

Other Documents

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6

PLANNING SERVICES APPLICATION
CONSULTATION SHEET

OBJECTORS
NOTIFIED
20 SEP 1999

APPLICANT:

Thirlstone Homes Limited,
Thirlstone House,
142 Oyster Lane,
Byfleet, Surrey,

APPLICATION NO: PP/99/01429

APPLICATION DATED: 07/07/1999 DATE ACKNOWLEDGED: 12 July 1999

APPLICATION COMPLETE: 12/07/1999 DATE TO BE DECIDED BY: 06/09/1999

SITE: Colville Mews, Rear of 16 Colville Road, W/Tk
PROPOSAL: Erection of four 3 bedroom and one 3/4 bedroom houses each with an integral garage.
(amandments to previously approved scheme Ref: TP/98/1443).

ADDRESSES TO BE CONSULTED

1. 198
2. No 98/1443
3.
4.
5. (SEE LIST ON FILE)
6.
7.
8.
9.
10.
11.
12.
13.
14.
15.
CT
14/7/99

CONSULT STATUTORILY

HBMC Listed Buildings
HBMC Setting of Buildings Grade I or II
HBMC Demolition in Conservation Area
Demolition Bodies
DoT Trunk Road - Increased traffic
DoT Westway etc.,
Neighbouring Local Authority
Strategic view authorities
Kensington Palace
Civil Aviation Authority (over 300')
Theatres Trust
National Rivers Authority
Thames Water
Crossrail
LRT/Chelsea-Hackney Line

ADVERTISE

..... Effect on CA
..... Setting of Listed Building
..... Works to Listed Building
..... Departure from UDP
..... Demolition in CA
..... "Major Development"
..... Environmental Assessment
..... No Site Notice Required
..... Notice Required other reason
..... Police
..... L.P.A.C
..... British Waterways
..... Environmental Health

CT
14/7/99

DEVELOPMENT CONTROL

TECHNICAL INFORMATION

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

ADDRESS

COLVILLE MEWS

Rear of 16 Colville Road, W11

7

POLLING DISTRICT

PP991429

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

LSC Local Shopping Centre
AI Sites of Archeological Importance
SV Designated View of St Paul's from Richmond
SNCI Sites of Nature Conservation Importance
REG 7 Restricted size and use of Estate Agent Boards
ART IV Restrictions of Permitted Development Rights

N

Conservation Area	HB	CPO	TPO	AMI	MDO	MOL	SBA	Unsuitable for Diplomatic use	PSC	LSC	AI	SV	SNCI	REG 7	ART IV
									C	N					
								✓							

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:

112 JUL 1999

8

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

MEMORANDUM

TO: FOR FILE USE ONLY

From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION

My Ref: PP/99/01429/SW
Room No:

CODE SL

Date: 14 July 1999

DEVELOPMENT AT:

Colville Mews, Rear of 16 Colville Road, W.11

DEVELOPMENT:

Erection of four 3 bedroom and one 3/4 bedroom houses each with an integral garage.
(amandments to previously approved scheme Ref: TP/98/1443).

The above development is to be advertised under:-

NO REQUIREMENT FOR SITE NOTICE/ADVERTISEMENT IN THIS CASE.

M.J. French

Executive Director, Planning & Conservation
**SITE NOTICE CRITERIA NOT MATCHED
CHECK CORRECT CODE IS ENTERED**

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS TP MRTPI Cert TS

9

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

THE OCCUPIER
FILE COPY

0171-361- 2082

Switchboard 0171-937-5464

Extension: 2082

Direct Line:

Facsimile: 0171-361-3463

Date: 14 July 1999

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCN/PP/99/01429/SW

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: Colville Mews, Rear of 16 Colville Road, W.11

Brief details of the proposed development are set out below. Members of the public may inspect copies of the application, the plans and any other documents submitted with it. The Council's Planning Services Committee, in considering the proposal, welcomes comments either for or against the scheme. Anyone who wishes to make representations about the application should write to the Council at the above address **within 21 days** of the date of this letter. Unfortunately, the Council does not have the resources to advise objectors of the Committee date, and you should telephone for further information.

Proposal for which permission is sought

**Erection of four 3 bedroom and one 3/4 bedroom houses each with an integral garage.
(amandments to previously approved scheme Ref: TP/98/1443).**

Applicant

Thirlstone Homes Limited, Thirlstone House, 142 Oyster Lane, Byfleet, Surrey,

PLEASE NOTE: Applications for districts W.10, W.11 & W.2 in the NORTH of the Borough can be seen at: THE INFORMATION CENTRE, NORTH KENSINGTON LIBRARY, 108 LADBROKE GROVE, W.11 (Tel: 0171 727 6583) and NOT at the location stated overleaf.

Yours faithfully,

M. J. FRENCH

Executive Director, Planning and Conservation

10

WHAT MATTERS CAN BE TAKEN INTO ACCOUNT

When dealing with a planning application the Council has to consider the policies of the Borough Plan, known as the Unitary Development Plan, and any other material considerations. The most common of these include (not necessarily in order of importance):

- * The scale and appearance of the proposal and impact upon the surrounding area or adjoining neighbours;
- * Effect upon the character or appearance of a Conservation Area;
- * Effect upon the special historic interest of a Listed Building, or its setting;
- * Effect upon traffic, access, and parking;
- * Amenity issues such as loss of Sunlight or daylight, Overlooking and loss of privacy, Noise and disturbance resulting from a use, Hours of operation

WHAT MATTERS CANNOT BE TAKEN INTO ACCOUNT

Often people may wish to object on grounds that, unfortunately, cannot be taken into account because they are not controlled by Planning Legislation. These include (again not in any order of importance):

- * Loss of property value;
- * Private issues between neighbours such as land covenants, party walls, land and boundary disputes, damage to property;
- * Problems associated with construction such as noise, dust, or vehicles (If you experience these problems Environmental Services have some control and you should contact them direct)
- * Smells (Also covered by Environmental Services)
- * Competition between firms;
- * Structural and fire precaution concerns; (These are Building Control matters)

WHAT HAPPENS TO YOUR LETTER

Planning applications where objections have been received are presented to the Planning Services Committee which is made up of elected Ward Councillors. Planning Officers write a report to the Committee with a recommendation as to whether the application should be granted or refused. Letters received are summarised in the report, and copies can be seen by Councillors and members of the public including the applicant. The Councillors make the decisions and are not bound by the Planning Officer's recommendation. All meetings of the Committee are open to the public.

If you would like further information, about the application itself or when it is likely to be decided, please contact the Planning Department on the telephone number overleaf.

WHERE TO SEE THE PLANS

Details of the application can be seen at the **Planning Information Office, 3rd floor, Town Hall, Hornton Street W.8.** It is open from 9am to 4.45pm Mondays to Thursdays (4pm Fridays). A Planning Officer will always be there to assist you.

In addition, copies of applications in the **Chelsea Area (SW1, SW3, SW10)** can be seen at **The information Office, Chelsea Old Town Hall, Kings Road SW3 (0171-352 1856)**, for the **Central Area (W8, W14, SW5, SW7)** can be viewed in the **Central Library, 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 **0171-727-6583**). Please telephone to check the opening times of these offices.

If you are unable to come to the Office due to illness or disability, it may be possible for a 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

Transportation

(11)

This scheme appears to amend parking arrangement (on street) concerning corner house to that approved under TP 96/0443 + TP 97/0448, so is probably OK but please check that you're satisfied with it.

Sarah —

Sarah 22/7.

See attached long undid ob!

✓

Tan 29/7.

RBK&C TRANSPORTATION COMMENTS

T.P. Number: PP/99/1429	Address: COLVILLE Mews	(12)	Date of obs. 29/7/99
Development: Amendments to approved scheme TP/98/1443 re residential development & car parking			Obl. No obl. See obs. ✓
File Number: TM/202/C	Obs. INITIAL/FULL	Transportation officer: TM	D.C. officer: SW
Other Information: See previous obs: GP 8/5/96, 21/8/96, 22/10/98, 18/11/98, 27/11/99 GP 8/5/96, 11/8/98, 27/10/98, 4/11/98, 11/2/99			

Comments:

- In Gillian's absence I have had a look through the various files & applications which has delayed these Obs. I'm afraid
- I set out briefly what I understand to have been the permissions and the annotated on-street parking - which is subject to the current amendment. This is not for your information in the sense that you will be entirely familiar with the previous applications, but just to ensure that I have got them in the right order & arrangement.
 - TP 96/0843D Plan 11D 3 bays split 2 to S & 1 to western end (as attached)
 - TP 97/0448 Plan 11D not altered.
 - TP 98/1443 Plan 499/PL/04B 3 bays split 2 to S & 1 to W end although differently spaced (as attached)
- The current plan Atr (TO 186.01 of 8.7.99) shows 3 bays all on the S side of the mews, as set out in developers letter of 3.6.99 (4).
- What is common to the current amendment and the previous applications is that both

Cohville Mews (can't)

(13)

the off-street provision for each dwelling and 3 on-street spaces are retained.

