

PLANNING SERVICES APPLICATION

5

CONSULTATION SHEET

APPLICANT:

Richard Falconer RIBA,
St. David's Kemps Lane,
Painswick,
Gloucestershire
GL6 6YB

APPLICATION NO: PP/99/00734

NB

APPLICATION DATED: 06/04/1999

DATE ACKNOWLEDGED: 14 April 1999

APPLICATION COMPLETE: 14/04/1999

DATE TO BE DECIDED BY: 09/06/1999

SITE: 19 Earls Court Gardens, London, SW5 0SZ

PROPOSAL: Forming small flat-roofed bedroom on top of existing pitched roof extension.

ADDRESSES TO BE CONSULTED

- 1. 17, 18, 20, 21 E C Lodge.
2.
3. 28, 30, 32 Barkston Gdns
4. Barkston

Barkston Gdns
28 [scribble]
[scribble] Flats 1-7
[scribble]
30 [scribble]
Henley House Hotel.
32 club.

14
15/4

- 6.
7. 17 = (1)
8.
9. 18 = (1)
10. 20 = (1)
11.
12. 21 = bsr part of upper.
13.
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

(1) vom
15/4

DEVELOPMENT CONTROL

TECHNICAL INFORMATION

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

ADDRESS 19, Earls Court Gardens

6

50

19 EARLS COURT GARDENS
SWS

PP990734

- | | | | |
|-----|--|--------|--|
| 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							
11B																✓	—

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.

FALCONER FALCONER AND FALCONER ARCHITECTS

ST. DAVID'S KEMPS LANE PAINSWICK GLOUCESTERSHIRE GL6 6YB

Telephone (01452) 812859

Facsimile (01452) 814044

PP990734

7

12 April 1999

Brian Roche Esq
Registration
Planning Department
Royal Borough of Kensington & Chelsea
Room 325
Town Hall
Hornton Street
London W8 7NX

RECEIVED BY PLANNING SERVICES							
SW	HDC	R	C	SW	SF	ENF	AO ACK
13 APR 1999							
				RE PLN	CON DES	FEE	

Dear Mr Roche

re: 19 Earls Court Gardens, London SW5

Thank you for your letter of 9 April.

May I assure you that:

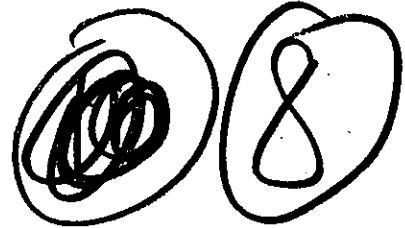
- a) Number 19 is in the full freehold possession of my client, Mr S Prior-Palmer
- b) The boundary situation has arisen because originally my client purchased both nos.19 and 20 Earls Court Gardens and then sold the ground, first and second floors to another party on a 999-year lease, and gave them a section of the garden as shown on the block plan.

I enclose four copies of a revised site plan and four copies of my survey drawing, 433/1.

Yours sincerely

Richard Falconer RIBA

MEMORANDUM



TO: FOR FILE USE ONLY

**From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION**

**My Ref: PP/99/00734/NB
Room No:**

CODE A1

Date: 15 April 1999

DEVELOPMENT AT:

19 Earls Court Gardens, London, SW5 0SZ

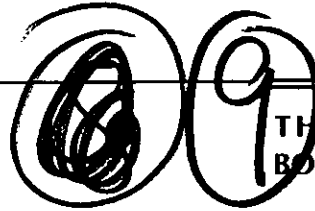
DEVELOPMENT:

Forming small flat-roofed bedroom on top of existing pitched roof extension.

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



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/99/00734/NB

Date: 23/04/1999

19 Earls Court Gardens, London, SW5 0SZ

Forming small flat-roofed bedroom on top of existing pitched roof extension.

