

TP + LBC STREET 1 OF 2

DEVELOPMENT CONTROL TECHNICAL INFORMATION

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

ADDRESS ~~FLAT 2, 106 OAKLEY ST SW3~~

FLAT 2, 106 OAKLEY STREET.

POLLING DISTRICT CRC

PP040193

- | | | | |
|-----|--|--------|--|
| 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							
19	II							/									

	Within the line of Safeguarding of the Proposed Chelsea/Hackney underground line
	Within the line of Safeguarding of the Proposed Eastwest/Crossrail underground line

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:
SYSTEMS.
 ENGLISH
 HERITAGE
 DO NOT NEED
 TO BE
 NOTIFIED.
 BRIAN.

106 OAKLEY STREET

Property Card N° : 0596 088 00

Sitename :

Comment :

TP Arch/History :

See Also :

PP040193

LB040194

Xref :

Notes :

TP No TP/85/0931 Brief Description of Proposal 1 of 19
CONVERSION INTO TWO X TWO BEDROOMED MAISONNETTES.

Received 14/05/1985 Decision & Date
Completd 28/05/1985 Conditional 13/08/1985
Revised 23/07/1985

TP No TP/85/0932 Brief Description of Proposal 2 of 19
CONVERSION INTO TWO MAISONNETTES.

Received 14/05/1985 Decision & Date
Completd 28/05/1985 Conditional 13/08/1985
Revised 23/07/1985 LBC

TP No TP/86/0055 Brief Description of Proposal 3 of 19
REPLACEMENT OF THE EXISTING ROOF WITH A FLAT ROOF.

Received 06/11/1985 Decision & Date
Completd 14/01/1986 Conditional 08/04/1986 Works
Revised Completed
Y 29/01/1987

TP No TP/86/0056 Brief Description of Proposal 4 of 19
REPLACEMENT OF THE EXISTING ROOF WITH A FLAT ROOF.

Received 06/11/1985 Decision & Date
Completd 14/01/1986 Conditional 08/04/1986 Works
Revised Completed
Y 29/01/1987

106 OAKLEY STREET

Property Card N° : 0596 088 00

Sitename :

Comment :

T Arch/History :

See Also :

PP040193

LB040194

Xref :

Notes :

TP No TP/86/1471 Brief Description of Proposal 5 of 19

REAR EXTENSION AT BASEMENT AND GROUND FLOOR LEVELS.

WITHDRAWN BY COUNCIL.

Received 16/07/1986	Decision & Date	
Completed 18/07/1986	Withdrawn	05/10/1987L
Revised		

TP No TP/86/1472 Brief Description of Proposal 6 of 19

EXTENSION AT THE BACK AT GROUND AND BASEMENT LEVELS.

(LISTED BUILDING CONSENT)
WITHDRAWN BY COUNCIL.

Received 16/07/1986	Decision & Date	
Completed 18/07/1986	Withdrawn	05/10/1987L
Revised	LBC	

TP No TP/86/1474 Brief Description of Proposal 7 of 19

CONSTRUCTION OF UNDERGROUND ROOM BELOW GARDEN LEVEL.

WITHDRAWN BY COUNCIL

Received 15/07/1986	Decision & Date	
Completed 18/07/1986	Withdrawn	05/10/1987L
Revised		

TP No TP/86/1475 Brief Description of Proposal 8 of 19

CONSERVATORY IN REAR OF GARDEN AND UNDERGROUND ROOM.
(LISTED BUILDING CONSENT)

WITHDRAWN BY COUNCIL

Received 15/07/1986	Decision & Date	
Completed 18/07/1986	Withdrawn	05/10/1987L
Revised	LBC	

106 OAKLEY STREET

Property Card N° : 0596 088 00

Sitename :

Comment :

TP Arch/History :

See Also :

PP040193

LB040194

Xref :

Notes :