I am also conscious that Gillman did a considerable amount of work ^{with you} to improve the parking layout of the earlier application - especially on 98/1443 (see list of obs). These efforts resulted in the split bays.

5. Given that the entrance position now makes it all but impossible to position the "3rd" bay on the western flank - the available space being only just about 5m - one has to consider whether the new position is acceptable as it has clearly not been ~~given~~ included in a previous permission, as far as I can see.

6. Under normal highway conditions I would have said that neither point meets the sight line requirements implied in (the VDP (5.3.5 et al) - the currently ^{permitted} position being only marginally better. However, given the Mews location, the narrowness of which should (hopefully) impose much lower manoeuvring speeds, reduced sight lines are probably acceptable. Current parking utilises similar areas as shown.

Colville Mews - (cont)

14

5. In summary

1. Parking ~~levels~~ provision off-street & on street are maintained at the previous permitted levels.
2. The One ^{additional} space is transferred to the S. ^{NORTH} side of the w. ~~to S.~~ side unlike previous permission.
3. The sight lines to this space, although below ideal, are adequate for ambient Mews traffic speeds.
4. ∴ No objection.

Step (Don)

This application got bundled up with another case PP 99 1274 Re Colville Sq. Mews (different site) and seems to have missed an ob.

✓ Sarah. 28/7



15

RBKC

District Plan Observations CONSERVATION AND DESIGN

Address	Colville Mews, r/o 16, Colville Rd, W1	Appl. No.	99/1429/SW	L.B.	C.A.	N C S
Description	Residential Tenace - alterations to approved design	Code		N	M	

Alterations internally obviously of no concern to C+D, but externally two to various small changes, most of which detract from the approved design, i.e.:

Front elev. - glazing patterns do not work anymore, all kinds wrong, not right. (Pseudo doors, etc)

Sarah,
I have met
the agents at
their request
and tried to sort
out my issues.
They will do that
✓ send your revisions
B. 25/8/99

- entrance door proportions not so good. Are then glazed?
- parapets reduced, roof too prominent now.
- also the roof renders too chunky now and very noticeable. unrelated to the roof covering pattern.
- balconies straight plan and different railings. Probably OK, but replace railings + finish.
- need to know materials will matter a lot. Was high quality before.

Side elevation (W) - ground floor worse, a little better.

- rear elevation (W & H) elevation awful.

Rear - no obscure glazing shown, just some glazing screen etc were extensive.
- boundaries in courtyards.

Variations from 1999 PP, TP 98/1443

* NB Does this need new S.106 * ? → YES.

TO 186:01 - retains rear boundary to Linsdale Rd.
SITE PLAN except for tall bit r/o 29/31
- relocation on-st parking + ^{entrance} ~~garage~~ to House at ~~end~~ western end,

TO 186:05 - side roof overhangs.

FRONT EL + - window designs changed.

SIDE EL - parapets lowered

- terrace screen lost ?

- low sills onto street inviting security probe

- what happens to rear stair block out ?

TO 186:02 - Site is narrower than shown on
GP PLAN previous survey ie 1-3 m. less.

- boundary signs - consult planning.

TO 186:03 - changes to rear glazing

18K PLAN * check privacy *

between houses

to Linsdale Rd.

TO 186:04
2nd PLAN

- much larger mezzanine, opposite high level windows

* privacy as above *

need section to explain

TO 186:06

Rear elⁿ

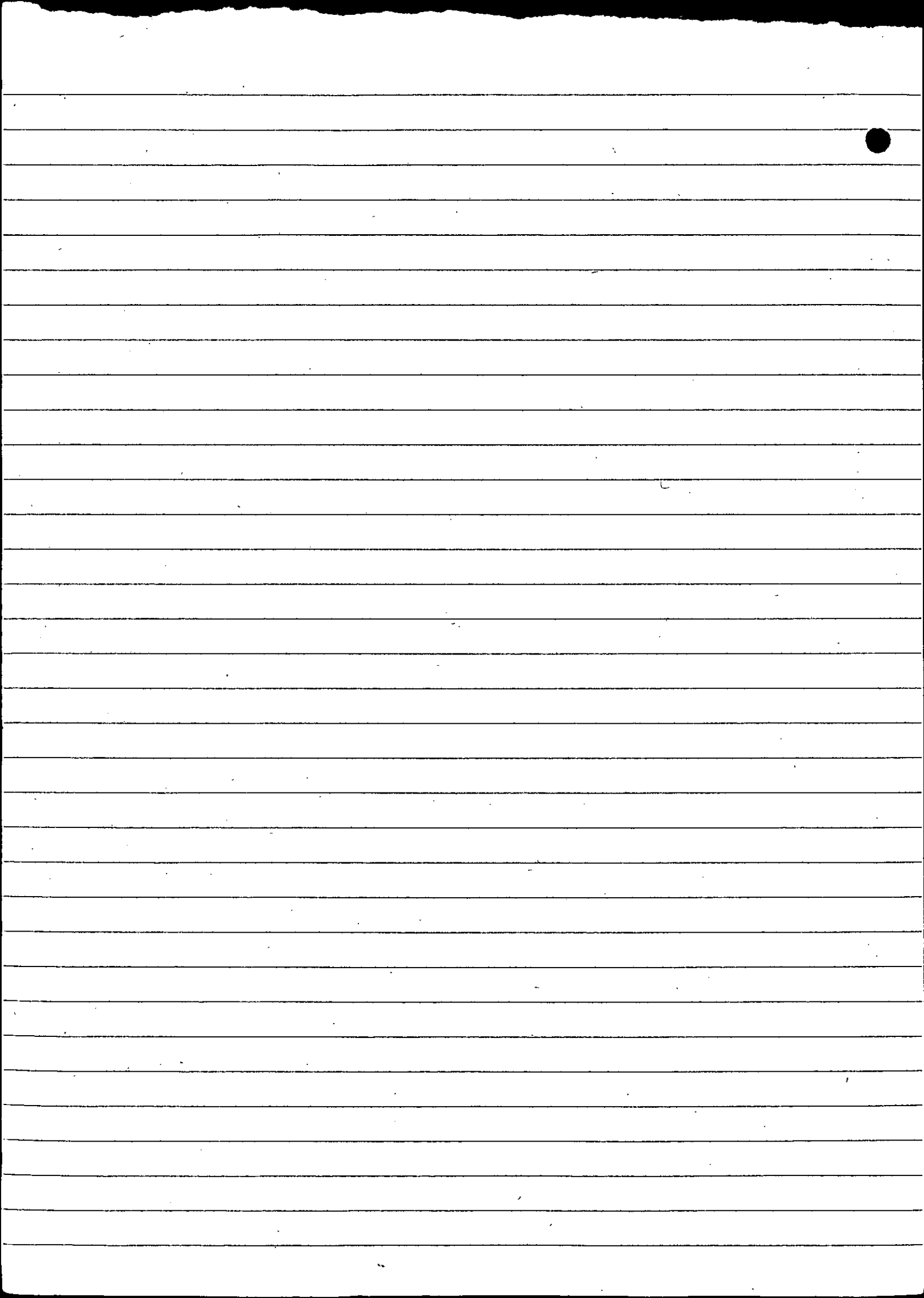
- what happens to old staircase?

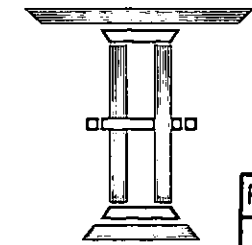
- rear elevation does not tally with plan re curved glazing on back extns.

- looks r. similar to approved.

Need sections / ^{internal} side elevation to check privacy ^{terrace} ^{windows} ^{+ mezz.}
+ see whole design.

How much rear wall kept. Site Plan OIA window at east end.





