

R  
Hand

PLANNING SERVICES APPLICATION

CONSULTATION SHEET

9

APPLICANT:

Koski Solomon & Ruthven,  
Architects,  
14 Greenland Street,  
London  
NW1 0ND

APPLICATION NO: PP/99/00717

APPLICATION DATED: 01/04/1999

DATE ACKNOWLEDGED: 13 April 1999

APPLICATION COMPLETE: 13/04/1999

DATE TO BE DECIDED BY: 08/06/1999

SITE: 190-200 Walton Street, S.W.3

PROPOSAL: Change of use of existing ground floor rear unit currently an automotive garage, to retail shop unit involving demolition and rebuild.

ADDRESSES TO BE CONSULTED

- 1. 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206
- 2. 109, 111, 113, 115, 117, 117A, 117B, 119, 121 WALTON STREET, SW3
- 3. 123, 124, 126, 128-130 ~~FRAN~~ COTT AVENUE SW3 \* 122=with 198/206 Walton St.
- 4. 303, 305, 307 BROMPTON ROAD SW3 \* 128 = (1)(2) + A
- 5. 13 CRESCENT PLACE, SW3 \* 130 + A
- 6.
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.

37  
1914

Ensure 1st floor 204 is notified. thank  
Jan. 1/7.

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

80  
1614  
2

Walton St.

-184/188 - Shop.

190 - Shop; Flats A+B

-192 - Mytree yard.

-194/196 - Shop

-198

-200 (Flats?)

-204/206 Offices

109 - Shop + Flat.

111 - Shop + Offices.

113 - Restaurant + Office

(115 - no such no.)

117 - Delicatessen +  
Upper Offices

117A/119 - Shop.

121 - Shop.

Flats 1-4 Walmer Hse

119 Walton St.

Hilary - 190/200 3/6  
Walton St.

I've discussed the  
volume increase with  
Bruce - we both don't  
like it but could  
you have another  
look at whether it  
will adversely  
affect character +  
appearance of  
Conservation Area.

Jon x 2664

10

Note the increase  
in volume at the  
flanks of the  
building is quite  
high - won't it  
obscure windows?

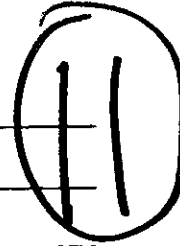
# DEVELOPMENT CONTROL

## TECHNICAL INFORMATION

THE ROYAL  
BOROUGH OF



KENSINGTON  
AND CHELSEA



ADDRESS 190-200 Walton Street

SE PP990717



- |     |  |        |  |
|-----|--|--------|--|
| 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							
18									✓								

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:**

12

DRAWING ISSUE			
PROJECT :		190-200 WALTON STREET	
		DAY >	4
		MONTH >	6
DWG NO	TITLE	YEAR >	99
WAL X01	EXISTING GROUND FLOOR PLAN		
WAL X02	EXISTING FIRST FLOOR PLAN		
WAL X03	EXISTING ROOF PLAN		
WAL X04	EXISTING FRONT ELEVATION		
WAL 100	PROPOSED GROUND FLOOR PLAN		
WAL 101	PROPOSED FIRST FLOOR PLAN		
WAL 103	PROPOSED ROOF PLAN		
WAL 200	PROPOSED FRONT ELEVATION		
WAL 300	PROPOSED SECTION 1		
WAL 301	PROPOSED SECTIONS 2 AND 3		B
WAL 304	PROPOSED SECTIONS 3 AND 4		x
COPIES ISSUED			
	A. SCHATUNOWSKI, SCHATUNOWSKI BROOKS		1
	P. MARTIN, MARTIN ESTATES		1
	J. WADE, R. B. KENSINGTON AND CHELSEA PLANNING AND CONSERVATION		4
		PURPOSE OF ISSUE >	P
A-APPROVAL B-COMMENT C-CONSTRUCTION I-INFORMATION P-PLANNING T-TENDER			

TOWN PLANNING  
 07 JUN 1999  
 RECEIVED

**MESSAGE FORM**

2316

(13)

To ..... Jan

**WHILE YOU WERE OUT**

M ..... David Hodges

of .....

Tel. No ..... 235 9641

CALLLED TO SEE YOU		PLEASE RING	<input checked="" type="checkbox"/>
TELEPHONED		PLEASE VISIT	<input type="checkbox"/>
WANTS TO SEE YOU		WILL RING YOU	<input type="checkbox"/>
URGENT		WILL CALL AGAIN	<input type="checkbox"/>

re ..... 190-194 Wallon St.

Message ..... Marler + Marler

..... 6 Sloane Street,

..... London

..... SW1X 9LF

Signed .....

Date ..... Time .....

MEMORANDUM

14

TO: FOR FILE USE ONLY

From: EXECUTIVE DIRECTOR  
PLANNING & CONSERVATION

My Ref: PP/99/00717/JW  
Room No:

CODE 1E

Date: 16 April 1999

**DEVELOPMENT AT:**

190-200 Walton Street, S.W.3

**DEVELOPMENT:**

Change of use of existing ground floor rear unit currently an automotive garage, to retail shop unit involving demolition and rebuild.

