

PLANNING SERVICES APPLICATION

Death with

CONSULTATION SHEET

3

19/4/99

B

APPLICANT:

Pell Frischmann Projects Limited,  
5 Manchester Square,  
London  
W1A 1AU

APPLICATION NO: LB/99/00726 / JPB

APPLICATION DATED: 06/04/1999      DATE ACKNOWLEDGED: 14 April 1999

APPLICATION COMPLETE: 13/04/1999      DATE TO BE DECIDED BY: 08/06/1999

SITE:              Flat 5, 27 Queen's Gate, London, SW7 5JA  
PROPOSAL:      Internal alterations and refurbishment.

ADDRESSES TO BE CONSULTED

- 1.
- 2. All flats except 5,
- 3.
- 4. 27 Queen's Gate, SW7
- 5.
- 6. flats 1-4, 6+7, Bsmts F+R
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.

25/4

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

4  
AB

# DEVELOPMENT CONTROL

## TECHNICAL INFORMATION

THE ROYAL  
BOROUGH OF



KENSINGTON  
AND CHELSEA

ADDRESS 27, Queens Gate,

4

FLAT 5

27 QUEEN'S GATE

LB990726

SW7.

- |     |  |        |  |
|-----|--|--------|--|
| 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						
10	II			✓												

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

5

TO: FOR FILE USE ONLY

From: EXECUTIVE DIRECTOR  
PLANNING & CONSERVATION

My Ref: LB/99/00726/JPB  
Room No:

CODE D4

Date: 19 April 1999

**DEVELOPMENT AT:**

Flat 5, 27 Queen's Gate, London, SW7 5JA

**DEVELOPMENT:**

Internal alterations and refurbishment.

The above development is to be advertised under:-

4. Town and Country Planning (Listed Buildings and Conservation Areas) Regulations 1990 (applications for Listed building consent)

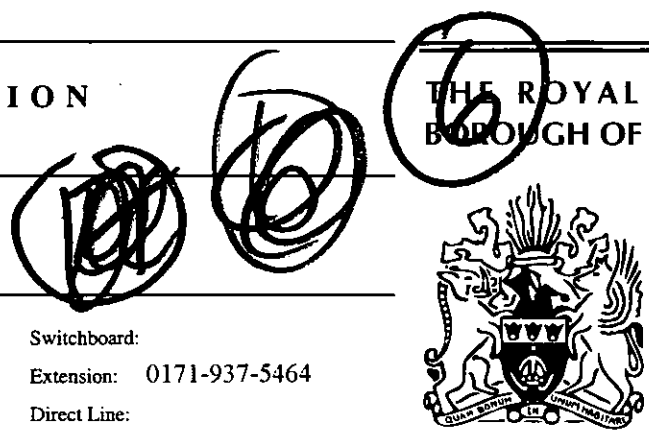
**M.J. French**  
Executive Director, Planning & Conservation

**PLANNING AND CONSERVATION**

THE TOWN HALL HORNTON STREET LONDON W8 7NX

THE ROYAL  
BOROUGH OF

Executive Director M J FRENCH FRICS TP MRTPI Cert TS



**KENSINGTON  
AND CHELSEA**

**FILE COPY**

1 361-2733

0171-361- 361-2733

Switchboard:

Extension: 0171-937-5464

Direct Line:

Facsimile:

0171-361-3463

My reference:

Your reference:

Please ask for: Date: 20 April 1999

My Ref: DPS/DCC/EB/99/00726/JPB

Planning Information Office

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING ACT 1990**

The Council has received a planning application for development at:

**Flat 5, 27 Queen's Gate, London, SW7 5JA**

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**

**Internal alterations and refurbishment.**

**Applicant**

**Pell Frischmann Projects Limited, 5 Manchester Square, London  
W1A 1AU**

**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**



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 have received an application:

- (d) for consent to demolition and/or alteration of a building which is of architectural or historic interest.

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: LB/99/00726/JPB

Date: 23/04/1999

**Flat 5, 27 Queen's Gate, London, SW7 5JA**

Internal alterations and refurbishment.

