

PLANNING SERVICES APPLICATION

CONSULTATION SHEET

CHASE

APPLICANT:

Robert L Adams Architects,
1 Dalling Road,
Hammersmith,
London,
W6 0JD

APPLICATION NO: PP/00/02822

APPLICATION DATED: 05/12/2000

DATE ACKNOWLEDGED: 8 December 2000

APPLICATION COMPLETE: 08/12/2000

DATE TO BE DECIDED BY: 02/02/2001

SITE: The Old House, 13 Holland Street, London, W8 4NA

PROPOSAL: Internal alterations to second and third floor to create en suite bathrooms and dressing rooms to adjacent bedrooms, proposed orangery at ground floor level on top of previous extension and creation of off-street parking to the rear of the property, all for residential use.

ADDRESSES TO BE CONSULTED

- 1.
2. 9, 11 HOLLAND STREET
- 3.
4. 1-4 (CONSEC) GREGORY PLACE
- 5.
6. FLATS 1-33 INGELow HOUSE, KENS. CHURCH WALK
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.

42

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

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

Jg 12/12

Jg 12/12

DEVELOPMENT CONTROL

TECHNICAL INFORMATION

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

ADDRESS The Old House,
Holland Street.
THE OLD HOUSE
13 HOLLAND STREET
POLLING DISTRICT 1A

PP002822

- | | | | |
|-----|--|--------|--|
| 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							
①	II																

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:

Royal Borough of Kensington and Chelsea
GGP Point in Polygon Search Results
Corporate Land and Property Gazetteer

	1a	Gregory Place	W8 4NG
		1 Gregory Place	W8 4NG
		2 Gregory Place	W8 4NG
		3 Gregory Place	W8 4NG
		4 Gregory Place	W8 4NG
	9/11	Holland Street	W11 4NA
	Ingelow House	Holland Street	W8 4N 
Flat 1	Ingelow House	Holland Street	W8 4N
Flat 2	Ingelow House	Holland Street	W8 4N
Flat 3	Ingelow House	Holland Street	W8 4N
Flat 4	Ingelow House	Holland Street	W8 4N
Flat 5	Ingelow House	Holland Street	W8 4N
Flat 6	Ingelow House	Holland Street	W8 4N
Flat 7	Ingelow House	Holland Street	W8 4N
Flat 8	Ingelow House	Holland Street	W8 4N
Flat 9	Ingelow House	Holland Street	W8 4N
Flat 10	Ingelow House	Holland Street	W8 4N
Flat 11	Ingelow House	Holland Street	W8 4N
Flat 12	Ingelow House	Holland Street	W8 4N
Flat 13	Ingelow House	Holland Street	W8 4N
Flat 14	Ingelow House	Holland Street	W8 4N
Flat 15	Ingelow House	Holland Street	W8 4N
Flat 16	Ingelow House	Holland Street	W8 4N
Flat 17	Ingelow House	Holland Street	W8 4N
Flat 18	Ingelow House	Holland Street	W8 4N
Flat 19	Ingelow House	Holland Street	W8 4N
Flat 20	Ingelow House	Holland Street	W8 4N
Flat 21	Ingelow House	Holland Street	W8 4N
Flat 22	Ingelow House	Holland Street	W8 4N
Flat 23	Ingelow House	Holland Street	W8 4N
Flat 24	Ingelow House	Holland Street	W8 4N
Flat 25	Ingelow House	Holland Street	W8 4N
Flat 26	Ingelow House	Holland Street	W8 4N
Flat 27	Ingelow House	Holland Street	W8 4N
Flat 28	Ingelow House	Holland Street	W8 4N
Flat 29	Ingelow House	Holland Street	W8 4N
Flat 30	Ingelow House	Holland Street	W8 4N
Flat 31	Ingelow House	Holland Street	W8 4N
Flat 32	Ingelow House	Holland Street	W8 4N
Flat 33	Ingelow House	Holland Street	W8 4N
		11 Holland Street	W11 4NA
		13 Holland Street	W8 4NA

Total Number of Properties Found 42

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

The Occupier
File Copy
file
file

Switchboard: 020-7937-5464

Extension: 2079/2080

Direct Line: 020-7361- 2079/2080

Facsimile: 020-7361- 3643

Date: 12 December 2000

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCC/PP/00/02822/KO

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: The Old House, 13 Holland Street, London, W8 4NA

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

Internal alterations to second and third floor to create en suite bathrooms and dressing rooms to adjacent bedrooms, proposed orangery at ground floor level on top of previous extension and creation of off-street parking to the rear of the property, all for residential use.

Applicant Mr. & Mrs. Briance, The Old House, Holland Street, London, W8 4NA

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

REASON FOR DELAY

CASE NO. PP/09/2822

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 months + 1 week

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 (i) Design
[highlight one or all] (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 Extended negotiations + ✓
- 5) Revisions received but inadequate
- 6) Revisions received but reconsultation necessary
- 7) Of the Committee cycle
- 8) Applicant's instruction
- 9) OTHER REASON.....

Signed..... [Signature] (Case Officer)

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 **KENSINGTON
AND CHELSEA**
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 Reference Library, Chelsea Old Town
Hall, Tel. 0171-361-4158.

For postal areas W10, W11 and W2: The 1st floor, North Kensington Library,
108 Ladbroke 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/00/02822/KO

Date: 15/12/2000

The Old House, 13 Holland Street, London, W8 4NA

Internal alterations to second and third floor to create en suite bathrooms and dressing rooms
to adjacent bedrooms, proposed orangery at ground floor level on top of previous extension
and creation of off-street parking to the rear of the property, all for residential use.

APPLICANT Mr. & Mrs. Briance,

*van der
14/12*

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

**THE ROYAL
BOROUGH OF**



**KENSINGTON
AND CHELSEA**

Executive Director

RECEIVED BY PLANNING SERVICES

EX DIR	HDC	N	<input checked="" type="checkbox"/>	SW	SE	ENF	AO AOK
--------	-----	---	-------------------------------------	----	----	-----	-----------

The Occupier
4 Gregory Place,
London
W8 4NG

20 DEC 2000 (13)

IO	REL.	AMC	FWD PLN	CON DES	FEEES
----	------	-----	------------	------------	-------

Switchboard: 020-7937-5464
Extension: 2079/2080
Direct Line: 020-7361- 2079/2080
Facsimile: 020-7361- 3643
Date: 12 December 2000

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCC/PP/00/02822/KO

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: The Old House, 13 Holland Street, London, W8 4NA

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

Internal alterations to second and third floor to create en suite bathrooms and dressing rooms to adjacent bedrooms, proposed orangery at ground floor level on top of previous extension and creation of off-street parking to the rear of the property, all for residential use.

Applicant Mr. & Mrs. Briance, The Old House, Holland Street, London, W8 4NA

Yours faithfully,

DEAR M. J. FRENCH

Executive Director, Planning and Conservation

RE: THE ABOVE.

**I HAVE NO OBJECTIONS
WHATSOEVER.**

[Handwritten signature]

J. FEENSTRAJ

REC'D
14/12/2000

15/12/2000

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

Royal Borough of
Kensington + Chelsea,
Planning + Conservation Dept.,
Town Hall,
Hamber Street,
London W8 7NX.

✓ 19, Inghelow House,
Holland St.
London W8 4NF.

JG 10/11

Dear Sirs,

Planning Application at The Old House, 12, Holland Street.
Ref: DTS/DCC/PP/00/02822/KO.

Thank you for your letter of December 12th in connection with the above.

I have no objection to the proposed development, but would ask that

- a) the tree in the south west corner of the garden be retained
- b) access for building work be done in such a way as to avoid obstruction to the garages of Inghelow House.

Yours faithfully,

Rev. David Hamilton.

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
				- 9 JAN 2001		(54)	
FILES	IO	REC	ARB	FWD PLN	CON DES	FEE	

23 Ingelow House
Holland Street
London W8 4NF

CT
4/1/2001

Mr. MJ French
Exec. Director,
Planning and Conservation
The Town Hall
Hornton Street W8 4NF

29 December 2000

RECEIVED BY PLANNING SERVICES								
EX DIR	HDC	N	C	SW	SE	ENF	NO ACK	
2822							3 JAN 2000	46
				FWD PLN	CON DES	FEES		

Dear Sir,

Your Ref: DPS/DCC/PP/00/0022/KO

We write in reply to your letter of December 12th concerning the planning application for work at The Old House, 13 Holland Street W8 4NF (a listed property), and in particular to the request to create off-street parking to the rear of the property.

We consider this an inappropriate site for a parking area for the following reasons:

1. The plans which we have inspected in the Planning Office do not show the row of 12 garages belonging to the Ingelow House estate which are at a distance of 5.5 metres from the rear wall of the Old House. For several years we have occupied garage No. 4. This has an up-and-over door and is immediately opposite the proposed automatic gates. Should the application be approved, therefore, we consider it essential that any new gates (each 1.5 metres wide) installed in the rear wall be wither sliding gates or an up-and-over door, thus minimising any inconvenience to ourselves and to garage No. 5 in particular as well as to other garage users.
2. In addition to the 12 garages, there are 6 hard-standings in this confined area, plus 2 spaces for workmen's vans or other short-term visitors to Ingelow House; this means that already there there are as many as 20 cars coming and going in this area every day. For several of the flat-dwellers, their only aspect overlooks the back yard, and some of them have small patios, ostensibly for their enjoyment. It is therefore environmentally highly undesirable to add in any way to the volume of traffic in this area. The plans show just one car in the garden, but the young Briances are approaching adulthood and will, no doubt, have their own cars in due course. Will they in future also be free to park in the garden? Or any visitors to the Old House? Or workmen's vehicles? Or any large deliveries too large to be taken through the house? What is there to stop them?
3. The very important question of ACCESS. The barred opening between Ingelow House and The Old House leading to the parking area on the Ingelow House estate is private property and is marked as such on the leases of the 26 leaseholders in the block. We are opposed to its being used for any purpose other than to give access to our back door and to our garden to the south to all Ingelow House residents as well as those residents with garages or hard-standings.