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)
5. Town and Country Planning (Listed Buildings and Conservation Areas) Regulations 1990 (demolition in a Conservation Area)

**M.J. French**

Executive Director, Planning & Conservation



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

Address	Appl. No. JW	L.B.	C.A.	N
190-200 Walton Street, SW3.	PP/77/00717	/	18	C S ✓
Description	Code			
Change of use ▽				

of existing ground floor rear unit currently a garage, to a retail shop unit, involving demolition & rebuild.

- i) The demolition of the existing garage is welcomed, given its poor condition & unattractive appearance.
- ii) The redevelopment of the area as a retail showroom is not contentious - assuming that the volume remains the same - & the treatment of the new-build is an enhancement to the conservation area. At present the overall appearance of the rear elevation (i) to Nos 190-194, & the materials/finishes are not given in sufficient detail.
- iii) The link internally between Nos 194 & 192 is acceptable - & the link between the two premises in the future, may be of benefit, in that it would enable a more balanced design of the front elevation (shop fronts) to be developed.
- iv) Site visit to be arranged. HFB 23.4.99.

16

**John Wade**

**South East**

Dear **John Wade**

Could I please be consulted on application no. **99 / 717**

**Address**

190-200                  Walton Street

Could you also please indicate when you want the observation completed by if necessary.

Anup Sharma

**(Access Officer)**

27/04/99





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.
- (e) for Conservation Area Consent to the demolition of a building in a Conservation Area.

**KENSINGTON  
AND CHELSEA**

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/99/00717/JW

Date: 28/04/1999

190-200 Walton Street, S.W.3

*Posted outside  
property  
28/4 JW*

Change of use of existing ground floor rear unit currently an automotive garage, to retail shop unit involving demolition and rebuild.

**APPLICANT** Koski Solomon & Ruthven,

Site Visit with HSB 6.5.99.

18

Shopfront details generally felt OK.

Principle of C/O/U prob OK.

Loss of existing business — prob OK, B2 although has not caused problems.

Impact at rear at 1st floor level could be of concern → sense of enclosure.

→ Loss of light study been undertaken by Shatanowski Brookes. Further details to be submitted.

Site visit required 303 - 307 (odd) upper floors access impact Brompton Road.

JW

Koski Solomon & Ruthven

ARCHITECTS

14 Greenland Street, London NW1 0ND  
Tel: 0171 692 5000 Fax: 0171 692 5050  
Email: ksr@ksrarch.force9.co.uk

WAL/B/PL 02  
May 7th 1999

John Wade Esq.  
R.B. Kensington and Chelsea  
Planning & Conservation  
Town Hall  
Horton Street  
London W8 7NX

19

268  
1575

Dear Mr. Wade

190/200 WALTON STREET, LONDON SW3

Further to our meeting on May 6<sup>th</sup> 1999 please find enclosed the right to light survey carried out by Schatunowski Brooks. I am looking forward to hearing from you next week once you have had the opportunity to consider the proposal in greater detail.

Yours sincerely

MARK RUTHVEN

cc Martin Estates Ltd.

Pc Ack / (JR)

RECEIVED BY PLANNING SERVICES									
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK		
58					10 MAY 1999				
			PL	FWU PLN	CON DES	FEES			

Partners

Les Koski B Arch (UCT) RIBA  
Richard Solomon AA DipI RIBA  
Mark Ruthven BEDS B Arch (TUNS) RIBA

Associate

Gordon Jefferys B Arch (UCT) RIBA

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**Royal Borough of Kensington and Chelsea  
Directorate of Planning Services - Policy Observations**

TP No: TP/990717	Address: 190-200 Walton Street, SW3	Date Received 6.5.99	Date of Obs. 20.5.99
UDP Paras/Policies		Obj.	No obj. ✓
	Development: COU of existing automotive garage (192) to A1 together with extension works linking the unit to nos. 198/200	HMO?	No. of Dwelling Units
			Existing      Proposed
		D.C. Officer JW	Policy Officer RG

**Comments:**

**Site:** Premises just outside the FRE Principal Shopping Centre.

**Existing use:** Car repair garage

**Proposal:** Alterations and extensions in connection with cou to retail.

**Issues:** Previous proposals for A3 uses were considered unacceptable because of impact of amenity on surrounding premises due to built up nature of the area.

In this instance the creation of retail space would be acceptable in principal (see S2).

Not sure if the car garage is a B1 or B2 use (do not have previous files to verify this). The summary of the Planning history with this application seems to indicate that the premises are B1.

There is no policy resisting the loss of B1 in this part of Borough.

If the use is considered to be B2 then the proposed COU would conflict with policy E10 which resists the loss of existing general industrial uses where they have no significant adverse effect on residential amenity.

