

H13  
Hortland

PLANNING SERVICES APPLICATION

CONSULTATION SHEET

Deal with  
5 9/4/99

APPLICANT:

Mr. K. Morgan,  
Chesterton Building Consultancy,  
45 Seymour Street,  
London  
W1H 5AD

APPLICATION NO: PP/99/00753/KO

APPLICATION DATED: 13/04/1999

DATE ACKNOWLEDGED: 16 April 1999

APPLICATION COMPLETE: 16/04/1999

DATE TO BE DECIDED BY: 11/06/1999

SITE: 54 Argyll Road, London, W8 7BS

PROPOSAL: Internal and external refurbishment with extension to mansard roof to residential property

Residential use only.

ADDRESSES TO BE CONSULTED

- 1.
  - 2. 50
  - 3. 52
  - 4. 56
  - 5. 56
  - 6. 55
- } Argyll Road W.8

7

- 7.
- 8.
- 29. 4 } +BSmt
- 10. 62 } Upper Philimore Gardens W.8
- 11. } Jordanian Embassy
- 12.
- 13.
- 14.
- 15.

20/4

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

Handwritten marks and initials on the right side of the advertisement list.

# DEVELOPMENT CONTROL

## TECHNICAL INFORMATION

THE ROYAL BOROUGH OF



KENSINGTON AND CHELSEA

6

ADDRESS ~~5A Argyll Road~~

54 ARGYLL ROAD

W8

PP990753

HB

- HB Buildings of Architectural Interest
- AMI Areas of Metropolitan Importance
- MDO Major Sites with Development Opportunities
- MOL Metropolitan Open Land
- SBA Small Business Area
- PSC Principal Shopping Centre (Core or Non-core)

- LSC Local Shopping Centre
- AI Sites of Archeological Importance
- SV Designated View of St Paul's from Richmond
- SNCI Sites of Nature Conservation Importance
- REG 7 Restricted size and use of Estate Agent Boards
- 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						
6			7/22													

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:**  
 NO PREVIOUS PLANNING HISTORY

16 APR 1999

MEMORANDUM

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TO: FOR FILE USE ONLY

From: EXECUTIVE DIRECTOR  
PLANNING & CONSERVATION

My Ref: PP/99/00753/KO  
Room No:

CODE A1

Date: 19 April 1999

**DEVELOPMENT AT:**

54 Argyll Road, London, W8 7BS

**DEVELOPMENT:**

Internal and external refurbishment with extension to mansard roof.

Residential use only.

The above development is to be advertised under:-

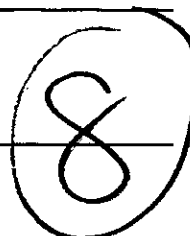
1. Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (development affecting the character or appearance of a Conservation Area or adjoining Conservation Area)

**M.J. French**

Executive Director, Planning & Conservation

**PLANNING AND CONSERVATION**

THE TOWN HALL HORNTON STREET LONDON W8 7NX



**THE ROYAL  
BOROUGH OF**

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



**KENSINGTON  
AND CHELSEA**

**FILE COPY**

1 2771

0171-361- 2771

Switchboard:

Extension: 0171-937-5464

Direct Line:

Facsimile:

0171-361-3463

My reference:

Your reference:

Please ask for: Date: 20 April 1999

My Ref: **DPS/DCC/PP/99/00753/KO**

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:

**54 Argyll Road, London, W8 7BS**

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**

**Internal and external refurbishment with extension to mansard roof.**

**Residential use only.**

**Applicant**

**Mr. K. Morgan, Chesterton Building Consultancy, 45 Seymour Street, London W1H 5AD**

**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.**

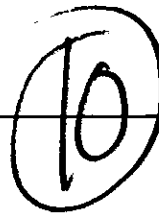
## **WHERE TO SEE THE PLANS**

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:

- (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/99/00753/KO

Date: 23/04/1999

54 Argyll Road, London, W8 7BS

Internal and external refurbishment with extension to mansard roof.

Residential use only.

APPLICANT Mr. K. Morgan,



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# RBKC District Plan Observations CONSERVATION AND DESIGN

Address 54, Argyll Road, London W8	Appl. No.	L.B.	C.A. 6	N. C/S
Description Roof extension.	Code			

- i) Internal alterations are not within the scope of the c.a. application.
- ii) Roof proposal to be considered in the context of the terrace and a garage. Rear of property is landlocked, so access will need to be arranged prior to the visit.
- iii) Kensington CAP1.  
Cat. 2. No additional storage.  
Adaptations which alter the profile of the roof are not acceptable under this category & will be treated as additional storage.
- iv) Street reservation.

