

58  
CBB  
2014

PLANNING SERVICES APPLICATION

4

CONSULTATION SHEET

APPLICANT:

Mrs. L. Duncan,  
6 Spencer Walk,  
London  
SW15 1PL

APPLICATION NO: LB/99/00749/RF

APPLICATION DATED: 09/04/1999

DATE ACKNOWLEDGED: 16 April 1999

APPLICATION COMPLETE: 16/04/1999

DATE TO BE DECIDED BY: 11/06/1999

SITE: 97 Onslow Square, London, SW7 3LU  
PROPOSAL: Alterations to existing main bathroom/bedrooms.

2nd

ADDRESSES TO BE CONSULTED

- 1. 95 ONSLOW SQUARE, SW7 0
- 2. 99 NO SUCH NUMBER
- 3. 97 (not flat 6) "flats 1-5, 7-10"

- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.

10  
CBB  
2014

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

CBB  
1714

4  
CBB  
1714

# DEVELOPMENT CONTROL

## TECHNICAL INFORMATION

THE ROYAL  
BOROUGH OF



ADDRESS ~~97 Onslow Square~~

FLAT 6

97 ONSLOW SQUARE

LB990749

SW7

CA

KENSINGTON  
AND CHELSEA

- |     |  |          |        |  |
|-----|--|----------|--------|--|
| HB  | Buildings of Architectural Interest          | LB990749 | 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						
187A II																

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:**



✓/AD

6

**RBKC**  
**District Plan Observations**  
**CONSERVATION AND DESIGN**

Address Flat 6, 97 ONSLOW SQUARE	Appl. No. 99/0749/RF	L.B.	C.A.	N C S
Description Internal alt.	Code			

It is unclear how water flows relates to a principal flow level (i.e. ground at post). This needs to be clarified - on site.

The notes to rooms R3 and R12 do not appear objectionable as this appears to be altered in the post.

I am concerned at the loss of fabric between the corridor (R5) and the entrance hall (R1). This needs to be assessed on site.

I am not convinced of the alterations to enlarge the bathroom in R9 - again this needs to be assessed on site in terms of the original floor plan.

Site visit requested

GP (14/4/99) -

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**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

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

Switchboard: 0171-937-5464

Direct Line: 0171-361-2186

Extension: 2186

Facsimilie: 0171-361-3463

7

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**THE ROYAL  
BOROUGH OF**



**KENSINGTON  
AND CHELSEA**

---

Date: 19 April 1999

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My Ref: DPS/DCSE/LB/99/00749 Your ref: Please ask for: R. Fowler

Dear Sir / Madam

**TOWN AND COUNTRY PLANNING ACT 1990**

**Proposed development at: 97 Onslow Square, London, SW7 3LU**

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 11/06/1999. 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

MEMORANDUM



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TO: FOR FILE USE ONLY

From: EXECUTIVE DIRECTOR  
PLANNING & CONSERVATION

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My Ref: LB/99/00749/RF

CODE D4

Room No:

---

Date: 19 April 1999

**DEVELOPMENT AT:**

97 Onslow Square, London, SW7 3LU

**DEVELOPMENT:**

Alterations to existing main bathroom/bedrooms.

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

9

**THE ROYAL  
BOROUGH OF**

**Executive Director M J FRENCH FRICS TP MRTPI Cert TS**



**KENSINGTON  
AND CHELSEA**

**FILE COPY**

1 2186

0171-361- 2186

Switchboard:

Extension: 0171-937-5464

Direct Line:

Facsimile:

0171-361-3463

My reference:

Your reference:

Please ask for: Date: 20 April 1999

P L A My Ref: DPS/DCSE/LB/99/00749/RF

Planning Information Office

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING ACT 1990**

The Council has received a planning application for development at:

**97 Onslow Square, London, SW7 3LU**

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**

**Alterations to existing main bathroom/bedrooms.**

**Applicant**

**Mrs. L. Duncan, 6 Spencer Walk, London  
SW15 1PL**

**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**



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/99/00749/RF

Date: 28/04/1999

97 Onslow Square, London, SW7 3LU

Alterations to existing main bathroom/bedrooms.