The only other access to the proposed parking area is via Gregory

over.....

Gregory Place, which is a public highway at the end of which is a security gate leading into the yard. But to reach the proposed entrance in the wall of the garden of the Old House one would have to drive along this yard. This again would be just a further inconvenience for garage users.

4. If this application is granted, we are concerned about all the necessary materials for the work. How would they be brought on site? Again, we are opposed to the use of the Ingelow House access area for this purpose as it would cause huge inconvenience to our residents (as well as dirt and noise) over a long period of time. On the basis of past experience in our immediate neighbourhood we, unfortunately, find that whatever conditions or restrictions are imposed by the Planning Committee, they are very soon broken or ignored. And we are left to live with the consequences.

There is, of course, an alternative for Mr. and Mrs. Briance. They continue, like so many other denizens of the borough, with their street parking or find a nearby garage to rent. That would seem to us to be the only sensible solution.

We therefore ask the Planning Committee to give our concerns the most serious consideration when discussing this application.

Yours sincerely,

Conrad Nicholson *Anne Nicholson*
Conrad and Anne Nicholson

cc. All members of the Planning Committee
Chairman, TMO
Ingelow House Residents Association

2822

Dr Greta Arnott

Dr Greta Arnott
16 Ingelow House
Holland Street
London W8 4NE
England

Telephone: 0207 9373830
E-mail: gretaarnott@hotmail.com

5 January 2001

Dear Kate Orme, Thank you for your response to my telephone queries today on the details of the off-street parking proposed by the Old House, Holland St.

I wish to be informed of all future developments in planning and any changes in design to achieve this parking. I also wish to be informed when it comes to committee. I shall view the rather sketchy and undetailed plans at the Central library this afternoon. Your site visit should provide more detailed clarification.

NB

Yours,
Greta Arnott

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



ENGLISH HERITAGE

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

Your refs: LB/00/02823
Our ref: LRS/2701/0
Contact: P Calvocoressi
Direct Dial: 020-7973-3763

For the attention of K Orme

20 DEC 2000

Dear Sir/Madam

**Planning (Listed Buildings and Conservation Areas) Act, 1990:
THE OLD HOUSE, 13 HOLLAND STREET, W8**

Applicant: Mr & Mrs Briance
Grade of building(s): II
Proposed works: Internal alterations and proposed orangery at ground floor level

Drawing numbers: 241/F001, F002, F003 & F006A. 241/P004

Date of application: 05.12.2000
Date of referral by Council: 12.12.2000
Date received by English Heritage: 14.12.2000
Date referred to GOL: 15.12.2000

RECEIVED BY PLANNING SERVICES									
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK		
65		27 DEC 2000				PA			
REC	IO	REC	ARB	FWD PLN	CON DES	FEEES			

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
P Calvocoressi
London 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 *JUR*
Date *12/12/00*

LR/F

The National Monuments Record is the public archive of English Heritage

from : Flat 32 Ingelow House
Holland Street
London W8 4NF

INGELOW HOUSE
RESIDENTS' ASSOCIATION

4/1/2001

M.J. French Esq., FRICS., Dip.TP., MRTPI.
Executive Director
Planning & Conservation
The Town Hall
Hornton Street
London W8 7NX

0012822

2nd January, 2001.

OBJ.

Dear Mr. French,

Re. : Proposed development at : The Old House
13, Holland Street, London W8 4NA

Your letter dated 12th December was received on 19th. With Christmas in between the 21 days given have not been sufficient time for the Residents of Ingelow House to view the plans and make representations concerning this request.

Furthermore, Mr. & Mrs. Briance have not specified how they intend to have access to the rear of their garden.

May I request an extension of time for the Residents to pursue this matter ?

Yours faithfully,

Ann Smyth
Ann Smyth
Secretary

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
(50)		- 3 JAN 2000					
APPEALS	IO	RE:		SWD PLN	CON DES	FEEs	

THE UNIVERSITY OF

100-100000-100000
100-100000-100000
100-100000-100000
100-100000-100000
100-100000-100000

100-100000-100000

100-100000-100000
100-100000-100000

100-100000-100000
100-100000-100000
100-100000-100000
100-100000-100000

100-100000-100000
100-100000-100000

100-100000-100000
100-100000-100000

100-100000-100000

100-100000-100000
100-100000-100000

31/

Ingelow House
Holland St
London W8 4NF

4/1/2001

29 December 2000

Mr MJ French
Executive Director, Planning and Conservation
The Town Hall
Hornton St , London W8 7NX

Dear Sir,

2822

Your Ref.: DP/DCC/PP/OO/0822/KO

We write in reply to your letter of December 12th 2000 concerning the planning application for work at the Old House, 13 Holland St, W8 4NA, and in particular the request to create off-street parking to the rear of the property.

We wish to make one representation:

There are already 12 garages and 6 hard standings in this area, plus 2 spaces for workpeople and short-term visitors, which means that already up to 20 cars a day come and go in our back yard. We therefore strongly request that, if permission is granted, the Briances be asked to access and exit their new parking area through the Gregory Place gate so as not to add further to the car fumes at the back of Ingelow House. Gregory Place is a public highway, whereas the entrance at the rear of Ingelow House gives access only to residents and car owners.

We therefore ask the Planning Committee to give our concerns the most serious consideration when discussing this application.

Yours sincerely

Cc: members of the Planning Committee

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	CL	SW	SE	ENF	AD ACK
49				- 3 JAN 2000			
IO	REC	AMB	PLN	CON DES	FEE		

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



**KENSINGTON
AND CHELSEA**

The Occupier
Flat 24, Ingelow House,
Holland Street,
London W8 4NE

Switchboard: 020-7937-5464
Extension: 2079/2080
Direct Line: 020-7361- 2079/2080
Facsimile: 020-7361- 3643
Date: 12 December 2000

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCC/PP/00/02822/KO

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: The Old House, 13 Holland Street, London, W8 4NA

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

Internal alterations to second and third floor to create en suite bathrooms and dressing rooms to adjacent bedrooms, proposed orangery at ground floor level on top of previous extension and creation of off-street parking to the rear of the property, all for residential use.

Applicant Mr. & Mrs. Briance, The Old House, Holland Street, London, W8 4NA

Yours faithfully,

M. J. FRENCH

Executive Director, Planning and Conservation

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	J	ENF	OK
(14)		- 4 JAN 2000			DM 4/1		
FEES	IO	PLN	DES	PLN	DES	FEES	

Dear Sir

Any increase in vehicular movement in this area is opposed.

Yours faithfully
[Signature]

P.S. Please excuse this method of reply - pressure!!

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 Ladbrooke Grove, London W11 (under the Westway near Ladbrooke 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

4/1/2001

26 Ingelow House, Holland Street, London W8 4NF telephone-fax-messages: 020 7938 1512

Mr M.J. French
Executive Director
Planning and Conservation
The Town Hall – Hornton Street
London W8 7NX

RECEIVED BY PLANNING SERVICES									
EX DIR	HDC	N		SW	SE	ENF	AC	ACK	
- 3 JAN 2000									
	IO	REL	AMB	FWD	CON	FEES			
				PLN	DES				

29-12-2000

Dear Sir,

2822

Reference: DP/DCC/PP/00/0822/KO

Following your letter dated 12-12-2000 concerning alterations to the listed 'old House', I am only qualified to assume that the proposed changes will be within the rules concerning conservation and 'character'. However, I do have some concern over the effect the proposed garages at the rear of the building ; of particular concern is the fact that there is no access to the rear of the property without crossing the privately owned areas at the rear of Ingelow House. In fact, the only access point to 'Old House' would seem to be either through the front door or over the roof!

I use garage number 7. This , like the other 11 garages, is fitted with 'up-and-over doors'. Space and access to the garages is already somewhat restrictive and in the event of Planning Permission being granted I would suggest the new garages be fitted with a sliding gate or an 'up-and-over' door

There are presently car spaces :12 garages, 6 parking spaces and 2 visitors parking spaces (for visitors and workmen) Over the years our Tenants Association Committee has had to bea diligent and watchful to stop abuse of these spaces - in no way do they cater adequately for the needs of the 34 Flats in Ingelow House. I myself have had, at times, to pay parking costs for tradesmen.

This leads me to ask you to give careful assessment regarding:

- a) protection of tenants facilities within the private areas...visitors parking,, rubbish disposal, deliveries, etc including fire engine access!
- b) security affecting Ingelow House. there is a history of break -ins to basement storage, garages and ground floor flats
- c) the effects of noise, car pollution, car deliveries, etc from the private area are already an irritant which we at Ingelow House have to tolerate. I am concerned that extending the facilities and access to the private areas will possibly cause serious disruption to all of us at Ingelow House... not only will there be two (three) more regular cars (10%+ increase) but I envisage there is potential abuse from visitors to the 'Old House, once they have been granted access to the private area... we have many years of bitter experience controlling abuse from existing residents in Ingelow House..

'Old House' is a large house - being made bigger - the potential number of visitors will be equally bigger.

The Town Hall Estate Managers have recently indicated a clear policy that the private area facilities are only for the residents of Ingelow House by re-allocating garage space to new residents.. Whilst I am in some ways sympathetic to the wishes of the owners of the 'Old House', I must note that they knew the facilities of the property when they bought it and that most of the surrounding properties have to make do with parking permits or meters...or, of course, pay for access to the several commercial parking facilities available nearby .

To be constructive, and in the interests of all parties concerned, in the event of approval being granted, I ask that the new garages have access only via Gregory Place and that garage doors be specified as mentioned earlier. .

On a separate but related matter, I would remind you that the tenants of Ingelow House are still recovering from a 10 month maintenance disruption and I see no reasonable or sensible way for the erection of an rear extension, as described, without having access to the private areas for deliveries, machinery etc.. Once again I ask for appropriate restrictions and for access, as needed, from Gregory Place.; also for reassurance that all work will be carried out within the 'Old House' property.

Simply, I oppose any further or additional access or use of the Ingelow House' security gate' and the private areas

Thank you for your attention.

