

PLANNING SERVICES APPLICATION

CONSULTATION SHEET

6

APPLICANT:

Mrs. M.G. Dunlop,  
3 Pembroke Mews,  
Kensington,  
London  
W8 6ER

OBJECTORS  
NOTIFIED  
05 NOV 1999

APPLICATION NO: PP/99/00720

18W

APPLICATION DATED: 27/03/1999

DATE ACKNOWLEDGED: 14 April 1999

APPLICATION COMPLETE: 13/04/1999

DATE TO BE DECIDED BY: 08/06/1999

SITE: 23 Pottery Lane, W.11

PROPOSAL: Demolition of existing structure and garage and replace with single dwelling with garage.

ADDRESSES TO BE CONSULTED

1. Repeat 97/1752 + any additional objectors

- 2.
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.

20  
20/4/99

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

ET  
20/4/99

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

✓ (1) + (5)  
✓ (5)

# DEVELOPMENT CONTROL

## TECHNICAL INFORMATION

THE ROYAL  
BOROUGH OF



KENSINGTON  
AND CHELSEA

ADDRESS 23 Pottery Lane

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PP990720

F

- |     |  |        |  |
|-----|--|--------|--|
| 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						
2	_____							✓	_____							

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

My Ref: PP/99/00720/SW  
Room No:

CODE 1E

Date: 19 April 1999 ✓

**DEVELOPMENT AT:**

23 Pottery Lane, W.11

**DEVELOPMENT:**

Demolition of existing structure and garage and replace with single dwelling with garage.

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

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**PLANNING AND CONSERVATION**

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS



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**THE ROYAL  
BOROUGH OF**



**KENSINGTON  
AND CHELSEA**

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English Heritage  
Historic Buildings & Monuments Commission  
London & South East Region  
23 Saville Row  
London W1X 1AB

Switchboard: 0171-937-5464  
Direct Line: 0171-361-2082  
Extension: 2082  
Facsimile: 0171-361-3463

Date: 20 April 1999

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My Ref: **DPS/DCN/PP/99/00720** Your ref: Please ask for: **S. Wilden**

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING ACT 1990**

**Proposed development at: 23 Pottery Lane, W.11**

I have recently received an application for development at the above address, which involves demolition that may materially affect the character of appearance of a Conservation Area. I will be pleased to receive your comments in due course.

It is hoped to present this application prior to 08/06/1999.

Yours faithfully,

**M.J. FRENCH**

Executive Director, Planning and 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

**KENSINGTON  
AND CHELSEA**

Notice is hereby given the Royal Borough of Kensington and Chelsea Council 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.

Details are set out below.

THE ROYAL BOROUGH OF

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/99/00720/SW

Date: 23/04/1999

23 Pottery Lane, W.11

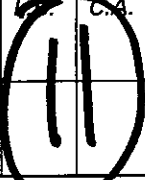
Demolition of existing structure and garage and replace with single dwelling with garage.

APPLICANT Mrs. M.G. Dunlop,



V/AD

# RBKC District Plan Observations CONSERVATION AND DESIGN

Address 23 POTTERY LANE	Appl. No. 99/0720	L.C.A. N C S
Description redevelopment	Code 	

From memory this proposal is generally in terms of height at footpoint in line with agreed parameters established in previous discussions.

I recall, as remain un-committed of the design. Although there is sufficient justification along Pottery Lane to allow for a convincing contemporary approach.

I consider the success of this scheme relies on appropriate details. In this respect I would want more details of the windows, opening screens, garage doors and door and window opening heads.

We require more information in order to be able to visualise the facade.

I would also prefer a better sense of vertical hierarchy of window openings with the upper window opening being of a more modest size.

Site visit requested

GP (28/9/99)

**I. TRANSPORTATION COMMENTS**

<b>TP Number</b> 99/720 -	<b>Address</b> 23 Pottery Lane	<b>Date of Obs</b> 28/04/99 -	
<b>Development</b> house + garage		<b>Objection</b> no if conds.	
<b>File Number</b> TF/202/P	<b>Obs</b> initial r	<b>Transportation Officer</b> Gillian Palmer	<b>D C Officer</b> SW
<b>Other information</b>			

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1. the previous app on this site did not include a garage, so the revised scheme is welcomed.
2. the garage is of adequate dimensions being slightly larger than the UDP minimum standard.
3. the garage doors however are shown opening over the public highway which should not be permitted
4. I will not object to this proposal **provided** that revised garage doors are shown on a plan.