The only other concern is the impact of the increased sense of enclosure, and loss of light on the amenities of residents overlooking the rear. This is a design matter.

On balance:

1. Welcome the proposed A1 use.
2. No objection to loss of B1 floorspace
3. Potential objection to loss of B2 floorspace

PH 24.5.99

MERIVALE MOORE plc

22/16

21

JW

55 Princes Gate Exhibition Road London SW7 2PG  
Telephone: 0171-589 6365 Fax: 0171-225 1017

J G Dean MA (Chairman) W J Arnold ACA E E Chapman BA  
W J Heard MA M C Probert BSc ARICS P C T Warner

Jon Wade  
Royal Borough of Kensington & Chelsea  
Planning Department  
The Town Hall  
Hornton Street  
London  
W8 7WT

28 May 1999

RECEIVED BY PLANNING SERVICE  
EX DIR HDC N C SW S ENF AO ACK

105 01 JUN 1999

APPEALS IO REC ARB FWD CON FEES  
PLN DES

Dear Mr Wade

**307/307a Brompton Road, London SW3**

To advise you that we own the freehold of the above property and I understand from our tenant that on Thursday 27 May 1999 you visited our property to discuss a planning application in Walton Street.

We know nothing of this application other than what our tenant has told us and we would therefore appreciate receiving a copy of all the relative documents so that we might consider our options.

In my absence please contact my Property Director, Michael Probert.

Yours faithfully,

**J A Spicer**

Cc: M C Probert Esq.

# SCHATUNOWSKI BROOKS

22

CHARTERED BUILDING SURVEYORS

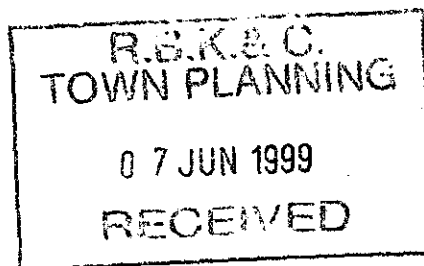
AS/FC/WA24/99/ROL  
WAL/D/PW/02

Mark Ruthven Esq  
Koski Solomon and Ruthven  
14 Greenland Street  
London NW1 0ND

KOSKI SOLOMON & RUTHVEN	
PROJECT: WAL	FILE REF:
- 3 JUN 1999	
PARTNER: MR	ACTION BY:
COMPLETED:	

By facsimile transmission and post

2<sup>nd</sup> June 1999



Dear Mark

190/196 Walton Street, London SW3

Following our meeting last week my technician has now calculated the vertical sky component values for the windows to the rear of the Brompton Road properties adjoining the site. I regret I cannot give you the full property addresses because I do not have an OS sheet for the site.

I enclose herewith a survey elevation of the rear elevation of the back additions to those properties prepared by Ayworth Land Surveys Limited on which I have labelled windows to what are I believe the ground floor and first floor levels.

The vertical sky component values for the existing and proposed conditions are set out on the schedule below. The final column shows the percentage of the former value that is represented by the proposed value.

Window	Existing	Proposed	Percentage of Existing
W1/G	16.82	13.03	77.47%
W2/G	21.22	17.12	80.68%
W3/G	20.43	17.56	85.95%
W1/1	28.96	28.96	100%
W2/1	26.76	26.76	100%
W3/1	19.46	19.46	100%

The BRE Guide states that if in the proposed condition the vertical sky component value does not reduce to more than 80% of the former value then the reduction in daylight would not be considered material.

23

The only window that reduces to less than 80% of the former value is W1/G. It is my belief and certainly evident from looking through the lowest level of the windows, that the ground floor level windows are not in residential use. In any event window W1/G appears to serve a toilet in which event, even if it were for a residential property would not fall within the BRE guidelines for consideration.

The first floor level windows do not suffer any reduction in daylight.

