



VIEW FROM VICTORIA GROVE

6

RECEIVED

APPROVED BY  
PLANNING SERVICES CTTEE  
3 0 APR 1997  
CONSENT REF.....

23 DEC 1996

TPS 62894



VIEW FROM REAR GARDEN

Rev | Date

**CHILD • GRADDON • LEWIS**  
CHARTERED ARCHITECTS

33 Fitzroy Street  
London W1P 6ED  
Telephone 0171.636.2822 Fax 0171.636.8377

10 VICTORIA GROVE LONDON W8

Title

PHOTOGRAPHS OF  
EXISTING ELEVATIONS

Scale

Date

12.96

Drn.

Chk.

Drng. No.

9615/12

©

Rev.

Royal Borough of Kensington & Chelsea  
**CASH ACCOUNTING OFFICER'S DEPOSIT**

RECEIPT

Dept. **PLANNING** Section: **DEV. CONTROL** Paid in by: BG

This report relates to receipts up to: 23/12/96

7

Nature of Income: <b>APPLICATIONS</b>	£10 notes & over	
Notes: If more than three cheques/P.O.s are deposited, please use a separate cheque list and enter below the TOTAL only.	£5 notes	
<del>10</del> <sup>10</sup> VICTORIA <i>W</i>	£1 coins	
	50 pence	
	'Silver'	
	'Bronze'	
	Total Cash	
10 1143	Total Cheques/P.O.s LIST N <sup>o</sup>	
* Class: <b>A B C</b>	REFERENCE N <sup>o</sup> * 48130/48143/48156	TOTAL AMOUNT <i>80</i>

1020061 03 231296 0948130

£\*\*\*\*\*80.00 CHEQ COAF

Quorndon Gate  
5A

# PLANNING SERVICES APPLICATION CONSULTATION SHEET

Received & dealt  
with 9.1.97  
LHW

**OBJECTORS  
NOTIFIED  
01 MAY 1997**

8

APPLICANT:

Application No:

Application dated

SITE:

NATURE OF PROPOSAL:

Application complete
Date to be decided by
Date Acknowledged

	Address to be consulted	Letter sent	Reply received	Observations		Decision letter sent
				For	Against	
1	8					
2	9					
3	11					
4	12					
5	24					
6	25					
7	26					
8						
9	34 Lancaster Place, W8					
10						

8  
10/11

### CHECK Section 65 certificate/Environmental Impact Statement

#### CONSULT STATUTORILY (GDO)

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

#### ADVERTISE

- |                                     |   |                                     |
|-------------------------------------|---|-------------------------------------|
| <input checked="" type="checkbox"/> | Effect on CA*   | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | Setting of Listed Building*                                 | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | Works to Listed Building*                                   | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | Demolition in CA*   | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | Departure from DPT  | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | "Major" Development†  | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | Environmental Assessment†                                   | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | Note: *Site Notice is required                              | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | †Site Notice or Neighbour Notification required (GDO)       | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | A Site Notice will normally be produced if advert requested | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | If no Site Notice required                                  | <input type="checkbox"/>            |
| <input type="checkbox"/>            | <b>OTHER SITE NOTICES</b>                                   | <input type="checkbox"/>            |
| <input type="checkbox"/>            | If Site Notice required for case not in above categories    | <input type="checkbox"/>            |
| <input type="checkbox"/>            | <b>OTHER CONSULTATION</b>                                   | <input type="checkbox"/>            |
| <input type="checkbox"/>            | 1. Police   | <input type="checkbox"/>            |
| <input type="checkbox"/>            | 2. L.P.A.C.   | <input type="checkbox"/>            |
| <input type="checkbox"/>            | 3. British Waterways Board                                  | <input type="checkbox"/>            |
| <input type="checkbox"/>            | 4. Environmental Health                                     | <input type="checkbox"/>            |

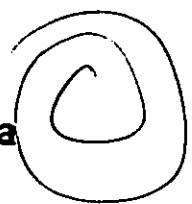
1  
4  
10/11

TP + CBC  
SHEET 1 OF 2



2A

TP962894



The Royal Borough of Kensington and Chelsea  
Development Control  
Technical Information

Address: 10 VICTORIA GROVE  
W8

Comp Index Data:

Conserv. Area	HB	CPO	TPO	Specif Ind. Area	CSF	LSC No.	PSC	Unsuit. Dip. Use	Area: Local Interest	Area: Local Character	Met. Open Land	ART IV
9C	II	<hr/>										

Density
Site Area
Habitable rooms proposed
Proposed density

Plot Ratio	
Site Area	
Zoned Ratio	2:1
Floor area proposed	
Proposed Plot Ratio	

Daylighting

Complies ininges

Car Parking:

Spaces required:

Spaces provided:

2 JAN 1997

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# PLANNING AND CONSERVATION

THE TOWN HALL • HORNTON STREET • LONDON W8 7NX

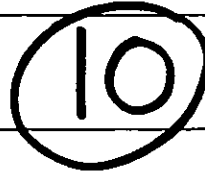
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THE ROYAL  
BOROUGH OF

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Director of Planning Services

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English Heritage,  
Historic Buildings & Monuments Commission,  
London & South East Region,  
23 Savile Row,  
London W.1X 1AB

Switchboard: 0171-937 5464  
Direct Line: 0171-361 2011

Facsimile: 0171-361 3463

Date: 10/01/97

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KENSINGTON  
AND CHELSEA

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My reference:

Your reference:

Please ask for:

DPS/DCC/KO/TP/96/2894

TOWN AND COUNTRY PLANNING ACT, 1990 PART III

10 VICTORIA GROVE, W.8

I enclose a copy of an application received by the Council (with the relevant drawings) and should be pleased to receive your observations for the reason set out below.

I intend to present this application to the Town Planning Committee prior to 24/02/97.

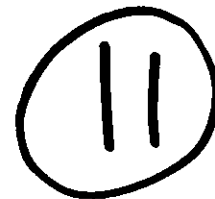
Application relates to a Circular 30/85 Listed Building.

Yours faithfully,

M.J. FRENCH

Executive Director, Planning and Conservation

MEMORANDUM



From: EXECUTIVE DIRECTOR,  
PLANNING AND CONSERVATION

To: FOR FILE USE ONLY

My Ref: TP/96/2894/KO

Your Ref:

P.A.X.No. 2011

Date: 10/01/97

DEVELOPMENT

10 VICTORIA GROVE, W.8

Works of alteration and extension to single family dwelling house to include remodelling of dormer windows, rebuilding rear extension, ground floor level, interior modifications, replacement of late addition windows.

