

PLANNING SERVICES APPLICATION

6

CONSULTATION SHEET

APPLICANT:

Brian Temple Associates,
11A Bolton Gardens,
Kensington,
London,
SW5 0AL

APPLICATION NO: PP/99/00743

APPLICATION DATED: 12/04/1999 DATE ACKNOWLEDGED: 15 April 1999

APPLICATION COMPLETE: 15/04/1999 DATE TO BE DECIDED BY: 10/06/1999

SITE: 263 Old Brompton Road, London, SW5 9JA

PROPOSAL: Renewal of lapsed permission for a conservatory extension at rear first floor level and a second floor rear extension as per permission TP/87/2307 dated 22/01/1988.

ADDRESSES TO BE CONSULTED

- 1. 261-265 (o) Old Brompton Rd.
2.
3. 2 Colerne Rd.
4.
5.
6.
7. 261 = Colerne Arms.
8.
9. 263 = Restaurant; flats 1, 2, 3rd flrs; M 2/3
10.
11. 265 = Restaurant
12.
13. 2 Colerne Rd = Flats 1-5
14.
15.

12
JOM
2/14

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

JOM
2/14

DEVELOPMENT CONTROL

TECHNICAL INFORMATION

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THE ROYAL BOROUGH OF



KENSINGTON AND CHELSEA

PP990743

ADDRESS ~~263 Old Brompton Road~~

263 OLD BROMPTON ROAD
SWS

Sw

NA

- | | | | |
|-----|--|--------|--|
| 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						
											✓				✓	

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

I 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/99/00743/HC

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

The Council has received a planning application for development at:

263 Old Brompton Road, London, SW5 9JA

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

Renewal of lapsed permission for a conservatory extension at rear first floor level and a second floor rear extension as per permission TP/87/2307 dated 22/01/1988.

Applicant

Brian Temple Associates, 11A Bolton Gardens, Kensington, London, SW5 0AL

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

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX



**THE ROYAL
BOROUGH OF**

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS



**KENSINGTON
AND CHELSEA**

Councillor Barry Phelps,
25 Kenway Road,
LONDON, SW5 0RP.

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

07 May 1999

My reference: EDPC/MJF

Your reference:

Please ask for: Mr. French

Dear Councillor Phelps,

PP/00768: 285/287 King's Road, S.W.3.

PP/99/00770 and PP/00743: 263 Old Brompton Road, S.W.5.

PP/99/00778: 75 Ladbroke Grove, W.11.

Thank you for your letter of 5 May 1999. The application on 285/287 King's Road is to remove condition 6 of planning permission TP/97/2014 which is "no opening shall be created between Nos. 285 and 287 King's Road" in order to carry out internal works to provide improved means of escape in the event of fire.

I enclose, as requested, details of the shop front application on 263 Old Brompton Road, reference PP/99/00770. For your information, I would advise you that we are also considering another application on the same property for renewal of a lapsed permission for a conservatory extension at rear first floor level and a second floor rear extension, details of which I also enclose. Perhaps you could return the drawings to me at your convenience.

I have noted your interest in 75 Ladbroke Grove and have asked the Area Planning Officer to keep you informed.

Yours sincerely,

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



Councillor BARRY PHELPS
THE EARL'S COURT WARD

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

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

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

PLANNING LIST OF 30 APRIL. May 5th 1999

Dear Mr French

P 00768. 285/7 Kings Rd SW3. May I suggest that it is of little value to readers if the application to lift a planning condition does not state what that condition was for?

P 00770. 263 Brompton Rd SW5. Brompton Ward but facing Earl's Court. Please keep me informed. A sight of the plans would be helpful.

00778. 75 Ladbrooke Grove W11. Interesting. Please keep me informed.

Yours sincerely

wk0401

RECEIVED BY PLANNING SERVICES

DATE	TIME	BY
LAND MANAGEMENT SERVICES		

48

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Councillor Barry Phelps,
25 Kenway Road,
LONDON, SW5 0RP.

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

11 May 1999

HC
⑫
**THE ROYAL
BOROUGH OF**



**KENSINGTON
AND CHELSEA**

My reference: EDPC/MJF

Your reference:

Please ask for: Mr. French

Dear Councillor Phelps,

PP/00768: 285/287 King's Road, S.W.3.

PP/99/00770 and RP/00743:-263 Old-Brompton-Road,-S.W.5.

PP/99/00778: 75 Ladbroke Grove, W.11.

Thank you for the return of the drawings; I have noted your comments which I will action accordingly.

