

Other Documents

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GA

PLANNING SERVICES APPLICATION
CONSULTATION SHEET

APPLICANT:

John & Julia Spence,
1 River House,
The Terrace,
Barnes,
London SW13 0NR

3266

Application No:

DPS/DCN/TP/97/2727

S27

Application dated

09/12/97

SITE: 39 LADBROKE SQUARE,
W.11

NATURE OF PROPOSAL:

Additional floor to match
existing adjoining buildings
in Ladbroke Square, and
proposed additional floor
Nos. 40A and 40.

OBJECTORS
NOTIFIED
on 11 MAR 1998

Application complete

12/12/97

Date to be decided by

06/02/98

Date Acknowledged

17/12/97

	Address to be consulted	Letter sent	Reply received	Observations		Decision letter sent
				For	Against	
1	36, 41, 42, 40, 39, 38 Ladbroke Sq	36, 37, 38, BSH T 38A				40, 40A, 41, 42
2	12, 14, 16, 18 Hoxbury Cres	12 = Flats 2-8, 14 = Rooms 1-9 + A				16, 18 = Flats 1-12
3	14 Ladbroke Rd					
4	7, 8 Hoxbury Mans Loop Road	7, 8				
5						
6						
7						
8						
9						
10						

32

CT
13/12/97

CHECK Section 65 certificate/Environmental Impact Statement

CONSULT STATUTORILY (GDO)

- HBMC
 - (a) Circ. 8/87 (Para. 82) Listed Buildings
 - (b) Circ. 8/87 (Para. 28) Setting of Grade I or II
 - (c) Demolition in Conservation Area
- Demolition Bodies - Circ. 8/87 (para 81)
- Department of Transport
 - (a) Trunk Road - increased traffic
 - (b) Westway etc.
- Neighbouring Local Authority
- Strategic View Authorities
- Department of Environment (Kensington Palace)
- Civil Aviation Authority (over 300')
- Development affecting Theatres (Theatre Trust)
- National Rivers Authority
- Thames Water
- Crossrail Project Team
- LRT - Chelsea/Hackney Line

ADVERTISE

- Effect on CA*
- Setting of Listed Building*
- Works to Listed Building*
- Demolition in CA*
- Departure from DP†
- "Major" Development
- Environmental Assessment†

Note: *Site Notice is required
†Site Notice or Neighbour Notification required (GDO)
A Site Notice will normally be produced if advert requested

If no Site Notice required

OTHER SITE NOTICES

If Site Notice required for case not in above categories

OTHER CONSULTATION

- Police
- L.P.A.C.
- British Waterways Board
- Environmental Health

CT
19/12/97

DEVELOPMENT CONTROL
TECHNICAL INFORMATION

(N)
(GA)

THE ROYAL
BOROUGH OF



**KENSINGTON
AND CHELSEA**

ADDRESS 39 LADBROKE SQUARE

17 DEC 1997

- | | | | |
|-----|---|--------|--|
| HB | Buildings of Architectural or Historic interest | LSC | Local Shopping Centre |
| AMI | Area 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
3									CIN						
	—————													✓	✓

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

PLANNING AND CONSERVATIONTHE TOWN HALL HORNTON STREET LONDON W8 7NX

**THE ROYAL
BOROUGH OF****KENSINGTON
AND CHELSEA**

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS**Director of Planning Services**

COUNCIL NOTIFICATION OF DEVELOPMENT**THE OCCUPIER
FILE COPY**

Switchboard: 0171 - 937 5464

Direct Line: 0171-361 2079/2080

Facsimile: 0171 - 361 3463

Date: 24/12/97

My reference:

Your reference:

Please ask for:

Planning Information Office

DPS/DCN/SW/TP/97/2727

**THIS LETTER INVITES YOU TO COMMENT ON A PLANNING APPLICATION /
LISTED BUILDING APPLICATION WHICH MAY AFFECT YOUR PROPERTY**

Dear Sir/Madam,

The Council has received a planning application for development at a property which is close to yours. The address of that property is set out below, together with brief details of the development for which permission is sought. The Council's Planning Applications Committee, in considering the proposal, will welcome comments, for or against the scheme from those who live in or own property nearby. I should therefore be pleased to know, in writing, if you as the occupier/owner of neighbouring property have any comments.

Address of application property39 LADBROKE SQUARE,
W.11**Proposal for which permission is sought**

Additional floor to match existing adjoining buildings
in Ladbroke Square, and proposed additional floor on
Nos. 40A and 40.

THE PLANNING INFORMATION OFFICE OPENING TIMES OVER THE HOLIDAY PERIOD ARE
AS FOLLOWS: - MON. 29/12 + TUE. 30/12 9.00AM - 1.00PM THEN 2.00PM - 4.30PM.
WED 31/12 9.00AM - 1.00PM. THURS. 01/01/98 + FRI 02/01/98 CLOSED ALL DAY

Further details are printed overleaf.

Yours Sincerely,

M.J. FRENCH

Executive Director, Planning and Conservation

TOWN AND COUNTRY PLANNING ACTS, 1990

The Council is required by the Secretary of State for the Environment to consider all planning applications expeditiously. Any letter of support or objection should be received as soon as possible within 21 days of the date of this letter, although later objections, if received in time, will be reported to the Council Committee meeting which decides the application. An early response gives the Council's Officers the opportunity to encourage applicants to amend their plans in the light of objections received, and the application may therefore be amended before it is decided. If you cannot formulate your detailed objections within 14 days you should acknowledge this letter so that your interest can be noted.

The reasons for any objection should be clearly stated.

Objections relating to party walls and inconveniences which may be caused by building operations should however be taken up, either by yourself or your professional representative, with the applicant.

All correspondence received will be available to members of the determining Committee when the application is considered.

It must be clearly understood that any comments you may choose to make will be made available to the applicant, his agent and any other interested party, pursuant to the requirements of the Local Government (Access to Information) Act, 1985.

Should there be any tenants in the buildings of other persons likely to be affected by this application, would you please be good enough to bring this letter to their attention.

If you are not the owner of the property to which this notice is addressed will you kindly forward this letter to the owner.