Would you please advertise the above development under:-

1. Section 28 (i) (a) of the Town and Country Planning Act, 1971 (development affecting the character or appearance of a Conservation Area or adjoining Conservation Area).
4. Town and Country Planning (LISTED BUILDINGS AND BUILDINGS IN CONSERVATION AREAS) Regulations, 1987 (applications for listed building consent).

**M.J. FRENCH**  
EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION

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**PLANNING AND CONSERVATION**

THE TOWN HALL HORNTON STREET LONDON W8 7NX

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12

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**THE ROYAL  
BOROUGH OF**

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Director of Planning Services

---



**KENSINGTON  
AND CHELSEA**

---

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

Switchboard: 0171 - 937 5464  
Direct Line: 0171-361 2079/2080

Facsimile: 0171 - 361 3463

Date: 13/01/97

---

My reference:

Your reference:

Please ask for: Planning Information Office

DPS/DCC/KO/TP/96/2894

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

Dear Sir/Madam,

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

**Address of application property**

10 VICTORIA GROVE,  
W.8

**Proposal for which permission is sought**

Works of alteration and extension to single family dwelling house to include remodelling of dormer windows, rebuilding rear extension, ground floor level, interior modifications, replacement of late addition windows.

PLEASE NOTE: YOU HAVE 21 DAYS TO COMMENT NOT 14 AS STATED OVERLEAF

Further details are printed overleaf.

Yours Sincerely,

M.J. FRENCH

Executive Director, Planning and Conservation

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## TOWN AND COUNTRY PLANNING ACTS, 1990

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

The reasons for any objection should be clearly stated.

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

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

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

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

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

### WHERE TO EXAMINE THE PLANS

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

Alternatively, copies of all planning applications relating to:

- (a) the Chelsea area can be examined at the Information Office, Chelsea Old Town Hall, King's Road, SW3. Tel. 0171-352 1856.
- (b) the postal areas W10, W11, or W12 can be examined at the 1st Floor, North Kensington Library, 108 Ladbrooke Grove, W11. Tel. 0171-727 6583

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

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

**Please note:** In the interest of economy, letters in agreement or without objections to the proposals will not be acknowledged.



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THE ROYAL  
BOROUGH OF

## NOTICE OF A PLANNING APPLICATION

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



KENSINGTON  
AND CHELSEA

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

- (a) for development of land in or adjacent to a Conservation Area.
- (d) for consent to demolition and/or alteration of a building which is of architectural or historic interest.

Details are set out below.

Members of the public may inspect copies of the application, the plans and other documents submitted with it at:

The Planning Information Office, 3rd Floor, The Town Hall, Hornton Street, W8 7NX between the hours of 9.15 and 4.45 Mondays to Thursdays and 9.15 to 4.30 Fridays;

For applications in the Chelsea area: The information Office, Chelsea Old Town Hall, Tel. 0171-352-1856.

For postal areas W10, W11, and W2: The Advisory Service Office, The Information and Aid Centre, 140 Ladbroke Grove, W10 (under Westway, opposite Ladbroke Grove Tube Station), Tel. 0181-969-2433

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

### SCHEDULE

Reference: TP/96/2894/K0

Date: 17/01/97

10 VICTORIA GROVE,  
W.8

Works of alteration and extension to single family dwelling house to include remodelling of dormer windows, rebuilding rear extension, ground floor level, interior modifications, replacement of late addition windows.

APPLICANT Mr. C. Broberg

*Railings AM 16.1.97.  
Ben*

Yr. Ref: - DPS/DCC/KO/TP  
96/2894

12 Victoria Grove,  
London W8 5RW.  
Tel: - 0171 584 5154.

Dear Sir,

(15) *[Signature]*  
9/1/97

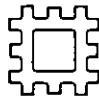
re planning application for 10 Victoria Grove.

I have no objection to the proposed alterations to above property. They will not adversely affect me and may quite possibly improve the area.

Yours sincerely,  
*[Signature]*  
(Mrs. Leda Four)

RECEIVED BY PLANNING SERVICE				
DC N	DC S	DC S	E	Ao Ack
21 JAN 1997				(32)
Exec Dir		Records	ARB	Con Des
Appeals Officer	10	Fees Officer	Forward Plan	Head r.C

ENGLISH HERITAGE



16

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

Your refs: DPS/DCC(KO/TP/

96/2894

Our ref:

LRS/2687

Contact:

Paul Calvocoressi

Direct Dial: 0171-973-3763

22 JAN 1997

RECEIVED BY PLANNING SERVICES				
DC N	DC C	DC S	E	Ao Ack
23 JAN 1997				
Exec Dir		Records	ARB	Con Des
Appeals Office	10	Fees Officer	Forward Plan	Head DC

Dear Sir/Madam

**Planning (Listed Buildings and Conservation Areas) Act, 1990:  
 10 VICTORIA GROVE, W.8**

*Applicant:* Mr C Broberg

*Grade of building:* II

*Proposed works:* Alteration and rear extension to existing family dwelling house.

*Drawing numbers:* 9615/01; 9615/02; 9615/10; 9615/11

*Date of application:* 20.12.1996  
*Date of referral by Council:* 10.01.1997  
*Date received by English Heritage:* 15.01.1997  
*Date referred to D.o.E.:* 17.01.1997

**You are hereby authorised to determine the application for listed building consent referred to above as you think fit. In so doing English Heritage would stress that it is not expressing any views on the merits of the proposals which are the subject of the application, nor any parallel application for planning permission.**

Yours faithfully

Paul Calvocoressi  
 London and South East Region

The Secretary of State has considered the information given above and does not intend to require the application concerned to be referred to him

Signed J R Kwell  
 Date 21/1/97

LR/F

Released  
 atk

RECEIVED BY PLANNING DEPARTMENT

AS N	100:9672894	Ap Ack
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25 VICTORIA GROVE

LONDON, W. 8

30 JAN 1997

50

01-584 7954

Exec Dir	Records	ARB	Con Des
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Appeals Officer	10	Fees Officer	Forward Plan	Head DC
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Dear Sir,

Proposed development of 10 Victoria Grove

17

As we face this property, we are very concerned over the proposal to remodel the Dorner Window. When last summer, we instructed our builders to replace our Dorner Window, they informed us that the Council insisted that it should be replaced in exactly the same proportions as before.