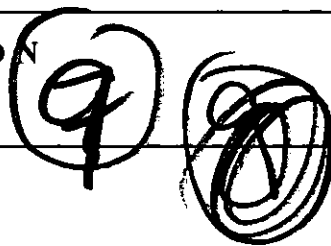
**APPLICANT** Pell Frischmann Projects Limited,

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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**

---

Keith Corazzo  
Pell Frischmann Projects Limited  
5 Manchester Square  
London W1A 1AUSwitchboard: 0171-937 5464  
Extension: 2733  
Direct Line: 0171-361-2733  
Facsimile: 0171-3613-3463

06 May 1999

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My reference: DPS/DCC/LB/99/ Your reference: KAC:5105:In:P00 Please ask for: Juan Baeza  
00726/JPB 89/A

Dear Mr Corazzo,

**TOWN AND COUNTRY PLANNING ACT 1990  
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990  
LISTED BUILDING CONSENT APPLICATION REFERENCE LB/99/00726  
UNAUTHORISED WORKS TO LISTED BUILDING  
FLATS, 27 QUEEN'S GATE, SW7**

I am writing further to our site visit dated 21 April 1999 in connection with the unauthorised works to the above mentioned property, which are now the subject of an application.

You will recall the undertaking you took to investigate the possibility of reinstating the identified missing fireplace and providing a structural surveyors report assessing any potential instability to the property from demolishing part of one of the internal walls. To date I have not received any information to this effect.

Can I remind you that the alteration of a Listed Building without consent is a criminal offence where the building's architectural and historical qualities are considered to have been harmed. As a result I would advice you to supply me with the required information at your earliest opportunity to avoid the commencement of enforcement action.

Yours Sincerely,

A handwritten signature, likely of Derek Taylor, consisting of a stylized 'D' and 'T'.

Derek Taylor  
Central Area Team Leader for  
Executive Director Planning and Conservation

R.

① PC    ② JP B



# PELL FRISCHMANN PROJECTS LTD

ARCHITECTURE · CIVIL & STRUCTURAL ENGINEERING · MECHANICAL & ELECTRICAL ENGINEERING · QUANTITY SURVEYING · PROJECT MANAGEMENT

5 MANCHESTER SQUARE LONDON W1A 1AU  
(Registered Office)

0171- 486 3661/6551 fax 0171-487 4153 email PFLONDON @ pellfrisch. com.

Direct Fax Line: 0171-224 0378

✓ 11-5 (10)

(10)

(8)

Our Ref: NEH:5203:ln:P0089/A

10 May 1999

Royal Borough of Kensington and Chelsea  
Planning and Conservation  
The Town Hall  
Hornton Street  
London W8 7NX

Attention: Juan Baeza

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AC AGN
61				11 MAY 1999			
REC	ARB	FWD PLN	CON DES	FEES			

Dear Sirs

## LISTED BUILDING CONSENT FOR 27 QUEEN'S GATE, LONDON SW7

Please find enclosed a copy of a letter to Mr G Richards addressing all the points discussed at our previous site meeting.

Should you require any additional information, please do not hesitate to contact me.

Yours faithfully

*N. Hanna*  
Nelson Hanna

Enc.

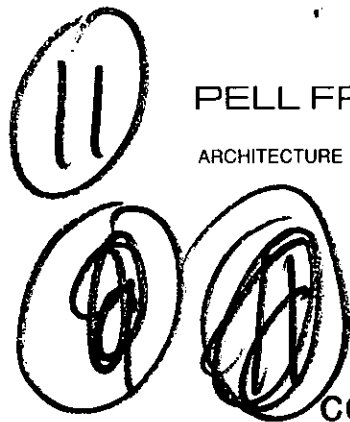
Directors:  
WW FRISCHMANN CBE HonDSc PhD DIC FCGI FEng FStructE MASCE MSocS(Fr) MConsE  
SS PRABHU BEng DIC CEng FStructE MASCE MConsE  
A. LEVY Dipl Arch (Oxford) RIBA FIMgt FRSA  
DJ ATHERTON CEng MSc BSc(Eng)Hons MStructE FICE  
KA CORAZZO ARCS  
RC JONES Dip Arch(Dist) RIBA  
RJ WILES CEng BSc FIMechE FCIBSE MIEE



Registered in England 2810599

Secretary: NW CARMICHAEL MBIM





**PELL FRISCHMANN PROJECTS LTD**

ARCHITECTURE · CIVIL & STRUCTURAL ENGINEERING · MECHANICAL & ELECTRICAL  
ENGINEERING · QUANTITY SURVEYING · PROJECT MANAGEMENT

5 MANCHESTER SQUARE LONDON W1A 1AU  
(Registered Office)

0171-486 3661/6551 fax 0171-487 4153 email PFLONDON@pellfrisch.com.

