

Planning and Borough Development
Kensington Town Hall, Hornton Street, LONDON, W8 7NX

Executive Director Planning and Borough Development
Jonathan Bore



THE ROYAL BOROUGH OF
**KENSINGTON
AND CHELSEA**

PLANNING APPLICATION NOTIFICATION

The Owner/Occupier
Flat 3
Jefferson House
11 Basil Street
LONDON SW3 1AX

Date: 29/01/2014

My Ref: /PP/14/00431
PlanningLine: 020 7361 3012

Dear Sir/Madam

Town and Country Planning Act 1990 (as amended)

Remove and replace windows with double glazed and timber framed. Windows include weather seals and argon filled double glazed units.

Flat 7, Jefferson House, 11 Basil Street, LONDON, SW3 1AX

The Council received an application for the above development on 24/01/2014. You can view the information submitted to us on our website at www.rbkc.gov.uk/PP/14/00431 or in our Customer Service Centre at the Town Hall.

Please look at the information submitted to the Council. If you wish to comment on the application you can do this on our website at www.rbkc.gov.uk/PP/14/00431 or by sending your comments to planning@rbkc.gov.uk or by post to the Town Hall.

Please make sure we receive any comments you wish to make by 21/02/2014. We cannot respond to your comments individually due to the volume we receive, but any comments we receive during this period will be taken into account when the decision is made.

What happens next?

- The application and supporting information will be published on our website at www.rbkc.gov.uk/PP/14/00431.
- We may ask specialist advisers to give us views on the application to help us assess it.
- A planning officer will review the application, start to gather information to help assess it and will visit the site.

Making a decision

In most cases we will decide the application on the basis it was submitted and we will not ask the applicant for additional information or to amend the application. Most applications are decided by the Executive Director, but if the decision will be made by a planning committee of councillors we will write to tell you so you can attend the meeting if you wish.

When we have decided the application you will be able to read the decision and the summary report explaining the reasons for our decision on our website at www.rbkc.gov.uk/PP/14/00431 or in our Customer Service Centre in the Town Hall.

After the decision is made

If we refuse the application or we grant the application with conditions the applicant thinks are unreasonable, they can appeal and ask the Secretary of State to overturn our decision. If this happens we will inform you about the appeal.



Application for Planning Permission. Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	<input type="text" value="Mr"/>	First name:	<input type="text" value="Oleg"/>	Surname:	<input type="text" value="Kovalenko"/>
Company name:	<input type="text" value="KOVA"/>				
Street address:	<input type="text" value="Flat 7"/>				
	<input type="text" value="Jefferson house"/>				
	<input type="text" value="11 Basil street"/>				
Town/City:	<input type="text" value="London"/>				
County:	<input type="text"/>				
Country:	<input type="text"/>				
Postcode:	<input type="text" value="SW3"/>		<input type="text"/>		
Telephone number: <input type="text"/> Country Code <input type="text"/> National Number <input type="text"/> Extension Number <input type="text"/>					
Mobile number: <input type="text"/> <input type="text"/> <input type="text"/>					
Fax number: <input type="text"/> <input type="text"/> <input type="text"/>					
Email address: <input type="text"/>					
Are you an agent acting on behalf of the applicant? <input checked="" type="radio"/> Yes <input type="radio"/> No					

2. Agent Name, Address and Contact Details

Title:	<input type="text" value="Mr"/>	First Name:	<input type="text" value="Oleg"/>	Surname:	<input type="text" value="Kovalenko"/>
Company name:	<input type="text" value="KOVA"/>				
Street address:	<input type="text" value="Unit 211"/>				
	<input type="text" value="Sterling house 214-215 Langston Road"/>				
	<input type="text"/>				
Town/City:	<input type="text" value="Loughton"/>				
County:	<input type="text" value="Essex"/>				
Country:	<input type="text"/>				
Postcode:	<input type="text" value="IG10 3TS"/>		<input type="text"/>		
Telephone number: <input type="text"/> Country Code <input type="text"/> National Number <input type="text" value="07999978888"/> Extension Number <input type="text"/>					
Mobile number: <input type="text"/> <input type="text"/> <input type="text"/>					
Fax number: <input type="text"/> <input type="text"/> <input type="text"/>					
Email address: <input type="text" value="alex@kova.uk.com"/>					

