

PLANNING SERVICES APPLICATION

5

CONSULTATION SHEET

APPLICANT:

V. Pascale & R. Galloppa,
273 King's Road,
Chelsea,
London
SW3 5EN

OBJECTORS
NOTIFIED
02 SEP 1999

APPLICATION NO: PP/99/00723

APPLICATION DATED: 08/04/1999

DATE ACKNOWLEDGED: 14 April 1999

APPLICATION COMPLETE: 13/04/1999

DATE TO BE DECIDED BY: 08/06/1999

SITE: 273 King's Road, London, SW3 5EN

PROPOSAL: Replace existing shop front with fully opening front, consisting of folding panels painted black to match existing surround, panles glazed in two sections.

ADDRESSES TO BE CONSULTED

- 1. Shop front 273, 275, 271 King's Road
2.
3.
4.
5. 273A = 1
6.
7. 273 = flat 2nd flr; flat 3rd flr.
8.
9. 275 = shop rms 1st, 2nd & 3rd flrs.
10.
11. 271 = shop flat 1st; flat 2nd, flat 3rd
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

11
15/14

1
15/14

15/14

DEVELOPMENT CONTROL

TECHNICAL INFORMATION

THE ROYAL BOROUGH OF



KENSINGTON AND CHELSEA

ADDRESS ~~273 King's Road~~

6

SW

273 KING'S ROAD

SW3

PP990723

T

- 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							
19			✓					✓		✓							

↓
13/89. Within the safeguarding of the proposed Chelsea-Hackney tube 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:

MEMORANDUM

(9) (7)

TO: FOR FILE USE ONLY

**From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION**

**My Ref: PP/99/00723/NB
Room No:**

CODE A1

Date: 15 April 1999

DEVELOPMENT AT:

273 King's Road, London, SW3 5EN

DEVELOPMENT:

Replace existing shop front with fully opening front, consisting of folding panels painted black to match existing surround, panles glazed in two sections.

The above development is to be advertised under:-

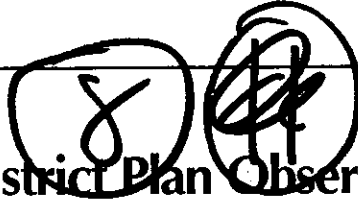
1. Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (development affecting the character or appearance of a Conservation Area or adjoining Conservation Area)

M.J. French
Executive Director, Planning & Conservation



X/AD

RBKC
District Plan Observations
CONSERVATION AND DESIGN



Address 273 Kings Road SW3	Appl. No. 99/723-	L.B. -	C.A. 19	N C S ✓
Description New Shopfront	Code S			/

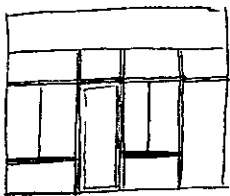
Poor design & proportions

This proposal will create a large void in the terrace which will harm the character of the Conservation area. When pulled back completely there will be no vertical structure lending visual support for the building above.

A proposal with more ~~or~~ fixed vertical elements & less openings would be more in character with the area.

Suggested alternative - central door with mullions either side & stall risers with opening windows above.

Ventilation panel at high level unacceptable would be OK if placed in a stall riser.



Recommendation - negotiate for above alterations

SD 21/4/99

draw on mouldings
(closeth & gillaster)

~~draw~~ no tables on pavement

Access door + ramp.

adv required for proj. sign?

send forms



THE ROYAL
BOROUGH OF

NOTICE OF A PLANNING APPLICATION



**KENSINGTON
AND CHELSEA**

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.

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 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/99/00723/NB

Date: 23/04/1999

273 King's Road, London, SW3 5EN

Replace existing shop front with fully opening front, consisting of folding panels painted black to match existing surround, panles glazed in two sections.