**APPLICANT** Mrs. L. Duncan,

*Posted on railings outside property 28/4 JW*





ENGLISH HERITAGE

LONDON REGION

RF

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RB  
↓

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

Your refs: DPS/DCSE/LB/99/  
00749-  
Our ref: LRS/2718/97  
Contact: Paul Calvocoressi  
Direct Dial: 0171-973-3763

For the attention of R Fowler

Dear Sir/Madam

Planning (Listed Buildings and Conservation Areas) Act, 1990:  
97 ONSLOW SQUARE, LONDON, SW7 3LU

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
129				- 4 MAY 1999			
APPLS	IO	REC	ARB	FWD PLN	CON DES	FEES	

Applicant: Mr Donald Norman  
Grade of building: II  
Proposed works: Alterations to existing main bathroom/bedrooms

Drawing numbers: 175/D/01

Date of application: 09.04.1999  
Date of referral by Council: 19.04.1999  
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  
Kensington & South London Team

RB  
5/5

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 A Rank  
Date 28/4/99

LR/F

# Jonathan Louth ARCHITECTS

RF

CONSULTANTS FOR THE BUILT ENVIRONMENT  
MANAGEMENT • DESIGN • ARCHITECTURE

GAL/175/Auth/DB

30th April 1999

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Mr Fowler  
Department of Planning  
Royal Borough of Kensington & Chelsea  
Town Hall  
Hornton Street  
London  
W8 7NX

Dear Mr Fowler

RF  
4/5

Flat 6, 97 Onslow Square, London SW3  
ref. LB9900749

Please find enclosed our record of our meeting yesterday with yourself, Mr Richards and Lexley Duncan.  
Please let me know if you have any further queries.

Yours sincerely



David Brown

RECEIVED BY PLANNING SERVICES								
EX DIR	HDC	N	C	SW	SE	EN	AO ACK	
(rf) - 4 MAY 1999								
FEES	IO	REC	ARB	FWD PLN	CON DES	FEES		

0171 730 1653

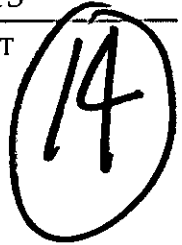
fax SW1 0171 730 6066

1 WYNDHAM HOUSE • SLOANE SQUARE • LONDON SW1W 8AR

5 HOSKINS STREET • GREENWICH • LONDON SE10 9NZ

0181 853 3494

VAT REGISTRATION No. 547 9856 77



**PROJECT** Flat 6, 97 Onslow Square, London SW3  
**MEETING No** **VENUE** Flat 6, 97 Onslow Square  
**DATE** 29.04.99 **TIME** 14.00 **JOB No -** 175

## Meeting Minutes

**Present** Mr Fowler RBKC - Case Officer  
 Mr Richards RBKC - Design Officer  
 Lexley Duncan  
 David Brown Jonathan Louth Architects

## Action

**1. Site Inspection**

- 1.1. Mr Richards was principally concerned with three items on the drawings which he wanted to inspect on site. His views were:
- 1.2. Double doors into kitchen & dining room:  
Doors are not original, alteration is minimal.
- 1.3. Re-arrangement of hall area:  
Minimal disturbance to the existing structure, mostly not original.
- 1.4. Rearrangement of en-suite bathroom area:  
Again, minimal disturbance to any original structure is involved.
- 1.5. View overall was that there was so little of the original interior left after the 1960's lateral conversion across the three properties that the proposed alterations would have minimal impact. Mr Richards would therefore raise no objections.

**2. English Heritage**

- 2.1. English Heritage have not so far released the application, but Mr Fowler expects them to do so shortly.

**3. Programme**

- 3.1. Notices went up yesterday, and so there will be no further progress until the end of the consultation period. Mr. Fowler would expect to be able to give a decision in about a months time.

copies to

- |  |  |  |
|--|--|--|
| <input checked="" type="checkbox"/> Employer | <input type="checkbox"/> Contractor          | <input type="checkbox"/> Services Engineer           |
| <input type="checkbox"/> Quantity Surveyor   | <input type="checkbox"/> Structural Engineer | <input type="checkbox"/> Planning Supervisor         |
| <input type="checkbox"/> Party Wall Surveyor | <input type="checkbox"/> Site                | <input checked="" type="checkbox"/> Architect's File |

RBKC  
CONSERVATION & DESIGN

15

**GRADE II LISTED BUILDINGS  
FORMAL OBSERVATIONS**

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**Address:** Flat 6, 97 Onslow Square

**Description:** Internal alterations

**Application No:** TP99/0749

**DC Case Officer:** RF

**Drawing Nos:**  
175/D/01

**CD Case Officer:** GR

---

**Date:** 10 May 1999

**Grant/Refuse:** GRANT

**Formal Observations:**

The works entail internal alterations at second floor level. The building has been the subject of extensive past alterations to the considerable detriment of the building's character.

The scheme is generally minor in nature and will entail limited re-modelling of later internal partitioning and the provision of new partitioning. Given the extent of later alterations and their effect in the building's internal character, the works proposed will not entail further harm to the buildings interior.

The works will not harm the special architectural or historical character of the building.

