

PLANNING SERVICES APPLICATION

CONSULTATION SHEET

APPLICANT:

Stuart Passey,
12 Earlsfield Road,
London
SW18 3DW

APPLICATION NO: PP/00/02708

APPLICATION DATED: 20/11/2000

DATE ACKNOWLEDGED: 23 November 2000

APPLICATION COMPLETE: 23/11/2000

DATE TO BE DECIDED BY: 18/01/2001

SITE: 12 Princes Gate Mews, London, SW7 2PS

PROPOSAL: Demolition of existing facade of building and rebuilding in second hand stock brickwork, construct new second floor and rebuild interior of building.

ADDRESSES TO BE CONSULTED

- 1.
2. ~~10-19 (concess) Princes Gate Mews.~~
3. ~~V+A Museum~~
- 4.
- 5.
6. AS PP/00/1346
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.

(12)

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
- The Environment Agency
- Thames Water
- Crossrail
- LRT/Chelsea-Hackney Line

Handwritten notes and checkmarks in the left margin, including a large vertical checkmark and the number '20/11'.

ADVERTISE

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

Handwritten notes and checkmarks in the right margin, including a large vertical checkmark and the number '20/11'.

DEVELOPMENT CONTROL

TECHNICAL INFORMATION

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

ADDRESS

PP002708

12 PRINCES GATE MENUS

SW7

POLLING DISTRICT

0

- | | | | |
|-----|--|--------|--|
| HB | Buildings of Architectural Interest | LSC | Local Shopping Centre |
| AMI | Areas of Metropolitan Importance | AI | Sites of Archeological Importance |
| MDO | Major Sites with Development Opportunities | SV | Designated View of St Paul's from Richmond |
| MOL | Metropolitan Open Land | SNCI | Sites of Nature Conservation Importance |
| SBA | Small Business Area | REG 7 | Restricted size and use of Estate Agent Boards |
| PSC | Principal Shopping Centre (Core or Non-core) | ART IV | Restrictions of Permitted Development Rights |

Conservation Area	HB	CPO	TPO	AMI	MDO	MOL	SBA	Unsuitable for Diplomatic use	PSC		LSC	AI	SV	SNCI	REG 7	ART IV	
									C	N							
10																	

	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:

12 PRINCES GATE MEWS

Property Card N° : 0900 013 00

Sitename :
Comment :
TP Arch/History : 41224
See Also :

Xref :
Notes :

PP002708

TP No PP/00/1346	Brief Description of Proposal	1	of	1	Adverts & History No
EXTENSION OF EXISTING SECOND FLOOR.					<-12A

Received 06/06/2000	Decision & Date	
Completed 12/06/2000	Conditional	17/11/2000
Revised 07/11/2000		

> Any Queries Please Phone 0171 361 2199/2206/2015 <
> Fax Requests (FOA Records Section) 0171 361 3463 <

