

*Blouf*

# PLANNING SERVICES APPLICATION

## CONSULTATION SHEET

### APPLICANT:

Spence Partnership,  
Essex Lodge,  
Barnes,  
London,  
SW13 0LW

APPLICATION NO: PP/00/02857

APPLICATION DATED: 12/12/2000

DATE ACKNOWLEDGED: 13 December 2000

APPLICATION COMPLETE: 13/12/2000

DATE TO BE DECIDED BY: 07/02/2001

SITE: 15 Neville Street, London, SW7 3AS

PROPOSAL: Construction of rear extension, alterations to conservatory and basement extension. Minor alterations to windows etc.

### ADDRESSES TO BE CONSULTED

1. 14<sup>th</sup>, 16 + 17 Neville Street
2. 9<sup>th</sup>, 10 & 11 Neville Terrace
3. 15 + 16 Onslow Gardens
4. 4 flats 1-12
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.

(21)  
~~14/12~~

### 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

*14/12*

### 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

*14/12*  
*22*

# DEVELOPMENT CONTROL

## TECHNICAL INFORMATION

THE ROYAL  
BOROUGH OF



KENSINGTON  
AND CHELSEA

ADDRESS 15 NEVILLE STREET

POLLING DISTRICT DA

- |     |  |          |        |  |
|-----|--|----------|--------|--|
| HB  | Buildings of Architectural Interest          | PP002857 | 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						
13A	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	

<b>Daylighting</b>	Complies	
	Infringes	

<b>Car Parking</b>	Spaces Required	
	Spaces Proposed	

**Notes:**

1. FILE COPY

2. The Occupier  
14 Neville Street,  
London,  
SW7

3. The Occupier  
14A Neville Street,  
London,  
SW7

4. The Occupier  
16 Neville Street,  
London,  
SW7

5. The Occupier  
17 Neville Street,  
London,  
SW7

6. The Occupier  
9 Neville Terrace,  
London,  
SW7

7. The Occupier  
10 Neville Terrace,  
London,  
SW7

8. The Occupier  
11 Neville Terrace,  
London,  
SW7

9. The Occupier  
9A Neville Terrace,  
London,  
SW7

10. The Occupier  
16 Onslow Gardens,  
London,  
SW7

11. The Occupier  
Flat 1  
15 Onslow Gardens,  
London,  
SW7

12. The Occupier  
Flat 2  
15 Onslow Gardens,  
London,  
SW7

13. The Occupier  
Flat 3  
15 Onslow Gardens,  
London,  
SW7

14. The Occupier  
Flat 4  
15 Onslow Gardens,  
London,  
SW7

15. The Occupier  
Flat 5  
15 Onslow Gardens,  
London,  
SW7

16. The Occupier  
Flat 6  
15 Onslow Gardens,  
London,  
SW7

17. The Occupier  
Flat 7  
15 Onslow Gardens,  
London,  
SW7

18. The Occupier  
Flat 8  
15 Onslow Gardens,  
London,  
SW7

19. The Occupier  
Flat 9  
15 Onslow Gardens,  
London,  
SW7

20. The Occupier  
Flat 10  
15 Onslow Gardens,  
London,  
SW7

21. The Occupier  
Flat 11  
15 Onslow Gardens,  
London,  
SW7

22. The Occupier  
Flat 12  
15 Onslow Gardens,  
London,  
SW7

**MEMORANDUM**

**TO: FOR FILE USE ONLY**

**From: EXECUTIVE DIRECTOR  
PLANNING & CONSERVATION**

**My Ref: PP/00/02857/ALS**

**CODE 1D**

**Room No:**

**Date: 14 December 2000**

**DEVELOPMENT AT:**

**15 Neville Street, London, SW7 3AS**

**DEVELOPMENT:**

**Construction of rear extension, alterations to conservatory and basement extension. Minor alterations to windows etc.**

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

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# 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



## FILE COPY

2079/2080

020-7361-2079/2080

020-7937-5464  
Switchboard:

Extension:

Direct Line:

Facsimile: 020-7361-3463

Date: 14 December 2000

KENSINGTON  
AND CHELSEA

---

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCSE/PP/00/02857/ALS

Planning Information Office

Dear Sir/Madam,

## TOWN AND COUNTRY PLANNING ACT 1990

### **Proposed development at: 15 Neville Street, London, SW7 3AS**

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**

**Construction of rear extension, alterations to conservatory and basement extension.  
Minor alterations to windows etc.**

**Applicant Mr. & Mrs. D. Trevor-Jones, 15 Neville Street, London, SW7 3AS**

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***



Chased for dings  
16/12 - dings sent  
sett 16/12

5 Neville Street

Listed bld.  
W side of Street

no 17 current app for  
Cons at 2 levels.