APPLICANT V. Pascale & R. Galloppa,

Lamp post
20/4

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

V Pascale and R Galloppa
273 King's Road
London
SW3 5EN

Switchboard: 0171-937 5464
Extension: 2699
Direct Line: 0171-361 2699
Facsimile: 0171-361 3463

**THE ROYAL
BOROUGH OF**



**KENSINGTON
AND CHELSEA**

10 June 1999

My reference: DPS/DCSW/NB/ Your reference:
PP/99/723

Please ask for: Nicholas Beale


Dear Sirs

**Town and Country Planning Act 1990
273 King's Road, Chelsea SW3**

I refer to the current planning application for the installation of a new shopfront at the above property.

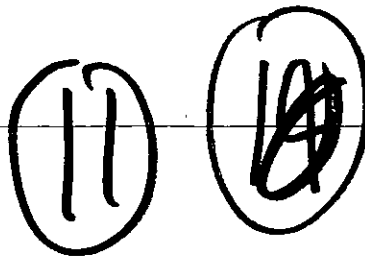
Further to a site visit by Mr Beale and Mr Davies of this office on 29 April 1999 I write to advise that I am still awaiting receipt of amended plans. I would be grateful if these could be submitted at your earliest convenience. Should you require any assistance, please do not hesitate to contact this office.

Yours faithfully


Paul Kelsey
Area Planning Officer
For the Executive Director of Planning and Conservation.



L. GRECH-CUMBO
B ARCH R.I.B.A



ARCHITECT

12 Courthope Villas
London SW19 4EH
Tel: 0181 946 8922
Fax: 0181 995 6195

Planning dept.
R.B. Kensington & Chelsea
The Town Hall
Hornsea Street
London W8 7HX.

18.6.99

Re-design of shopfront
Stockpot Restaurant
273 Kings Road - Chelsea.

att'n. Mr. H. Beale.

NB

**COPY OF PLANS
TO INFORMATION
OFFICE PLEASE**

Dear Sirs,

Further to the current Planning application dated 4.4.99 we are pleased to enclose for your consideration a re-design of the shopfront and hope you will find it more acceptable and compatible with its neighbours.

Should you have any comments please do not hesitate to contact the writer directly.

We enclose 4 copies of the new design to be part of the current planning application.

Yours faithfully,

L. Grech-Cumbo

L. Grech-Cumbo

RECEIVED BY PLANNING SERVICES								
EX DIR	HDC	N	C	SV	WF	AD	AO ACK	
102					21 JUN 1999			
					FEE			



✓/AD

~~100~~

12

**RBKC
District Plan Observations
CONSERVATION AND DESIGN**

Address 273 Kings Road SW3	Appl. No. 99/723'	L.B. -	C.A. 19	N C S ✓
Description New shopfront		Code S		

Attractive design, elegant proportions

What finish will be applied to the aluminium frames?

The projecting sign should be at fascia level not on the pilaster.

Approve subject to satisfactory finish to frames

SD 24/6/99:

L. GRECH-CUMBO
B ARCH R.I.B.A

ARCHITECT

12 Courthope Villas
London SW19 4EH
Tel: 0181 946 8922
Fax: 0181 995 6195

(13) (16)

Planning dept.
R.B. Kensington & Chelsea
The Town Hall
Hornton street
London W8 7HX

26.7.99

att'n. Mr. N. Beale.

re The Stockpot restaurant
273 Kings Road. Chelsea.

Dear Sir,

Further to your telephone message, today,
I have amended our drawing replacing the
S-shaped door handrails with fixed
railings fixed to the door frames made
up of 2 H² brass bars @ 50 mm.