ROBERT S THOMSON

RBK & C TRANSPORTATION COMMENTS

PP Number: 00/2822	Address: 13 Holland Street	Date of obs: 15 Dec 2000	
Proposal: Internal alterations & the creation of an off-street parking space to the rear of the property.		Obj √	No Obj
File Number As above	Initial Observations	Transportation Officer: Steve Lauder	D C Officer: KO
	Full Observations	√	

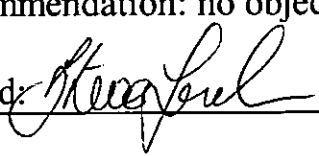
Supplementary information:

Comments:

- There is no existing off-street parking at the premises.
- The proposed off-street parking area is of adequate dimensions.
- Access from the public highway to the proposed off-street parking area is over private land.

Relevant transportation policies: none

Recommendation: no objection

Signed: 

PP002822

The 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 sagging 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 stud wall partitions 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 façade.
- 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 1.
Rear Elevation.

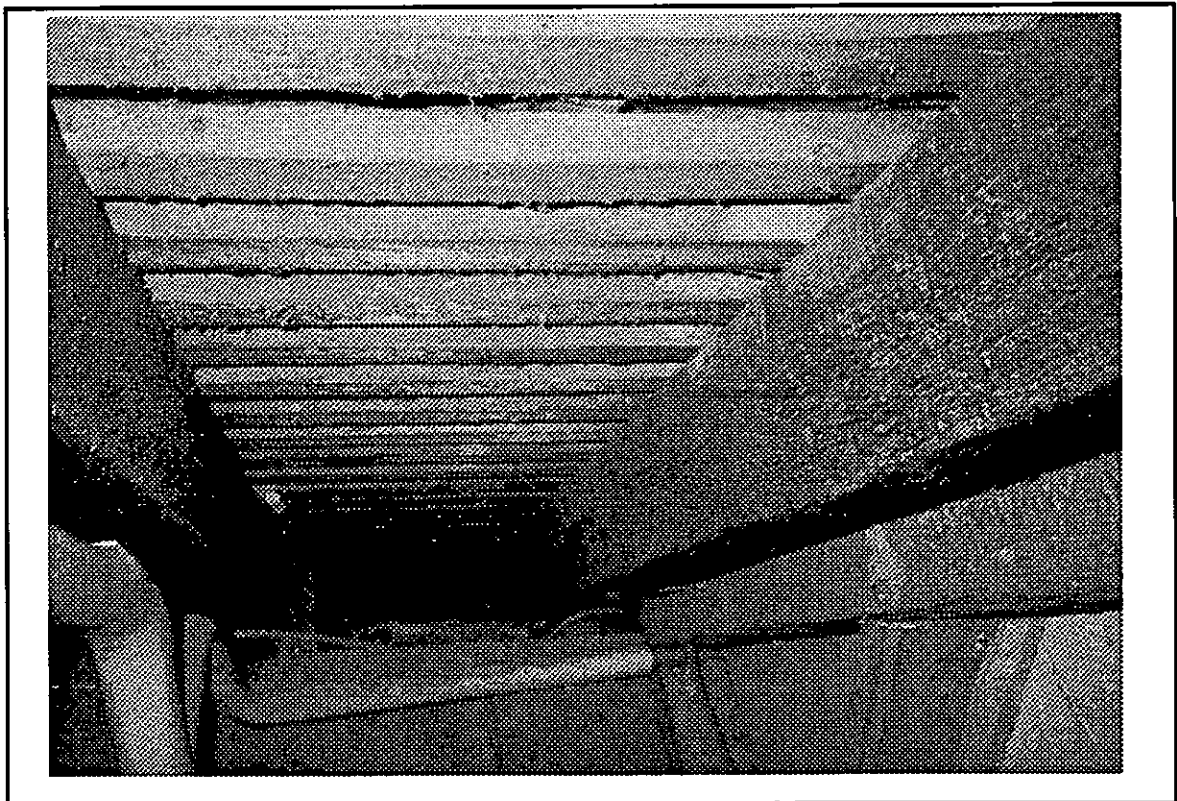


Photo 2.
Existing Roof Structure

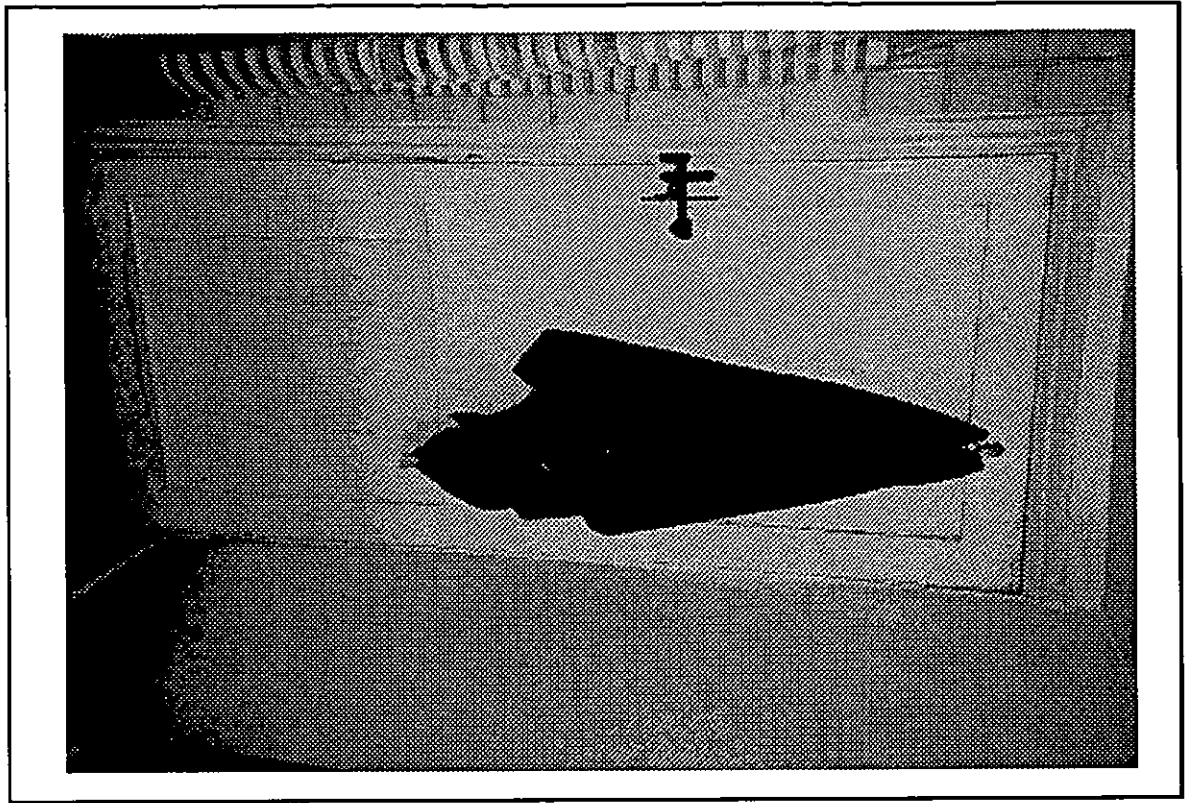


Photo 3.
Original Door.



Photo 4.
Downstand Beams

MEMORANDUM

TO: FOR FILE USE ONLY

**From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION**

My Ref: PP/00/02822/KO CODE 1D

Room No:

Date: 12 December 2000

DEVELOPMENT AT:

The Old House, 13 Holland Street, London, W8 4NA

DEVELOPMENT:

Internal alterations to second and third floor to create en suite bathrooms and dressing rooms to adjacent bedrooms, proposed orangery at ground floor level on top of previous extension and creation of off-street parking to the rear of the property, all for residential use.

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)

4. Town and Country Planning (Listed Buildings and Conservation Areas) Regulations 1990 (applications for Listed building consent)

M.J. French

Executive Director, Planning & Conservation



RBKC
District Plan Observations
CONSERVATION AND DESIGN

Address	the Old Hx, Holland St	Appl. No.	00/2822/3/K0	L.B.	C.A.	N
				II	5	C
						S
Description	Rear extension, off street parking and external alterations	Code		X	M	I

I have had a brief re-~~app~~, in August (31/8), I think Alison came along. The proposals changed a bit since then ~~and~~ but some of the more controversial items remain in spite of my advice. I would comment in the meantime:

- 1) LG - has not been there - need to check on site.
- 2) G - we thought something may be possible in a way of the rear extension, but do not remember the detail.
- 3) 2nd - this indeed is an altered part of the bldg, but need to check the latest proposals on site.
- 4) 3rd fl. - I remember being very uneasy about the deterioration of the ceilings & their raising, especially in the front + rear rooms with their dormers. (The middle bathroom ceiling was seemed less controversial).
- we have never discussed the removal of the original wall of the rear bedroom, etc alterations.
- The straightening of the plan instead



RBKC District Plan Observations CONSERVATION AND DESIGN

Address	Appl. No.	L.B.	C.A.	N C S
Description	Code			

of the existing wall which is slanting on plan is not at all welcome (never mentioned before).

The low ceiling & slanted platform is part of the surviving original character.

- 5) Rear elev. - extremely cluttered, old. (try preserved work, electrolytic panelling + windows, oval, g. pattern, jakes, horizontality, etc.)
- 6) section - see points above re. ceilings
- 7) Garden parking + access - I cannot now remember what ^{precisely} was advised, but was not clear cut and there may be a problem with different levels + the trees?

need to go on site again.

J.

18/12/00

RBKC ARBORICULTURAL OBSERVATIONS

Address	Application No.	DC Officer	Date of Obs
The Old House, 13 Holland Street, W8	LB/00/2823	K. O.	21/2/01
Development		Obj.	No Obj.
installation of gates, parking area			
Status of Tree(s):			
C.A. No.(if any)	T.P.O. No. & Details (if any)	Tree Work Applications	
yes	no		
Comments :			

Drawing No.P007 'Proposed off street parking' shows the presence of two gate pillars and an area marked 'gravel parking space'.