**Conditions:**

1. C205
2. C206
3. C214

**Signed:** ..... *D. Guyon Pugh* .....

**Date:** ..... *10/5/99* .....

**Approved:** ..... *David J. McOmard* .....

**Date:** ..... *11/5/99* .....

# DELEGATED REPORT

Address FLAT 6, 97 ONSLOW SQUARE,  
SW7

Reference LB/99/00749 -

Conservation Area 13A

16

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

*Internal alterations*

Unlisted Building - Demolition

whole  part

continued

D4/51(a)

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

Who None

17

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Existing**

\_\_\_\_\_

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

*see attached report.*

**Standards**

- |            |                                     |
|------------|-------------------------------------|
|            | satisfactory                        |
| Light      | <input checked="" type="checkbox"/> |
| Privacy    | <input type="checkbox"/>            |
| Room Sizes | <input type="checkbox"/>            |
| Parking    | <input type="checkbox"/>            |
| Trees      | <input type="checkbox"/>            |

- HBMC** Direction/Obs.
- |                      |                                     |
|----------------------|-------------------------------------|
| Obs. Rec'd           | <input type="checkbox"/>            |
| Direction Rec'd      | <input checked="" type="checkbox"/> |
| Consultation Expired | <input type="checkbox"/>            |

**GRANT/APPROVE**

subject to conditions

Informatives

Report by *Richard Fowler*

Date *14/5/99*

Agreed *RTS* *17.5.99*

## DELEGATED REPORT

18

**ADDRESS:** Flat 6, 97 Onslow Square, SW7

**REFERENCE:** LB/99/00749

**RECOMMENDATION:** Grant Listed Building Consent

**Consultations:**

No objections received from the Design Officer or from adjoining properties.

**Proposal:**

Minor internal alterations at second floor level.

**Site:**

The property, which is a Grade II Listed Building, is centrally located on the northern side of Onslow Square, between Sumner Place and Cranley Place. The property lies within the Thurloe/Smith's Charity Conservation Area.

**Relevant Policies:**

The relevant policies for consideration are as follows:

- CD58 (permits certain alterations to LBs)

**Planning Considerations:**

The proposal seeks consent to undertake internal alterations to this property at second floor level. The property has been the subject of extensive past alterations which have been, in the view of the Conservation & Design Officer, of considerable detriment to its character.

The proposal involves the limited re-modelling of later internal partitioning and the provision of new partitioning. It is the view of the Conservation & Design Officer that, given the extent of past alterations, the proposed works will not cause further harm to the building's interior, and as such the proposal is not considered to harm the special architectural and historic interest of the property.

The proposal does not conflict with policies contained within the UDP, though conditions are recommended to ensure that the works are carried out in accordance with the drawings as submitted.

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

DL1

*extra copy please*

To: Chief Administrative Officer (Planning)  
From: THE DIRECTOR OF PLANNING SERVICES  
Our Ref: *DPS/DCSE/LB/99/00749*

Date: 17/05/99

19

Delegated Case No:  
*IP LB/99/00749 / CUBA*

Applicant: *Mrs. L. DUNCAN*  
*6 SPENCER WALK*  
*LONDON SW15 1PL*

Applicant Dated:  
*9/4/99; complete 16/4/99*

This is/is not  
A Listed Building

15  
401

Address: *FLAT 6, 97 ONBLOW SQUARE SW7*

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 from 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  |   |

*HBMC/D/OK*

Class (ix)  
**DELEGATED APPROVAL**  
21 MAY 1999  
Class (x) -

grant permission licence or no objection under Sections 73, 74, 138, 143, 152, 153, 177 & 180 of the Highways Act 1980

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

Crossover under S. 108 of the Highways Act 1980

Description of proposed development/Brief comment

*Internal alterations to a listed building*

Recommended Decision: *GRANT Listed Building Consent conditionally*

Submitted drawing(s) No.

Applicant's drawing(s) No.

*L3/99/0749*

*0175/D/01.*

Conditions *① R205 ② C 206 ③ C 214 ④ C 201*

Reasons *① R 205 ② R 206 ③ R 211 ④ R 201.*

Informatives *① I 9 ② I 10 ③ I 21*

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

*R 17.5*  
Area Planning Officer

*17.5.99*  
Director of Planning Services



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Gwyn Richard's Obs: Flat 6, 97 Onslow Square

It is unclear here whether this relates to a principal floor level (ground and first). This needs to be clarified on site.

The works to rooms R3 and R12 do not appear objectionable as this appears to have been altered in the past.

I am concerned at the loss of fabric between the corridor (R5) and the entrance hall (R1). This needs to be assessed on site.

I am not convinced of the alterations to enlarge the bathroom in R9 - again this needs to be assessed on site in terms of the original floor plan. - partition still work in situ.

Site visit requested.

- ① what floor?
- ② loss of original wall between R1 + R5 (cutting back)

→ The property has been heavily altered in the past.  
Proposals are not contentious