
PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

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23 September 2005

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

My reference: DPS/DCSW/JT
/PP/97/2386

Your reference:

Please ask for: John W Thorne

Dear Sir

Town & Country Planning Act 1990
28 Fawcett Street SW10

I refer to your letter and enclosures dated 13th September including a sketch plan showing a substantial lower ground floor rear extension across the full width of the garden replacing an existing small extension and projecting some 6-7m beyond the closet wing rear wall.

I understand you have previously sought an opinion on this proposal from my colleague Ms Redfern. I confirm that I cannot see any circumstance where such a proposal, conflicting as it would with a number of policies of the Unitary Development Plan, could receive favourable consideration by this authority.

I note that planning permission was granted in 1998 for a glazed conservatory extension within the lower ground floor light well which did not project beyond the main rear wall of the closet wing. The permission was not implemented and has now expired. I do however consider a similar suitably designed conservatory in this location which would not project beyond the main rear wall of the closet wing could form the basis of an acceptable proposal to extend the lower ground floor. Other than this I do not consider there to be further potential to extend at the rear.

I trust this information is of assistance and you will appreciate that I write without prejudice to any future decision of this Council's Planning Services Committee.

Yours faithfully

John W Thorne
Area Planning Officer
for Executive Director, Planning & Conservation



INVESTOR IN PEOPLE

PC ACK JT

13 September 2005

Att Mr John Thorne
Planning Department
South West Area
The Town Hall
Hornton Street
London W8 7NX

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
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Dear Mr Thorne,

Re: 28 Fawcett Street, London SW10.

Following our telephone conversation this morning, I thank you for agreeing to give your time to look into my client's proposal to extend into his garden at basement level.

I am attaching some relevant photographs as well as existing floor plan and sketch plan of proposed extension .

I appreciate that the reason for objecting to the proposal is that the extension will take the building beyond its existing rear line. There is a larger and higher extension being built two houses away. I am assuming that this is a house and hence the extension was built under the permitted development scheme.

It is worth noting that my client's flat is in the end of terrace house and its adjoining neighbour on the western side is a purpose built 6 storey building. The boundary wall separates my client's property from a car access to its underground car park, there isn't therefore any concern about privacy or blocking the light to this adjoining property.

The property has a 15 meters deep garden and the extension will only take 4 meters from it, still leaving a deep garden to be enjoyed. The level of the garden will be maintained at 1.2 meters above internal floor level. If required, the level of the roof of the extension will not exceed the heights of either of the two boundary walls. This will therefore make the extension not visible from the adjacent properties garden and car access.

It is also worth noting that there are only 5 house on this section of Fawcett street (No 20 No 28) one of which , namely No 22, has built an extension accessible from the ground floor level, thus creating a terrace at this level overlooking the adjoining gardens. The extension that we are proposing will not have any terrace on top and will be much lower than the one at No 22.

My client will be happy to use the mean of enclosure that you recommend (glass, bricks, a mixture of both)

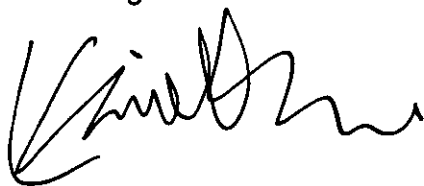
Taking into consideration al the above, I hope that you will agree that the extension will not detrimental effect. I will be happy to meet you at the property should you wish to visit it.

I look forward to receiving your comments/ view on this matter. Please do not hesitate to contact me if you need any additional information.

Your prompt consideration of this proposal will be very appreciated as my client's has not purchased the property yet as it is conditional on the extension being granted.

I hope you don't mind me contacting you on Thursday to follow up on this.

Regards



Kamal Milki

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Rear of
28 Fawcett
Street
1st, Gdn & 2nd

Rear of
Basement
Flat at
28 Fawcett
Street

EX
 TP CAC AD CLU AC
 4 SEP 2005
 SE APP IC REC
 ARB FFLN DES FEES

N/A



N/A



Front view showing adjoining 6 storey building with car access to U/G car park



Front of N° 28 Fawcett Street

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View of extension to property 2 houses away



