



Quays Gate

PLANNING SERVICES APPLICATION

Dealt with
19/01/99

CONSULTATION SHEET

APPLICANT:

Mr. L. Kisielewski,
40B Cornwall Gardens,
South Kensington,
London
SW7 4AA

APPLICATION NO: LB/99/00739/100

APPLICATION DATED: 01/04/1999 DATE ACKNOWLEDGED: 15 April 1999

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

SITE: 40B Cornwall Gardens, SW7
PROPOSAL: Interna alterations.

ADDRESSES TO BE CONSULTED

2014
2014

1. All flats except 'B',
2. 40 Cornwall Gardens SW7
3. Flats A, C-H, Basmt's F+R
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.

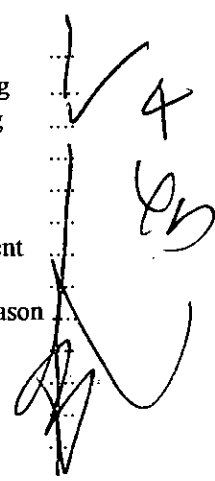
CONSULT STATUTORILY

- 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

2014

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



DEVELOPMENT CONTROL

TECHNICAL INFORMATION

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

LB990739

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ADDRESS ~~40B Cornwall Gardens~~

40 B CORNWALL GARDENS
SW7.

J

- | | | | |
|-----|--|--------|--|
| 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						
9D	II														✓	

Density	
Site Area	
Habitable rooms proposed	
Proposed Density	

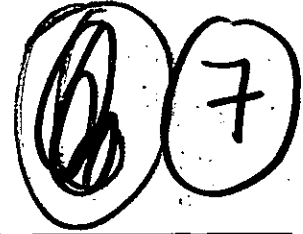
Plot Ratio	
Site Area	
Zoned Ratio	
Floor Area proposed	
Proposed Plot Ratio	

Daylighting	Complies	
	Infringes	

Car Parking	Spaces required	
	Spaces proposed	

Notes:

MEMORANDUM



TO: FOR FILE USE ONLY

From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION

My Ref: LB/99/00739/KO

CODE D4

Room No:

Date: 19 April 1999 ✓

DEVELOPMENT AT:

40B Cornwall Gardens, SW7

DEVELOPMENT:

Internal alterations.

The above development is to be advertised under:-

4. Town and Country Planning (Listed Buildings and Conservation Areas) Regulations 1990 (applications for Listed building consent)

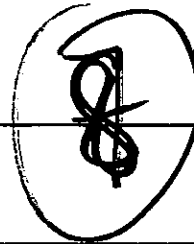
M.J. French

Executive Director, Planning & Conservation

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**

English Heritage
Historic Buildings & Monuments Commission,
London & South East Region,
23 Saville Row,
London,
W1X 1AB

Switchboard: 0171-937-5464

Direct Line: 0171-361-2771

Extension: 2771

Facsimile: 0171-361-3463

Date: 20 April 1999

My Ref: **DPS/DCC/LB/99/00739** Your ref: Please ask for: **K. Orme**

Dear Sir / Madam

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: 40B Cornwall Gardens, SW7

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

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

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

Yours faithfully,

M.J. FRENCH

Executive Director, Planning and Conservation

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS TP MRTPI Cert TS



**KENSINGTON
AND CHELSEA**

FILE COPY
12771
0171-361-2771

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

Facsimile:
0171-361-3463

My reference:

Your reference:

Please ask for: Date: 20 April 1999

My Ref: DPS/DCC/LB/99/00739/KO

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

The Council has received a planning application for development at:

40B Cornwall Gardens, SW7

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

Internal alterations.

Applicant

Mr. L. Kisielewski, 40B Cornwall Gardens, South Kensington, London SW7 4AA

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

10 (A)

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, Ladbrooke Grove, W10** (under the Westway near Ladbrooke 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



THE ROYAL
BOROUGH OF

NOTICE OF A PLANNING APPLICATION



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:

**KENSINGTON
AND CHELSEA**

- (d) for consent to demolition and/or alteration of a building which is of architectural or historic interest.

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: LB/99/00739/KO

Date: 23/04/1999

40B Cornwall Gardens, SW7

Internal alterations.

