

PLANNING SERVICES APPLICATION

4

CONSULTATION SHEET

APPLICANT:

Matthew Godley,
115 Strawberry Vale,
Twickenham,
Middlesex
TW1 4SJ

APPLICATION NO: PP/99/00752

APPLICATION DATED: 08/04/1999

DATE ACKNOWLEDGED: 16 April 1999

APPLICATION COMPLETE: 16/04/1999

DATE TO BE DECIDED BY: 11/06/1999

SITE: 80 Oxford Gardens, London, W10 5UW

PROPOSAL: Proposed erection of extract duct in galvanised steel.

ADDRESSES TO BE CONSULTED

- 1. 76, 78, 80, 82, 84 Oxford Gdns 76 (FLATS A-F) 78 (FLATS A-G), 80
2. 79, 81, 83, 85, 87 Oxford Gdns 82 (FLATS A-E) 84
3. 29, 31, 33, 35, 37 Bassett Rd
4.
5.
6.
7. 29 (FLATS 1-3, 6-10), 31 (FLATS 1-3+A)
8.
9. 33 (FLATS A-F) 35 (FLATS A-G) 37 (FLATS A-F)
10.
11.
12. 79 (FLATS A-D) 81 (FLATS A-D) 83 (FLATS A-C
13. + GRND FLR FLAT)
14.
15. 85 (BSMT, GRND, 1ST, 2ND)
87 (FLATS A-H)

CONSULT STATUTORILY

Table with 2 columns: CONSULT STATUTORILY and ADVERTISE. Rows include HBMC Listed Buildings, HBMC Setting of Buildings Grade I or II, DoT Trunk Road - Increased traffic, etc.

78
21/4/99

CT
21/4/99

CT 21/4/99
At Noise + Nuisance Team
At David Torrance

DEVELOPMENT CONTROL

TECHNICAL INFORMATION

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

5

ADDRESS ~~80 Oxford Gardens~~

80 OXFORD GARDENS
W10.

PP990752

C

- | | | | |
|-----|--|--------|--|
| 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							
1			✓					✓								✓	✓

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	

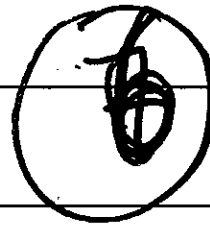
Notes:

16 APR 1999

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS



**THE ROYAL
BOROUGH OF**



**KENSINGTON
AND CHELSEA**

David Torrance, Noise & Nuisance Team
Environmental Health,
Council Offices,
37 Pembroke Road,
London,
W8 6PW

Switchboard: 0171-937-5464
Direct Line: 0171-361-2082
Extension: 2082
Facsimilie: 0171-361-3463

Date: 21 April 1999

My Ref: DPS/DCN/PP/99/00752 Your ref: 80 OXFORD Please ask for: S. Wilden

Dear Sir / Madam

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: 80 Oxford Gardens, London, W10 5UW

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,

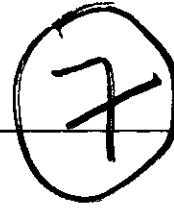
M.J. FRENCH

Executive Director, Planning and Conservation

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**

THE OCCUPIER
FILE COPY
0171-361- 2082

Switchboard: 0171-937-5464
Extension: 2082
Direct Line:

Facsimile: 0171-361-3463

Date: 21 April 1999

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCN/PP/99/00752/SW

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

The Council has received a planning application for development at:

80 Oxford Gardens, London, W10 5UW

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

Proposed erection of extract duct in galvanised steel.

Applicant

**Matthew Godley, 115 Strawberry Vale, Twickenham, Middlesex
TW1 4SJ**

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

8

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

9

MEMORANDUM

TO: FOR FILE USE ONLY

**From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION**

My Ref: PP/99/00752/SW

CODE A1

Room No:

Date: 21 April 1999

DEVELOPMENT AT:

80 Oxford Gardens, London, W10 5UW

DEVELOPMENT:

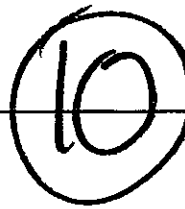
Proposed erection of extract duct in galvanised steel.

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.

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/99/00752/SW

Date: 30/04/1999

80 Oxford Gardens, London, W10 5UW

Proposed erection of extract duct in galvanised steel.

APPLICANT Matthew Godley,



RBKC

District Plan Observations
CONSERVATION AND DESIGN

Address 80, Oxford Gardens, W10	Appl. No. SW PP/99/00752	L.B.	C.A. 1	N L C S
Description Proposed erection of extract duct in galvanized steel	Code			

Plot seems extremely unsympathetic to the rear aspect of the house, & detrimental to the conservation area.

Ref VDP. CD 44 4.13

A possible compromise might be the construction of a brickwork fire, in the same brickwork & bond of the house - but unless a solution is found that can be found, the strongest objection is noted.

No site visit necessary - photographs have sufficient visual information.

HHB 19. May. 99

SUBJECT-SITE 80 Oxford Oders

12

FILE REFERENCE: TP/99/00752

R.B.K. & C. Planning Service.