WHERE TO EXAMINE THE PLANS

The plans and/or application details referring to this proposal may be inspected at the Planning Information Office on the 3rd floor at the Town Hall, Hornton Street, W8 7NX, between the hours of 9.00 a.m. and 4.45 p.m., Mondays to Thursdays and 9.00am to 4.15pm Fridays.

Alternatively, copies of all planning applications relating to:

- (a) the Chelsea area can be examined at the Reference Library, Chelsea Old Town Hall, King's Road, SW3. Tel. 0171-361-4157. Any questions you have regarding Planning matters should be directed to the Planning Department at the Town Hall, Hornton Street, W8. Tel. 0171-361-2079/2080
- (b) the postal areas W10, W11, or W12 can be examined at the 1st Floor, North Kensington Library, 108 Ladbroke Grove, W11. Tel. 0171-727 6583

Please telephone the Chelsea and Westway offices to check opening times.

Please quote the T.P. reference number on all written replies.

- Please note:**
- i) In the interest of economy, letters in agreement or without objections to the proposals will not be acknowledged.
 - ii) Should you be interested in attending the Committee Meeting at which the application is to be determined, you are advised to contact the Planning Information Office.

MEMORANDUM

From: EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION	To: FOR FILE USE ONLY
My Ref: TP/97/2727/N	Your Ref:
P.A.X.No. 3266	Date: 19/12/97

DEVELOPMENT

39 LADBROKE SQUARE, W.11

Additional floor to match existing adjoining buildings in Ladbroke Square, and proposed additional floor on Nos. 40A and 40.

Would you please advertise the above development 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 AND CONSERVATION



RBKC
District Plan Observations
CONSERVATION AND DESIGN

Address	39, Lambrook Square	Appl. No.	97/2727/SW	L.B.	-	C.A.	3	NV	✓
Description	Reddit Street	Code							

Seems to mirror the recent
approval on no. - 40A.
Same justification and the
same careful conditions please.

J.

15/7/98

Sw

THE ROYAL
BOROUGH OF

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 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 (Department 705) within 21 days of the date of this notice.

SCHEDULE

Reference: TP/97/2727/N

Date: ~~29/12~~ 28/12/97

39 LADBROKE SQUARE,
W.11

Additional floor to match existing adjoining buildings in Ladbroke Square, and proposed additional floor on Nos. 40A and 40.

APPLICANT Mr. & Mrs. L. Saglio

Notice put up on railings outside property 28/12/97.

RECEIVED BY PLANNING SERVICES
15 JAN 1998

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS
Director of Planning Services

APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEEES
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THE ROYAL BOROUGH OF



KENSINGTON AND CHELSEA

COUNCIL NOTIFICATION OF DEVELOPMENT
THE OCCUPIER
ROOM 7
14 HORBURY CRESCENT
LONDON W11

Switchboard: 0171 - 937 5464
Direct Line: 0171-361 2079/2080
Facsimile: 0171 - 361 3463
Date: 24/12/97

My reference: Your reference: Please ask for: Planning Information Office

DPS/DCN/SW/TP/97/2727

✓ CT 15/1/98

THIS LETTER INVITES YOU TO COMMENT ON A PLANNING APPLICATION / LISTED BUILDING APPLICATION WHICH MAY AFFECT YOUR PROPERTY

Subject

Dear Sir/Madam,

I bought the property14 Horbury.....

because of the light. An extra floor will take away that light.
The Council has received a planning application for development at a property which is close to yours. The address of that property is set out below, together with brief details of the development for which permission is sought. The Council's Planning Applications Committee, in considering the proposal, will welcome comments, for or against the scheme from those who live in or own property nearby. I should therefore be pleased to know, in writing, if you as the occupier/owner of neighbouring property have any comments.

Address of application property

39 LADBROKE SQUARE,
W.11

I object
I bought the House
because of the light
an extra floor will take away
that light

Proposal for which permission is sought

Additional floor to match existing adjoining buildings in Ladbroke Square, and proposed additional floor on Nos. 40A and 40.

THE PLANNING INFORMATION OFFICE OPENING TIMES OVER THE HOLIDAY PERIOD ARE AS FOLLOWS:- MON. 29/12 + TUE. 30/12 9.00AM - 1.00PM THEN 2.00PM - 4.30PM. WED 31/12 9.00AM - 1.00PM. THURS. 01/01/98 + FRI 02/01/98 CLOSED ALL DAY

Further details are printed overleaf.

Yours Sincerely,

M.J. FRENCH

Executive Director, Planning and Conservation

TOWN AND COUNTRY PLANNING ACTS, 1990

The Council is required by the Secretary of State for the Environment to consider all planning applications expeditiously. Any letter of support or objection should be received as soon as possible within 21 days of the date of this letter, although later objections, if received in time, will be reported to the Council Committee meeting which decides the application. An early response gives the Council's Officers the opportunity to encourage applicants to amend their plans in the light of objections received, and the application may therefore be amended before it is decided. If you cannot formulate your detailed objections within 14 days you should acknowledge this letter so that your interest can be noted.

The reasons for any objection should be clearly stated.

Objections relating to party walls and inconveniences which may be caused by building operations should however be taken up, either by yourself or your professional representative, with the applicant.

All correspondence received will be available to members of the determining Committee when the application is considered.

It must be clearly understood that any comments you may choose to make will be made available to the applicant, his agent and any other interested party, pursuant to the requirements of the Local Government (Access to Information) Act, 1985.

Should there be any tenants in the buildings of other persons likely to be affected by this application, would you please be good enough to bring this letter to their attention.

If you are not the owner of the property to which this notice is addressed will you kindly forward this letter to the owner.

WHERE TO EXAMINE THE PLANS

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- (b) the postal areas W10, W11, or W12 can be examined at the 1st Floor, North Kensington Library, 108 Ladbrooke Grove, W11. Tel. 0171-727 6583

Please telephone the Chelsea and Westway offices to check opening times.

Please quote the T.P. reference number on all written replies.

- Please note:**
- i) In the interest of economy, letters in agreement or without objections to the proposals will not be acknowledged.
 - ii) Should you be interested in attending the Committee Meeting at which the application is to be determined, you are advised to contact the Planning Information Office.

x 2

CT
8/1/98
Support
97/2010 SW
Committee 7/1

35, Ladbroke Square
London W11 3NB

Tel/Fax: 0171-727-1920

Decision to grant

5 January 1998

The Executive Director of
Planning and Conservation,
Room 705,
Town Hall,
Hornton Street,
London W8.