View of adjoining owner rear garden



View of rear of Basement at 28 Fawcett Street



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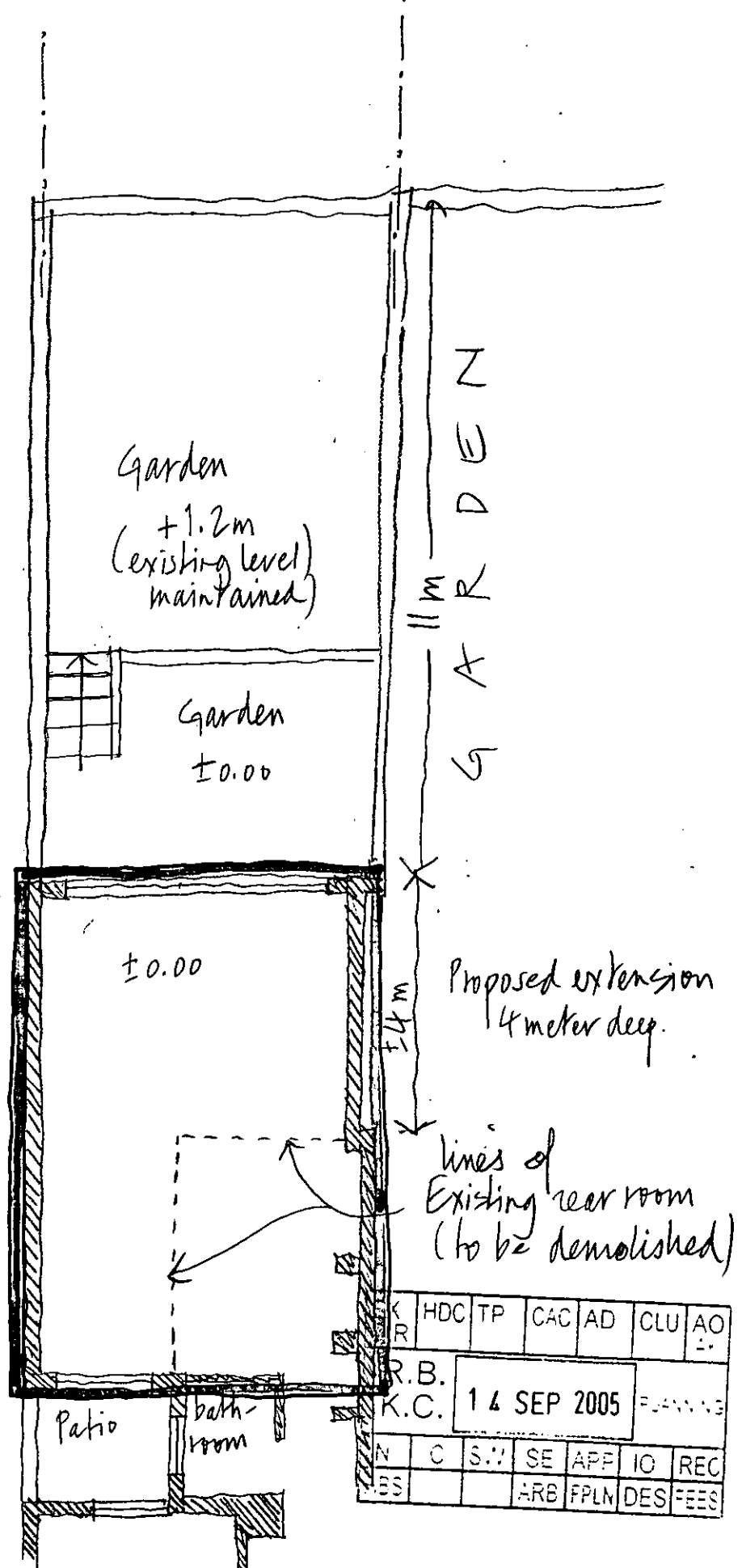


View of patio & garden of the flat taken from inside the flat.

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28 Fawcett Street
 Lower ground floor
 Proposed extension into
 rear garden
 Sc. 1:100

RAMP FOR CAR ACCESS TO
 UNDERGROUND PARKING





Boundary wall between 28 Fawcett St and the 6 storey bldg showing the car access ramp to U/G car park

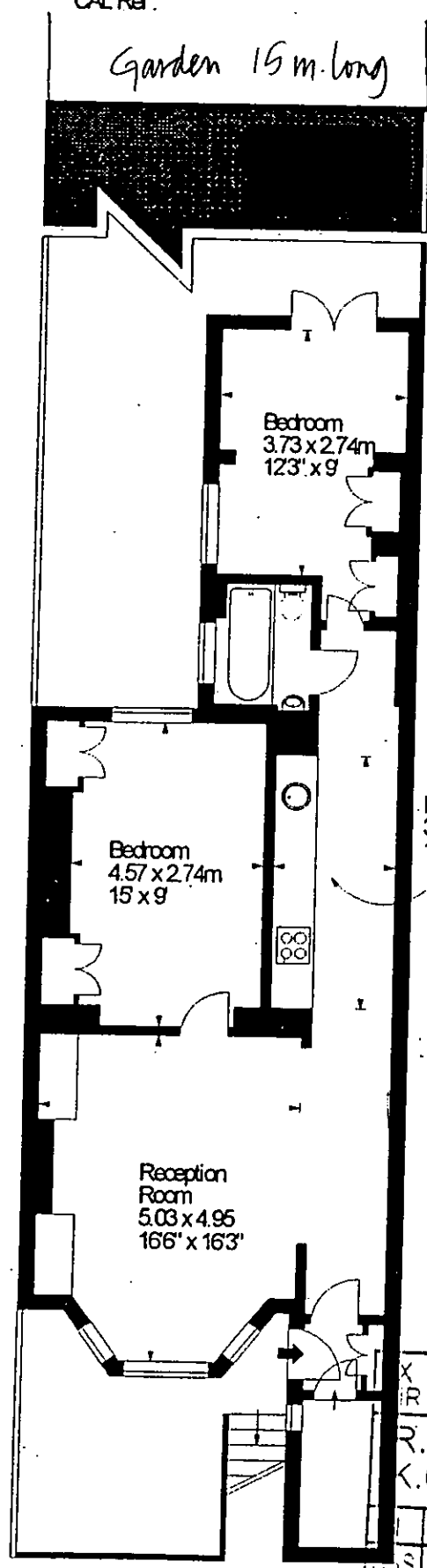


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28 Fawcett Street, SMO
 Approx Gross Internal Area*
 702 FT² (65.21 M²)
 CAL Ref:



* Existing
 FLOOR PLAN



X	HDC	TP	CAC	AD	CLU	AO
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Lower Ground Floor 1:100

Illustration For Identification Purposes Only. Not To Scale
 * As Defined by RICS - Code of Measuring Practice
 Barridge Kirchner Floorplans
 Tel 020 7787 5544