ENGLISH HERITAGE

LONDON REGION

13

150 (Sw)

RECEIVED BY PLANNING SERVICES						
DCN	N	C	SW	SE	ENF	AO ACK
12 MAY 1999						68
IC	REF	APP	FWD PLN	CON DES	FEES	

Director of Planning & Transportation  
 Royal Borough of Kensington & Chelsea  
 The Town Hall  
 Hornton Street  
 LONDON  
 W8 7NX

Your refs: DPS/DCN/PP/99/0  
 0720

Our ref: LRS/2668/0

Contact: David Stabb

Direct Dial: 0171-973-3775

Date : 10 May 1999

For the attention of S Wilden

Dear Sir

23 POTTERY LANE, W11

Works: Demolition of existing structure and garage and replace with single dwelling with garage.

With reference to your letter of notification dated 20 April 1999 for works of demolition at the above address, English Heritage does not wish, in this case, to make any representations.

Yours faithfully

DAVID STABB  
 London Region

LR23



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

TP No: TP/99/0720	Address: 23 Pottery Lane, Kensington, W11	Date Received 30/4/99	Date of Obs. 13/5/99
UDP Paras/Policies		Obj. ***	No obj.
LR14	Development: The erection of a single family dwelling with garage.	HMO? No	No. of Dwelling Units
			Existing Proposed
			- 1
		D.C. Officer SW	Policy Officer DC

**Comments:**

This application is a revision to a previous application (TP/97/1752) withdrawn by the Council. Previous policy observations, attached, raised an objection to the proposal as it resulted in the loss of the garden at no. 46 Princedale Road; a single family dwelling House. I consider that the revised scheme does not alter this position. Although the proposal would result in an additional family dwelling this does not outweigh concerns raised regarding the loss of this amenity space for an existing family dwelling. A recent planning permission for a roof terrace at no. 46 would not perform the same function for household children as does a ground floor garden.

A objection is raised.

PH 13.5.99

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

TP No: TP/97/1752	Address: 23 Pottery Lane. W11	Date Received 20/08/97	Date of Obs. 02/09/97
UDP Paras/Policies		Obj. *	No obj.
Development: Demolition of existing garage and construction of new single dwelling		HMO?	No. of Dwelling Units
		Existing	Proposed 1
		D.C. Officer SW	Policy Officer CMcG

**Comments:**

**Site:** 23 Pottery lane is the garage to the rear of 46 Princedale Road. There is a direct access from the garage to 46 Princedale Road through an open courtyard.

**Existing Use:** No.23 is a garage and No.46 is a 3 storey single family dwelling.

**Planning History:** No recent history.

**Proposal:** To demolish the garage and erect a single family dwelling on the land including the open courtyard space to the rear of No. 46. The proposed two bedroom dwelling will comprise of basement ground and first floor.

**Policy Issues:**

The proposal conflicts with LR7 which resists the loss of private open space which meets leisure and recreation needs. The policy is given greater weight in this case because No. 46 is a single family house and the rear courtyard is the only private amenity space available for family use. In addition, there is a conflict with CD27 (b) & (c) which resist the loss of backland sites where the amenity of adjoining properties would be adversely affected and where there would be a loss of open space.

The creation of this additional <sup>not</sup> family dwelling complies with STRAT13 & STRAT 14 which seek to increase residential capacity in line with guidance in RPG3. It also complies with H2 which seeks the development of land and buildings for residential use.

