

of  
church

5

PLANNING SERVICES APPLICATION

CONSULTATION SHEET

APPLICANT:

Peter Tigg Partnership Limited,  
225 Walmer Road,  
Kensington,  
London  
W11 4EY

OBJECTORS NOTED  
21 JUL 1999

APPLICATION NO: PP/99/00740/CT

APPLICATION DATED: 09/04/1999

DATE ACKNOWLEDGED: 15 April 1999

APPLICATION COMPLETE: 14/04/1999

DATE TO BE DECIDED BY: 09/06/1999

SITE: 14 Astell Street, London, SW3 3RU  
PROPOSAL: Domestic. Rear extensions and improvements.

ADDRESSES TO BE CONSULTED

- 1. 12 ASTELL STREET, SW3
- 2. 16 " "
- 3. 5 " "
- 4. 7 " "
- 5. 14 GODFREY STREET, SW3
- 6. 16 " "
- 7. 17 " "
- 8.
- 9.
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.

7  
16/4

CONSULT STATUTORILY	ADVERTISE
HBMC Listed Buildings	Effect on CA
HBMC Setting of Buildings Grade I or II	Setting of Listed Building
HBMC Demolition in Conservation Area	Works to Listed Building
Demolition Bodies	Departure from UDP
DoT Trunk Road - Increased traffic	Demolition in CA
DoT Westway etc.,	"Major Development"
Neighbouring Local Authority	Environmental Assessment
Strategic view authorities	No Site Notice Required
Kensington Palace	Notice Required other reason
Civil Aviation Authority (over 300')	Police
Theatres Trust	L.P.A.C
National Rivers Authority	British Waterways
Thames Water	Environmental Health
Crossrail	
LRT/Chelsea-Hackney Line	

X(1)  
16/4

# DEVELOPMENT CONTROL

## TECHNICAL INFORMATION

THE ROYAL BOROUGH OF



KENSINGTON AND CHELSEA

ADDRESS ~~14 Astell St~~  
**14 ASTELL STREET**  
**SW3.**

6

SW

PP990740

- |     |  |        |  |
|-----|--|--------|--|
| 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						
18.								✓					✓			

Density	
Site Area	
Habitable rooms proposed	
Proposed Density	

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

<b>Daylighting</b>	Complies	
	Infringes	

<b>Car Parking</b>	Spaces required	
	Spaces proposed	

**Notes:**  
 0  
 No history

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**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 2012

0171-361- 2012

Switchboard: 0171-937-5464

Extension:

Direct Line:

Facsimile: 0171-361-3463

---

Date: 16 April 1999

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCSE/PP/99/00740/CT

Planning Information Office

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING ACT 1990**

The Council has received a planning application for development at:

**14 Astell Street, London, SW3 3RU**

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****Domestic. Rear extensions and improvements.****Applicant****Peter Tigg Partnership Limited, 225 Walmer Road, Kensington, London  
W11 4EY****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**

MEMORANDUM

9

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**TO: FOR FILE USE ONLY**

**From: EXECUTIVE DIRECTOR  
PLANNING & CONSERVATION**

---

**My Ref:** PP/99/00740/CT  
**Room No:**

**CODE A1**

---

**Date:** 16 April 1999 ✓

**DEVELOPMENT AT:**

**14 Astell Street, London, SW3 3RU**

**DEVELOPMENT:**

**Domestic. Rear extensions and improvements.**

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



//AD

10

# RBKC District Plan Observations CONSERVATION AND DESIGN

Address 14 ASTELL ST	Appl. No. 99/0740/CT	L.B.	C.A.	N C S
Description Rear extensions	Code			

This needs a site visit.

The rear of the building appears somewhat unexceptional and may have been greatly altered in an inappropriate manner.

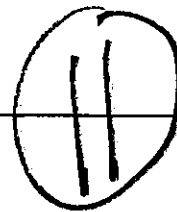
These extensions need to be assessed in terms of precedents along the terrace. Initial assessment appears to show the extensions being excessive in size, height and coverage of the building.

There appears to be a better sense of clarity and coherence to the proposed rear elevation as opposed to the existing elevation. This could be considered an advantage.

