

PLANNING SERVICES APPLICATION

CONSULTATION SHEET

3

APPLICANT:

A.S.T.S. Architects and Designers  
Englands Lane Residence,  
Englands Lane,  
London  
NW3 4XS

AR

APPLICATION NO: PP/99/02476

APPLICATION DATED: 04/12/1999

DATE ACKNOWLEDGED: 8 December 1999

APPLICATION COMPLETE: 08/12/1999

DATE TO BE DECIDED BY: 02/02/2000

SITE: 19 The Little Boltons, London, SW10 9LJ

PROPOSAL: Rear extension/conservatory and extended garden stairs.

ADDRESSES TO BE CONSULTED

- 1. AD 99/2023 extension of garage
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.

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

Handwritten marks: a checkmark, a circle with '10', and the letters 'BL'.

# DEVELOPMENT CONTROL

## TECHNICAL INFORMATION

ADDRESS 19 The little boltons

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THE ROYAL  
BOROUGH OF



KENSINGTON  
AND CHELSEA

POLLING DISTRICT N PP992476

- |     |  |        |  |
|-----|--|--------|--|
| 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								
12.			5/72													✓	

	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:**

MEMORANDUM

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TO: FOR FILE USE ONLY

From: EXECUTIVE DIRECTOR  
PLANNING & CONSERVATION

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My Ref: PP/99/02476/AP

CODE A1

Room No:

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Date: 13 December 1999

**DEVELOPMENT AT:**

19 The Little Boltons, London, SW10 9LJ

**DEVELOPMENT:**

**Rear extension/conservatory and extended garden stairs.**

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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**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 TP MRTPI Cert TS



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**FILE COPY**

3564

0171-361- 3564

Switchboard: 0171-937-5464

Extension:

Direct Line:

Facsimile: 0171-361-3463

Date: 14 December 1999

**KENSINGTON  
AND CHELSEA**

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My reference:

Your reference:

Please ask for:

My Ref: DPS/DCSW/PP/99/02476/AP

Planning Information Office

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING ACT 1990**

**Proposed development at: 19 The Little Boltons, London, SW10 9LJ**

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**

**Rear extension/conservatory and extended garden stairs.**

**Applicant**

**A.S.T.S. Architects and Designers** Englands Lane Residence, Englands Lane, London NW3 4XS

**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

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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 W.8.** 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, W.8.** 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**

break / M AP  
AP 10/3



COPY OF PLANS  
TO INFORMATION  
OFFICE PLEASE

A.S.T.S  
ARCHITECTS & DESIGNERS  
ENGLANDS LANE RESIDENCE  
ENGLANDS LANE LONDON NW3 4JX

7.03.2000

Mr. A Paterson  
Planning And Conservation  
Hornton St.  
London W8 7NX

Dear Mr. A Paterson

RE: The Littel Boltens.

Dear Mr. Paterson

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SY	SE	ENF	AO ACK
134		10 MAR 2000					
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES	

Please find enclosed set of amendment drawing regarding the 19 The Little Bolton.

I look forward to hear from you soon.

Yours Sincerely

Tamar Segalis

ASTS Practice

DP/ AC

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CASE

49

245

**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 March 2000  
Our Ref: PP/99/02476

Application Date: 04/12/1999 Complete Date: 08/12/1999 Revised Date: 10/03/2000  
Agent: A.S.T.S. Architects and Designers Englands Lane Residence, Englands Lane,  
London NW3 4XS  
Address: 19 The Little Boltons, London, SW10 9LJ  
*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**  
**21 MAR 2000**

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

**DESCRIPTION OF PROPOSED DEVELOPMENT**

**The erection of a rear conservatory addition at basement level.**

**RECOMMENDED DECISION** Grant planning permission *conditionally*  
RBK&C drawing(s) No. PP/99/02476 Applicant's drawing(s) No. 1019(EX PL) 01, 02, 05, 06 (side plan),  
1019(EX EL) 03, 04, 1019(PR PL) 01, 02, 1019(PR EL) 03, 04



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

*hdms*  
16/3/2000

CONDITIONS AND REASONS FOR THEIR IMPOSITION

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1.       **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)
  
2.       **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)
  
3.       **All new external finishes shall be in materials to match those of the exterior of the existing building(s). (C072)**  
*Reason*  
     - To preserve and enhance the character and appearance of the Conservation Area                      (R072)
  
4.       **The conservatory hereby permitted shall be timber framed, painted, and so maintained. (C076)**  
*Reason*  
     - To preserve and enhance the character and appearance of the Conservation Area                      (R072)

INFORMATIVES

1.           I09
2.           I10
3.           I21
4.           I30
5.           I31



**DELEGATED REPORT**

PP/99/02476

10

~~14~~

1.0 **THE SITE**

**M.J. FRENCH**

**EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION**

**List of Background Papers:**

**The contents of file PP/99/02476 save for exempt or confidential information in accordance with the Local Government (Access to Information) Act 1985.**

**Report Prepared By: AP**  
**Report Approved By: AP/LAWJ**  
**Date Report Approved:**

*haws*

*16/3/2000*

# DELEGATED REPORT

(12)

Address

19 The Hillside Gardens,  
SW10

Reference

99/2476

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

D4/51(a)

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

Who \_\_\_\_\_

Overcome by Amendment/Withdrawn/Not Relevant/Other \_\_\_\_\_



**Existing**

**Issues/Policy/Precedent/Conditions/Third Schedule**

*See Standard*

**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

*AP*

Date

Agreed

*LWS/PC  
16/3/2000*

Generated Report.

14

99/2476

19 The Little Belfries.

Kensington, SW10.

1.0. This application relates to the erection of a rear garden level consent to the garden and ground floor mansard.

1.1. The proposed consent is a timber framed structure with a white rendered plinth base. The consent does not project beyond the rear line of the existing two storey rear addition and is ~~at ground level~~ of the property.

1.2. The Council approves the subject of rear consent additions in the Unity Development Plan with policy CO42 of the "Consent and Development" chapter. The proposed consent does not extend beyond the previously rear boundary line, it is considered modest in its height and so just is consistent with the Council's policy relating to Consents.

1.3. There are many examples of rear garden level additions within the tenure the property falls into and this proposal is considered to maintain the character and appearance of the property and the tenure and the Consent Area and is therefore considered to be in accordance with policies CO52 and CO53 of the Unity Development Plan.

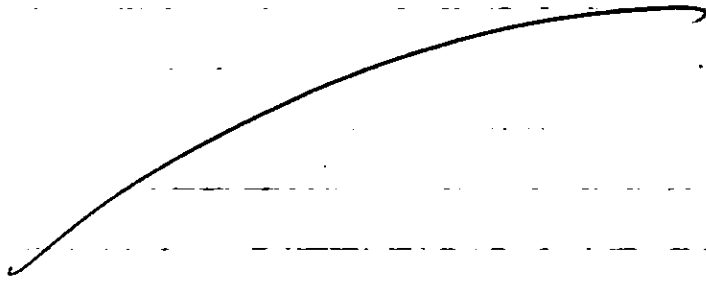
14.

2.0 Public Consultation.

2.1. The Council received 15 objections of the application and has to date received no response regarding it.

Research Review for 19. The Little Belugas.

grand + grant Casady. (15)



Cl-

• 19 The little folks.

(16)

The proposal versus versus, Skans are passed a tea  
Come beyond dark elvahn it does not look very  
good.

I advised applied to venue proposal extra venue  
Skans or, vedee (conty) and not Skans whatever  
already exist.

Revised to be full .



Empty Situate with Skavane .

cup.