

PLANNING SERVICES APPLICATION

CONSULTATION SHEET

6

APPLICANT:

APCAR Smith Planning,  
56-58 Crewys Road,  
London  
NW2 2AD

APPLICATION NO: PP/99/02477

APPLICATION DATED: 29/11/1999

DATE ACKNOWLEDGED: 8 December 1999

APPLICATION COMPLETE: 08/12/1999

DATE TO BE DECIDED BY: 02/02/2000

SITE: 93 Portobello Road, London, W11 2QB

PROPOSAL: Removal of condition No. 5 of planning permission ref. PP/99/1296 to allow the use of the roof as a terrace.

ADDRESSES TO BE CONSULTED

1. Repeat 99/1296, plus any additional objects
- 2.
- 3.
- 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

128

CT  
9/12/99

✓ ① ✓ CT  
9/12/99

n.b I do not consider it appropriate to notify BH in respect of the setting of a listed building, as their comments in respect of PP/99/1296 did not relate to the roof or the originally proposed terrace.

7

CURRENT APPLICATION

Con slip

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

FOR OBSERVATIONS:

- 1. Design (MD) <sup>9.12.78</sup>
- 2. \_\_\_\_\_
- 3. \_\_\_\_\_

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

Officer

MK

Report Written

\_\_\_\_\_

10 DEC 1990

For Schedule  
Typing  
Committee  
FILE

NOTES:

0181-458-  
7440

# DEVELOPMENT CONTROL

## TECHNICAL INFORMATION

ADDRESS 93 Portobello road



PP992477

POLLING DISTRICT 9

THE ROYAL  
BOROUGH OF



KENSINGTON  
AND CHELSEA

- |     |  |        |  |
|-----|--|--------|--|
| 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:**

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**PLANNING AND CONSERVATION**THE TOWN HALL HORNTON STREET LONDON W8 7NX

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**9****THE ROYAL  
BOROUGH OF****Executive Director M J FRENCH FRICS TP MRTPI Cert TS****FILE COPY**

3651

0171-361- 3651

Switchboard: 0171-937-5464

Extension:

Direct Line:

Facsimile: 0171-361-3463

Date: 9 December 1999

**KENSINGTON  
AND CHELSEA**

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My reference:

Your reference:

Please ask for:

My Ref: DPS/DCN/PP/99/02477/MK

Planning Information Office

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING ACT 1990****Proposed development at: 93 Portobello Road, London, W11 2QB**

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**

**Removal of condition No. 5 of planning permission ref. PP/99/1296 to allow the use of the roof as a terrace.**

**Applicant**

**APCAR Smith Planning, 56-58 Crewys Road, London  
NW2 2AD**

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/99/02477/MK**

**CODE A1**

**Room No:**

**Date: 9 December 1999**

**DEVELOPMENT AT:**

**93 Portobello Road, London, W11 2QB**

**DEVELOPMENT:**

**Removal of condition No. 5 of planning permission ref. PP/99/1296 to allow the use of the roof as a terrace.**

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

Address 23 Portobello Road, W11.	Appl. No. 99/2477/NK	L.B. —	C.A. 3	N C S ✓
Description Roof terrace.		Code M		

Principle - Not welcome

Detail - visible?

- visible from street?

M - please arrange another SV.

MP 15/12/09.

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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



KENSINGTON  
AND CHELSEA

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:

NOTICE OF A PLANNING APPLICATION  
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 Ladbrooke 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/99/02477/MK

Date: 17/12/1999

**93 Portobello Road, London, W11 2QB**

Removal of condition No. 5 of planning permission ref. PP/99/1296 to allow the use of the roof as a terrace.

**APPLICANT** APCAR Smith Planning,



# APCAR SMITH PLANNING

Chartered Town Planning Consultants

(MK)

Booth  
Pl-act

RECEIVED BY PLANNING SERVICES									
EX DIR	HDC	N	C	SW	SE	ENF	AD	ACK	
		25 JAN 2000							
	IO	REC	ARB	FWD PLN	CON DES	FEES			

Our Ref: CA/TC/1227

Executive Director  
Planning & Conservation  
The Royal Borough of Kensington & Chelsea  
The Town Hall  
Hornton Street  
London  
W8 7NX

Your Ref: PP/99/02477

24<sup>th</sup> January 2000

FAO Ms M Kingston

CT  
25/1/2000

Dear Sir

**93 Portobello Road – removal of Condition No. 5 of planning permission  
ref: pp/99/1296 to allow the use of the roof as a terrace.**

I am writing further to the meeting held on site on 20<sup>th</sup> January 2000 with both the Planning Officer and Design Officer.

In accordance with the discussions at that meeting, I am enclosing herewith four copies of Drawing no: 314/3I, which show the following:

1. the line of the new balustrade is pulled slightly further back from the front wall so as to sit between the chimney breasts on either side of the roof;
2. the vertical balusters have been added to the front elevation, these being totally plain, as requested by the Design Officer; and
3. the existing railings which run around the entire roof terrace area have been added to the drawings on section AA and the rear elevation – so that you can see the details of the proposed balustrade, these existing railings have not been shown on the front elevation.

