

PLANNING SERVICES APPLICATION

4

CONSULTATION SHEET

APPLICANT:

Anthony and Helle Browne,
10 Langton Street,
Chelsea,
London
SW10 0JH

APPLICATION NO: PP/99/00730

AP

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

APPLICATION COMPLETE: 14/04/1999 DATE TO BE DECIDED BY: 09/06/1999

SITE: 10 Langton Street, London, SW100JH

PROPOSAL: The proposal includes two extensions at the rear of the house. One at raised ground floor level, and one at second floor level to form a bathroom. The proposal includes a window at raised ground floor level and the substitution of a window for a door at lower ground floor level.

ADDRESSES TO BE CONSULTED

- 1.
2. 8, 12 Langton St.
3.
4. 8, 10, 12 Shalcomb St.
5.
6.
7.
8. 8+12 Langton St @ each.
9.
10.
11. 8-12 Shalcomb St @ each.
12.
13.
14.
15.

S
1574

Table with 2 columns: CONSULT STATUTORILY and ADVERTISE. Rows include HBMC Listed Buildings, DoT Trunk Road, Neighbouring Local Authority, etc.

1574

1574

# DEVELOPMENT CONTROL

## TECHNICAL INFORMATION

THE ROYAL BOROUGH OF



KENSINGTON AND CHELSEA

ADDRESS

~~10 Langton St~~

(S)

(SW)

10 LANGTON STREET

PP990730

PL000730

SW10.

- |     |  |        |  |
|-----|--|--------|--|
| 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						
16								✓								

WITHIN THE LINE OF 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	

<b>Daylighting</b>	Complies	
	Infringes	

<b>Car Parking</b>	Spaces required	
	Spaces proposed	

**Notes:**

**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

1 3564

0171-361- 3564

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/99/00730/AP

Planning Information Office

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING ACT 1990**

The Council has received a planning application for development at:

**10 Langton Street, London, SW10JH**

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 proposal includes two extensions at the rear of the house. One at raised ground floor level, and one at second floor level to form a bathroom. The proposal includes a window at raised ground floor level and the substitution of a window for a door at lower ground floor level.

**Applicant**

**Anthony and Helle Browne, 10 Langton Street, Chelsea, London  
SW10 0JH**

**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

7

### **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**

---

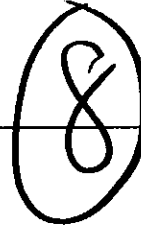
**PLANNING AND CONSERVATION**

**THE TOWN HALL HORNTON STREET LONDON W8 7NX**

---

**Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS**

---



**THE ROYAL  
BOROUGH OF**



Group Planning,  
London Regional Transport,  
55 Broadway,  
London,  
SW1H 0BD

Switchboard: 0171-937-3464  
Direct Line: 0171-361-3464  
Extension: 2734  
Facsimile: 0171-361-3463

Date: 15 April 1999

**KENSINGTON  
AND CHELSEA**

---

**My Ref: DPS/DCsw/PP/99/00730 Your ref: Please ask for: A. Paterson**

Dear Sir / Madam

**TOWN AND COUNTRY PLANNING ACT 1990**

**Proposed development at: 10 Langton Street, London, SW100JH**

I enclose a copy of an application, with relevant drawings and/or supporting information, and should be pleased to receive your observations on these proposals as soon as possible.

It is hoped to present this application to the Planning Services Committee prior to 09/06/1999. I look forward to hearing from you in the near future, in order that your comments may be reported to this Committee.

Should you require any further details in respect of this case, please do not hesitate to contact the Case Officer on the above extension.