The left hand gate pillar is positioned within 700mm of a mature ornamental crab apple. No foundation details for the gravel parking area have been supplied. I am concerned the proposed development may harm two mature ornamental apple trees. These trees are of amenity value and provide the garden with privacy from being overlooked by Inglelow House. The owner values the trees highly and does not want them harmed by the development.

Normally for trees of this age and size I would recommend that no excavations or alterations to the soil level would be permitted within 4 metres of the base of the trunk. However, in the context of the application it may be worth considering ways of providing an area of hard standing less than 4 metres from trees which is designed and constructed in a way which does not cause harm to the trees. Such surfaces would normally have to be laid onto the existing surface and be of a porous construction to permit the passage of air and water.

The proposals as they stand in my view may result in the loss of two trees of amenity value which is contrary to UDP policy CD72 and CD52.

I therefore recommend that the applicant provides details of the type and method of construction for the area of hard standing which complies with the requirements of BS5837 Guide for trees in relation to contraction. Particular attention should be paid to chapter 11.

The position of the gate pillar in relation to the apple should be determined by hand digging a trial pit not less than 1 metre from the base of the trunk. Should any roots of a diameter greater than 25mm be encountered within the trial pit I would recommend that the location of the gate pillar be located further from the base of the tree in ground where either no roots or roots of a diameter less than 25mm are found.

Signed:



Date : 22.2.01

ROBERT L ADAMS ARCHITECTS

1 DALLING ROAD
HAMMERSMITH
LONDON W6 0JD

TELEPHONE
0181 563 7191

FAX NUMBER
0181 563 7133

EMAIL
106572.120@compuserve

Handwritten: Please to
Jy
0/3

Handwritten: Make,
to my knowledge
there is no building
with this address
can you speak to
me to clarify please
Thanks
Garry

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
- 6 MAR 2001 (66)							
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEEES	

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

Job 241/R/B1

Handwritten: No
COPY OF PLANS
FOR INFORMATION
OFFICE PLEASE

5th March 2001

Dear Cate,

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

Please find enclosed 4 copies of drawings 241/F01A, P04B, P05B and P06B to be substituted for the drawings originally submitted. They have been revised to take into account the details discussed at our site meeting.

We note that we have not included Mrs Benesh's comments on the enclosed drawings with regard to the retention of the wall between the front and back room on the third floor. The client feels strongly that the widest opening possible should be made. We draw your attention to the clients statement enclosed with the first application with regard to making the space suitable for her son who is 6' 4" tall. We also remind you of the Central governments own planning guidelines laid out in PPG15 'Planning and the Historic Environment' state that "While conservation (whether by preservation or enhancement) of their character or appearance must be a major consideration, this cannot realistically take the form of preventing all new development; the emphasis will generally need to be on controlled and positive management of change. Policies will need to be designed to allow the area to remain alive and prosperous, and to avoid unnecessarily detailed controls over businesses and householders,..." This proposal does not have any impact on anyone other than the current and future user of these spaces.

We have also carried out further investigation of the attic with a builder in attendance. I enclose photographic (20 Photographs) record of that investigation. There was no need to cut through the ceiling to examine its construction because it can be clearly seen from above albeit in a severely restricted location. The investigation proved the following;

- 1) The ceiling in the rear bedroom bathroom and front third floor bedrooms where the alterations are proposed is predominantly modern plaster board. There are some remnants of a lath and plaster ceiling, mainly along the wall to the staircase, and some other evidence of another EML reinforced ceiling construction in localised areas only.
- 2) The overall A frame structure of the roof is 20th century (machine sawn cut SW timber) although not recent enough to benefit from the inclusion of felt under the roofing battens. When this work was carried out 3/4 pieces of timber from an earlier period must have been salvaged and reused for ceiling joists. They are definitely not in their original position because they are attached at both ends to newer structure. If the conservation officer wishes to retain these timbers in the building they could be salvaged again and reused as some of the new ceiling joists at the new raised ceiling level.
- 3) The roof structure has had several relatively recent additions to strengthen it to support the weight of the cold water storage tanks and to form the dormer constructions to the front.

Conclusion

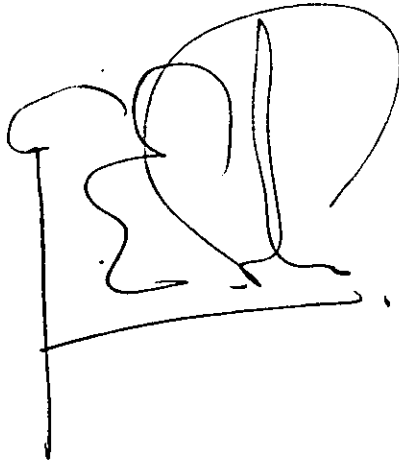
There are no major elements of historic fabric in the attic roof construction where the works is proposed and therefore no reason to suggest that the application should not be approved as indicated on the submitted drawings.

If you have any further comments on this application please do not hesitate to contact us, otherwise please could you inform us of when the application will go to committee or when a decision could be made.

Yours sincerely,

ROBERT L ADAMS

RP.

A handwritten signature in black ink, consisting of a vertical line on the left, a large loop on the right, and a horizontal line at the bottom.

enc

cc Mr and Mrs R Briance.

THE OLD HOUSE, Holland Street, London W8 4NA
020 7937 2113 Fax: 020 7938 4164

✓ Ke ante
KCO
15/3

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

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	O	SW	SE	ENF	AO ACK
15 MAR 2001 (24)							
IO	REC	ARB	FWD PLN	CON DES	FEEES		

12 March 2001

Dear Ms. Orme,

The Old House Holland Street

I understand that our architect Robert Adams has submitted to the Planning Department replacement plans which have been altered to take into account the comments and requests of Mrs Benesh. As our objective is to enhance and guard the historic value of the house, I found I agreed with a number of her requests and was willing to agree to the others with one exception. Mrs Benesh's request that we not remove the short attic wall between the existing bathroom and the tiny attic garden side bedroom defeats the purpose of raising the ceiling to accommodate my 6'4" son.

We believe strongly that making this minor alteration in no way compromises the integrity of this Georgian house. The entrances to the original rooms, the door heights, and all the other four small rooms have been restored and enhanced. When one steps onto this top floor attic landing the atmosphere is that of low ceilings, small rooms, no modern overhead downlighters, all windows fully restored to their casement origins. The alteration effects less than one quarter of one floor of a five storey house. Even after the wall is removed it will be perfectly clear where the original wall would have been because we must leave part of the wall which forms the entrance to the room.

In terms of the architectural historic significance of our proposal, a small adaptation of this kind to my mind only enhances the story of The Old House. If one were an architectural historian 100 years from now, it would be extremely interesting to see how much bigger people were in 2001 than in 1760, so much so that a family had to go to the expense and trouble of raising a ceiling and expanding a room to allow for sons who were both 6'4" tall.

When considering our request to remove this wall, I hope the planners will look at the big picture of the massive restoration we have undertaken bringing The Old House back to its original stature. If one looks at all the decisions we have taken voluntarily (lighting, wood restoration, original brickwork restoration, flooring), one can see that we support and pursue the same objectives as those of the Conservation associations.

But I think our request is a perfect example of a situation covered in planning guidelines (PPG15) which states "Policies will need to be designed to allow the area to remain alive and prosperous and to avoid unnecessarily detailed controls over businesses and householder..." For The Old House to remain alive as a family house for us with our four children, we must be allowed to accommodate at least one tall child on the top floor. It would not be better for the house for us to turn the natural library or partition off the drawing room to make a bedroom.

Thank you for considering our perspective.

Yours sincerely,

Lucille Briance

Subj: **Re: The Old House - urgent**
Date: 20/03/01 16:13:55 GMT Standard Time
From: rla@robertladams.com (Robert L Adams)
To: Lzbriance@aol.com

Dear Lucille

We have spoken to the "tree man" he does not need a drawing necessarily, his only interest is the protection of the tree roots which is shown on the submitted drawings. The matter can easily be dealt with by adding a condition to the approval notice. We have been trying to contact the case officer Cate Orme for three days (she is not returning our calls) to confirm that she can do it this way.

Yours Gary

ROBERT L ADAMS ARCHITECTS
1 Dalling Road,
London,
United Kingdom
W6 0JD
telephone 020 8563 7191
Fax 020 8563 7133
Web Site www.robertladams.com

① KO.
Cate - I'd be so
grateful if you
could call
↓

Robert Adams

as we are

desperate to push
along the result of
our application.

Thank you,
Lucille Briance

Headers

Return-Path: <rla@robertladams.com>

Received: from rly-yd01.mx.aol.com (rly-yd01.mail.aol.com [172.18.150.1]) by air-yd04.mail.aol.com (v77_r1.21) with ESMTMP; Tue, 20 Mar 2001 11:13:55 -0500

Received: from mail4.svr.pol.co.uk (mail4.svr.pol.co.uk [195.92.193.211]) by rly-yd01.mx.aol.com (v77_r1.21) with ESMTMP; Tue, 20 Mar 2001 11:13:40 1900

Received: from modem-62.atanatari.dialup.pol.co.uk ([62.136.130.62])
by mail4.svr.pol.co.uk with esmtp (Exim 3.13 #0)
id 14fOIO-0002h5-00

for Lzbriance@aol.com; Tue, 20 Mar 2001 16:13:39 +0000

X-Mailer: Microsoft Outlook Express Macintosh Edition - 4.5 (0410)

Date: Tue, 20 Mar 2001 15:56:38 +0800

Subject: Re: The Old House - urgent

From: "Robert L Adams" <rla@robertladams.com>

To: Lzbriance@aol.com

Mime-version: 1.0

X-Priority: 3

Content-type: text/plain; charset="US-ASCII"

Content-transfer-encoding: 7bit

Message-Id: <E14fOIO-0002h5-00.2001-03-20-16-13-39@mail4.svr.pol.co.uk>

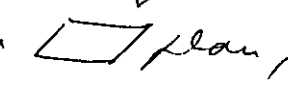
(I am in my
office - 020 8969 1555)

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	P	SW	SE	ENF	AO ACK
② 23 MAR 2001							
COPIES	IO	REG	APP	FWD PLN	CON DES	FEE	

The Old House, Holland St, WP.