The proposal for 10 Victoria Grove involves a considerable enlargement of the Dorner Window facing our property and we would prefer it not to happen. It is said that they aim to make their new Dorner window

identical with the one in the adjoining  
 property, No 11 Victoria Grove. In fact  
 the Dormer Window there, although much  
 larger than the existing one in No 10 Victoria  
 Grove, has a roof that is a little lower and  
 if permission is given to the new owner of  
 10, I hope it will be on condition that  
 the height of the roof of the window is lowered  
 to match the window next door and  
 in any event, no increase in <sup>the</sup> height of  
 the Dormer Window is to occur.

Yours faithfully  
 M. J. [Signature]

RECEIVED BY PLANNING SERVICE				
25 VICTORIA GROVE				
DC N	DC C	DC S	ELDON, W. 8 ALC	
01-584 7854				
30 JAN 1957 (68)				
Exec Dir	Sec	Records	ARB	Gen
Appeals Office	0	Fees Officer	Forward Plan	Head

29<sup>th</sup> January

(19)

Having discussed the question of the proposed remodelling of the front corner window with neighbours, I believe that I was not fully aware of what was proposed when I wrote to you last week.

If I wish to make it clear that I believe my view from the top of my house would be seriously prejudiced by the installation of a corner window similar to that of No 11 unless the new corner window has precisely the same proportions, including

Height, so that there would be a few  
rows of tiles between the top of the  
Down Window and the top of the roof  
I hope the Council will insist on this.

We are exactly opposite No 10 &  
your representative might care to view  
the current down window from  
our Down Window & you would then  
appreciate our cause for concern.

Yours faithfully

Alan Dixon

District Plan Observations  
CONSERVATION AND DESIGN



7x/10

Address 10 VICTORIA GROVE	Appl. No. 96/2895 KO	L.B. TF	C.A. ✓	N C S
Description WORKS OF ALTERATION AND REAR EXTENSION	Code EA	X		

PRINCIPLE: PARTS OF THIS SCHEME ARE PROBABLY ACCEPTABLE BUT WILL NEED CONSIDERABLE MODIFICATION.

① BASEMENT :

Ⓐ loss of staircase. - is this correct drawings are not entirely clear?

Ⓑ insertion of bathroom/cloakroom into guest room.

Ⓒ loss of extensive amount of original back wall. This should be minimal so that old and new are clearly legible and footprint is clear.\*

The conservatory is quite deep almost equivalent of one of the existing rooms.

② GROUND FLOOR

Ⓐ insertion of high level glazing in existing extension. I am happy with frameless glazing in lightness but this should be a more traditional approach otherwise existing extension becomes very piecemeal + fragmented.

③ FIRST FLOOR

Ⓐ repositioning of existing door - impact on door architrave.

④ SECOND FLOOR

Ⓐ Dormers - front concerned about size - should not encroach on ridge line. Preferably match adjacent property rather than being similar.

\* frameless glazing only works successfully with listed buildings where rear elevation can be read through glass screen.





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RBKC

# District Plan Observations CONSERVATION AND DESIGN

Address 10 VICTORIA GROVE	Appl. No. 92/2895 HO	L.B. JD	C.A. ✓	N C S
Description WORKS OF ALTERATION AND REAR EXTENSION		Code	EA X	

## ② SECOND FLOOR - CONTINUED

- ⑤ Dormer to rear - oversized and unacceptable to include balcony area. Carving out too much of original facade and creating a very dominant dormer.
- ⑥ There seem to be a number of rooflights which in combination may not be acceptable. This will need careful consideration.

RECOMMEND: As it stands scheme needs considerable modification. Whilst a number of improvements are proposed they do not justify such significant alterations particularly conservatory extension. We probably need another site visit

JP  
29/1/97

Tel: 0171 584 0030  
Fax: 0171 584 9276

9 Victoria Grove  
London  
W8 5RW

M.J. French Esq.,  
Executive Director,  
Planning and Conservation,  
Town Hall,  
Hornton Street,  
London,  
W8 7NX

RECEIVED BY PLANNING SERVICES				
DC M	DC S	DC S	E	Ac Ack
31 JAN 1997 (45)				
Exec Dir		Records	ARB	Con Des
Approv Officer	10	Fees Officer	Forward Plan	Head DC

23  
1/11

30th January, 1997

Dear Mr. French,

DPS/DCC/KO/TP/96/2894  
10 Victoria Grove

I set out my comments below on the above-mentioned application :

1. It appears that the plans are wrongly drawn in respect of the existing dormer window of No. 11, the next door property. All the dormer windows in Victoria Grove start well below the line of the ridge tiles including No. 11. The architects should re-draw the plans accurately. No. 10 at the moment has a rather unsightly dormer which has a zinc roof from the level of the ridge tiles and the ridge tiles on this house are missing. This is the only house in the street like this. If No. 10 were to copy the dormer at No. 11 as stated on the plans the dormer should start approximately 2 ft below the line of ridge tiles. I think this would be in keeping with the rest of the street in view of the Grade II listing. It is more pleasing to the eye to see the ridge tiles and say 2 ft of slates before the commencement of the dormer window.

|| -check

2. The windows to the front of the dormer are shown as opening both inwards and outwards. To be in keeping with the rest of the street and the rest of the house they should be sash windows.

3. The size of the dormer is not completely clear, just that it will be like No. 11. I feel this point should be clarified with the architects and the plans rectified where incorrect to show the correct placing of the existing dormer at No. 11 (the next door property). The size of the dormer should be no larger than others already existing in the street otherwise it will look out of proportion. In this connection you will note that No. 13 has a taller dormer window than the rest of the street and I would point out that this was built in contravention of an application made about 12 years ago. This, therefore, should not be taken as a precedent.