As can be seen, the existing railings are slightly higher than the top of the proposed balustrade. With the proposed balustrade being pulled further back to align between the two chimney breasts, it will not be possible for it to be seen anywhere from street level due to the high parapet wall that runs around the entire roof terrace. Furthermore, from the very limited number of upper floor windows that look towards the roof terrace, the proposed balustrade will be largely hidden by both the existing parapet and the double railing above it.

Cont.../

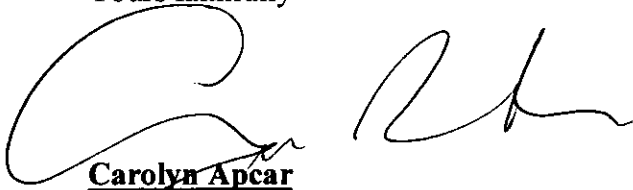
Principal: Carolyn Aparcar BA Hons. MRTPI

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Cont.../2 Executive Dtr., Planning & Conservation, RB Kensington & Chelsea

I therefore hope that, as discussed with your Officers on site, the application will now be reported to the next available Committee Meeting on 23<sup>rd</sup> February 2000 with your recommendation that planning permission be granted.

Yours faithfully



Carolyn Apcar

Cc S Clarke Esq., Clarke Associates

L Kelly Esq.

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**PLANNING AND CONSERVATION**

THE TOWN HALL HORNTON STREET LONDON W8 7NX

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**THE ROYAL  
BOROUGH OF**



**KENSINGTON  
AND CHELSEA**

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Executive Director M J FRENCH FRICS TP MRTPI Cert TS

16

**FILE COPY**

3651

0171-361- 3651

Switchboard: 0171-937-5464

Extension:

Direct Line:

Facsimile: 0171-361-3463

Date: 27 January 2000

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCN/PP/99/02477/MK

Planning Information Office

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING ACT 1990**

**Proposed development at: 93 Portobello Road, London, W11 2QB**

You were recently notified on, and/or have commented on, the application for development at the above address. The Council has now received **AMENDMENTS** to this application, and brief details of these are set out below. The Council's Planning Services Committee, in considering the proposal, welcomes comments upon these amendments. Members of the public may **inspect copies of the amended plans**, and any other submitted documents. Details are provided overleaf.

**Amended Proposal**

**Removal of condition No. 5 of planning permission ref. PP/99/1296 to allow the use of the roof as a terrace.**

**REVISED DRAWINGS RECEIVED**

**Applicant**

**APCAR Smith Planning, 56-58 Crewys Road, London  
NW2 2AD**

Anyone who wishes to submit comments on the amended application should write to the Council at the above address within **14 days** of the date of this letter.

Yours faithfully,

**M. J. FRENCH**

Executive Director, Planning and Conservation

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**PLEASE QUOTE THE APPLICATION REFERENCE NUMBER ON YOUR REPLY**

MK

FILE NUMBER: ..... PP/99/2477

ADDRESS: ..... 93 Fortobello Rd

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REVISED DRAWINGS RECEIVED

- 1. Please re-notify all objectors. Add to letter:  
"Revised drawings received. Any further comments must be received by ....." \*
- 2. Please re-advertise \* 14 days

\* delete or add as appropriate

cc No Kes. Library 27.1.99

128 ✓ CT  
27/1/2000



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# RBKC District Plan Observations CONSERVATION AND DESIGN

Address 93 Portobello Road, W11	Appl. No. 99/2437/MK	L.B. —	C.A. 3	N <input checked="" type="checkbox"/> C S
Description terrace @ roof level.	Code A5			

MK - see attached

MP 7/2/00

PRINCIPLE - Acceptable



DETAIL

- historically been terrace for some period of time
- terrace will be well set back with no views from street level
- minimal views from surrounding buildings and upper level
- the works proposed will not adversely harm the character of the building or the conservation area.