**THIRLSTONE
HOMES LTD**

THIRLSTONE HOUSE
142 OYSTER LANE
BYFLEET
SURREY KT14 7JQ
Tel: 01932 350900
Fax: 01932 350333

e-mail: thirlstonehomes@msn.com

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
18 AUG 1999							
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES	

(17)

SW
Boric
H-ad

Ms S Wilden
The Royal Borough of Kensington & Chelsea
Directorate of Planning Services
Department 705
Town Hall
Walton Street
London W8 7NX

Our Ref: SR/pfh

17 August 1999

SW
COPY OF PLANS
TO INFORMATION
OFFICE PLEASE

Dear Ms Wilden

Re: Planning Application – Colville Mews, London W11
Application No: PP/99/01429

Further to our telephone conversation of today's date with regard to the above application, I have pleasure in enclosing, for your formal consideration, four copies of our revised drawing numbers TO:186:05 Revision A and 06 Revision A showing the proposed lifting of plot 5, as discussed.

This amendment will not result in the proposed ridge height of the development being higher than that previously approved and as such I trust that you will find these amendments acceptable. I look forward to receiving your confirmation at your earliest convenience and, indeed, the formal planning permission in due course. However, should you have any queries, or require any further information, please do not hesitate to contact the undersigned.

Yours sincerely

S Russell
Planner

✓
17
18-8

18

COLVILLE MEWS LONDON, W11	
T: 186	Dated 24.8.99
EXTERNAL MATERIALS SCHEDULE	
Roof	MID GREY RIBBED TERNE-COATED ALUMINIUM
Main brickwork	N/A
Tile Hanging	N/A
Render	WHITE
Feature Brick	N/A
Knapped Flint	N/A
✓ Windows & Door Frames	MID GREY COLOURED POWDER COATED ALUMINIUM (SLENDER FRAMES)
✓ Garage Doors	MID GREY COLOURED (UP & OVER ROLLER) G/R/P DOOR
✓ Front Doors	MID GREY COLOURED POWDER COATED ALUMINIUM 2 PANELS GLASS & 2 PANELS SOLID
✓ Courtyard Patios	LIMESTONE
✓ Access Road & Entrance Doorstep	COBBLES REMOVED DURING CONSTRUCTION TO BE REUSED OR REPLACED
Notes	

1.	Downpipes to be square, grey UPVC.
2.	Balconies to be mid grey galvanised steel with sandblasted toughened safety glass.
3.	Frosted glass panels to rear elevation (see floor plans).

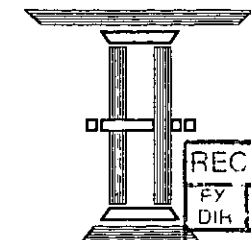
R.B.K. & C.
TOWN PLANNING
- 8 SEP 1999
RECEIVED

+ consider details of
ramp -

PP 99 1429B

*Janah,
shall we
go through
this together,
better.*

9/9



**THIRLSTONE
HOMES LTD**

THIRLSTONE HOUSE
142 OYSTER LANE
BYFLEET
SURREY KT14 7JQ

Tel: 01932 350900

Fax: 01932 350333

e-mail: thirlstonehomes@msn.com

RECEIVED BY PLANNING SERVICES

FY HOC N G SW SE EN 20
DIA

- 8 SEP 1999

(27)

PLN DES FES

19

Mrs Benish
The Royal Borough of Kensington and Chelsea
Directorate of Planning Services
Department 705
Town Hall
Walton Street
London W8 7NX

Our Ref: SM/pfh

06 September 1999

MS
**COPY TO PLANS
TO INFORMATION
OFFICE PLEASE**

Dear Mrs Benish

Re: Planning Application – Colville Mews, London W11
Application No: PP/99/01429

Further to our recent meeting, I attach a full set of amended drawings for the above-mentioned site. Alterations have been made to incorporate minutes of our meeting. Please could you substitute these drawings for the ones already in your possession. The changes are as follows:

1. Proportions of windows and doors to elevations.
2. Reduction of balcony overhang.
3. Second floor windows to sit behind parapet.
4. Two individual windows to second floor.
5. Lifting of porch ceiling.
6. Two identical size windows to the front elevation of Plot 5.
7. Changing proportions of the side elevation of Plot 5 by alterations to windows.
8. Dropping the height of the flat roof to the rear of Plot 5.
9. Alteration to the proportions of the three picture windows to the living room of Plots 1 to 4.
10. Adding notation of frosted glass to plans/elevations.

CT sent 17/9.

/continued

Distrib to IO + NKL.

18/9

/continued

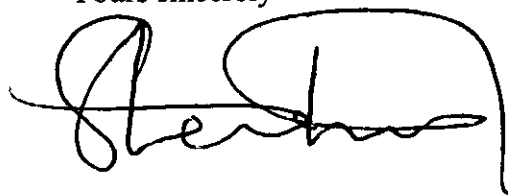
20

As suggested the rear elevation is now shown behind the existing brick wall.

Also attached are 4 copies of the material schedule which I would be grateful if you could approve under condition, once the scheme has been approved.

If you require any further information, please do not hesitate to contact me.

Yours sincerely



STEVE MITCHELL
Planner

Enc: 4 copies of: Site Plan Drawing No: TO:186:01A
Ground Floor Plan Drawing No: TO:186:02A
First Floor Plan Drawing No: TO:186:03A
Second Floor Plan Drawing No: TO:186:04A
Front Elevation Drawing No: TO:186:05B
Rear Elevation Drawing No: TO:186:06B

Cornelio Mews

21

Rev rec'd 8. 9. 98.

- 03A 1st Plain Balcony widths should tally with elevation.
+ mark an extent of obscured glazing

SK0203B.

DISCUSSED WITH
STEVE MITCHELL
AS BELOW 22/9.



Rev Rec'd. 21. 9. 98.

ROVC

TECHNICAL INFO
TAKEN OFF

- 01B What is the difference +
show what happens to low Rd boundary wall,
STAIRCASE RETAINED, OWNED BY ADJG. WILL CHECK. ✓
- 02B What is the difference from 02A? NOTATION
is it just notation? ✓
- 03A AS ABOVE BALCONIES TO BE REDUCED IN WIDTH ✓
- 04B. mezzanine reduced & check privacy &
mark glazing obscuring. Needs to be as
before at corner. 2 bays instead of 1, since less
render at corner.
- 05C 1st floor windows - line through
top gl. bar at least on each house ✓
* overhanging side boundary - information.
Face to rear extn. Detailing v. chunky &
draws attention, lighter. What is double
panel / heavy slab above doors. Projection
rearwards. Bifold doors would look better (pro)

07

✓ Where are sections through?

Assumed end houses. Should be shown on plan.

(22)

✓ Section BB # Plane elevation
re the rear 2nd floor extⁿ to end house
re glazing to back extension
Ok privacy-wise from terrace.
Fartlight? This dug better than OSC

Must show high level underpins for me to check sight lines from an section
need section equivalent to 499/PL/
to B on approved set.

- to check privacy

- to see side elev of rear extension.

06 C

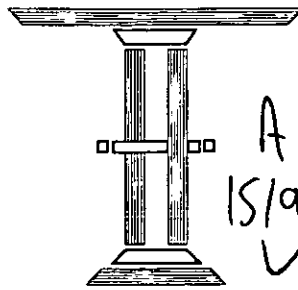
- Rear stair extⁿ on this
dug but not elsewhere? ✓

Raised durgs rec'd 1.9.99

(23)

- Still need a durg showing rear wall to
Lonsdale Rd ie like durg 06.
Can dot onto 06.B (a) exg wall height
(b) extent of wall to be
retained.
- need sections through each type of house to
check privacy from mezzanine
other floors
terrace w/o ~~at~~ western house.
- They will have to enter S.106. re other site.
- Durgs to indicate how much Lons Rd
boundary wall kept
- Durgs to indicate ~~how~~ what will be
lost with redundant staircase.

Steve Mitchell advised as above 17/9.
He will send durgs.



