

PLANNING SERVICES APPLICATION

CONSULTATION SHEET

APPLICANT:

Gerald Harvey RIBA,  
Chartered Architect,  
8 Briarwood Road,  
London  
SW4 9PX



APPLICATION NO: PP/99/00741

/JP

APPLICATION DATED: 08/04/1999

DATE ACKNOWLEDGED: 15 April 1999

APPLICATION COMPLETE: 14/04/1999

DATE TO BE DECIDED BY: 09/06/1999

SITE: 247 Westbourne Grove, London, W11 2SE  
PROPOSAL: Moving of ground floor street fronting entrance.

ADDRESSES TO BE CONSULTED

247 DENTAL SURGERY

1. 243, 245, 247 Westbourne Cr
2. 243 SHOP, 243A FLAT, 243B FLAT, 245 SHOP
3. 1-81 Longlands Court, Westbourne Cr 1-81
4. 1, 3 Denton Rd 1, 1A, 1B, 1C
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.

92

✓  
CT

20/4/99,

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

✓ 10  
1/12

12

Con slip

### CURRENT APPLICATION

COMMITTEE: \_\_\_\_\_

**FOR OBSERVATIONS:**

- 1. Design (SD)
- 2. \_\_\_\_\_
- 3. 22 APR 1956

PLEASE ENTER  
OBSERVATIONS ON  
2ND PAGE OF  
CURRENT PINK  
SHEET IN FILE

Officer SP

Report Written  
\_\_\_\_\_

For Schedule  
Typing  
Committee  
FILE

NOTES:

# DEVELOPMENT CONTROL

## TECHNICAL INFORMATION

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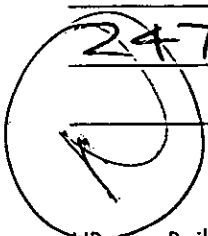
THE ROYAL BOROUGH OF



KENSINGTON AND CHELSEA

ADDRESS 247 WESTBOURNE GROVE

247 WESTBOURNE GROVE  
W11.



PP990741

- |     |  |        |  |
|-----|--|--------|--|
| 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						
A								✓			✓					

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:**

MEMORANDUM

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**TO: FOR FILE USE ONLY**

**From: EXECUTIVE DIRECTOR  
PLANNING & CONSERVATION**

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**My Ref: PP/99/00741/SP  
Room No:**

**CODE A1**

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**Date: 19 April 1999**

**DEVELOPMENT AT:**

**247 Westbourne Grove, London, W11 2SE**

**DEVELOPMENT:**

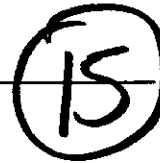
**Moving of ground floor street fronting entrance.**

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

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.



**KENSINGTON  
AND CHELSEA**

Details are set out below.

Members of the public may inspect copies of the application, the plans and other documents submitted with it at:

**NOTICE** 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/99/00741/SP

Date: 23/04/1999

**247 Westbourne Grove, London, W11 2SE**

Moving of ground floor street fronting entrance.

**APPLICANT** Gerald Harvey RIBA,

**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 TP MRTPI Cert TS



**KENSINGTON  
AND CHELSEA**

The Occupier  
1 file copy  
0171-361-2080

Switchboard:  
Extension: 0171-937-5464  
Direct Line: 2080

Facsimile:  
0171-361-3463

My reference:

Your reference:

Please ask for: Date: 20 April 1999

My Ref: DPS/DCN/PP/99/00741/SP

Planning Information Office

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING ACT 1990**

The Council has received a planning application for development at:

**247 Westbourne Grove, London, W11 2SE**

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**

**Moving of ground floor street fronting entrance.**

**Applicant**

**Gerald Harvey RIBA, Chartered Architect, 8 Briarwood Road, London SW4 9PX**

**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**



✓/AD

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RBKC  
District Plan Observations  
CONSERVATION AND DESIGN

Address 24.7 Westbourne Grove	Appl. No. 99/741	L.B. -	C.A. 4	N C S ✓
Description New shopfront.	Code S			

Generally looks fine but what are the small panels at the top of each window? Hope they are not <sup>security</sup> shutter boxes.

Have left message with architect to clarify, no response yet.

Glazing would be fine.

Approve subject to satisfactory answer

SD 29/4/99.