1. File Copy

2. The Occupier,
11 Princes Gate Mews,
London,
SW7

3. The Occupier,
12 Princes Gate Mews,
London,
SW7

4. The Occupier,
14 Princes Gate Mews,
London,
SW7

5. The Occupier,
15 Princes Gate Mews,
London,
SW7

6. The Occupier,
15A Princes Gate Mews,
London,
SW7

7. The Occupier,
16 Princes Gate Mews,
London,
SW7

8. The Occupier,
17 Princes Gate Mews,
London,
SW7

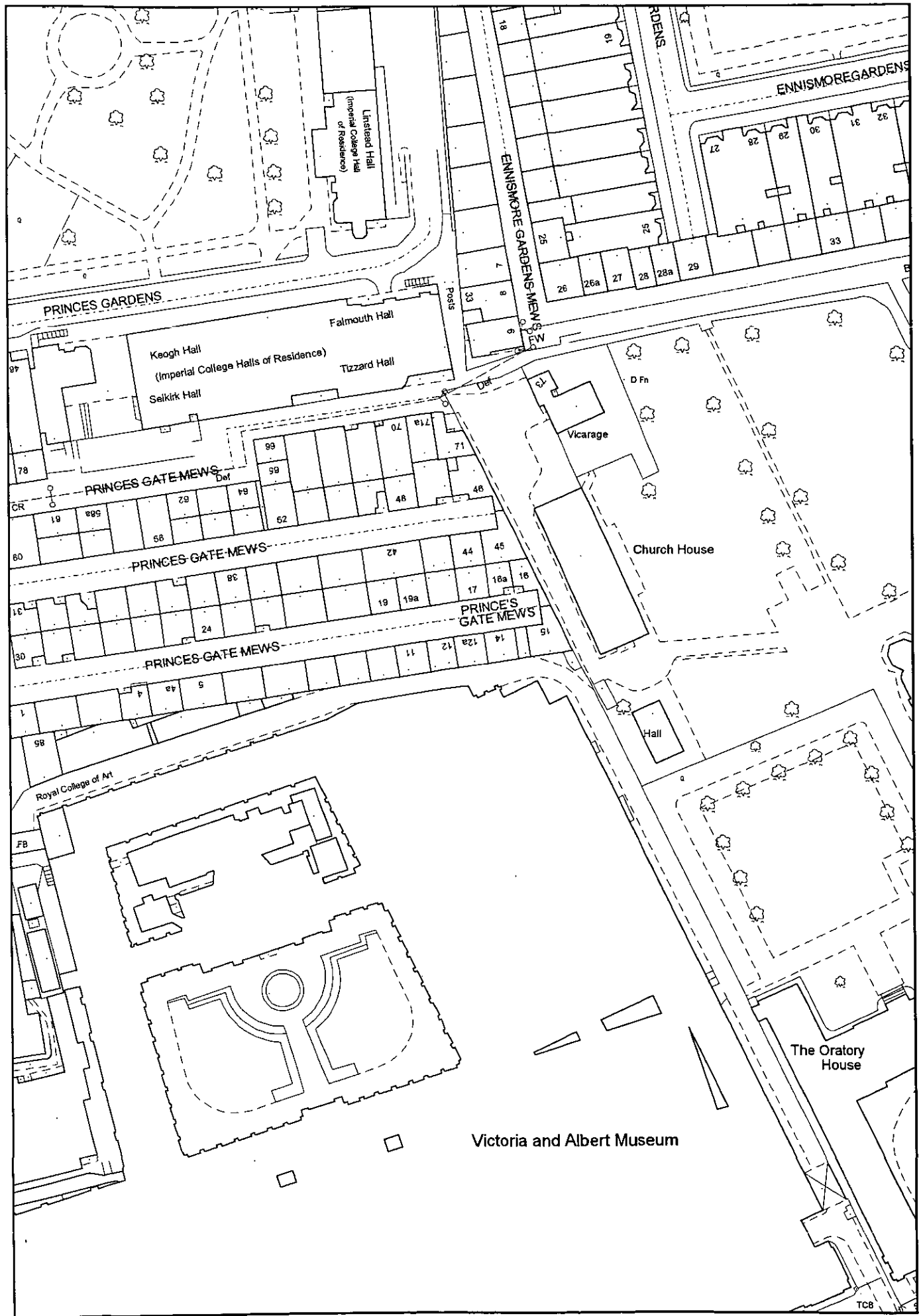
9. The Occupier,
18 Princes Gate Mews,
London,
SW7

10. The Occupier,
19 Princes Gate Mews,
London,
SW7

11. The Occupier,
16A Princes Gate Mews,
London,
SW7

12. The Occupier,
19A Princes Gate Mews,
London,
SW7

13. A.P. Davies,
Estate Services Manager,
V & A Museum,
London SW7



REASON FOR DELAY

CASE NO. PP100/2708

This case has been identified as a "Target" application, which has the target for being passed through to the Head of Development Control within 6 weeks of the date of completion.

In the case of this application, there has been a delay of... **[6 WKS ALREADY]**

I have been unable to pass through the case within the target period for the following reason(s) [highlight as necessary]

- 1) Delays due to internal Consultation [highlight one or all]
 - (i) Design
 - (ii) Transportation
 - (iii) Policy
 - (iv) Environmental Health
 - (v) Trees
 - (vi) Other
- 2) Further neighbour notification/external consultation necessary (spread or time period)
- 3) Awaiting Direction from English Heritage/other EH delays...
- 4) Revisions requested, but not received in time ✓
- 5) Revisions received but inadequate ✓
- 6) Revisions received but reconsultation necessary ✓
- 7) Of the Committee cycle
- 8) Applicant's instruction
- 9) OTHER REASON.....