4. The dormer window at the rear shows two door openings and a narrow balcony. This is out of keeping with the

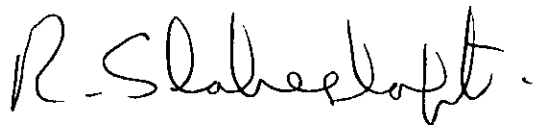
existing dormers of the other houses. Also it is placed too high on the roof line. The ridge tiles should be reinstated, with slates below and then the dormer of a reasonable size. The plans show a zinc roof from the front dormer window to the rear and almost the width of the roof. The roof of the house should be predominantly slate.

5. The two storey rear extension is at present the same size as the other properties with the exception of one which is slightly larger but angled to give more light to the next door property. Enlargement of the two storey rear bathroom addition is out of keeping with the rest of the street and would restrict light to the next door property as it is on the boundary. The increase in depth is substantial being from 1.7 metres to 2.5 metres. The rear addition should be kept the size it is at present. The roof of this addition is to be glazed instead of the present asphalt roof.

7. The addition of the conservatory to the rear at basement/ground level is an improvement and will necessitate demolishing an ugly one storey rear addition.

I trust you will take the above comments into account in this matter.

Yours sincerely,



Mrs. R. Shakeshaft.

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## 10 Victoria Grove

Further to our meeting on Wednesday 19 February I have the following comments following discussion with the head of conservation:

### 1. Rear extension:

It is considered that a frameless glazing extension would be possible but only in the lightwell. The existing partially cantilevered extension should be made more solid and have a more traditional treatment. The depth of the conservatory and the increase in bulk of the extension needs to be assessed and will require a site visit.

### 2. Demolition of rear elevation at basement level:

As discussed at our meeting the extent of proposed demolition is of concern. Some enlargement of the existing opening would be acceptable

### 3. Interior:

There are a number of concerns as regards the interior in particular the staircase which is an integral part of the historic building and must be retained at all levels.

A site visit will be necessary in order to check size of the extensions and the interior alterations. I am on leave next week so I suggest we have a meeting week beginning 3 March, the most convenient day for Kate Orme and I would be Friday 7 March. Can you confirm this with Kate Orme next week. In the interim period I suggest that the scheme is reconsidered, as it stands at the moment considerable modifications will be necessary to reach an acceptable proposal which will not harm the listed building.

CHILD □ GRADDON □ LEWIS  
CHARTERED ARCHITECTS

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33 Fitzroy Street London W1P 6ED Tel: (+44) 0171 636 2822 Fax: (+44) 0171 636 8377

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

For the attention of Joanna Parker/Kate Orme  
BY HAND

RECEIVED BY PLANNING SERVICES				
DC N	DC C	DC S	E	AO Ack
20 MAR 1997			157	
Exec Dir		Records	ARB	Sen Des
Appeals Office	10	Fees Officer	Forward Plan	Head DC

19th March 1997

9615/401

Dear Ms Parker/Ms Orme

*JP  
copy of plans to  
16/03/97*

RE: 10 VICTORIA GROVE, LONDON W8  
APPLICATIONS FOR PLANNING APPROVAL AND LISTED BUILDING  
CONSENT - YOUR REF: DPS/DCC/TP/96/2894 AND 2895

Following our meeting at the above property on the 13th March and our subsequent telephone conversation with Joanna Parker on the 17th March, we are pleased to attach 8 copies of our Drawing Nos: 9615/02A, 10A and 11A. These have been revised to indicate those amendments to the original scheme which have been discussed and agreed in principle as being acceptable within the context of the Listed Building. We set out below a resume of the revisions:

**Drawing No: 9615/02A**  
**Survey Front Elevation**

1. The existing front dormer to No.10 has been redrawn to accurately reflect its relationship to the ridge line.

**Drawing No: 9615/10A**  
**Second Floor Level**

2. The planting recess incorporated in the rear dormer has been omitted and the rear dormer now matches the new dormer to the front.
3. The rooflight over the stair has been reduced in size as agreed to 800mm wide x 900mm long.
4. The rooflight over the bathroom has also been reduced to reflect the size of the existing late addition rooflight.

**First Floor Level**

5. The left hand cupboard in the bathroom to be reduced in depth to match that on the right hand side. The existing door and architrave to be reused.
6. We confirm that the repositioned door openings to bedroom and bathroom will involve the reuse of the existing door leaves, frames and architraves.

Directors:

Simon H Child BSc(Hons) DipArch RIBA □ Paul K Graddon BA DipArch RIBA □ Michael E Lewis BSc(Hons) DipArch RIBA  
Child Graddon Lewis Limited Registered in England No.3191447 Associated Office: Düsseldorf

7. We acknowledge that we will be required to submit details of the proposed fireplace insert and grate.
8. We have decided not to remodel the existing winders at first floor landing level but rather to extend the depth of the landing to provide access to the study.

#### **Ground Floor Level**

9. The fireplace in the rear living room to have a new insert and grate. Details to be submitted for approval.
10. The window to the rear living room is being replaced to a traditional sash pattern with a lower cill. The existing panelling below the cill to be reinstated.
11. We have noted that the new hardwood floor to the Ground Floor and 1st Floor bathroom would be laid over the existing retained floorboards.
12. In principle the reinstatement and provision of shutters is considered acceptable and where this occurs has been clearly noted on the drawings.

#### **Lower Ground Floor**

13. The design of the rear extension and the conservatory/ dining and kitchen has been completely revised.
14. The rear extension has been reduced in width to match the existing construction and has also been reduced in length to take into account the comments of the neighbours in No.9 Victoria Grove.
15. The conservatory/ dining now occupies the well between this rear extension and the party wall to No.11 with a small return to the face of the rear extension for aesthetic reasons.
16. As agreed, the projection of the conservatory/ dining has been reduced by 330mm in order that the line of the rear glazing falls between the stepped profiles of the existing outbuildings. The external detailing has been adjusted accordingly.
17. The main structural components of the rear extension and the rear wall of the house are now carried through to the lower ground floor level. The existing external door opening at the rear of the kitchen is retained with a new symmetrical opening formed at the side of a separating pier.

**Drawing no: 9615/11A**

#### **Front Elevation:**

18. The dormer design has been amended to ensure that the ridge line of the roof above is uninterrupted throughout its length.

#### **Rear Elevation:**

19. The roof elevation has been amended to reflect the configuration of the new dormer to match the front elevation.
20. The rooflights follow the line of the plane of the roof.
21. The window to the staircase at second floor landing level has been redesigned as a traditional window to match the existing sashes.
22. The lower ground floor opening from the rear extension to the garden has also been detailed as a traditional sash window with the same glazing bar pattern as the existing windows. This obviates the problem of reconciling the design of a set of doors with a fanlight over which we discussed on site.

