

TOWN & COUNTRY PLANNING ACT 1990

FORM TP1

APPLICATION FOR PERMISSION TO DEVELOP LAND AND / OR BUILDINGS IN GREATER LONDON

FOR OFFICE USE ONLY

£ 95.00 PP002822

Borough Ref.

Registered No.

Date Received

COMPLETE

- 8 DEC 2000

Cheque / Postal Order / Cash 001940.

Receipt No. Issued 0282037

PLEASE READ CAREFULLY THE GENERAL NOTES BEFORE FILLING IN THE FORM.

PART ONE	To be completed by or on behalf of all applicants as far as applicable	£ 95.00
FEE (where applicable)		

1. APPLICANT (in block capitals)

Name MR & MRS BUANCE
 Address THE OLD HOUSE
HOLLAND STREET
LONDON, W8 4NA
 Tel. No. 020 7937 2113

AGENT (if any) to whom correspondence should be sent

Name ROBERT L ADAMS ARCHITECTS
 Address 1, DALLING ROAD
HAMMERSMITH
LONDON W6 0TD
 Tel. No. 020 8563 7191 Ref. 241

2. PARTICULARS OF PROPOSAL FOR WHICH PERMISSION IS SOUGHT

(a) Full address or location of the land to which this application applies

THE OLD HOUSE, HOLLAND STREET, LONDON, W8 4NA.

(b) Site area

524.98 m²

(c) Give details of proposal indicating the purpose for which the land/buildings are to be used and including any change(s) of use.

INTERNAL ALTERATIONS TO SECOND & THIRD FLOOR TO CREATE ON SUITE BATHROOMS & DRESSING ROOMS TO ADJACENT BEDROOMS, PROPOSED ORANGERY AT GROUND FLOOR LEVEL ON TOP OF PREVIOUS EXTENSION & CREATION OF OFF STREET PARKING TO THE REAR OF THE PROPERTY, ALL FOR RESIDENTIAL USE.

(d) State whether applicant owns or controls any adjoining land and if so, give its location.

NO.

(e) State whether the proposal involves:-

State Yes or No

(i) New building(s) or extension(s) to

YES

If "Yes" state gross floor area of proposed building(s).

12.8 m²

Residential Building (S) PLANNING SERVICES							
EX DIR	HDC	N	P	SW	SE	ENF	AO ACK
- 7 DEC 2000 TP							
(ii) Alterations	REC	ARB	FWD	CON	FEES		
			PLN	DES		<input checked="" type="checkbox"/> YES	

If residential development state number of dwelling units proposed and type if known, e.g. houses, bungalows, flats.

N/A.

(iii) Change of use

NO

If "Yes" state gross area of land or building(s) affected by proposed change of use (if more than one use involved state gross area of each use).

N/A.

(iv) Construction of new access to a highway } vehicular } NO
 } pedestrian } NO

(v) Alteration of an existing access to a highway } vehicular } NO
 } pedestrian } NO

Hectares/m²

Strike out whichever is inapplicable

3. PARTICULARS OF APPLICATION

State whether this application is for: State Yes or No

- (i) Outline planning permission NO
- (ii) Full planning permission YES
- (iii) Renewal of temporary permission or permission for retention of building or continuance of use without complying with a condition subject to which planning permission has been granted. NO
- (iv) Consideration under Section 72 only (Industry) NO

If "Yes" strike out any of the following which are not to be determined at this stage.

- 1. Siting
- 2. Design
- 3. Landscaping
- 4. External appearance
- 5. Means of access

If "Yes" state the date and number of previous permission and identify the previous condition.

Date Number

The Condition

4. PARTICULARS OF PRESENT AND PREVIOUS USE OF BUILDINGS OR LAND

State :-

- (i) Present use of buildings/land SINGLE RESIDENTIAL UNIT
- (ii) If vacant the last previous use and period of use with relevant dates. N/A.