RECOMMENDATION - **Approve**

CONDITIONS

C68

C71

C82 adding the words "simple vertical" after be

21

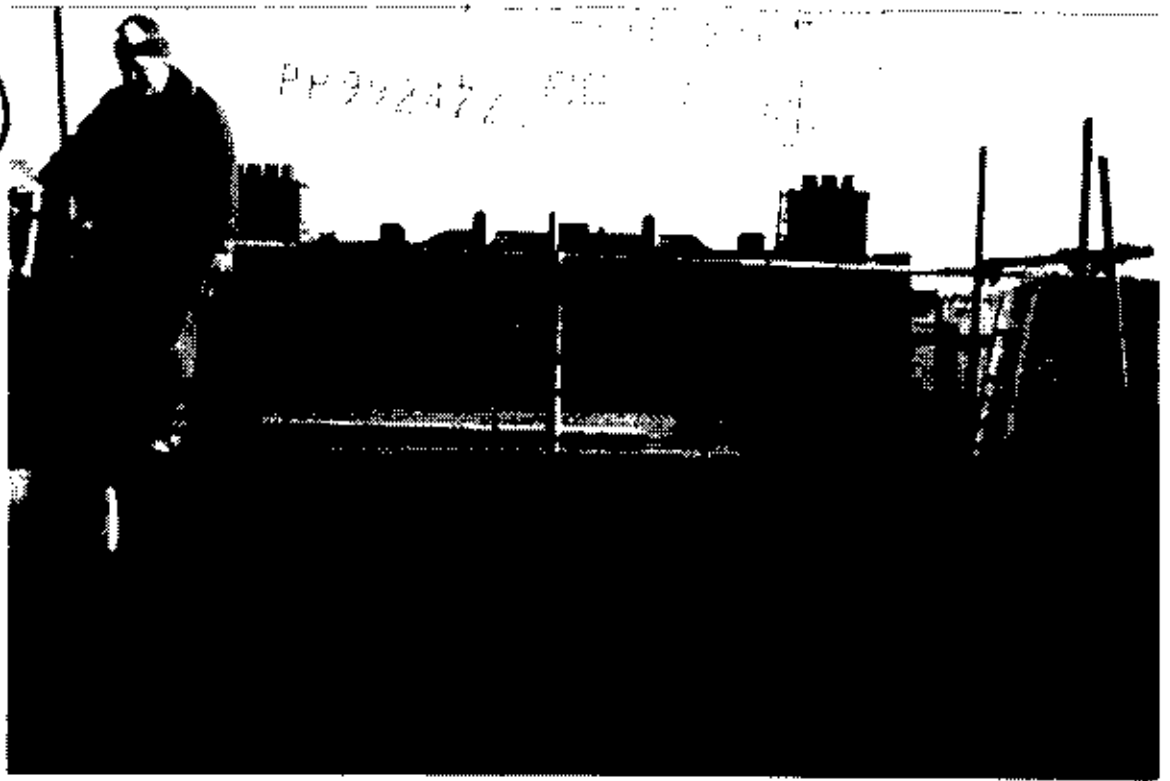


PLATE A 93 Fort St. Charles Rd.

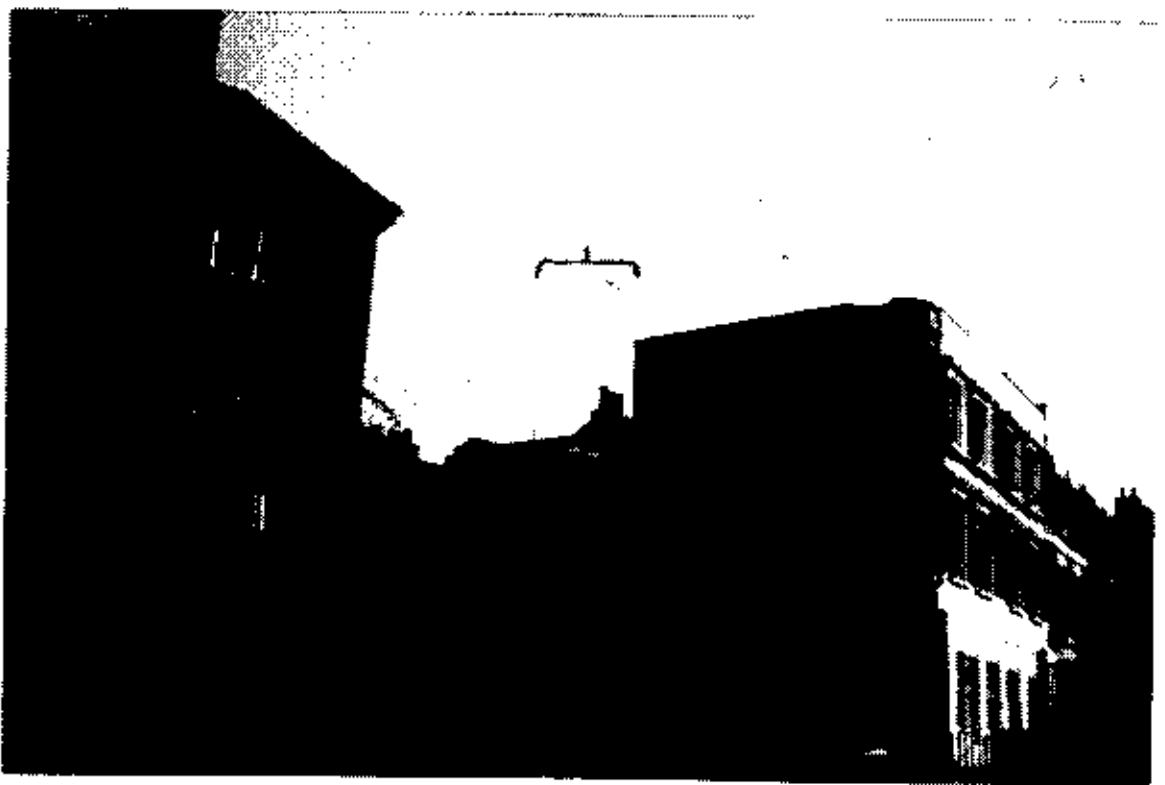


PLATE B - 28 Danby Terrace

DELEGATED  
APPROVAL

3 1 1960



PLATE C

34 Park Terrace  
Rosedale

22



PLATE D 34 Park Terrace Rosedale