TP No TP/97/0779 Brief Description of Proposal 9 of 19

Adverts &
History No

ERECTION OF A REAR CONSERVATORY AT BASEMENT LEVEL

<-LOWER
MAISONETTE

Received 18/03/1997 Decision & Date

Completd 15/04/1997 Conditional 09/12/1997

Revised 30/09/1997

TP No TP/97/0780 Brief Description of Proposal 10 of 19

Adverts &
History No

ERECTION OF A REAR CONSERVATORY AT BASEMENT LEVEL

<-LOWER
MAISONETTE

Received 18/03/1997 Decision & Date

Completd 15/04/1997 Conditional 09/12/1997

Revised 30/09/1997 LBC

TP No TP/97/1600 Brief Description of Proposal 11 of 19

ERECTION OF TWO STOREY REAR EXTENSION AT BASEMENT AND
GROUND FLOOR LEVEL

Received 17/07/1997 Decision & Date

Completd 21/07/1997 Refused 22/12/1997

Revised

TP No TP/97/1601 Brief Description of Proposal 12 of 19

ERECTION OF TWO STOREY REAR EXTENSION AT BASEMENT AND
GROUND FLOOR LEVEL

Received 17/07/1997 Decision & Date

Completd 21/07/1997 Refused 22/12/1997

Revised LBC

106 OAKLEY STREET

Property Card N° : 0596 088 00

Sitename :

Comment :

TP Arch/History :

See Also :

PP040193
LB040194

Xref :

Notes :

TP No LB/01/2363 Brief Description of Proposal 13 of 19

RETENTION OF SEALED DOUBLE GLAZED UNITS TO EXISTING DOUBLE
HUNG BOX SASH WINDOWS.

Received 10/10/2001	Decision & Date	Appeal
Completd 15/10/2001	Refused	18/01/2002 Lodged
Revised	LBR	Y 06/03/2002

TP No LB/01/2364 Brief Description of Proposal 14 of 19

INSTALLATION OF A FIBROUS PLASTER CORNICE INSIDE MASTER
BEDROOM ON THIRD FLOOR. (RETROSPECTIVE APPLICATION)
(LISTED BUILDING CONSENT)
****LISTED BUILDING CONSENT NOT REQUIRED. WITHDRAWN BY COUNCIL
LETTER DATED 17/06/2002****

Received 12/10/2001	Decision & Date	
Completd 15/10/2001	Withdrawn	17/06/2002L
Revised		

TP No LB/01/2365 Brief Description of Proposal 15 of 19

DECORATIVE PANELS TO THE LOWER PART OF THE INTERNAL STAIRCASE
WALLS. (RETROSPECTIVE APPLICATION)
(LISTED BUILDING CONSENT)
****LISTED BUILDING CONSENT NOT REQUIRED. WITHDRAWN BY
COUNCIL LETTER DATED 17/06/2002****

Received 12/10/2001	Decision & Date	
Completd 15/10/2001	Withdrawn	17/06/2002L
Revised		

TP No PP/01/2366 Brief Description of Proposal 16 of 19

RETENTION OF REPLACEMENT ROOF ACCESS STAIR HOUSING AT MAIN
ROOF LEVEL.
(LISTED BUILDING CONSENT)

Received 10/10/2001	Decision & Date	
Completd 15/10/2001	Refused	17/01/2002
Revised		

106 OAKLEY STREET

Property Card N° : 0596 088 00

Sitename :

Comment :

TP Arch/History :

See Also :

PP040193

LB040194

Xref :

Notes :

TP No LB/01/2367 Brief Description of Proposal 17 of 19

RETENTION OF REPLACEMENT OF ROOF ACCESS STAIR HOUSING AT MAIN
ROOF LEVEL.

Received	10/10/2001	Decision & Date	
Completed	15/10/2001	Refused	18/01/2002
Revised		LBR	

TP No EN/ / Brief Description of Proposal 18 of 19

SECTION 38 (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990
LISTED BUILDING ENFORCEMENT NOTICE (UNAUTHORISED WORKS)
ALLEGED CONTRAVENTION: WITHOUT LISTED BUILDING CONSENT, THE
ERECTION OF A ROOF ACCESS STAIR HOUSING STRUCTURE AT ROOF
LEVEL.