# DELEGATED REPORT

Address

● 247 WESTBOURNE GROVE  
LONDON  
W11-2SE

Reference

PP/99/0741

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Conservation Area

YES - 4

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

Unlisted Building - Demolition

whole

part

continued

D4/51(a)

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

Who NONE

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Overcome by Amendment/Withdrawn/Not Relevant/Other \_\_\_\_\_

**Existing**

DENTAL SURGERY

**Issues/Policy/Precedent/Conditions/Third Schedule**

THE PROPERTY IS LOCATED ON THE SOUTH SIDE OF WESTBOURNE GROVE, AT THE CORNER WITH DENBIGH ROAD. THE PROPOSAL IS TO RELOCATE THE DOORWAY ASSOCIATED WITH MINOR EXTERNAL ELEVATIONAL ALTERATIONS. PLANNING PERMISSION WAS GRANTED IN 1983 FOR THE RELOCATION OF THE ENTRANCE DOOR TO THE DENBIGH ROAD FRONTAGE. THERE IS NO OTHER PLANNING HISTORY. THE PROPOSAL IS IN ACCORDANCE WITH POLICIES IN THE UDP, SPECIFICALLY POLICIES S10 & S11 RELATING TO SHOPPING FRONTAGES.

THERE ARE NO ADVERSE AMENITY ISSUES TO CONSIDER.

THE CONSERVATION AND DESIGN OFFICER HAD CONCERNS OVER THE MATERIAL AT THE TOP OF EACH WINDOW. IT WAS CONFIRMED ON A SITE VISIT BY THE APPLICANT THAT THE PANELS ARE TO BE GLASS. THIS HAS BEEN CONFIRMED BY THE APPLICANT IN WRITING.

**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 SP

Date 25/5/99

Agreed [Signature] 29.5.99

LWS.1.6.99

# A S GHAURI ASSOCIATES

## DENTAL SURGEONS

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Please reply to:

1 WORMHOLT ROAD  
SHEPHERDS BUSH  
LONDON W12 0LU  
TEL: 0181-743 4065 / 746 1500  
FAX: 0181-749 6464

247 WESTBOURNE GROVE  
NOTTING HILL GATE  
LONDON W11 2SE  
TEL: 0171-229 4813 / 229 7071

113 VICARAGE FARM ROAD  
HESTON, HOUNSLOW  
MIDDLESEX TW5 0AA  
TEL: 0181-570 0435

Emergency  
Tel: 0181-847 0945

Your Ref:

Our Ref:

Date

PP/99/074/

TAO Simon Plowman

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AG ACK
28 MAY 1999							
APPEALS	IC	REC	ARB	FWD PLN	CON DES	FEES	

Dear Planning officer,

This is to confirm that the panel above the windows will be glass.

Thank you  
Ghauri

**Principals:**

Dr. ASHIQ H. GHAURI B.D.S. STAT Exam (London)

Dr. SARFRAZ GHAURI B.D.S. (London) L.D.S., R.C.S. (Eng)

**Associates:**

Dr. ALKA PATEL B.D.S. (London) Dr. TARIQ ASHRAF B.D.S., L.D.S., R.C.S. (Eng) M.Sc (London)

Dr. HOMAA KHAN- GILBERT B.D.S. (London) L.D.S., R.C.S. (Eng) M.B.B.S. (London)

Dr. ROBERT GODDARD B.D.S. (London) Dr. WALE TOWOAWI B.D.S. (London) F.D.S., R.C.S. (Eng)

Dr. ROULA TSIRBA Dip. D.S., M.Sc (Manchester)

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

DP1

To: Chief Administrative Officer (Planning)  
From: THE DIRECTOR OF PLANNING SERVICES  
Our Ref: PP/99/0741 PUBA (Ref: 9.536)

**22**

Date: 2.6.99  
Delegated Case No:  
T.P. 99/741

Applicant: **GERALD HARVEY, CHARTERED ARCHITECT,  
8 BRIARWOOD ROAD  
LONDON, SW4-9PX**

This is not  
A Listed Building

\*  
MNVW  
12/443

Applicant Dated:

8/4/99 COMPLETE 14/4/99 refused by letter dated 28.5.99  
Address: 247 Westbourne Grove, Kensington, W11.

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 nons/c dwellings etc.   | Class (viii) - grant of planning permission for a change form one kind of non-residential use except where this would involve the loss of a shop use. |
| Class (iv) - amendments as required by T.P. Committee |   |
| Class (v) - above classes after D.P. Committee agree  |   |
|   | Class (ix) - grant permission licence or no objection under Sections 73, 74, 138, 143, 152, 153, 177 & 180 of the Highways Act 1980                   |
|   | Class (x) - Crossover under S. 108 of the Highways Act 1980   |

**DELEGATED APPROVAL  
- 4 JUN 1999**

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

Description of proposed development/Brief comment: -----

~~GRANT CONDITIONAL PLANNING PERMISSION~~  
ICN OF  
RELOCATE DOORWAY, TOGETHER WITH MINOR ELEVATIONAL ALTERATIONS.

