

PLANNING SERVICES APPLICATION

5

CONSULTATION SHEET

APPLICANT:

M.R.A. Robinson,
31 Whitford Gardens,
Mitcham,
Surrey

APPLICATION NO: PP/99/00732

JT

APPLICATION DATED: 04/04/1999

DATE ACKNOWLEDGED: 14 April 1999

APPLICATION COMPLETE: 14/04/1999

DATE TO BE DECIDED BY: 09/06/1999

SITE: 7 Cremorne Road, London, SW100NA

PROPOSAL: Conversion of single family dwelling to form four self-contained flats.

Erection of single storey rear extension.

Rebuilding of existing second floor rear extension.

ADDRESSES TO BE CONSULTED

- 1. 5, 7, 9. Cremorne Rd.
2.
3.
4. 12 Lotts Rd.

8

- 5.
6.
7. 7 = 1
8.
9. 5 = M 1/2 1st flr flat.
10.
11. 9 = 1st flr flat; 1st flr flat; 2nd flr flat
12.
13.
14. 12 Lotts Rd = bsk flat & upper.
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

15/4

DEVELOPMENT CONTROL

TECHNICAL INFORMATION

THE ROYAL BOROUGH OF



KENSINGTON AND CHELSEA

ADDRESS 7 Cremorne Road.

6

5

7 CREMORNE ROAD
SW10

SA

PP990732

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

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:

No planning history.

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



KENSINGTON
AND CHELSEA

M.R.A. Robinson
31 Whitford Gardens
Mitcham
Surrey
CR4 4AB

Switchboard: 0171 937 5464
Extension: 2467
Direct Line: 0171 361 2467
Facsimile: 0171 361 3463
Email: plnjwd@rbkc.gov.uk

22 February 1999

My reference: DPS/DCSW/JT
/PP/99/0732 ✓

Your reference:

Please ask for: John W Thorne

Dear Sir

Town & Country Planning Act 1990
7 Cremorne Road SW10

I refer to your letter dated 15th February 2000 enclosing plans numbered CR-1-SK/A & SK/B showing proposals to reduce the height of the front bay windows, raise the front door and add entrance steps in conjunction with a raised internal ground floor level, and to excavate an area at the rear of the basement top provide an additional bedroom and patio to the proposed basement unit.

I am of the opinion that these alterations are material and cannot be accepted as minor amendments to the planning permission for alteration and conversion to three flats which received planning permission on 2nd November 1999.

Furthermore, I consider the raised door, steps and changed proportions to the front bay window would be incongruous in the terrace and unacceptable. The additional basement area at the rear would have possible consequences for the retention of garden space and the appearance of the rear elevation which are not addressed by these drawings. I am therefore of the view that these alterations would not receive favourable consideration were they to be the subject of a planning application.

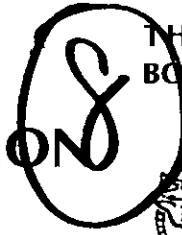
I trust this information is of assistance and you will appreciate that I write without prejudice to any future decision of this Council's Planning Services Committee.

Yours faithfully

M J French
Executive Director, Planning & Conservation

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

MEMORANDUM

TO: FOR FILE USE ONLY

**From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION**

My Ref: PP/99/00732/JT
Room No:

CODE SL

Date: 15 April 1999

DEVELOPMENT AT:

7 Cremorne Road, London, SW100NA

DEVELOPMENT:

Conversion of single family dwelling to form four self-contained flats.
Erection of single storey rear extension.
Rebuilding of existing second floor rear extension.

The above development is to be advertised under:-

NO REQUIREMENT FOR SITE NOTICE/ADVERTISEMNT IN THIS CASE.

M.J. French

Executive Director, Planning & Conservation
Mnemonic Not Found

PLANNING AND CONSERVATIONTHE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS TP MRTPI Cert TS

9**THE ROYAL
BOROUGH OF****KENSINGTON
AND CHELSEA**

FILE COPY

12476

0171-361-2476

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/99/00732/JT

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

The Council has received a planning application for development at:

7 Cremorne Road, London, SW100NA

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**Conversion of single family dwelling to form four self-contained flats.****Erection of single storey rear extension.****Rebuilding of existing second floor rear extension.****Applicant****M.R.A. Robinson, 31 Whitford Gardens, Mitcham, Surrey**

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

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

ek JT
11

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

Councillor Barry Phelps,
Vice Chairman,
Planning and Conservation Committee,
25 Kenway Road,
LONDON, SW5 0RP.

Switchboard: 0171-937 5464
Extension: 2944
Direct Line: 0171-361-2944
Facsimile: 0171-361-3463

28 April 1999

My reference: EDPC/MJF

Your reference:

Please ask for: Mr. French

Dear Councillor Phelps,

PP/99/0722: 12 McLeod's Mews, S.W.7.

PP/99/0732: 7 Cremorne Road, S.W.1.