Signed John Shearman (Case Officer)



X/J/AD

RBKC District Plan Observations CONSERVATION AND DESIGN

Address 12 Princes Gate Mews	Appl. No. 00/2708/JS	L.B.	C.A.	N C S
Description Re-developed Mews house	Code			

Generally the additional story here is in line with previous discussions and although not wholly welcomed is acceptable given its setting.

Demolition with a conservation area is generally objectionable and this highly makes a perfectly good and presentable man facade. If the replacement highly makes an equal contribution to the character of the conservation area - it would be difficult to agree him.

If we are to accept demolition of the scheme - I would request an amendment

- The garage opening at first floor level opens directly under the second floor window of the existing facade with the strong horizontal line. The proposed opening appears somewhat apologetic in its size. I would request that the new opening reflects the design of the existing opening in the facade which makes a more convincing statement

Amendments Requested - a more convincing rear elevation with more appropriate windows - timber framed GF (12/2/00)
Scales should also be submitted

THE KNIGHTSBRIDGE ASSOCIATION

6 Montpelier Street, London SW7 1EZ
Tel: 020 - 7823 9103 Fax: 020 - 7581 3130

Mr. M.J. French,
Executive Director,
Director of Planning & Conservation,
The Royal Borough,
Town Hall,
Hornton Street,
London W8 7NX.

22nd December 2000.

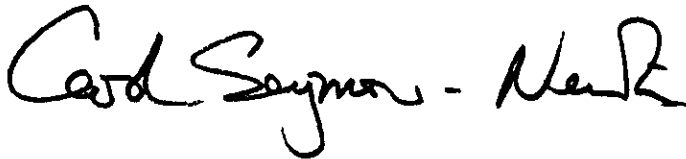
Dear Mr. French,

TP REF: 00/02708 & 9 - 12 Princes Gate Mews, SW7.

We have no objection to the proposed alterations, but do not understand why it is proposed to substitute glass bricks for windows to the habitable rooms at the rear. Overlooking a service road of the V & A there appears to be no reason why opening windows should not be provided. Apart from the fact that the rooms would lack direct ventilation, glass bricks are not a suitable material for a mews house in a Conservation Area.

All best wishes for Christmas and the New Year to all in your department.

Yours sincerely,



Mrs. C. Seymour-Newton
Hon. Secretary

RECEIVED BY PLANNING SERVICES							
EX DIR	CHG	W	C	SW	SE	ENF	ACK
⑦		27 DEC 2000		X2		OM	
				PLN	CON DES	FEE	

NO 080
27/12

Patron: Lord Marshall of Knightsbridge

President: Neville Labovitch LVO, MBE, *Chairman:* Jonathan Charkham, *Hon. Secretary:* Carol Seymour-Newton,
Vice Chairman: Chairman of Environment Committee: A M J Wright, CMG, FRICS, RIBA.

STUART PASSEY
DESIGN CONSULTANT
AA dip FRSA AMIMC

21 November 2000

Royal Borough of Kensington and Chelsea,
Planning and Conservation Department,
Town Hall,
Hornton Street,
LONDON W8 7NX

Dear Sirs,

Ref 12 Princes Gate Mews SW7

I act for Diastan Securities Ltd, the contractual purchasers of the above property. I enclose the following documents and drawings for consideration for planning permission and conservation area approval for this property.

- eight copies of drawing 998.01 showing the scope of the proposals
- four copies of form TP1 duly completed and signed
- four copies of form TP1(HB/CA) duly completed and signed
- four copies of certificate B duly completed and signed
- four copies of Notice number 1 together with a copy of its accompanying letter to Mr Brasher's solicitors.
- two copies each of sheets 1 and 2 of photographs of the front and rear of the property.
- a cheque from our clients in the sum of £190.

Please contact me if you require further information.

Yours faithfully,



Stuart Passey.

