

PLANNING SERVICES APPLICATION

CONSULTATION SHEET



APPLICANT:

Charles Samuels - ODA
6H Hedgegate Court,
Powis Terrace,
London
W11 1JD

APPLICATION NO: PP/99/00729

IMK

APPLICATION DATED: 12/03/1999

DATE ACKNOWLEDGED: 14 April 1999

APPLICATION COMPLETE: 13/04/1999

DATE TO BE DECIDED BY: 08/06/1999

SITE: 36 Cambridge Gardens, London, W10 5UD

PROPOSAL: Changing a window to a door providing access to rear garden (including steel railing to parapet wall outside the door).

ADDRESSES TO BE CONSULTED

1. 32, 34, 36, 38, 40 Cambridge Gds 32 (FLATS A-D) 34 (FLATS A-E)
- 2.
3. 29, 31, 33, 35, 37 Oxford Gds. 36 (FLATS A-E) 38 (FLATS A-D)
- 4.
5. 40A-D.
- 6.
7. 29 (FLATS A-E)
8. 31 (FLATS A-E)
- 9.
10. 33 (FLATS A-D)
- 11.
12. 35A-C
- 13.
14. 37A-C
- 15.

41

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

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

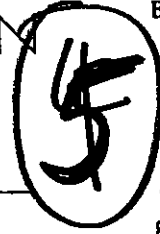
1

Handwritten signature or scribble.

DEVELOPMENT CONTROL

TECHNICAL INFORMATION

THE ROYAL
BOROUGH OF



ADDRESS 36 Cambridge Gardens

36 CAMBRIDGE GARDENS
W10.

KENSINGTON
AND CHELSEA

PP990729

- | | | | |
|-----|--|--------|--|
| 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						
1			K-64					✓								✓

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



TO: FOR FILE USE ONLY

**From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION**

**My Ref: PP/99/00729/MK
Room No:**

CODE A1

Date: 19 April 1999

DEVELOPMENT AT:

36 Cambridge Gardens, London, W10 5UD

DEVELOPMENT:

Changing a window to a door providing access to rear garden (including steel railing to parapet wall outside the door).

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)

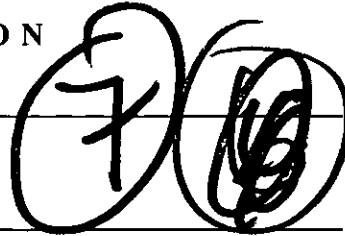
M.J. French

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**

The Occupier
1 FILE COPY
0171-361- 2585

Switchboard:
Extension: 0171-937-5464
Direct Line: 2585

Facsimile: 0171-361-3463

Date: 20 April 1999.

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCN/PP/99/00729/MK

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

The Council has received a planning application for development at:

36 Cambridge Gardens, London, W10 5UD

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

Changing a window to a door providing access to rear garden (including steel railing to parapet wall outside the door).

Applicant

**Charles Samuels - ODA 6H Hedegate Court, Powis Terrace, London
W11 1JD**

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 ones 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



**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/99/00729/MK

Date: 23/04/1999

36 Cambridge Gardens, London, W10 5UD

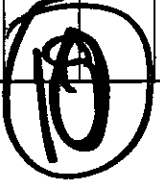
Changing a window to a door providing access to rear garden (including steel railing to parapet wall outside the door).

APPLICANT Charles Samuels - ODA



J/AO

RBKC
District Plan Observations
CONSERVATION AND DESIGN

Address 36 CAMBRIDGE GOMS	Appl. No. 99/0729/NK	L.B.	C.A.	N C S
Description Re: elevational alts.		Code 		

This appears acceptable.

No objection to the provision of a brewhouse door here. The design and detailing of the door appears acceptable.

The door is appropriately recessed into the opening.

No objection - Suggested conditions

- The new door shall be of white painted timber.
- All new hardware shall match adjacent work in terms of colour, size, texture, finish and patina.

GF (10/5/99)

In my opinion the chunky horizontal rail is not v. sympathetic. In GR's absence spoke to MP + will rec a condition to secure a horizontal glazing bar instead. SW 217.



CHARTERED BUILDING SURVEYORS
 6 Hedgegate Court, Powis Terrace, London W11 1JD
 Phone: 0171 727 8059, Fax: 0171 727 8059
 Email: charles@oseida.freeserve.co.uk

Fax

To: Morrisa Kingston

Company: RBK&C Planning Dept

From: Charles Samuels

Fax: 0171 361 3463

one (ex fax cover sheet)

Phone: 0171 361 3266

Date: 18 June 1999

Re: 36 Cambridge Gardens - W10

Urgent For Review Please Comment Please Reply Please Recycle

● **Comments:**

I confirm that you can inspect the property today between 1100 and 1130.