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	W	C	SW	SE	ENF	AO ACK
(14)				8 - JAN 1998			
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES	

Dear Sir,

I am writing in support of the application by nos. 39, 40 and 40A Ladbroke Square to build an additional floor to bring their roofline into line with the other houses in the terrace. I understand there have been some objections, but I think it is a thoroughly good and overdue idea.

As one of the oldest residents of the Square - my mother and grandmother were actually in this house on the night when nos. 38-40 were bombed - I have felt all my life what a shame it was that after the war it was decided to build four smaller houses in place of the bombed three, instead of restoring the terrace. I have always believed it would make sense for the owners of the four new houses to get together and add the extra floor. I am delighted that three of them at least have now agreed to do so. I still hope the fourth (no.38) may be persuaded to join in. If not, I hope she will allow the other three to build a folly wall on top of her house, even if there is nothing behind it: otherwise the gap will look even more conspicuous than it does now. Of course it is important that the new storey is built to correspond as closely as possible with the existing terrace. But so long as that is done I think it can only enhance the appearance of the street by restoring it as nearly as possible to its original design.

I hope that planning permission for this excellent scheme will not be withheld.

Yours sincerely,

John Campbell

The Ladbroke Association

RECEIVED BY PLANNING SERVICES

EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
19 JAN 1998							
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES	

please reply to Robert Meadows
19 Stanley Crescent
W11 2NA

Director of Planning Services
The Town Hall
Hornton Street
W8 7NX

14 January 1998

Dear Sir

At a recent meeting of our committee we discussed the Planning Applications currently before you regarding buildings in this Conservation Area. We would like to comment on some of them, as follows.

35 Lansdowne Road. How do the proposed changes at the back relate to the adjoined paired house? Raising the party garden wall may affect the neighbours.

59 Clarendon Road. The enlarged conservatory may concern the neighbours. The new rooflights in the side extension are very sketchy on the drawings.

61 Clarendon Road. Raising the garage would reduce an important gap identified in the CAPS.

25 Elgin Crescent. The proposed metal stair should be sited exactly below the existing stair, not off-set, as shown.

100 Elgin Crescent. Rather pedestrian design!

39 & 40 Ladbroke Square. These are welcome additions providing they match the existing - see our previous comments.

6 Ladbroke Terrace. We are against any private parking places opening on to Ladbroke Road near a busy dangerous junction.

Yours faithfully

Robert Meadows



X6
copies

SW

97/2727
97/2728

Support

37 LADBROKE SQUARE
LONDON W11 3NB

TEL 0171 727 4616
FAX 0171 229 0537

8 Jan 1998

M. J. French
Director of Planning & Conservation,
R.B.K+C
London.

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACS
75				12 JAN 1998			
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES	

Dear Sir. Ref: DPS/DCN/SW/TP/17/2728.

I write in response to your letter 29.12.97 with regard to the proposed extension to 39+40 Labbroke Square. I would in principle be very much in favour of the proposals, with the proviso that the windows + glazing bars are to match the houses on the other sides. Also that the facade is extended to completely fill the gap of the whole 4 houses, again to match, with old bricks.

Yours sincerely

S E Townsend,

Miss S E Townsend

SW

JS

19th January 1998

Your refs:- DPS/DCN/SW/TP/97/2727
DPS/DCN/SW/TP/97/2728

CT
23/1/98

Dear Sir,

39 and 40 Ladbroke Square, London, W.11. - Application
to add and extra floor to match existing flanking properties.

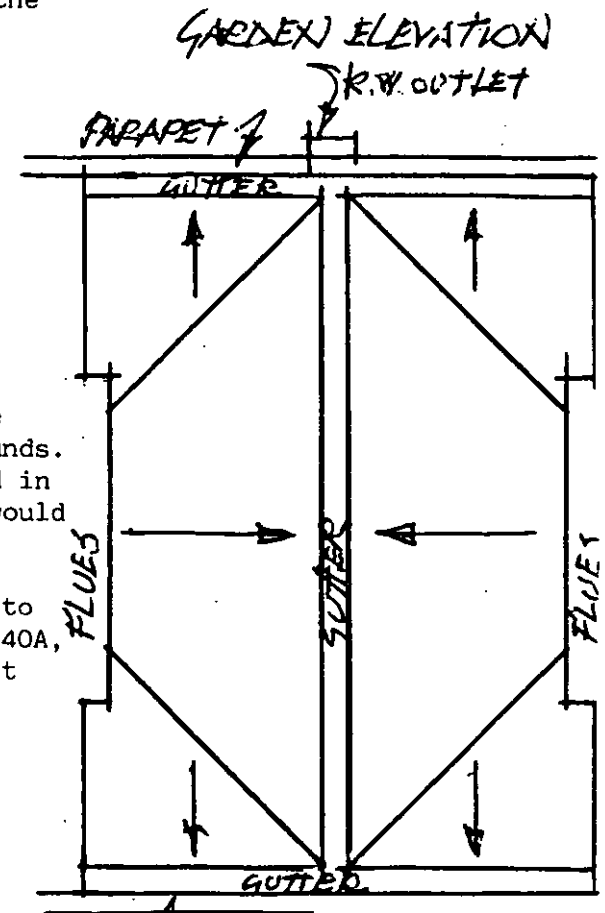
I have your notifications relating to the the above proposals, and whilst in general, I welcome the proposals. I wish to make the following OBJECTIONS:

1. The Architects seem to be ignorant about the original construction of the roofs, which I show herewith in diagrammatic form. This layout ensures that NO RAINWATER PIPE APPEARS ON THE FRONT ELEVATION. Since these roofs are in any case totally invisible from the street, they could more cheaply be formed flat.
2. The new top floor windows are shown to be provided with segmental brick arches, whereas some of the originals (nos.23-27 and 41-47) are provided with external ornamental stucco surrounds. The exposed brick arches on no.28-37 are formed in flat rubbed brickwork, and external surrounds would be both more suitable and cheaper.

I trust that the above objections will be applied to the Conditions applied to the work proposed at no.40A, since I understand that it is intended to carry out the work simultaneouslly.

I should be glad to have a copy of the Conditions applicable to all the developments (nos.39, 40 & 40A) in due course.