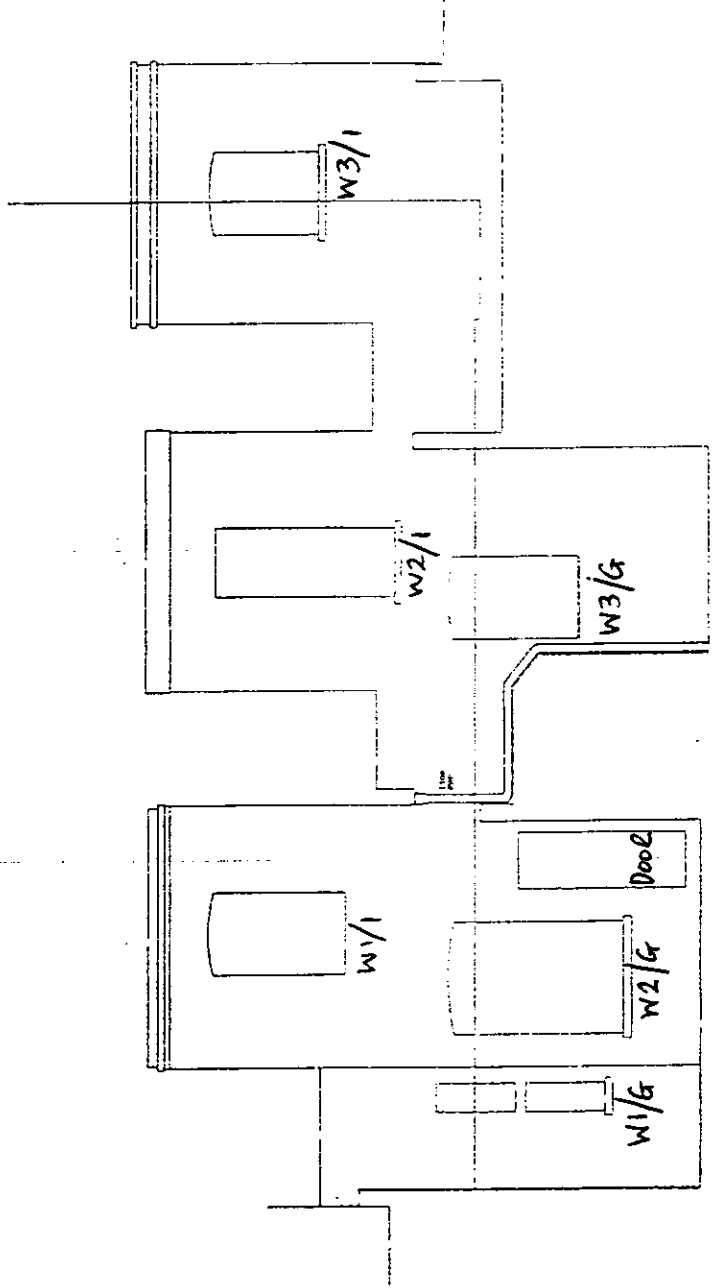
Yours sincerely



Alex Schatunovski

cc Peter Martin Esq Martins Estates

24



DATUM 5.00m

ELEVATION 4

DWG 20/14



**PLANNING AND CONSERVATION**

THE TOWN HALL HORNTON STREET LONDON W8 7NX



Executive Director M J French FRICS DipTP MRTPI Cert TS

Mr. J.A. Spicer  
Merivale Moore plc  
55 Princes Gate  
Exhibition Road  
London  
SW7 2PG

Switchboard: 0171-937 5464  
Extension: 2664  
Direct Line: 0171-361 2664  
Facsimile: 0171 361 3463

3 June 1999

My reference: 99/0717/JW/AMJ Your reference:

Please ask for: Mr. J. Wade

Dear Mr. Spicer

**Town and Country Planning Act 1990**  
**Change of use of existing ground floor retail unit currently a car garage,**  
**to retail shop unit involving demolition and rebuilding of existing structure at the rear of**  
**190/200 Walton Street, SW3**

Further to your letter dated 28th May 1999 and Mr. Wade's site visit to the tenant of the flat at 307a Brompton Road, London, SW3., according to our records both 307/307a Brompton Road were consulted. However, I accept you may not be aware of the application and therefore I enclose copies of the current plans. I imagine you may be particularly interested in the appearance of the rebuilt roof and I would be grateful if you do have any comments, that they be received in writing within 14 days of the date of this letter.

If you have any further queries please contact my officer, Mr. Wade (0171 361-2664).

Yours sincerely

**BRUCE COEY**  
**Area Planning Officer for the**  
**Executive Director, Planning and Conservation**

# MERIVALE MOORE plc

26

55 Princes Gate Exhibition Road London SW7 2PG  
Telephone: 0171-589 6365 Fax: 0171-225 1017

J G Dean MA (Chairman) W J Arnold ACA E E Chapman BA  
W J Heard MA M C Probert BSc ARICS P C T Warner

B Coey Esq  
Area Planning Officer  
The Royal Borough of Kensington & Chelsea  
Planning and Conservation Department  
The Town Hall  
Hornton Street  
London W8 7WT

16/6

15 June 1999

RECEIVED BY PLANNING SERVICES									
EX DIR	HDC	N	C	SW	SE	FE	CR		
32		16 JUN 1999							
		REC	ARB	FWD PLN	CON DES	FEES			

PAEK (JW)

Dear Mr Coey,

## Town and County Planning Act 1990

**Change of use of existing ground floor retail unit currently a car garage,  
to retail shop unit involving demolition and rebuilding of existing structure at the rear of  
190/200 Walton Street, SW3**

Thank you for your letter dated 3 June 1999, received 9 June 1999, regarding the planning application in respect of the above.

Following our subsequent telephone conversation I understand that the applicant is about to submit a revision and therefore the 14 day deadline is not now so critical. In fact we have agreed that on receipt of the revised application you will send us a copy at which time we can make our comments.

I look forward to hearing further from you.