**Sections**

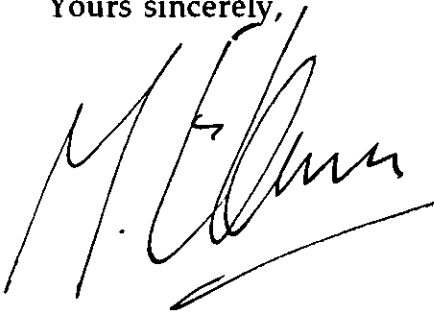
- 23. The amendments to the roofline etc are as noted in items 15 to 17 above.
- 24. We have added a section through the stairs to the lower ground floor. This is anoted to confirm that the original top three risers of the existing stair will be retained with the remainder of the flight matching the existing detailing in terms of string, balusters and handrail.
- 25. The amendments to the rear extension and conservatory/dining are as noted in items 10 to 14 above.

We trust that these revisions accurately reflect the content of our discussions and that you will now be in a position to put our proposals forward to your planning committee with a positive recommendation.

Should you have any queries on any of the above points please do not hesitate to contact us.

We thank you both for your assistance in this matter.

Yours sincerely,



**Michael Lewis RIBA**

encs

cc. C.Broberg Esq.

CHILD ■ GRADDON ■ LEWIS

CHARTERED ARCHITECTS

29

33 Fitzroy Street London W1P 6ED Tel: (+44) 0171 636 2822 Fax: (+44) 0171 636 8072

R.B.K.&C.  
TOWN PLANNING  
20 MAR 1997  
RECEIVED

FACSIMILE TRANSMISSION

DATE 20.3.97 TO JOANNA PARKER  
COMPANY R.B. KENSINGTON AND CHELSEA YOUR FAX NUMBER 0171.361.3463  
PROJECT 10 VICTORIA GROVE, W8 FILE 9615/401  
FROM MICHAEL LEWIS

NUMBER OF PAGES THIS PAGE PLUS \_ \_ PAGES.

MESSAGE

(IMPORTANT PLEASE NOTIFY US IMMEDIATELY IF ANY SECTION IS UNREADABLE, OR IF THE TOTAL NUMBER OF PAGES INDICATED IS NOT RECEIVED).

Dear Ms Parker

Further to your conversation with Michael Beacom of this office last night, we confirm that we are currently revising the scheme drawings in respect of two items raised by you:

1. The parapet to the rear extension is to be to a uniform level with a brick on edge coping.
2. The design of the opening from rear extension to garden at lower ground floor level is to be amended to reflect your requirement for a lower door/ fanlight arrangement rather than the sash window currently shown.

We will courier to you this morning 8 copies of the revised drawings which will be numbered 9615/10B and 11B.

Please contact us with any queries. Thank you for your quick response in this matter and we wish you well in your new appointment with Camden.

Yours sincerely

Michael Lewis

Directors:

Simon H Child BSc(Hons) DipArch RIBA ■ Paul K Graddon BA DipArch RIBA ■ Michael E Lewis BSc(Hons) DipArch RIBA  
Child Graddon Lewis Limited Registered in England No.3191447 Associated Office: Düsseldorf



CHILD □ GRADDON □ LEWIS  
 CHARTERED ARCHITECTS

30

33 Fitzroy Street London W1P 6ED Tel: (+44) 0171 636 2822 Fax: (+44) 0171 636 8377

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

For the attention of Joanna Parker/Kate Orme **RECEIVED BY PLANNING SERVICES**  
 BY HAND

20th March 1997

TE N	DC C	DC S	E	Ap Ack
21 MAR 1997				9615/401
Exec Dir		Records	ARB	Con Des
Appeals Off	IO	Fees Officer	Forward Plan	Head DC

Dear Ms Parker/Ms Orme

RE: 10 VICTORIA GROVE, LONDON W8  
 APPLICATIONS FOR PLANNING APPROVAL AND LISTED BUILDING  
 CONSENT - YOUR REF: DPS/DCC/TP/96/2894 AND 2895

*JP  
copy of plans  
6/10  
please*

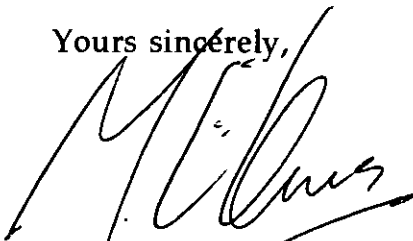
Further to our telephone conversation yesterday, we are pleased to enlose eight copies of our Drawing Nos: 9615/10B and 11B which have been amended to incorporate your comments on the previous submission. The revisions are as follows:

1. The parapet to the rear extension has been set at a uniform level with a brick on edge coping.
2. The design of the opening from rear extension to garden at lower ground floor level has been amended to reflect your requirement for a lower door/fanlight arrangement rather than the sash window previously shown.

We understand that these amendments will enable you to complete your report and make a positive recommendation to your Committee.

We thank you both for your assistance in this matter.

Yours sincerely,



Michael Lewis RIBA  
 encs  
 cc. C.Broberg Esq.

Directors:

Simon H Child BSc(Hons) DipArch RIBA □ Paul K Graddon BA DipArch RIBA □ Michael E Lewis BSc(Hons) DipArch RIBA  
 Child Graddon Lewis Limited Registered in England No.3191447 Associated Office: Düsseldorf



**TOWN AND COUNTRY PLANNING ACTS, 1990**

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

The reasons for any objection should be clearly stated.

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

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

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

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

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

**WHERE TO EXAMINE THE PLANS**

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

Alternatively, copies of all planning applications relating to:

- (a) the Chelsea area can be examined at the Information Office, Chelsea Old Town Hall, King's Road, SW3. Tel. 0171-352 1856.
- (b) the postal areas W10, W11, or W12 can be examined at the 1st Floor, North Kensington Library, 108 Ladbrooke Grove, W11. Tel. 0171-727 6583

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

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

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

FILE NUMBER:

TP/96/2894

(2)

ADDRESS:

10 Victoria Cross,  
L8

33

REVISED DRAWINGS RECEIVED

1. Please re-notify all objectors. Add to letter:

"Revised drawings received. Any further comments must be received by ....." \*

21/04/97

~~2. Please re-advertise \*~~

FILE

\* delete or add as appropriate

CHILD □ GRADDON □ LEWIS  
 CHARTERED ARCHITECTS

34

yBB-PC  
 2, KO.