Kate,

David (and I + HH + JA) went to see this on site and the consensus is:

- 1) we are not happy with the raising of the 3rd floor ceilings in principle. (out of character with the headroom hierarchy in the bldg, i.e. at the very typically low, would be very odd to have low ceiling on landing + sudden rise in the rooms and perhaps most worryingly by the structural works would have to be much more extensive than just over the western end of the bldg; (The  plan, etc.)
- 2) the partial removal of the wall between the rear bedroom + the middle bathroom is possibly acceptable.
- 3) the new wall against the chimney breast in front room is not welcome and the removal of ~~an early~~ a late C19/early C20 fireplace in that room for a washbasin is not on!
- 4) Rear extension elevation - we all agreed is a bit horizontal, a bit odd, but probably not bad enough to resist now, except to ensure slender glazing bars throughout, including the rear facing doors.

19/4/01

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Mr. R. L. Adams,
Robert L Adams Architects,
1 Dalling Road,
Hammersmith,
London,
W6 0JD.

Switchboard: 0207-937 5464
Extension: 2771
Direct Line: 0207-361 2771
Facsimile: 0207-361 3463
Web: www.rbkc.gov.uk

19 April 2001

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

My reference: DPS/DCC/KO/PP Your reference:
/00/2822/2823

Please ask for: Ms. K. Orme

Dear Sir,

Town and Country Planning Act 1990

The Old House, 13 Holland Street, W8.

Following the visit to the above property by my colleagues Mr. McDonald and Ms. Benes on 18th April, 2001, I would comment as follows:


I am afraid that the proposed raising of the ceiling on the third floor level is not considered to be acceptable. This is due to the structural implications with resultant reconstruction of the ceiling joists in this part of the third floor, coupled with the impact on the original hierarchy of headrooms at different floor levels of this eighteenth century property.

I am of the view that the partial removal of the wall between the rear bedroom and the middle bathroom may be acceptable, subject to detail. However, I am afraid that the proposed new wall against the chimney breast in the front room and the associated removal of the late nineteenth century/early twentieth century fireplace is not welcome and should be deleted from the proposal.

I would advise that the general design of the proposed rear extension is now considered to be acceptable, however the glazing bars to the windows and doors should be more slender in order to respect the detailing of the parent building.

May I remind you that this advice is expressed as a matter of opinion only. The final decision rests with the Members of the Planning Services Committee.

Yours faithfully,

P. Kelsey 
Area Planning Officer for the
Executive Director, Planning and Conservation.

R

Bob L
Kearse / K.O.
✓ 11/6

ROBERT L ADAMS ARCHITECTS

1 ROAD
HAMMERSMITH
LONDON W6 0JD

TELEPHONE
020 8563 7191

FAX NUMBER
020 8563 7133

EMAIL
rob@robertl-adams.com

DATE 6th June 2001

TIME 2.50 pm

PAGES 4

FAX SHEET

TO: Cate Orme

FAX NUMBER...020 7361 3463.....

OF: Royal Borough of Kensington and Chelsea

JOB NUMBER.....241.....

REFERENCE..Old House Holland Street Kensington London W8 4NA

REMARKS.

Cate

Further to our telephone conversation with respect to the proposed window in the flank wall of the above property we now enclose photographic material showing that there are existing windows in the wall at lower and ground floor level.

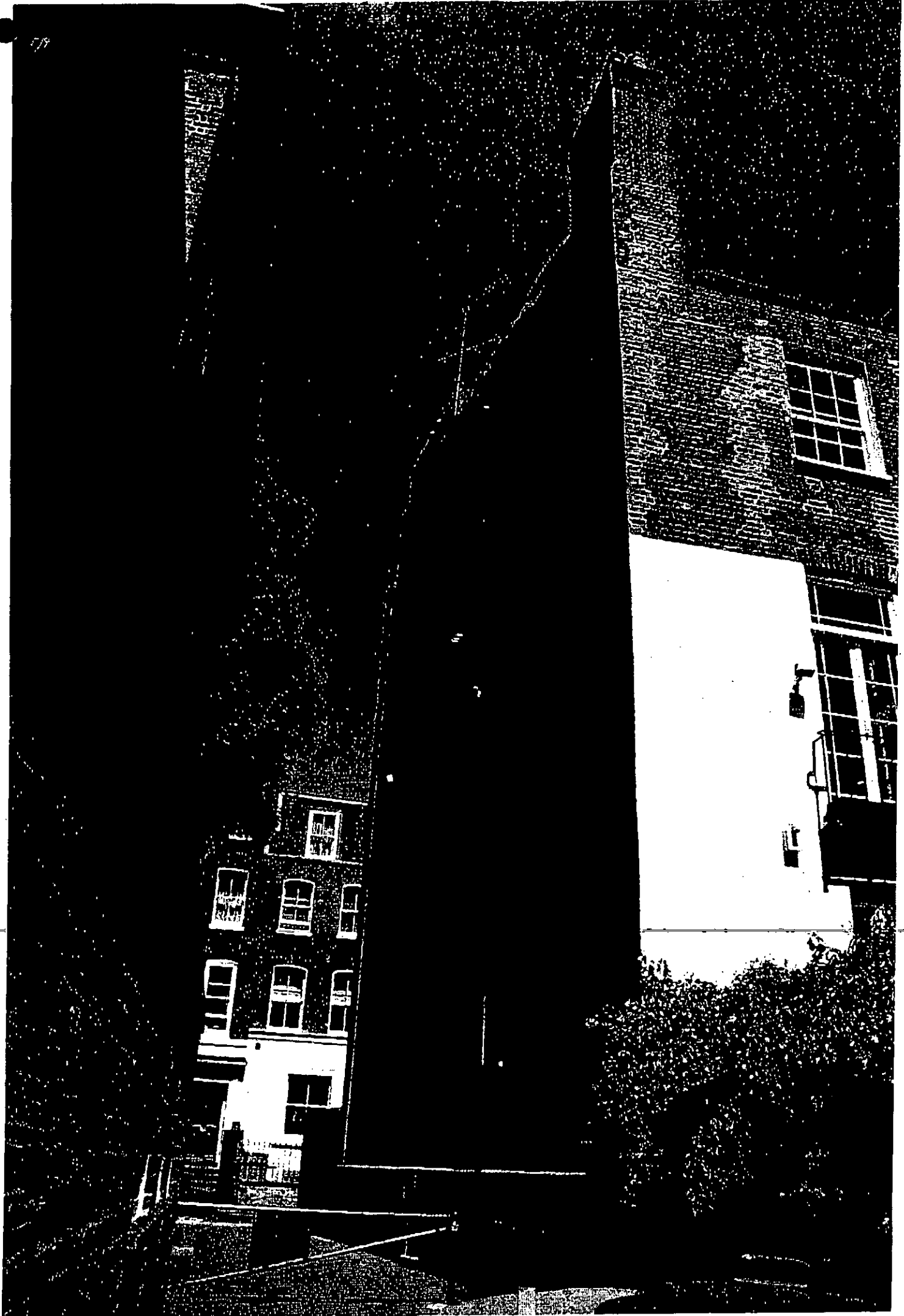
It would be our clients intention to form a window ,similar to the existing at first floor level in the en suite bathroom. Please could we have your thoughts on the above proposal.