RECEIVED BY PLANNING SERVICES							
EX DIP	HDC	N	C	SW	SE	ENF	AO ACK
22 NOV 2000							
REC'D	IO	REC	ARB	FWD PLN	CON DES	FEE\$	

STUART PASSEY
DESIGN CONSULTANT
AA dip FRSA AMiMC

21 November 2000

Messrs H K Bloomer,
28 Hainton Avenue,
GREAT GRIMSBY DG32 9BG

Attn C Brasher c/o Robin Bloomer Esq.

Dear Mr Bloomer,

Ref 12 Princes Gate Mews SW7

I act for Diastan Securities Ltd, the contractual purchasers of the above property. I have today made a planning application to the R B K C and give due notice in the form of Notice No1 under the Town and Country Planning Act 1990 as required.

I would be grateful if this notice could be passed directly to your client, Mr Brasher.

Yours sincerely,

Stuart Passey.



21 November 2000

Mr & Mrs H K Bloomer
28 Hainford Avenue
GREAT GRIMSBY DOSS 88G

Attn: C. Brasher c/o Robin Bloomer Esq.

Dear Mr Bloomer,

Re: 12 Princeps Gate News SHV

I act for Brian Scoumes Ltd, the contractor in respect of the above property. I have today made a planning application to the R & C and give you notice in the form of Notice Not under the Town and Country Planning Act 1990 as required.

I would be grateful if the notice could be passed directly to your client, Mr Brasher.

Yours sincerely,

Stuart Peasey

STUART PEASEY
PLANNING CONSULTANT
12 PRINCEPS GATE NEWS SHV
GREAT GRIMSBY DOSS 88G

MEMORANDUM

TO: FOR FILE USE ONLY

**From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION**

My Ref: PP/00/02708/JS

CODE 1E

Room No:

Date: 27 November 2000

DEVELOPMENT AT:

12 Princes Gate Mews, London, SW7 2PS

DEVELOPMENT:

Demolition of existing facade of building and rebuilding in second hand stock brickwork, construct new second floor and rebuild interior of building.

The above development is to be advertised under:-

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

M.J. French

Executive Director, Planning & Conservation

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

THE ROYAL
BOROUGH OF

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS



File Copy

2079/2080

020-7361-2079/2080

020-7937-5464

Switchboard:

Extension:

Direct Line:

Facsimile: 020-7361-3463

Date: 28 November 2000

KENSINGTON
AND CHELSEA

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCSE/PP/00/02708/JS Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: 12 Princes Gate Mews, London, SW7 2PS

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

Demolition of existing facade of building and rebuilding in second hand stock brickwork, construct new second floor and rebuild interior of building.

Applicant Diastan Securities Ltd., 212 St. Ann's Hill, London SW18 2RU

Yours faithfully,

M. J. FRENCH

Executive Director, Planning and Conservation

WHAT MATTERS CAN BE TAKEN INTO ACCOUNT

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

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

WHAT MATTERS CANNOT BE TAKEN INTO ACCOUNT

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

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

WHAT HAPPENS TO YOUR LETTER

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

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

WHERE TO SEE THE PLANS

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

In addition, copies of applications in the Chelsea Area (SW1, SW3, SW10) can be seen at The Reference Library, Chelsea Old Town Hall, Kings Road SW3 (020 7361 4158), for the Central Area (W8, W14, SW5, SW7) can be viewed in the Central Library, Town Hall, Hornton Street, W.8. and applications for districts W10, W11 and W2 in the North of the Borough can be seen at The Information Centre, North Kensington Library, 108 Ladbroke Grove, London W11 (under the Westway near Ladbroke Grove Station 020 7727-6583). Please telephone to check the opening times of these offices.

If you are a registered disabled person, it may be possible for an Officer to come to your home with the plans. Please contact the Planning Department and ask to speak to the Case Officer for the application.

PLEASE QUOTE THE APPLICATION REFERENCE NUMBER ON YOUR REPLY

30th November 2000



Mr. M. J. French
Executive Director
Planning and Conservation
The Royal Borough of Kensington & Chelsea
The Town Hall
Hornton Street,
London W8 7NX

plachob's -> JS.
4/12

Dear Sirs,

RE: Town & Country Planning Act 1990

Proposed Development at 12 Princes Gate Mews , London SW7 2PS
Your ref: DPS/DCSE/PP/00/02708/JS

Further to your notification of the above , I write to formally offer the Museums objections to the above development.