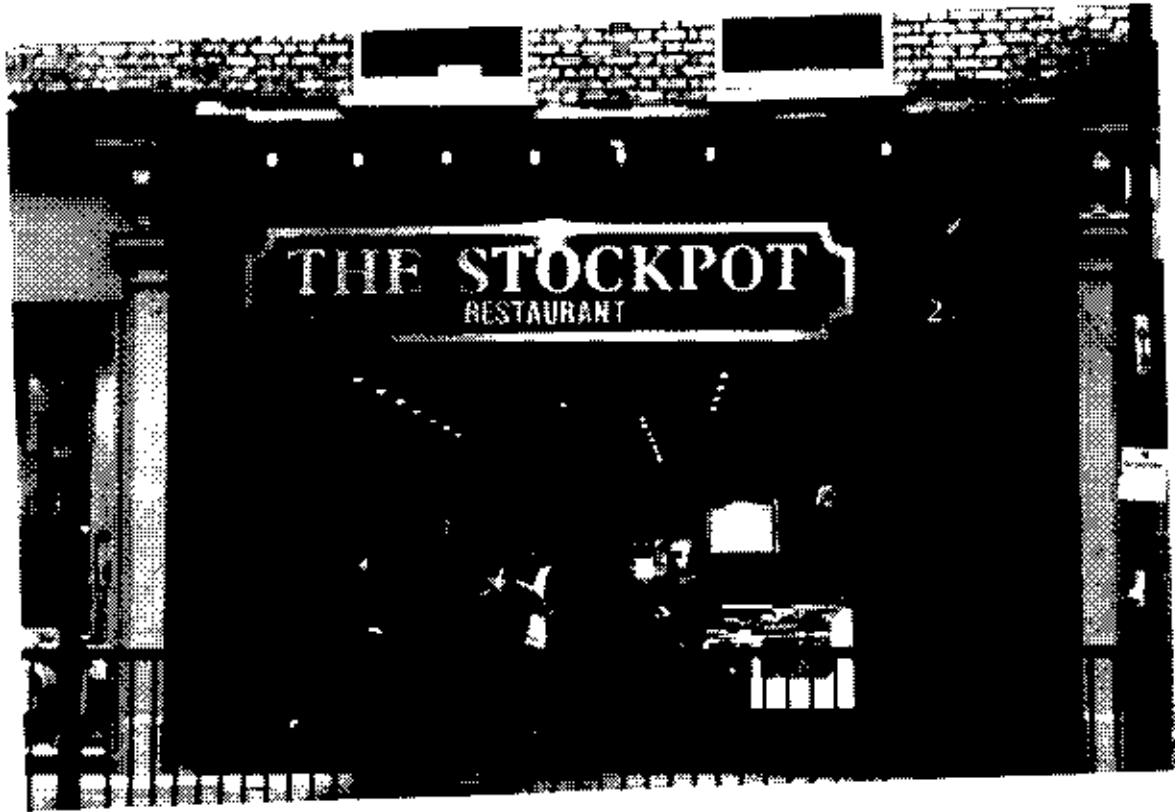
I hope that this will meet with your
approval as discussed.