Recommended Decision: **GRANT CONDITIONAL PLANNING PERMISSION conditionally**

Submitted drawing(s) No.  
PP/99/0741

Applicant's drawing(s) No.  
536/10, 536/1, 536/2, 536/7, 536/9  
(And letter received 28/5/99).

Conditions ① C1, ② G68, ③ C71, ④ ~~C72~~

Reasons ① R1, ② R68, ③ R71, ④ ~~R72~~

Informatives ① I9, ② I10, ③ I21, ④ ~~I22~~

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.

*[Signature]*  
Director of Planning and Conservation

*[Signature]* 29.5.99  
Area Planning Officer

1.6.99.  
Director of Planning Services

# A S GHAURI ASSOCIATES

## DENTAL SURGEONS

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Please reply to:

1 WORMHOLT ROAD  
SHEPHERDS BUSH  
LONDON W12 0LU  
TEL: 0181- 743 4065 / 746 1500  
FAX: 0181- 749 6464

247 WESTBOURNE GROVE  
NOTTING HILL GATE  
LONDON W11 2SE  
TEL: 0171- 229 4813 / 229 7071

113 VICARAGE FARM ROAD  
HESTON, HOUNSLOW  
MIDDLESEX TW5 0AA  
TEL: 0181- 570 0435

Emergency  
Tel: 0181- 847 0945

Wed AM 0181-570-0435

Thursday 0181-847-0945

Friday 0181-743-4065

Your Ref:

Our Ref:

Date

FAO: SIMON PLOWMAN  
INFO. OFFICE.  
PP/99/741

RECEIVED BY PLANNING SERVICES									
EX DIR	HDC	N	C	SE	ENF	AO ACK			
23 NOV 1999							7		
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEEES			

Dear Sir,

We are not implementing the original drawing. We are altering the elevation on both chap fronts as they are as shown on drawing no 536/2 as approved. P.N. 99/00741 except for two small vents that are shown at the very top of each window. Proposed scheme drawings no 536/2 & have to highlight these vents in red pen.

Ghauri

Dr. SARFRAZ GHAURI

**Principals:**

Dr. ASHIQ H. CHAURI B.D.S. STAT Exam (London)

Dr. SARFRAZ GHAURI B.D.S. (London) L.D.S., R.C.S. (Eng)

**Associates:**

Dr. ALKA PATEL B.D.S. (London) Dr. TARIQ ASHRAF B.D.S., L.D.S., R.C.S. (Eng) M.Sc (London)

Dr. HOMAA KHAN- GILBERT B.D.S. (London) L.D.S., R.C.S. (Eng) M.B.B.S. (London)

Dr. ROBERT CODDARD B.D.S. (London) Dr. WALE TOWOAWI B.D.S. (London) F.D.S., R.C.S. (Eng)

Dr. ROULA TSIRBA Dip. D.S., M.Sc (Manchester)

# PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

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Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Dr Sarfraz H Ghauri  
247 Westbourne Grove  
London  
W11 2SE

Switchboard: 0171-937 5464  
Extension: 2079  
Direct Line: 0171-361-2079  
Facsimile: 0171-361-3463

25 November 1999

My reference: DPS/IO/PP/99/0741/SP

Your  
reference:

Please ask for: Simon Plowman

Dear Dr Ghauri

**Town and Country Planning Act, 1990**  
**247 Westbourne Grove, London, W11**

I refer to your letter and numbered plans 536/2 & 536/9 received by this department on the 23<sup>rd</sup> November 1999. You state that you wish to implement only part of the approved scheme for alterations to the shop front for which planning permission was granted on the 4<sup>th</sup> June 1999 (PP/99/0741) under drawing numbers 536/10, 536/1, 536/2, 536/7, 536/9 (and letter received 28/05/99).

It is in my considered opinion that your proposal to install only the small window vents at the top of each window (which you have highlighted in red pen on the attached drawing 536/9 as received on the 23<sup>rd</sup> November 1999) does not constitute the implementation of planning permission PP/99/0741. In these circumstances the work that you propose constitutes development. These changes are however considered de-minimus and therefore, planning permission is not required for you to carry out the above mentioned works.

If you require any further assistance please contact my assistant, Simon Plowman, on the above telephone number.

Yours sincerely

  
M.J. French  
Executive Director of Planning and Conservation

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