Direct Fax Line: 0171-224 0378

**COPY OF PLANS  
TO INFORMATION  
OFFICE PLEASE**

10 May 1999

Our Ref: NEH:5206:ln:P0089/A

Royal Borough of Kensington and Chelsea  
Planning and Conservation  
The Town Hall  
Hornton Street  
London W8 7NX

Attention: G Richards Esq

RECEIVED BY PLANNING SERVICES							
PLN	CON	N	C	SW	SE	ENF	AO ACK
11 MAY 1999							
REC	ARB	FWD PLN	CON DES	FEES			

*(Handwritten '23' in a circle next to the stamp)*

Dear Sirs

**LISTED BUILDING CONSENT FOR 27 QUEEN'S GATE, LONDON SW7**

Further to our site meeting on 21 April 1999 at the above property, please find enclosed the following in support of our Application:

- A Structural Report on the opening between Bedroom 1 and the ensuite shower room.
- 4 N<sup>o</sup> copies of the amended plans identifying a thicker wall at the rear of the building to be solid.

I have contacted the Contractor concerning the fireplace in Bedroom 2. Regrettably we were informed that the fireplace was brought to a skip. However, we shall attempt to replace it with an identical one and should we be successful we shall contact you immediately.

I have taken the liberty of sending a copy of this letter to Mr Juan Baeza for his perusal.

Should you have any queries or need any further information, please do not hesitate to contact me.

Yours faithfully

Nelson Hanna

Enc.

Directors:  
WW FRISCHMANN CBE HonDSc PhD DIC FCGI FEng FStructE MASCE MSocS(Fr) MConsE  
SS PRABHU BEng DIC CEng FStructE MASCE MConsE  
A. LEVY Dipl Arch (Oxford) RIBA FIMgt FRSA  
DJ ATHERTON CEng MSc BSc(Eng)Hons MStructE FICE  
KA CORAZZO ARICS  
RC JONES Dip Arch(Dist) RIBA  
RJ WILES CEng BSc FIMechE FCIBSE MIEE

Secretary: NW CARMICHAEL MBIM



Registered in England 2810599

(12)  
(10)  
(10)

**RBKC**  
**CONSERVATION & DESIGN**

**GRADE II LISTED BUILDINGS**  
**FORMAL OBSERVATIONS**

---

**Address:** 27 Queen's Gate

**Description:** Internal works

**Application No:** TP99/00726

**DC Case Officer:** JB

**Drawing Nos:**

**CD Case Officer:** GR

P0089A/98/003/C

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**Date:** 25 May 1999

**Grant/Refuse:** GRANT

**Formal Observations:**

The works involve internal alterations at fourth floor level. The building has been the subject of significant later alterations to the detriment of its original character. The application is partly retrospective in nature.

The works generally involve the removal of small areas of partitioning and the provision of new partitioning. All new partitioning will be of lightweight, essentially reversible construction and their location will not significantly impair the original sense of spatial integrity or coherence of the interior. Given the minimal nature of the works ; the extent of past alterations ; the absence of any original features and the secondary nature of this level, the works are not considered objectionable.

The works are not considered to harm the special architectural or historical character of the building. The absence of any significant harm entails that there is considered insufficient grounds to instigate prosecution for unauthorized works to the listed building.

**Conditions:**

1. C205

2. C206

~~3. C208~~

3) C214 (GR (20/1/99))

ⓐ ⓑ ⓑ

Signed: ..... *D. James Holmes* .....

Date: ..... *25/5/99* .....

Approved: ..... *David James O'Connell* .....

Date: ..... *25/5/99* .....

Other Notes:

Extra Copy please

14

AC  
DL

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

To: Chief Administrative Officer (Planning)  
From: The Executive Director, Planning & Conservation

Date: 19 January 2000  
Our Ref: LB/99/00726

Application Date: 06/04/1999 Complete Date: 13/04/1999 Revised Date: 11/5/1999  
Agent: Pell Frischmann Projects Limited, 5 Manchester Square, London  
W1A 1AU  
Address: Flat 5, 27 Queen's Gate, London, SW7 5JA  
*Kensington*

*CRBA*  
*19/76*

This application is for a class of development to be determined under powers delegated to me by the Council on 21st July, 1976, and/or by the Town Planning Committee 6th November, 1979, and/or by the Town Planning Committee on 18th March 1986, 23rd May 1988 and 8th January 1990 and is not such as I wish to refer to the Planning Application Committee. No relevant planning objections have been received.