**THIRLSTONE
HOMES LTD**

THIRLSTONE HOUSE
142 OYSTER LANE
BYFLEET
SURREY KT14 7JQ
Tel: 01932 350900
Fax: 01932 350333
e-mail: thirlstonehomes@msn.com

Book in
Pl.ack

SW

24

AF 15/9

RECEIVED BY PLANNING SERVICES									
EX	D/R	HDC	N	C	SW	SE	ENF	AO	ACK
15 SEP 1999									
IO	REC	ARB	FWD	CON	DES	FEES			

Miss S. Wilden
The Royal Borough of Kensington & Chelsea
Directorate of Planning Services
Department 705
The Town Hall
Hornton Street
London W8 7NX

Our Ref: SM/T186/1309b/cw

14th September 1999

Dear Miss Wilden

Re: Residential Site, Colville Mews, London W11 – Application No. PP/99/01429

Further to our telephone conversation regarding the above mentioned application. I can confirm that in your absence I forwarded a complete set of revised drawings, to incorporate suggestions made by Mrs Benesh during our meeting on the 25th August 1999. I look forward to your response, which you suggested could be by the week ending 17th September 1999. As you are aware we would like to eradicate any problems and to progress our build programme as soon as possible. Myself and my colleague Markham Hanson would welcome a meeting if any more consultation is required.

I look forward to hearing from you.

Yours sincerely

STEVE MITCHELL
Planner

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

25

R
THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

Mr. M.W. Horovitz,
29C Colville Terrace,
London W11 2BU

Switchboard: 0171 937 5464
Extension: 2082
Direct Line: 0171 361 2082
Facsimile: 0171 361 3463

20 September 1999

My reference: DPS/DCN/SW/
PP/99/01429

Your reference:

Please ask for: Mrs. S. Wilden

Dear Sir,

TOWN AND COUNTRY PLANNING ACT 1990
PREMISES IN COLVILLE MEWS, W.11

Further to your letter of 18th July and Mrs. Wilden's telephone message of 21st July, I would advise you that the above application proposes a residential development of the same number of storeys and height as that previously approved.

The current application proposes amendments to the elevations and the internal arrangements. The appearance of the northern elevation, as viewed from your property, would be similar to that already approved. I enclose a copy of the drawings for your information. The scheme is under negotiation and there may be amendments to details of the design, but I do not envisage that the scale of the front of the development would be altered.

I trust that this is of assistance. My assistant, Mrs. Wilden, would be pleased to advise you further if required.

Yours faithfully,

R

R. THOMPSON,
AREA PLANNING OFFICER
FOR THE EXECUTIVE DIRECTOR,
PLANNING AND CONSERVATION.

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W3 7NN

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

26

**THE ROYAL
BOROUGH OF**



**KENSINGTON
AND CHELSEA**

Mr. C. Griffin,
P. I. Design International,
1-5 Colville Mews,
Lonsdale Road,
London W11 2AR

Switchboard: 0171 937 5464
Extension: 2082
Direct Line: 0171 361 2082
Facsimile: 0171 361 3463

20 September 1999

My reference: DPS/DCN/SW/
PP/99/01429

Your reference:

Please ask for: Mrs. S. Wilden

Dear Sir,

TOWN AND COUNTRY PLANNING ACT 1990
PREMISES IN COLVILLE MEWS, W.11

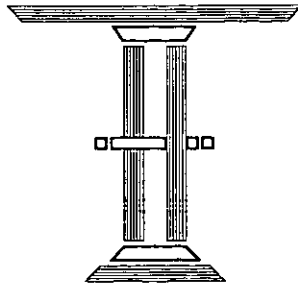
Further to your fax message of 2nd August, would you kindly advise me as to the reason for your formal objection to the above planning application so that the Council can take account of your concerns when considering the proposal. I should be grateful for your comments as soon as possible within the next ten days.

Yours faithfully,

RT

R. THOMPSON,
AREA PLANNING OFFICER
FOR THE EXECUTIVE DIRECTOR,
PLANNING AND CONSERVATION.

22/9



**THIRLSTONE
HOMES LTD**

THIRLSTONE HOUSE
142 OYSTER LANE
BYFLEET
SURREY KT14 7JQ
Tel: 01932 350900
Fax: 01932 350333
e-mail: thirlstonehomes@msn.com

27 SW
both

RECEIVED BY PLANNING SERVICES									
EX DIR	HDR	N	C	SW	SE	ENF	AO	ACK	
(a) 22 SEP 1999									
	C	REC	ARB	FWD	CON	DES	FEE		

Ms. Sarah Wilden
The Royal Borough of Kensington & Chelsea
Directorate of Planning Services
Department 705
The Town Hall
Hornton Street
London W8 7NX

Our Ref: SM/T186/2109/cw

21st September 1999

Dear Ms. Wilden

Re: Residential Site, Colville Mews, London W11 – Reference No. TP/99/01429

I write to formerly substitute four copies of a full set of application drawings which I hand delivered on the 20th September 1999, drawing numbers TO:186:01B, TO:186:02B, TO:186:03A, TO:186:04B, TO:186:05C, TO:186:06C and TO:186:07. Alterations are as follows:

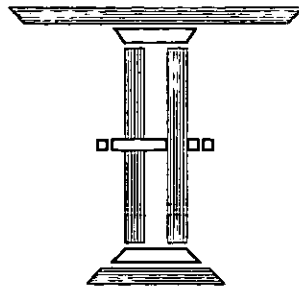
- NOT //
1. Reduction in size of mezzanine floor, so that it is the same size as previously approved TO:186:07.
 2. Additional rear elevation which includes existing rear wall to be retained. This drawing also shows a section CC through plot 1 and section BB through plot 5.
 3. Existing staircase is now shown on front and rear elevations. This staircase is owned by the adjoining site but we have right of way, and intend any abutting walls to be made good.
 4. Existing brick wall which is shown on the back edge of the side elevation of plot 5 is also now shown. This will obviously restrict any overlooking.
 5. The alterations to the rear eastern wall have been altered because the original consented application was drawn from an inaccurate survey. Changes to the drawing have been discussed with Mrs Benish who has no objections.

I hope these changes are satisfactory and I look forward to a decision.

Yours sincerely

STEVE MITCHELL
Planner

Sm2109.doc



**THIRLSTONE
HOMES LTD**

THIRLSTONE HOUSE
142 OYSTER LANE
BYFLEET
SURREY KT14 7JQ
Tel: 01932 350900
Fax: 01932 350333
e-mail: thirlstonehomes@msn.com

28

R.B.K. & C.
TOWN PLANNING

30 SEP 1999

RECEIVED

few D

Ms. Sarah Wilden
The Royal Borough of Kensington & Chelsea
Directorate of Planning Services
Department 705
The Town Hall
Hornton Street
London W8 7NX

Our Ref: SM/T186/1709/cw

27th September 1999

Dear Ms. Wilden

Re: Residential Site, Colville Mews, London W11 – Reference No. TP/99/01429

Further to our recent telephone conversation on Monday 20th September 1999, regarding the above mentioned planning application. I attach the amended drawings to incorporate the suggestions made by yourself. Alterations are as follows:

1. Drawing number TO:186:01 C – Notation to Lonsdale Mews wall which indicates that we intend to build up against and on top of the existing party wall which is within our ownership.

Notation is added to the rear of plot number 5, to indicate proposals to the existing staircase, which will be retained and made good. This staircase is in the ownership of the next door neighbour. It was previously used by the existing premises on our site which had right of way, as there was an access here. Because our proposals do not involve an access, it will be used solely by the owner.

2. Drawing number TO:186:02 C – Position of staircase to rear to plot number 5, as on the previously approved drawings.
3. Drawing number TO:186:03 B – Notation to the rear windows which have obscure glazing.

Also reduction in balcony overhang to tally up with the front elevation.

4. Drawing number TO:186:04 C – Notation to rear windows which have obscure glazing, which includes the three picture windows in the living room of plot numbers 1-4 which now, do not open.

/Continued ...

29

Page 2
Ms. Sarah Wilden
The Royal Borough of Kensington & Chelsea

5. Drawing number TO:186:05 **D** – The glazing bars to the front elevation of the balcony doors line up with that of the windows. The eave overhang to plot number 1 is now only 100mm, which is within our site boundary.

The side elevation of plot number 5 indicates the glazing above the patio door and the verticle separation of the doors has being added.

6. Drawing number TO:186:06 **D** – shows extent of rear glazing.

Additional section AA as requested.

I hope these changes are satisfactory and I look forward to a decision.

