

Cherger

PLANNING SERVICES APPLICATION

3

CONSULTATION SHEET

APPLICANT:

Snezana Jackson Architects,
Buspace Studios,
Unit 38B Conlan Street,
London
W10 5AP

APPLICATION NO: PP/99/00725/CT

APPLICATION DATED: 06/04/1999

DATE ACKNOWLEDGED: 14 April 1999

APPLICATION COMPLETE: 13/04/1999

DATE TO BE DECIDED BY: 08/06/1999

SITE: 79 Flood Street, London, SW3 5SU

PROPOSAL: Alterations to rear elevation (enlarged openings, new balcony at 1st floor level and replacement of railings to existing roof terrace).

ADDRESSES TO BE CONSULTED

- 2 1. 77 FLOOD STREET, SW3 A+B
- 2. 81 "
A 3. 29 REDEPALE STREET, SW3 Bemt-2nd fl flats
- 4. 30 "
5.
6.
7.
8.
9.
10.
11.
12.
13.
14.
15.

8
LBP
16/4

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

10
LBP
16/4

DEVELOPMENT CONTROL

TECHNICAL INFORMATION

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

4

ADDRESS 79 Flood Street

SW3

SG

PP990725

T

- | | | | |
|-----|--|--------|--|
| 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						
20								✓								

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

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TO: FOR FILE USE ONLY

**From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION**

**My Ref: PP/99/00725/CT
Room No:**

CODE A1

Date: 16 April 1999

DEVELOPMENT AT:

79 Flood Street, London, SW3 5SU

DEVELOPMENT:

Alterations to rear elevation (enlarged openings, new balcony at 1st floor level and replacement of railings to existing roof 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)

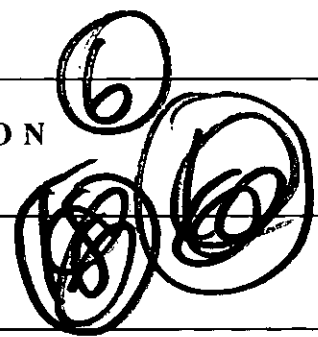
M.J. French

Executive Director, Planning & Conservation

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS TP MRTPI Cert TS



**THE ROYAL
BOROUGH OF**



**KENSINGTON
AND CHELSEA**

FILE COPY

I 2012

0171-361- 2012

Switchboard: 0171-937-5464

Extension:

Direct Line:

Facsimile: 0171-361-3463

Date: 16 April 1999

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCSE/PP/99/00725/CT

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

The Council has received a planning application for development at:

79 Flood Street, London, SW3 5SU

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

Alterations to rear elevation (enlarged openings, new balcony at 1st floor level and replacement of railings to existing roof terrace).

Applicant

Snezana Jackson Architects, Buspace Studios, Unit 38B Conlan Street, London

W10 5AP

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, 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




RBKC
District Plan Observations
CONSERVATION AND DESIGN

Address 79 Wood Street, SW3	Appl. No. 99/725/ET.	L.B.	C.A. 20	N C SEV ✓
Description	Code			

French doors to basement and ground, new railings at ground and closet wing, all at rear.

E/A

① French doors at basement level

Principle - at this level - probably acceptable

Detail - rounded brick arch, and soldier course to match.

② French door at ground level

Principle - will depend on precedents + visibility

③ Balcony to lightwell

Principle - will depend on precedents.

Detail - simple vertical railings

④ Railings to closet wing

Principle - probably acceptable - as fence exists.

Detail - simple vertical railings.

Chris please arrange a sv if you need me.

MP 19/4/99.

0 12 9

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:

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/99/00725/CT

Date: 28/04/1999

79 Flood Street, London, SW3 5SU

Alterations to rear elevation (enlarged openings, new balcony at 1st floor level and replacement of railings to existing roof terrace).

APPLICANT Snezana Jackson Architects,

Posted on railings outside property 28/4

JL

CT



Snezana Jackson
a r c h i t e c t s

Buspace Studios, Unit 38b
Conlan Street, London W10 5AP

Telephone: 0181 960 2155
Facsimile: 0181 968 8858

~~29/4~~
29/4



FAX TRANSMISSION

Date: 29/4/99

To: RBK&C

Attention of: CHRIS TURNER

Fax No: 0181 351 3463

From: S. JACKSON

Re: 79 FLOOD STREET, SW3

Number of pages including this one: 2

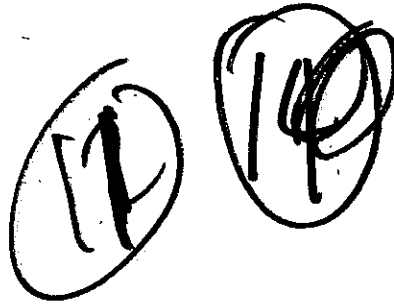
R.B.K.&C.
TOWN PLANNING
29 APR 1999
RECEIVED

