

PLANNING SERVICES APPLICATION

CONSULTATION SHEET

8

APPLICANT:

Lawrence-Vacher Partnership,
 Raebarn House,
 Northolt Road,
 Harrow
 Middlesex
 HA2 0YJ

APPLICATION NO: PP/99/00731 /MK

APPLICATION DATED: 08/04/1999

DATE ACKNOWLEDGED: 14 April 1999

APPLICATION COMPLETE: 14/04/1999

DATE TO BE DECIDED BY: 09/06/1999

SITE: 96D Cambridge Gardens W.10

PROPOSAL: It is intended to convert the flat roof of a kitchen extension into a balcony with access from Flat 96D.

ADDRESSES TO BE CONSULTED

- 98 (FLATS A-H)
1. 92, 94, 96, 98 Cambridge Gds 92 (FLATS A-F) 94 (BST, GRND E, GRND W, 1ST + 2ND)
 2. 30 St. Mathw Rd, 30 96 (FLATS A-E)
 3. 83, 85, 87, 89, 91 Oxford Gds
 - 4.
 5. 83 (FLATS A - C + GRND FLOOR FLAT)
 - 6.
 7. 85 (BSTMT, GRND, 1ST, 2ND)
 - 8.
 9. 1137 (FLATS A-H)
 - 10.
 11. 89 (FLATS A-E)
 - 12.
 13. 91 (FLATS 1-4 + A)
 - 14.
 - 15.

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

53
 ✓
 LT
 20/4/99

✓ ①
 ✓
 ✓

9

CURRENT APPLICATION

Con. slip

COMMITTEE: _____

FOR OBSERVATIONS:

- 1. Design Surgery
- 2. _____
- 3. _____

PLEASE ENTER
OBSERVATIONS ON
2ND PAGE OF
CURRENT PINK
SHEET IN FILE

Officer

MK

Report Written

For Schedule
Typing
Committee
FILE

NOTES:

72

DEVELOPMENT CONTROL

TECHNICAL INFORMATION

10

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

ADDRESS 369 Cambridge Road

96 D CAMBRIDGE GARDENS
W10

10

PP990731

C

- | | | | |
|-----|--|--------|--|
| 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								✓							✓	✓

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

11

TO: FOR FILE USE ONLY

**From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION**

My Ref: PP/99/00731/MK

CODE A1

Room No:

Date: 19 April 1999

DEVELOPMENT AT:

96D Cambridge Gardens W.10

DEVELOPMENT:

It is intended to convert the flat roof of a kitchen extension into a balcony with access from Flat 96D.

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

12

**THE ROYAL
BOROUGH OF**



**KENSINGTON
AND CHELSEA**

THE OCCUPIER
30 ST MARKS ROAD
LONDON
W10

Switchboard: 0171-937-5464
Extension: 2585
Direct Line: 0171-361-2585

Facsimile: 0171-361-3463

Date: 20 April 1999

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCN/PP/99/00731/MK

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

The Council has received a planning application for development at:

96D Cambridge Gardens W.10

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

It is intended to convert the flat roof of a kitchen extension into a balcony with access from Flat 96D.

Applicant

Lawrence-Vacher Partnership, Raebarn House, Northolt Road, Harrow Middlesex
HA2 0YJ

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

13

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

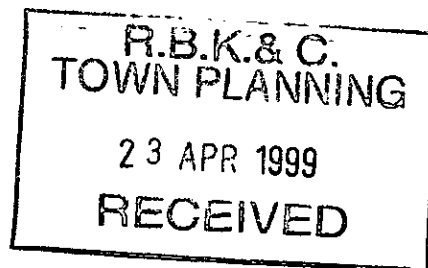


LAWRENCE - VACHER PARTNERSHIP
CHARTERED SURVEYORS & STRUCTURAL ENGINEERS
Raebarn House, Northolt Road, Harrow, Middlesex HA2 0YJ
Tel: 0181-864 7522 Fax: 0181-869 7998

14

Our Ref. BSL/AP/7276
Your Ref. DPS/DCN/PP/99
00731 ✓
21st April 1999 ✓

Mr. M.J.French FRICS ,
Executive Director of Planning & Conservation,
The Royal Borough of Kensington & Chelsea,
Dept 705,
The Town Hall,
Hornton Street,
London W8 7NX.