Yours faithfully,

**M.J. FRENCH**

Executive Director, Planning and Conservation

MEMORANDUM

9

---

**TO: FOR FILE USE ONLY**

**From: EXECUTIVE DIRECTOR  
PLANNING & CONSERVATION**

---

**My Ref: PP/99/00730/AP  
Room No:**

**CODE A1**

---

**Date: 15 April 1999**

**DEVELOPMENT AT:**

**10 Langton Street, London, SW100JH**

**DEVELOPMENT:**

**The proposal includes two extensions at the rear of the house. One at raised ground floor level, and one at second floor level to form a bathroom. The proposal includes a window at raised ground floor level and the substitution of a window for a door at lower ground floor level.**

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



10

# RBKC District Plan Observations CONSERVATION AND DESIGN

Address 10, Langton Street, SW10	Appl. No. AP PP/19/00730	L.B. /	C.A. 16	N C S ✓
Description ▽	Code	/		

This proposal involves two extensions at the rear of the property; one at raised ground floor level, and one at second floor level to form a bathroom. The proposal includes a window at raised ground floor level if the substitution of a window for a door at lower ground floor level.

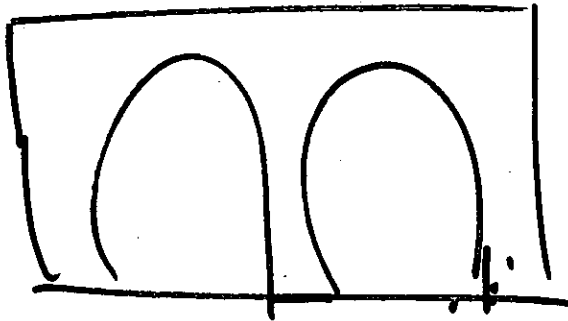
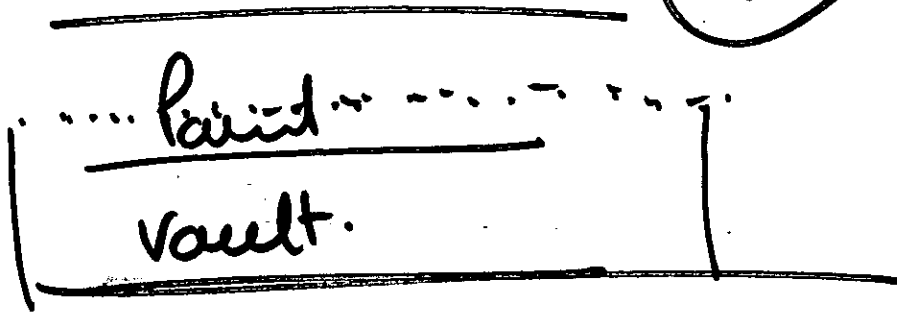
The photographs submitted indicate that the adjoining building has already developed the rear of the house in that manner, although the planning listing should be checked.

As the rear garden is land-locked, it may be advisable to arrange a site meeting - to assess the relevance to building context & ensure that there is no loss of daylight or privacy to the neighbouring building.

HRB 21.4.99

Top copy to case file; second retained by Design Officer

11



Jan Gunders.

COPIED BY THE ARCHITECTURAL  
DRAWING BOARD OF THE  
AMERICAN INSTITUTE OF ARCHITECTS



ANTHONY BROWNE  
NUMBER SEVEN, 27 ST. JAMES'S STREET  
LONDON SW1A 1HA  
0171 976 1155

19

Thursday 22 July, 1999

Mr Andrew Patterson  
Royal Borough of Kensington & Chelsea  
Planning & Conservation  
The Town Hall  
Hornton Street  
London W8 7NX

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	S	SE	ENF	AO ACK
(64) 23 JUL 1999							
APPLS	IC	REC	ARE	FWD PLN	CON DES	FEES	

Dear Mr Patterson,

AL  
COPY OF PLANS  
TO INFORMATION  
OFFICE PLEASE

**Re: 10 Langton Street, Chelsea, SW10**

Thank you for telephoning recently to update us on your thoughts with regard to the planning application. As I understand it, we are required to make application for the small extension at raised ground floor level (because the height of the new structure as viewed at the rear of the house necessitates this), together with the French doors at first floor level above the new structure. You may recall that the adjacent house has used precisely the same solution. You expected to be able to achieve this with delegated powers and perhaps you would be good enough to confirm this. I have attached to this letter the amended plans which you requested.

Separately, my wife spoke to you about two separate issues at 2<sup>nd</sup> floor level and I now write to confirm our decisions on these.