PP/99/0738: 310C Earl's Court Road, S.W.5.

Further to your telephone call, I have noted your interest in the above properties, and I have asked that you be kept informed of progress.

Yours sincerely,

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

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MESSAGE FORM 28/4

To Mike

WHILE YOU WERE OUT

M cell helps

of

Tel. No

CALLLED TO SEE YOU	<input type="checkbox"/>	PLEASE RING	<input type="checkbox"/>
TELEPHONED	<input checked="" type="checkbox"/>	PLEASE VISIT	<input type="checkbox"/>
WANTS TO SEE YOU	<input type="checkbox"/>	WILL RING YOU	<input type="checkbox"/>
URGENT	<input type="checkbox"/>	WILL CALL AGAIN	<input type="checkbox"/>

Weekly list 28/4 :

- re (1) PP/99/00722: 12 Mcleods News SW7 ^{Presume} ~~keep~~ going
 Message (2) PP/99/00732 : 7 Cromme Rd SW1 ^{to ?} ~~alter~~

conversion of sfd into flats.

(3) PP/99/0438 - 310c Earls Gurd - restaurant sign -
 pls keep advised of progress

Signed

Date Time

PAD-MF

M.R.A. ROBINSON
ARCHITECTURAL & TOWN PLANNING CONSULTANTS

31 WHITFORD GARDENS, MITCHAM, SURREY CR4 4AB TEL 0181 648 6917

Break
✓ AM
11/5
13

RECEIVED BY PLANNING SERVICES									
EX DIR	HDC	N	C	S	SE	EN	AO	ACK	
10 MAY 1999									
FILES	IO	REC	ARB	FWD	CON	FEE			
				PLN	DES				

Mr John Thorne,
Planning & Conservation,
Royal Borough of Kensington & Chelsea,
The Town Hall,
Hornton Street,
LONDON W8 7NX. 7-5-99

Dear Mr Thorne,

PLANNING APPLICATION - 7 CREMORNE RD
LONDON SW10
REF: PP/99/00732

In order to discuss please find enclosed a copy of drawing showing proposed cross-section; together with enlarged photos of existing elevation

Yours Sincerely
Mike Robinson

**Royal Borough of Kensington and Chelsea
Directorate of Planning Services - Policy Observations**

14

TP No: TP/99/0732	Address: 7 Cremorne Road, SW10	Date Received 12/5/99	Date of Ob. 18/5/99		
UDP Paras/Policies		Obj.	No obj. ***		
H6	Development: The change of use from a single family dwelling house to 3 self contained flats and a bedsit.	HMO? No	No. of Dwelling Units		
			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Existing</td> <td style="width: 50%;">Proposed</td> </tr> <tr> <td style="text-align: center;">1</td> <td style="text-align: center;">4</td> </tr> </table>	Existing	Proposed
Existing	Proposed				
1	4				
		D.C. Officer JT	Policy Officer DC		

Comments:

Site:

The property is located on the south side of Cremorne Road opposite Worlds End Estate.

Existing Use:

A single family dwelling house.

Planning History:

There are no relevant planning decisions.

Proposed use:

The conversion to provide three, 1 bed flats and a bedsit.

Policy Issues:

The proposal falls within the scope of Policy H6. Policy H6 states:

“To permit proposals for the conversion of self-contained residential units into smaller dwellings, except where they would result in :

- (a) excessive levels of on-street parking demand;
- (b) the unacceptable loss of off-street parking spaces;
- (c) the loss of family-sized dwellings of five habitable rooms or fewer which have direct access to amenity space.”

The existing property comprises 6 habitable rooms, therefore, the proposal does not fall within the scope of H6(c). The proposed one bedroom flats are in line with internal space standards. The bedsit situated in the basement, formed via excavation, is also satisfactory.

Recommendation:

No objections are raised provided the proposal is in line with H6 a & b.

PH 18.5.99

M.R.A. ROBINSON
ARCHITECTURAL & TOWN PLANNING CONSULTANTS

31 WHITFORD GARDENS, MITCHAM, SURREY CR4 4AB TEL: 0181 648 6917

Books
15
OM
4/6
PK

**COPY OF PLANS
TO INFORMATION
OFFICE PLEASE**

Mr John Thorne,
Planning & Conservation,
Royal-Borough of Kensington & Chelsea,
The Town Hall,
Hornton street,
London W8 7NX
24th May 1999

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENE	AO ACK
04 JUN 1999 (45)							
APPEALS	IO	REC	ARE	FWD PLN	CON DES	FEES	

Dear Mr Thorne,

**Planning Application: 7 Cremorne road,
London SW10 0NA (PP/99/00732)**

Please find enclosed 4 copies each of proposed drawings in which the single storey extension has been widened, with the flank wall now straddling the adjoining boundary.

I also enclose a certificate 'B'.

Please let me know if you have any queries.