Received		Decision & Date	
Completed		Listed Building Enf.	25/04/2002
Revised		EFFECTIVE	14/06/2002

TP No LB/01/2363 Brief Description of Proposal 19 of 19

SECTION 20 PLANNING (LISTED BUILDINGS & CONSERVATION AREAS)
ACT 1990
APPEAL AGAINST REFUSAL TO GRANT LISTED BUILDING CONSENT DATED
18/01/2002
****APPEAL DISMISSED****

Received		Decision & Date	
Completed		Refused	29/07/2002
Revised			

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

PRC
Upper Tilers Barn
3 Keller Close Kiln
Farm
MK11 3LL
For attention: Jan Molyneux

Switchboard: 020 7937 5464
Extension: 2966
Direct Line: 020 7361 2966
Facsimile: 020 7361 3463
Web: www.rbkc.gov.uk

18 March 2004

My reference: DPS/DCSW
LB/04/0194/AM
PP/04/0193/AM

Your reference:

Please ask for: Andrew Marx

Dear Madam

Town and Country Planning Act 1990 (As Amended)
Planning (Listed Buildings and Conservation Areas) Act 1990
Flat 2, 106 Oakley Street, London SW3


I write with reference to the property above, and the applications for listed building consent and planning permission submitted in December 2003, under the above reference numbers. As discussed during the site visit on 25 February 2004 with my officer Andrew Marx and the Conservation and Design officer, a favourable recommendation for the proposed structure is unlikely to be forthcoming.

As an acceptable amended proposal was not submitted in time for the application to be determined within the target 8 week period, I am treating the applications as having been WITHDRAWN, as discussed with my officer on 18 March 2004.

As the Listed Building Enforcement Notice requiring removal of the existing unauthorised stair housing is not complied with, I would ask that applications with an amended proposal be submitted without delay.

Please do not hesitate to contact the case officer, if you have any further questions.

Yours faithfully


M J French
Executive Director, Planning and Conservation



F



INVESTOR IN PEOPLE



Dear Percy
RBKC
District Plan Observations
CONSERVATION AND DESIGN

Address	Appl. No.	AM	L.B.	C.A.	N
Flat 2, 106 Oakley Street, SW3	LB/04/00194		II	19	C✓ S
Description	Code				
Installation of roof access hatch.					

Site visit required to assess the scheme in the context of
context. Is this a retrospective application?

Following the site visit, I will make further obs - &
may need to consider planning history of the terrace.

HTB

10th. 02. 04

NOTICE OF A PLANNING APPLICATION

TOWN AND COUNTRY PLANNING ACT 1990
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990



KENSINGTON
AND CHELSEA

Notice is hereby given the Royal Borough of Kensington and Chelsea Council an application:

- (a) for development of land in or adjacent to a Conservation Area.
- (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. 020-7361-4158.

For postal areas W10, W11 and W2: The 1st floor, North Kensington Library, 108-Ladbroke Grove, W11, Tel. 020-7727-6583.

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/04/00193/AM Date: 06/02/2004

Flat 2, 106 Oakley Street, London, SW3 5NR

Installation of replacement roof access housing.

APPLICANT - Mr. & Mrs. P. Brent,

ON FRONT RAILING
5/2/04
[Signature]

Development Control Progress Sheet

Application Number.....

Date File Received by Officer.....

Date of Site Visit.....
(Please fill in the Site Visit Box on Acolaid)

Consultation Period Expiry.....

Date Report Passed to Team Leader.....

PP040193



32 Victoria Road
Surbiton Surrey
KT6 4JT

Tel: 020 8399 5188
Fax: 020 8399 3863
architects@prc-group.com
prc-group.com

LONDON
SURBITON
BASINGSTOKE
CORK
WARSAW

21st January 2004
4910/DC/dc/LPA210104

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

FAO. Brian Roche

Dear Mr. Roche,

**INSTALLATION OF REPLACEMENT ROOF ACCESS HOUSING
106 OAKLEY STREET, LONDON SW3**

I write further to your letter dated 15th January 2004 concerning the planning and listed building consent applications submitted on 18th December 2003 regarding the above.