To gain access please ring Charlick and Nicholson's bell. They have been informed that you will be inspecting.

Can you give them some indication of when a decision will be made.

We would like to commence works by the end of June 99.

If you have any queries please contact me.

Regards

Charles Samuels

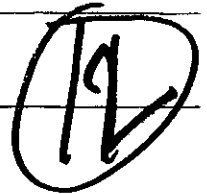
DELEGATED REPORT

Address 36 Cambridge Gardens
Kensington
W10

Reference PP/99/0729 -

Conservation Area Oxford Gardens

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

Shopfront

Non-Residential Extension

Listed Building Demolition

whole part

Listed Building Alterations

Residential Alterations

New rear door opening
to allow access onto existing
landings and staircase. New
metal railings to landing parapet

Residential Conversion wall.

From _____

To _____

Unlisted Building - Demolition

whole part

Other _____

continued

D4/51(a)

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

Who _____

Overcome by Amendment/Withdrawn/Not Relevant/Other _____

~~12~~ 13

Existing Residential flats

Issues/Policy/Precedent/Conditions/Third Schedule

- The main issues concern the effect of the proposal on the property the terrace and that part of the C.A. Consideration needs to be given to any loss of amenity to neighbouring residential properties.
- Policies CD44 and CD 52 are relevant.
- It is proposed to enlarge an existing wind aw opening, to the rear of the property, to form a new door opening. This would enable access to an existing landing and staircase to the lower garden level.
- It is proposed to construct railings to the parapet wall surrounding the landing. The Conservation and Design Officer has no objection to the proposal and considers that the design and detail for the door and metal railings is acceptable, subject to use of glazing bar instead of thick horizontal rails on doors. It is considered that the proposal would result in any loss of amenity to neighbouring properties given that the proposal is to upgrade what is existing.
- It is considered that the proposal accords with the relevant UDP policies above.

Standards

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

HBMC Direction/Obs.

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

GRANT/APPROVE

subject to conditions Informatives

Report by Maresa Kujsh

Date 1/7/99

Agreed SW/

2/7/99

Notes 2.7.99

**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: 99/0729

14

Date: 5/7/99

Delegated Case No:
T.P. 99/0729

Applicant: Charles Samuels - ODA
68 Hedgegate Court, Powis Terrace
London W11 1SD
Applicant Dated: 12-3-99 completed 13-4-99

This is/is not
A Listed Building

Address: 36 Cambridge Gardens, Kensington, W10

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 | |

DELEGATED APPROVAL
09 JUL 1999

grant permission licence or no objection under Sections 73, 74, 138, 143, 152, 153, 177 & 180 of the Highways Act 1980

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

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

Description of proposed development/Brief comment

The enlargement of an existing ^{rear} window to provide a new door opening with access to lower garden level, to include new railings to landing, parapet wall.

Recommended Decision: Grant Planning Permission conditionally

Submitted drawing(s) No.
PP/99/0729

Applicant's drawing(s) No.
40/03 and photograph

- Conditions ① C1 ② C68 ③ C71 ④ The new rear doors shall be of white painted timber and so maintained
- Reasons ① R1 ② R68 ③ RT2 ④ RT2 ⑤ R72

⑤ The horizontal central timber rails on each door shall be omitted and each door shall have one centrally placed horizontal glazing bar to match those original to the building or such other design as shall be agreed in writing by the E.D, P+C.

Informatives ① I10 ② I11 ③ I14 ④ I30 ⑤ I31
I hereby determine and grant/refuse this application (subject to HBMO 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

[Signature]
Area Planning Officer

10/07/99
Director of Planning Services



15

~~15~~



R.B.K. & C.
TOWN PLANNING
- 6 APR 1999
RECEIVED

16

DELEGATED
APPROVAL
09 JUL 1999

PROJECT: 36 CAMBRIDGE Gdns, LONDON, W10
EXISTING REAR ELEVATION - SHOWING EXISTING
TIMBER STAIRS TO BE RETAINED

DWG NO: 40/01	DATE: MARCH 99	REVISION:	SCALE: N.T.S	DRAWN: —
---------------	----------------	-----------	--------------	----------

OSEI DESIGN ASSOCIATES
CHARTERED BUILDING SURVEYORS
6 Hedgegate Court, Powis Terrace,
London W11 1JD
Phone: 0171 727 8059, Fax: 0171 727 8059
Email: charles@goscida.freecserve.co.uk