APPLICANT Mr. L. Kisielewski,



V/AD

19

RBKC

District Plan Observations
CONSERVATION AND DESIGN

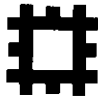
Address 40 B CORNWALL GARDENS	Appl. No. 99/00739	L.B.	C.A.	N C S
Description Internal alterations	Code			

None of these proposals appear to be of concern. The interior at this point has been subject to extensive past alterations to the detriment of the building's appearance. The insertion of the staircase is particularly un-welcome.

The decreasing the size of the partition in the reception room is not objectionable

However - given internal work a site visit is necessary - in the event of any important features being damaged

GP (27/4/99)



ENGLISH HERITAGE

LONDON REGION

(Handwritten initials) *(13)*

CM
(Handwritten circle around CM with an arrow pointing to the address)

Director of Planning & Transportation
Royal Borough of Kensington & Chelsea
The Town Hall
Hornton Street
LONDON
W8 7NX

Your refs: DPS/CC/LB/99/00
739 ✓
Our ref: LRS/2853/40
Contact: Paul Calvocoressi
Direct Dial: 0171-973-3763

For the attention of K Orme

Dear Sir/Madam

Planning (Listed Buildings and Conservation Areas) Act, 1990:
40B CORNWALL GARDENS, SW7

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
<i>129</i> <i>PA</i>						- 4 MAY 1999	
FFS	IO	REC	ARB	FWD PLN	CON DES	FEE	

Applicant: Mr L Liselew
Grade of building: II
Proposed works: Render stud wall between stairs - (i) move bathroom to new room, (ii) render lavatory wall and (iii) create shower room in bathroom.

Drawing numbers: Unnumbered floor plans.

Date of application: 06.03.1999
Date of referral by Council: 20.04.1999
Date received by English Heritage: 23.04.1999
Date referred to D.o.E.: 26.04.1999

You are hereby authorised to determine the application for listed building consent referred to above as you think fit. In so doing English Heritage would stress that it is not expressing any views on the merits of the proposals which are the subject of the application, nor any parallel application for planning permission.

Yours faithfully

Paul Calvocoressi
Paul Calvocoressi
Kensington & South London Team

The Secretary of State has considered the information given above and does not intend to require the application concerned to be referred to him
Signed *J. All...*
Date *LP/4/99*

LR/F

19.7.99

White

AC
(14)

**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: 15 July 1999
Our Ref: LB/99/00739 / CBA

Application Date: 01/04/1999
Agent: Mr. L. Kisielewski, 40B Cornwall Gardens, South Kensington, London
SW7 4AA
Address: 40B Cornwall Gardens, SW7

15
609

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
21 JUL 1999**

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

DESCRIPTION OF PROPOSED DEVELOPMENT

Internal alterations to self-contained maisonette at first and second floor level

RECOMMENDED DECISION Grant listed building consent *conditionally*

RBK&C drawing(s) No. LB/99/00739

Applicant's drawing(s) No. Existing drawing (Received 9.4.99) and Proposed drawing (Received 25.5.99)

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 below imposed for the reason(s) appearing thereunder, or for the reasons stated.

Exec. Director, Planning and Conservation Head of Development Control

A. Winwood
Area Planning Officer

lets 16.7.99.

LB/99/00739 : 1

CONDITIONS AND REASONS FOR THEIR IMPOSITION

~~14~~ 15

1. **The works hereby permitted shall be begun before the expiration of five years from the date of this consent. (C201)**
Reason - As required by Section 18 of the Planning (Listed Buildings and Conservation Areas Act) 1990, to avoid the accumulation of consents. (R201)

2. **The works hereby permitted shall be carried out exactly and only in accordance with the drawings, and other particulars, forming part of the Consent, and there shall be no variation therefrom without the prior written approval of the Local Planning Authority. (C205)**
Reason - In order to safeguard the special architectural or historic interest of the building. (R205)

3. C206 R206
4. **Suitable precautions must be taken to secure and protect the interior elements against accidental loss or damage during building work, and no such elements may be disturbed or removed temporarily or permanently except as indicated on the approved drawings or with the prior written approval of the Local Planning Authority. (C214)**
Reason - In order to safeguard the special architectural or historic interest of the building. (R211)

INFORMATIVES

- 1. I09
- 2. I10A
- 3. I30
- 4. I21.

DELEGATED REPORT

Address

40B Cornwall Gardens
SW7

Reference 99/0739'

Conservation Area Yes

Listed Building Yes/No

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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 _____

Overcome by Amendment/Withdrawn/Not Relevant/Other _____

(Handwritten scribble) **17**

Existing

Issues/Policy/Precedent/Conditions/Third Schedule

see attached.