APPLICANT Richard Falconer RIBA,

*True
24/4*



? / AD site visit

10

NB

RBKC

District Plan Observations CONSERVATION AND DESIGN

Address 19 Ennis Court Rd	Appl. No. 99/734	L.B.	C.A.	N C S K
Description Extension to rear	Code	X		

Although the extension as proposed would remain subordinate in scale to the main house, it could disrupt the rhythm of rear extensions along the terrace. We will need to check the context on site please.

NJZ 28-4-99

The amended drawings are acceptable, pt condition C210 and brickwork to match existing (+ pointing)

NJC 21-5-99

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

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



**KENSINGTON
AND CHELSEA**

28 April 1999

My reference: **EDPC/MJF**

Your reference:

Please ask for: **Mr. French**

Dear Councillor Phelps,

PP/99/0734: 19 Earl's Court Gardens, S.W.5.

PP/99/0745: 204 Earl's Court Road, S.W.5.

Further to your telephone call, I am enclosing, as requested, details of the planning applications recently submitted on the above properties. I would be grateful to receive any comments you may have on the proposals, and for the return of the drawings at your convenience.

Yours sincerely,

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

ND

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NY



THE ROYAL
BOROUGH OF



Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

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

**KENSINGTON
AND CHELSEA**

30 April 1999

My reference: EDPC/MJF

Your reference:

Please ask for: Mr. French

Dear Councillor Phelps,

PP/99/0734: -19 Earl's Court Gardens, S.W.5.

PP/99/0745: 204 Earl's Court Road, S.W.5.

Thank you for your letter of 28 April regarding the above planning applications, the details of which I recently sent you. I have noted your comments.

Thank you for returning the drawings to me.

Yours sincerely,

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



Councillor BARRY PHELPS
THE EARL'S COURT WARD

The Royal Borough of Kensington & Chelsea
25 Kenway Road, Earl's Court, SW5 0RP, UK
Tel. 0171 370 3475 Fax. 0171 244 7168
email - ad356@dial.pipex.com

13

Michael J French FRICS DipTP MRTPI CertTS
Executive Director Planning & Conservation Town Hall W8 7NX
Tel 0171 361 2075/2944 VIA FAX 0171 361 3463
Sec. Miss Phillipa Down

ccs Cllr David Campion BA(Arch) Dip TP FRIBA MBCS
Paul Kelsey Esq

EARL'S COURT MATTERS -28 April 1999

Dear Mr French

Thank you for sending me two sets of plans - herewith returned.

19 Earl's Court Gardens This seems unexceptionable scheme to me - although, of course, I could change my mind on seeing the full report.

204 Earl's court road I await the report before taking any view on this but - as a general policy - local residents do not like to see the commercial nature of the Earl's Court Road intruding into residential side-streets via flank walls. You will recall the trouble you and Licensing have had with 310C Earl's Court Road (Joe's, La Vie En Rose, The Coliseum and now Siam Square).

Yours sincerely

wk0392

19 EC Cdn - discussed on
phone with Mr P he has
no objections

PC 26/5/99

FALCONER FALCONER AND FALCONER ARCHITECTS

ST. DAVID'S KEMPS LANE PAINSWICK GLOUCESTERSHIRE GL6 6YB

Telephone (01452) 812859

Facsimile (01452) 814044

18 May 1999 /

14

Beale
✓ DM
19/5

Attention: Mr N Beale

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

Dear Mr Beale

re: 19 Earls Court Gardens, London SW5

Thank you and Mr Corbett for meeting me on Friday 14 May.

I have pleasure in enclosing four copies of my revised drawing 443/2 to cover the points that we discussed.