Yours sincerely

STEVE MITCHELL
Planner

Enclosed:

Drawing numbers:

TO:186:01C
TO:186:02C
TO:186:03B
TO:186:04C
TO:186:05**D**
TO:186:06D
TO:186:07A

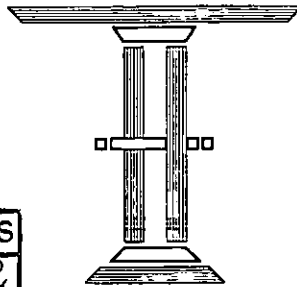
Site: <i>Col. Mews</i>		File reference (30)
Subject:		
R.B.K. & C Planning Services		Site <input type="checkbox"/> Office <input checked="" type="checkbox"/>
NOTES OF MEETING		Date: <i>8. 10. 99</i>
Names of persons attending:	Officers <i>S. Miller</i>	Applicant/Agent/Resident <i>Steve Mitchell</i> <i>Thurlestone Homes</i>
Matters discussed:	<p><i>He is to supply dwp</i></p> <p><i>(1) Laying an exg near boundary wall</i></p> <p><i>(2) Laying on profile of previously approved (1996/7) scheme</i></p> <p><i>to arrive Monday 11/10</i></p>	

Signatures:

① PC ② SW ③ 159

31

copy of plans to ID please



RECEIVED BY PLANNING SERVICES									
EX DIR	HDC	N ✓	C	SW	SE	ENF	AO ACK		
13 OCT 1999									
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEEs			

THIRLSTONE
HOMES LTD

THIRLSTONE HOUSE
142 OYSTER LANE
BYFLEET
SURREY KT14 7JQ
Tel: 01932 350900
Fax: 01932 350333
e-mail: thirlstonehomes@msn.com

✓ CT
14/10/99

Ms. Sarah Wilden
The Royal Borough of Kensington & Chelsea
Directorate of Planning Services
Department 705
The Town Hall
Hornton Street
London W8 7NX

Our Ref: SM/T186/1110b/cw

12th October 1999

Dear Ms. Wilden

Re: Residential Site, Colville Mews, London W11 – Reference No. TP/99/01429

Further to our recent telephone conversation on Friday 8th October 1999 regarding the above mentioned planning application. I attach amended drawings incorporating suggestions made by yourself. Alterations are as follows:

Drawing number TO:186:06 Revision E to show extent of existing approval, and also a dotted line to show extent of rear wall to be retained.

*not what's required -
- need original wall shown.*

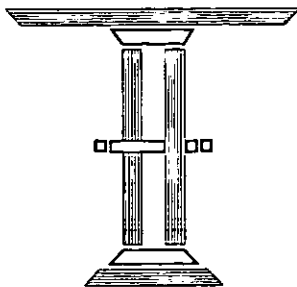
Drawing number TO:186:07 Revision B to show extent of the previously approved application on section CC.

I hope these changes are satisfactory and look forward to your decision.

Yours sincerely

STEVE MITCHELL
Planner

*requested
shown to
be as when
previously
standing there.*



32

**THIRLSTONE
HOMES LTD**

THIRLSTONE HOUSE
142 OYSTER LANE
BYFLEET
SURREY KT14 7JQ
Tel: 01932 350900
Fax: 01932 350333
e-mail: thirlstonehomes@msn.com

Ms. S. Wilden
The Royal Borough of Kensington & Chelsea
Directorate of Planning Services
Department 705
The Town Hall
Hornton Street
London W8 7NX

Our Ref: SM/T186/1810/cw

18th October 1999

Dear Ms. Wilden

Re: Colville Mews – Reference No. TP/99/01429

Further to our telephone conversation of today regarding the above mentioned planning application. I attach four copies of drawing number TO:186:07 B which now shows the height of the existing wall on the rear elevation.

As discussed I have not revised this drawing number which remains Revision B. I hope this information is satisfactory and look forward to the approval on the 19th October 1999. If you do require any further information please let me know.

Yours sincerely

STEVE MITCHELL
Planner

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
10 OCT 1999						132	
Fees				Fees			

MEMORANDUM

RECEIVED BY PLANNING SERVICES									
EX DIR	HDC		C	SW	SE	ENF	AO ACK		
92 - 8 NOV 1999									
	IC	REC	ARB	FWD PLN	CON DES	FEES			

To: Sarah Wilden
Planning and Conservation

From: Director of Legal Services

cc:

Your Ref:

My Ref: LJ
Ext: 2188
2118

33

Date: 05 November 1999

SECTION 106 AGREEMENT - COLVILLE MEWS
REAR OF 16 COLVILLE ROAD

I confirm that I will be dealing with the revised scheme and the new agreement which will be necessary prior to granting planning permission.

I have dug out John's file in respect of the previous Section 106 agreement and would be grateful if you could confirm that the application covers the same area and consequently whether or not I can use the same plan.

The site has now been divided up between different owners and I await hearing from the applicants solicitors to provide the title documents prior to me commencing the drafting of the agreement.

Thank you for your assistance in this matter and I look forward to hearing from you.

Louise Jackson

Louise Jackson
for Director of Legal Services

Can use same plan. Message left 16/11.

✓

Site: <i>Cowle new</i>	File reference: <i>PP/99/01429</i>
Subject:	Site <input type="checkbox"/> Office <input checked="" type="checkbox"/>
R.B.K. & C Planning Services	Date: <i>18.11.99</i>
NOTES OF MEETING	

34

Names of
persons
attending:

Officers

S. Miden

Applicant/Agent/Resident

Steve Mitchell, Thirstone Homes

Matters
discussed:

*Details required under condition of
Draft PP.*

*Recommended he write in &
list his submissions under cond
2(a)-(f) for consideration*

*Roof sample provided ok, tho'
more matt finish preferred.*

*He confirmed that "rolls/upstands
would be spaced as shown on
(draft) approval dngs.*

*Dngs rec'd 2.11.99 (1:50 scale)
are not acceptable & relate to
an earlier design stage.*

*Can't approve anything until
Decision issued.*

Signatures:

J. D. Spicer & Co.

SOLICITORS

Our Ref:

Your Ref:

Date:

JSS.LD.

DPS/ICN/PP/99/01429/SW

28th February 2000

140 Kilburn High Road
London NW6 4JD

Tel: 020 7624 7771
Fax: 020 7328 9466
DX 37714 KILBURN

Emergency Telephone:
0836 577556

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

PLANNING SERVICES							
DIR	IND	C	SW	SE	ENF	AO	ACK
S3. 29 FEB 2000							
APPS	IO	REC	ARB	FWD	CON	DES	FEES
				PLN			

Dear Sirs

Re: Colville Mews Development – Developers Thirlstone Homes Limited

Please find enclosed herewith for your information copy correspondence which we have today forwarded to the above on behalf of the occupants of 47a Lonsdale Road. The contents of the attached correspondence are self explanatory but we would be grateful if you could kindly advise us to what steps you will be taking in view of the self evident breaches with regards to security at this site and also what steps will be taken to monitor the situation to ensure that the same does not arise.

We look forward to your reply by return.

Yours faithfully

J D Spicer & Co

In short, nothing!

Partners:

Jon D. Spicer LL.B.
Philip W. Spicer LL.B.
Julie S. Stanhope LL.B.
Kirit Khushal B.A.

Associates:

Julie Armstrong M.Sc.
Simon Grove LL.B.
Baljinder Sanghera LL.B.
Sebastian Peattie B.A.
Iain Jenkins LL.B.

Consultants:

Richard Souper B.Mus
Aiden McCroary LL.B.



APPROVED IN THE
FOLLOWING AREAS:

Crime
Housing
Immigration/Nationality
Matrimonial & Family
Personal Injury

JSS.LD
T186/CR220799\ajr
28th February 2000

36

Thirlstone Homes Ltd
Thirlstone House
142 Oyster Lane
Byfleet
Surrey
KT14 7JQ

Dear Sirs

Re: Colville Mews W11 Development

We act on behalf of the occupant of 47A Lonsdale Road in consequence of a burglary at her premises on 7th February 2000. It would appear that access to our client's premises were affected by the usage of ladders from the above development which is adjacent to her premises.

The burglary was reported to the police at Notting Hill police station and we understand a DC Beecher is the officer in charge of this investigation. The crime number is 5701398/00E. We note that when this development was proposed security of the nearby residents was a considerable concern and the local authority obtained various reassurances from you concerning the same. It is self evident given what has happened to our client that the same has not been complied with. Our client is contemplating commencing proceedings against you not only for the distress occasioned to her in consequence of the burglary but also property worth in the region of £1000. Our client's distress over the burglary was exacerbated by the fact that it was her return to the premises which disturbed the perpetrators and she had the unpleasant experience of facing them.