3. Description of the Proposal

Please describe the proposed development including any change of use:

Hello,
Our client recently have purchase the lease hold flat and planing to replace the windows in the flat with your permission. It is studio flat and have 2 windows one in the main leaving room and on in the kitchen. The idea is to remove existing windows and replace them for same layout timber frame but with double glazed windows. The new windows will have weather seals and argon filled double glazed units. The functionally and aesthetically the windows will remain the same.▲

Has the building, work or change of use already started? Yes No

4. Site Address Details

Full postal address of the site (including full postcode where available)

Description:

House:	11	Suffix:	
House name:	Jefferson House		
Street address:	Basil Street		
Town/City:	London		
County:			
Postcode:	SW3 1AX		

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:	527730
Northing:	179482

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes No

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

Yes No

Is a new or altered pedestrian access proposed to or from the public highway?

Yes No

Are there any new public roads to be provided within the site?

Yes No

Are there any new public rights of way to be provided within or adjacent to the site?

Yes No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

Yes No

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

Yes No

Have arrangements been made for the separate storage and collection of recyclable waste?

Yes No

If Yes, please provide details:

The existing frames will be taken inside the property and later disposed using wait and load service.

8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

Yes No

9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Windows - description:

Description of existing materials and finishes:

Wooden frame single glazed windows. Finished in white colour

Description of proposed materials and finishes:

Wooden frame double glazed windows. Finished in white colour.

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

Yes No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

Site Plan,
Site Location,
Existing and proposed front elevation A.02.1.Front Elevation,
Casement Window section,
Images 1,2,3

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	0	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer Package treatment plant Unknown
Septic tank Cess pit

Other

Are you proposing to connect to the existing drainage system?

Yes No Unknown

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

Yes No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

Yes No

Will the proposal increase the flood risk elsewhere?

Yes No

How will surface water be disposed of?

Sustainable drainage system Main sewer Pond/lake
 Soakaway Existing watercourse

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

Yes, on the development site Yes, on land adjacent to or near the proposed development No

b) Designated sites, important habitats or other biodiversity features

Yes, on the development site Yes, on land adjacent to or near the proposed development No

c) Features of geological conservation importance

Yes, on the development site Yes, on land adjacent to or near the proposed development No

14. Existing Use

Please describe the current use of the site:

It is the studio flat. Residential accomodation

Is the site currently vacant? Yes No

If Yes, please describe the last use of the site:

Residential accomodation

When did this use end (if known) (DD/MM/YYYY)?

02/01/2014

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? Yes No

Land where contamination is suspected for all or part of the site? Yes No

A proposed use that would be particularly vulnerable to the presence of contamination? Yes No

15. Trees and Hedges

Are there trees or hedges on the proposed development site? Yes No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? Yes No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BSS837: Trees in relation to design, demolition and construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? Yes No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste:

Wooden frames will be using waste and load rubbish removal service

17. Residential Units

Does your proposal include the gain or loss of residential units? Yes No

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? Yes No

19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	2	0

20. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	

21. Site Area

What is the site area?

30.00

sq.metres

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

n/a

Is the proposal for a waste management development? Yes No

23. Hazardous Substances

Is any hazardous waste involved in the proposal? Yes No

24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

The agent The applicant Other person

25. Certificates (Certificate B)

Certificate of Ownership - Certificate B

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) and/or agricultural tenant ("agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990) of any part of the land or building to which this application relates.