NOTES OF MEETING *in site.*

DATE: 21.6.99

NAMES OF PERSONS ATTENDING:

M. Godley

OFFICERS:

S. Mullen

MATTERS DISCUSSED:

Proposed duct

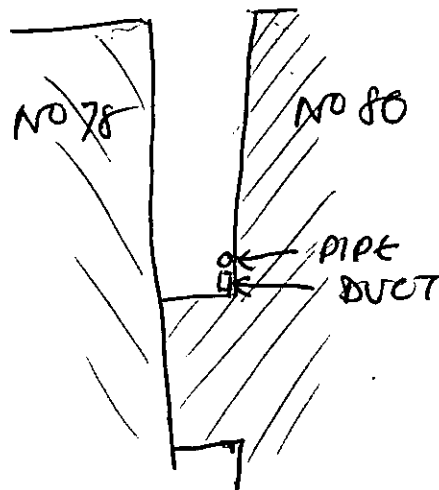
Mr G will investigate

(1) use of balanced flue type terminal at flank B level.

If possible, he'll supply specification re ~~duct~~ kit so I can consult B&O on fumes.

Can to go internally.

(2) If not able to use (1), then to investigate route of duct up flank in front of side extension between existing pipe & front of extⁿ.



Rectangular section pipe would be better than circular.

He will advise in next week.

LITERATURE: POLICY, PAPERS, ETC.

SIGNATURES:

80 Oxford Bldgs

13

- (1) is this a s.f.d? Sep flat created in front B?
- (2) What is the flue for?
"kitchen room"? Anc^l to a dwelling?
- (3) BETO feedback?
- (4) Can it be run internally?
- (5) scope to clad in bronza to look like a chimney?

Tel con with Mr Boddy 27/5. Advised not acceptable
He says this is a house with separate basement
flat. Applicant intends to provide "granny" flat
in front B & convert rear B to part of
upper maisonette - 2 units total.

Flue system is anc^l to larger dwelling, not a
commercial operation.

He will investigate possibility of running flue
internally or relocation between flanks of
main part of no 80 + 78 (subject to site
inspection) or cladding in bronza.

Fan/motor to be mounted internally (noise)
He will ring me on 7/6 to update me +
arrange SV.

80

Matthew
Godfrey 10.45

CURRENT APPLICATION

Con slip

COMMITTEE: _____

FOR OBSERVATIONS:

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

Officer

SW

Report Written

26/4 1. Design (1738)

2. _____

3. _____

MAY 1999

For Schedule
Typing
Committee
FILE

NOTES:

purpose?

14 DAY LETTER

14

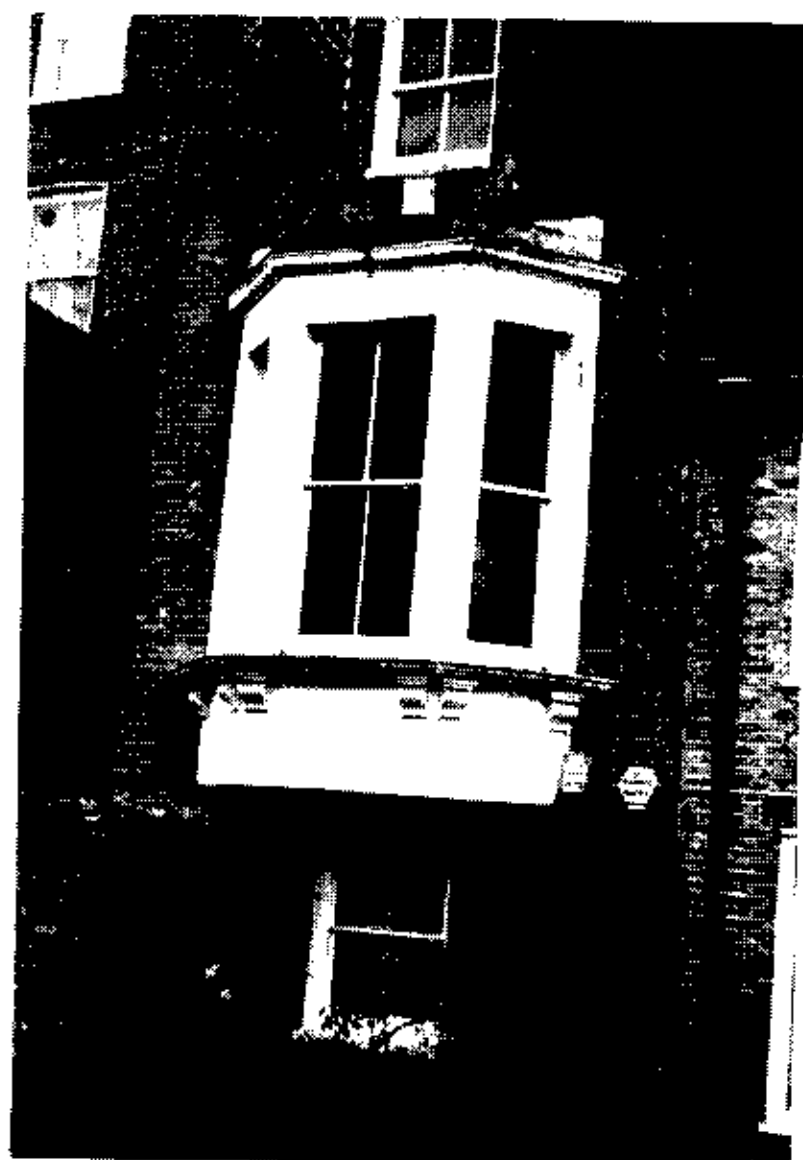
Phone

Sarah

Note concerning application
for extension of property
(001/01054) being dealt with
by Simon Roy 08/5



15



80 Oxford Gardens