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

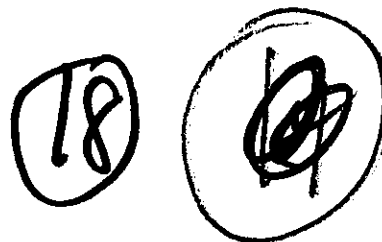
Report by

ko

Date

Agreed

hms
16.7.99



Planning Considerations

The proposed works involve the carrying out of internal alterations to the existing self-contained flat at first and second floor level. The main considerations relate to impact on the special architectural and historic interest of this Grade II listed building.

The relevant planning Policies are contained in the "Conservation and Development" Chapter of the UDP. Policy CD58 is of particular importance.

The proposed works are described in the Formal Observations of the Council's Conservation and Design Officer and are considered to be acceptable in terms of impact on the special architectural and historic interest of this property.

The Formal Observations of the Conservation and Design Officer are appended.

Consultation

Nine properties within 40 Cornwall Gardens were consulted with regard to this proposal.

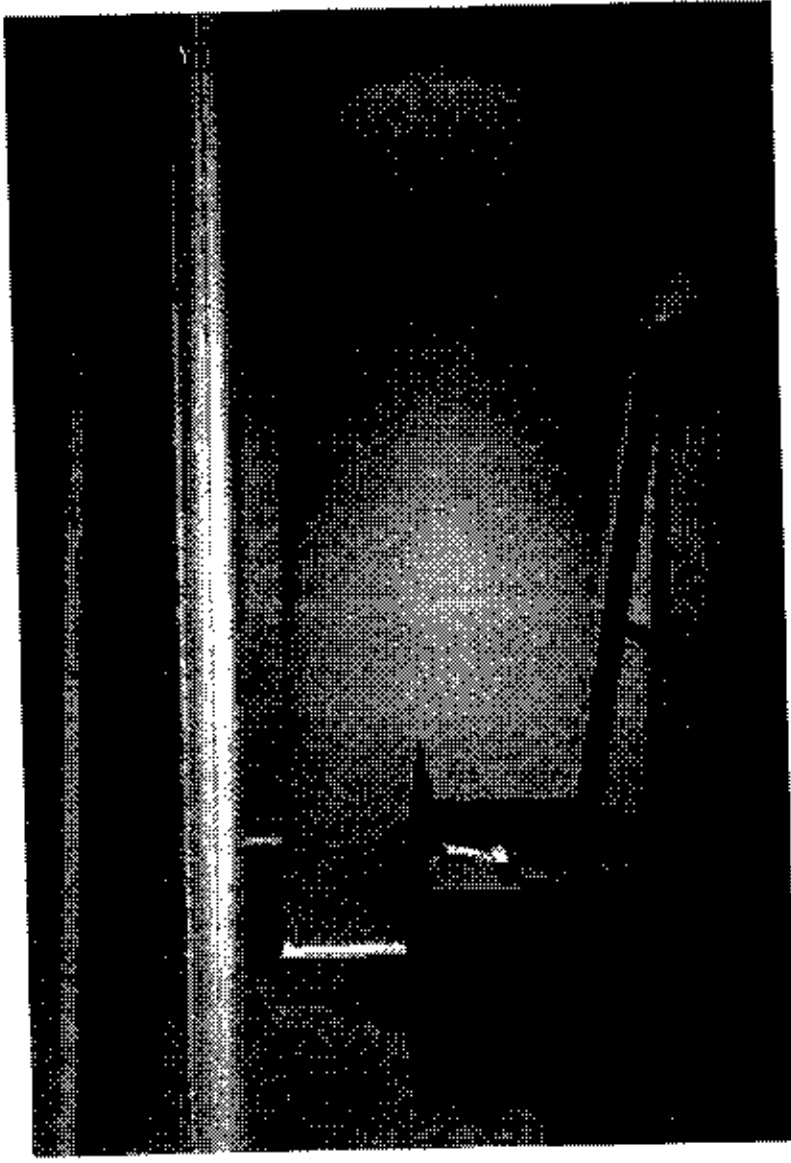
No response has been received.

M.J. FRENCH
EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION

List of Background Papers:

The contents of file LB/99/00739 save for exempt or confidential information in accordance with the Local Government (Access to Information) Act 1985.