Dear Sir,

Re: Town & Country Planning Act 1990
Application for Planning Permission at 96D Cambridge Gardens,
London W10.

In connection with your request dated 13th April for photographs, a set of these are enclosed which set out accurate details of the rear elevations of the property, together with the front elevations as necessary.

Should you require any further details please contact this office.

Yours faithfully,

B.S. LAWRENCE FRICS MEng MIAS
LAWRENCE-VACHER PARTNERSHIP

Brian S Lawrence FRICS, MEng, MIAS
Tonl R Vacher FRICS, MEng

Associates: P. Graham Ridd CEng, MStructE
John Ingram ARICS

Colin Volker BSc (Hons) ARICS

FLAUNDEN, HERTS
01442 832589

HARROW
0181 864 7522

WOKINGHAM, BERKS
01189 781942

15

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:

NOTICE 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 Ladbrooke 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/99/00731/MK

Date: 23/04/1999

96D Cambridge Gardens W.10

It is intended to convert the flat roof of a kitchen extension into a balcony with access from Flat 96D.

APPLICANT Lawrence-Vacher Partnership,



LAWRENCE - VACHER PARTNERSHIP
 CHARTERED SURVEYORS & STRUCTURAL ENGINEERS
 Raebarn House, Northolt Road, Harrow, Middlesex HA2 0YJ
 Tel: 020 8864 7522 Fax: 020 8869 7998 www.enquiries@lawrence-vacher.demon.co.uk

MK
 B. J. ...
 P. ...

16

our Ref. BSL/AF/7276
 our Ref. DPS/DCN/PP/99
 00731
 24th December 1999

Mr M.J. French FRICS
 Executive Director of Planning & Conservation
 The Royal Borough of Kensington & Chelsea
 Dept. 705
 The Town Hall
 Hornton Street
 London W8 7NX

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
37		- 5 JAN 2000					
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES	

For the attention of Ms. M. Kinston

Dear Sir,

Re: Town & Country Planning Act 1990
Application for Planning Permission for Balcony at 96D Cambridge Gardens,
London, W10

Following Mr Lawrence's telephone conversation with Miss Kinston at the beginning of this week, we note that you urgently now require the completed drawings as the application must be considered before the end of January.

We have spoken to Mr Tillie who is in Dusseldorf at the moment and is not returning until the New Year and stressed the urgency to him and he has promised to let us have his final decision with regard to the plans during the first week following the 1st January. As such, you will no doubt appreciate that your phone call gave us very little notice to complete negotiations but if this is going to cause a problem perhaps Miss Kinston can ring Mr Lawrence at this office as soon as possible as you can appreciate we have been waiting a considerable time for this application to be considered.

We await hearing from you if this is going to cause a problem as our client does wish his balcony application to be considered as quickly as possible.

Yours faithfully,

Mr Lawrence

B.S. LAWRENCE FRICS BMEng MIAS
LAWRENCE-VACHER PARTNERSHIP

B.S. Lawrence
 FRICS
 BMEng
 MIAS

Brian S Lawrence FRICS, MBEng, MIAS
 Toni R Vacher FRICS, MBEng

Associates: P. Graham Ridd CEng, MStructE
 John Ingram ARICS

Colin Volker BSc (Hons) ARICS

FLAUNDEN, HERTS
 01442 832589

HARROW
 020 8864 7522

WOKINGHAM, BERKS
 01189 781942



J/AD

RBKC
District Plan Observations
CONSERVATION AND DESIGN



Address 960 CAMBRIDGE Gdns	Appl. No. 99/00731/M6	L.B.	C.A.	N C S
Description Roof terrace	Code			

It appears difficult to agree demonstrable harm for the proposal despite being strictly speaking contrary to the roof terrace policies.

The associated works appear minimal and will not cause significant harm to the character of the conservation area.