33 Fitzroy Street London W1P 6ED Tel: (+44) 0171 636 2822 Fax: (+44) 0171 636 8377

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

RECEIVED BY PLANNING SERVICES				
PC N	BP G	PP U	E	Ap Aek
11 APR 1997				50
EXOP Dir		Records	ARB	Con Des
Appeals Office	10	Files Officer	Forward Pl. 9615/401	Head

For the attention of Kate Orme

10th April 1997

Dear Ms Orme

RE: 10 VICTORIA GROVE, LONDON W8  
 APPLICATIONS FOR PLANNING APPROVAL AND LISTED BUILDING  
 CONSENT - YOUR REF: DPS/DCC/TP/96/2894 AND 2895

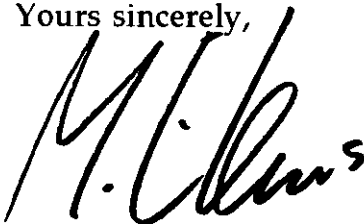
Further to our telephone conversation today, we are pleased to enlose three copies of our Drawing Nos: 9615/10C and 11C. These have been amended to incorporate a reduction in the length of the proposed rear extension by 200mm to accommodate the comments received from the adjoining owner at No. 9. We understand that she is now satisfied with the proposals and will be formally writing to you to confirm this and to withdraw her previous objection.

As agreed, we have clearly noted on plans and sectional elevation that the rear extension will now project only 350mm beyond the present line.

We are pleased that this matter has been resolved to the satisfaction of all the parties concerned and understand that this will be reflected in the presentation to your Committee.

We thank you for your assistance in this matter.

Yours sincerely,



Michael Lewis RIBA  
 encs

40  
 copy of plans to  
 20 plans

cc. C.Broberg Esq. (2 copies)

Directors:

Simon H Child BSc(Hons) DipArch RIBA     Paul K Graddon BA DipArch RIBA     Michael E Lewis BSc(Hons) DipArch RIBA  
 Child Graddon Lewis Limited    Registered in England No.3191447    Associated Office: Düsseldorf

Tel: 0171 584 0030  
Fax: 0171 584 9276

9-Victoria-Grove  
RECEIVED BY PLANNING SERVICE  
London

DC N	DC C	W8 5RW S I E	AS Ack
17 APR 1997			(91)
Exec Dir		Records A.F.B	Con Des
Appeals Office	10	Files Off	Ho

(35)

M.J. French Esq.,  
Executive Director,  
Planning and Conservation,  
Town Hall,  
Hornton Street,  
London,  
W8 7NX

15th April, 1997

Dear Mr. French,

DPS/DCC/KO/TP/96/2894  
10 Victoria Grove

I have received copies of Revision C of the above plans from the Architects and have also discussed the above matter with my neighbour and Miss Orme from your department.

My neighbour assures me that the new rear extension will only project 350mm beyond the existing, and that revision C would take this into account. In fact revision C states 350 NTS but the scale of the drawing still indicates that the extension will project 550mm beyond the existing. In other words the architects have not reduced the actual drawing by 200mm from Revision B to Revision C. The scale drawing is showing a proposed rear extension of 2397mm with an existing rear extension of 1750mm, an increase in depth of 649mm.

I have measured the existing rear extension and it is 1790mm and therefore the new rear extension should be 2140mm.

If I can be assured that the new extension will be 2140mm in total I will withdraw my objection.

For the record I would like to point out that the line of No. 9 rear extension marked on their plan is misleading as this extension is not square and where it abuts onto No. 8 it is only 1570mm in depth. I have stated that I would have no objection to an increase in rear extension if it was not square but Miss Orme said an extension of that type would not be acceptable to the Council.

Yours sincerely,

Mrs. R. Shakeshaft.

~~Address~~ (36)

10 Victoria  
Grove

DEL  
Mrs <sup>10 Victoria</sup> Grove.  
Stakeshaft.  
Has verbally  
agreed to  
2.15 - but says  
no to anyone.  
K.

Architect has  
requested that  
her extension should  
project by no more  
than 2.15 metres. (I've  
conditioned it at 2.1 -  
this is OK. - I've notified  
Mrs Stakeshaft by phone (answering  
averaging response).

Let

Tel: 0171 584 0030  
Fax: 0171 584 9276

9-Victoria Grove  
RECEIVED BY PLANNING SERVICES  
London

DC N	DC C	W8-5RW S	E.	Ac Ack
25 APR 1997				(61)
Exec Dir		Records	ARE	Con Des
Appeals Office	10	Fees Officer	Forward Plan	Head DC

M.J. French Esq.,  
Executive Director,  
Planning and Conservation,  
R B K & C,  
Town Hall,  
Hornton Street,  
London,  
W8 7NX

24th April, 1997

(37)

Dear Mr. French,

DPS/DCC/KO/TP/96/2894  
10 Victoria Grove

*RF*  
*25/4*

Further to my letter of the 15th April, I have spoken to Miss Orme who is dealing with this case and she assures me that it is a Condition of the Planning Approval that the new rear extension will extend not more than 2.1 metres from the rear main elevation.

I also understand that new plans drawn to scale showing this extension will be submitted by the Architects dealing with the case.

On the basis that it is a binding Condition of the Planning Approval that the rear extension will be no more than 2.1 metres deep I withdraw my objection.

Yours sincerely,

*R. S. Shakeshaft.*

Mrs. R. Shakeshaft.



96/2894

10 Victoria Grove,  
W8

Amend. Condition

2141

- 4. add (e) proposed floor plans at scale of 1:50 to bottom of list.

4. R11

- 9. The rear two storey extension, hereby approved, shall project by no more than 2.14 metres.

9. R42

96/2895

10 Victoria Grove,  
W8

Additional  
Condition

2142

- 10. The rear two storey extension, hereby approved, shall project by no more than 2.14 metres.

