

LBC

LB002823 Part 1

R.B.K.G. TOWN PLANNING APPLICATION COMPLETE

- 8 DEC 2000

TP1 (H.B./CA) Part 1

**PLANNING (LISTED BUILDINGS & CONSERVATION AREAS) ACT, 1990
APPLICATION FOR LISTED BUILDING CONSENT / CONSERVATION AREA CONSENT**

1. Name and Address of applicant (i.e. developer) (IN BLOCK LETTERS)

Name MR & MRS BRIANCE
Address THE OLD HOUSE, HOLLAND STREET,
LONDON, WB 4NA
Applicant's Telephone No. 020 7937 2113

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

(If applicable)

Name and Address of applicant's agent to whom notices or other documents in respect of this application should be sent ROBERT L ADAMS ARCHITECTS, 1, DALLING ROAD, HAMMERSMITH W6 0JD
Agent's telephone No. 020 8563 7191

I/We* hereby apply for consent to carry out the works described in this application and on the attached plans and drawings.
Signed RL Adams on behalf of Mr & Mrs Briance Date 5th Dec 2000

2. Full address or location of the land to which application relates THE OLD HOUSE, HOLLAND STREET, LONDON WB 4NA.

3. (a) Brief particulars of the proposed works. (a) INTERNAL ALTERATIONS & PROPOSED ORANGERY AT GROUND FLOOR LEVEL -
(b) State what the proposal involves (Delete the items which do not apply) (i) ~~Demolition of the building(s)~~ (ii) ~~Alterations and/or Extensions~~

4. State the purpose for which the land is
(a) now used, or (a) RESIDENTIAL.
(b) if vacant, the last known use (b) N/A
(c) proposed to be used (c) RESIDENTIAL.

5. State (a) suitable location on building or within curtilage of building for display of statutory notice in respect of this application; and (b) name and address of person to whom application should be made for facilities to display notice.
(a) FRONT RAILINGS.
(b) MR & MRS BRIANCE, THE OLD HOUSE, HOLLAND STREET, LONDON, WB 4NA.

6. List of drawings and plans submitted with the application. (See Notes).
2A1/FO1, FO2, FO3 ~ PLANS, ELEVATION & SECTION AS EXISTING.
2A1/POA, POJA, POGA & PO7A ~ PLANS ELEVATION & SECTION AS PROPOSED
REPORT ON HISTORIC FABRIC & REPORT FROM CLIENT ON RECENT HISTORY, SKETCH REAR ELEVATION AS PROPOSED.

CERTIFICATE UNDER SECTION 11, PART I OF THE PLANNING (LISTED BUILDINGS & CONSERVATION AREAS) ACT, 1990

CERTIFICATE A (See Notes).

I hereby certify that no person other than myself/the applicant* was an owner of the building to which the application relates at the beginning of the period of 20 days before the date of the accompanying application.

Signed RL Adams on behalf of Mr & Mrs Briance Date 5th Dec 2000

*Delete where appropriate

PLANNING (LISTED BUILDINGS & CONSERVATION AREAS) ACT, 1990

CERTIFICATE UNDER SECTION 11, PART 1

CERTIFICATE B I hereby certify that

I have/the applicant* has given requisite notice to all the persons other than myself/the applicant* who, 20 days before the date of the accompanying application, were owners (a) of the building to which the application relates

Name of Owner Address
..... Date of Service of Notice

CERTIFICATE C I hereby certify that

1. I am/the applicant is unable to issue a certificate in accordance with either sub-paragraph (a) or sub-paragraph (b) of Section 11 Part 1 of the Planning (listed building and Conservation Areas) Act, 1990, in respect of the application dated

2. I have/the applicant has* given the requisite notice to the following persons other than myself who, 20 days before the date of application were owners (a) of the building to which the application relates, viz.

Name of Owner Address
..... Date of Service of Notice

3. I have/the applicant has* taken the steps listed below, being steps reasonably open to me/him*, to ascertain the names and addresses of the other owners (a) of the building and have/has* been unable to do so.

(b)
.....
.....

4. Notice of the application as set out below has been published in the (c)
..... on (d)

OR CERTIFICATE D I hereby certify that

1. I am/the applicant is* unable to issue a certificate in accordance with sub-paragraph (a) of Section 11 Part I of the Planning (Listed Buildings and Conservation Areas), Act 1990, in respect of the accompanying application dated and have/has* taken the steps listed below, being steps reasonably open to me/him* to ascertain the names and addresses of all the persons other than myself/himself* who; 20 days before the date of the application were owners (a) of the building to which the application relates and have/has* been unable to do so:

(b)
.....