The proposals directly affect our boundary wall. This causes us and the National Security Advisor considerable concern.

To enable the construction to proceed, the adjoining owners would require our consent for any demolition of the rear wall and further encroachment licences for any alterations and amendments to boundary wall openings.

To date, we have not been consulted regarding any of the above and it is on that basis along with our concerns regarding the design of the proposed alterations we register our strongest possible objections.

Yours faithfully,

André P. Davies
André P. Davies
Estate Services Manager

RECEIVED BY PLANNING SERVICES									
EX DIR	HDC	N	C	SW	SE	ENF	AD ACK		
= 4 DEC 2000							(24)		
PPS	IO	REC	ARB	FWD PLN	CON DES	FEES			

STUART PASSEY
DESIGN CONSULTANT
AA dip FRSA AMIMC

~~SP~~
1/12

30 November 2000

Royal Borough of Kensington and Chelsea,
Planning and Conservation Department,
Town hall
Hornton Street,
LONDON W8 7NX

Attn Mr J Shearman

Dear Mr Shearman,

Ref 12 Princes Gate Mews SW7 your ref. PP/00/2708

Further to our telephone conversation this afternoon I enclose a copy of the fax received from Mr Burchess, our Structural Engineer, setting out his recommendation and concerns as regards the front wall of the property.

As we discussed I will call you next week to arrange a site visit at which, if required, the Structural Engineer can be present.

Yours sincerely,



Stuart Passey.

PC/Her (JS)

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
(21)		- 1 DEC 2000					
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEEs	

**BT Partnership
Consulting Civil and Structural Engineers**

62 Lankton Close
Beckenham
Kent BR3 5DZ

tel 020 8658 4003
fax 020 8663 6998

Mr Stuart Passey
12 Ealsfield Road
LONDON SW18 3DW

30 November 2000

Dear Stuart

**12 Princes Gate Mews
London SW7**

I refer to our visit today to the above property and in particular my inspection of the external wall to the front elevation.

The terraced house is arranged on two floors with a flat roof. The front external wall is 13.5" thick of solid brick construction and is defective as follows:-

- The brickwork immediately above the garage and door openings is sagging. The support to the brickwork is provided by a timber beam which is deflecting excessively.
- An attempt was made to check the wall for distortion. On the right hand side of the front elevation the wall is some 30mm out of plumb in its height. Given the opportunity of making a more detailed survey it is expected that other distortions in the brickwork would be found.
- It was not possible to make a close inspection of the horizontal coping to the wall but it can be seen that it is severely cracked.
- Damp has penetrated the full width of the wall at first floor ceiling level. Attempts have been made to deal with this by papering the walls with a wallpaper with water resisting backing. This has been ineffective and the plaster and brickwork have been damaged.
- The brick arch over the ground floor window has cracked through the full thickness of the arch.
- There are minor cracks in the brickwork in several locations.

David Burchess CEng MICE MInstCE
Consultant: Derrick Beckett BSc(Eng) M Phil CEng MICE MCIQB

Generally the wall is in a poor condition and to rectify the defects it will be necessary to remove relatively large areas of brickwork. Also, considering the age of the property, it must be expected that the foundations to the wall are inferior to present standards.

I would therefore recommend that serious consideration be given to removing the present wall and replacing with a new wall suitable for present needs.

Yours sincerely



D Burchess

PP/00/278 — 12 Princes Gate Meadows.

Letters of Objection.

① V & A, Cromwell Road (4 Dec 2000)

- Security
- Proposals affect boundary wall

② English Heritage (15 Dec 2000)

- Transformation of 19m 2 story mews cottages into fake 18m 3 story mews houses not welcomed
- Number, scale & proportions of window windows should be reduced.
- Rear elevation is an eyesore.

③ Knightsbridge Association (22 Dec 2000)

- Glass bricks at rear not suitable for a Mews house in a Conservation Area.