We look forward to receiving your reply to this letter within the next 14 days.

Yours faithfully

MEMORANDUM

37

To: Alice Horan
Planning and Conservation
cc:

From: Director of Legal Services

Your Ref:

My Ref: LJ
Ext: 2118

Date: 14 April 2000

SECTION 106 AGREEMENT
COLVILLE MEWS LONDON SW11

File
99 / 1429

Please find attached herewith a copy of the Section 106 agreement completed on the 14th April 2000.

I would be grateful if you would now issue the planning permission.

Louise Jackson

Louise Jackson
for Director of Legal Services

enc

THIS DEED is made the 14th day of April

Two thousand

38

BETWEEN

- (1) **THE MAYOR AND BURGESSES OF THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA** of the Town Hall Hornton Street London W8 7NX ("the Council)
- (2) **THIRLSTONE HOMES LIMITED** of 142 Oyster Lane Byfleet Surrey KT14 7JQ ("the Owner")

WHEREAS

- A The Council is the local planning authority for the administrative area of the Royal Borough of Kensington and Chelsea for the purposes of the Town and Country Planning Act 1990
- B The Owner is registered at HM Land Registry with freehold Title Absolute in respect of the Land
- C The Planning Application was made to the Council
- D The Council resolved at a meeting of its Planning Services Committee on 19 October 1999 to grant planning permission in respect of the Development following completion of an agreement for the purpose of making acceptable arrangements for the carrying out of the Development (this Deed)

NOW THIS DEED WITNESSETH AS FOLLOWS:-

1. INTERPRETATION

- 1.1 In this Deed the following words and expressions shall unless the context otherwise requires have the following meanings:-

WORDS AND EXPRESSIONS

MEANINGS

39

"Development"

the development referred to in the Planning Application and described in the Schedule

"Executive Director"

the Executive Director of Planning and Conservation and shall be deemed to mean the officer for the Council from time to time holding that appointment or (if no officer holds that appointment) carrying out the duties of that appointment

"Implementation"

the carrying out of any act pursuant to the Planning Permission which constitutes a material operation within the meaning of Section 56 of the Town and Country Planning Act 1990 (as amended) and material operations shall be construed as carried out at the earliest date on which any material operation is begun and "Implemented" shall be construed accordingly

"Land"

the land at the south side of Colville Mews, Kensington which is registered at HM Land Registry under Title No. NGL519709 and is shown for identification purposes edged in red on the Plan

"Plan"

the Plan annexed hereto

"Planning Application"

the application for planning permission under the Council's reference number PP/99/01429

40

"First Planning Permission"

the planning permission to be granted pursuant to the
Planning Application

"Second Planning Permission"

the planning permission reference TP/98/1443 ^{DOB} subject ¹⁴⁴³
to an agreement dated 17 June 1999 between the
Council, Jang Properties Limited and The Governor
and Company of the Bank of Ireland

1.2 Words in this Deed importing the singular meaning shall where the context so admits
include the plural meaning and vice versa

1.3 Words in this Deed of the masculine gender shall include the feminine and neuter
genders and vice versa and words denoting natural persons shall include corporations
and vice versa

1.4 References in this Deed to any statutes or statutory instruments shall include and
refer to any statute or statutory instrument amending consolidating or replacing them
respectively from time to time and for the time being in force

1.5 Covenants made hereunder if made by more than one person are made jointly and
severally

2. **LEGAL EFFECT**

2.1 This Deed is made pursuant to Section 111 of the Local Government Act 1972,

Section 106 of the Town and Country Planning Act 1990 as amended by the Planning and Compensation Act 1991 and all other powers so enabling

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- 2.2 This Deed contains a planning obligation made pursuant to the said Section 106 which is enforceable by the Council and which binds each and every part of the Land
- 2.3 The terms of this Deed (other than 4.1 and 4.2 below) shall come into effect upon the grant of the First Planning Permission
- 2.4 Nothing contained or implied in this Deed shall prejudice or affect the rights, powers, duties and obligations of the Council in the exercise of their functions as Local Planning Authority and their rights, powers, duties and obligations under all public and private statutes, byelaws and regulations may be as fully and effectually exercised as if the Council were not a party to this Deed
- 2.5 If any provision in this Deed shall be held to be invalid, illegal or unenforceable the validity, legality and enforceability of the remaining provisions shall not in any way be deemed thereby to be affected or impaired
- 2.6 No waiver (whether express or implied) by the Council of any breach or default in performing or observing any of the covenants, terms or conditions of this Deed shall constitute a continuing waiver and no such waiver shall prevent the Council from enforcing any of the said terms or conditions or from acting upon any subsequent breach or default
- 2.7 Nothing this Deed shall be construed as a grant of planning permission

- 2.8 The covenants herein shall be enforceable without any limit of time against the Owner and any successors in title and assigns of the Owner or any person claiming title thorough or under the Owner to the land or any part thereof as if that person had also been an original covenanting party in respect of the interest or estate for the time being held by that person PROVIDED THAT liability shall cease once a person has parted with the whole of his interest in the Land (save for any antecedent breach)

3. **THE OWNER'S COVENANTS**

The Owner covenants with the Council as follows:-

- 3.1 neither to occupy nor permit the occupation of the residential development to be provided in accordance with the First Planning Permission unless and until the Class B1(c) workshop accommodation to be provided in accordance with the Second Planning Permission has been completed to a shell with capped core services and to the reasonable satisfaction of the Executive Director and this satisfaction has been confirmed in writing

4. **FURTHER TERMS**

- 4.1 The Owner shall on the execution hereof pay the Council's costs incurred in the preparation and settlement of this Deed
- 4.2 The covenants in this Deed shall be treated and registered
- (a) as local land charges for the purposes of the Local Land Charges Act 1975 and
 - (b) in the Charges Register of the registered titles of the Owner(s) at HM Land Registry

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SCHEDULE

DESCRIPTION OF THE DEVELOPMENT

The erection of 5 houses each with integral garages

IN WITNESS of which this Deed has been executed on the first date before written

45253

THE COMMON SEAL of the MAYOR)
AND BURGESSES OF THE ROYAL)
BOROUGH of KENSINGTON AND)
CHELSEA was hereunto affixed)

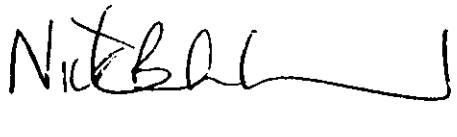
in the presence of:-

D. O'Brien

ADMINISTRATION
MANAGER

THE COMMON SEAL of THIRLSTONE)
HOMES LIMITED was affixed)
in the presence of:-)

Director 

Secretary
Director 

DATED 14 April

44

2000

THE MAYOR AND BURGESSES OF
THE ROYAL BOROUGH OF
KENSINGTON AND CHELSEA

-and-

THIRLSTONE HOMES LIMITED

~~DEED~~ DEED

Made pursuant to Section 106 of
the Town and Country Planning
Act 1990 (as amended by the
Planning and Compensation Act 1991)

Re: Land at Colville Mews, Rear of
16 Colville Road, Kensington, W11

A G Phillips
Director of Legal Services
The Royal Borough of Kensington and Chelsea
The Town Hall
Hornton Street
London
W8 7NX

My Ref: LSJ/10020083
Tel: 0171 361 2118

J. D. Spicer & Co.

SOLICITORS

Bodhi
Pl-ack

SW

Our Ref: JSS.LD
Your Ref: DPS/ICN/PP/99/1429/SW
Date: 26th May 2000

45

140 Kilburn High Road
London NW6 4JD

Tel: 020 7624 7771
Fax: 020 7328 9466
DX 37714 KILBURN

Emergency Telephone:
0836 577556

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

RECEIVED BY PLANNING SERVICES									
EX	Dth	PLN	ICN	PP	99	1429	SW	ACK	
- 1 JUN 2000									
PLN	DES	FEE	IC	PP	99	1429	SW	ACK	

For the attention of Ms S Wilden

Dear Sirs

Re: Colville Mews Development – Developers Thirlstone Homes Limited

We refer to our letter of 28th February 2000 a copy of which we annexe hereto. We note that on 29th February 2000 you acknowledged receipt of this letter but to date we have not had the courtesy of a reply. Please can we now receive the same by return.

not
enclosed

Yours faithfully

[Handwritten signature]

J D Spicer & Co

Partners:

Jon D. Spicer LL.B.
Philip W. Spicer LL.B.
Julie S. Stanhope LL.B.
Kirit Khushal B.A.

