

PLANNING SERVICES APPLICATION

5

CONSULTATION SHEET

APPLICANT:

Mr. P. Horne,
Morrish & Partners,
53-59 Kilburn High Road,
London
NW6 5SB

APPLICATION NO: PP/99/00735 *HC*

APPLICATION DATED: 29/03/1999

DATE ACKNOWLEDGED: 15 April 1999

APPLICATION COMPLETE: 14/04/1999

DATE TO BE DECIDED BY: 09/06/1999

SITE: 51 Harrington Gardens, London, SW7 4JU

PROPOSAL: Alteration: Removal of existing pier between two door opening onto a basement courtyard.

ADDRESSES TO BE CONSULTED

- 1. 49, 51, 53 + Cedars.
- 2.
- 3.
- 4.
- 5. ~~49 = Flat 11.~~
- 6. ~~51 = bst flat front, flat grd flr flats 2-4.~~
- 7. ~~53 = bst flat front, flats 1-8..~~
- 8.
- 9.
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.

12
OM
2/4

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 ✓ OM
2/4

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DEVELOPMENT CONTROL

TECHNICAL INFORMATION

THE ROYAL BOROUGH OF



KENSINGTON AND CHELSEA

ADDRESS ~~27, Harrington Gardens~~
SW7.
51 HARRINGTON GARDENS
SW7.

51

PP990735'

- HB Buildings of Architectural Interest
- AMI Areas of Metropolitan Importance
- MDO Major Sites with Development Opportunities
- MOL Metropolitan Open Land
- SBA Small Business Area
- PSC Principal Shopping Centre (Core or Non-core)
- LSC Local Shopping Centre
- AI Sites of Archeological Importance
- SV Designated View of St Paul's from Richmond
- SNCI Sites of Nature Conservation Importance
- REG 7 Restricted size and use of Estate Agent Boards
- 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	

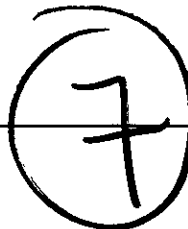
Car Parking	Spaces required	
	Spaces proposed	

Notes:

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 2733

0171-361- 2733

Switchboard:

Extension: 0171-937-5464

Direct Line:

Facsimile:

0171-361-3463

My reference:

Your reference:

Please ask for: Date: 21 April 1999

My Ref: DPS/DCSW/PP/99/00735/HC

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

The Council has received a planning application for development at:

51 Harrington Gardens, London, SW7 4JU

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

Alteration: Removal of existing pier between two door opening onto a basement courtyard.

Applicant

Mr. P. Horne, Morrish & Partners, 53-59 Kilburn High Road, London NW6 5SB

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

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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

MEMORANDUM

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TO: FOR FILE USE ONLY

**From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION**

**My Ref: PP/99/00735/HC
Room No:**

CODE A1

Date: 21 April 1999 -

DEVELOPMENT AT:

51 Harrington Gardens, London, SW7 4JU

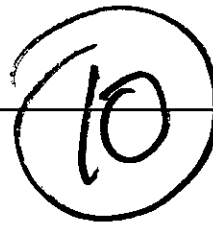
DEVELOPMENT:

Alteration: Removal of existing pier between two door opening onto a basement courtyard.

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/99/00735/HC

Date: 30/04/1999

51 Harrington Gardens, London, SW7 4JU

Alteration: Removal of existing pier between two door opening onto a basement courtyard.

APPLICANT Mr. P. Horne,

*Kensington's
29/4*



J/AD



RBKC District Plan Observations CONSERVATION AND DESIGN

Address 51 HARRINGTON Gdns	Appl. No. 99/735/HC	L.B.	C.A.	N C S
Description Elevational alt.	Code			

On balance, considering the enclosed as largely concealed nature of this elevation I would not object to this alteration. Its effect on the character of the conservation area is minimal.

My only concern is the detailing of the new door.

Suggested Condition.

✓ Details of the new door shall be submitted to and approved in writing by the CPA prior to the commencement of work.

GP (29/5/99)

White

- 9 JUN 1999

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15/466

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: 2 June 1999
Our Ref: PP/99/00735

Applicant: Mr. P. Horne, Morrish & Partners, 53-59 Kilburn High Road, London
NW6 5SB
Address: 51 Harrington Gardens, London, SW7 4JU

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
11 JUN 1999

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

DESCRIPTION OF PROPOSED DEVELOPMENT

Removal of existing pier between two door openings and insertion of new glazed door onto a basement courtyard.

RECOMMENDED DECISION Grant planning permission

RBK&C drawing(s) No. ~~PP/99/00735~~ Applicant's drawing(s) No. PP/99/0735
Applicant's plan numbers: 8167/1 and 8167/PH1.

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

hdw 3.6.99

CONDITIONS/REASONS FOR THE IMPOSITION OF CONDITIONS:

Mnemonic Not Found

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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)

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)

Full particulars of the following shall be submitted to and approved in writing by the Executive Director of Planning and Conservation before the development hereby permitted commences and the development shall not be carried out otherwise than in accordance with the details so approved:

(a) details of the new door

(C011)

Reason - The particulars hereby reserved are considered to be material to the acceptability of the development, and the local planning authority wishes to ensure that the details of the development are satisfactory. (R011)

INFORMATIVES

I09

I10

I21

I30

I31

DELEGATED REPORT

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Address 51 Harrington Gardens,
SW7

Reference PP 99/0735

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 _____

Side

Front

Garden

Residential Alterations

Residential Conversion

From _____

To _____

Other _____

Shopfront

Non-Residential Extension

Listed Building Demolition

whole part

Listed Building Alterations

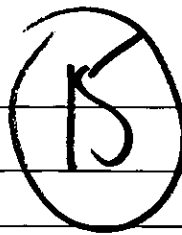
Installation of new
basement door

Unlisted Building - Demolition

whole part

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

Who none



Overcome by Amendment/Withdrawn/Not Relevant/Other _____

Existing

Issues/Policy/Precedent/Conditions/Third Schedule

see attached report

Standards

satisfactory

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

HBMC Direction/Obs.