10. R42.

39

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## MEMORANDUM

---

DATE: May 9, 1997  
TO: Principal Administrative Officer  
FROM: Executive Director, Planning and Conservation  
RE: PLANNING SERVICES COMMITTEE: 30 APRIL 1997  
CC: Chief Executive and Town Clerk (Attn. Katy Shaw)

Further to the above meeting, I would inform you of the following changes which were approved by the Committee in making its decision:

### A1

#### NORTH

96/2281/122 1/5 Colville Mews, W.11.

Revised Drawings: Add TP/96/2281/H, 38A (as revised by letter dated 28/4/97), 39, SK1 and SK2.

96/1759/123 18 Holland Park and 32/3 Holland Park Mews, W.11.

Revised Drawings: Add TP/96/1759/D, 118A. Add Condition: 8. C71. Reason: R72 and R73.

96/1760/124 18 Holland Park and 32/3 Holland Park Mews, W.11.

Revised Drawings: Add TP/96/1760/D, 118A. Add condition: 6. C71. Reason: R73.

96/2282/125 18 Holland Park and 32/3 Holland Park Mews, W.11.  
96/2283/126

Add: Informative 8: "This permission/consent relates to the underground room only and not to other works to the premises."

#### SOUTH

96/2588/4116 1B Lamont Road, S.W.10.

Amend Condition 9: "Detailed plans and elevations at a scale of at least 1:50 shall be submitted to the Council within 28 days of the date of this permission and shall be approved in

writing prior to the commencement of works on site to the elevations."

96/2685/4119 161 Old Brompton Road, S.W.5.

Withdrawn

96/1584/4127 Former Knightsbridge Crown Court, 1 Hans Crescent and Harrods Store, 87/135 Brompton Road, S.W.1.

Revised Date: 24/4/97.

Add to S.106 Obligation: "and terms of compensation for loss of the on-street meter bays."

Add to Recommendation: "including the construction of new pavement crossovers".

Add to submitted drawing nos.: TP/96/1585E.

Add to applicants drawing nos.: HC093C, HC094D (substitute for HC094), HC095D (substitute for HC095), HC096E (substitute for HC096), HC097E (substitute for HC097A), HC098E (substitute for HC098D). For clarification, see schedule of drawings attached with approved drawings highlighted.

Amend Condition 13 to read: "50% of the parking spaces shall be used by residents, including 45 to be used only by the occupiers of the new residential accommodation on the site and their visitors, and shall not be sold, let or otherwise used by anyone other than residents living within 400 metres of the former Crown Court building at 1Hans Crescent who are entitled to a resident's parking permit."

Add Condition 16: "Details of the area to be occupied by the pavement cafe and the numbers of tables and chairs shall be submitted to, and approved in writing by, the Council prior to the cafe use commencing and the cafe use shall not operate other than in compliance with the approved details." Reason: "To safeguard residential amenity and to ensure that no obstruction occurs to pedestrians."

Add the following Informatives: I22: "Building work shall be carried out in strict accordance with London Underground's 'Special Conditions for Work carried out adjacent to the Railway' ". I23: "No support shall be taken from LUL land or property." I24: "Prior to any work commencing on site, over or immediately adjacent to LUL's tunnels, details of any proposed boreholes or bored piles shall be submitted to LUL and their written approval obtained. Driven piles will not be permitted in the vicinity of LUL's tunnels or other subsurface structure." I25: "The loading imposed upon any LUL structure is not to be added to, or in some cases, removed". I26: "Before work commences on site, an assessment of railway noise and vibration shall be carried out and appropriate

41

protective measures shall be taken to protect the users of the property against noise and vibration." 127: "Before work commences on site, an assessment shall be carried out and precautions taken to protect the property against electromagnetic interference generated by the railway and its support equipment."

Omit paras. 7.47 to 7.52 of the report which are no longer valid.

96/1585/4128 Harrods Store, 87/135 Brompton Road, S.W.1.

Revised date: 28/4/97.

Amend submitted drawing nos. to add TP96/1585E.

Amend applicants drawing nos.: "HC022, HC050G, HC451E, HC452A, HSP-EX-047, HSP-EX-048, HSP-EX-049 and HSP-EX-050."

Delete: Conditions 2, 3 and 4 b) and c). (N.B.: 4a) remains).

#### CENTRAL

96/2871/2136 6 Eldon Road, W.8.

Amend Condition 10: "The dormer window at the front of the additional storey hereby permitted shall match the design and proportions of the existing dormer windows at the front of the additional storeys at Nos. 1, 3 and 4 Eldon Road, and not the design and properties of the existing dormer window at the front of the additional storey at No. 2 Eldon Road." R86.

96/2498/2137 1 Stratford Studios, Stratford Road, W.8.

Additional Drawing No.: Submitted drawing no. TP96/2498/B;  
Applicant's drawing no. 301/07.

97/0447/2140 87 Abingdon Road, W.8.

Add Condition: C97; R97.

~~96/2894/2141 10 Victoria Grove, W.8.~~

Amend Conditions: 4. Add "(e) proposed floor plans at scale of 1:50" to bottom of list. 4. R11. 9. Amend to read "... 2.15."

96/2895/2142 10 Victoria Grove, W.8.

Additional Condition: 10. "The rear two storey extension, hereby approved, shall project by no more than 2.15 metres."  
10. R42.

41

96/2578/2144 9 Atherstone Mews, S.W.7.

Add 5 Conditions: 6. C71, R71; 7. C78 R78; 8. C86; R86; 9. "The windows to the dormer shall be double hung sashes, the lower panes of which shall be fixed shut and be so maintained." R92; 10. "The lower panes of the dormer sash windows shall be obscurely glazed and be so maintained." R92.

Amend Drawing Nos.: Submitted drawing nos. TP/96/2578 and 2578/A; Applicant's drawing nos. 96/1865 Sheet 1, 96/1865 Sheet 2, 96/1865 Sheet 3, 96/1865 Sheet 4.

96/2688/2145 Earl's Court Yard, 6 Cluny Mews, 51A/51B Philbeach Gardens, S.W.5.

Deferred

96/1429/2149 26/40 Kensington High Street, W.8.

Add Informative: I9: "Advice must be given by staff to users of the Health Club facilities that a public car park is available close by at Young Street, W.8."

96/1723/2150 38 Kensington High Street, W.8.

Amend Conditions, Reasons and Informative:

Reasons 9 and 10 should be R42.