No objection - although not wholly welcomed

Suggested conditions

- All new work shall match adjoining work in terms of colour, size, texture, material and finish.
- All external joinery (including doors) shall be of painted timber.
- Details of the joinery shall be submitted to and approved in writing by the CPA prior to the commencement of the relevant part of the work.
 - New door
 - New brick head over door opening
 - ~~Paintings~~

CR (18/1/00)

Marek

Drawings received
22/3/00

No objection

GP

23/3/00

18



P.C. act + bk in → MK

19

LAWRENCE - VACHER PARTNERSHIP
CHARTERED SURVEYORS & STRUCTURAL ENGINEERS
Raebarrow House, Northolt Road, Harrow, Middlesex HA2 0YJ
Tel: 020 8864 7522 Fax: 020 8869 7998 www.enquiries@lawrence-vacher.demon.co.uk

MK
COPY OF PLANS
TO INFORMATION
OFFICE PLEASE

Our Ref. BSL/AP/7276A
Your Ref. DPS/DCN/PP/99
00731 ✓
4th May 2000 ✓

Planning Department,
The Royal Borough of Kensington & Chelsea,
Dept. 705,
The Town Hall,
Hornton Street,
London W8 7NX.

For the Attn of Ms. M. Kinston

✓
5/5/2000

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
- 5 MAY 2000							
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES	

Dear Sirs,

Re: Town & Country Planning Act 1990
Application for Planning Permission for Balcony at 96D Cambridge Gardens,
London W10.

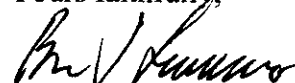
Following Mr. Lawrence's recent telephone conversation with Mrs. Kinston we now enclose further copies of drawings which have been amended to show the following:-

- 1) The balcony railings must be 1.1m high from the base of the balcony.
- 2) That the railings should be at 10cm maximum centres.
- 3) That the doors onto the balcony should have three glazed panels only.

We note that the meeting to consider this application will be on 9th May and we should be pleased to receive your Council's decision thereafter.

In the event of any queries please contact Mr. Lawrence of this office.

Yours faithfully,

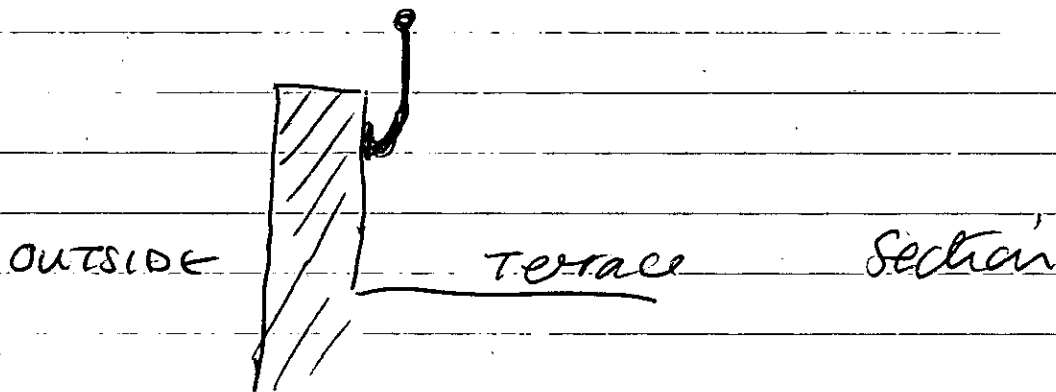

B. S. LAWRENCE FRICS MBEEng MIAS
LAWRENCE-VACHER PARTNERSHIP

Hesley

20

96 Cambridge Gardens

Maresa is getting revised drawings to (1) simplify glazing pattern to French windows (to Victorian 3 panes per door instead of pseudo-Georgian multi paned design) (2) amend railing design to



Also, photo's to be labelled with addresses shown.

She will get them submitted next week.

Sarah 20/11

From: "David Hoblyn" <davi 5.May.2000 21:59 >

Subject : 96 Cambridge Gardens W10

SW/MK

Cover Note -----

From: "David Hoblyn" <david@hoblyn.f9.co.uk>

Dear Mr French

96 CAMBRIDGE GARDENS

I am writing to you to express my concern at the handling of an application relating to a proposed terrace on the second floor of the above property.