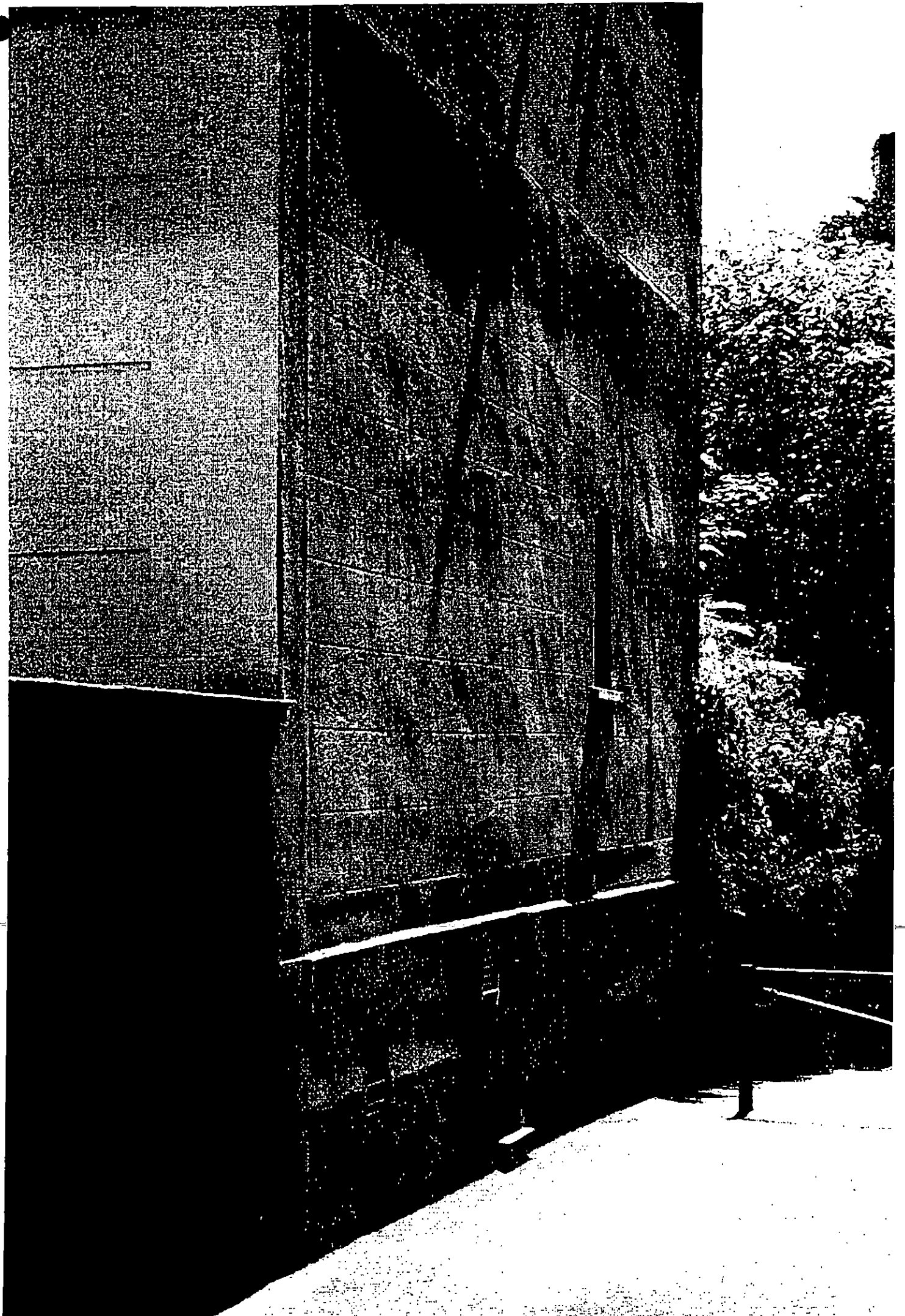
Regards GARRY E. COSTIN

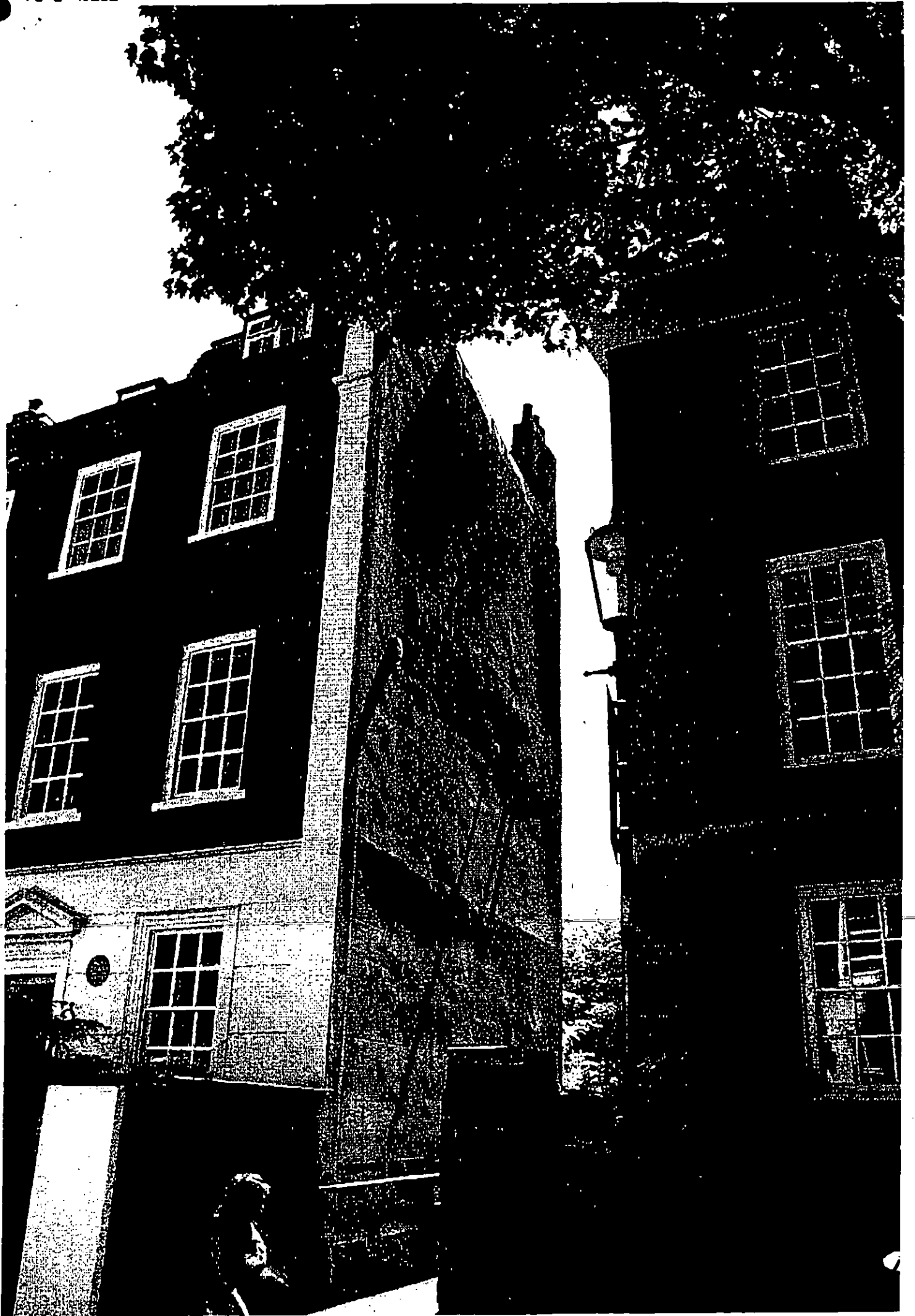


FROMROBERT L ADAMS ARCHITECTS

IN CASE OF TRANSMISSION ERRORS PLEASE CALL 020 8563 7191







THE OLD HOUSE
Holland Street, London W8 4NA

① PC
② LCO
Vgaf6

Robert Adams
Garry Costin
1 Dalling Road
London W6 0JD

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SV	SE	ENF	AO ACK
12 JUN 2001 (105)							
IO	REC	AHB	FWD PLN	CON DES	FEES		

10 June 2001

Dear Robert and Garry,

As we have not heard back from you about the revised plans, we assume no progress has been made. I hope you are not waiting to submit the revised plans to hear Mrs Benesh's views as to the possibility of a small window in the flank wall.

If you have not already submitted the revised plans, please will you do so immediately. In addition to the plans which incorporate the various changes requested by Mrs Benesh (not showing any window in the flank wall at second floor level), can you include a flank wall elevation showing a window exactly replicating the one at ground floor level the was approved when we first restored the Old House.

Please can you help us by injecting some kind of urgency into these proceedings that are dragging out far too long.

Yours sincerely,

Lucille Briance

Lucille Briance

✓ cc. Cate Orme
Helen Benesh

reference DPS/DCE/KO/PP/00/2822/
2823

THE OLD HOUSE
Holland Street, London W8 4NA

Robert Adams
Garry Costin
1 Dalling Road
London W6 0JD

10 June 2001

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
12 JUN 2001							
APPLS	IO	REC	ARB	FWD PLN	CON DES	FEEB	

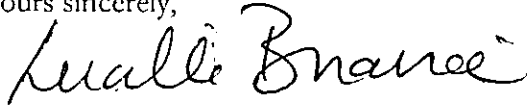
Dear Robert and Garry,

As we have not heard back from you about the revised plans, we assume no progress has been made. I hope you are not waiting to submit the revised plans to hear Mrs Benesh's views as to the possibility of a small window in the flank wall.

If you have not already submitted the revised plans, please will you do so immediately. In addition to the plans which incorporate the various changes requested by Mrs Benesh (not showing any window in the flank wall at second floor level), can you include a flank wall elevation showing a window exactly replicating the one at ground floor level the was approved when we first restored the Old House.

Please can you help us by injecting some kind of urgency into these proceedings that are dragging out far too long.

Yours sincerely,



Lucille Briance

cc. Cate Orme
Helen Benesh

ROBERT L ADAMS ARCHITECTS

Please to
✓ 2/4/01

1 DALLING ROAD
HAMMERSMITH
LONDON W6 0JD

TELEPHONE 020 8563 7133
FAX NUMBER 020 8563 7133

E MAIL & WEBSITE
rla@robertladams.com
www.robertladams.com

RECEIVED BY PLANNING SERVICES									
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK		
89 13 JUN 2001									
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEEB			

OFFICE PLEASE

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

Job 241/GEC/B1

12th June 2001

Dear Cate,

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

Please find enclosed 4 copies of drawings 241/F001B,P004B,P005C,P006C and P007C to be substituted for the drawings originally submitted. They have been revised to take into account the comments made in your letter of 19th April 2001 and the various telephone conversations between you and our office.

Please note that the alterations to the ceiling of the top floor have been omitted from the works and the existing fire surround has been retained as requested in your letter dated 19th April 2001. Due to this omission of the works to the top floor our client has requested an amendment to the bathroom layout on the first floor, this can be seen on drawing number 241/P005C and P007C.

If you have any further comments on this application please do not hesitate to contact us, otherwise please could you inform us of when the application will go to committee or when a decision could be made.

Yours sincerely,

GARRY E. COSTIN.

PK
**COPY OF PLANS
TO INFORMATION
OFFICE PLEASE**

enc

cc Mr and Mrs R Briance.

*Phoned the architect today
to request further revision to drawings
7C and 4B. - they were issued
with wrong details.
Will do asap.
H. 22/6*

ROBERT L ADAMS ARCHITECT

~~COPY OF PLANS
TO INFORMATION
OFFICE PLEASE~~

1 DALLING ROAD
HAMMERSMITH
LONDON W6 0JD

TELEPHONE
020 8563 7191

FAX NUMBER
020 8563 7133

E MAIL & WEBSITE
rla@robertladams.com
www.robertladams.com

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

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

Job 241/GEC/B1

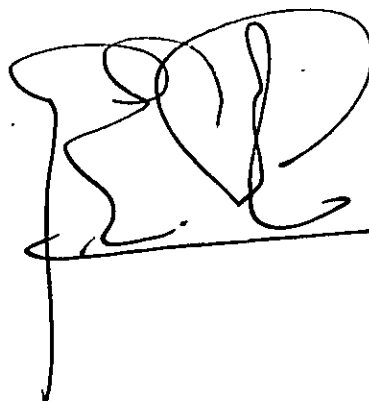
22nd June 2001

Dear Helen,

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

Further to our telephone conversation Friday 22nd June 2001 with respect to the discrepancies on the drawings previously issued to you on the 12th June 2001. We now enclose 4 copies each of drawing number 241/P04 rev C and P07 rev D to be substituted for the drawings originally submitted.