Yours sincerely,

J A Spicer



28

**190/200 WALTON STREET, LONDON SW3 ...2/**

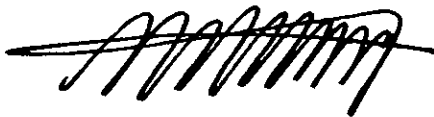
The existing apartment at first floor level has a poor outlook into the forecourt of the automotive garage. It is also contravenes Building Regulations with respect to means of escape which is of particular concern in light of its proximity to the garage. We trust you would agree that the proposal offers a significant improvement to the quality of the residential accommodation.

We hope these modifications properly address the reservations you expressed at our site meeting with regard to the impact of the proposal. We would suggest that the scheme could now be viewed as a general improvement on the outlook and visual amenity of both the surrounding residential accommodation and the upholsterers studio.

We would be please to organise a further, and hopefully final, site meeting to review this and discus and agree appropriate materials for the new works.

Thank you for your assistance and I look forward to hearing from you

Yours sincerely




**MARK RUTHVEN**

cc Martin Estates Ltd.

29

Brenda - Can you do  
2 copies of this  
one for planning  
info office and  
other for Chelsea  
Library.

Therese  
 Jan.

30

To: Mr Spicer,

Date: 24.6.99

The attached document(s) is/are forwarded:

- as discussed
- for action by you
- for your information
- for your consideration and comments
- for noting and returning
- 

Notes: These plans are yet to be formally submitted and I would stress are for informal guidance at this stage - please contact me if you have any further questions

With the Compliments of

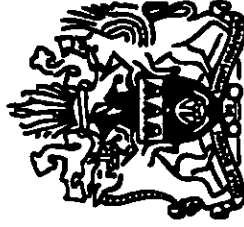
**The Executive Director of Planning & Conservation**

The Town Hall, Hornton Street, London, W8 7NX

Telephone: 0171 - 987-5464 FAX: 0171 - 361 3463

3612664

**THE ROYAL  
BOROUGH OF**



**KENSINGTON  
AND CHELSEA**

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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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31

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**THE ROYAL  
BOROUGH OF**



**KENSINGTON  
AND CHELSEA**

---

FILE COPY

1 2664

0171-361- 2664

Switchboard: 0171-937-5464

Extension:

Direct Line:

Facsimile: 0171-361-3463

Date: 1 July 1999

---

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCSE/PP/99/00717/JW

Planning Information Office

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING ACT 1990**

**Proposed development at: 190-200 Walton Street, S.W.3**

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.

**Summary of Amendments**

**Change of use of existing ground floor rear unit currently an automotive garage, to retail shop unit involving demolition and rebuild.**

**REVISED FLOORPLANS, ELEVATIONAL DETAILS AND LIGHT STUDY RECEIVED. ANY FURTHER COMMENTS MUST BE RECEIVED BY 15/07/99.**

**Applicant**

**Koski Solomon & Ruthven, Architects, 14 Greenland Street, London  
NW1 0ND**

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.

**PLEASE NOTE:** Applications for districts W.10, W.11 & W.2 in the **NORTH** of the Borough can be seen at: **THE INFORMATION CENTRE, NORTH KENSINGTON LIBRARY, 108 LADBROKE GROVE, W.11** (Tel: 0171 727 6583) and **NOT** at the location stated overleaf.

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 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 information Office, Chelsea Old Town Hall, Kings Road SW3 (0171-352 1856)**, 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 unable to come to the Office due to illness or disability, it may be possible for a 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**



RE-NOTIFICATION

33

APPLICATION NO: ...99/0717'.....

PROPERTY: ...190/200 Walton Street.....

✓ Please re-notify all adjoining owners/objectors.

✓ Revised drawings received.

\* Please note this application is due to be considered by the Planning Applications Committee on .....

\* Amended/revised description as follows:-

(Revised floorplans, ~~and~~ elevational details and light study received)

\* tick as appropriate

BB  
14/99

- 14 days

Please also notify

Mr. J.A Spicer,  
Merivale Moor plc,  
55 Princes Gate,  
Exhibition Road,  
London.  
SW7 2PG.

Also  
Mr. D. Hodges,  
Marler and Marler,  
6 Sloane Street,  
London  
SW1X 9LF.

Koski Solomon & Ruthven

ARCHITECTS

14 Greenland Street, London NW1 0ND  
Tel: 0171 692 5000 Fax: 0171 692 5050  
Email: ksr@ksra.co.uk

WAL/B/PL05  
5<sup>th</sup> July 1999

John Wade Esq.  
Royal Borough Kensington and Chelsea  
Planning & Conservation  
Town Hall  
Horton Street  
London W8 7NX

34  
P. Ack / JW

*Handwritten initials*

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EX DIR	HDC	N	C	SW	SE	ENF	AG
(70)		- 6 JUL 1999					
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES	

BY POST AND FAX 0171 361 3463 (2 pages)

Dear Mr Wade

190/200 WALTON STREET, LONDON SW3

I refer to our telephone conversation of this past Friday and confirm that you consider the proposal is approaching a form, which you feel you can recommend.