Yours faithfully

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

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO/ACK
42				22 JAN 1998			
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES	

✓ 5/2/98

(SW)
pl.ack

JOHN & JULIA SPENCE : ARCHITECTS

1 RIVER HOUSE, THE TERRACE, BARNES, LONDON, SW13 0NR
PHONE & FAX 0181-876 6632

4th February 1998

S27

Attention of Mrs. Wilden.

DPS/DCN/TP/97/2737

Planning and Conservation Department,
Kensington Town hall
Hornton Street
W8 7 NX.

RECEIVED BY PLANNING SERVICE							
EX DIR	HDC	N	C	SW	SE	ENF	A
22 - 5 FEB 1998							
APPLS	C						

Dear Mrs Wilden,,

39, Ladbroke Square, W11. Additional Storey

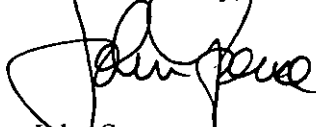
the Conditional Permission granted 9th January for the erection of an additional storey at No 40A added, Informative 5, "...an additional storey, in isolation, at No 39 or 40. ... would be contrary to the Council's policies... "

In light of this, in support of our clients' application for a similar development at No 39, we have their agreement that they will not carry out the work before the work to No 40 which is the subject of our application (ref:DPS/DCN/TP/97/2738) on behalf of Mr Piers Fox.

We enclose a copy of a letter from Mrs Saglio of No 39, confirming this.

We hope this will help you to give sympathetic consideration to our applications to restore the war-destroyed facades of both No 39 and No 40 Ladbroke Square to match that of No 40A approved earlier.

Yours sincerely,



John Spence

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
22 5 FEB 1998							
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES	

**39 LADBROKE SQUARE
LONDON W11 3ND
0171 727 2012**

2/2/97

To whomever it may concern,
We have applied for
Planning permission to build
an extra storey to match
adjoining buildings. We
understand totally that this
is dependent on either
no 40 or 38 Ladbroke Square
building either a full extension
or facade. This being the
case the present row of
houses no 40a - 38 would
look far more in keeping
with the rest of the square.
Yours sincerely, Mrs Saglio

Site: 39+40 Ladbrooke Sq.	File reference: TP97/2727+8
Subject: Roof additions	
R.B.K. & C Planning Services	Site <input type="checkbox"/> Office <input checked="" type="checkbox"/>
NOTES OF MEETING	
Date: 16.2.98	

Names of persons attending:

Officers S. Widen	Applicant/Agent/Resident L. Jackson, legal
----------------------	---

Matters discussed:

How to ensure 40 built only with or after 40A (already approved)
 + 39 built only with or after 40 + 40A.

LJ advises that S.106 is most enforceable.
 Refer to 69/71 Bedford Gdns, W8 TP97/1093
 This S.106 requires that subject property's addⁿ not occupied until the other(s) completed, & built as ~~one~~ a single building operation with other.

No 39 - built as a single building op with No 40 and No 40A
 or only after completion of add^c story at 40 + 40A
 and not occupied until after completed at 40 + 40A.

No 40 - built as single bldg op with No 40A ~~and~~
 or only after completion of add^c story at 40A
 and not occupied until No 40A completed.

Mr Spence to put this in hand + write to us early next week 10/2.

Signatures:

will need a letter from Mr Spence's client confirming their agreement to enter S.106. Message left for Mr Spence 10/2

AO Comments

39+40 Ladbrooke Sq

Lad Assⁿ support.
(39+40)

35 Lad Sq.
(39+40) support - thoughtfully good + overdue idea.
a shame that the buildings were rebuilt a story lower after bomb damage.

Imp that built to correspond as closely as poss with orig terrace.
~ excellent scheme.

41 Lad Sq.
(39+40) Roof form incorrect as not same as orig.
ie centre valley drains to rear.
No front RWPs.
Front arch detail drawn wrongly.

14 Hornsey Cr
(39 only) objects to loss of light.

37 Lad Sq.
(39+40) support
windows + glazing bars to match houses on other notes.
All 4 should be done, to match, in old brick.

JOHN & JULIA SPENCE : ARCHITECTS *Please call.*

1 RIVER HOUSE, THE TERRACE, BARNES, LONDON, SW13 0NF *pass to JW.*

PHONE & FAX 0181-876 6632

FAX TO: Kensington Planning
FAX NO: 0171-361-3463 PAGE: 1 OF: 2
ATTENTION OF: Mrs S. Wilden
FROM: John Spence DATE: 13 Feb 98
COMPANY: John & Julia Spence FAX NO: 876 6632
Post-it Notes from 3M Ref No: 7689

13th February 1998

Attention of Mrs. Wilden.

DPS/DCN/TP/97/2727

Planning and Conservation Department,
Kensington Town hall
Hornton Street
W8 7 NX.

R.B.K. & C.
TOWN PLANNING
13 FEB 1998
RECEIVED

Dear Mrs Wilden,,

39, Ladbroke Square, W11. Additional Storey

following my letter of 4th February and our phone conversation we have written to our clients, Mr and Mrs Saglio, explaining that your legal department will require them to enter into a Section 106 agreement that they will not build the additional storey on their house before No. 40's is built. A similar agreement will be required of the owner of No. 40 in respect of No. 40A for which consent has been granted.

If they agree to this, you will recommend approval of their Planning submission subject to their signing the agreement which your solicitors will draw up. If the committee approve, once they have signed the agreement, Planning Consent would be issued.

I have sent a draft of this letter to Mr and Mrs Saglio who have authorised me to write to you giving their agreement to sign

We hope that their Application may go before your Committee on 10th March.

Yours sincerely,

John Spence
John Spence

JOHN & JULIA SPENCE : ARCHITECTS

1 RIVER HOUSE, THE TERRACE, BARNES, LONDON, SW13 0NR
PHONE & FAX 0181-876 6632

13th February 1998

F29

Attention of Mrs. Wilden.

DPS/DCN/TP/97/2728

Planning and Conservation Department,
Kensington Town hall
Hornton Street
W8 7 NX.