My niece, Nicola Holbrooke lives on the garden floor and at the outset expressed her concern to your officers at the loss of amenity and privacy to the garden by the construction of the proposed terrace.

They agreed with her, and confirmed that the application was not supported by your officers, and the applicant was asked to make changes. This must have been so, or the original scheme would have gone to Committee.

Since the submission, over a year has passed. Nicola has kept me acquainted with the various reasons for the delay, which vary from extended periods of illness of the case officer followed by holidays, with nobody seconded to deal with the application, to many months whilst the planning officer seemed to wait, entirely at the behest of the applicant, for a redesigned scheme. As you, know I am often in the position of the applicant and I can assure you I have never been afforded such extensive facilities.

When the revised scheme finally arrived, I have to say that the amendments were so slight as to be virtually undetectable to the untutored eye. Given the policy objections of overlooking and loss of privacy, in addition to design objections of the first scheme, the changes are surely insufficient to overcome the objections to the scheme and certainly not worth waiting a year for.

To add insult to injury, Nicola has been told that she cannot now speak at the meeting.

I have taken advice and looked at the Guide to the Proceedings, which at the section headed "rules" states -:

"It is stressed that representations to the Committee are objector-led. If objectors are attending to make representations in respect of an application, a similar facility will be granted to the applicant. If there are no objectors attending to make representations on an application, the applicant will not be allowed to speak"

I can tell you that the whole of the last year has been applicant rather than objector led, but Nicola felt and was reassured by me that at least for five minutes, she would have the opportunity to put her case.

My own concern stems from the fact that the handling of all aspects of this application seems to be so at odds with the way that I know from experience most applications are handled in your department.

Can I ask for the injustice that I know Nicola feels about the whole handling of the application, to be redressed by allowing her, her stated right to speak against this scheme, and if this is not possible at this meeting, for the application to be deferred, to allow her to speak against the proposal at the next meeting.

I would be grateful if this letter could be put before the Committee.

Thank you for your help in this matter.

21

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

22

Ms. Nicola Holbrooke,
96a Cambridge Gardens,
LONDON, W10 6HS.

Switchboard: 0171-937 5464

Extension: 2944

Direct Line: 0171-361 2944

Facsimile: 0171-361 3463

9 May 2000

My reference: EDPC/MJF/PP
99/0731

Your reference:

Please ask for: Mr. French

Dear Ms. Holbrooke,

96D Cambridge Gardens, W.10.

I am writing to inform you that arrangements have been made for you to attend and address the Planning Services Committee on 9 May 2000 at the Town Hall in Committee Room 1 at 7.50 p.m. on the above. I would be grateful for a brief statement of the points you wish to raise.

The agent has also been invited to attend and address the Committee. In order to avoid deferrals caused by either or both invited parties not attending, I am hereby advising you that should either party fail to attend or provide adequate reasons for non-attendance, the Committee will proceed to determine the application. You may of course bring photographs etc. if you consider that they help to illustrate your case more clearly. Your representation to Committee will be limited to five minutes only. Upon arrival, you are advised to make yourself known to the Committee Administrator seated within the Committee meeting room.

In the event of only the objector appearing, he/she will be given an opportunity to state his/her objections and answer any questions asked by Members relating to the proposals. With regard to the applicant/agent, he/she will be allowed to make a short summary address of the proposals and be prepared to answer any questions raised by Members of the Committee.

Should you have any queries regarding either the arrangements made or this letter, I would be grateful if you would contact my secretary in the first instance.

Yours sincerely,

M. J. French,
Executive Director, Planning and Conservation.

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

23

Mr. Mark Tillie,
96 Cambridge Gardens,
LONDON, W10 6HS.

Switchboard: 0171-937 5464

Extension: 2944

Direct Line: 0171-361 2944

Facsimile: 0171-361 3463

9 May 2000

My reference: EDPC/MJF/PP Your reference:
99/0731 -

Please ask for: Mr. French

Dear Mr. Tillie,

96D Cambridge Gardens, W.10.

I am writing to inform you that arrangements have been made for you to attend and address the Planning Services Committee on 9 May 2000 at the Town Hall in Committee Room 1 at 7.50 p.m. on the above.

