

PLANNING SERVICES APPLICATION

3

CONSULTATION SHEET

APPLICANT:

Anthony Wise Architects,
40 Beresford Road,
London,
N5 2HZ

AW

APPLICATION NO: PP/99/00744

APPLICATION DATED: 12/04/1999

DATE ACKNOWLEDGED: 15 April 1999

APPLICATION COMPLETE: 15/04/1999

DATE TO BE DECIDED BY: 10/06/1999

SITE: 14 Tregunter Road, London, SW109LR

PROPOSAL: Remove existing modern front railings. Form new gate pier and coping to match existing, form new railings, pedestrian and vehicular gate in spearhead railings.

ADDRESSES TO BE CONSULTED

- 1. 12, 16, 17, 19, 21 Tregunter Rd.
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.

5
27/4
OM

CONSULT STATUTORILY

- HBMC Listed Buildings
- HBMC Setting of Buildings Grade I or II
- HBMC Demolition in Conservation Area
- Demolition Bodies
- DoT Trunk Road - Increased traffic
- DoT Westway etc.,
- Neighbouring Local Authority
- Strategic view authorities
- Kensington Palace
- Civil Aviation Authority (over 300')
- Theatres Trust
- National Rivers Authority
- Thames Water
- Crossrail
- LRT/Chelsea-Hackney Line

ADVERTISE

- Effect on CA
- Setting of Listed Building
- Works to Listed Building
- Departure from UDP
- Demolition in CA
- "Major Development"
- Environmental Assessment
- No Site Notice Required
- Notice Required other reason
- Police
- L.P.A.C
- British Waterways
- Environmental Health

✓ 1 ✓ OM
27/4

DEVELOPMENT CONTROL

TECHNICAL INFORMATION

4

THE ROYAL BOROUGH OF



KENSINGTON AND CHELSEA

PP990744

ADDRESS

~~14 Tregunter Rd~~

SW10

14 TREGUNTER ROAD

SW10

Sw

N

- | | | | |
|-----|--|--------|--|
| 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					
12														✓	✓

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

5

**THE ROYAL
BOROUGH OF**



**KENSINGTON
AND CHELSEA**

FILE COPY

3564

0171-361- 3564

Switchboard:

Extension: 0171-937-5464

Direct Line:

Facsimile:

0171-361-3463

My reference:

Your reference:

Please ask for: Date: 27 April 1999 -

My Ref: DPS/DCSW/PP/99/00744/AP

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: 14 Tregunter Road, London, SW109LR

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

Remove existing modern front railings. Form new gate pier and coping to match existing, form new railings, pedestrian and vehicular gate in spearhead railings.

Applicant

**Anthony Wise Architects, 40 Beresford Road, London,
N5 2HZ**

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

6

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

7

TO: FOR FILE USE ONLY

**From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION**

My Ref: PP/99/00744/AP
Room No:

CODE A1

Date: 27 April 1999

DEVELOPMENT AT:

14 Tregunter Road, London, SW109LR

DEVELOPMENT:

Remove existing modern front railings. Form new gate pier and coping to match existing, form new railings, pedestrian and vehicular gate in spearhead railings.

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



RBKC
District Plan Observations
CONSERVATION AND DESIGN

Address 14, Tregunter Road, SW10	Appl. No. AP PP/99/00744	L.B. —	C.A. 12	N C S
Description i) Remove existing modern front railings.	Code			

- ii) Form new gate pier & coping to match that existing.
- iii) Form new railings, pedestrian & vehicular gate in spearhead railings.

Principle of forecourt parking seems to be established -
the landscaping of the forecourt providing one parking space.

The design intention, to restore the appearance of the boundary
with & railings, will enhance the streetscape & the
C.A. & it therefore welcomed.

Photo sufficient.

No site visit necessary.

HLS

12 May 99

Existing crossover: no objection re Paving or Transpach.

GP.

DELEGATED REPORT

Address 14 Tregunter Road.
Kensington - SW6.

Reference T0/99/744- **9**

Conservation Area yes

Listed Building ~~Yes~~ No

Type of Application

Planning Permission Approval of Materials Variation of Condition Listed Building Consent Conservation Area Consent

Type of Development

Residential Extension

Roof

Rear

Storeys _____

Side

Front

Garden

Residential Alterations

replacement of railings to
front boundary.

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 _____

10

Existing

Issues/Policy/Precedent/Conditions/Third Schedule

See attached report

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

Anubha

Date

18 May 99

Agreed

hans 25.5.99

DELEGATED REPORT: (11) 99/744.
14 Regent Road: Kensington. SW16.

The proposal seeks to remove the existing modern front railings, form a new gate pier and coping and provide new railings, pedestrian and vehicular gates in June Spearhead railings.

The existing railing are of a somewhat modern design set on a dwarf wall. The pier end has been removed and a hand standing with vehicular crossover occupies the remainder of the front boundary.

The proposed parking and the hand standing are not within the control of the local authority as they already ~~are~~ exist.

The proposed Spearhead railings are considered to an enhancement to the boundary and streetscape, as is the return of a gate pier and gates. The Council's design officer considers the proposal will enhance the streetscape and enhance the character and appearance of the boundary and Conservation Area.