29.7.99 SD: no design
objections.

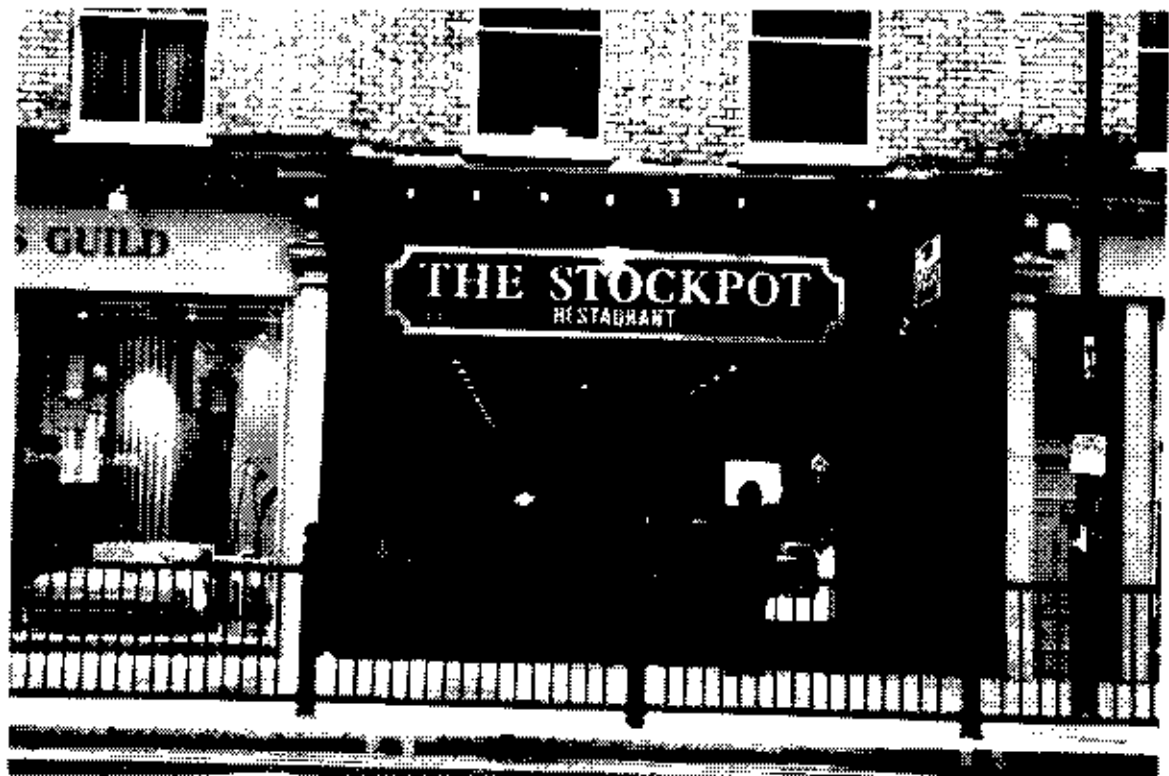
Yours faithfully
L. Grech-Cumbo

L. Grech-Cumbo.

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	AW	SE	ENF	AO ACK
				✓			
(58)		29 JUL 1999					
FEES				FWD PLN	CON DES	FEES	



~~13~~
14



PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS TP MRTPI Cert TS

15
A

**THE ROYAL
BOROUGH OF**



**KENSINGTON
AND CHELSEA**

FILE COPY

1 2699

0171-361- 2699

Switchboard:
Extension: 0171-937-5464
Direct Line:

Facsimile: 0171-361-3463

Date: 15 April 1999

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCSW/PP/99/00723/NB

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

The Council has received a planning application for development at:

273 King's Road, London, SW3 5EN

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

Replace existing shop front with fully opening front, consisting of folding panels painted black to match existing surround, panles glazed in two sections.

Applicant

**V. Pascale & R. Galloppa, 273 King's Road, Chelsea, London
SW3 5EN**

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

(16) (17)

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, Hornton Street, W8** and applications for districts **W10, W11 and W2** in the **North** of the Borough can be seen at **The Information and Aid Centre, Ladbroke Grove, W10** (under the Westway near Ladbroke Grove Station **0181-969-2433**). 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 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

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

ACCESS: TP/99/0723 ✓	Address: 273 Kings Road	Date Received 27/04/99	Date of Obs 28/05/99
UDP Paras/Policies		Obj. ✓	No obj.
	Development: Replace existing shopfront with fully opening front, consisting of folding panels painted black to match existing surround, panels glazed into two sections.	HMO?	No. of Dwelling Units
			Existing Proposed
		D.C. Officer NB	Policy Officer AKS

Access Comments:

It would appear from Drawing Number VG/3/3/99 that a step approximately 100mm high exists on the proposed main entrance door. However the photographs provided show that the current step height is considerably smaller than this.

Part M of the Building Regulations states in paragraph 0.6 that *'When a building is altered there is no obligation to improve access and facilities for disabled people. However the level of provision after alteration should not be any worse.'* With this in mind I feel the current proposal is unacceptable.