5. LIST ALL DRAWINGS, CERTIFICATES, DOCUMENTS, ETC; forming part of this application

241/FO1, FO2, FO3 ~ PLANS, ELEVATION & SECTION AS EXISTING.
241/FO4A, PO5A, PO6A & PO7A ~ PLANS ELEVATION & SECTION AS PROPOSED.
REPORT ON HISTORIC FABRIC & REPORT FROM CLIENT ON RECENT HISTORY; SKETCH REAR ELEVATION AS PROPOSED

6. ADDITIONAL INFORMATION State Yes or No

- (a) Is the application for non-residential development NO If "Yes" complete PART THREE of this form (See PART THREE for exemptions)
- (b) Does the application include the winning and working of minerals NO If "Yes" complete PART FOUR of this form
- (c) Does the proposed development involve the felling of any trees NO If "Yes" state numbers and indicate precise position on plan
- (d) (i) How will surface water be disposed of? CONNECT TO EXISTING SYSTEM NO CHANGE
 (ii) How will foul sewage be dealt with? CONNECT TO EXISTING SYSTEM NO CHANGE.
- (e) Materials - Give details (unless the application is for outline permission) of the colour and type of materials to be used for:
 - (i) Walls BRICKWORK TO MATCH EXISTING.
 - (ii) Roof TRADITIONAL LEADWORK.
 - (iii) Means of enclosure N/A.

We hereby apply for (strike out whichever is inapplicable)

- (a) Planning permission to carry out the development described in this application and the accompanying plans in accordance therewith
- (b) ~~Planning permission to retain the building(s) or work(s) already constructed or carried out, or a use of the land already instituted as described in this application and accompanying plans.~~

Signed ROBERT L ADAMS on behalf of Mrs & Mrs Brian Date 5th Dec 2000

AN APPROPRIATE CERTIFICATE MUST ACCOMPANY THIS APPLICATION (See General Notes)

If you are the ONLY owner of ALL the land at the beginning of the period 20 day before the date of application, complete Certificate A. If otherwise see PART TWO of this form.

CERTIFICATE A - Certificate under Section 66 of the Town & Country Planning Act 1990. I hereby certify that:-

- *Strike out whichever is unapplicable.
- 1. No person other than the applicant was an owner (a) of any part of the land to which the application relates at the beginning of the period of 20 days before the date of the accompanying application.
- 2. ~~None of the land to which the application relates constitutes or forms part of an agricultural holding; or~~
- 3. ~~*I have / the applicant has given requisite notice to every person other than *myself/himself who, 20 days before the date of the application was a tenant of any agricultural holding any part of which was comprised in the land to which the application relates, viz:-~~

(a) "Owner" means a person having freehold interest or a leasehold interest the unexpired term of which was not less than 7 years.

Name and Address of Tenant

Date of Service of Notice

Signed R L Adams on behalf of Mrs & Mrs Brian Date 5th Dec 2000

ROBERT L ADAMS ARCHITECTS

1 DALLING ROAD
HAMMERSMITH
LONDON W6 PJP 002822

TELEPHONE
0181 563 7191

FAX NUMBER
0181 563 7133

EMAIL
106572.120@compuserve
Job 241

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

5th December 2000

Dear Sir,

The Old House, Holland Street, Kensington, London, W8 4NA

We enclose applications for Planning Permission and Listed Building Consent to alter the above mentioned property. The project is to carry out internal alterations to the third and second floor to create on suite bathrooms and dressing rooms to adjoining bedrooms and minor alterations to a basement utility area. The creation of an Orangery at ground floor level and off street parking area at the rear of the property through an existing garden wall. The documentation includes the following:-

Planning Application:-

1. 4 copies of completed application form.
2. 4 copies of drawing No's. 241/F01, F02,F03, Plans elevation and section as existing. 241/P04A,P05A,P06A and P07A plans elevation and section as proposed.
3. Sketch of rear elevation as proposed Drawing number 241/8
4. Certificate A.
5. Cheque for £95.
6. A report on Historic Fabric and a report from the client on the recent history of the property

Listed Building Consent:-

1. 4 copies of completed application form.
2. 4 copies of drawing No's. 241/F01, F02,F03, Plans elevation and section as existing. 241/P04A,P05A,P06A and P07A plans elevation and section as proposed.
3. Sketch of rear elevation as proposed Drawing number 241/8
4. Certificate A.