1. A skylight existed above the internal stairs leading to the fire escape. We have enlarged this but not increased its height. You wished to be kept informed to works to this aspect in case you were contacted by another resident. For the sake of completeness, I confirm that the height of the new structure is to be well below the height of the parapet works.
2. The exterior wooden stairs forming the fire escape are to be moved on the grounds of safety to be adjacent to the party wall at that high level. Its present position is open to both sides. In order to achieve this safety measure we are re-positioning the small door at the top of the internal stairs so as to not be underneath the re-positioned fire escape stairs. Again, you suggested to my wife that this sounded a good idea and you requested photographs for your file, which I now enclose.

In other respects the re-furbishment is progressing well. We are away from July 29<sup>th</sup> to August 29<sup>th</sup> but please call before then if there is anything further you require.

/contd.

ANTHONY BROWNE  
NUMBER SEVEN, 27 ST. JAMES'S STREET  
LONDON SW1A 1HA  
0171 976 1155

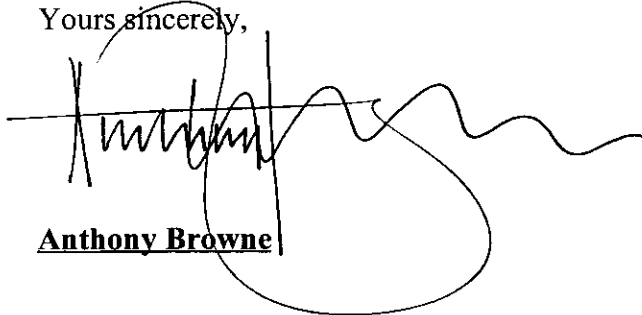
12

Mr Andrew Patterson

/contd.

Kind regards,

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Anthony Browne', written over a horizontal line. The signature is stylized and cursive.

Anthony Browne

Enc.

# DELEGATED REPORT

Address 10 Langton Street  
Chester  
Sulo

**14**

Reference TP/99/0730

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 ground floor

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

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

Who Desyn - Second floor door addition not welcomed

15

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

The applicant wanted to pursue remaining proposed second floor addition.

~~15~~

Existing

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

See attached Report

**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

*[Signature]*

Date

6 Aug 99

Agreed

*[Signature]*  
9899

# DELEGATED REPORT

10 Langton Street

Chilsea, SLD

16

## 1.0 Planning Considerations

1.1 This report concerns a proposal that seeks to erect a ground floor rear addition.

1.2 The property is a single family dwelling located within the Joane / Stanley Conservation Area, the property is neither listed or contains an article 4 direction.

1.3 The proposal seeks to erect a ground floor rear extension (there is a basement/garden level below,) which will match the ground floor rear addition on the adjoining property no 8 Langton Street. The addition will measure approximately 2.8 metres in height, 3 metres in width and a metre in depth. The addition will contain French patio doors opening onto a small railed terrace. Above the addition an iron flat roof railing will be erected around the perimeter.

14. The proposal matches the adjoining property no 8 Langton Street ~~and adds returns further safety~~ and the proposal is considered to be consistent with policy CO41 of the Conservation and Design chapter of the Lenkey Development Plan, which addresses the subject of rear extensions.

15 The proposal is also considered to maintain the character and appearance of the property and the Conservation Area and accordingly it is considered to be in accord with the policies CO52 and CO53, which seek to maintain and enhance the character

and presence of the Borough and its Conservation Areas.

17

17

1.6 The original proposal sought to erect a new second floor addition but following a Site Visit the applicant withdrew this from the application. The proposal includes various elements which do not require planning permission as they are considered permitted development, these include porches and external alterations, including new doors and altering the rear perimeter wall and replacing railings at first floor level.