I am concerned at the impingement of the rear height on the ground floor level. Although this may be difficult to resolve in terms of the amenity value of the area at the front that it is unlikely to read as part of a sense of openness of the terrace.

The bulk of the extensions are as shown - site visit required.

GF (22/4/99)



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**

- (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/99/00740/CT

Date: 28/04/1999

14 Astell Street, London, SW3 3RU

Domestic. Rear extensions and improvements.

APPLICANT Peter Tigg Partnership Limited,

Posted on  
gate 28/4  
PT

16 ASTELL STREET  
LONDON SW3 3RU

*AO Ack/CT* (12)  
*Home*  
*0171 352 6111*

R.B.K. & C.  
TOWN PLANNING  
11 MAY 1999  
RECEIVED

*11th May 1999*  
*PP*  
*115*  
*377 0110*  
*WR*

Dear Sir,

Your ref. DPS/DCSE/PP/99/00740/CT  
14 Astell Street London SW3 3RU

I would like to make the following representations regarding the above planning application:

1. The intention of the structure of houses in Astell Street (built in pairs) was to allow adequate light and air. This was achieved by the rear walls of each pair being set forward and back alternately.
2. The importance of the above is apparent when considering the layout of the houses - three rooms deep, front, middle and rear. In the case of No. 16 the middle section consists of reception, bedrooms and bathrooms.
3. The proposed extension requested by No. 14 would drastically reduce the amount of light available to these rooms. In addition it would create a three-sided well. This is at present avoided by the positioning of the site line of the rear room on the 1<sup>st</sup> floor of No. 14.
4. Our ground floor would suffer in two ways: first, as above and second, the proposed covering of part of the rear area between the two houses, necessitating the heightening of the dividing area wall, would have a disastrous effect on light and air. This wall is 6 ft. high and 5 ft. from our windows. The considerable percentage increase in wall height (8 ft. +) to enable rooms to be built would be most detrimental to us.
5. We believe that it is very important that a precedent is not set, as it surely will be, if permission is granted to No. 14.

The need for enjoyment of property and right of light in the original establishment of site lines was clearly recognised in the building of these houses.



13

2.

If you feel it would be of assistance in the evaluation of the planning application, we would be glad of a visit to the site and a discussion of the matter. It would then be seen at first hand the deleterious effects of this proposal.

Yours truly,



J.K. Buckenham

M.J. French,  
RBCK, London W8 7NX

Mr. Tigg 26/5/99

14

(a) need set back of 1" glass extern

(b) annotate G-F PD lat

- await amended drawing  
26/5/99

SS  
Brampton

PP/99/0740

**PLANNING AND CONSERVATION**

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

15

**THE ROYAL  
BOROUGH OF**



**KENSINGTON  
AND CHELSEA**

R

Mr J K Buckenham  
16 Astell Street  
London SW3 3RU

Switchboard: 0171-937 5464  
Extension: 2012  
Direct Line: 0171-361 2012  
Facsimile: 0171-361 3463  
Email: plnctu@rbkc.gov.uk

28 June 1999

My reference: DPS/DCSE/PP/9 Your reference:  
9/0740

Please ask for: Mr Turner

Dear Mr Buckenham


**Town and Country Planning Act, 1990  
14 Astell Street, SW3**

I have received a set of amended drawings regarding the above application. I enclose a set for your information.

I confirm that this application will be presented to the Planning Services Committee on 20<sup>th</sup> July 1999.

If you have any questions do not hesitate to contact my assistant, Mr Turner, on the above extension.

Yours faithfully

  
Bruce Coey  
Area Planning Officer  
for Executive Director of Planning and Conservation

**PLANNING AND CONSERVATION**

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS TP MRTPI Cert TS

16

**THE ROYAL  
BOROUGH OF**



**KENSINGTON  
AND CHELSEA**

**FILE COPY**

1 2012

0171-361- 2012

Switchboard: 0171-937-5464

Extension:

Direct Line:

Facsimile: 0171-361-3463

Date: 29 June 1999

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCSE/PP/99/00740/CT

Planning Information Office

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING ACT 1990**

**Proposed development at: 14 Astell Street, London, SW3 3RU**

You were recently notified on, and/or have commented on, the application for development at the above address. The Council has now received **AMENDMENTS** to this application, and brief details of these are set out below. The Council's Planning Services Committee, in considering the proposal, welcomes comments upon these amendments.