Dear Mrs Wilden,,

40, Ladbroke Square, W11. Additional Storey

following my letter of 4th February and our phone conversation we have written to our client, Mr Fox, explaining that your legal department will require them to enter into a Section 106 agreement that they will not build the additional storey on their house before No. 40A is built. A similar agreement will be required of the owner of No. 39 in respect of No.38 or 40 ..

If they agree to this, you will recommend approval of their Planning submission subject to their signing the agreement which your solicitors will draw up. If the committee approve, once they have signed the agreement, Planning Consent would be issued.

I have sent a draft of this letter to Mr Fox who has authorised me to write to you giving his agreement to sign

We hope that their Application may go before your Committee on 10th March.

Yours sincerely,



John Spence

JOHN & JULIA SPENCE : ARCHITECTS

1 RIVER HOUSE, THE TERRACE, BARNES, LONDON, SW13 0NR
PHONE & FAX 0181-876 6632

① please call.
② pass to SW

✓
C.T.
16.2.98

13th February 1998

S27

Attention of Mrs. Wilden.

DPS/DCN/TP/97/2173

Planning and Conservation Department,
Kensington Town hall
Hornton Street
W8 7 NX.

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
98				16 FEB 1998			
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES	

Dear Mrs Wilden,,

39, Ladbroke Square, W11. Additional Storey

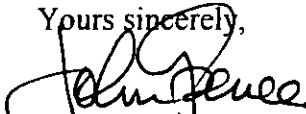
following my letter of 4th February and our phone conversation we have written to our clients, Mr and Mrs Saglio, explaining that your legal department will require them to enter into a Section 106 agreement that they will not build the additional storey on their house before No. 40's is built. A similar agreement will be required of the owner of No. 40 in respect of No. 40A for which consent has been granted.

If they agree to this, you will recommend approval of their Planning submission subject to their signing the agreement which your solicitors will draw up. If the committee approve, once they have signed the agreement, Planning Consent would be issued.

I have sent a draft of this letter to Mr and Mrs Saglio who have authorised me to write to you giving their agreement to sign

We hope that their Application may go before your Committee on 10th March.

Yours sincerely,


John Spence

✓
6/3/98

Oj

38 Ladbroke Square, W.11. 3 ND
(0171) 727.3491 (Tel. & Fax)

5 April 1998

CommitteeDear Mr French,
Regarding DPS/DCN/SW/PP/97/2727 AND 2728 (Council Notifications of Development).

I have lived at, and own, the freehold of, 38 Ladbroke Square since 1958; and I have no objection to another floor, or a false façade, being built onto the houses in question; BUT ONLY IF ALL FOUR OF THE 1950s HOUSES (including this one) are exactly the same and conform precisely to the architecture (including the dentils, fenestration and bricks) of the adjoining 19th century houses.

You have already given planning permission to 40A, so that leaves 40, 39 and my house (38). I feel very strongly indeed that all three must remain as they are or all three have an extra floor or a false façade.

BUT, alas, I am an OAP and I cannot possibly afford to build another storey (much as I would like to), or indeed a false façade; so, unless my neighbour at No 39 pays for a false façade on top of this house, I strongly object to the proposals.

Since this is a conservation area, is there, I wonder, such a thing as a grant available? If so, I would be most grateful for advice as to how to apply for the money to build a false façade. I have always wanted to see these houses conform as much as possible architecturally with the adjoining houses in the Square.

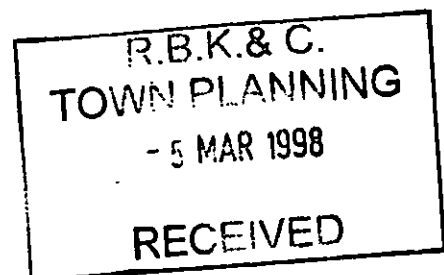
I look forward to hearing from you.

Yours faithfully,



(Mrs Elizabeth Mostyn-Owen)

To
Fax 361. 3463



CURRENT APPLICATION

Con slip

AMITTEE: _____

FOR OBSERVATIONS:

PLEASE ENTER

Officer

OBSERVATIONS ON

1. Design HB 24/12ND PAGE OF

_____ *Sm* _____

CURRENT PINK

2. _____

SHEET IN FILE

Report Written

3. _____

5 14 11 11 2007

For Schedule

NOTES:

Typing

Committee

FILE

44

TAN GRANT, 41 LADBROKE SQUARE, LONDON, W11 3ND 071 727 7665

I should be glad if you should be glad of the Section 106 Agreement relating to nos 39 and 40 above on this relevant date.

RECEIVED BY PLANNING SERVICES

EX	HT	N	SW	SE	GENE	ADD
10/11/83	10/11/83	10/11/83	10/11/83	10/11/83	10/11/83	10/11/83
APPROS	IO	REC	ARB	FIN	CON	FEES

John Grant

(S10)

Black

Bole in

11/13/93

(103)

Carnel 39 + 40 had by are subject to
S-106 ~~no~~ should come back to you
+ be returned on this section.

Please put this request on file with
a prominent note ensuring it done!
Ta, Sharon.

16:46
Cabinet PLNCT

R.B. of Kensington & Chelsea
Send
Memo 39 & 40 LADBROKE SQUARE

27.Mar.1
Fri

Addressee(s) _____
Selected 0 Sent to 1
Parker, Leverne

Subject 39 & 40 LADBROKE SQUARE

----- Note shown below -----

TO LEVERNE,
COULD YOU PLEASE SEND OUT A COPY OF THE SECTION 106 IN RELATION TO THE
ABOVE ADDRESS WHEN IT BECOMES AVAILABLE, (WENT TO COMMITTEE 10/3/98,
TP/97/2727 & TP/97/2728) TO:
MR IAN GRANT, 41 LADBROKE SQUARE, LONDON, W11 3ND.
THANKS
CARMEL

Addressee(s) shown were not found - 0 others were found

Command /
Enter-PF1---PF2---PF3---PF4---PF5---PF6---PF7---PF8---PF9---PF10--PF11--PF12 /
Help Confm Quit Cal Dflt Addr Frmat Cmd Menu

Print from : PLNSIW / Inbasket / Opened 27.Jul.1998 11:13

Sent by : Salisbury,Hazel 22.Jul.1998 16:35

Subject : s106 agreement- 40 Ladbroke Square

Sarah

I had a telephone conversation with John Spence (Architect) this morning. He advised me that the additional storey at No 40 Ladbroke Square has been substantially completed. Perhaps you could confirm this ?