H/B 30.4.99

Kate,  
Mansard to be kept  
in line with N° 4.  
Could you inform the  
agents asap?  
Thanks HMay  
6. July. 99

① PC ② NO

12

Chesterton

Our Ref: KM/HW/91006004

NO  
COPY OF PLANS  
TO INFORMATION  
OFFICE PLEASE

Ms K Orm  
The Royal Borough Kensington and Chelsea  
Planning and Conservation  
The Town Hall  
Horton Street  
London  
W8 7NX

International Property Consultants

York House  
45 Seymour Street  
London  
W1H 5AE

Direct Dial 0171 973 2286

Tel: 0171 495 7282

Fax: 0171 495 0693

E-Mail: kevin.morgan@chesterton.co.uk

RECEIVED BY PLANNING SERVICES									
EX DIR	HDC	N		SW	SE	ENF	AC ACK		
11 OCT 1999									
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES			

6 October 1999

Dear Madam,

**RE: 54 ARGYLL ROAD, LONDON W8 7BS REF: DPS/DCC/PP/99/00753**

I refer to our recent conversation regarding the planning application for the above and our site meeting with yourself and the Conservation Officer.

From our discussions to date I note that there are no objections to the proposals and I would be grateful if a conditional approval could be forwarded and the design can then be finalised. I have incidentally included 2 No copies of a revision to drawing No 1446-003A, which shows a slightly different flat roof detail.

For the avoidance of all doubt the front mansard will be traditionally constructed with lead clad dormers with sash windows all set in natural Welsh slate clad mansard slopes with a flat asphalt top section.

Whilst on site we discussed the number of different type mansard designs presently in existence to the terrace and decided that it would be best to match the design to 4 Upper Phillimore Gardens as far as practicable.

The only slight difference with our design is that the large single window to the Argyll Road elevation of 4 Upper Phillimore Gardens matches the dimension of the window to the floor below. Whilst we did originally envisage doing this you will note our dormer windows whilst matching the design of the windows below are proportionally scaled down as we felt this worked better from an aesthetic point of view. Clearly if you are not in agreement with this we would be happy for a condition to be imposed insisting that they should be the same size although I would reiterate we do not think this works as well as the design submitted.



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Please do not hesitate to contact either the writer or Helen Foster at the above address if there are any queries with the application.

Yours sincerely



KEVIN J MORGAN  
**For And On Behalf Of Chesterton**



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# RBKC District Plan Observations CONSERVATION AND DESIGN

Address 54, Argyll Road, W8	Appl. No. PPA99/00753	L.B. /	C.A. 6	N CV S
Description Further Obs.	Code	/		

Further site visit 3.11.99

The rented scheme is designed to match that of No 4 Upper Phillimore Gardens, as agreed; [i.e. the form of the mansard.]  
No dormers are in keeping with the roofscape of the terrace.

No further objections.

HB

3.11.99

① PC

② No

# Chesterton

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Our Ref: KM/HW/91213017

Ms K Orm  
The Royal Borough of Kensington and Chelsea  
Planning and Conservation  
The Town Hall  
Hornton Street  
London  
W8 7NX

York House  
45 Seymour Street  
London  
W1H 5AE

Direct Dial 0171 973 2286  
Tel: 0171 495 7282  
Fax: 0171 495 0693  
E-Mail: kevin.morgan@chesterton.co.uk

13 December 1999

Dear Ms Orm,

**RE: 54 ARGYLL ROAD, LONDON W8**  
**REF: DPS/DCC/PP/99/00753**

RECEIVED BY PLANNING SERVICES									
EX DIR	HDC	N	C	SW	SE	ENF	ACK		
16 DEC 1999 (46)									
IO	REC	ARB	FWD PLN	CON DES	FEES				

K.O.  
Copy of plans  
to I.O please

I write further to our letter dated 6 October 1999 together with your recent telephone message. Please find enclosed 2no drawings Ref:1446-020-revisionA which correlate with the revised drawing No 1446-003A enclosed with our letter of the 6 October 1999.

As previously mentioned I would be extremely grateful if you could now issue a conditional planning approval for the mansard extension which we appreciate, will be subject to various conditional elements.

If you have any further queries with regard to the application please do not hesitate to contact me.