Members of the public may **inspect copies of the amended plans**, and any other submitted documents. Details are provided overleaf.

**Summary of Amendments**

**Domestic. Rear extensions and improvements.**

**REVISED DRAWINGS RECEIVED. ANY FURTHER COMMENTS MUST BE RECEIVED BY 13/07/99.**

**Applicant**

**Peter Tigg Partnership Limited, 225 Walmer Road, Kensington, London W11 4EY**

Anyone who wishes to submit comments on the amended application should write to the Council at the above address within **14 days** of the date of this letter.

**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.**

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**M. J. FRENCH**

Executive Director, Planning and Conservation

17

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**PLEASE QUOTE THE APPLICATION REFERENCE NUMBER ON YOUR REPLY**

18

FILE NUMBER: ..PP/99/0740'

ADDRESS: .....14.. Astell.. St., SW3

~~18~~

REVISED DRAWINGS RECEIVED

1. Please re-notify all objectors. Add to letter:  
 "Revised drawings received. Any further comments must be received by ....." \* 14 Days.
2. ~~Please re-advertise \*~~

\* delete or add as appropriate

~~CB~~  
29/6.

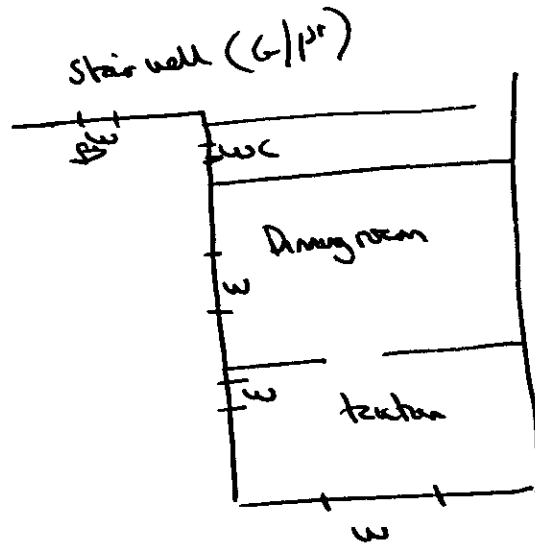
Impact on N° 14

(19)

G-F

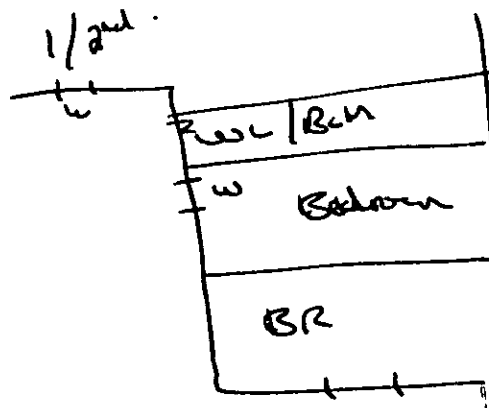
- wall of G-F will have a sig impact - cliff like sense of enclosure - in dining room windows - no other windows - however this spot is PD.

⇒ 1<sup>st</sup> floor bit almost completely screened by G-F wall with screen from G-F of N° 16



⇒ See dining - low of light on this dining room - not sign - open wall which does not need PD

1st



only window affected of habitable room - Bedroom

- however ← already looks out into street wall of N° 14 ⇒ ↑ in enclosure not sign - need wall

near exit from an exchange cage. Day light - needs shading

- Proposed balcony.

20

- currently a terrace - with access via door
- this terrace will be 1 m wide - but only towards Danche St
- which is away from bedroom window in N° 16  $\Rightarrow$  not sign

$\Downarrow$   
not sign 1 m in overlocking  $\Rightarrow$  OK.