Regarding the matters of materials I confirm that we propose to clad the roof in slate other than the areas of roof glazing. The external walls at first floor level will be clad in vertically orientated t&g timber boarding and painted white. The new dormer windows in the existing roof will be clad in lead and otherwise have white painted fenestration.

With respect to the size of the new dormer windows we attach revised drawing WAL 300B. This illustrates the change from the previous larger dormer serving the living room to a pair of smaller dormers of a similar proportion to the proposed bedroom dormer. I trust this resolves your concern regarding the size. If you feel this is not satisfactory we would be prepared to simply have one smaller dormer in the living room, however we would prefer the pair.

I trust this is now sufficient to allow the application to go forward with your recommendation for approval, and understand this should be to a committee meeting on the 20<sup>th</sup> of this month.

Yours sincerely

MARK RUTHVEN

cc Martin Estates Ltd.

Partners  
Les Koski B Arch (UCT) RIBA  
Richard Solomon AA Dipl RIBA  
Mark Ruthven BEDS B Arch (TUNS) RIBA  
Associate  
Gordon Jefferys B Arch (UCT) RIBA

# ksr

architects koski solomon ruthven

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WAL/B/PL06

18<sup>th</sup> October 1999

John Wade Esq.  
Royal Borough Kensington and Chelsea  
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Town Hall  
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London W8 7NX

35 Permitted 740

RECEIVED BY PLANNING SERVICES								
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Dear Mr Wade

**190/200 WALTON STREET, LONDON SW3**  
Planning Approval Ref : PP/99/00717/CUSE/24/4110

With reference to the above site and your 'Permission for Development' dated 21.07.99 with related schedule of conditions.

We hereby formally submit in writing the following particulars in relation to the imposed development conditions. We await your formal written approval of the following:

### Condition No 2

#### Materials for New External Building Faces.

Walls - T&G vertical timber boarding, painted white.

Flat roof - Asphalt roof.

Pitched roof - Natural slate ( refer condition No 9 )

Inclined glazing - Metal framed clear glazing.

Second floor dormers - Lead clad with timber frames, painted white.

#### Access for disabled.

A Level or ramped access from street to new retail area is proposed, connection from the new into the existing retail unit to be level or ramped. New internal stair will be suitable for ambulant disabled access.

### Condition No 6

#### Means of Ventilation

New retail space will have a mechanical heating & cooling system, localised fan units will be mounted internally, with external roof mounted Chillers & Heat pumps. (1No unit mounted on the new flat roof, 2No units mounted on the existing flat roof ) Refer to enclosed drawing No WAL104PA & 303 for the location and design sizes of all the external mechanical heating / cooling units and associated ducts / pipes etc. Please note the external chillers on the new flat roof, have been located so they have little visual and noise impact on any existing residential units and are not in front of the existing neighbouring windows in the adjacent workshop.

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**Condition No 9**

**Pitched roof material**

Please find enclosed sample of natural roof slate for your approval.

**Condition No 12**

**Dormer windows**

Rear elevation No WAL303 and second floor plan No WAL102PC enclosed with updated floor plan and location of dormer windows. Details of dormer windows to follow in due course. We await your acceptance of the proposed dormer locations.

**Condition No 13**

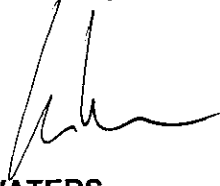
**Shop front details**

Refer to drawings WAL301 PL & 302PL

New shop front for No 190 & 192 as part of the approved planning application. Re-arranged to allow alterations to the existing internal staircase so as to maximise the internal stair layout and floor space. Materials to be made in hardwood timber with detailing / section proportions to match existing.

I trust the information enclosed is sufficient to allow you to approve the Development conditions. We await for your reply.

Yours sincerely



**IAN WATERS**

cc Martin Estates Ltd.

# PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

37

Mr. I. Waters  
Koski, Solomon, Ruthven,  
14 Greenland Street,  
London,  
NW1 0ND.

Switchboard: 0171-937 5464

Extension: 2664

Direct Line: 0171-361 2664

Facsimile: 0171-361 3463

01 November 1999 ✓

My reference: 99/0717/BB

Your reference:

Please ask for: Mr. J. Wade

Dear Mr. Waters,

## Re: Town and Country Planning Act 1990

Change of use of existing ground floor unit at 192 Walton Street from Class B1 (Light Industrial) to form a new building, creation of a residential flat and provision of a new shopfront at 190-200 Walton Street, SW3

Further to your letter dated 18th October 1999 I will deal with the conditions of permission ref. 99/0717 in the order that they appear in your letter.

With regard to condition 01 I can confirm that the material schedule outlined is acceptable and on this basis condition 2(a) can be discharged.

With regard to access for the disabled it is not clear whether the access from the street will be level or ramped and I would appreciate clarification on this point. Would the ramp encroach on the public highway? The width of the door leaf for No. 192 should be a minimum of 800mm to enable ease of access and on this basis it is considered acceptable. The door for No. 190 should therefore be widened very slightly. The approach to the shopfront design and materials is considered acceptable for the shopfront for Nos. 190-192 with the doorway width slightly widened as mentioned above.