Yours sincerely

Mike Robinson

Mike Robinson



X/AD

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RBKC
District Plan Observations
CONSERVATION AND DESIGN

Address 7 Cremorne rd	Appl. No. 29/732	L.B.	C.A.	N C S W
Description Bertram alts. & extension		Code CA		

This application should not have been validated without elevations as existing. Parts of the proposed are not acceptable but it's not possible to make a full assessment from the submitted. There are likely to be design objections to the ill considered fenestration which does not reflect the proportions to be expected upon this terrace.

NJC 14.6.99

X/AD

None of the ^{window} apertures should be enlarged as proposed as this will harm the fenestration arrangement to the rear of this highly visible terrace. Existing sash windows should be retained. No objection is principle to the rear ground floor extension although it would benefit from being set back a little, and by being a lighter glazed structure.

NJC 21.6.99

M. R. A. ROBINSON

ARCHITECTURAL & TOWN PLANNING CONSULTANTS

31 WHITFORD GARDENS, MITCHAM, SURREY CR4 4AB TEL: 0181-648 6917

Frank
✓ om
29/6.

17

Mr John Thorne,
Planning & Conservation,
Royal Borough of Kensington & Chelsea,
The Town Hall,
Hornton street,
London W8 7NX
24th June 1999 ✓

Dear Mr Thorne,

**Planning Application: 7 Cremorne road,
London SW10 0NA (PP/99/00732)**

RECEIVED BY PLANNING SERVICES

EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
-----------	-----	---	---	----	----	-----	-----------

BT 29 JUN 1999

APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES
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Please find 2 copies each of drawing No. CR-1-05 which shows existing elevations at the rear; in accordance with your request.

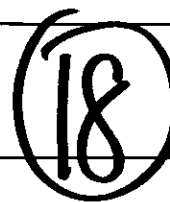
Yours sincerely

Mike Robinson

Mike Robinson

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX



THE ROYAL
BOROUGH OF

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS



KENSINGTON
AND CHELSEA

M.R.A. Robinson
31 Whitford Gardens
Mitcham
Surrey
CR4 4AB

Switchboard: 0171 937 5464
Extension: 2467
Direct Line: 0171 361 2467
Facsimile: 0171 361 3463
Email: plnjwd@rbkc.gov.uk

09 July 1999

My reference: DPS/DCSW/JT Your reference:

Please ask for: John W Thorne

/PP/99/0732-

Dear Sir

Town & Country Planning Act 1990 7 Cremorne Road SW10

I refer to your current planning application for alteration and conversion of the above property into four self-contained flats.

Further to receipt of your existing rear elevation on 29th June 1999 and your telephone conversation with John W Thorne of this department, the application plans have been examined in detail following the process of internal consultation. I apologise for the delay in responding to you and trust you will appreciate that the number and complexity of applications before this department is currently such that it is not always possible to consider and determine them within the statutory period.

With regard to the application itself, whilst the principle of conversion of this property into self-contained flats would appear to be acceptable in principle, there are a number of matters of detail which require attention before the proposal could receive favourable consideration.

Your plans show a basement flat with one habitable room and approximately 35.25 square metres net floorspace, and ground, first and second floor flats of two habitable rooms each with approximate net floorspace of 49.3, 38.4 and 32.5 square metres respectively. The Unitary Development Plan for The Royal Borough sets out minimum net floorspace standards for 1 habitable room flats of 30 sqm, for 2 habitable room flats of 44.5 sqm for 3 habitable room flats of 57 sqm and for four habitable room flats of 70 sqm. In order to meet these standards therefore, the first and second floor units should be re-planned - perhaps as a maisonette of four habitable rooms.

With regard to the exterior of the building, the increase in size of the window openings at first floor in the rear projection and second floor in the main rear elevation is unacceptable. The existing windows should be retained or replaced with identical double hung, timber framed sliding sashes. In order to give the new ground floor rear extension a subsidiary appearance, the rear wall should be set in a minimum of 600mm from the line of the existing rear projection.

I await the receipt of suitably revised plans. I trust this information is of assistance and you will appreciate that I write without prejudice to any future decision of this Council's Planning Services Committee.

Yours faithfully

Paul Kelsey
Area Planning Officer
for Executive Director, Planning & Conservation

(19) (JT)

M. R. A. ROBINSON

ARCHITECTURAL & TOWN PLANNING CONSULTANTS

31 WHITFORD GARDENS, MITCHAM, SURREY CR4 4AB TEL: 0181-648 6917

Mr. John Thome,
Planning & Conservation,
Royal Borough of Kensington & Chelsea,
The Town Hall,
Hornton street,
London W8 7NX
17th July 1999

20/7
21/7

RECEIVED BY PLANNING SERVICES								
EX DIH	HDC	N	C	SA	SE	ENF	AO ACK	
(22) 21 JUL 1999								
APPEL	IC	HEI	REF	FWD PLN	CON DES	FEES		

Dear Mr. Thome,

**Planning Application: 7 Cremorne road,
London SW10 0NA (PP/99/00732)**

Thank you for letter dated 9th July 1999. I have discussed the matters contained with the applicant & wish to make the following points.