If this is the case, that would mean that no.40 no longer needs to enter an agreement with 40a because the proposed terms will be complied with already-i.e 40 is not carried out until after 40a.

Only 39 and 40 would need to enter agreement for their storeys.

Let me know if you have any comments

Thanks

PRHazel

Let me know if you have any comments.

Hazel

Sw

MEMORANDUM

To: TOWN PLANNING From: DIRECTOR OF B.C.

My Ref: JEH/PJF Your Ref:
Room No: Room No:

Ext: 3821 Date: 30th December 1998

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN AND COUNTRY PLANNING GENERAL

DEVELOPMENT ORDERS 1988 RECEIVED BY PLANNING SERVICES

CERTIFICATE OF COMPLETION

EX	HDC	N	C	SW	SE	ENF	AO
ACK							

- 4 JAN '99

9

CASE No: DPS/PA/TP/97/2010/M/50/0012

PREMISES: 40A Ladbroke Square, London, W-11

PERMISSION DATED: 9th January 1998

PLAN(S) No: TP/97/2010 and 2010/A

APPS	IO	REC	ARB	FWD	CON	FEES
				PLN	DES	

At a recent survey it was found that the building work had been completed according to those plans and conditions of the permission that are subject to my supervision.

JOHN ALLEN
Assistant District Surveyor
for the Director of Building Control.
(District Surveyor)

Site: 40 Ladbroke Sq.	File reference: TP
Subject: Completion of 40A to avoid need for	
R.B.K. & C Planning Services S.106?	Site <input type="checkbox"/> Office <input checked="" type="checkbox"/>
NOTES OF MEETING Tel can	Date: 10.8.98

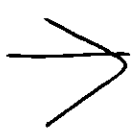
Names of persons attending:

Officers
S. Widen

Applicant/Agent/Resident-
Mr Spence

Matters discussed:

Needs S.V. to ascertain completion of No 40A.
 Will then need to report case back to Cee. to arrange issue without S.106.
 Mr Spence says no hurry, can arrange for when he returns from leave.
 Done for 16/9.
 checked + No 40 A is complete.



Signatures:

Printed from : PLNSIW / Inbasket / Opened 6.Aug.1998 12:00

Sent by : Salisbury, Hazel 5.Aug.1998 15:04

Subject : Ladbroke Square

Sarah

Further to my memorandum dated 30 July, I have discussed the matter with LeVerne.

Firstly, if you are satisfied that the works at 40a are substantially completed then planning permission can be granted via so47 without the need to specifically report back to committee. LeVerne says that the Committee clerks pick up on the so47s separately and do a summary for the Committees information.

Second, unless the matter is urgent, so47 should not be used. If not urgent, could you prepare a report to Committee on 7 September ?

Give me a call if you need any help. Also, has a reply been sent to the architects yet ?

Thanks

Hazel

MEMORANDUM

To: Executive Director, Planning & Conservation From: The Director of Legal Services

My ref: HS/10016189
Room No: 313

Your Ref: Sarah Wilden

Ext: 3370

Date: 30 July 1998

S106 Agreement - 40 Ladbroke Square

I refer to the recent correspondence from John Spence (Architect).

I suggest that a site visit would be appropriate to determine the situation. If you are satisfied that the additional storey at 40a is substantially completed then planning permission should be granted via Standing Order 47 (delegated authority) without the need for a S106 agreement. The matter should be then reported back to Committee.

why both?

Please contact me should you require any assistance with the reply to Mr Spence.

Hazel Salisbury
for Director of Legal Services

RECEIVED		BY PLANNING SERVICES			
DC	SW	SE	ENF	AO ACK	
3 JUL 1998					
APR	F	ARB	FWD PLN	CON DES	FEES

JOHN & JULIA SPENCE : ARCHITECTS

1 RIVER HOUSE, THE TERRACE, BARNES, LONDON, SW13 0NR
PHONE & FAX 0181-876 6632

22nd July 1998

Js/F29

Planning and Conservation,
R.B of Kensington & Chelsea,
Town Hall,
Hornton Street, W8 7NX

for the attention of Mrs Wilden.

Ref: DPS/DCN/SW/TP/97/2728

Dear Mrs Wilden,

40 Ladbroke Square, Kensington, W11.

we applied, 9th December 1997, on behalf of our clients Mr & Mrs Piers Fox, for permission to build an additional storey on their house at this address to match the one for which permission was granted on the adjoining house No 40A.

Our application went before Committee and we were informed in a letter dated 25th March 1998 with the above reference, that they "....agreed to grant permission subject to an agreement under Section 106 of the Act."

In a letter dated 18th March, reference HS/dg/10016189. your Legal Services department wrote that this agreement was to ensure that ".... the additional storey on No 40..... is not carried out until after the completion of the approved additional storey at No 40A Ladbroke Square."

As the work at No 40A is approaching completion our clients would be grateful if your Committee could withdraw their condition requiring a Section 106 agreement and grant planning permission for the matching additional storey at No 40.

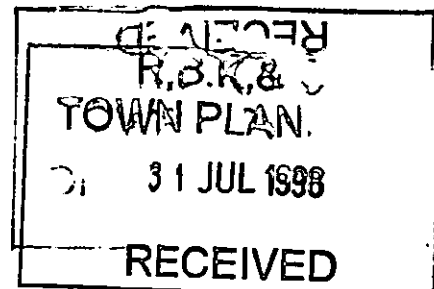
I look forward to hearing from you.

Yours sincerely,



John Spence

Copies to Legal Services for attention Hazel Salisbury
and to Mr & Mrs Piers Fox



SW

JOHN & JULIA SPENCE : ARCHITECTS

1 RIVER HOUSE, THE TERRACE, BARNES, LONDON, SW13 0NR

PHONE & FAX 0181 876163 LEGAL SERVICES

22nd July 1998

EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
24 JUL 1998							(S)
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES	

Js/F29

Planning and Conservation,
R.B of Kensington & Chelsea,
Town Hall,
Hornton Street, W8 7NX

for the attention of Mrs Wilden.