1.7 The Council visited 5 addresses in Longton Street and Shelcombe Street and have to date received no response.

Amaldeep

6 Aug 99

**DELEGATED REPORT**

**PP/99/00730**



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

**List of Background Papers:**

**The contents of file PP/99/00730 save for exempt or confidential information in accordance with the Local Government (Access to Information) Act 1985.**

**Report Prepared By: AP  
Report Approved By: AP/LAWJ  
Date Report Approved:**

White

19

9 AUG 1999

AC  


**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: 6 August 1999  
Our Ref: PP/99/00730 'CASE'

Application Date: 04/04/1999 Revised 23 July 99.  
Agent: Anthony and Helle Browne, 10 Langton Street, Chelsea, London  
SW10 0JH Chelsea  
Address: 10 Langton Street, London, SW100JH

672

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 (ii) - shop fronts
- Class (iii) - conversion from non s/c dwellings etc
- Class (iv) - amendments as required by T.P. Committee
- Class (iv) - amendments as required by T.P. Committee
- Class (v) - above classes after D.P. Committee agree
- Class (vi) - Listed building consent for above Classes.
- Class (vii) - approval of facing materials
- 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 (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

**DELEGATED APPROVAL**  
10 AUG 1999

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

**DESCRIPTION OF PROPOSED DEVELOPMENT**

~~The~~ Erection of a ground floor rear extension.


**RECOMMENDED DECISION** Grant planning permission *conditionally*  
RBK&C drawing(s) No. PP/99/00730 Applicant's drawing(s) No. TP/99/0730/A & photographs

090/02/01/e & photographs

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

9.8.99 Laws

 9/8/99



CONDITIONS AND REASONS FOR THEIR IMPOSITION



- 1      **The development hereby permitted shall be begun before the expiration of five years from the date of this permission. (C001)**  
*Reason* As required by Section 91 of the Town and Country Planning Act 1990, to avoid the accumulation of unexercised Planning Permissions. (R001)
  
- 2      **The development hereby permitted shall be carried out exactly and only in accordance with the drawings and other particulars forming part of the permission and there shall be no variation therefrom without the prior written approval of the Local Planning Authority. (C068)**  
*Reason* - The details are considered to be material to the acceptability of the proposals, and for safeguarding the amenity of the area. (R068)
  
- 3      **All new external finishes shall be in materials to match those of the exterior of the existing building(s). (C072)**  
*Reason* - To preserve and enhance the character and appearance of the Conservation Area. (R072)
  
- 4      **The railings to the roof terrace hereby permitted shall be painted black, and so maintained. (C082)**  
*Reason* - To safeguard the appearance of the building/street. (R082)