2nd floor

1st floor set - needs to be set back by 1.7 m - to level of

door - TS

$\rightarrow$  impact on 16 Godfrey St

$\hookrightarrow$  a bedroom window  
+ bathroom

- no balcony - over looking

2nd floor set - set back by 60 cm - no pbs  
- new window - PD.



14 Astell St

⇒

(21)

~~(21)~~

Rear wall | → area approx

$$2 \times 7.5$$

$$\Rightarrow 15 \text{ m}^2 - 8 \text{ m}^2$$

$$\Rightarrow 13 \text{ m}^2 \text{ in area}$$

- Front garden approx

$$5 \times 6 \Rightarrow 30 \text{ m}^2$$

$$\Rightarrow \text{total garden approx} \rightarrow 45 \text{ m}^2$$

(currently  $13 \text{ m}^2$  approx  $\Rightarrow$  not over 50% of garden area)

— height . top of roof light 3.8 m  
top of manshede 3.2 m

No previous building work post 1947.  $\Rightarrow$  PD.

⇒

- ① when get new drawings have them annotated that this part PD  $\Rightarrow$  not part of new application
- ② unfortunate - that PD must be built first or else 1<sup>st</sup> + 2<sup>nd</sup> day eat user up PD rights  $\Rightarrow$  not PD

PD?

- area/volume ok

22

~~22~~

① → near wall. <sup>of extension</sup> 3.9 metres high

~~top of lantern light 4.5 metres → not pd.~~

② → lantern light 4.5 metres high than ref level in Danube St - but  
are 2 metres from it

- top of lantern light . 3.9 metres from 16 Astell St  
ground level.


③ ~~bandy wall~~ / parapet 3.7 metres high from level in 16 Astell St  
(4.2 metres from Danube St but - and lies 2 metres from it

"  
- measure from ground level, meaning the level of the surface of the  
ground immediately adj - (or if not uniform the level at its highest ad  
part' (annex in 600 - 3B1095

⇒ less than 4 metre from high from highest part

⇒ all DP - including the wall/parapet

# Astell St

23 

- 16 - G + 1<sup>st</sup>
- 18 - G + 1<sup>st</sup> extension → 1<sup>st</sup> storey set back by approx 2 metres.  
to create a small terrace area
- 20 - G - but nothing at 1<sup>st</sup>
- 22 - G
- 14 - appl
- 12 - just G
- 10 - ext at G + 1<sup>st</sup> + terrace above
- 8 - " 98/0574 -

- N<sup>o</sup> 14 - v due to N<sup>o</sup> 16 Godfrey St

⇓ - directly overlook second floor at N<sup>o</sup> 16  
- habitable room.

⇒ a small terrace would also be unacceptable.

- also - loss of light / overshadowing impact on N<sup>o</sup> 16 Godfrey St  
- just a few metres for prop over  
glint would.

needs to be set back  
1.8 metres - i.e.  
width of existing stone

~~Granted~~

~~Obv~~

ext at 16 + 18 - but → i) further away  
ii) pre 1995 (no history)

Terrace at 18 + 16 - - not overlook habitable rooms  
→ pre 1995

hill at G — PD?? — check.

Principal of 1<sup>st</sup> floor entrance — check set back (in design team)

2nd ... — v small — Oh

24

B

Work out 60° angle on new + ~~John~~ <sup>Godly St</sup> Place  
+ or pg 16.

— do I have enough drawing?

When amended drawings received

(25)

~~25~~

may + write to Mr Burdick

+ let them know when

committee is +

same here

Phillips Jr

Done.

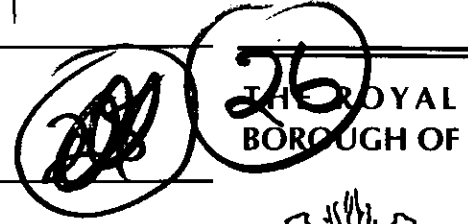
2/7/00

(51)

4109

**PLANNING AND CONSERVATION**

THE TOWN HALL HORNTON STREET LONDON W8 7NX



Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS



**KENSINGTON  
AND CHELSEA**

Mr. Peter Tigg,  
Peter Tigg Partnership,  
Walmer Courtyard,  
225 Walmer Road,  
Holland Park,  
LONDON, W11 4EY.

