

S.S.

7

PLANNING SERVICES APPLICATION

CONSULTATION SHEET

APPLICANT:

X Lloyd Tingle Associates,
Oakley Street
Chelsea,
London
SW3 5NN

APPLICATION NO: PP/99/02478 *NBS*

APPLICATION DATED: 30/09/1999

DATE ACKNOWLEDGED: 8 December 1999

APPLICATION COMPLETE: 08/12/1999

DATE TO BE DECIDED BY: 02/02/2000

SITE: 405 King's Road, London, SW100LR

PROPOSAL: Proposed rear extensions to rear of 405 King's Road to be used for the purpose of storage.

ADDRESSES TO BE CONSULTED

1. *Upper from 405, 403, 407 King Rd.*
2. *↓ shops.*
- 3.
- 4.
- 5.
- 6.
- 7.
8. *7-18 Ann Lane.*
- 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

Handwritten signature/initials

DEVELOPMENT CONTROL TECHNICAL INFORMATION

THE ROYAL BOROUGH OF



KENSINGTON AND CHELSEA

ADDRESS 405 Kings Road
London
SW10

8

POLLING DISTRICT PA PP992478

- 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						
								✓								

✓	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:



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

MEMORANDUM

TO: FOR FILE USE ONLY

**From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION**

My Ref: PP/99/02478/NB

CODE: SL

Room No:

Date: 13 December 1999

DEVELOPMENT AT:

405 King's Road, London, SW100LR

DEVELOPMENT:

Proposed rear extensions to rear of 405 King's Road to be used for the purpose of storage.

The above development is to be advertised under:-

NO REQUIREMENT FOR SITE NOTICE/ADVERTISEMENT IN THIS CASE.

M.J. French

Executive Director, Planning & Conservation
**SITE NOTICE CRITERIA NOT MATCHED
CHECK CORRECT CODE IS ENTERED**

PLANNING AND CONSERVATIONTHE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS TP MRTPI Cert TS**10**

**THE ROYAL
BOROUGH OF****KENSINGTON
AND CHELSEA**

FILE COPY

2699

0171-361- 2699

Switchboard: 0171-937-5464

Extension:

Direct Line:

Facsimile: 0171-361-3463

Date: 15 December 1999

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCSW/PP/99/02478/NB

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990**Proposed development at: 405 King's Road, London, SW100LR**

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 rear extensions to rear of 405 King's Road to be used for the purpose of storage.

Applicant

Lloyd Tingle Associates, 1 Oakley Street, Chelsea, London
SW3 5NN

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



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

Ref: 331

12

JPI

AC

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: 17 December 1999

Our Ref: PP/99/02478

mnw

X

Application Date: 30/09/1999 Complete Date: 08/12/1999 Revised Date:

Agent: Lloyd Tingle Associates, 2 Oakley Street, Chelsea, London SW3 5NN

Address: 405 King's Road, London, SW100LR

Chelsea

49

10

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

DELEGATED APPROVAL
- 5 JAN 2000

Class (iv) - amendments as required by T.P. Committee

Class (v) - above classes after D.P. Committee agree
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

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

DESCRIPTION OF PROPOSED DEVELOPMENT

Erection of single storey rear extension for storage ancillary to retail unit.

RECOMMENDED DECISION Grant planning permission *conditionally*

RBK&C drawing(s) No. PP/99/02478 Applicant's drawing(s) No. PP/99/2478

Applicant's Drawing Nos: 331-01/1

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

Law
4.1.00

Area Planning Officer

13

CONDITIONS AND REASONS FOR THEIR IMPOSITION

- 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 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)

INFORMATIVES

- I09
- I10
- I21

DELEGATED REPORT

14

Address 405 King's Road
Chelsea
SW10

Reference PP199/2478

Conservation Area NO

Listed Building Yes/No (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

Single storey rear,
storage ancillary to
retail unit

Listed Building Demolition
whole part

Listed Building Alterations

Unlisted Building - Demolition
whole part

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

Who None

15

Overcome by Amendment/Withdrawn/Not Relevant/Other _____

Existing

Retail AI (Mailbox Ltd)