DEAR MR. TURNER,

FOLLOWING OUR MEETING ON SITE YESTERDAY,
PLEASE FIND ATTACHED PROPOSED RAILINGS DETAIL
ON LARGER SCALE AS REQUESTED. IF YOU
STILL THINK THAT THE DESIGN IS TOO
ELABORATE WE WILL BE HAPPY TO SIMPLIFY IT

YOURS SINCERELY,

S. Jackson

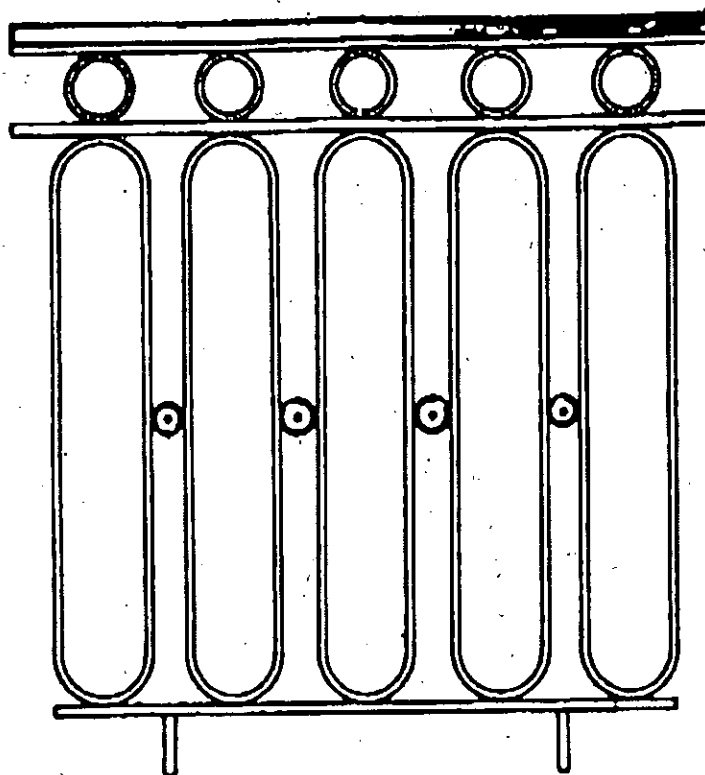


Snezana Jackson
architects

Buspace Studios, Unit 38b
 Conlan Street, London W10 5AP

Telephone: 0181 960 2155
 Facsimile: 0181 968 8858

79 FLOOD STREET, SW3



Ref No: 14136

PROPOSED BALUSTRADE

(12) (A) (A)

Please give the architect a msg + tell her
exactly what you want - re railings - (I'm happy
with the principle of all the abt).

Chris - Chris

- PS. Architect - very pleasant

29/4

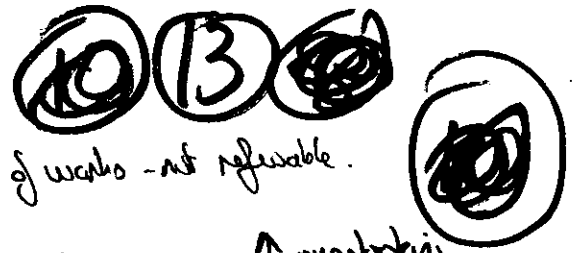
Called requesting revisions to you

- Plain railings to terrace, set in
- lower railings acceptable.

~~29/4~~

29/4/99.

79 Flood St.



No precedents, but given minor nature of works - not refuseable.

Looking some existing terrace - with down \Rightarrow no \uparrow overburden,

- detail - wait for pp at 1:20 scale - but may need to be simpler.

existing flat Basement - unit or vent - tuned also SFD - not need PP.

(1) (2) (4) BB/S

Snezana Jackson
a r c h i t e c t s

Buspace Studios, Unit 38b
Conlan Street, London W10 5AP

Telephone: 0181 960 2155
Facsimile: 0181 968 8858

Ref. FS/9813

3rd May 1999

Mr. C. Turner

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

RECEIVED BY PLANNING SERVICES									
EX DIR	HDC	N	C	SW	S	ENF	AG	AGK	
49						5 MAY 1999			
		REC	AMB	FWD	CON	DES	FEE		

Dear Mr. Turner,

RE: 79 FLOOD STREET - PROPOSED ALTERATIONS

Further to our meeting on site and my telephone conversation with the design officer, Mark Price, please find enclosed our revised Drawing No. 9813/06, Revision C. We have amended railings design to the roof terrace as agreed.