An objector has requested to attend and address the Committee. In order to avoid deferrals caused by either or both invited parties not attending, I am hereby advising you that should either party fail to attend or provide adequate reasons for non-attendance, the Committee will proceed to determine the application. You may of course bring photographs etc. if you consider that they help to illustrate your case more clearly. Your representation to Committee will be limited to five minutes only. Upon arrival, you are advised to make yourself known to the Committee Administrator seated within the Committee meeting room.

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Should you have any queries regarding either the arrangements made or this letter, I would be grateful if you would contact my secretary in the first instance.

Yours sincerely,

M. J. French,
Executive Director, Planning and Conservation.



X/AD

RBKC District Plan Observations CONSERVATION AND DESIGN

Address 96D CAMBRIDGE Gdns	Appl. No. 99/0731	L.B.	C.A.	N C S
Description Roof terrace.		Code 24		

Site visit requested.

The provision of a terrace here would be contrary to our roof terrace policy - unless there are sufficient precedents along the terrace.

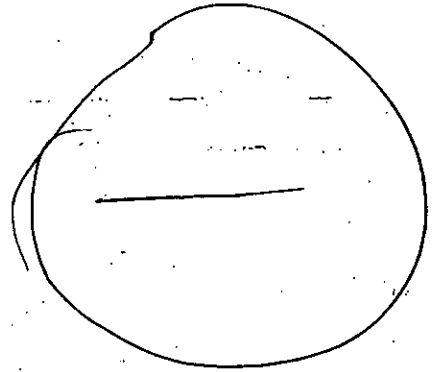
The opaque glass at railings may appear obtrusive at this height.

I am concerned at this proposal.

GF (10/5/99)