Yours faithfully,

Robert Adams

ROBERT L ADAMS

enc

cc Mr and Mrs R Briance.

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	P	SW	SE	ENF	AO ACK
- 7 DEC 2000							
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES	

ROBERT L ADAMS ARCHITECTS

1 DALLING ROAD
HAMMERSMITH
LONDON W6 0JDTELEPHONE
0181 563 7191FAX NUMBER
0181 563 7133EMAIL
106572.120@compuserveThe Old House,
Holland Street,
Kensington
LONDON,
W8 4NA

241/RLA/B1

27th November 2000

REPORT ON HISTORIC FABRIC**ASSEMENT****GENERAL:**

- The Old House, is of mid C18 origins but has been altered from its original form many times since to suit the many uses the house has had during its life and therefore many original features have already been lost. The construction of the house is of brick with timber floors, stairs and roof structure. The roof is of clay tiles, elevations are of facing brick with stucco facings to basement ground storey. The plan shape is that of a rough parallelogram.

FRONT FACADE:

- The front of the house retains its original facade except for the roof which has two mansarded additions either side of the original central dormer window and the stucco addition to the ground and basement.

REAR FACADE:

- The rear facade is a haphazard composition of windows from all periods of its history. In its way it is an interesting collection of windows from all periods of British Architecture from the sashes of the mid C18 to the plate glass picture window of the 1980's. (See Photograph 1) Some of the fenestration was predominantly altered in the 1984 refurbishment to give its present form.

ROOF:

- The roof is not the original C18 structure although the form without the mansard additions it probably follows the original pattern. We would suggest that the roof structure was renewed in the 1930's the timber being square cut and precise (See Photograph 2). at that time the tiles would have been replaced with new clay tiles to match the originals (no felt underlay). Internally the roof structure has been altered several times to make the best use of the attic space and most recently to support large cold water storage tanks.

THIRD FLOOR:

- The third floor has nothing particularly historic or remarkable. The doors to the individual rooms are probably original to the house (See Photograph 3). The room heights are exceptionally low. Whilst the low ceilings were part of the original house they have been reduced even further over the years by the saging of the ceiling

and the layers of additional material added to make the plaster on the ceilings secure and by the replacement or leveling floors and floor boards.

- There is a built in cupboard in the rear bedroom that has old doors but we are assured by the owner that this was added in 1984 the builder cleverly using salvaged material to give the construction a feeling of age compatible with the house.

SECOND FLOOR:

- This Floor has two rooms on the rear that retain their original shape and detail. To the front the arrangement of rooms and walls has been altered considerably. The original plan would have had diagonal walls like those on the top floor, ground floor and basement. One can only assume that this arrangement is part of past alterations when bathrooms and plumbing would have been added to the house.
- The presence of two downstand beams within this area also confirm that the area has been drastically altered from its original foot print (see photograph 4).
- No original cornices or door architraves remain.

FIRST FLOOR:

- No comments have been made because no changes are being proposed.

GROUND FLOOR:

- No alterations are being proposed to the interior and the exterior comments have been made in "Rear Facade"

LOWER GROUND FLOOR:

- The existing lower ground floor still maintains its main support walls, all other internal walls are from a previous alteration when the basement was under separate ownership. The alterations proposed are superficial and do not effect the historic character of the building

GARDEN:

- The present garden is surround on all three sides by brick walls. The high wall to the east was probable part of the original garden wall the Old House. The wall to the west is also part of the original house. These walls have been repaired and repointed as necessary over recent years to maintain their structural integrity. The rear, (south) wall is of a later date built with the flats development in the 1950's and at present is over grown with ivy.

MITIGATION

THIRD FLOOR:

- Alterations to the rear back room and the adjacent two front rooms, to improve the exceptionally low ceiling heights, form a bedroom shower room suite, and improve the family bathroom. The work will involve the removal of existing ceiling joists lath and plaster, insertion of a new steel and timber substructure at a higher level. including raising the height of the existing stud walls. Removal and replacement of CWS tanks, the removal of fitted cupboard, the forming of large openings in the studwall partions and the moving of the partition between the front rooms.
- Elements to be preserved unaltered; landing doorways and architraves, staircase external fabric and substructure.