The proposal is therefore consistent with the Council's policies relating to standards of design, policy G25, and the character and appearance of the boundary and the Conservation Area policies G52 and G53.

Paula
18 May 99

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

DPI

To: Chief Administrative Officer (Planning)
From: THE DIRECTOR OF PLANNING SERVICES
Our Ref:

Date: 26/5/99

12

Delegated Case No:
T.P. 99/0744

M
CHSE

Applicant: Anthony Wise Architects
40 Bedford Road, London. N5 2HZ

Applicant Dated: 15 April 99, complete 15 April 99,

This is not
A Listed Building

15

Address: 14 Tregunter Road, Kensington. SW10.

403

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 nons/c dwellings etc.
- 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 where this would involve the loss of a shop use.
- 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
- 1 JUN 1999
Class (ix)

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

The formation of a new gate pier and railings on the front boundary.

Recommended Decision: Grant Planning Permission conditionally

Submitted drawing(s) No.
TP/99/0744 + photographs

Applicant's drawing(s) No.
TR/05, 06 + photographs

Conditions C1, C68 The railings hereby approved shall be painted black and so maintained.

Reasons R1, R68, ~~R70~~ R71

Informatives 9, 10, 21, 22, 30, 31

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.

Director of Planning and Conservation

Area Planning Officer

Director of Planning Services

**Anthony Wise
Architects**

10 Baywood Road
Columbia, SC
29204

13

14, TREGUNTER RD, SW. 10



FRONT ELEVATION OF
14, TREGUNTER RD. AS
EXISTING

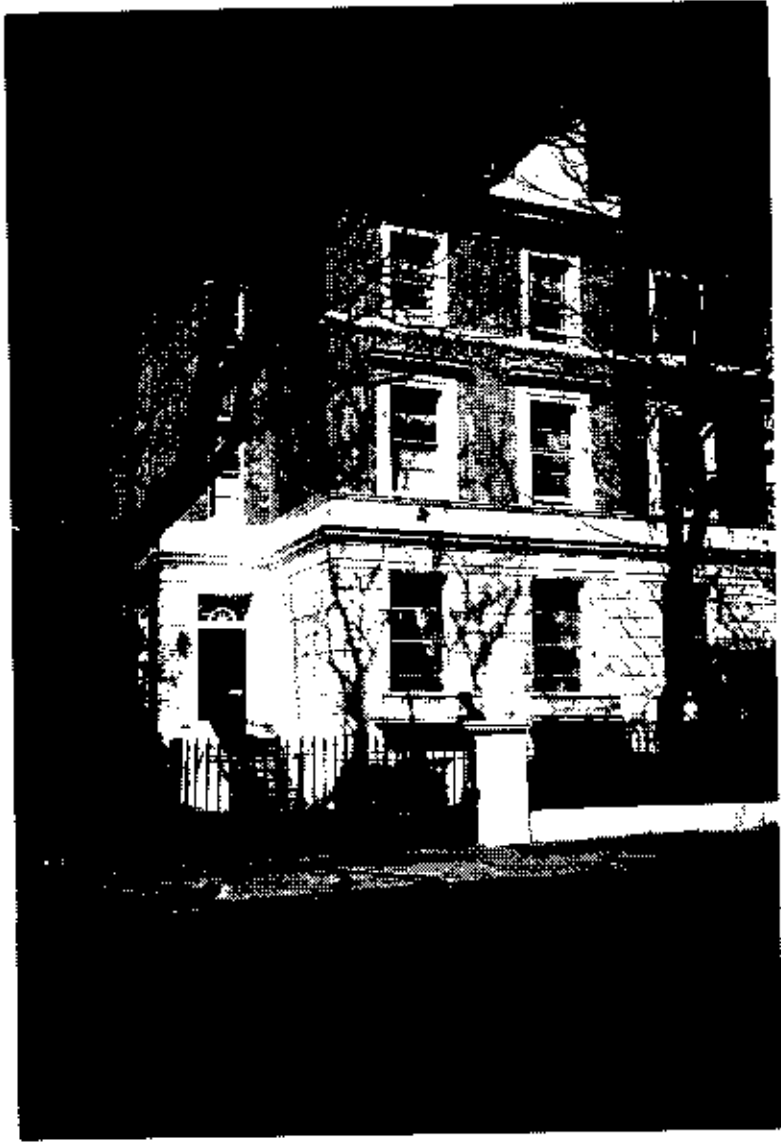
APRIL 09

**Anthony Wise
Architects**

10 Hereford Road
London W3 2HZ
Tel/Fax: 01753 359 476

14

14, TREGUNTER RD, SW. 10



TREGUNTER
RD
SW. 10

FRONT ELEVATION OF
14, TREGUNTER RD. AS
EXISTING

APRIL 1999

**Anthony Wise
Architects**

1100 1/2 WEST 10TH
ANN ARBOR MI 48106
(313) 963-1111

15

11/10/03

14, TREGUNTER RD, S.W. 10



DETAIL OF RAILINGS AT N° 8,
TREGUNTER RD. SHOWING
SPEAR HEAD FINIALS AS PRO-
POSED AT N° 14.