Further letters of Objection following revisions

① V & A Cromwell Road (26/1/01)

- Openings at rear too large compared to other properties. Museum not minded to grant Rights of Light in respect of properties along this boundary

② V & A Cromwell Road letter to Agent (1/2/01)

- Museum prepared to allow proposal now window details committed.

NOTICE OF A PLANNING APPLICATION



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

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

- (a) for development of land in or adjacent to a Conservation Area.
- (e) for Conservation Area Consent to the demolition of a building in 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 Ladbrooke Grove, W11, Tel. 0171-727-6583.

Anyone who wishes to make representations about this application should write to the Executive Director of Planning and Conservation at the Town Hall (Dept. 705) within 21 days of the date of this notice.

SCHEDULE

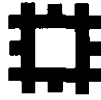
Reference: PP/00/02708/JS

Date: 01/12/2000

12 Princes Gate Mews, London, SW7 2PS

Demolition of existing facade of building and rebuilding in second hand stock brickwork, construct new second floor and rebuild interior of building.

APPLICANT Diastan Securities Ltd.,



ENGLISH HERITAGE

Director of Planning & Transportation
Royal Borough of Kensington & Chelsea
The Town Hall
Hornton Street
LONDON
W8 7NX

Your refs: CC/00/02709

Our ref: LRS/6878/0

Contact: D Stabb

Direct Dial: 020-7973-3775

For the attention of John Shearman

Handwritten initials: JS/12

08 December 2000



Dear Sir/Madam

12 PRINCES GATE MEWS, SW7

Development proposal:

Demolish existing facade of building & rebuild in second stock brickwork, construct new second floor and rebuild interior of building.

I refer to your letter of 28.11.2000 notifying English Heritage of the application for Conservation Area Consent detailed above. We have considered the development proposals and have the following observations to make on the scheme:

1. The transformation of 19thC. 2 storey mews cottages into fake 18thC. 3 storey mews houses is not welcomed.
2. If this is to be approved could not the number and scale of the dormer windows be reduced and their proportions corrected.
3. The proposed rear elevation is an eyesore.

Yours faithfully

Handwritten signature of D Stabb

D Stabb
London Region

RECEIVED BY PLANNING SERVICES								
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK	
15 DEC 2000						(63)		
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEEES		

LR/32B

STUART PASSEY
DESIGN CONSULTANT
AA dip FRSA AMIMC

Perker (78)

1/17/11

16 January 2001

Royal Borough of Kensington and Chelsea,
Planning and Conservation Department,
Town hall
Hornton Street,
LONDON W8 7NX

39

COPY OF PLANS
TO INFORMATION
OFFICE PLEASE

Attn Mr J Shearman

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
85		17 JAN 2001					
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES	

Dear Mr Shearman,

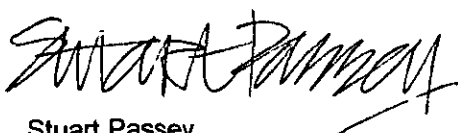
Ref 12 Princes Gate Mews SW7 your ref. PP/00/2708

Further to our telephone conversation on Friday 12th January I enclose four copies of drawing 998.01a which has been revised to take into account the objections and comments made, namely:

- I note that, despite the recommendations of our Structural Engineer for the *complete* demolition of the front wall of the building, your conservation officer is demanding that the front elevation be retained and that should the application proceed to Committee it would be refused. Accordingly I formally apply for the Conservation Area planning application for the demolition of the front wall, dated the 20th November 2000 to be withdrawn. Notwithstanding, our Engineer is still of the opinion that the timber bressemer will need replacing and I have noted this on the drawing together with local rebuilding which will be needed to support the beam and the making good where the rendered panel on the facade has been removed.
- As a consequence of retaining the bressemer dimensions, and as you advised, I have inserted a "door" panel adjoining the new front door that visually occupies the current door position to the ground floor.
- The small amount of existing brickwork to the facade will now be stripped of paint and if possible made good. It will be re-pointed along with the new work, which will be in second-hand stock bricks to match. At this stage we do not wish to re-paint the brickwork.
- Following the objections of the Knightsbridge Society to the glass blocks in the rear wall I have omitted these.
- In their place I have formed a light well in the SW corner of the building to provide light and ventilation to the bedroom 2 and the kitchen/dining room on the ground floor.
- I have taken advantage of this revision to adjust the shower room on the ground floor to include a WC off the hall.