- 1) The single storey extension will be set back by at the rear by 600mm as requested.
- 2) The rear windows will be retained (or replaced as indicated).

With regard to floor areas, the house has now been fully stripped out; including removal of all of the chimney stacks. We have since recalculated the areas of both the first & second floors to be as follows.

First Floor ~~flat~~ ---- 45.7 sq. Metres.
 Second Floor ~~flat~~ --- 44.8sq. Metres.

According to the space standards set out in your letter, both should now comply with the unitary development plan.

Please find enclosed extracts from the amended drawing which show the floor areas as calculated above. Please will you advise whether they can now be recommended for approval as 2 separate One Bedroom flats.

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If you wish to visit the site to check the accuracy of floor areas, please let me know & I will arrange access to the house.

We wish to point out that the enclosed drawings constitute an informal submission only, to be confirmed once we have received your views.

As soon as this issue is resolved I will formally resubmit full A1 copies of the plans & amended elevations.

Please let me know if you have any queries.

Yours sincerely

Mike Robinson

Mike Robinson

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**

M.R.A. Robinson
31 Whitford Gardens
Mitcham
Surrey
CR4 4AB

Switchboard: 0171 937 5464
Extension: 2467
Direct Line: 0171 361 2467
Facsimile: 0171 361 3463
Email: plnjwd@rbkc.gov.uk

05 August 1999

My reference: DPS/DCSW/JT
/PP/99/0732

Your reference:

Please ask for: John W Thorne

Dear Sir


**Town & Country Planning Act 1990
7 Cremorne Road SW10**


I refer to your letter received on 21st July 1999 accompanied by plan No. CR-1-02 B showing a revised layout for the proposed conversion of the above property.

The net floor areas shown for the first and second floor flats (Floorspace excluding walls and partitions) have been carefully measured. They are calculated to be 39.12 sqm at first floor level and 40.64 sqm at second floor level. Under the circumstances I remain of the view expressed in my letter of 9th July.

Please advise me within 14 days of the date of this letter how you wish to proceed in relation to this matter. I trust this information is of assistance and you will appreciate that I write without prejudice to any future decision of this Council's Planning Services Committee.

Yours faithfully


Paul Kelsey
Area Planning Officer
for Executive Director, Planning & Conservation



Receipt to JT

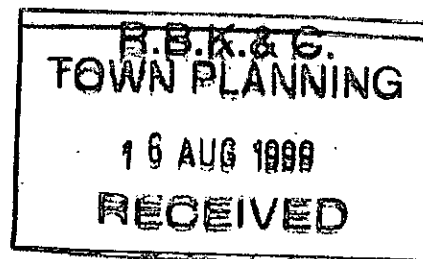
M.R.A. ROBINSON
ARCHITECTURAL & TOWN PLANNING CONSULTANTS

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DCSW

31 WHITFORD GARDENS, MITCHAM, SURREY CR4 4AB TEL: 0181 648 6917

John W Thorne,
Royal Borough of Kensington & Chelsea,
Planning & Conservation,
The Town Hall,
Hornon Street,
London W8 7NX
14th August 1999



Dear Mr Thorne,

**Planning Application -- 7 Cremorne road,
London SW10. (Ref: PP/99/0732)**

Further to receipt of your letter dated 5th August 1999, please find attached a copy each of extracts from the proposed floor plan, in which the first & second floors comprise a single maisonette. Will you please let me know if this now meets with your approval, & I will formally submit the full drawing, together with revised elevations as previously discussed.

Please let us know if you have any queries.