Owner/Agricultural Tenant		Date notice served
Name:	<input type="text" value="The North London Network Ltd"/>	<input type="text" value="19/12/2013"/>
Number:	<input type="text" value="7"/> Suffix: <input type="text"/>	
Street:	<input type="text" value="Chandos St, Cavendish Sq"/>	
Locality:	<input type="text"/>	
Town:	<input type="text" value="London"/>	
Postcode:	<input type="text" value="W1G 9DQ"/>	
Title:	<input type="text" value="Mr"/> First name: <input type="text" value="Anvar"/> Surname: <input type="text" value="Galaviev"/>	
Person role:	<input type="text" value="Applicant"/> Declaration date: <input type="text" value="23/01/2014"/> <input checked="" type="checkbox"/> Declaration made	

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Date

Planning and Borough Development
Kensington Town Hall, Hornton Street, LONDON, W8 7NX

Executive Director Planning and Borough Development
Jonathan Bore



THE ROYAL BOROUGH OF
**KENSINGTON
AND CHELSEA**

Mr Kovalenko
KOVA
Flat 7
Jefferson House
11 Basil Street
LONDON
SW3 1AX

Date: 21/03/2014

My Ref: /PP/14/00431

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

**TOWN AND COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) ORDER 2010**

Permission for Development (Conditional)

The Royal Borough of Kensington and Chelsea hereby GRANTS PERMISSION for the development set out in the schedule below, subject to the stated Conditions and in accordance with the plans and information submitted.

Your attention is drawn to the enclosed information sheet.

SCHEDULE

<u>Development:</u>	Remove and replace windows with double glazed and timber framed. Windows include weather seals and argon filled double glazed units.
<u>Site Address:</u>	Flat 7, Jefferson House, 11 Basil Street, LONDON, SW3 1AX
<u>RBKC Drawing Nos:</u>	PP/14/00431 PP/14/00431/A
<u>Applicant's Drawing Nos:</u>	Site map, A.01.1 and A.02.1.
<u>Application Dated:</u>	24/01/2014
<u>Application Completed:</u>	24/01/2014
<u>Application Revised:</u>	05/03/2014

**FULL CONDITION(S), REASON(S) FOR THEIR IMPOSITION AND INFORMATIVE(S)
ATTACHED OVERLEAF**

CONDITION(S) AND REASON(S) FOR THEIR IMPOSITION

1. **Time Limit**
The development hereby permitted shall be begun before the **expiration of three years from the date of this permission.**
Reason - As required by Section 91 of the Town and Country Planning Act 1990, to avoid the accumulation of unexercised Planning Permissions.
2. **Compliance with approved drawings**
The development shall not be carried out except in complete accordance with the details shown on submitted plans *Site map, A.01.1 and A.02.1.*
Reason - The details are material to the acceptability of the proposals, and to ensure accordance with the development plan.
3. **Windows in painted timber**
The windows hereby permitted shall be framed in painted timber, and be so maintained.
Reason - To preserve or enhance the appearance of the building and/or the character of the area, in accordance with policies of the development plan in particular policies CL1, and CL2 of the Core Strategy.

INFORMATIVE(S)

1. Your attention is drawn to the Conditions of this Permission and to the Council's powers of enforcement, including the power to serve a Breach of Condition Notice under the **Town and Country Planning Act 1990**, as amended. All Conditions must be complied with. If you wish to seek to amend a Condition you should apply to do so under s.73 of the Act, explaining why you consider it is no longer necessary, or possible, to comply with a particular condition.
2. Planning permission is hereby granted for the development as shown on the **approved drawings. Any variation to the approved scheme may require further permission, and unauthorised variations may lay you open to planning enforcement action.** You are advised to seek advice from the Directorate of Planning and Borough Development, before work commences, if you are thinking of introducing any variations to the approved development.