Yours sincerely,



GARRY E. COSTIN.

enc

~~COPY OF PLANS
TO INFORMATION
OFFICE PLEASE~~

RBKC
CONSERVATION & DESIGN

GRADE II LISTED BUILDINGS
FORMAL OBSERVATIONS

Address: The Old House, 13 Holland Street, W8

Description: Internal alterations at the basement, 2nd and 3rd floor levels, rear ground floor orangery extension, new window to side wall and creation of off-street parking to rear of property

Application No: 00/2823

DC Case Officer: KO

Drawing Nos: 241/F001B, F002,
F003, P004C, P005C, F006C,
P007D

CD Case Officer: HB

Date: 27th June 2001

Grant/Refuse: Grant

Formal Observations:

It is proposed to carry out internal alterations at the basement level, the second floor level and at the attic level of this mid-18th century property. The basement works are very minor and are concentrated around the front basement area. Their details are being controlled by conditions. The alterations to the front half of the second floor level are more extensive providing bathroom and dressing rooms to the bedrooms in the rear part. This level has been substantially altered in the past and the alterations will not harm the surviving historic character of the property. At the third floor level following revisions requested by the Council officers only minor alterations are to be carried out to the planform in the front western half of this attic level. All the surviving internal decorative details are being retained.

Externally it is proposed to erect an orangery style extension at the rear ground floor level. It is also proposed to create an off-street parking space in the rearmost part of the property's large garden. This would be screened by planting. A traditional set of vehicular gates is to be inserted in the rear boundary wall.

The proposals will preserve the surviving special architectural and historic interest of this listed property.

Conditions:

C205

C206

C208 in respect of:

- the elevations of the proposed new doors to the front basement area
- elevational details of the proposed flue extract in the front basement area

Also the following specific conditions:

Any new approved partitions will be of lightweight construction and easily removable

The new windows and external doors will be single glazed and without trickle vents.

Signed: *A. J. Jones*

Date: *27/6/01*

Approved: *David J Mc Donald*

Date: *28/6/01*

Other Notes:

18 ingelow house, kensington church walk, london w8 4nf

tel 020 7937 6771 / fax 020 7938 3859

e-mail mburley@btinternet.com / mobile 07770 270003

✓
c 19/1

16th January 2001

The Director
The Royal Borough of Kensington & Chelsea
Planning & Conservation Department
Town Hall
Hornton Street
London W8 5NX

RECEIVED BY PLANNING SERVICES							
EX DIR	HDO	N	C	SW	SE	ENF	AD ATK
18 JAN 2001							
PLANS	IO	REC	AHB	FWD PLN	CON DES	FEEs	

For the attention of: Ms Orme

Dear Sirs

ALTERATIONS TO REAR OF EXISTING BUILDING AND CREATION OF OFF STREET PARKING

The Old House, No. 13 Holland Street, London W8 4NA
Application Ref. DBS/DCC/PP/00/2822/KO

I write in reference to the above proposed development of which I was notified by the Royal Borough of Kensington & Chelsea as an interested third party (letter dated 12 December 2000). Following my earlier discussion with the case officer prior to the Christmas break I write to register my formal objection to the proposal. My reasons for objecting are set out below.

Impact upon the Conservation Area: Proposed Car Parking

I understand that the above property is located within the Kensington Conservation Area. From inspection of the current Unitary Development Plan (adopted 28 August 1995) and the emerging Local Plan (Public Inquiry version) the Council considers that the special character of conservation area's should be protected and that all new development should contribute to the enhancement of Kensington & Chelsea's environmental quality.

In line with Policy CD46, the Council will resist off street parking in gardens if the proposal will result in the loss of any trees or amenity value. Planning permission is also unlikely to be granted where the proposal would result in the demolition or removal of a garden wall (or lead to an unsightly breach in it). This is the case for this particular development proposal and on these very grounds alone, I consider that the scheme ought to be refused.

In my view, I do not consider that the introduction of a parking area to the rear of the existing garden will preserve the character and appearance of this part of the Conservation Area (Policy STRAT 5). In addition, through Policy CD21 the Council seeks to resist the loss of existing public and private open space which makes, or is capable of making, a contribution to an area's character or appearance. This space is immediately visible from the rear of Ingelow House and other surrounding properties. It is my view that the introduction of hardscaping to the rear of this private garden, with the unavoidable loss of trees and vegetation, would significantly reduce the visual quality

of this area. The garden space constitutes an oasis of greenery within an area of hard-standing, vehicular access and garage space and further incursion would be to the overall detriment of this area.

Further control is achieved by Policy CD27 (adopted and emerging) which seeks to resist the development of back-land sites if there would be inadequate vehicular access, the amenity of adjoining properties will be adversely affected and/or the character of the area would be harmed. It is my view that facilitating further vehicular access through the existing access route and the fact that vehicles would need to undertake a complicated turn into the proposed parking space could, potentially hinder existing residents in being able to access the existing garages in a reasonable and efficient way.

Impact on the Conservation Area: Introduction of Orangery to rear of existing building

From my interpretation of the Local Plan (adopted 28 August 1995) the Council are prepared to take a strong stance against proposals for rear extensions. This is particularly where the building concerned is of architectural merit and has had little alteration to its existing façade. Similarly, rear extensions will not be acceptable where the extension would impact upon the sense of the garden's openness, particularly when viewed from surrounding properties. This is entrenched within Policy CD41. I note that conservatories may be acceptable where the design involves a small garden level extension. In this instance however, the property has already undergone a basement level extension. The new orangery is designed to sit on this existing extension adding further bulk to the facade. Whilst the principle of a low level extension has been accepted in the past I consider that this would mark the limits of the extension potential at the rear of this property. Further cumulative extensions, even in the form of a conservatory, would be, in my view, an unacceptable degree of clutter. It should be noted that this is a relatively untouched period property.

In assessing the acceptability of this proposal against the criteria set out in policy CD41, I would argue that the extension would spoil the character of this part of the Conservation Area (and the building concerned). The extension would rise above the general height of typical extensions elsewhere in the Borough and to this extent, the extension would spoil the visual appearance of this property. Specifically, the detailed design of the addition including the location and its general proportions would not be in character with the existing building. Finally, in line with Policy CD42 (adopted and proposed), the Council seek to resist proposals for conservatory development if they are located significantly above garden level and where it would increase the overlooking of neighbouring properties and gardens. In my view, this is clearly the case.

Conclusions

I would respectfully request that the development proposals be refused planning permission for the reasons set out above. I will be delighted to meet with you on site and discuss the proposals in greater detail and demonstrate my concerns in terms of the clear detrimental impact that the development will have on the immediate local surroundings.

Yours sincerely



MARTIN BURLEY

① PC
② ICO
Jg 22/1

25 Ingelow House
Holland Street
London W8 4NF

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

RECEIVED BY PLANNING SERVICES							
EX	HDC	N	9	SW	SE	ENF	AO ACK
22 JAN 2001							
APPROS	IO	REC	ARB	FWD PLN	CON DES	FEES	

16 January 2001

Your ref: DPS/DCC/PP/00/02822/KO

Subject: Planning application at the Old House, 13 Holland Street, W8

Dear Mr French

I refer to your letter of 12 December 2000 concerning the above-mentioned planning application, in particular the proposal to create off-street parking to the rear of no. 13 Holland Street. I write as the owner (long-term leaseholder) of Flat 25 Ingelow House, which looks out over the garden of no. 13 Holland Street, and the lessee and user (for the last 15 years) of Ingelow House Garage no 12.

While I can understand the wish of the owners of no. 13 Holland Street to create a parking space in their garden (which I am understandably not really in favour of, as I would prefer to continue to look out over grass and trees than a paved parking area), I would ask you when you consider the application to look carefully into the need **not to impede access to and from the existing Ingelow House garages**. In practice, this means (a) that the entry gate into the proposed parking area in the garden of no 13 Holland Street should open into the garden (not out into the access area) - or be of the laterally-sliding or up-and-over type, and (b) that no obstacle should be placed in the way of allowing access to the new parking - presumably via Gregory Place? - with minimum disruption to existing residents of Ingelow House and existing users of the Ingelow House garages. You will appreciate that my own life has already been made much more difficult by the Council's approval two years ago (in spite of my written objection) of the scheme to move the wall opposite my garage no. 12 nearer the front of the garages - thereby reducing the space to manoeuvre a car and making it extremely difficult to get in and out of the garage. I hope you will be able to give me an assurance that if the present proposal to allow parking in the Old House garden is approved, this will **have no impact which could further impede my access to garage no. 12.**

14-00000
14-00000
14-00000

14-00000
14-00000
14-00000
14-00000
14-00000

14-00000

14-00000

14-00000

14-00000

14-00000

14-00000

I would be grateful if you would bring these points to the attention of the Planning Committee when the application referred to above is considered. Many thanks.

Yours sincerely

A handwritten signature in black ink, appearing to read "J Loasby". The signature is written in a cursive, slightly slanted style.

Justin Loasby

2822

① Acc - Capital
② KO. *[Signature]*

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

Dr Greta Arnott
16 Ingelow House
Holland Street
London W8 4NE
England

Telephone: 0207 937 3430
E-mail: gretarnott@hotmail.com

22. January 2001.

Dear Kate Orme,

Points raised today re. alteration to rear of the Old House and creation of off street parking.

1) Access:

- Residences at I. House have rights from Holland St. to Basement steps.
- 2) R.B.K.Ch. has control of garage frontage & hard standings:
- 3) Access of diggers or machinery needed for digging out the parking space (single) or to build the Orangery would have to go via Gregory Place.
- 4) How can this access, even, be managed without impeding garage use?
- 5) Gates to replace wall (with ivy) would need to be sliding gates, again not to block garage exit & egress.
- 6) If more parking were added, now or later, would planning need to be sought for each increment?
- 7) Is sufficient lighting in the area. The Old House and Holland Cottage need to write "lighting" into their plans.
- 8) Consideration of traffic route. If Old House & Gregory Place, Holland Cottage, win the day & did not acquire use or access of Holland St / Ingelow House Carpark approach; they would be

entering & exiting via Gregory place: This
would mean the possibility ^{lead certainty} of all
I. Home residences facing contrary traffic
flows & the possibility of accident.