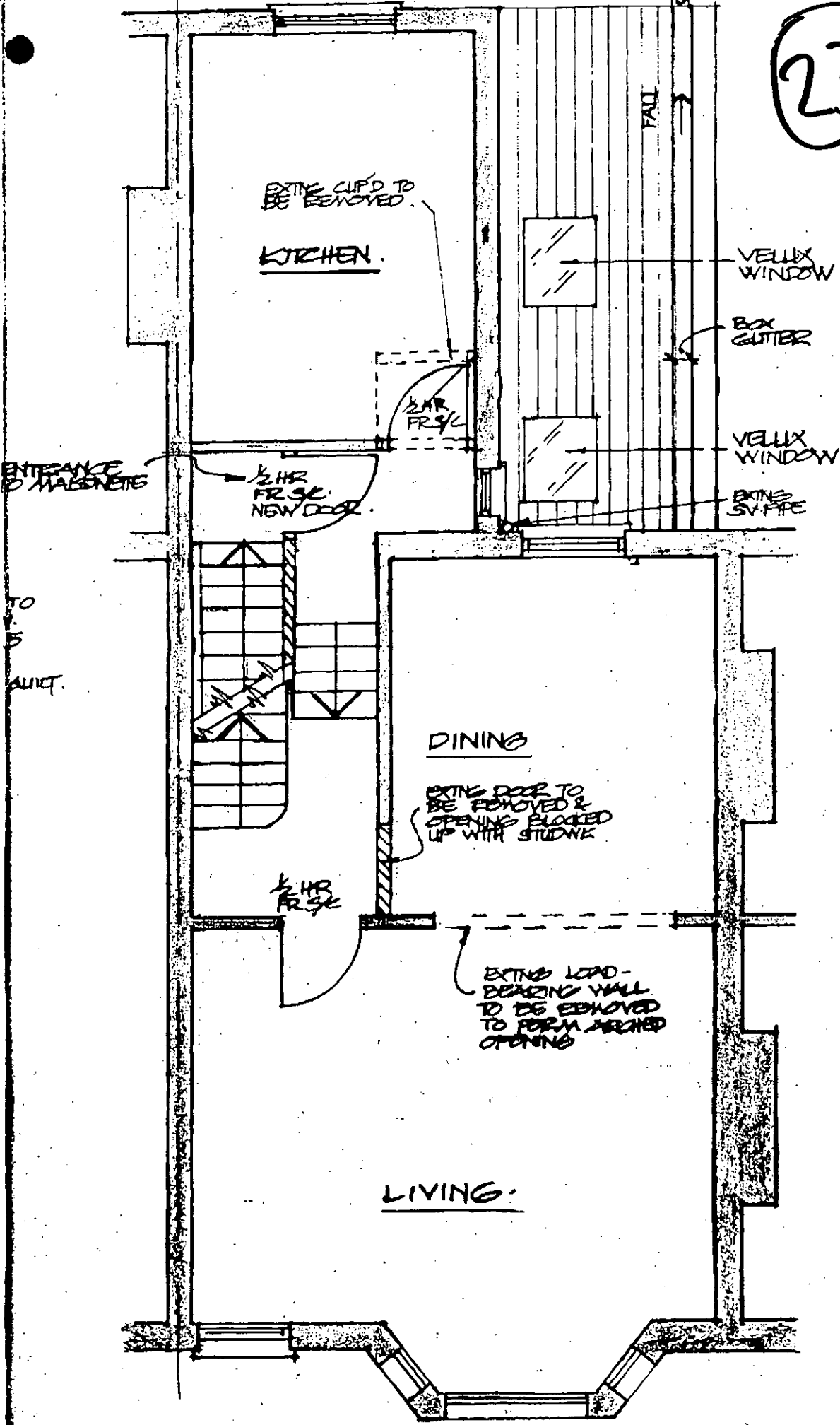
Yours sincerely

Mike Robinson

Mike Robinson

GUIDE FOR R.W.

23



EXISTING CLIP'D TO BE REMOVED.

KITCHEN.

VELUX WINDOW

BOX GUTTER

VELUX WINDOW

EXISTING SV PIPE

ENTRANCE TO MARGHERITA

1/2 HR FR 5/2 NEW DOOR.

1/2 HR FR 5/2

TO V. 5
AVCT.