I have served notice on the owner of the basement flat, Flat 1 106 Oakley Street and provide four copies of Certificate B for each application.

I trust this is sufficient information to register the submitted applications. Please phone me on 0208 786 2781 if you require any further information.

Yours sincerely,

For and on behalf of
PRC FEWSTER PLANNING

Duncan Carty
Senior Planning Consultant
duncan.carty@prc-group.com

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B. K.C.	22 JAN 2004		PLANNING			
N	C	SW	SE	APN	IO	REC
-	-	-	ARB	PLN	DES	SEES

THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA



M. J. FRENCH, ARICS, Dip. T. P.
Executive Director of Planning and Conservation

PP040193

Department 705,
Room 325,
The Town Hall,
Hornton Street,
London,
W8 7NX

PRC FEWSTER
32 VICTORIA ROAD
SURBITON
SURREY
KT6 4JT

Telephone: 020 7361 2010

Facsimile: 020 7361 3463

15th JANUARY 2004.

My reference: TP/PEND/BR

Your reference: 4910

Please ask for: BRIAN ROCHE

Dear Sir (Madam), **FRO PAUL LITTLE** // (FEES & REGISTRATION OFFICER)

Town and Country Planning Act, 1990 – Town and Country Planning (General Permitted Development) Order 1995 and (Applications) Regulations, 1988 Town and Country Planning (Fees for Applications and Deemed Applications) (Amendment) (England) Regulations, 2002

I refer to your Town Planning Application dated **17/12/03** for **FLAT 2**
(RECEIVED 19/12/03) for **106 OAKLEY ST. LONDON SW3**

I would advise you that before I can accept your application as a complete application – it will be necessary for you to provide the following information:-

- Photograph(s) of the existing front and rear elevation(s) in relation to adjacent properties.
 - Complete and return 4 copies of the enclosed TP.1.Part. 2 **IE CERTIFICATE B ?**
 - Complete and return 4 copies of the enclosed TP.1(HB/CA)Part. 2 **IE CERTIFICATE B ?**
 - IN LINE WITH YOUR SUBMITTED CERTIFICATE A'S PLEASE CONFIRM IN WRITING THAT THE APPLICANTS ARE THE SOLE OWNERS OF THE ENTIRE BUILDING ; IF NOT PLEASE SERVE THE RELEVANT NOTICES AND COMPLETE AND RETURN**
- £ Total Fee Required £ _____ **BOTH CERTIFICATE B'S**
- Received £ _____
- Outstanding £ _____

You are requested to note that the eight weeks statutory period will not begin until the application has been completed.

Yours faithfully

Executive Director of Planning and Conservation

PLEASE RETURN TEAR OFF SLIP BELOW WITH INFORMATION REQUIRED

REF: TP/PEND/BR

FLAT 2

Address:

**106 OAKLEY ST
LONDON**

To be completed by applicant: Please find enclosed the following:

Signed

Dance Cooby

Date

21/1/04

EX	TH	SP	CAC	AD	CLU	AO
SW3						AK
R.B. K.C.		22 JAN 2004		PLANNING		
N	C	SW	SE	APP	IO	REC
		ARB	FPL	04/313	04/313	FEES

Flat 2
106 Oakley Street
Chelsea
London SW3 5NR

PP040193

Dear Sir / Madam

Re Planning Application recently submitted
for roof access.

Enclosed cheque for £112 which I understand
is the fee for this application

Yours sincerely

Mr A. Brent -

07815 891416.

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B. K.C.	14 JAN 2004				PLANNING	
N	C	SW	SE	APP	IO	REC
			ARB	FPLN	DES	FEES

£ 112.00
dn 001760
RIN0479450

82

17th December 2003
4910/PU/dc/letterplanning171203

PP040193



32 Victoria Road
Surbiton Surrey
KT6 4JT
Tel: 020 8399 5188
Fax: 020 8399 3863
architects@
prc-group.com

Mr Andrew Marx
Planning and Conservation
The Town Hall
Horton Street
London
W8 7NX

EX DIR	HDC	TP	CAC	AD	CLU	A: AK
R.B. K.C.	19 DEC 2003		PLANNING			
N	C	SW	SE	APP	IO	REC
			ARB	FPLN	DES	FEES

LONDON
SURBITON
BASINGSTOKE
CORK
WARSAW

Dear Mr Marx

106 OAKLEY STREET, LONDON

I write further to your letter dated 8th December 2003 concerning the above.