SECOND FLOOR:

- Alteration to existing dressing room and bathroom layout to incorporate new circulation along front wall and improved dressing room and bathing facilities.
- As previously stated this area has already been altered and the proposals will not effect the historic character of the building further
- Elements to be preserved are the original window shutters and shutter boxes.

GROUND FLOOR:

- The proposed orangery style extension on top of the previous 1980's extension against the high boundary wall will enhance the character of the rear facade.
- The proposals will not see the loss of any historic elements.
- With respect to its form and choice of materials. This has been derived from its function and location. The materials used are all equivalent or replicas of materials used in the existing building, timber joinery, glass, matching London stock bricks and lead roof used in the lower ground floors.

LOWER GROUND FLOOR:

- The alterations are a consequence of the way in which the present owner wishes to be able to gain entry to the basement area and also a wish to make better use of the space. As mentioned the proposals are of a superficial nature but every effort will be made to be respectful to the original architectural character of the house.

GARDEN:

- The proposals are to provide off street parking for one vehicle. This can be seen as a planning gain, removing another car from already congested street. The proposals involve the creation of an opening in the rear (south) wall and the installation of painted timber automatic gates. As this wall does not form part of the original house the proposals are not seen as detrimental to the historic character of the garden walls.

CONCLUSION.

The present arrangement of this house is unsuitable and needs to be rationalised and altered to be more accommodating for living standards today. The alterations proposed are minimal and do not affect the parts of the building that need to be protected by the Listed Building Statutes and as with the 1980's alterations the house's character and age will be enhanced and complimented by the works. The proposals fall well within the PPG 15 Planning and the Historic Environment guide lines set out by government.