DINING

EXISTING DOOR TO BE REMOVED & OPENING BLOTTED UP WITH STUDING

1/2 HR FR 5/2

EXISTING TO BE SHIM TRIMMED RECEIVE NEW WAX

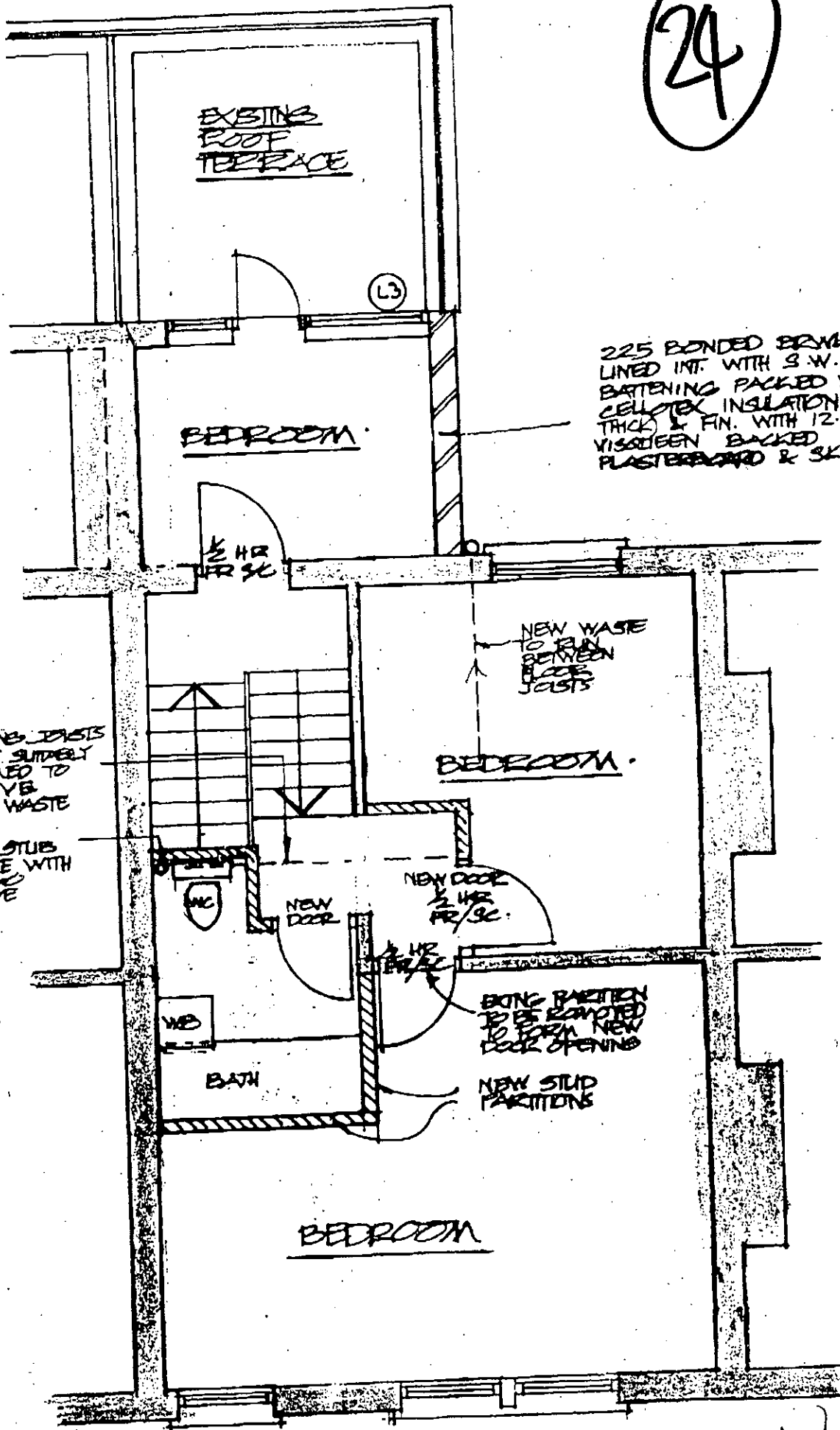
NEW STUB WASTE W/ DRAIN VALVE

EXISTING LOAD-BEARING WALL TO BE REMOVED TO FORM ARCHED OPENING

LIVING.

FIRST FLOOR PLAN

24



REPTAIN FLOOR PLAN

M.R.A. ROBINSON
ARCHITECTURAL & TOWN PLANNING CONSULTANTS

31 WHITFORD GARDENS, MITCHAM, SURREY CR4 4AB TEL: 0181 648 6917

25

John W Thorne,
Royal Borough of Kensington & Chelsea,
Planning & Conservation,
The Town Hall,
Hornton Street,
London W8 7NX
19th August 1999

RECEIVED BY PLANNING SERVICES									
EX DIR	HDC	N	C	SW	INF	AO ACK			
23 AUG 1999							37		
PPSLS	IC	HBL	HE	FWD PLN	CON DES	FEE	2418		

Dear Mr Thorne,

**Planning Application -- 7 Cremorne road,
London SW10, (Ref: PP/99/0732)**

Further to my faxed submission to you of 14th August 1999 & subsequent discussion please find enclosed 2 copies each of drawings No.s CR-1-02(rev.c) & 03(rev.B). These have been revised as per the faxed extracts & now comprise a formal resubmission.

From our discussion I understand that you will now be making a recommendation for approval at committee. Accordingly I will be grateful if your report can be included on the agenda for the next committee meeting.

Please let me know if you have any queries.

Yours sincerely

Mike Robinson

Mike Robinson

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

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**THE ROYAL
BOROUGH OF**

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS



**KENSINGTON
AND CHELSEA**

Councillor Barry Phelps
Vice Chairman, Planning & Conservation
Committee
25 Kenway Road
Earl's Court
SW5 0RP

Switchboard: 0171 937 5464
Extension: 2467
Direct Line: 0171 361 2467
Facsimile: 0171 361 3463
Email: plnjwd@rbkc.gov.uk

24 September 1999 ✓

My reference: DPS/DCSW/JT/
PP/99/0732 ✓

Your reference:

Please ask for: John W Thorne

Dear Councillor Phelps

**Town & Country Planning Act 1990
7 Cremorne Road SW 10**

I write further to my letter of 28th April 1999 with reference to the current planning application for conversion of the above property into self-contained flats, in which you have expressed an interest.