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

GRANT/APPROVE

subject to conditions Informatives

Report by *MC*

Date

Agreed *Kelwis*
3-6-99

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DELEGATED REPORT

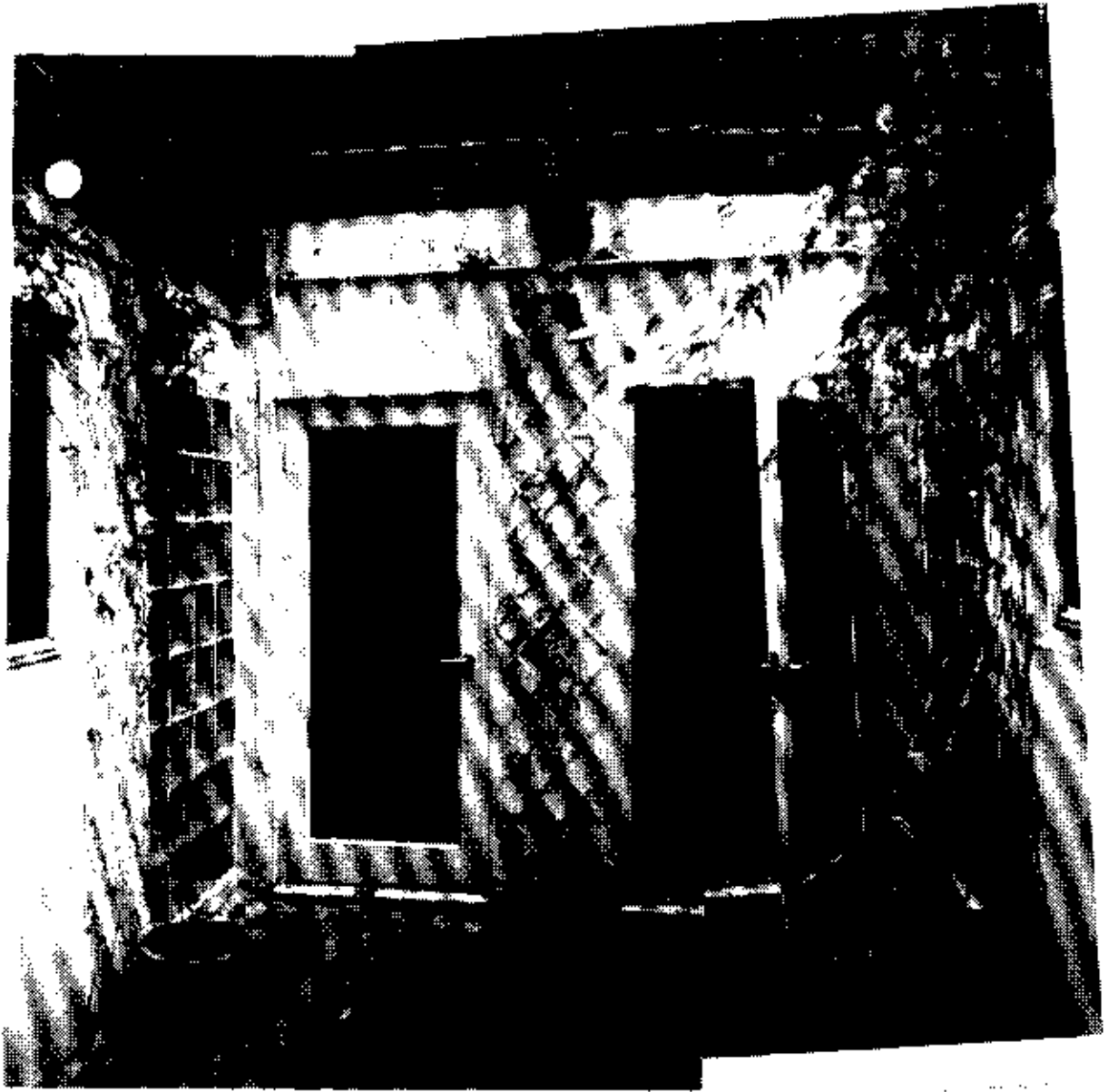
This application seeks consent to create a larger door opening onto the basement courtyard at 51 Harrington Gardens. The property is located on the South side of the Harrington Gardens and is divided into a number of self-contained flats. It is not listed but is located within the Courtfield Conservation Area.

The relevant policies are contained in the "Conservation and Development" Chapter of the Unitary Development Plan , in particular CD44, CD52 and CD53. It is proposed to remove two non original patio doors and to replace them with a single glazed door. The rear basement courtyard is relatively concealed and it is not therefore considered that the proposal would have a detrimental affect on the appearance of the building or the character and appearance of the surrounding conservation area. The proposal is therefore considered to be consistent with the Council's Policies relating to development within conservation areas.

The Design and Conservation Officer considers the proposal to be acceptable.

21.10.71

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21.10.71

51 HARRINGTON GARDENS
 LONDON SW7
 21.10.71

51 Harrington Gardens
 London
 SW7

B:67/P41

Elevation on Existing Basement Door Openings
 and Central Pier to be Removed