I trust that these revisions satisfy the objections and that the scheme can proceed to delegated approval as you intimated.

Yours sincerely,



Stuart Passey.

REGISTERED ARCHITECTS
REGISTERED PLANNERS
DESIGN CONSULTANTS
AA 010 FRSA AMIMC

20 January 2001

Royal Borough of Kensington and Chelsea,
Planning and Conservation Department,
Town hall
Hornton Street,
LONDON W8 7NX

BB
✓
122

P. Ack JS

Attn Mr J Shearman

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
22 JAN 2001						88	
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEEB	

Dear Mr Shearman,

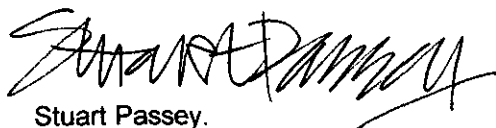
Ref 12 Princes Gate Mews SW7 your ref. PP/00/2708

Further to your telephone conversation with this office on Friday 19th January I enclose four copies of drawing 998.01b which has been revised to take into account the comments made, namely:

- The open area on the second floor has been made into a study with a rooflight.
- Horizontal glazing bars have been added to the French windows on the first floor.

I trust that these revisions satisfy your objections and that the scheme can proceed to chairman's review and approval as you intimated.

Yours sincerely,


Stuart Passey.

JS
COPY OF PLANS
TO INFORMATION
OFFICE PLEASE

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

File Copy

2079/ 2080

020-7361- 2079/ 2080

020-7937-5464

Switchboard:

Extension:

Direct Line:

Facsimile: 020-7361-3463

Date: 24 January 2001

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCSE/PP/00/02708/JS

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: 12 Princes Gate Mews, London, SW7 2PS

You were recently notified on, and/or have commented on, the application for development at the above address. The Council has now received **AMENDMENTS** to this application, and brief details of these are set out below. The Council's Planning Services Committee, in considering the proposal, welcomes comments upon these amendments. Members of the public may **inspect copies of the amended plans**, and any other submitted documents. Details are provided overleaf.

Amended Proposal

**Demolition of existing facade of building and rebuilding in second hand stock brickwork, construct new second floor and rebuild interior of building.
REVISED DRAWINGS RECEIVED. ANY FURTHER COMMENTS MUST BE RECEIVED BY 07/02/2001.**

Applicant Diastan Securities Ltd., 212 St. Ann's Hill, London SW18 2RU

Anyone who wishes to submit comments on the amended application should write to the Council at the above address within **14 days** of the date of this letter.

Yours faithfully,

M. J. FRENCH

Executive Director, Planning and Conservation

WHAT MATTERS CAN BE TAKEN INTO ACCOUNT

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

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

WHAT MATTERS CANNOT BE TAKEN INTO ACCOUNT

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

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

WHAT HAPPENS TO YOUR LETTER

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

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

WHERE TO SEE THE PLANS

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

In addition, copies of applications in the Chelsea Area (SW1, SW3, SW10) can be seen at **The Reference Library, Chelsea Old Town Hall, Kings Road SW3 (020 7361 4158)**, for the Central Area (W8, W14, SW5, SW7) can be viewed in the **Central Library, Town Hall, Hornton Street, W.8.** and applications for districts W10, W11 and W2 in the North of the Borough can be seen at **The Information Centre, North Kensington Library, 108 Ladbroke Grove, London W11 (under the Westway near Ladbroke Grove Station 020 7727-6583).** Please telephone to check the opening times of these offices.

If you are a registered disabled person, it may be possible for an Officer to come to your home with the plans. Please contact the Planning Department and ask to speak to the Case Officer for the application.