Following negotiations with the applicant the scheme has been reduced from four self-contained flats to three. It is my intention to grant planning permission for the revised scheme under delegated powers.

I trust this is of assistance.

Yours sincerely

M J French
Executive Director, Planning & Conservation

R

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

27

**THE ROYAL
BOROUGH OF**

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

M.R.A. Robinson
31 Whitford Gardens
Mitcham
Surrey
CR4 4AB

Switchboard: 0171 937 5464
Extension: 2467
Direct Line: 0171 361 2467
Facsimile: 0171 361 3463
Email: plnjwd@rbkc.gov.uk



**KENSINGTON
AND CHELSEA**

27 September 1999

My reference: **DPS/DCSW/JT** Your reference: Please ask for: **John W Thorne**
/PP/99/0732

Dear Sir

Town & Country Planning Act 1990
7 Cremorne Road SW10


I refer to your current planning application for conversion of the above property to two self-contained flats and one maisonette.

Following receipt of your revised submissions on 23rd August 1999 a further site visit has been carried out. One aspect of the submitted scheme, the arrangement and external appearance of the excavated light-well at front basement level, gives me some cause for concern.

I am of the opinion that the flat glazed front elevation with the retained bay cantilevered over it would be incongruous in townscape terms. I would therefore suggest that the front basement elevation is revised to carry the bay feature downwards with the window apertures reflecting the proportions of those above. You may also wish to consider locating the entrance door to the basement accommodation beneath that of the ground floor rather than making it part of the glazing. This arrangement is used in buildings fronting Stadium Street a few doors away. Please telephone John W Thorne if you wish to discuss this further.

Please advise me within 14 days of the date of this letter how you wish to proceed in relation to this matter. I trust this information is of assistance and you will appreciate that I write without prejudice to any future decision of this Council's Planning Services Committee.

Yours faithfully


Paul Kelsey
Area Planning Officer
for Executive Director, Planning & Conservation

R

M.R.A. ROBINSON
ARCHITECTURAL & TOWN PLANNING CONSULTANTS

28

Leach

31 WHITFORD GARDENS, MITCHAM, SURREY CR4 4AB TEL: 0181 648 6917

LEA
14/10

John W Thorne,
Planning & Conservation,
Royal Borough of Kensington & Chelsea,
The Town Hall,
Hornton street,
London W8 7NX
10th October 1999

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
27		14 OCT 1999					
				FWD PLN	CON DES	FEES	

Dear Mr Thorne,

Planning Application; 7 Cremorne road, London SW10

Further to receipt of your letter dated 27th September 1999 & our subsequent telephone conversation please find enclosed 2 further copies of drawings as proposed, which have been amended as discussed. From our conversation I understand it is now likely that a decision may be made under delegated authority. I will be grateful if this can be made as soon as possible.

If you have any further queries please let me know.

Yours sincerely

Mike Robinson

Mike Robinson

JT
COPY OF PLANS
TO INFORMATION
OFFICE PLEASE

AC

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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: 22 October 1999
Our Ref: PP/99/00732/CHLSEA

Application Date: 04/04/1999 Revised 14/10/99
Agent: M.R.A. Robinson, 31 Whitford Gardens, Mitcham, Surrey

Address: 7 Cremorne Road, London, SW10 0NA
Chelsea

MIND
904

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 (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
- 2 NOV 1999

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

DESCRIPTION OF PROPOSED DEVELOPMENT

Conversion of single family dwelling to form two self-contained flats and one maisonette, Erection of single storey rear extension, Rebuilding of existing second floor rear extension.
and

RECOMMENDED DECISION Grant planning permission *conditionally*
RBK&C drawing(s) No. PP/99/00732, PP/99/0732, PP/99/0732/B & PP/99/0732/D
Applicant's Drawing Nos: CR-1-01, 02/D, 03/C & 05

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
[Signatures]
Handed 25.10.99 *[Signature]*

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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 work and work of making good shall be finished to match the existing original work in respect of material, colour, texture, and profile and, in the case of brickwork, facebond and pointing. (C071)**
Reason - To ensure a satisfactory standard of external appearance. (R071)
4. **The residential accommodation hereby permitted shall not be occupied until it has been insulated in accordance with details submitted to, and approved in writing by, the Local Planning Authority so as to ensure that any occupiers of the accommodation do not suffer excessive airborne or impact noise nuisance from the occupiers of adjoining accommodation. (C053)**
Reason - To safeguard the amenity of neighbouring property. (R052)
5. **The windows shall be timber framed, double hung, sliding sashes, and so maintained. (C075)**
Reason - To ensure a satisfactory standard of appearance. (R075)
6. **All work and work of making good shall be finished to match the existing original work in respect of material, colour, texture, and profile and, in the case of brickwork, facebond and pointing. (C071)**
Reason - To ensure a satisfactory standard of external appearance. (R071)