BLACK & WHITE

AO'S



26



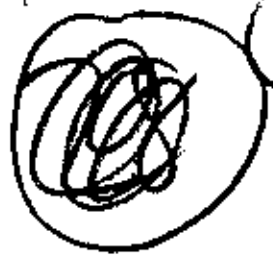
Terrace

Terrace





roof terrace



27

my front door



28



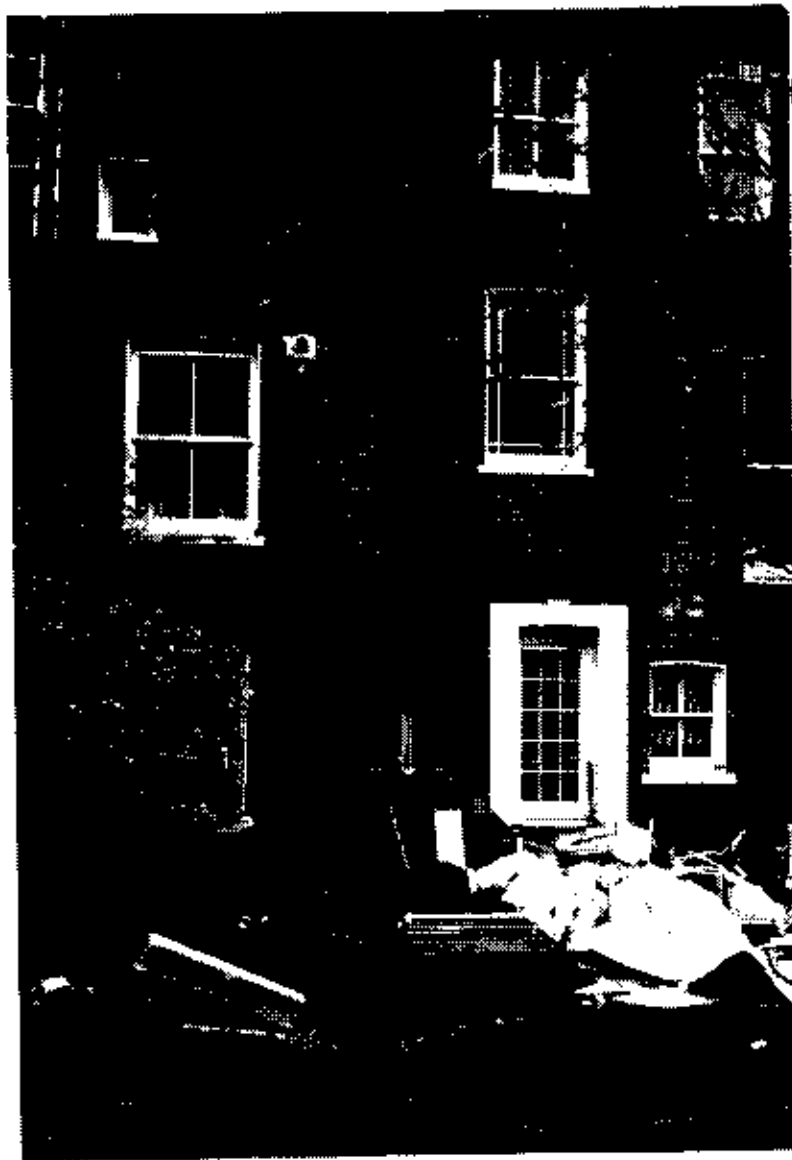
29



29

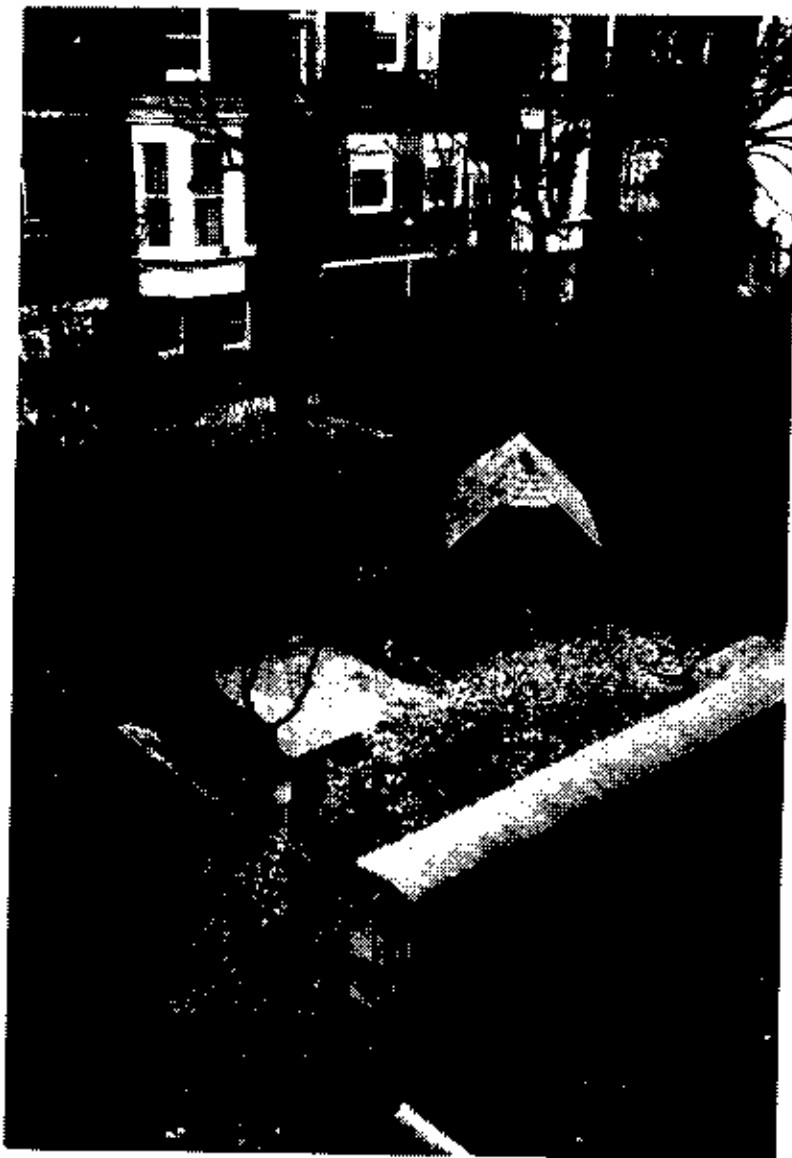
[Handwritten scribble]





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31





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~~33~~

~~34~~





33





34