Yours sincerely

KEVIN J MORGAN  
**For And On Behalf Of Chesterton**

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

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DP  
16  
15  
1102

To: Chief Administrative Officer (Planning)  
From: The Executive Director, Planning & Conservation

Date: 17 December 1999  
Our Ref: PP/99/00753 / CMBE

Application Date: 13/04/1999 Complete Date: 16/04/1999 Revised Date: 11.10.99  
Agent: Mr. K. Morgan, Chesterton Building Consultancy, 45 Seymour Street, London  
WIH 5AD  
Address: 54 Argyll Road, London, W8 7BS  
Kensington

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 non s/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 from one kind of non-residential use except where this would involve the loss of shop use
- Class (ix) - grant permission licence or no objection under Sections 73, 74, 138, 143, 152, 153, 177 & 180 of the Highways Act
- Class (x) - Crossover under S. 108 of the Highways Act 1980

DELEGATED APPROVAL  
23 DEC 1999

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




**DESCRIPTION OF PROPOSED DEVELOPMENT**

**Erection of mansard roof extension.**

**RECOMMENDED DECISION Grant planning permission conditionally**

RBK&C drawing(s) No. PP/99/00753 and PP/99/0753A  
Applicants Drawing Nos: ~~1446~~ 001, 002 (as amended by drawing No. ~~1446~~ 003A), 003 (as amended by drawing No. ~~1446~~ 003A), 003A, 004, 005, 020A.

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 below imposed for the reason(s) appearing thereunder, or for the reasons stated.

Exec. Director, Planning and Conservation      Head of Development Control      Area Planning Officer  
            

PP/99/00753: 1

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CONDITIONS AND REASONS FOR THEIR IMPOSITION

1. **The development hereby permitted shall be begun before the expiration of five years from the date of this permission. (C001)**  
*Reason* As required by Section 91 of the Town and Country Planning Act 1990, to avoid the accumulation of unexercised Planning Permissions. (R001)
2. **The development hereby permitted shall be carried out exactly and only in accordance with the drawings and other particulars forming part of the permission and there shall be no variation therefrom without the prior written approval of the Local Planning Authority. (C068)**  
*Reason* - The details are considered to be material to the acceptability of the proposals, and for safeguarding the amenity of the area. (R068)
3. **The roof slope(s) of the ~~building(s)~~ extension hereby permitted shall be clad in natural slates, and so maintained. (C073)**  
*Reason* - To preserve the character or appearance of the Conservation Area ~~to~~ protect the character and appearance of the building which is statutorily Listed.  
~~(R073)~~
4. **All new windows shall be timber framed, double hung, sliding sashes, and so maintained. (C075)**  
*Reason* - To ensure a satisfactory standard of appearance. (R075)
5. **The mansard roof extension hereby approved shall align in height with the adjoining mansard at 4 Upper Phillimore Gardens.**  
*Reason:* To preserve and enhance the character and appearance of the Conservation Area.  
*and front slope angle*

INFORMATIVES

1. I09
2. I10
3. I21
4. I30

# DELEGATED REPORT

18

Address 54 Argyll Road,  
W8

Reference 99/0753

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

Residential Conversion

From \_\_\_\_\_

To \_\_\_\_\_

Other  \_\_\_\_\_

Shopfront

Non-Residential Extension

Listed Building Demolition

whole  part

Listed Building Alterations

Unlisted Building - Demolition

whole  part

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

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Who \_\_\_\_\_

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

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

**Existing**

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

*see attached*

**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

*Ko*

Date

Agreed

*DT/LAW  
20/12/98*

**DELEGATED REPORT**

PP/99/00753

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1.0 Planning Considerations

1.1 Planning permission is sought for the erection of a mansard roof extension. The extension would be clad in natural slate and would match the height of the mansard at the adjoining property 4 Upper Phillimore Gardens.

1.2 The roofline of this terrace is categorised by the Kensington Conservation Area Proposals Statement as having a Category 2 roofline. With regard to such rooflines it states:

"No additional storeys: rationalisation, improvement or adaptation of existing roof profiles."

1.3 No. 54 is the only property within the terrace which does not have a mansard roof extension. It is therefore considered that the principle of such extensions is already established within the terrace. The detailed design of the extension is considered to be in keeping with the character and appearance of the terrace and Conservation Area.

1.4 It is considered that this proposal will not result in a loss of residential amenity to neighbouring properties.

2.0 Public Consultation

2.1 Seven neighbouring properties on Argyll Road and Upper Phillimore Gardens have been consulted with regard to this proposal. No response has been received.

**M.J. FRENCH**

**EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION**

**List of Background Papers:**

**The contents of file PP/99/00753 save for exempt or confidential information in accordance with the Local Government (Access to Information) Act 1985.**

**Report Prepared By:** KO

**Report Approved By:** Dr/hdwj

**Date Report Approved:** 20/12/99