Report Prepared By: KO
Report Approved By: SLW
Date Report Approved:



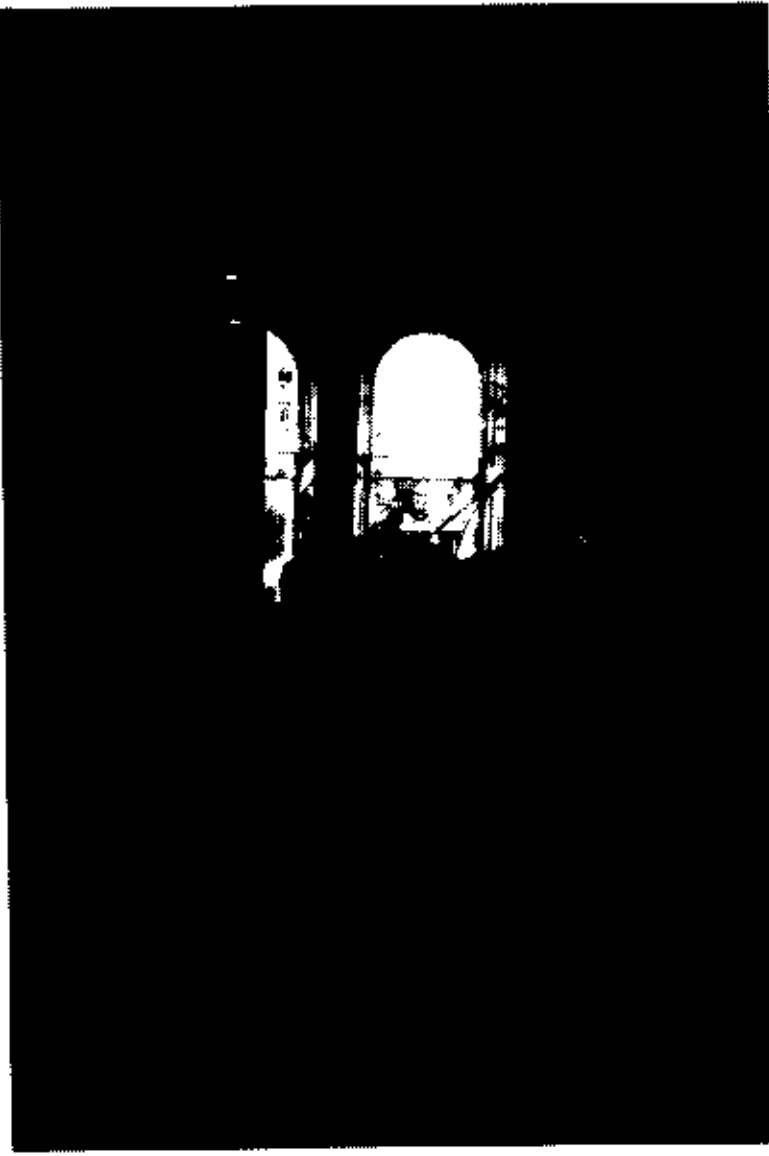
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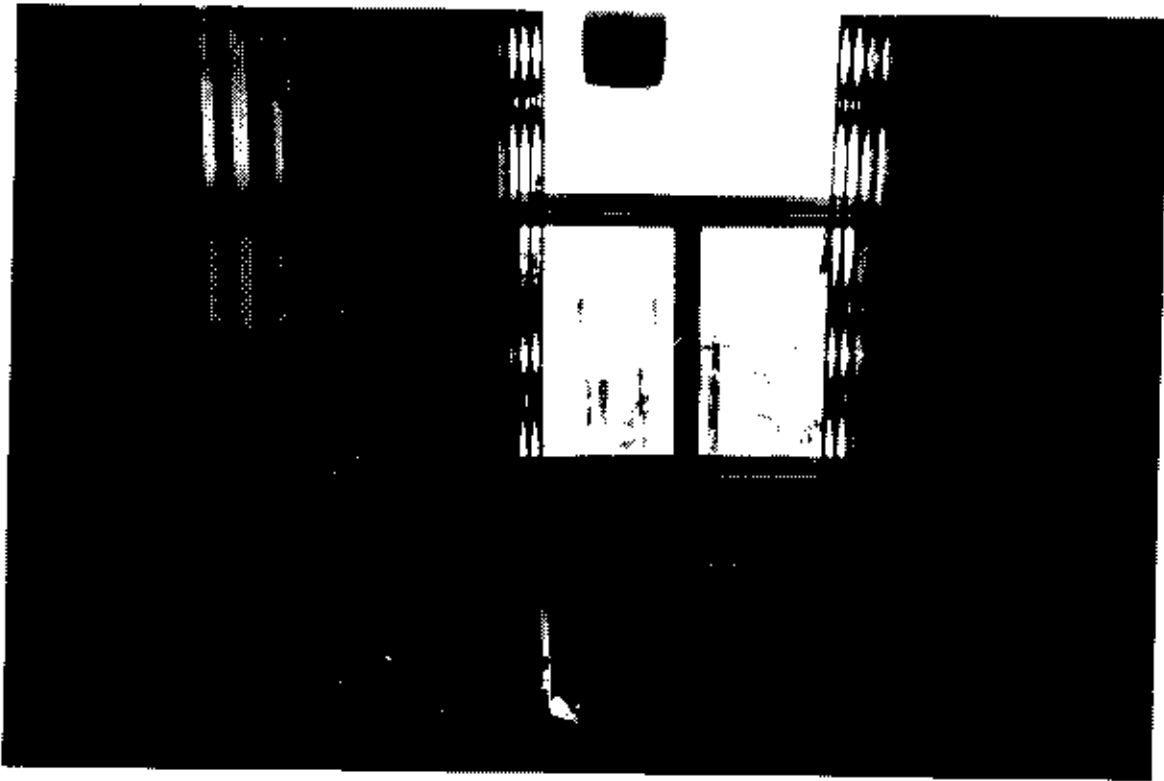