Yours sincerely

Richard Falconer RIBA

NB
COPY OF PLANS
TO INFORMATION
OFFICE PLEASE

cc: Mrs S Prior-Palmer

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SV	SE	ENF	AO ACK
19 MAY 1999							(99)
EX DIR	IO	REC	ARB	FWD PLN	CON DES	FEEES	

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

DP 1.
2899

To: Chief Administrative Officer (Planning)
From: The Executive Director, Planning & Conservation

Date: 24 May 1999
Our Ref: PP/99/00734

Applicant: Richard Falconer RIBA, St. David's Kemps Lane, Painswick, Gloucestershire
GL6 6YB
Address: 19 Earls Court Gardens, ^{Kensington} London, SW5 0SZ

CASE 19/437
15

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 non
s/c dwellings etc

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 (iv) - amendments as required
by T.P. Committee

Class (iv) - amendments as required
by T.P. Committee

Class (ix) - grant permission licence or no
objection under Sections 73, 74, 138
143, 152, 153, 177 & 180 of the
Highways Act

Class (v) - above classes after D.P.
Committee agree

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

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

DESCRIPTION OF PROPOSED DEVELOPMENT

Erection of first floor additional storey to existing rear extension.

DELEGATED
APPROVAL
08 JUN 1999

RECOMMENDED DECISION Grant planning permission

RBK&C drawing(s) No. PP/99/00734 Applicant's drawing(s) No. PP/99/00734 and

+ PP/99/00734/A - storey.

Applicant's Drawing No(s): 443.1 and 443.2. 443.1 + 443.2

appl. dated 6.4.99, cancelled 14.4.99, renewed 10.5.99

I hereby determine and grant/refuse this application (subject to HBMC Direction/Historic Building authorisation) under the powers delegated to me by the Council, subject to the condition(s) indicated above imposed for the reason(s) appearing thereunder, or for the reasons stated.

Exec. Director, Planning and Conservation

Head of Development Control

Area Planning Officer

PP/99/00734: 1

Letus
7.6.99

[Signature]

CONDITIONS/REASONS FOR THE IMPOSITION OF CONDITIONS:

Mnemonic Not Found

16

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 second floor window hereby approved shall be timber, double hung, vertical sliding sashes painted white and so maintained. (C210)
Reason - In order to safeguard the special architectural or historic interest of the building (R206)
5. ↻ The roof of the extension hereby permitted shall not be used at any time as a terrace without the prior written approval of the local planning authority (C080)
Reason - To protect the privacy and amenity of neighbouring property (R080)

INFORMATIVES

I09

I10

I21

DELEGATED REPORT

Address 19 East's Court Gardens
SWS

Reference 40/99/0734

Conservation Area yes

Listed Building ~~Yes~~/No

17

Type of Application

Planning Permission/~~Approval of Materials~~/~~Variation of Condition~~/~~Listed Building Consent~~/~~Conservation Area Consent~~

Type of Development

Residential Extension

Roof

Rear

Storeys _____

Side

Front

Garden

Residential Alterations

Residential Conversion

From _____

To _____

Other

Shopfront

Non-Residential Extension

Listed Building Demolition

whole

part

Listed Building Alterations

Unlisted Building - Demolition

whole

part

continued

D4/51(a)

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

Who None

Overcome by Amendment/Withdrawn/Not Relevant/Other _____

18

Existing

Issues/Policy/Precedent/Conditions/Third Schedule

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

NB

Date

PK 26/5/99
Agreed Laws 1.699'

19

Planning permission is sought for the erection of an additional storey to the existing two storey rear extension at 19 Earl's Court Gardens. This is a four storey mid-terrace single dwelling located on the south side of the road. It is unlisted but is located in the Courtfield Conservation Area.

The property as existing has a conservatory at basement level adjacent to a half-width two storey extension which projects to a depth of 2.9m. Steps lead from the rear extension down to the garden. The extension is monopitched and is 5.1m high (maximum).

The proposed additional storey will raise the height of the extension to 7.8m. New fenestration will be introduced at ground floor level and a new staircase arrangement to garden level.

The Conservation and Design Officer raises no objections to the proposal.

There are numerous precedents for extensions that rise to a similar height or higher, and that project to a similar depth or deeper, within this terrace, including at the neighbouring properties. Given this precedent, and given that the extension will remain visually subservient to the parent building, and that the fenestration design matches existing, the proposed extension is not considered to cause harm to the appearance of the property or to the character and appearance of the Conservation Area.