The entrance to the shop should be flat and level. If this is not possible then an internal or external ramp should be installed (which complies to the designs as shown in Supplementary Planning Guidance - 'Access Design Guidance Notes') to facilitate access for all users.

Although the above is the ideal situation and should be mooted prior to any alternatives there is a possibility that it may be impossible or unreasonable to install a permanent ramp. If this is the case then an alternative would be a condition requiring the occupant to keep a portable assisted ramp on the premises to be used when the need arises. This should be accompanied by an appropriate sign (RNIB guidelines) indicating the presence of portable ramp and a bell to call for assistance.

In general the guidelines below should be followed For the sign.

- The background to the sign and the lettering should use contrasting colours.
- A mix of upper and lower Case lettering is easier to read and distinguish individual letters than upper case only.
- A Sans Serif font should be used.
- Complicated messages or elaborate designs are difficult to read . The information should be precise and simply phrased.
- Signs should be located on a flat surface and not curved around a pillar or corner.
- The signs should endeavour to use matt finishes to avoid reflective glare.

Please can it be confirmed that the clearance on the proposed main entrance door will be a minimum of 800mm.

Objection subject to the above.

The above comments reflect UDP policies STRAT11, CD36 and CD67

Informatives I43 and I46 can be used on the above.

PH 28.5.99

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

20

20

18

Monitoring

If the comments above are agreed I have no wish to be kept abreast of this application.

I wish to be kept abreast of any recommendations made on this application prior to submission of the report.

I wish to be actively involved in discussions on this application.



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

19

ACCESS: TP/99/0723 ✓	Address: 273 Kings Road	Date Received 27/04/99	Date of Obs. 28/05/99
UDP Paras/Policies		Obj. ✓	No obj.
Development: Replace existing shopfront with fully opening front, consisting of folding panels painted black to match existing surround, panels glazed into two sections.		HMO?	No. of Dwelling Units
		Existing	Proposed
		D.C. Officer NB	Policy Officer AKS

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- Signs should be located on a flat surface and not curved around a pillar or corner.
- The signs should endeavour to use matt finishes to avoid reflective glare.

Please can it be confirmed that the clearance on the proposed main entrance door will be a minimum of 800mm. *- cond.*

Notes to Amended Plans received on 21/6/99 (Comments done on 2nd July 1999)

Much the same as above. However the new plans show a step approximately 180mm high on the main entrance. The architect has confirmed that this is in fact a mistake and no change of level is planned. With this in mind I feel the observation as dated 28th May still applies.

Rg 27/1/99

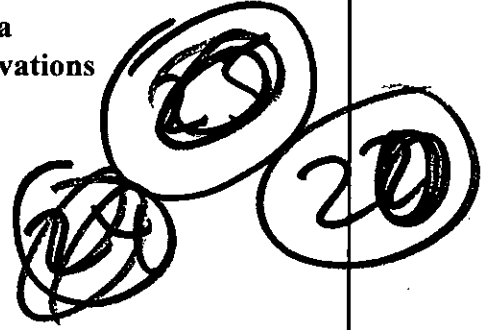
*ramp
no objection*

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

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Monitoring

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Rey 2/7/99

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS TP MRTPI Cert TS

21

**THE ROYAL
BOROUGH OF**



**KENSINGTON
AND CHELSEA**

FILE COPY

1 2699

0171-361- 2699

Switchboard: 0171-937-5464

Extension:

Direct Line:

Facsimile: 0171-361-3463

Date: 13 July 1999

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCSW/PP/99/00723/NB

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: 273 King's Road, London, SW3 5EN

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

Installation of shopfront.

REVISED DRAWINGS RECEIVED. Any further comments must be received within 14 days of the date of this letter.

Applicant

V. Pascale & R. Galloppa, 273 King's Road, Chelsea, London SW3 5EN

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.

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Executive Director, Planning and Conservation

David Hicken ASS.
David Endlers.



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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.

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