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

Facsimile: 0171-361 3463

15 July 1999

My reference: EDPC/MJF/TP/  
99/0740 ✓

Your reference:

Please ask for: Mr. French

Dear Mr. Tigg,

**14 Astell Street, S.W.3.**

I am writing to inform you that arrangements have been made for you to attend and address the Planning Services Committee on 20 July 1999 at the Town Hall in Committee Room 1 at 6.30 p.m. on the above planning application.

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

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

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

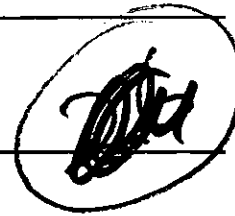
Yours sincerely,

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

**PLANNING AND CONSERVATION**

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

27  
THE ROYAL  
BOROUGH OF**KENSINGTON  
AND CHELSEA**Mr. J. Buckenham,  
16 Astell Street,  
LONDON, SW3 3RU.

Switchboard: 0171-937 5464

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15 July 1999 ✓

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**14 Astell Street, S.W.3.**

I am writing to inform you that arrangements have been made for you to attend and address the Planning Services Committee on 20 July 1999 at the Town Hall in Committee Room 1 at 6.30 p.m. on the above planning application. I would be grateful if you could send me a brief statement of the points you wish to raise.

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

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

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

Yours sincerely,

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

**GORDON INGRAM ASSOCIATES**  
**CHARTERED BUILDING SURVEYORS**

40 Drury Lane  
Covent Garden  
London WC2B 5RR



**Telephone:** 0171 240 5335    **Facsimile:** 0171 240 6127

GI/SC/947/99

20<sup>th</sup> July, 1999

J Buckenham Esq  
16 Astell Street  
London  
SW3 3RU

Dear Mr Buckenham,

**RE: 14 & 16 ASTELL STREET, LONDON SW3**

I write to you following our meeting at your house yesterday afternoon concerning the planning application lodged by the owners of No. 14 Astell Street for the erection of a rear extension to their property.

You have instructed me to provide you with initial advice upon the amenity issues which will arise if the planning application were to be implemented. I understand that your main concern relates to daylight and sunlight. I can confirm that I specialise in this area and have appeared in Public Inquiries on this subject and advise many well-known developers on similar questions.

I understand that this application is due to be considered by Committee this evening. This leaves me with a very small amount of time to comment upon the daylight and sunlight implications which will arise in relation to No. 16 Astell Street. I have, therefore, provided summary comments below for your consideration.

1. There will be a significant loss of sky visibility to the dining room within No. 16 Astell Street.
2. The increase in bulk at the rear would appear to contravene the Local Authority's policy which adopts a 45° rule of thumb. That is to say if one takes a point on the centre of the dining room window, no development should cross a 45° line taken both in section and plan from that point.

contd...../2



AB 29

3. Although the kitchen within No. 16 Astell Street is served by two windows the light which each provides illuminates different parts of the room. Thus the loss of sky visibility to the side window in the kitchen will undoubtedly be appreciable.
4. In relation to sunlight, there will be a material loss of sunlight to both the dining room and kitchen. There will be parts of the year when your sunlight will be lost for ever.
5. There will be a significant sense of enclosure if the new extension were implemented. In addition there will be a tunnelling effect between the two buildings. There must also be a question over loss of privacy.
6. I understand that the applicants have set their building back by 1700mm from the back road. This may have been necessary to address any objections from either the planning officers or the owners of the property on the other side of this road. The setback will not provide any material benefit to you. In fact the property opposite will still continue to be materially affected by the application scheme.
7. Whilst of lesser importance, there will also be an appreciable effect to the amenity enjoyed by the hall, although the degree of effect is comparatively small.

There is no doubt in my mind that the proposed extension at No. 14 Astell Street will have a significant effect upon the amenity enjoyed by No. 16 Astell Street. I regret that in the duration available I have not sufficient time to undertake technical analysis to support these arguments. However, I would expect that this exercise would still result in making the same points. If you would wish me to undertake this work I would be pleased to do so.

I trust that this initial Report provides you with sufficient information.

