

R
Harris

PLANNING SERVICES APPLICATION

4

CONSULTATION SHEET

APPLICANT:

Grove & Company,
91A Drayton Gardens,
Chelsea,
London
SW10 9QU

APPLICATION NO: PP/99/00727

APPLICATION DATED: 07/04/1999

DATE ACKNOWLEDGED: 14 April 1999

APPLICATION COMPLETE: 13/04/1999

DATE TO BE DECIDED BY: 08/06/1999

SITE: Harvey Nichols, 109-125 Knightsbridge, S.W.1

PROPOSAL: The provision of an access gantry at first floor level to the rear of the store to enhance health and safety provision whilst maintenance is being undertaken to condensers located behind the parapet wall.

ADDRESSES TO BE CONSULTED

- 161. 46 LOWMADES SQUARE, SW1 Flats 1-12, 14-16 + Bsmt
- 152. 48 " " Flats 1-12, 14, 15 + Bsmt
- 23. 207 SLOAN STREET, SW1 Shewston + Offices
- 4. 209
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.

33
BB
1614

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

1
BB
1614

DEVELOPMENT CONTROL

TECHNICAL INFORMATION

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THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

ADDRESS ~~109-125 Knightsbridge~~

HARVEY NICHOLS
109-125 KNIGHTSBRIDGE

SW1.

PP990727

- 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					
14A															

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:

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MEMORANDUM

TO: FOR FILE USE ONLY

**From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION**

**My Ref: PP/99/00727/CT
Room No:**

CODE A1

Date: 16 April 1999

DEVELOPMENT AT:

Harvey Nichols, 109-125 Knightsbridge, S.W.1

DEVELOPMENT:

The provision of an access gantry at first floor level to the rear of the store to enhance health and safety provision whilst maintenance is being undertaken to condensers located behind the parapet wall.

The above development is to be advertised under:-

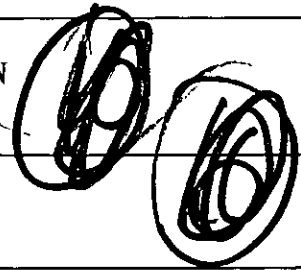
1. Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (development affecting the character or appearance of a Conservation Area or adjoining Conservation Area)

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



**KENSINGTON
AND CHELSEA**

FILE COPY

1 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/99/00727/CT

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

The Council has received a planning application for development at:

Harvey Nichols, 109-125 Knightsbridge, S.W.1

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

The provision of an access gantry at first floor level to the rear of the store to enhance health and safety provision whilst maintenance is being undertaken to condensers located behind the parapet wall.

Applicant

**Grove & Company, 91A Drayton Gardens, Chelsea, London
SW10 9QU**

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

DELEGATED REPORT

Address

Harvey Nichols, 109/125
Knightsbridge, SW1



Reference

PP/99/727



Conservation Area

14A

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 _____

Shopfront

Non-Residential Extension

Listed Building Demolition

whole part

Listed Building Alterations

Unlisted Building - Demolition

whole part

Other Erection of access gantry to rear of property - in Harriet St.

continued

D4/51(a)

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

Who None

Overcome by Amendment/Withdrawn/Not Relevant/Other

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Existing The application relates to Harvey Nichol, a large retail unit which lies on the southern side of Knightsbridge on a site bounded by Glasgow St to the west, Seville St to the east and Harrot Walk to the south. The unit lies within the Harrold Conservation Area.

Issues/Policy/Precedent/Conditions/Third Schedule Planning Considerations

Planning permission is sought to erect a metal gantry to allow access to rear construction units located on the first floor of the property. The gantry is to be located at the rear service area of the unit - on the Harrot Street elevation.

Given that the gantry is located on a rear elevation and in a service area, it is not considered to have a significantly detrimental impact on the character or amenity of the surrounding conservation area. The proposed balustrade will be seen against a backdrop of the existing brick wall and will not break the skyline. A condition is considered appropriate to ensure that all metal work be painted black - as this will minimise its impact on the surrounding area.

Standards

	satisfactory
Light	<input checked="" type="checkbox"/>
Privacy	<input checked="" type="checkbox"/>
Room Sizes	<input checked="" type="checkbox"/>
Parking	<input checked="" type="checkbox"/>
Trees	<input type="checkbox"/>

HBMC	Direction/Obs.
Obs. Rec'd	<input checked="" type="checkbox"/>
Direction Rec'd	<input checked="" type="checkbox"/>
Consultation Expired	<input checked="" type="checkbox"/>

Therefore, the proposed gantry and balustrade is considered to comply with Council Policy as set out in Chapter 4 of the CD, in particular with Policies CP20, CP48 and CD12.

GRANT/APPROVE

subject to conditions Informatives

Report by C.R. Date 16/6/99 Agreed R/b/b dated 16.6.99.

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

To: Chief Administrative Officer (Planning)
From: THE DIRECTOR OF PLANNING SERVICES
Our Ref: DRS/PLSE 1PP/99/0727

Date: 18/6/99

Delegated Case No:
T.P. 09/727/MNW

Applicant: *Crowe and Co, 91A Drayton Gds, Chelsea, London SW3 9QU*
Ref: 2414
Applicant Dated: 7/4/99, complete 13/4/99

This is/ is not
A Listed Building

Address: *Harvey Nichols, 109-125 Knightsbridge, SW1 Chelsea*

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 from 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 (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 1980 |
| | Class (x) - Crossover under S. 108 of the Highways Act 1980 |

**DELEGATED APPROVAL
23 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

Provision of access gentry and balustrade on Harnet St elevation

Recommended Decision: *Grant Planning Permission conditionally*

Submitted drawing(s) No.

PP/99/0727

Applicant's drawing(s) No.

010 and 011

Conditions

- ① C1 ② C68 ③ The metalwork hereby permitted shall be painted black and so maintained.

Reasons

① R1 ② R68 ③ R72

Informatives

I1 I10 I21

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.

[Signature]
Director of Planning and Conservation

B66
Area Planning Officer

[Signature]
Director of Planning Services