Just a few thoughts, though
I know your part in the planning is
only the schematic first stage and
most of the above are points to be
resolved, if need be, if and when
planning 'permission' is granted.

Yours,
Greta Amos

17 Ingelow House • Holland Street
London • W8 4NF

2822
JG 24/1

15th January 2001

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	<input checked="" type="checkbox"/>	SW	SE	ENF	AG ACK
24 JAN 2001						31	
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES	

Dear Miss Orme,

The Old House, Holland Street

With regard to the planning application to build an orangery on top of the existing outbuilding, and to build a parking area in the garden with access from the garage area of Ingelow House my objections are as follows:.

The orangery

Planning permission was granted previously for the raised patio area on which the orangery is now planned to be built: could this building be an extension to the living area by another name? This house is situated in a conservation area of considerable beauty which surely means that it cannot be changed or extended.

The hardstanding

Access to the hardstanding will be via the driveway of Ingelow House, and the entrance will be opposite our garages, which are in constant use. Could this rear entrance to the house come in time to be used as its own driveway, and tradesman's entrance, with delivery vans coming and going; for delivering and collecting people, and for people arriving at and leaving parties? this is a very credible scenario and one that could only be controlled by having the gate monitored constantly, which would be an impossibility.

Aesthetically, I consider parking a car in this unusual walled garden to be a sacrilege, quite apart from the fact that it should be preserved in this conservation area. The end wall which would be knocked down/damaged is almost a work of art in itself and so old: overhung by creepers and trees which blossom profusely each year.

Yours sincerely,

Frank Stanley.

ROBERT L ADAMS ARCHITECTS

RECEIVED BY PLANNING SERVICES

EX DIR	HDC	N	SW	SE	ENF	AO ACK
25 JAN 2001						39
ISSUES	IO	REV	ARE	FWD PLN	CON DES	FEES

Garry

1 DALLING ROAD
HAMMERSMITH
LONDON W6 0JD

TELEPHONE
0181 563 7191

FAX NUMBER
0181 563 7133

EMAIL
106572.120@compuserve

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

Job 241/R/B1

24th January 2001

Dear Cate,

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

At our meeting at the above property we were upset by the suggestion of Mrs Benesh that we were not listening to her good advice. That is not our way nor our intention. There are whole range of influences, constraints and responsibilities that we have as Architects in designing buildings, that conservation officers do not have to consider.

These include;

- Our clients(often more than one for each project), tastes and whims.
- Instructions/brief,
- Building control,
- Buildability,
- Longevity of construction,
- Serviceability,
- Security,
- Budget/Cost,

If at any stage we put on paper something that is opposite to what Mrs Benesh has suggested or we propose an alternative to Mrs Benesh's own thoughts it is because one or more of those 'influences, constraints and responsibilities' and independent expert advice, support an alternative that out weighs Mrs Benesh's contribution. It is our professional judgment in the knowledge of the whole picture including Mrs Benesh's opinion/advice which steers us to what we consider as the best answer in the circumstances. If Mrs Benesh wishes us to be considerate of her own role and advice as the the Councils Conservation Officer we expect due consideration and appreciation of our role as the Architect.

In the case of this building it is not a complete period piece its charm and character are enhanced by the fact that it has evidence throughout of the changing requirements of the occupants including the introduction of bathrooms, plumbing electricity, changes in daylighting requirements, Changes in fenestration fashions, home catering, staffing, roof shape and finishes. Our current intervention will become another point of character in the rich history of this building. Over time I am sure the building will be altered again, to suit its purpose and the needs of the next generation with their own priorities. With specific reference to the low ceilings of the top floor we note that our generation are generally much

taller than the last or those of the 18th Century. It is our clients fundamental desire to alter the ceiling heights to enable those living in the bedroom to get out of bed and stand up without the need to bow their heads. There is minimal historic fabric to be changed. The historical fact that the ceiling height in two rooms was changed in 2001 will be recorded for posterity in the planning file and building records and also in the other rooms on the top floor that will retain the low ceiling.

Yours sincerely,

A handwritten signature in black ink that reads "Robert" followed by a small dash.

ROBERT L ADAMS

enc

cc Mr and Mrs R Briance.

RBKC ARBORICULTURAL OBSERVATIONS

Address	Application No.	DC Officer	Date of Obs
The Old House, 13 Holland Street, W8	LB/00/2823	K. O.	10/7/01
Development		Obj.	No Obj.
Installation of gates, parking area			
Status of Tree(s):			
C.A. No.(if any)	T.P.O. No. & Details (if any)	Tree Work Applications	
yes	no		
Comments :			

Drawing No.P007 'Proposed off street parking' shows the presence of two gate pillars and an area marked 'gravel parking space'.

The proposals appear to be satisfactory and if carried out carefully the two apple trees should not be adversely harmed. However, I think it would be prudent to place the following conditions on planning permission should it be granted.

C22, C23 for reason R20

Signed:  Date: 10/7/01

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Dr. Greta Arnott,
16 Ingelow House,
Holland Street,
London,
W8 4NE.

Switchboard: 0207-937 5464
Extension: 2771
Direct Line: 0207-361 2771
Facsimile: 0207-361 3463
Web: www.rbkc.gov.uk



**KENSINGTON
AND CHELSEA**

17 July 2001

My reference: DPS/DCC/KO/PP Your reference:
/01/2822

Please ask for: Ms. K. Orme

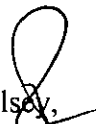
Dear Madam,

Town and Country Planning Act 1990

The Old House, 13 Holland Street, W8.

Further to your letter dated 5th January, 2001, I write to inform you that the above applications for planning permission and listed building consent will be submitted to the Planning Services Committee on 24th July, 2001, with a recommendation for approval. I can confirm that your concerns will be fully reported to the Committee.

Yours faithfully,


P. Kelsey,
Area Planning Officer for the
Executive Director, Planning and Conservation.

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

The Occupier
11 Holland Street,
London
W11 4NA

Switchboard: 020-7937-5464

Extension: 2079/2080

Direct Line: 020-7361- 2079/2080

Facsimile: 020-7361- 3643

Date: 12 December 2000

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCC/PP/00/02822/KO

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: The Old House, 13 Holland Street, London, W8 4NA

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

Internal alterations to second and third floor to create en suite bathrooms and dressing rooms to adjacent bedrooms, proposed orangery at ground floor level on top of previous extension and creation of off-street parking to the rear of the property, all for residential use.

Applicant Mr. & Mrs. Briance, The Old House, Holland Street, London, W8 4NA

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











































Photo 1.
Rear Elevation.

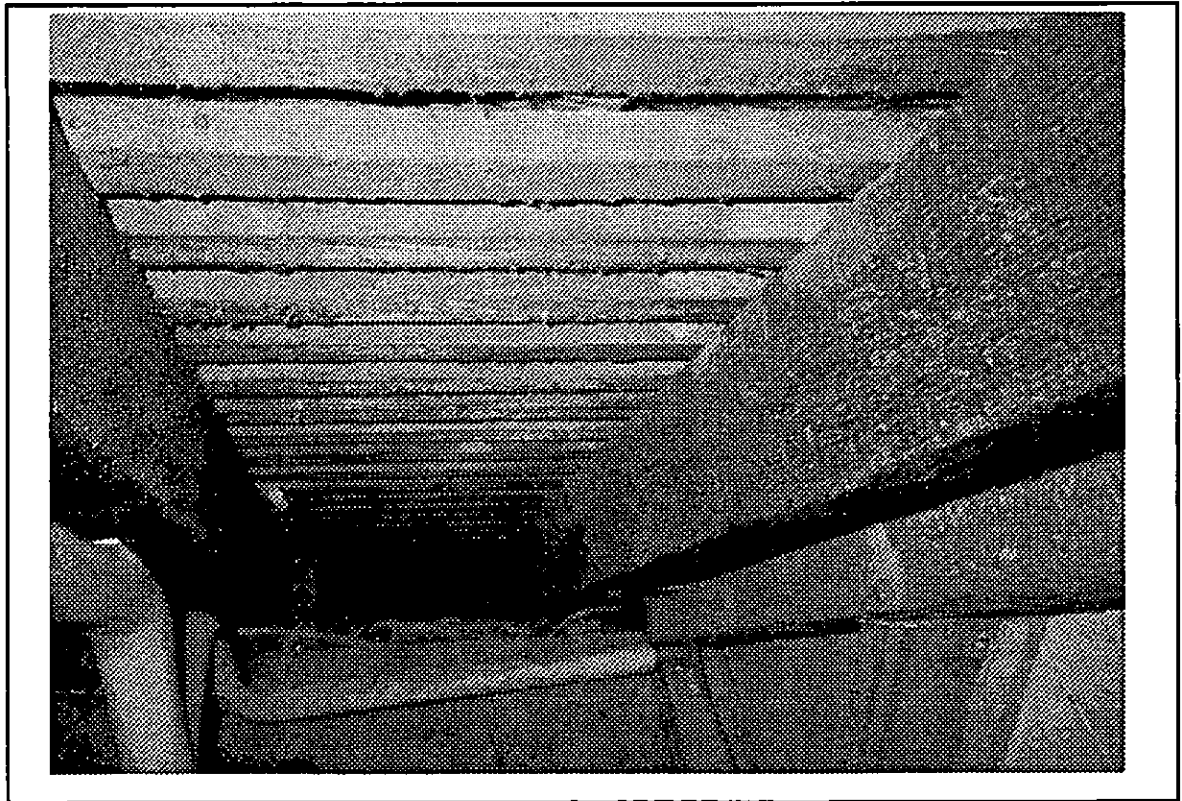


Photo 2.
Existing Roof Structure