Yours sincerely,



*RI* Gordon R Ingram

MEMORANDUM

(Handwritten initials) (30)  
TO: LJ/JW/BB

FROM: THE EXECUTIVE DIRECTOR OF  
PLANNING AND CONSERVATION

MY REF: AD/PV

YOUR REF: APP/KS600/A/99/1027147

EXTENSION NO.: 2081

DATE: 13-8-99

FILE NO.: PP/99/00740

APPEAL ON: 14 ASTELL STREET, SW3

I note that the above appeal is likely to be determined by way of:

PUBLIC INQUIRY

WRITTEN REPRESENTATION

INFORMAL HEARING

START DATE OF APPEAL: 12/8/99

APPEAL AGAINST: REFUSAL

3rd PARTY NOTIFICATIONS DUE:	<u>19/8/99</u>
3rd PARTY NOTIFICATIONS SENT:	<u>19/8/99</u>
QUESTIONNAIRE DUE:	<u>26/8/99</u>
QUESTIONNAIRE SENT:	<u>19-8-99</u>
STATEMENT DUE:	<u>9/9/99</u>
STATEMENT SENT:	<u>                    </u>
RULE 6 DUE:	<u>                    </u>
RULE 6 SENT:	<u>                    </u>

OFFICER PREPARING STATEMENT: CT

OFFICER TAKING INQUIRY:                     

ADMIN: BB

# MESSAGE FORM

30

To CT

## WHILE YOU WERE OUT

M Joan Buckenham

of .....

Tel. No 01344 621 713

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

re 14 Ashell St

Message

.....  
.....  
.....  
.....

Signed SG

Date 1/9 Time .....

Mike

- we have a long + exciting recent history on Astell St

① PP/99/0740' Erection of new extensions at first and second floor levels  
Submitted April 1999

(ext. at first floor 3.5 m deep)  
ext at 2nd floor - small 500m deep.

This was refused at PSC and is currently the subject of an appeal

② PP/99/1674 - Erection of new extensions at first and second floor level  
Submitted August 1999

ext at first floor level deeper than above . 4.7 deep - causes entire area of first roof

- Currently subject of an appeal w non determination (to be refused).

③ PP/99/1675 - Erection of new extension at 1<sup>st</sup> + 2<sup>nd</sup>.  
Submitted August 1999 - extensions small. Neighbors did not object.

⇒ granted under delegated powers.

30/9/99.

④ CL/99/1097

Certificate of Lawful proposed dev't

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CT

(ground floor extension)

granted 24/8/99.

(PP works proposed PD..)

⑤ CL/2117

Certificate of Lawful proposed dev't.

October 1999

- granted - delegated powers.

November 1999

- PP not required.

Chris, was this for G.F. extension as well, or something different

Sorry - CL/2117 - was also for G.F. extension

(as well as alterations to windows, roof & covering)

G.F. extension is the main part



ROYAL BOROUGH OF KENSINGTON AND CHELSEA  
THE TOWN HALL KENSINGTON W8 7NX 0171-937 5464

34



R.B.K. & C.  
TOWN PLANNING

- 4 NOV 1999

RECEIVED

Mr French

Executive Director

of Planning

Royal Borough of Kensington & Chelsea

2 November 1999

By fax

Dear Mr French,

14 Astell Street, London SW3

I note that there seems to be a great deal of activity in respect of planning applications and appeals on this property. Could you please advise me of what applications have been received by the Council, for what work and the status of each and whether any requests for permitted development have been received and, if so, for what and the status of these requests. Are any due to come before the Planning Committee and if so, when?

Yours sincerely

Joanna Gardner

Cllr, Church Ward

CT

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**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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Councillor The Hon. Joanna Gardner,  
The Town Hall,  
Hornton Street,  
LONDON, W8 7NX.