Following a great deal of consideration of various options on the stair housing we enclose planning and Listed Building Consent applications. The fee for the planning application is being sent under separate cover.

As you can see the bulk of the proposal has been considerably reduced so that it meets the very minimum standards required by Building Regulations, these are set out in the attached explanation entitled "Roof Access Stair". The structure's height at the access has been reduced to the minimum requirement of 880mm. This is required to accommodate the internal supporting beam, also required by Building Regulations. The width of the structure is 800mm again the minimum standard.

The proposed structure has been set back an additional 1 metre from where the existing structure starts, this will result in it being 2 metres from the original parapet. The only point the existing structure is vaguely visible at street level is at Glebe Street. The setting back of the structure will ensure it is not visible from the street. As far as we are aware the only clear vantage point above street level is the upper floors of a nearby office block. Accordingly we are certain that the proposal will have no impact on the special qualities of the building, which are concentrated on its front elevation or the wider context of the Conservation. The attached drawing demonstrates the extent of modifications; which result in a fairly modest structure. I would like to point out that the line of the existing housing is shown.

Altogether we are certain we have managed to achieve a successful balance which allows our client safe access to the approved roof patio as due to their ill health our client is required to carry a drip at all times. Whilst it does not impact on either the listed building or the character of the Conservation Area.

23/12/03
Telephoned & left
message that app.
can't be registered
until fee paid.
df.

www.prc-group.com

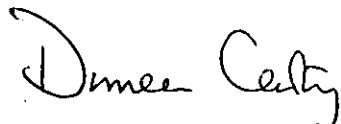
ARCHITECTURE ■ PLANNING ■ URBAN DESIGN ■ ENGINEERING ■ LANDSCAPE ■ INTERIORS

PRC Fewster Architects Limited Incorporated in England No. 2593373 Registered Office: Broanan House, Darkes Lane, Potters Bar, Herts EN6 1BW

I understand that no further enforcement action will be taken whilst the enclosed proposals are under consideration. We would be grateful if you would confirm that this will be the case to satisfy our clients immediate concerns.

I look forward to hearing from you at your earliest opportunity.

Yours sincerely
For and on behalf of
PRC FEWSTER PLANNING



pp **Paul Uttley**
Senior Associate Director
paul.uttley@prc-group.com

c.c P Brent

MEMORANDUM

TO: FOR FILE USE ONLY

From: EXECUTIVE DIRECTOR OF
PLANNING & CONSERVATION

My Ref: PP/04/00193/AM CODE 1D

Room No:

NEWSPAPER DATE: 06/02/2004

Date: 27 January 2004

DEVELOPMENT AT:

Flat 2, 106 Oakley Street, London, SW3 5NR

DEVELOPMENT:

Installation of replacement roof access housing.

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).
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

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

FILE COPY

2079/ 2080

020-7361- 2079/ 2080

Switchboard: 020-7937-5464

Extension:

Direct Line:

Facsimile:

020-7361-3463

Date: 27 January 2004

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCSW/PP/04/00193/AM

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: Flat 2, 106 Oakley Street, London, SW3 5NR

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. Please telephone should you require further information.

Proposal for which permission is sought Installation of replacement roof access housing.

Applicant Mr. & Mrs. P. Brent, Flat 2, 106 Oakley Street, London, SW3

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

All letters of objection are taken into account when an application is considered. Revised drawings may be received during the consideration of the case and normally you will be informed and given 14 days for further response. Generally planning applications where 3 or more 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 Reference Library, Chelsea Old Town Hall, Kings Road SW3 (020 7361 4158), for the Central Area (W8, W14, SW5, SW7) can be viewed in the Central Library, Town Hall, Hornton Street, W.8. and applications for districts W10, W11 and W2 in the North of the Borough can be seen at The Information Centre, North Kensington Library, 108 Ladbroke Grove, London W11 (under the Westway near Ladbroke Grove Station 020 7727-6583). Please telephone to check the opening times of these offices.