Advice should urgently be sought if a problem occurs during approved works, but it is clearly preferable to seek advice at as early a stage as possible. Use the following link to see how advice can be obtained: [Planning Advice Service](#)
3. To assist applicants in finding solutions to problems arising in relation to their development proposals the Local Planning Authority has produced planning policies, and provided written guidance, all of which are available on the Council's website. A pre-application advice service is also offered, although not used in this instance.
On first submission the proposals did not comply with guidance, but improvements suggested by the planning authority were adopted by the applicant.
4. You are reminded that, if not properly managed, construction works can lead to significant negative impacts on the local environment, reducing residential amenity and the safe function of the highway. No vehicles associated with the building operations on the development site shall be parked on the public highway so as to cause an obstruction. Any such wilful obstruction is an offence under Section 137 of the Highways Act 1980. The Council can prosecute developers and their contractors if work is not managed properly. For advice on how to manage construction works in the Royal Borough please see [Advice for Builders](#) on the Council's website; from this page you will also find guidance on what to include in Construction Traffic Management Plans (where these are required) which are very valuable instruments in limiting the impact of large scale building work. (I.40)

Remove and replace windows with double glazed and timber framed. Windows include weather seals and argon filled double glazed units.

SUMMARY OF REASONS FOR DECISION

You are advised that this application was determined by the Local Planning Authority with regard to the National Planning Policy Framework (NPPF), Development Plan policies, including relevant policies contained within the Core Strategy of the Local Development Framework, the London Plan, as well as policies 'saved' from the Unitary Development Plan, and was considered to be in compliance with the relevant policies. In particular, the following policies were considered:

Core Strategy adopted 8 December 2010

CL1	Context and Character
CL2	New Buildings, Extensions and Modifications
CL3	Heritage Assets - Conservation Areas and Historic Spaces
CL5	Amenity
CL6	Small-scale Alterations and Additions

'Saved policies of the Unitary Development Plan adopted 25 May 2002

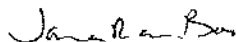
CD63	Conservation Area Views
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Weight was also given to relevant local Supplementary Planning Guidance/Documents and Statements, including: Hans Town adopted 17 January 2000 (14A). These documents were adopted following public consultation. The material circumstances of the case, including site history, location, and impact on amenity were considered. In addition, consideration was given to the results of public consultation.

The proposal will preserve the appearance of the building and the character and appearance of the conservation area with no adverse impact on the living conditions of neighbouring occupiers. The proposal would comply with all relevant Core Strategy and 'saved' UDP policies as well as the recommendations of the Hans Town Conservation Area Proposals Statement.

The full report is available for public inspection on the Council's website at <http://www.rbkc.gov.uk/PP/14/00431>. If you do not have access to the internet you can view the application electronically on the ground floor of the Town Hall, Hornton Street, London, W8 7NX.

Yours sincerely,



Jonathan Bore
Executive Director, Planning and Borough Development

INFORMATION SHEET

When a permission or consent is given it does not convey any approval, consent, permission or licence under any Acts, Byelaws, Orders or Regulations other than those referred to in the permission or consent. Nothing in the permission or consent shall be regarded as dispensing with compliance with such other Acts or Byelaws etc.

In respect of planning permission, your particular attention is drawn to the provisions of the **Building Act 1984**, and the **Building Regulations 2010** (as amended).

Also, the Council's permission does not modify or affect any personal or restrictive covenants, easements, etc., applying to or affecting the land or the rights of any persons entitled to the benefits thereof.

Your attention is drawn to applicant's rights arising from the refusal of planning permission or Listed Building Consent, and from the grant of permission/consent subject to Conditions, as follows:

- 1) If the applicant is aggrieved by the decision of the local planning authority to refuse planning permission, Listed Building Consent, or approval for the proposed development; or to grant permission or approval/consent subject to conditions, he may appeal to the Secretary of State, under section 78 of the Town and Country Planning Act 1990, within **six months** of the date of this notice. Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at www.planningportal.gov.uk/pcs.
- 2) If permission to develop land or Listed Building Consent is refused or granted subject to Conditions whether by the local planning authority or by the Secretary of State, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the relevant authority where the land is situated, a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990, or Part 1 Chapter III of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 3) In certain circumstances, a claim may be made against the local planning authority for compensation. The circumstances in which such compensation is payable are set out in Sections 114 of the Town and Country Planning Act 1990, or Section 27 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 4) The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- 5) The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.