**Objection** raised due to the loss of private amenity space at No. 46 - ( family housing )

PH 8.9.97

infill rather than backland

# FAX FROM

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NAME: Mrs S. Wilden

THE ROYAL  
BOROUGH OF

THE DIRECTORATE OF PLANNING SERVICES

DATE: 17 8 99

MAIN TELEPHONE NUMBER: 0171 937 5464

DIRECT LINE: 0171 361 2082



KENSINGTON  
AND CHELSEA

FAX NUMBER (if different from below): \_\_\_\_\_

## TO

NAME: Mrs Sleep

OF: 48 Princesdale Rd

ADDRESS: \_\_\_\_\_

POSTAL CODE \_\_\_\_\_

FAX NUMBER: 0171 229 6812

NUMBER OF PAGES TO FOLLOW: 0

COMMENTS AND/OR INSTRUCTIONS (if any)

Re appointment concerning 23  
Pottery Lane.  
I'm sorry I am unable to keep  
our appointment for tomorrow.  
I will ring you on Thursday to  
rearrange.  
Thanks, Suddi

OUR FAX NUMBER IS: 071 361 3463

Site: 23 Pottley Lane	File reference: PP 99 00720
Subject:	Site <input checked="" type="checkbox"/> Office <input type="checkbox"/>
R.B.K. & C Planning Services	Date: 16. 9. 99



## NOTES OF MEETING

Names of persons attending:

Officers

S. Utchen

Applicant/Agent/Resident

Mr + Mrs Sleep of No 48  
Pinnedale Rd.

Matters discussed:

No 48 is a 3 story house with small rear patio & garage accessed from Pottley Lane.

It comprises:

GF Front: kitchen Rear: Dining room

1st " living room " bedroom

2nd 2 x bedrooms.

+ 2 bathrooms: in rear extension

Mr Sleep had placed a timber + rope construction on roof of garage to No 23 Pottley Lane to indicate height + position of proposed flank wall to proposed 2 story house. This appeared representative of the scale of the development. He will take photos of it.

Assessment on site was that the rear windows of No 48 would not be significantly affected except for a rear GF WC in rear extension (Non habitable :- not a problem).

PTO

Signatures:

However I consider that the rear patio, which is the only amenity space for this family house would be subject to loss of light, esp. sunlight, and an unclean sense of enclosure to the detriment of its amenity value. (18)

In addition, the lowering of the rear garage wall of No 46 ~~to~~ as indicated on plan (but not an elevation) is likely to result in significant overlooking from proposed first floor living room of new dwelling.

Section needed to investigate this, but I will attempt to ascertain this from info provided.

Agreed to send Mr + Mrs Steep a copy of the applicant's submitted daylight report.

Privacy checked on section —

Almost total overlooking possible of patio at No 44 if wall lowered to 2m.

PLEASE RETURN TO SW AFTER C'ee  
MEMORANDUM  
Mr Bagot

FROM: THE EXECUTIVE DIRECTOR OF  
PLANNING AND CONSERVATION

Mr Dunlop  
TO: RT/CT

MY REF: AD/PV

YOUR REF: A/99/1029849

EXTENSION NO.: 2081

DATE: 4.10.99

WAA

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FILE NO.: PP/99/720

APPEAL ON: 23 Potters Lane, W11.

I note that the above appeal is likely to be determined by way of:

PUBLIC INQUIRY

WRITTEN REPRESENTATION

INFORMAL HEARING

START DATE OF APPEAL: 1.10.99

APPEAL AGAINST: NON-)

3rd PARTY NOTIFICATIONS DUE:	<u>8.10</u>
3rd PARTY NOTIFICATIONS SENT:	<u>6 7.10.99</u>
QUESTIONNAIRE DUE:	<u>18.10</u>
QUESTIONNAIRE SENT:	<u>7.10.99</u>
STATEMENT DUE:	<u>1.11.99</u>
STATEMENT SENT:	<u>26.11.99</u>
RULE 6 DUE:	<u>N/A</u>
RULE 6 SENT:	<u>N/A</u>

OFFICER PREPARING STATEMENT: SW

OFFICER TAKING INQUIRY: N/A

ADMIN: CT

②

CURRENT APPLICATION

Con slip

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

FOR OBSERVATIONS:

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

Officer

Report Written

21/4. Design (GR)  
28/4. Transporter  
30/4. Policy

SW

For Schedule  
Typing  
Committee  
FILE

12 APR 1999	NOTES:
OFFICER	INDATE
DC	IN 28.04.99
30.4.99	OFFICER Gillman