INFORMATIVES

- I09
- I10
- I21
- I22
- I30
- I31

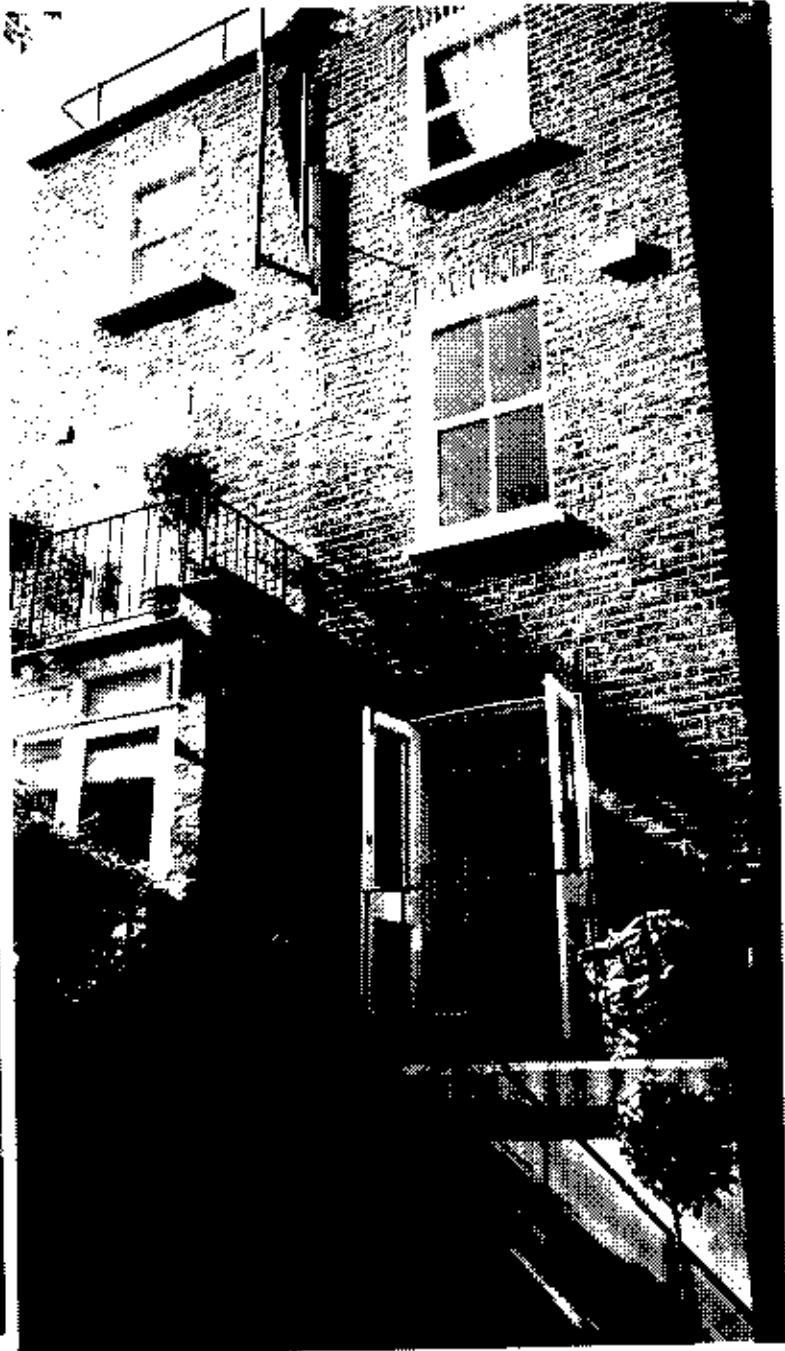
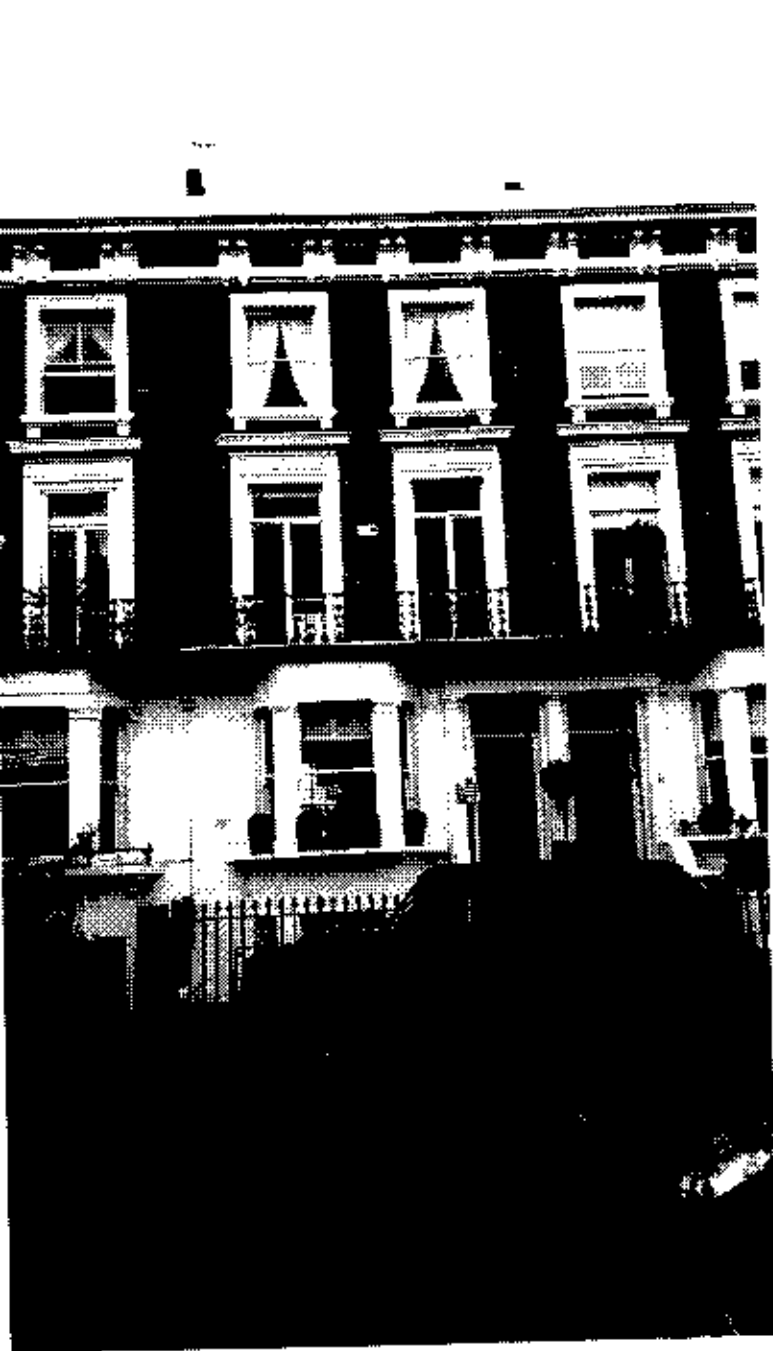
24