Condition 3: C43 ... 12.00 hrs - 00.30 hrs delete "shall not ... public holidays" and replace with "between the hours of 12.00 hrs and 24.00 hrs on Sundays."

Informative 8: "Advice must be given by staff to customers when reserving tables or seeking information that a public car park is available close by at Young Street, W.8."

97/020/208 Land fronting West Cromwell Road between Railway Bridge and Warwick Road, S.W.5.

Deferred

95/136/209 Land fronting West Cromwell Road between Railway Bridge and Warwick Road, S.W.5.

Deferred

42

A3

South Kensington Underground Station, Pelham Street, S.W.7.

Add Condition: C31 "The position of the rear north wall and the access steps to the northern mews block are not hereby approved. The exact position shall be agreed in writing by the Executive Director, Planning and Conservation, following the submission of a full tree root survey. The wall shall be positioned and suitable foundations used in order to ensure the retention of the trees to the rear of Thurloe Street, both in the rear gardens and in the adjoining access path." R20.



M. J. French

Executive Director, Planning and Conservation.

Tel: 0171 584 0030  
Fax: 0171 584 9276

9 Victoria Grove  
London  
W8 5RW

43

file

15th May 1997

M.J. French Esq.,  
Planning and Conservation,  
R B K & C,  
Town Hall,  
Hornton Street,  
London,  
W8 7NX

RECEIVED BY PLANNING SERVICES				
DC N	DC C	DC S	E	Ao Ack
20 MAY 1997				(75)
Exec Dir		Records	ARB	Con Des
Appeals Office	10	Fees Officer	Forward Plan	Head DC

Dear Mr. French,

96/2894

10 Victoria Grove, W.8. - DPS/DCC/KO/TP/2894

I refer to my correspondence on the above matter and would like to have a copy of the conditions imposed in respect of this planning permission.

Would you please be kind enough to send me a copy of the permission with the relevant conditions attached.

Yours sincerely,

Mrs. R. Shakeshaft.

Sent out  
27.5.97  
hew

44

RBKC  
CONSERVATION AND DESIGN OBSERVATIONS

<b>Address:</b> 10 Victoria Grove, W8.	<b>App. No.:</b> 96/2894..	<b>D.C. Officer:</b> N.C.	<b>L.B.:</b> II.	<b>C.A.:</b> 9c.	<b>Area:</b> C.
---	-------------------------------	------------------------------	---------------------	---------------------	--------------------

<b>Description:</b> Amendments to existing consented extension.	<b>Code:</b> X.
--	--------------------

**Comments:**

PROPOSED AMENDMENTS TO EXISTING CONSENT.

Basement:

- The proposed removal of the chimneybreast in the front room was not previously permitted and is not acceptable. *NO*
- The proposed removal of the chimneybreast in the rear room was previously permitted but is deeply unwelcome, and any proposal to now retain it would be very welcome. *Consent to - encourage not*
- The loss of a door from the stair hall to the rear room is now welcome; the previous consent moved the opening, but did not remove it. With the staircase unaltered, the opening would need to be retained in its present position (which is clearly original and the previous consent to remove it is deeply concerning); we should encourage the retention, both of the opening, and the existing, original joinery, in the strongest of terms (it could always be locked shut if not required).
- The proposal to leave the stair unaltered is highly welcome (again the original consent is here bewildering and flagrantly contrary to P.P.G.15). Should have annotations that the under-stair cupboard is also retained.

*Material change NO*

The existing consent included the retention of a pier in the proposed opening in the rear wall. This pier had now been omitted, and this would not be welcome, unless they reduced the overall opening size considerably.

*Material change NO*

If they are still proposing to change the front casement window to a sash, the drawings should be annotated accordingly.

*Mat NO*

The previous consent included the restoration of the original through-passage; the removal of this from the scheme is not particularly welcome.

*Mat NO*

The loss of the fragment of original spine wall (on the chimney-side) and its replacement with modern partition is not welcome, and was not previously consented.

Ground Floor:

- The retention of the original stair form is highly welcome.

First Floor:

- The placing of a bed against a fireplace begs the question what is happening to the fireplace?

Generally there is a dire need for retention notes, for joinery (doors, architraves, shutters, skirting boards, floorboards), cornices, fireplaces and so forth.

On the schedule of works there are several references to the removal of skirting boards; there is no mention of this on the previous consent, so they should all be retained. The opening up of the drop ceiling in the kitchen also need further explanation. The removal of the fireplace in the rear room, although not welcome, has already been consented (although we should try to retain chimneybreast, and fireplace if old).

*Retention notes.*

*JA JIVOR*



45

RBKC  
CONSERVATION AND DESIGN OBSERVATIONS

<b>Address:</b> 10 Victoria Grove, W8.	<b>App. No.:</b> 98/2894.	<b>D.C. Officer:</b> N.C.	<b>L.B.:</b> II.	<b>C.A.:</b> 9c.	<b>Area:</b> C.
---	------------------------------	------------------------------	---------------------	---------------------	--------------------

<b>Description:</b> Revised amendments to previously consented extension.	<b>Code:</b> X.
--	--------------------

**Comments:**  
FURTHER PROPOSED AMENDMENTS TO CONSENTED BUT UNEXECUTED EXTENSION.

Basement:

- The opening in the rear wall is still too wide. Either they insert the pier as originally consented, or they could reduce the width of the opening to an absolute maximum of 1.8 metres, aligned to the fenestration at first and second floors.
- Whilst they have now retained the nib of the original spine wall on the chimneybreast side, they have now removed it on the stair-well side. They should keep original nibs at both sides, and fit a new wall in between them.

Ground Floor:

- O.K., but need annotated retention noted for cornices (both rooms and hall), fireplaces and joinery.

First Floor:

- Need annotated retention notes for the cornice in the front room, fireplaces in both rooms, and the cupboards flanking the fireplace in the rear room.

Second Floor:

- Proposal is dependant upon the structural engineer's report that should be forming a new application; perhaps they should omit any references to reconstruction here, and include it all the second-floor works in the one application.

Should have general notes that all plaster repairs will be to match existing (*i.e.*: repair lime plaster in lime and gypsum in gypsum), and notes of where lath and plaster ceilings survive and that they are all being preserved *in situ*.

*MS* *B-IVII-02*  
 annotate drawings as to  
 cornices + fireplaces etc