Associates:

Julie Armstrong M.Sc.
Simon Grove LL.B.
Baljinder Sanghera LL.B.
Sebastian Peattie B.A.
Iain Jenkins LL.B.

Consultants:

Richard Souper B.Mus
Aiden McCroary LL.B.



APPROVED IN THE
FOLLOWING AREAS:

Crime
Housing
Immigration/Nationality
Matrimonial & Family
Personal Injury

[Handwritten notes and signatures]

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

J. Spicer and Co.,
Solicitors,
140 Kilburn High Road,
London NW6 4JD

Switchboard: 020 7937 5464
Extension: 2082
Direct Line: 020 7937 2082
Facsimile: 020 7937 3463
Web: www.rbkc.gov.uk

14 June 2000

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

My reference: DPS/DCN/SW/ Your reference:
PP/99/1429

Please ask for: Mrs. S. Wilden

Dear Sirs,

Town and Country Planning Act 1990
Colville Mews Development, W11

I refer to your letter of 26th May and apologise for the delay in replying to your earlier letter.

Security during the course of building works is not a material town planning consideration but a matter to be resolved between adjoining owners. Accordingly, I am afraid that the Council cannot assist in this respect.

Yours faithfully,

R. THOMPSON,
AREA PLANNING OFFICER
FOR THE EXECUTIVE DIRECTOR,
PLANNING AND CONSERVATION.

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

47

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

Markham Hanson
Thirlstone Homes
Thirlstone House
142 Oyster Lane
Byfleet
Surrey KT14 7JQ

Switchboard: 020 7937 5464
Extension: 2982
Direct Line: 020 7361-2982
Facsimile: 020 7361-3463

01 November 2000

My reference: DPS/DCN/ER

Your reference:

Please ask for: Elen Richards

Dear Sir,

Town and Country Planning Act 1990

Re: Premises at Colville Mews, Kensington, London, W11

I refer to your enquiry regarding the Section 106 Agreement relating to the above mentioned site.

As you are aware, planning permission (ref.PP/99/1429) was granted on 19 October 1999 for the erection of five houses at the site subject to a Section 106 Agreement which required the provision of Class B1 (c) workshop accommodation before the residential development is brought into use. A Planning Officer visited the site on 31 October 2000 and has confirmed that the residential units have been completed and are available for occupation although none are currently occupied. The Class B1 workshop has also been built but does not appear to be fully available for occupation although I would suppose that the scheme will be fully completed in the next month or so. I can confirm, therefore, that at the time of my officer's visit, the Section 106 Agreement is being met and the development is being undertaken in accordance with the aforementioned planning permission.

I hope this is letter is of assistance.

Yours faithfully,

M J French,
Executive Director of Planning and Conservation.

Gen
SARAH - URGENT
MALCOLM HANSON
01932 350 900.
VISIT
16 COLVILLE RD
TO SEE IE S.106
COMPLIED WITH
DAVID NOMIS

R

Helena CAN YOU DO A DRIVE-BY SOME TIME + GIVE
A VIEW ON THIS?

Cotille Mews redevelopment

(48)

Garage doors (east block)

These were approved in a vertical boarded design, finished grey like the window.

What has been installed is horizontal banded/grooved and finished white.

I told applicant that if finish grey we may not make an issue of design but he says new owner/purchaser want white.

Any thoughts?

Sarah W. 14/3

[For Steve Russel 01932 350 900]

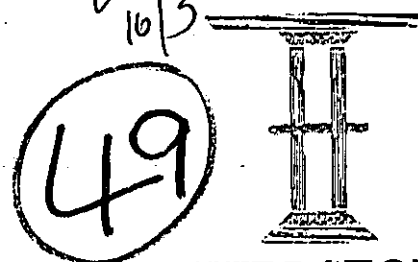
Following Design 06

Garage doors not as approved, but could be OK if dark painted & would then be treated as non-mat'ial. App'n PP 99 01429 does not reserve materials except roof + balc'y, as the schedule rec'd Sept 99 was treated as app'n submission (see report Para 2-1) Schedule says doors would be grey.

bk un + pc acc → SW

✓
16/3

THIRLSTONE HOMES LTD
THIRLSTONE HOUSE, 142 OYSTER LANE
BYFLEET, SURREY, KT14 7JQ
TEL: 01932 350900 FAX: 01932 350333



THIRLSTONE

FAX TRANSMISSION

Date: 15 March 2001
For the attention of: Sarah Wilden - Planning Department
Company: RBKC
Fax Number: 020 7361 3463
From: Steve Russell
Re: Colville Mews W11
Number of Pages (inc. header): 2

If you do not receive all pages, or if any pages are illegible, please contact the sender on
01932 350900

Sarah,

Please find attached sketch detail showing proposed solution with regard to the overlooking problem from the second floor terrace on plot 5 at the above development.

I trust that you will find this solution acceptable and look forward to receiving your written confirmation in the very near future.

Regards,

Steve Russell
PLANNER

R.B.K. & C.
TOWN PLANNING

15 MAR 2001

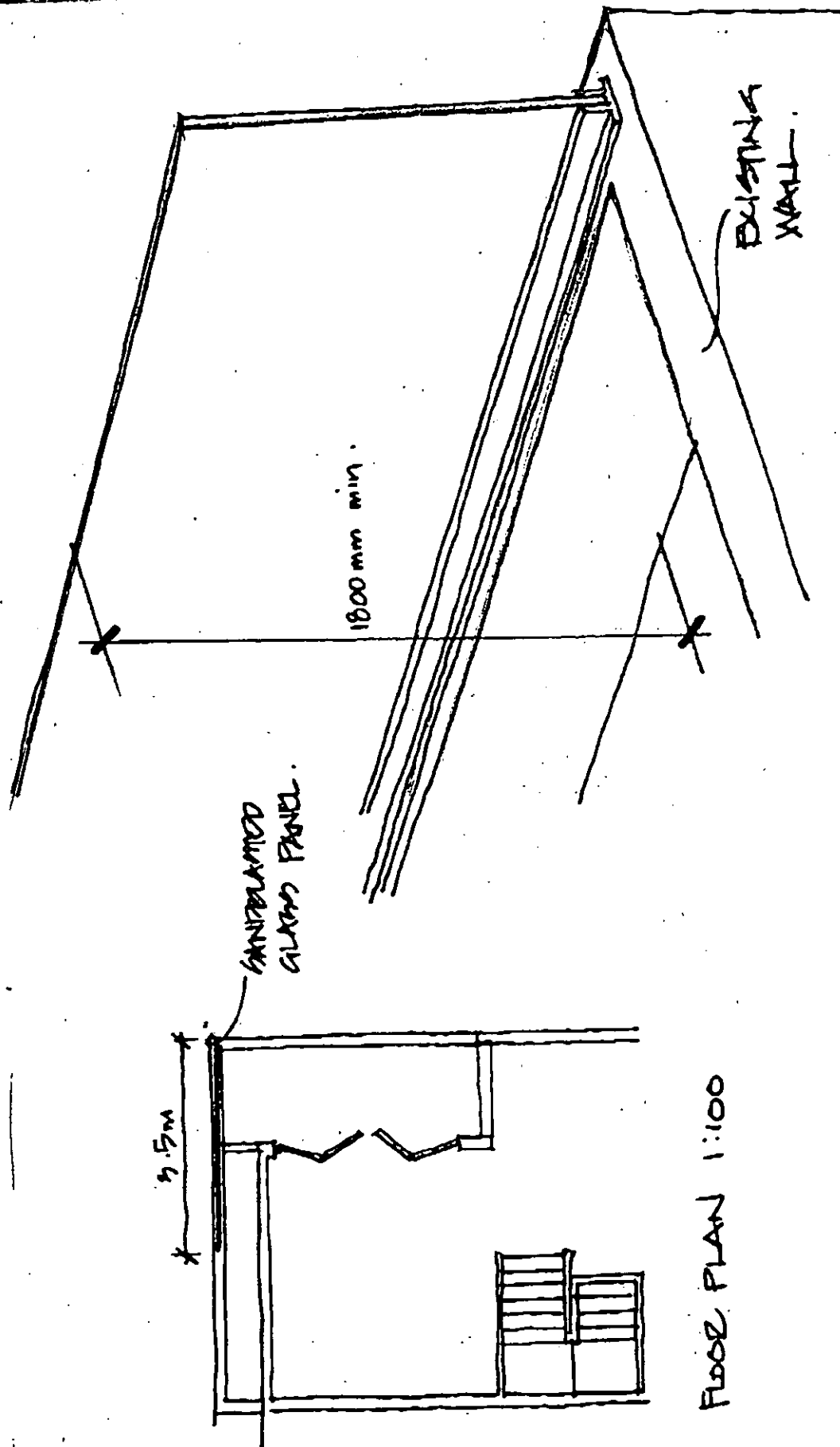
RECEIVED

THIS WOULD REPLACE THE APPROVED
RAISED MASONRY WALL + IS OK.
CAN BE APP'D UNDER COND. 2 (c)
Mr Worthington says that exg brch wall is to 1.1m
above patio level.