With regard to the shopfront for No. 194 this is shown as two clear glazed doors which are recessed within the passage. It is not entirely clear what the frame would be and I would appreciate clarification on this point. However, the general design approach is considered acceptable. A separate advertisement application may be required for the proposed signage and I would request that you check with the department on this point.

I can confirm that the means of proposed ventilation is considered acceptable in terms of external mounted chillers and heat pumps. However, this is with the proviso that such units shall operate at no more than 2dB(A) above the lowest background level when measured one metre from the facade of the nearest residential property. The units should also be serviced regularly in accordance with the manufacturer's instructions to ensure that these requirements are met. On this basis condition 06 can be discharged.

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With reference to condition 09 I can confirm that the sample of Spanish slate is acceptable and on this basis the conditions can be discharged.

The proposed location of dormer windows is considered acceptable and I await further details so that condition 12 can be discharged.

The shopfront designs are considered acceptable but I would appreciate further details as outlined before discharging this condition.

Yours sincerely,

M.J. French  
Executive Director, Planning and Conservation

ksr

39

architects koski solomon ruthven

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WAL/B/PL07

03<sup>RD</sup> DECEMBER 1999

John Wade Esq.  
Royal Borough Kensington and Chelsea  
Planning & Conservation  
Town Hall  
Horton Street  
London W8 7NX

Pe Ack (JW)

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70 7 DEC 1999									
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Dear Mr Wade

**190/200 WALTON STREET, LONDON SW3**  
Planning Approval Ref : PP/99/00717/CUSE/24/4110

With reference to the above site and your 'Permission for Development' dated 21.07.99 with related schedule of conditions.

BBB  
7/12

We hereby formally submit in writing the following particulars in relation to the imposed development conditions. We await your formal written approval of the following:

**Condition No 12**

**Details of second floor rear elevation dormer windows.**  
**Drawings WAL 317, 460, 461 enclosed.**

- External Walls - T&G vertical timber boarding, facing the rear.
- External Walls – Lead sheet to side panels.
- Flat roof – Lead sheet
- Timber Fascia boards – HW paint finish.
- Window – SW frame and casements, paint finish.

(JW)

**COPIY OF PLANS  
TO INFORMATION  
OFFICE**

Please note: Rear elevation drawing No WAL303 and second floor plan No WAL102PC submitted 18.10.99 and subsequently approved by yourselves.

We submit for your information Drawing WAL 131, that confirms the new internal layout of the second floor residential flats, permitted as part of the planning the approval. Please note we have increased the number of flats at second floor level from 1 to 2. The existing flat to the front of the First floor remains. Therefore number of Flats proposed as part of the works is 3.

I trust the information enclosed is sufficient to allow you to approve the Development conditions. We await your reply.

Yours sincerely

46



**IAN WATERS**

cc Martin Estates Ltd.



(4)

• Telephone the Architects.

Detailing of timber frame to the rear dormer  
doesn't seem to relate to the fenestration  
pattern of the rear elevation.

AB

8. 1. 2000.

Telephoned Architects. 10. 1. 2000

Asked their response - some confusion.

Hc.  
99/0071.  
- agreed

ksr

42

architects koski solomon ruthven  
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WAL/B/PL08

11<sup>th</sup> JANUARY 2000

Royal Borough Kensington and Chelsea  
Planning & Conservation  
Town Hall  
Horton Street  
London W8 7NX

**FAX & POST**

FAO: Hilary Bell

Dear Sirs

**190/200 WALTON STREET, LONDON SW3**  
Planning Approval Ref : PP/99/00717/CUSE/24/4110

With reference to our phone conversation on 10.01.00 concerning the proposed rear Dormer Window design, as drawn on DWG WAL303.

Please find enclosed a revised elevation with detail modifications to the window fenestration, as drawing WAL460 Rev A. Please note the opening casements as drawn on WAL303 are now a single vertical timber sash window of equal proportion, with 2No fixed side lights.

I trust the revision is sufficient to allow you to approve the Detail condition.

Yours sincerely



**IAN WATERS**

cc Martin Estates Ltd.  
Mike Scott

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								32	13 JAN 2000
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# PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

43

Executive Director M J French FRICS DipTP MRTPI Cert TS

Mr. I. Waters  
Koski, Solomon, Ruthven Architects  
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Switchboard: 0171-937 5464  
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Direct Line: 0171-361 2664  
Facsimile: 0171 361 3463

13 January 2000

My reference: 99/0717/JW/AMJ Your reference:

Please ask for: Mr. J. Wade

Dear Mr. Waters

**Town and Country Planning Act 1990**  
**Change of use of existing ground floor unit at 192 Walton Street from**  
**Class B1 (light industrial) to form new building, creation of a residential flat and**  
**provision of a new shopfront at 190-200 Walton Street, SW3**

Further to your letter dated 3rd December 1999 and your fax dated 11th January 2000, I can confirm that the details of the dormer windows relating to Condition 12 of permission ref: TP/99/0717 are acceptable. On this basis the condition can be discharged.