Yours sincerely,

Snezana Jackson

COPY OF PLANS
TO INFORMATION
OFFICE PLEASE (CT)

cc Client - Edward and Claire Budge

DELEGATED REPORT

15

Address

79 Flood St, SW3

Reference 99/99/0725

Conservation Area 20

15

Listed Building Yes 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

*Creation of balcony within rear lightwell
Change windows / door openings
Change design of balcony to roof terrace*

Residential Conversion

From _____

To _____

Other *no*

Shopfront

Non-Residential Extension

Listed Building Demolition

whole part

Listed Building Alterations

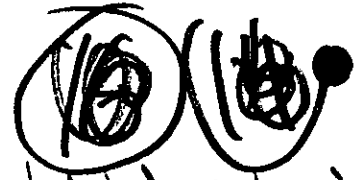
Unlisted Building - Demolition

whole part

continued

D4/51(a)

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



Who Nero. The detailed design of the proposed replacement built into on top of
 Overcome by Amendment/Withdrawn/Not Relevant/Other the new approach has been simplified
at the request of the officers in order to preserve the character and
appearance of the conservation area

16

Existing The application relates to a mid-terrace property which lies on the eastern side
 of Flood St close to the junction with Redesdale St. It backs onto the garden of 15-30
 Redesdale St. The property is currently divided into two residential units. It lies within the
Parish Hospital Conservation Area

Issues/Policy/Precedent/Conditions/Third Schedule

Standards

	satisfactory
Light	<input checked="" type="checkbox"/>
Privacy	<input checked="" type="checkbox"/>
Room Sizes	<input type="checkbox"/>
Parking	<input type="checkbox"/>
Trees	<input type="checkbox"/>
HBMC Direction/Obs.	
Obs. Rec'd	<input type="checkbox"/>
Direction Rec'd	<input type="checkbox"/>
Consultation Expired	<input checked="" type="checkbox"/>

Planning Considerations

The conversion of the property from two residential units
 to a single family dwelling does not require planning permission
 as does not constitute a material change of use.

The architectural alterations are considered to be minor in
 nature and to preserve the character of the conservation area.

The balcony at ground floor level is ornate - but given
 its location within the lychgate and where it is
 very inconspicuous it is considered to be acceptable. The
 railing on the existing terrace at 2nd floor level
 are of a simple design and considered to be of a significant improvement over the existing - which
 are in a very poor state of repair.

Therefore, the proposed alterations are considered to comply with
 Council Policy as set out in chapter 6 of the ODP, in particular with
 Policies CD2, CD48 and CD52

GRANT/APPROVE

subject to conditions Informatives

Report by C. Tim Date 28/5/99 Agreed B2.6 hdms 26 99

**THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA
MEMORANDUM - SECTION 101 - LOCAL GOVERNMENT ACT, 1972**

DPI

To: Chief Administrative Officer (Planning)
From: THE DIRECTOR OF PLANNING SERVICES
Our Ref: DPS/DCSE/PP/99/0725

17 JUN 99

Date: ~~5/5/99~~ 7/6/99
Delegated Case No: -
T.P. 99/00725/CMBE

Applicant: Snezana Jackson Architects, Bospaer Studios
Unit 38B Conlan St, W10 5AP

Applicant Dated: 6/4/99; complete 13/6/99, revised 5/5/99
Address: 79 Flood St, SW3

This is (is not) A Listed Building
18/46

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 nons/c dwellings etc. | Class (viii) - grant of planning permission for a change form one kind of non-residential use except where this would involve the loss of a shop use. |
| Class (iv) - amendments as required by T.P. Committee | Class (ix) - grant permission licence or no objection under Sections 73, 74, 138, 143, 152, 153, 177 & 180 of the Highways Act 1980 |
| Class (v) - above classes after D.P. Committee agree | Class (x) - Crossover under S. 108 of the Highways Act 1980 |

**DELEGATED APPROVAL
11 JUN 1999**

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

Description of proposed development/Brief comment

Minor electrical alterations to roof, including replacement of rafters and existing roof terrace.

Recommended Decision: Grant Planning Permission conditionally

Submitted drawing(s) No.

Applicant's drawing(s) No.

PP/99/0725; PP/99/0725/A

01, 02, 03, 04, 05A, 06C

Conditions

① C1 ② C68 ③ The doors hereby permitted shall be white painted wooden framed and so numbered ④ C82

Reasons

① R1 ② R68 ③ R72 ④ R82

Informatives

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 above imposed for the reason(s) appearing thereunder, or for the reasons stated.