INFORMATIVES

1. I10
2. I09
3. I02
4. I13

7. Front boundary railings ^{in black painted metal} shall be erected in accordance with details to be first submitted to and approved by the Executive Director, Planning and Conservation, prior to the occupation of the dwellings hereby approved.
Reason. (R071)

DELEGATED REPORT

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Address 7 Aenorne Road
SW10

Reference 99/0732

Conservation Area NO

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 Sfd

To A flats

Other

Shopfront

Non-Residential Extension

Listed Building Demolition

whole part

Listed Building Alterations

Unlisted Building - Demolition

whole part

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

Who none

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Overcome by Amendment/Withdrawn/Not Relevant/Other _____

Existing

Issues/Policy/Precedent/Conditions/Third Schedule

see attached

Standards

- Light
- Privacy
- Room Sizes
- Parking
- Trees

satisfactory

- HBMC** Direction/Obs.
- Obs. Rec'd
 - Direction Rec'd
 - Consultation Expired

GRANT/APPROVE

subject to conditions

Informatives

Report by JT

Date

Agreed MWS/PK
25.10.99

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DELEGATED REPORT

PP/99/00732

The application relates to a three storey plus basement terraced house with eight habitable rooms on the south side of Cremorne Road. The rear elevation backs onto Lots Road and has a two storey projection topped by a roof terrace and glazed sun lounge. The property is unlisted and lies outside any conservation area.

The application in its original form sought to erect a single storey lean-to infill at ground floor level beside the rear projection, re-build the sun lounge structure in brick and to convert the property into four self-contained flats.

Some of the proposed flats failed to meet the minimum space standards set out in the UDP and consequently the scheme has been revised to incorporate only three units.

These would consist of a studio flat at basement level with a bay window duplicating that on the ground floor facing into the excavated front light well. This would have its own separate entrance door beneath the bridge to the existing front door. The main front door would open into a shared hallway serving a one bedroom flat on the ground floor incorporating the rear extension, and a three bedroom maisonette at first and second floor levels with the rear bedroom (Occupying the structure replacing the sun-lounge) opening onto the roof terrace.

The design and appearance of the additional and replacement rear elements are considered to meet the requirements of UDP Policies CD25 and CD41.

The proposed flats meet the minimum space criteria set out in the UDP Planning Standards Chapter and the property is considered suitable for conversion in relation to the requirements of UDP Policy H6. Similar buildings at Nos. 9 & 11 in the same terrace are in use as three flats and two flats respectively.

M.J. FRENCH
EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION

List of Background Papers:

The contents of file PP/99/00732 save for exempt or confidential information in accordance with the Local Government (Access to Information) Act 1985.

Report Prepared By: JT
Report Approved By: JT/LAWJ
Date Report Approved:

Law
25.10.99

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Book IT
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22/2.

M. R. A. ROBINSON

ARCHITECTURAL & TOWN PLANNING CONSULTANTS

31 WHITFORD GARDENS, MITCHAM, SURREY CR4 4AB TEL: 0181-648 6917

RECEIVED BY PLANNING CR4 4AB TEL: 0181-648 6917									
EX DIR	HDC	N	C	SV	A	ENT	PLN	DES	RES
(27) 22 FEB 2000									
DES	IO	REC	ARB	PWD PLN	CL DES	RES			

Mr. John Thome,
Planning & Conservation,
Royal Borough of Kensington & Chelsea,
The Town Hall,
Hornton street,
London W8 7NX
15th February 2000

Dear Mr. Thome,

Conversion to form 3 residential units at 7 Cremorne road, London SW10 0NA

Further to receipt of planning permission ref. (PP/99/00732) I am instructed by the applicant to submit to you drawings containing 2 variations from the approved scheme. Please find enclosed 2 copies each of drawings No.s CR-1-SK/A & CR-1 SK/B.

SK/A comprises raising the ground floor structure (with steps up to the entrance door); the reasons for which are as follows.

- 1) The amount of excavation for the basement will be considerably reduced.
- 2) The amount of light to the basement lightwell will be increased.
- 3) The retaining wall enclosing the new light-well will be significantly slimmer. This is important as Cremorne road is a busy trunk road. The wall would otherwise need to be very thick which would have a potentially adverse effect on the depth of the lightwell.

In addition I should point out that there are a number of buildings nearby with the same sort of construction.

Cont.....

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..... Cont.

SK/B comprises extending the basement flat at the rear, to provide sufficient space for a 1 bedroom flat.

This will involve forming a light well at the rear, & separation of the patio as shown.

I will be grateful if you will inform me in writing whether either (or both) of the above can be approved as minor amendments to the current permission. If this not the case I will be grateful to receive your advice as to the likelihood of Planning Permission being granted.

Please let me know if you have any queries.

Yours sincerely

A handwritten signature in black ink that reads "Mike Robinson". The signature is written in a cursive style with a long horizontal stroke at the bottom.

Mike Robinson