2. Notice of the application as set out below has been published in the (c)
..... on (d)

Signed *On behalf of Date

- NOTES**
- (a) Owner means a person having freehold interest or leasehold interest the unexpired term of which was not less than 7 years.
 - (b) Insert description of steps taken.
 - (c) Insert name of local newspaper circulating in the locality in which the land is situated.
 - (d) Insert date of publication (which must not be earlier than 20 days before the application).

*Delete where appropriate

When we bought the Old House in 1984, we knew we were buying a property with a special architectural history and warm family atmosphere that we hoped would make generations of Briances feel at home. I come from a background where the historic value of things large and small formed a major part of my childhood family education. My mother, a member of every historic society I had ever heard of (Colonial Dames, Daughters of the American Revolution, Daughters of the Cincinnati, Genealogy Society), has a passion for preservation and conservation. My early memory is of her spearheading the campaign to save the original early American building that housed the Upper Sixth at my school. More recently, she succeeded in saving the Halle organ within the Methodist Church in Nantucket. Her efforts lead Hilary Clinton to visit the Church, and it has since been declared a National Monument.

This background seems relevant to me in understanding our sincere appreciation of the historic value of the beautiful and unique house in which we live and our desire to preserve its special character and witness to a past era.

In 1984 The Old House was in quite a bad state. It had been divided up to provide easy and practical living space for a bachelor and his housekeeper who lived there for about 40 years. An elderly couple lived in the dark, dank basement flat. Their kitchen was an extension like a cement cellblock with a small long horizontal window up at ground level. The stairs had been sealed off to the rest of the house.

Upstairs, on the ground floor, was a 1940s kitchen overlooking the garden; some of the original panelling had been stripped, much of it was painted. Next floor up, the drawing room had been partitioned so that the housekeeper could sleep at first floor level. The room overlooking the garden had a lino floor and the washing machine, a general utility room. The second floor, one of the original rooms overlooking the garden had been divided in half forming two long bathrooms. The top floor had no plumbing and had not been used.

The outside rear elevation of the house was truly a mess with higgledy piggledy; windows seemingly put in with what was available ready made at the time; there was a modern window here, a shed type door there to provide access to the garden; ventilation windows and flues here and there. The roof was in a bad state; the brickwork dangerous as was the wiring. The original banister was missing many of its spokes; pieces of dado rail had been removed as were various skirting boards etc. All the original door furniture, however, was happily in place.

We painstakingly undertook to restore the house to its former glory, in a simple way. The house is not full of down lighters and modern lights cut into the ceilings. We removed from the drawing room the enormous out of scale fireplace surrounds that had been brought by the former owner from his family home in Knightsbridge when it was demolished, and replaced them with Adams fireplace surrounds. We stripped the rest of the original woodwork in the house; restored all cornices and replaced missing sections where walls had been taken down. We had all modern window frames redone to match the existing original windows. We took down the cement extension block and replaced it with old pink brick that looks at one with the rest of the brickwork. We put a black and white marble checkerboard floor in the entrance hall, cut to look original to the irregular shaped room; they are in fact slightly diamond shaped.

At the time of this restoration there was a vogue of opening up the loft space to create a vaulted ceiling on the top floor. We resisted this suggestion as we particularly like the attic character of the top floor. We would still like to preserve this character, and feel we can do so and still give my two very tall boys head room in their bedrooms, by raising the ceiling in just about one third of the top floor space; the garden side small bedroom. When the water tanks were put in some alterations were made to the roof space, and we feel this is a good opportunity to strengthen the roof and repair it properly. All the doorframes would remain exactly as existing, as would the shape of the three other bedrooms.

The proposed ground floor level extension we also feel will enhance the character of the house. Given the context of our large walled garden overlooked immediately and comprehensively by towering Ingelow House next door, a glass conservatory would be an awkward and unnatural choice as it would create a fish-in-a-bowl feeling. Furthermore, we think a light and airy (minimal brickwork high percentage window space) orangerie extension would look better and give a less tacked-on-later feel.

Lucille Briance (020) 7937 2113