If you are a registered disabled person, 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

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

PRC
Upper Tilers Barn
3 Keller Close Kiln
Farm
MK11 3LL
For attention: Jan Molyneux

Switchboard: 020 7937 5464
Extension: 2966
Direct Line: 020 7361 2966
Facsimile: 020 7361 3463
Web: www.rbkc.gov.uk

16 April 2004

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

My reference: DPS/DCSW
LB/04/0194/AM
PP/04/0193/AM

Your reference:

Please ask for: Andrew Marx

Dear Madam

Town and Country Planning Act 1990 (As Amended)
Planning (Listed Buildings and Conservation Areas) Act 1990
Flat 2, 106 Oakley Street, London SW3

I write with reference to the property above, and your letter dated 26 March 2004, with enclosed unnumbered undated drawing. The structure shown does not reflect the discussions which took place on site on 25 February 2004, as the height of the structure exceeds that discussed.

In light of the discussions with your Ms. Molyneux, I would suggest that applications for an amended structure be submitted, matching the height and appearance of the proposal on your drawing PL 100 dated December 2003, but incorporating a hatch opening on a side hinge, instead of the trap door hatch. Such a proposal would result in a lower profile of the structure when the door is in an open position, and in addition may result in the door being easier to open. In my opinion this would be more likely to receive a favourable recommendation.

Please do not hesitate to contact the case officer, if you have any further questions. I hope this clarifies the matter, and trust you understand that any advice given is subject, without prejudice, to any future decision by the Planning Services Committee. As the current structure remains in breach of planning regulations and an Enforcement Notice, and the proposal would involve only slight alterations to the existing drawings, I would ask that the applications be submitted without delay.

Yours faithfully

M J French
Executive Director, Planning and Conservation

F



INVESTOR IN PEOPLE



Upper Tilers Barn
Keller Close
Kiln Farm
Milton Keynes
MK11 3LL

Tel: 01908 305246
Fax: 01908 305249
planning@prc-group.com
prc-group.com

26 March 2004
4910

Royal Borough of Kensington & Chelsea
Planning & Conservation Dept
Town Hall
Hornton Street
London
W8 7NX

Attn Andrew Marx

Your refs:- DPS/DCSW/LB/04/0194/AM
PP/04/0193/AM

Dear Mr Marx

FLAT 2, 106 OAKLEY STREET, LONDON, SW3

Following your letter of 18 March 2004 and our subsequent conversation, we now enclose our sketch proposals for the replacement of the roof access at the above address with a more acceptable "lantern like" structure.

Prior to our resubmission of this proposal as a formal application, we would be grateful for your comments on the design and acceptability of the scheme. We believe this to be an accurate reflection of the solution proposed by your senior Conservation Officer.

We look forward to receiving your comments as soon as possible in order that this issue may be resolved as soon as possible.

Kind regards.

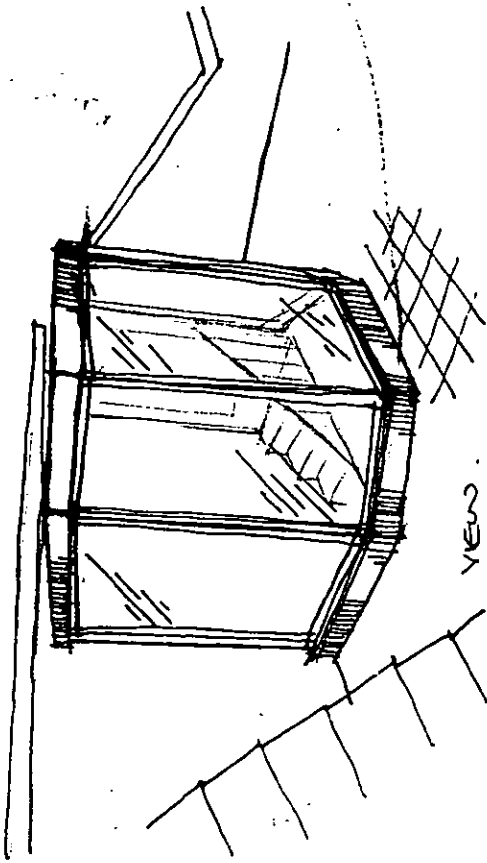
Yours sincerely,
For and on behalf of
PRC Planning