With reference to the proposal to create an additional flat this cannot be treated as an amendment and would have to be subject to a separate planning application which would be treated on its merits. In this case the floorspaces created would be the absolute minimum that could be tolerated and I would question the suitability of subdivision in this manner.

If you have any further queries please contact my officer, Mr. Wade (0171 361-2664).

Yours sincerely

**M.J. FRENCH**  
**Executive Director, Planning and Conservation**

44

190-200 WALTON STREET



Prepared by

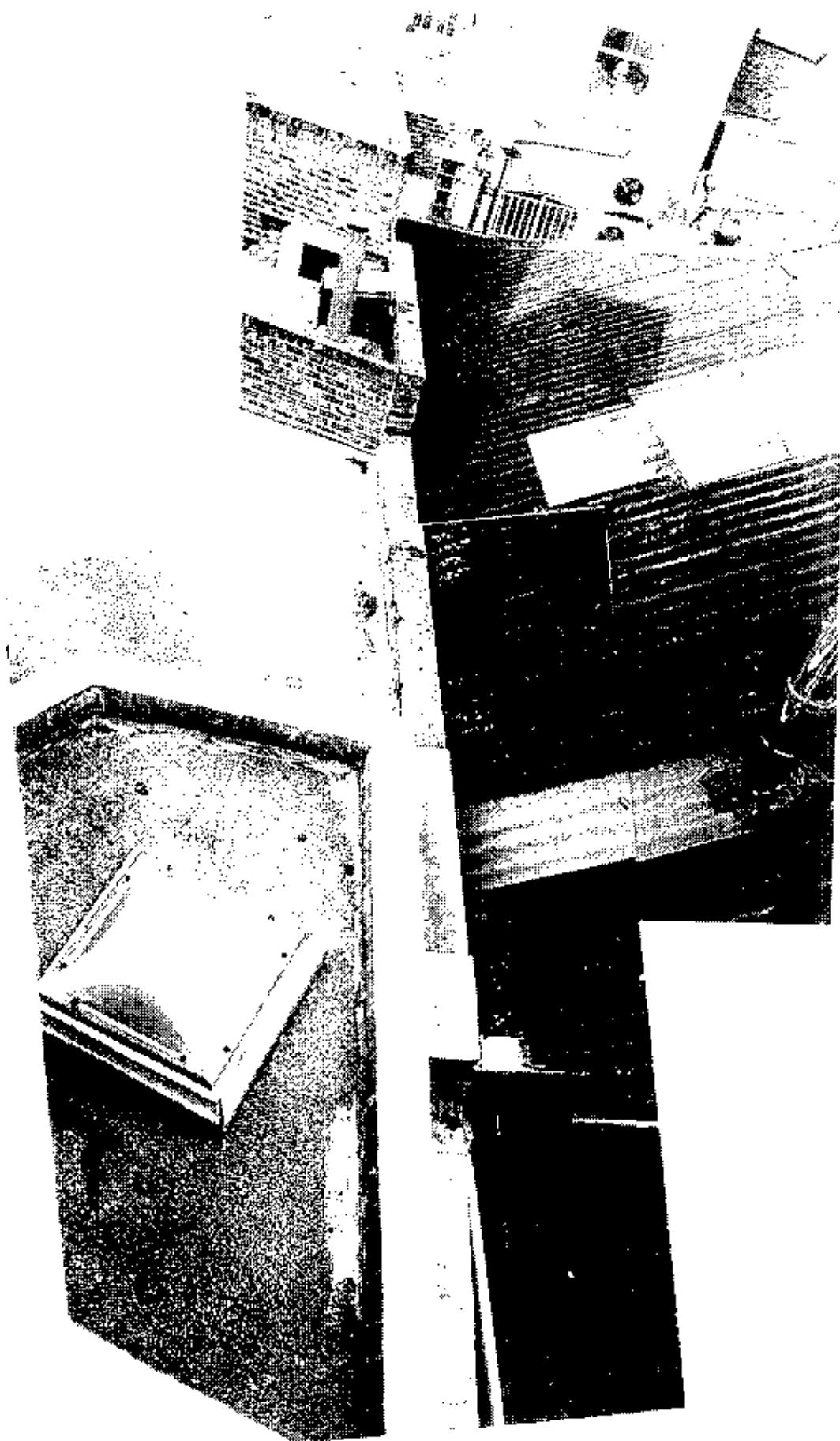
**KOSKI SOLOMON & RUTHVEN**

for

**MARTIN ESTATES**



VIEW LOOKING NORTH WEST SHOWING EXISTING GARAGE ROOF AT THE REAR OF THE SITE



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VIEW OF EXISTING ROOFTOPS - GARAGE ROOF