Ref: DPS/DCN/SW/TP/97/2728

Dear Mrs Wilden,

40 Ladbroke Square, Kensington, W11.

we applied, 9th December 1997, on behalf of our clients Mr & Mrs Piers Fox, for permission to build an additional storey on their house at this address to match the one for which permission was granted on the adjoining house No 40A.


Our application went before Committee and we were informed in a letter dated 25th March 1998 with the above reference, that they "...agreed to grant permission subject to an agreement under Section 106 of the Act."

In a letter dated 18th March, reference HS/dg/10016189, your Legal Services department wrote that this agreement was to ensure that "... the additional storey on No 40..... is not carried out until after the completion of the approved additional storey at No 40A Ladbroke Square."

As the work at No 40A is approaching completion our clients would be grateful if your Committee could withdraw their condition requiring a Section 106 agreement and grant planning permission for the matching additional storey at No 40.

I look forward to hearing from you.

Yours sincerely,


John Spence

Copies to Legal Services for attention Hazel Salisbury
and to Mr & Mrs Piers Fox

*see / chairman's
action ?
see H-S.*

Memo on its way.

JOHN & JULIA SPENCE : ARCHITECTS

1 RIVER HOUSE, THE TERRACE, BARNES, LONDON, SW13 0NR
PHONE & FAX 0181-876 6632

Sw
Belli
Pl-ade

25th March 1999

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC			SW	SE	ENF	AO AGK
29 MAR 1999 55							
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEEES	

Js/F29

✓
CT
29/3/99

Planning and Conservation,
R.B of Kensington & Chelsea,
Town Hall,
Hornton Street, W8 7NX

for the attention od Mrs Wilden.

Ref: DPS/DCN/SW/TP/97/2728

Dear Mrs Wilden,

40 Ladbroke Square, Kensington, W11.

by way of reminder I enclose a copy of my letter of last July and confirm our phone conversation this morning when you said you would put this before your Committee on 21st April.

I look forward to hearing from you.

Yours sincerely,

John Spence

JOHN & JULIA SPENCE : ARCHITECTS

1 RIVER HOUSE, THE TERRACE, BARNES, LONDON, SW13 0NR
PHONE & FAX 0181-876 6632

~~22nd July 1998~~

Js/F29

Planning and Conservation ,
R.B of Kensington & Chelsea,
Town Hall,
Hornton Street, W8 7NX

for the attention of Mrs Wilden.

Ref: DPS/DCN/SW/TP/97/2728

Dear Mrs Wilden,

40 Ladbroke Square, Kensington, W11.

we applied, 9th December 1997, on behalf of our clients Mr & Mrs Piers Fox, for permission to build an additional storey on their house at this address to match the one for which permission was granted on the adjoining house No 40A.

Our application went before Committee and we were informed in a letter dated 25th March 1998 with the above reference, that they "....agreed to grant permission subject to an agreement under Section 106 of the Act."

In a letter dated 18th March, reference HS/dg/10016189. your Legal Services department wrote that this agreement was to ensure that ".... the additional storey on No 40..... is not carried out until after the completion of the approved additional storey at No 40A Ladbroke Square."

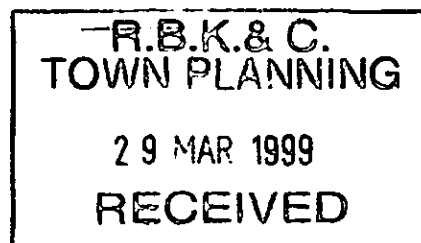
As the work at No 40A is approaching completion our clients would be grateful if your Committee could withdraw their condition requiring a Section 106 agreement and grant planning permission for the matching additional storey at No 40.

I look forward to hearing from you.

Yours sincerely,

John Spence

Copies to Legal Services for attention Hazel Salisbury
and to Mr & Mrs Piers Fox



SUBJECT-SITE 39 Ladbroke Square

FILE REFERENCE:

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

NOTES OF MEETING

DATE: 13.12.02.

NAMES OF PERSONS
ATTENDING:

Patricia Ingles on behalf of new owner/
prospective purchaser

OFFICERS:

SW

MATTERS
DISCUSSED:

Can they now complete the S.106
to get PP?

Consulted legal.

This is new v. old & ought to be
seen again by Cee. UDP modified
since 1998.

Best course of action would be a
new application. The 1998 decision
would be a material consideration.

LITERATURE:
POLICY, PAPERS, ETC.

SIGNATURES:

PHOTOGRAPHS RELATING TO APPLICATION FOR PLANNING PERMISSION FOR ERECTION OF A GREENHOUSE ON THE FLAT ROOF OF 39 LADBROKE SQUARE W11 3ND, TP 75/11



VIEW OF HOUSE FROM THE NORTH WEST



VIEW OF HOUSE FROM THE NORTH EAST



VIEW OF ASSEMBLED GREENHOUSE FRAME ON PROPOSED SITE (TAKEN AT SAME TIME AS THE OTHER FOUR PHOTOGRAPHS)



VIEW OF HOUSE FROM DUE NORTH (TAKEN FROM LADBROKE SQ GARDENS)



VIEW OF HOUSE FROM NORTH EAST (TAKEN FROM KENSINGTON PARK ROAD)