Jan Molyneux

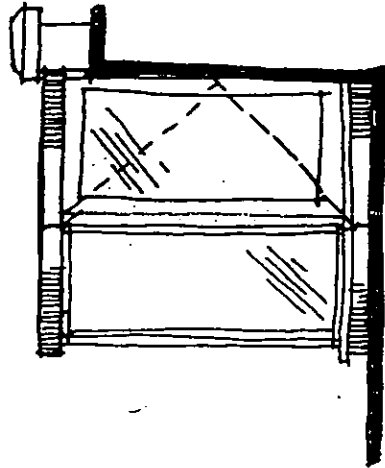
Jan Molyneux
Associate Director
jan.molyneux@prc-group.com

EX	HDC	TP	CAC	AD	CLU	AO
DIR						AK
R.B.		29 MAR 2004		PLANNING		
K.C.					<i>SM</i>	
N	C	SV	SE	APP	IO	REC
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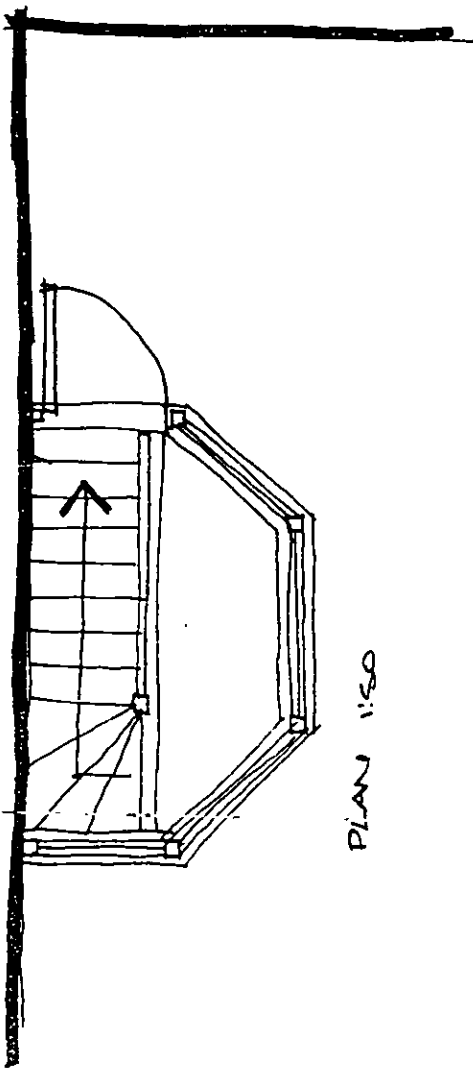
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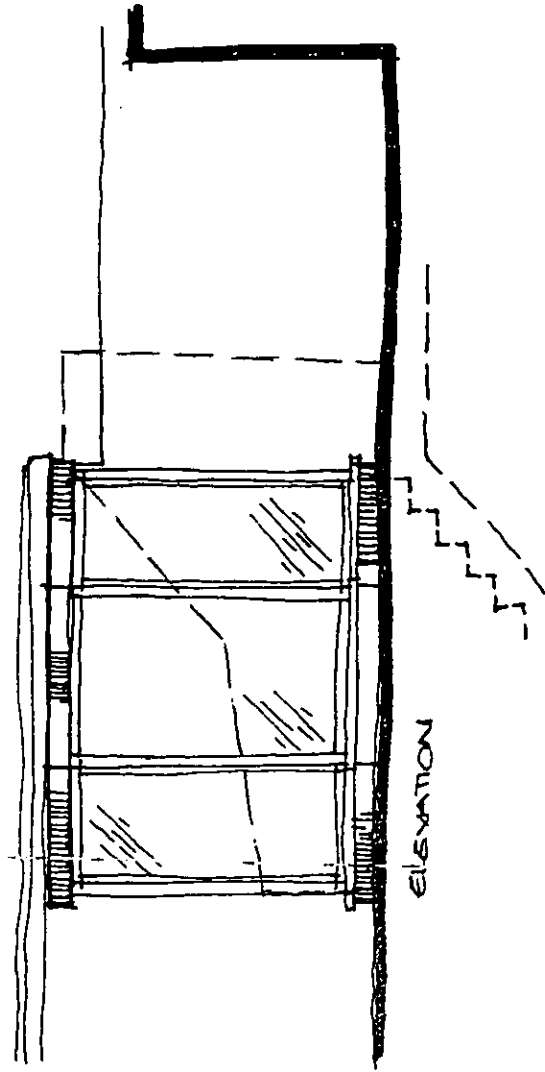
VIEW