The proposal complies with Council standards for sunlight/daylight impact on neighbouring windows. The proposal is not considered to result in a loss of residential amenity through overlooking.

The proposal is considered to comply with Policies CD41, CD48, CD52 and CD53.

M.J. FRENCH
EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION

List of Background Papers:

The contents of file PP/99/00734 save for exempt or confidential information in accordance with the Local Government (Access to Information) Act 1985.

Report Prepared By: NB

Report Approved By: NB/LAWJ *Lawson*

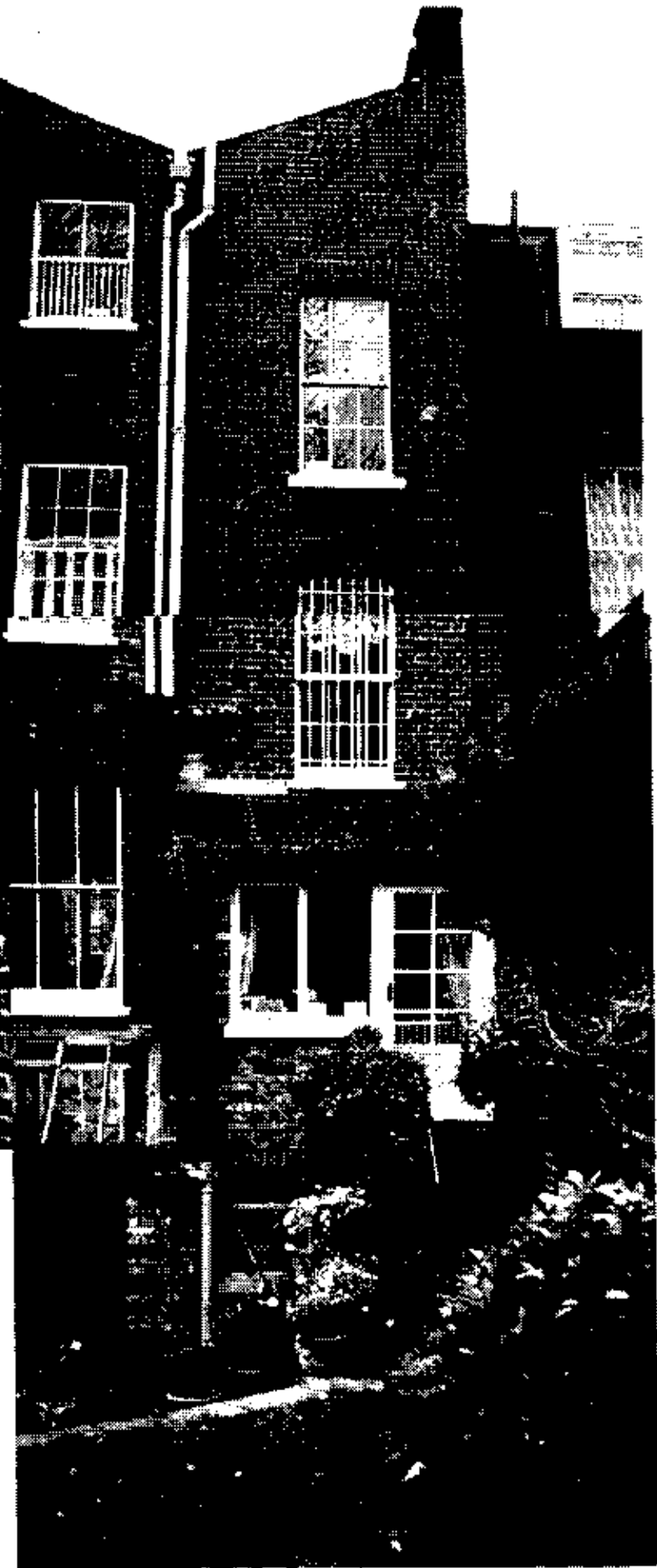
Date Report Approved: *pk*

1.6.99.

20 Darts Mount Gardens, London SW8

1975/76

20



99900774