
- 4.3 The railings are required to guide the occupants of 77, Lansdowne Road to the adjoining roof in the case of an emergency and are insisted upon by Building Control. They are approximately one metre in height and made of iron.

4.4 Following negotiation with the applicant the railing is proposed to be modified to reduce its impact as viewed from the surrounding area. It is proposed to remove a portion of the railing to its south-eastern quadrant, to be replaced by a less prominent connecting rail. *in their reverse form* *less prominent and constitute*

4.4 The railings are considered to be a simple addition, situated at roof top level, and do not detract from the appearance of the building upon which it is situated. The applicant proposes to *locate* the railings within close proximity to the emergency exit, consequently reducing the visual impact when viewed from street level, particularly from Lansdowne Road. The railings are simple additions and are not considered as an over dominant feature at roof top level. *new*

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4.5 The Conservation and Design Officer does not raise any objections to this proposal. *has currently proposed*

4.6 In terms of Policies CD25, CD38, CD39, CD44, CD48 and CD53, the proposal for the retention and relocation of railings at roof top level is considered appropriate in terms of the design, siting and materials used.

### 5.0 Public Consultation

5.1 Fourteen letters of notification were sent out to properties in Lansdowne Road, Rosmead Road, ~~and~~ Stanley Crescent, and to the original complainant (The Ladbrooke Association)

5.2. To date, one letter of support has been received.

**M.J. FRENCH**  
**EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION**

### List of Background Papers:

The contents of file PP/99/02474 save for exempt or confidential information in accordance with the Local Government (Access to Information) Act 1985.

Report Prepared By: IW  
Report Approved By: RT/LAWJ  
Date Report Approved: *14.1.00* *14.1.00*