ELEVATION



PLAN 1/50



ELEVATION

PRC

Upper Tilers Barn,
Keller Close,
Kiln Farm, Milton
Keynes MK11 3LL

01908 305 246
Fax: 01908 305 249

info@prc-group.com
www.prc-group.com

23 July 2004

J:\E:\PRC Planning\Projects\4910 106 Oakley St, Chelsea\with plans.doc

A Marx Esq.
Royal Borough of Kensington & Chelsea
Planning & Conservation
Town Hall
Hornton Street
London
W8 7NX

*PC Act ✓ NB
26/7*

Dear Mr Marx

106 Oakley Street, London SW3

Following our recent discussions regarding the above, we now enclose four copies of a plan showing the proposed alterations as discussed.

I hope that these are acceptable to you and look forward to receiving your decision in due course.

Yours sincerely
For and on behalf of PRC Planning

Jan Molyneux
Chartered Town Planner
Associate Director
jan.molyneux@prc-group.com

cc: - paul uttley

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B. K.C.	26 JUL 2004			PLANNING		
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Planning
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Memorandum

The Royal Borough of Kensington and Chelsea - Planning Services

To:	Conservation and Design	From:	Andrew Marx
of:		of:	325
Room:	325	Room:	
		Ext:	

Your ref:	[Hilary Bell]	My Ref:	
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cc:

Date: **30 March 2004**

Re: 106 Oakley Street, London SW3

I include for your informal comments a proposed lantern structure at the abovementioned property, to replace the unauthorised stair housing.

In my opinion the height of the new proposal is excessive, seen in the light of our site meeting with the agent on 25 February 2004.

Please contact me for a short discussion when reviewing the matter.

Yours sincerely



Andrew Marx

PLANNING SERVICES APPLICATION

CONSULTATION SHEET

APPLICANT:

PRC Planning,
32 Victoria Road,
Surbiton,
Surrey,
KT6 4JT

APPLICATION NO: PP/04/00193

CASE OFFICER: Mr. A. Marx

APPLICATION DATED: 21/01/2004

DATE ACKNOWLEDGED: 26 January 2004

APPLICATION COMPLETE: 22/01/2004

DATE TO BE DECIDED BY: 18/03/2004

SITE: Flat 2, 106 Oakley Street, London, SW3 5NR
PROPOSAL: Installation of replacement roof access housing.

ADDRESSES TO BE CONSULTED

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.

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PP10112367

any objections
any enforcement
complainants.



- CONSULT STATUTORILY**
- English Heritage Listed Bdgs - CATEGORY:
 - English Heritage Setting of Bdgs Grade I or II
 - English Heritage Demolition in Cons. 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/Cross Rail Line 2
 - Victorian Society
 - DTLR Dept. Transport Loc.Gov.& Regions

- 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
 - GLA - CATEGORY:
 - Govt. Office for London
 - Twentieth Century Society

27/1
27/1