R. B. C
REC
TOWN PL.
ON - 7 JAN 1913

75/17

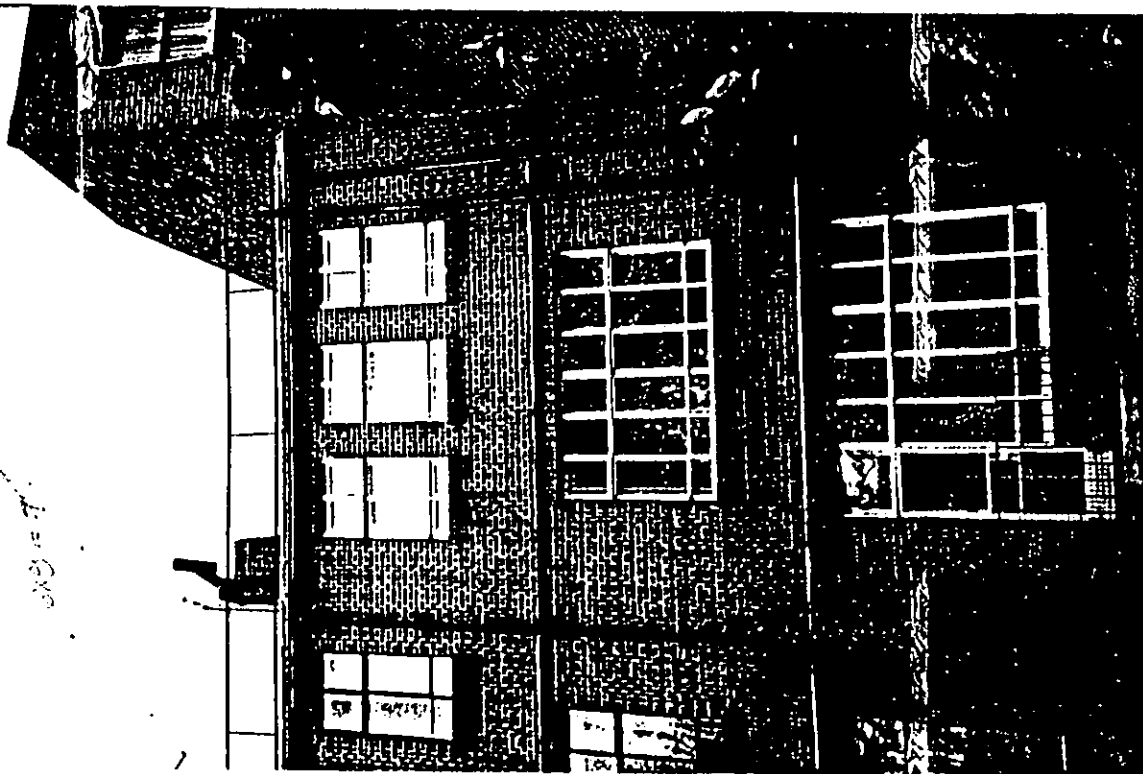
TP972010



front

40A Ladbroke Square

TP972010



rear

R.B.K. & C.
TOWN PLANNING
29 AUG 1997
RECEIVED

TP972010

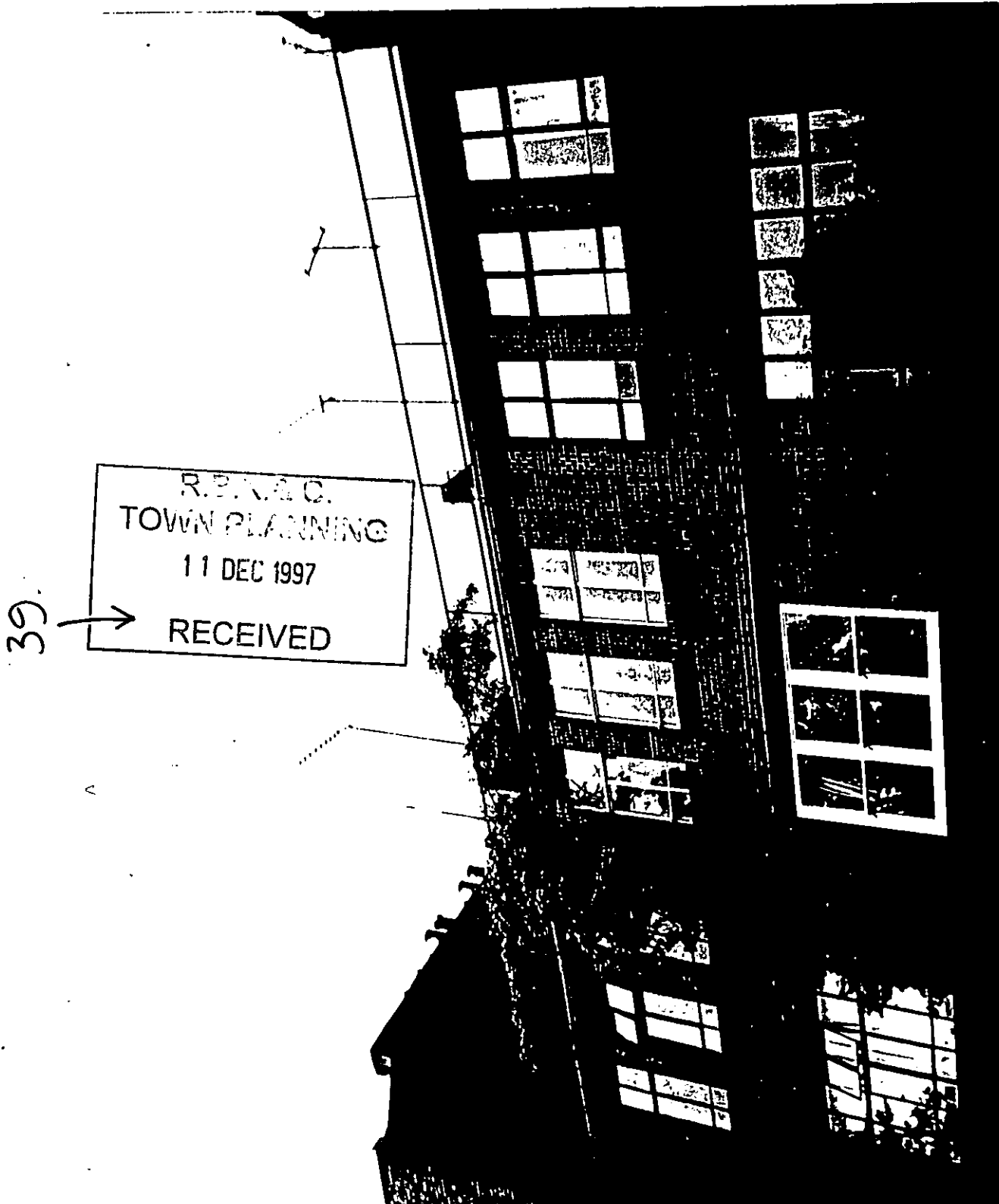


TP972010

40 - 38 Radbrooke Square.

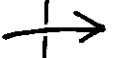
R.B.K. & C.
TOWN PLANNING
29 AUG 1997
RECEIVED

TP972727



R.B.N.A.C.
TOWN PLANNING
11 DEC 1997
RECEIVED

39.



S27 39 Ladbroke Square. Back

TP972727



TOWN PLANNING
11 DEC 1997
RECEIVED

39 Ladbroke Square Fronts.

S27