PROPOSED SCREEN PLOT 5 COLVILLE MENUS. W11

T1106/51.

50



FLOOR PLAN 1:100

Frank,

(51)

Calville mas - eastern block

The garage doors ~~look~~^{are} ~~are~~^{are} cheap fibre glass, self-finished (shipped texture) horizontally branded ones.

I agree with your suggestion ~~to~~ at least finish them in dark colour - grey to match windows the best, but other colours (dark) also possible.

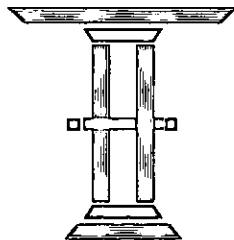
I suspect it is not so much the new purchasers preferences, more the bother / that cost to paint something that is self-finished colour.

I agree something should be done. It is not attractive. NB. The 'white' of the gr. doors does not even quite match that of the render.

B. 22/3/01

Fax already p.c'd

52



THIRLSTONE

THIRLSTONE HOMES LTD
THIRLSTONE HOUSE
142 OYSTER LANE
BYFLEET
SURREY KT14 7JQ
TEL: 01932 350900
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e:mail: byfleet@thirlstonehomes.co.uk

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC		C	SW	SE	ENF	AO ACK
26 APR 2001 (75)							
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEEB	

Ms S. Wilden

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

Our Ref: T186/250401

Date: 25th April 2001

BY FAX & POST
0207 361 3463

Dear Ms Wilden

Re: Site at Colville Mews, Notting Hill, London

Further to a meeting I had on site between your Mr Aulsbery of the Enviromental Health Department and my former colleague Steve Russell, on the 22nd March 2001, I can confirm to you that Mr Aulsbery was totally happy with the refuse provisions to both the residential and commercial elements of this scheme, I understand from him that this information has been conveyed to you by him already.

I would be grateful to receive from you your confirmation that this condition has been signed off of the planning consent, in addition I am aware that our in house planning department will be organising a meeting on site with you to address any outstanding issues, to which I shall attend.

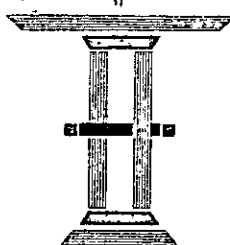
Should you require any additional information, please do not hesitate to contact me.

Yours sincerely


PAUL LLEWELLYN
Senior Technical Manager

Cc: Keith Ireland
David Norris

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC		C	SW	SE	ENF	AO ACK
88 15 MAY 2001							
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES	



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@SW

(53)

Mrs Sarah Wilden
Planning Department
London Borough of Kensington & Chelsea
Town Hall
Hornton Street
London
W8 7NX

Our Ref: DN/T186/0205/cw

14th May 2001

Dear Mrs Wilden

**Re: 16 Colville Road and Premises at Colville Mews, Kensington W11
Planning Application Nos. 98/1443 and 99/01429**

I refer to your recent meeting with Jeff Worthington and Paul Llewellyn and feel it would be beneficial to set out the matters agreed and also submit to you further details. This will then enable you to approve the outstanding conditions pursuant to the above permission as agreed.

Firstly the residential development (reference 99/01429).

Condition 2a

The letter dated 22nd November 1999 with the accompanying materials schedule is I understand considered to be acceptable.

Condition 2b

The details for the treatment of open land within the site are set out in the letter dated 27th April. They are namely the tiles on the Colville Road frontage which are 300 x 300 mm white frost resistant ceramic pavements. I understand that these are considered to be acceptable. There is no soft landscaping proposed as part of the development.

Mews

Condition 2c

The boundary treatments comprise a 1.8m high solid wall with rendered finish to match the house. In addition a panel constructed with obscure glazing is proposed to be erected to overcome any potential overlooking from plot 5 to the adjacent properties. You have the details on the glazing and I understand that they are considered to be acceptable.

Continued ...

(54) TP28/1443

Condition 2d

Drawing number T186:NOT:100 Rev. A (now revised to 100 Rev. B) shows the building designed in accordance with mobility standards and as previously stated has been approved by the NHBC as compliant with Part M of the building regulations. The building has been designed as a "shell and core" and the future occupier would be contractually obliged to undertake an internal fit-out for which they would require building regulation approval. Plan drawing number TD:6018 shows a level threshold detail to be used on the foyer. In addition there will be a 150mm wide lobby to lift with the staircase to the second floor designed to part M standards. They will have a maximum 170mm rise. The disabled toilet will be supplied by the current owner.

2(2)
refus
to refuse
Storage

Condition 2e

Details of the Eastern Elevation as shown on drawing number TO:186:11 is again considered to be acceptable. A copy of this plan is enclosed for your attention.

✓

Condition 2f

Details of roof lights are shown on drawing number T186:NOT:166 Rev. G – "Elevations and Sections" and TO:186:05D. These plans are attached to this letter for your convenience and are considered to be acceptable.

✓

Turning now to the commercial building (reference 98/1443).

Condition 2a

The materials to be used on the external face of the building are included within the materials schedule. I understand that they are considered to be acceptable.

✓

Condition 2b

The landscaping comprises 200mm x 200mm slate tiles to the paving on Colville Mews to match the existing. Granite setts have also been used to match those existing. No soft landscaping is proposed. This was agreed at the recent meeting with Jeff Worthington.

Road
✓

Condition 2c

The details of the railings as shown on drawing T186 NOT 015 A Rev. J. (now Rev. K) have been amended. They are in accordance with the details as constructed on site and comprise four divisions and a top transom. This now accords with your requirement as explained at the meeting.

✓

Condition 2d

Drawing number T186:NOT:100Rev. A (now revised to 100B) shows the building designed in accordance with mobility standards and as previously stated has been approved by the NHBC as compliant with Part M of the Building Regulations. The building has been designed as a "shell and core" and the internal fit out of the building will be undertaken by a third party.

SEE
PARA AT
TOP OF
PAGE

Continued ...

55

?
unnumbered
drawing

Condition 2e

The storage of refuse will be in a cupboard as shown on drawing reference 499/PL/04B. The refuse will be stored in a wheeled container and brought out on collection day by the caretaker responsible for the operation and maintenance of the building. Steve Russell and Paul Llewellyn of this company have had a meeting with Mr Aulsberry of the Council's Environmental Health Department, who agreed the acceptability of the refuse storage area and has conveyed this information to you. ✓

Condition 2f

The means of external ventilation will be the responsibility of the future owner ie. a third party and it is therefore not possible to submit details relating to these matters. However again these works would require the benefit of building regulation approval. ✓

Condition 2g

In relation to the details of the rear elevation, this information is contained on drawing number T186:NOT:015A. ✓

Condition 2h

The levels between the pavement in Colville Mews and the entrance doors to No. 16 have been retained as they were prior to the development and the surface made good with slate tiles. ✓

Condition 2i

Details relating to the eastern elevation have been submitted to your office and I understand that they are considered to be acceptable. ✓

Condition 2j

Drawing number T186:NOT:100 Rev. C shows the provision of 2 rings to be added to the wall for the Colville Road access. The Council would be prepared to supply these rings free of charge. In addition the layout for the Sheffield stands have been amended (T186:NOT Rev. B) together with the detail for the metal gates and their opening mechanism. ✓

Condition 2k

Details relating to the rooflights are shown on drawing number T186:NOT:015A Rev. K and T186:D110 which shows the side elevation of the BI unit. ✓

Condition 2l

Details relating to the northern elevations of the BI unit are shown on drawing number T186:012. I understand that these details are considered to be acceptable. ✓

Continued ...