Yours sincerely,

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



✓/AD

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RBKC District Plan Observations CONSERVATION AND DESIGN

Address 283 OLD BROMETON RD	Appl. No. 99/0743/HC	L.B.	C.A.	N C S
Description Rear extension	Code			

Site visit requested.

The rear at this location appears to have been the subject of extensive alterations.

The principle of an additional extension on the rear driveway may well be acceptable - but needs to be assessed on site.

The principle of a conservatory has open contention; as it may be located significantly above garden level. Precedents need to be assessed on site.

Site visit required

GT (29/5/99)

Scarc He

BRIAN TEMPLE ASSOCIATES

Building Surveyors & Designers

11a Bolton Gardens · Kensington · London · SW5 OAL

Telephone: +44 0171 373 4979

Facsimile: +44 0171 373 4979

Corporate Building Surveyor

Brian Temple M.A.S.I.

Helen Cazalet
Planning and Conservation Department
Royal Borough of Kensington & Chelsea
The Town Hall
Hornton Street
Kensington
London W8 7NX.

Handwritten initials

RECEIVED BY PLANNING SERVICES									
EX DIR	HEH	N	C	SW	SP	ENF	AO ACK		
115 23 JUN 1999									
FEES				FWD PLN		CON DES		FEES	

Your ref: DPS/DSCW/PP/99/00743

Our ref: BT/kc/1432A

22nd June 1999

Dear Ms Cazalet,

Re: 263 Old Brompton Road SW5.

I write following my meeting at the above premises with you and your colleague and our subsequent telephone discussion.

At the site we briefly discussed that the original permission might have been implemented. My Client confirms that the work was indeed begun in about 1988/89, by raising the sill levels of the two windows on the rear elevation at second floor level in accordance with the drawings. The work was suspended due to problems in financing the work, bought about by the collapse in the value of residential property at the time.

On examination of the drawings and photographs I have submitted with the current application you will see evidence that these alterations have been made and that the work was carried out some time ago. There is no other reasonable explanation for this work to be done.

Perhaps you will let me have your comments on this.

Yours sincerely,

Brian Temple.
Brian Temple Associates.

MEMORANDUM

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To: Executive Director, Planning &
Conservation
cc:

From: Director of Legal Services

Your Ref: Helen Cazalet

My Ref: JZ
Ext: 2617

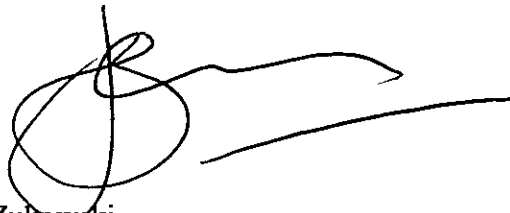
Date: 5 July, 1999

263 Old Brompton Road SW5

I refer to your memorandum of 23 June concerning the implementation of the planning permission dated 11 January 1988. The relevant part of the Act dealing with this is section 56 which states at sub-section that, inter alia, any work of construction in the course of the erection of a building is a material operation and development shall be deemed to have commenced on the earliest date when that material operation was carried out.

In my view the works to the windows are in accordance with the previously approved drawings, are not otherwise PD and therefore the 1988 permission has been implemented.

Your file is returned herewith.



John Zukowski
for Director of Legal Services

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 Dip TP MRTPI Cert TS



Brian Temple Associates,
11A Bolton Gardens,
Kensington,
London,
SW5 OAL

Switchboard: 0171-937 5464
Extension: 2699
Direct Line: 0171-361 2699
Facsimile: 0171-361 3463

**KENSINGTON
AND CHELSEA**

06 July 1999

My reference: DPS/DCSW/PP/99/00743 Your reference:

Please ask for Helen Cazalet

Dear Mr Temple,

**Town and Country Planning Act 1990
Re: 263 Old Brompton Road, Kensington, SW5**

I write with reference to your planning application for the renewal of the lapsed planning permission for a conservatory extension at rear first floor level and a second floor rear extension as per permission ref: TP/87/2307 dated 22/01/88 and with regard to your letter of 22nd June 1999.

I note in your letter that your client has confirmed that works were begun to implement this permission in 1988/89, by raising the sill levels of the two windows on the rear elevation at second floor level in accordance with the approved drawings.

I can confirm that in my opinion the works to the windows are in accordance with the previously approved drawings and that therefore the 1988 planning permission has been implemented. In the light of the above I will now treat the application currently under consideration as withdrawn.