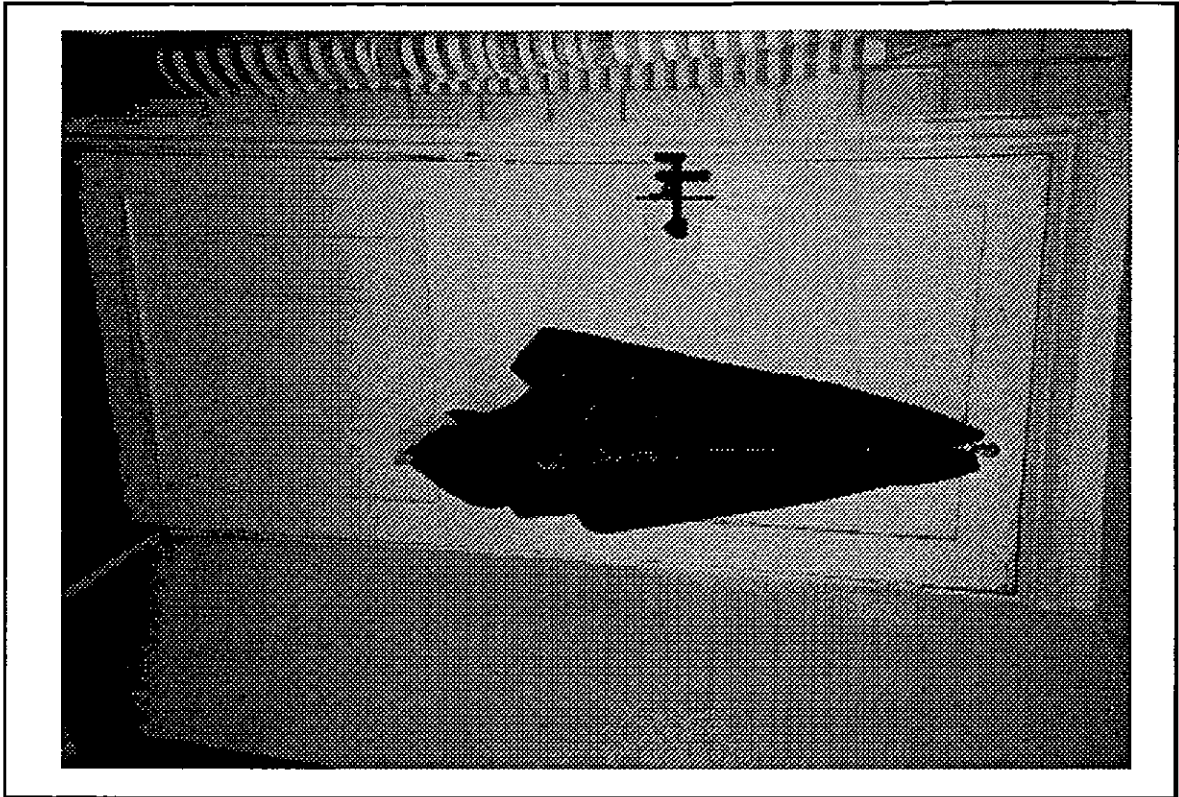


Photo 3.
Original Door.

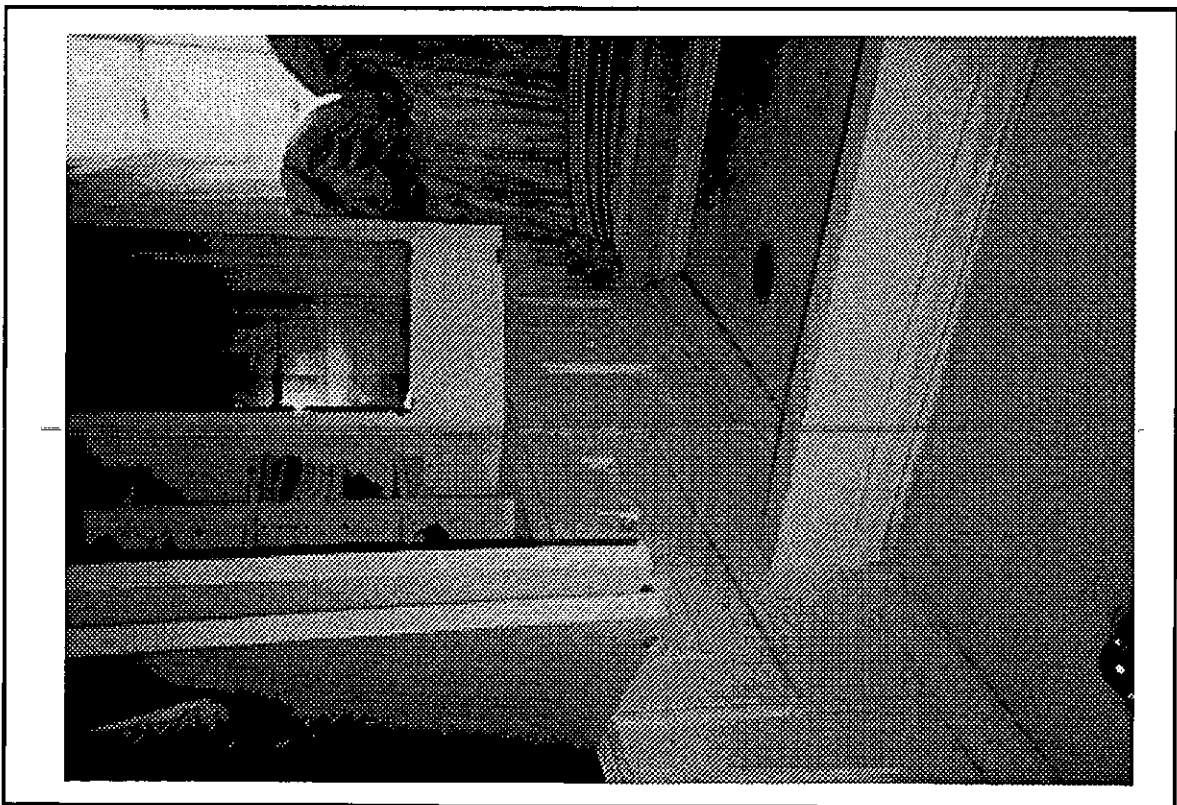


Photo 4.
Downstand Beams