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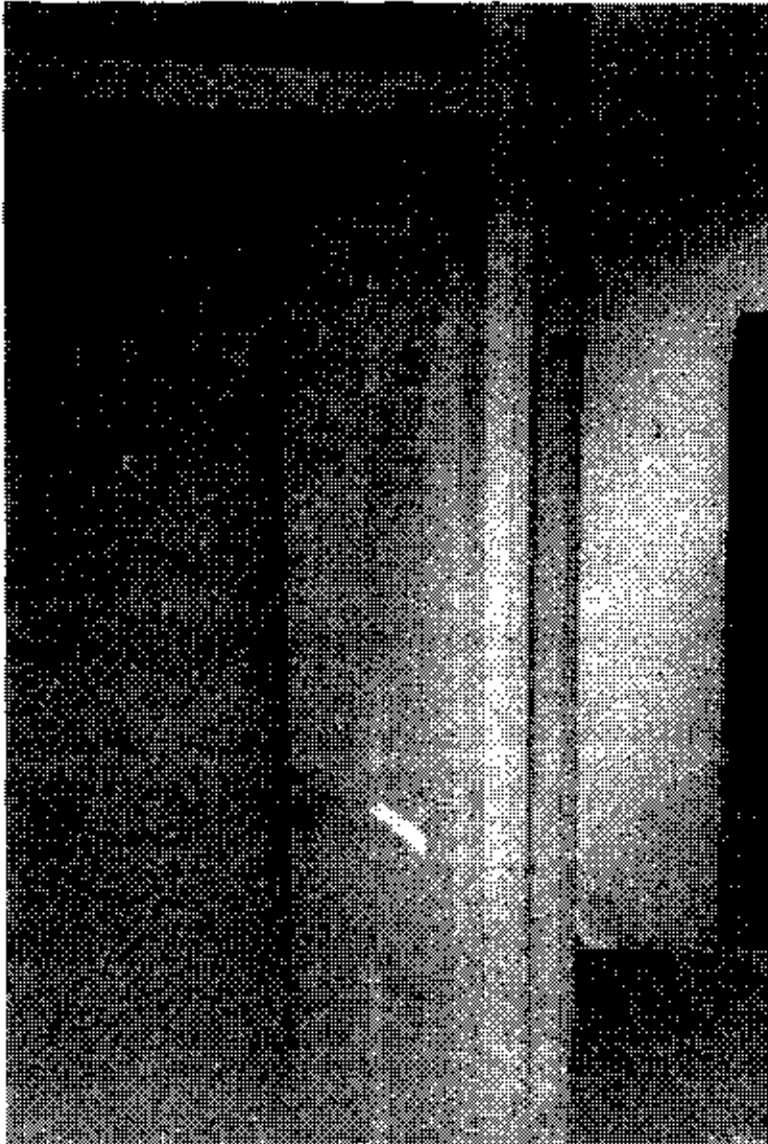




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DA





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