Director of Planning and Conservation

B2-6
Area Planning Officer

hms 2.6.99
Director of Planning Services



FRONT ELEVATION

③

18
18

Snezana Jackson
architects

Buspace Studios, Unit 38b
Conlan Street, London W10 5AP

Telephone: 0181 960 2155
Facsimile: 0181 968 8658

TOWN
P

REAR ELEVATION

②



79 FLOOD STREET, SW3

NOVEMBER 98

Snezana Jackson
a r c h i t e c t s

Buspace Studios, Unit 38b
Conlan Street, London W10 5AP

Telephone: 0181 960 2155
Facsimile: 0181 968 8858

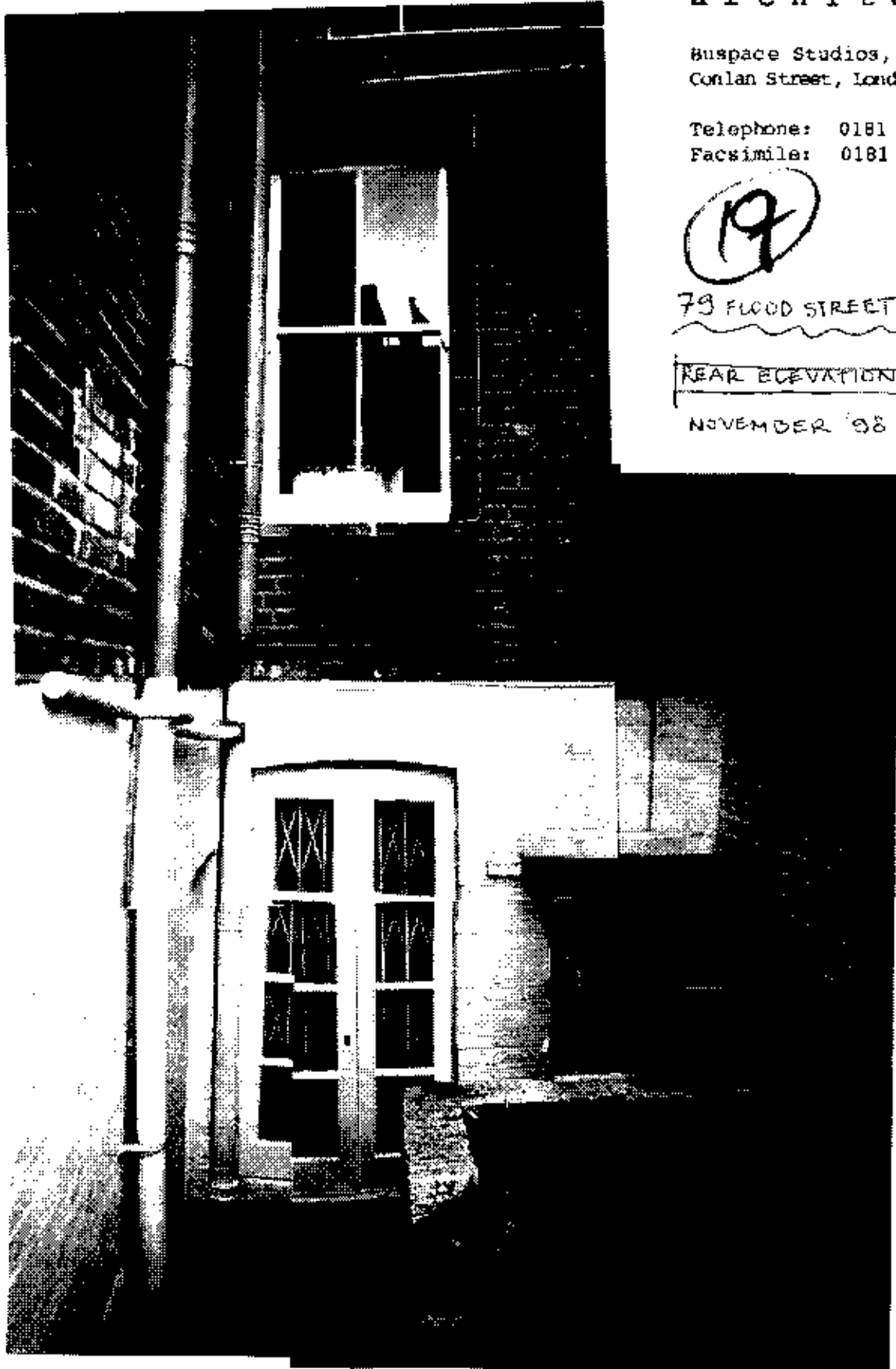
(19)

(19)

79 FLOOD STREET, SW3

REAR ELEVATION

NOVEMBER '98



PART REAR ELEVATION

RECEIVED