I hope this is of assistance to you,

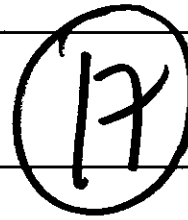
Yours sincerely,

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

B

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX



**THE ROYAL
BOROUGH OF**

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Councillor Barry Phelps,
Vice Chairman, Planning and Conservation
Committee,
25 Kenway Road,
Earl's Court,
London, SW5

Switchboard: 0171-937 5464
Extension: 2699
Direct Line: 0171-361 2699
Facsimile: 0171-361 3463



**KENSINGTON
AND CHELSEA**

07 July 1999

My reference: **DPS/DCSW/PP/99/00743** Your reference:

Please ask **Helen Czalet** for:

Dear Councillor Phelps,

Town and Country Planning Act 1990
Re: 263 Old Brompton Road, Kensington, SW5

I write with reference to your enquiry regarding the planning application for the renewal of the lapsed planning permission for a conservatory extension at rear first floor level and a second floor rear extension as per permission ref: TP/87/2307 dated 22/01/88.

Following a site meeting with the applicant's agent, it appears that works to the second floor windows were carried out in 1988/89 in accordance with the approved drawings. These are sufficient to constitute commencement of the approved scheme which consequently continues to benefit from a valid permission. In the light of the above it is therefore my intention to treat the current planning application as having been withdrawn.

I hope this is of assistance to you,

Yours sincerely,

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

- (1) Excess 10 m^2
 (2) 30 m^2 (Stadards suggest
 have minus for
 1 bed deck)

18

- (1) Condit addit. minus 10 m^2
 not acceptable.
 (2) ver addit. ?? 10 m^2

City to coldus. result
 undersized unit

Repe

Bow Extension
 mechanical
 shaft

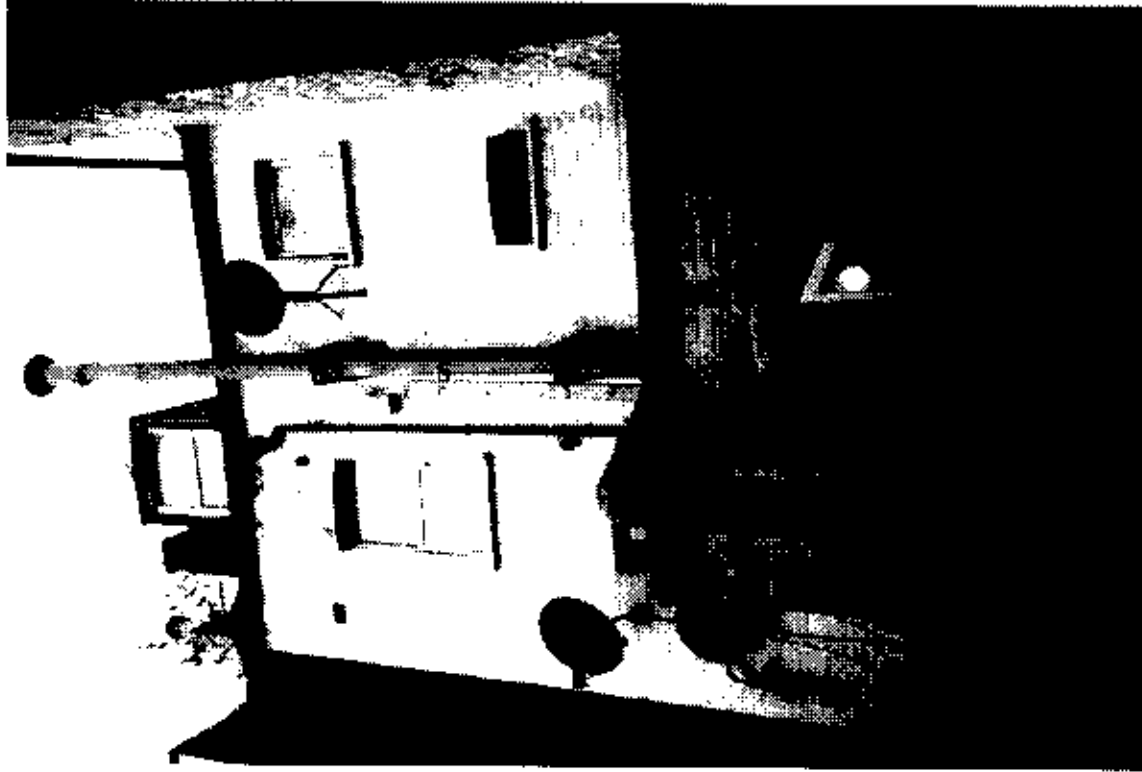
NO NET GAIN

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COMPOSITE PHOTOGRAPH
OF EARL ELEVATION OF
263 OLD BROMPTON ROAD.

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Photograph of base
ELEVATION OF
263 OLD BEAMINGTON ROAD.