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
- Consultation Expired

GRANT/APPROVE

subject to conditions

Informatives

Report by NB

Date

Agreed

hdw
4.1.00

16

1.0 Public Considerations

- 1.1 The main issue for consideration is the impact of the proposal on the appearance of the property and the wider townscape.
- 1.2 Policies S2 and CD44 are considered most relevant.
- 1.3 Policy S2 normally permits extensions to existing shops. The proposed extension will contribute to the viability of the shop and is considered acceptable in principle.
- 1.4 The extension will be single storey and flat-roofed, covering the existing rear yard. It will face bin stores on the opposite side of the road at the rear. Of the nine properties in this group, six already have similar extensions and it is considered that the proposal will help to reunite the appearance of the rear elevation without causing harm to the appearance of the property or the wider townscape.

2.0 Public Consultation

- 2.1 No representations have been received.

M.J. FRENCH
EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION

List of Background Papers:

The contents of file PP/99/02478 save for exempt or confidential information in accordance with the Local Government (Access to Information) Act 1985.

Report Prepared By: NB
Report Approved By: NB/LAWJ / Laws
Date Report Approved: PK / Laws
H. 1. 00

● Planning permissions granted at:

no. 397 1978 and 1990

no. 399 1979

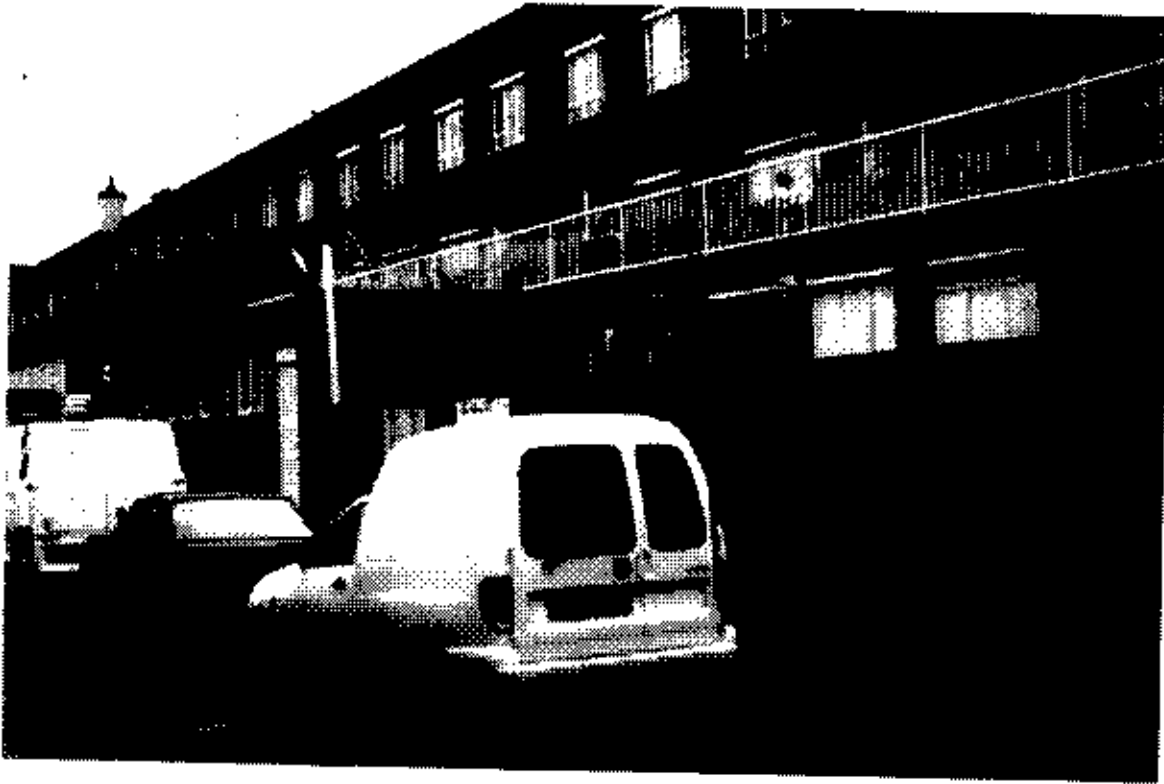
no. 417 1986

no. 421 1990

no. 429 1986

(17)

(between nos. 391 and 433 odd)



18



19