- |   |  |
|---|--|
| Class (i) - 8th Schedule development                  | Class (vi) - Listed building consent for above Classes.  |
| Class (ii) - shop fronts                              | Class (vii) - approval of facing materials   |
| Class (iii) - conversion from non s/c dwellings etc   | Class (viii) - grant of planning permission for a change from one kind of non-residential use except from one kind of non-residential use except where this would involve the loss of shop use |
| Class (iv) - amendments as required by T.P. Committee |  |
| Class (v) - above classes after D.P. Committee agree  | Class (ix) - grant permission licence or no objection under Sections 73, 74, 138, 143, 152, 153, 177 & 180 of the Highways Act   |
|   | Class (x) - Crossover under S. 108 of the Highways Act 1980  |

*K+C*

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

**DESCRIPTION OF PROPOSED DEVELOPMENT**

**Internal alterations and refurbishment.**

**RECOMMENDED DECISION** Grant listed building consent  
RBK&C drawing(s) No: ~~LB/99/726~~ and LB/99/726/A  
Applicant's drawing(s) No: ~~P0089A/98/003/B~~ and P0089A/98/003/C

**DELEGATED APPROVAL**  
01 FEB 2000

*conditionally*

I hereby determine and grant/~~refuse this application~~ (subject to ~~HBMC Direction/Historic Building authorisation~~) under the powers delegated to me by the Council, subject to the condition(s) indicated below imposed for the reason(s) appearing thereunder, or for the reasons stated.

Exec. Director, Planning and Conservation      Head of Development Control      Area Planning Officer

*Lawson 1.00*

CONDITIONS AND REASONS FOR THEIR IMPOSITION

10

15

1. **The works hereby permitted shall be begun before the expiration of five years from the date of this consent. (C201)**  
*Reason - As required by Section 18 of the Planning (Listed Buildings and Conservation Areas Act) 1990, to avoid the accumulation of consents. (R201)*

2. **The works hereby permitted shall be carried out exactly and only in accordance with the drawings, and other particulars, forming part of the Consent, and there shall be no variation therefrom without the prior written approval of the Local Planning Authority. (C205)**  
*Reason - In order to safeguard the special architectural or historic interest of the building. (R205)*

INFORMATIVES

3) C206  
*Reason R206.*  
4) C214  
*Reason R206.*

1. I10A

2 I21

# DELEGATED REPORT

14

16

99/0726

Address

27 Queen's Gate

Reference

Conservation Area

Yes

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

Residential Conversion

From

To

Other

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 \_\_\_\_\_

Overcome by Amendment/Withdrawn/Not Relevant/Other \_\_\_\_\_

*(Handwritten marks: circled numbers 17, 12, and scribbles)*

**Existing**

**Issues/Policy/Precedent/Conditions/Third Schedule**

*see attached*

**Standards**

satisfactory

- Light
- Privacy
- Room Sizes
- Parking
- Trees

**HBMC** Direction/Obs.

- Obs. Rec'd
- Direction Rec'd
- Consultation Expired

**GRANT/APPROVE**

subject to conditions

Informatives

Report by

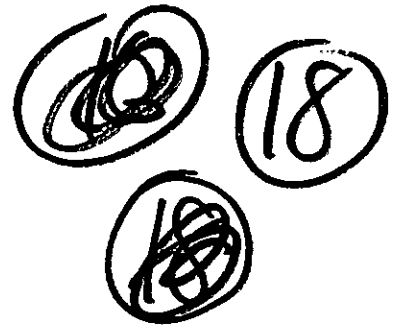
*JB*

Date

Agreed

*Adms / MS*

*27-1-00*



**1.0 PLANNING CONSIDERATIONS**

- 1.1 The main consideration in this case relates to the impact of the various internal works upon the special historic character of this Listed Building.
- 1.2 The relevant planning Policies are contained in the 'Conservation and Development' chapter of the UDP. Policy CD58 applies in this application.
- 1.3 The works mostly involve the demolition of partition walls and the construction, elsewhere, of new lightweight partitioning. The new location of the walls has not harmed the spatial character/integrity of the dwelling and together with the fact that these are reversible works, it is considered that the special architectural or historical character of the building has not been harmed.
- 1.4 The Formal Observations of the Conservation & Design Officer are appended.

**2.0 PUBLIC CONSULTATION**

- 2.1 Eight letters of notification were sent to properties in Queen's Gate.
- 2.2 No objections have been received.

**M.J. FRENCH**  
**EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION**

**List of Background Papers:**

**The contents of file LB/99/00726 save for exempt or confidential information in accordance with the Local Government (Access to Information) Act 1985.**

Report Prepared By: **JPB**  
Report Approved By: *ALS*  
Date Report Approved: *20.1.00*