PLEASE QUOTE THE APPLICATION REFERENCE NUMBER ON YOUR REPLY

26th January 2001

Handwritten initials and date: 29/1/01



Mr. M. J. French
Executive Director
Planning and Conservation
The Royal Borough of Kensington & Chelsea
The Town Hall
Hornton Street,
London W8 7NX

RECEIVED BY PLANNING SERVICES									
EX DIR	HDC	N	C	SW	SE	ENF	AO/ ACK		
29 JAN 2001									
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEEES			

Dear Sirs,

RE: Town & Country Planning Act 1990

Proposed Development at 12 Princes Gate Mews , London SW7 2PS
Your ref: DPS/DCSE/PP/00/02708/JS

Further to your notification of the amended proposals for the above development , the Museum is still unable to give its consent for these works to take place on its boundary wall.

We have been provided with drawings illustrating the alterations and are content with the proposal to heighten the rear wall of the property.

Unfortunately, having studied the proposals for the openings we find them to be vastly out of character and far too large compared to the other properties on our Northern boundary. Furthermore the Museum is not minded to grant any further "rights of light" in respect of the properties along this boundary as this may preclude us from development options at a later date.

Yours faithfully,

André P. Davies
Estate Services Manager

cc. Stuart Passey Design Consultants

26th January 2001

V&A

Mr. Stuart Passey
Design Consultant
12 Earlesfield Road,
London SW18 3DW

Our ref I.11(b)

Dear Mr. Passey,

RE: 12 Princes Gate Mews, SW7

Thank you for sending me copies of your proposals for the alterations to 12 Princes Gate Mews, SW7.

I have taken the time to consider your proposals along with our Director of Facilities Management Division.

We are content to accept your proposals for the extension upwards of the boundary wall to match in with the other properties along our Northern boundary. We do however, have serious concerns about the size and design of the new openings in the rear wall. The proposals are vastly different to the other properties and we are not minded to grant any enduring "rights of light" in respect of these openings. The Museum may wish to build up to this boundary and wishes to reserve its right to do so.

Naturally, I am aware you may wish to review this matter with your client and would be happy to meet with you on site to discuss matters further.

Yours sincerely,



André P. Davies
Estate Services Manager

cc. RBKC Planning and Conservation

STUART PASSEY
DESIGN CONSULTANT
AA dip FRSA AMI/MC

Per Aek / (75)

CBB
9/2

06 February 2001

Royal Borough of Kensington and Chelsea,
Planning and Conservation Department,
Town hall
Hornton Street,
LONDON W8 7NX

Attn Mr J Shearman

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
- 9 FEB 2001						(S)	
EX DIR	IO	REC	AHB	FWD PLN	CON DES	FEES	

Dear Mr Shearman,

Ref 12 Princes Gate Mews SW7 your ref. PP/00/2708

Further to our telephone conversation this office afternoon I enclose a copy of the letter of the 1st February received from the V&A. I would point out that the rear wall in question is not the V&A's boundary wall but that of my client.

I note that you have not yet written up yet report but hope so to do this week. I will contact you in two weeks time as agreed.

Thank you,

Yours sincerely,

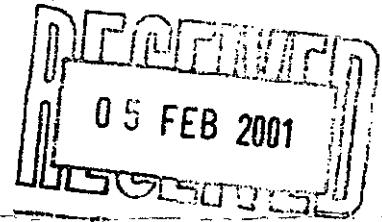


Stuart Passey.

1st February 2001
Our ref: I. 11(b)

V&A

Mr. Stuart Passey
Design Consultant
12 Earlesfield Road,
London SW18 3DW



Dear Mr. Passey,

Without Prejudice

RE: 12 Princes Gate Mews

Thank you for your letter of 30th January 2001 indicating that the window details will be omitted from your proposals for the above property.

The Museum is therefore content to proceed with the necessary permissions for the extension upwards of the rear wall.

Once the planning process has been concluded, it would be prudent for a meeting on site to take place in order to establish timetables, working method statements and full scaffolding details including drawings. It would be appropriate to say that the Museum would require any scaffolding to be fully boarded, netted and alarmed etc.

Running contemporaneously with these negotiations, we would require your clients written undertaking that any legal fees, surveyors fees, disbursements and reasonable expenses incurred by the Museum in preparation of the relevant licences would be fully met by them.

I trust you find the above assists you.

Yours sincerely,

André P. Davies
Estate Services Manager