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



**KENSINGTON  
AND CHELSEA**

15 November 1999

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My reference: EDPC/MJF

Your reference:

Please ask for: Mr. French

Dear Councillor Gardner,

**14 Astell Street, S.W.3.**

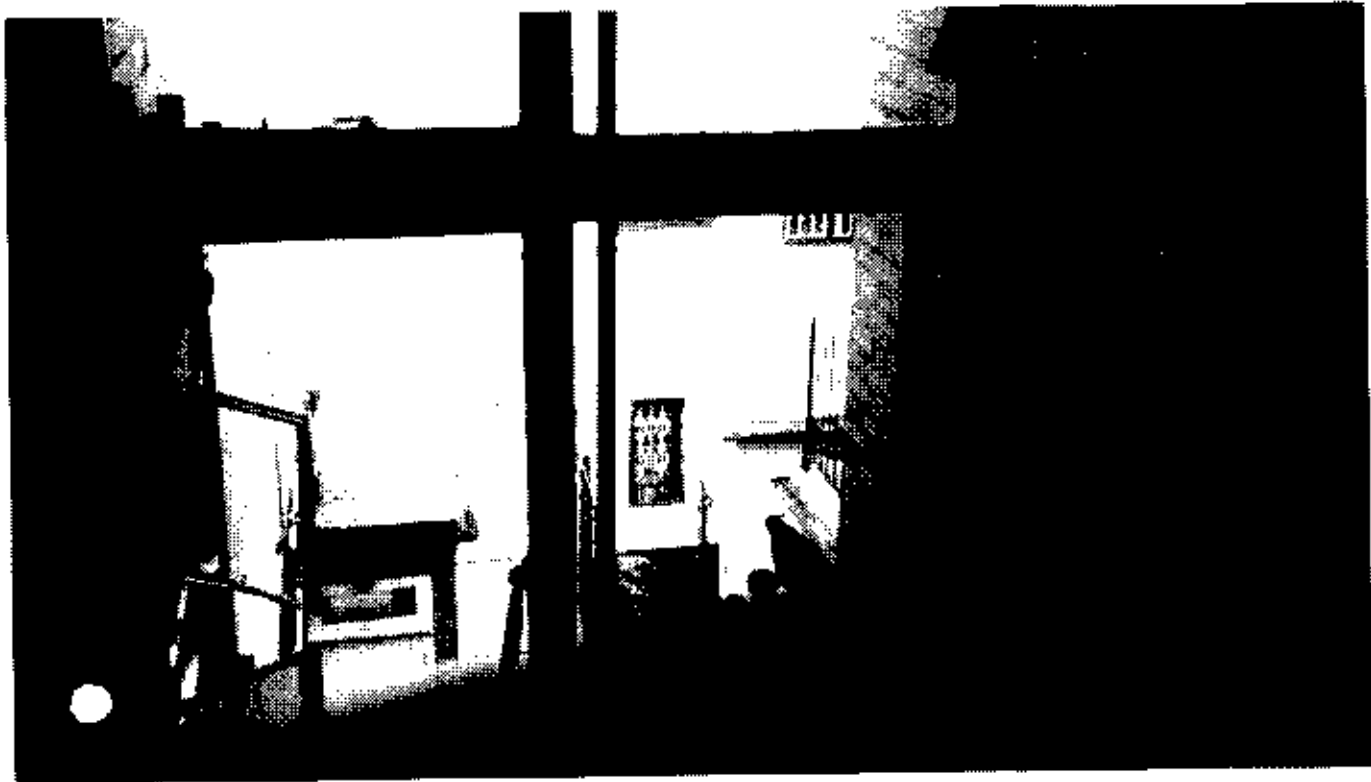
Thank you for your facsimile of 2 November regarding the above property. I would inform you of the following applications:

1. A planning application to erect rear extensions at first and second floors was refused by the Planning Services Committee earlier this year and is now the subject of a planning appeal.
2. A revised proposal for first and second floor rear extensions was submitted in August of this year, and is now the subject of a planning appeal for a deemed refusal.
3. A Certificate of Lawful Proposed Development for a ground floor addition was granted in August of this year, the works being "permitted development".
4. Small first and second floor extensions, to which there were no objections from neighbours, were approved in September of this year.
5. A Certificate of Lawful Proposed Development for the ground floor extension and alterations to windows was approved in November in this year, planning permission not being required.

Should you require any further information, please do not hesitate to contact me.

Yours sincerely,

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



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