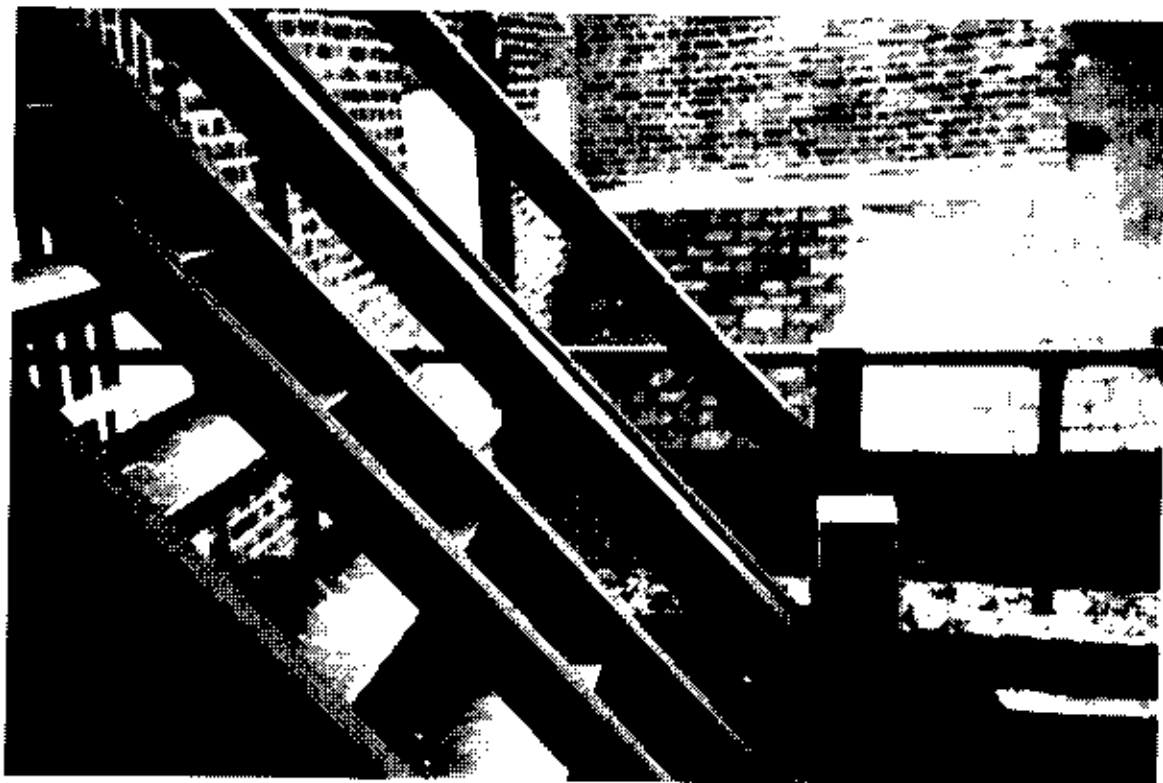
(21)

22





23





24





25