This is in Thurbe Estate  
Cons Area

proposal is for rear extension  
at 2<sup>nd</sup> floor level  
sided 1/2 and on with  
1 sash window above existing  
rear extension

Well already in filled  
to g/f level + 1<sup>st</sup> floor

This is to  
alter cons at half landing level

~~and the~~  
design of the bss will + g/f cons  
New windows on side of extension  
(are overlooking to neighbour)  
New tile in well at g/f  
level like no 17 - involves

changing window in  
cons a door onto tile  
Internal alt also  
- double doors in off + 2<sup>nd</sup>  
+ bss level + partitions

He phoned  
7/12 - sending  
dings 8/12

Chased for  
dings 7/12  
left message

SV  
Mon 15 Jan  
10:30  
+ Helena  
Mr Ruthbone

~~SV  
Wed 22 Jan  
2001  
Sent  
Helena  
Mr Ruthbone  
to re cons  
left message~~



# RBKC District Plan Observations CONSERVATION AND DESIGN

Address 15, Neville Street	Appl. No. 00/2857/8/ALS	L.B. II	C.A. BA	N C SE
Description Rear extension at LG, 1st & 2nd f. levels, extension into roof, interest elevations etc.	Code	X	I	BA

I would comment on the drawings:

- 1) LGround - not overjoyed about the main passage infill, but allowed before
  - check f/p: removal of br. breast at rear
  - + need for det. conditions re doors, f/p etc.
  - extension ok
- 2) Ground - looks pulling in hall??
  - + check details see drawing annotation.
  - annotation?
- 3) 1st - opening between rooms larger than the largest allowed at No 20 which is 2.8m. + must confirm basement be an.
  - side facing new window - x ✓
  - annot. ✓
- 4) 2nd - need to check on fit for rear extension
  - not <sup>normally</sup> happy with double doors between rooms. Jib single one at best.
  - annot. re retention ✓
- 5) 3rd + above - site check. not happy with new stain + another level of accom in principle.
- 6) Section - see various points above.
- 7) Side elev. - B: see points above on fly doors
- 8) Rear elev. - conservation design on fly doors for mass attention. Any chance of removal wasted?
  - need to show tenae railings (C.)

Top copy to case file; second retained by Design Officer

RBKC-86537

A site meeting please - + points above re rear extension etc. 20/12/00 + Skylight change.

# 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 have received an application:

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

Details are set out below.

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

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

For applications in the Chelsea area: The 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/00/02857/ALS

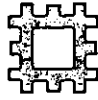
Date: 22/12/2000

15 Neville Street, London, SW7 3AS

Construction of rear extension, alterations to conservatory and basement extension. Minor alterations to windows etc.

APPLICANT Mr. & Mrs. D. Trevor-Jones,

*ALS*  
*20/12*  
*exp 11/1*



ENGLISH HERITAGE

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

Your refs: LB/00/02858  
Our ref: LRS/2823/15  
Contact: P Calvocoressi  
Direct Dial: 020-7973-3763

For the attention of A Salmon

- 9 JAN 2001


Dear Sir/Madam

**Planning (Listed Buildings and Conservation Areas) Act, 1990:  
15 NEVILLE STREET, SW7**

*Applicant:* Mr & Mrs D Trevor-Jones  
*Grade of building(s):* II  
*Proposed works:* Construction of rear extension, alterations to conservatory and basement extension and internal alterations.

*Drawing numbers:* 2146TJ.1&2, 2146TJ/P/1&2

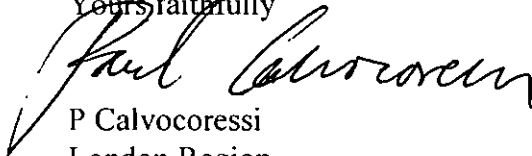
*Date of application:* 12.12.2000  
*Date of referral by Council:* 14.12.2000  
*Date received by English Heritage:* 21.12.2000  
*Date referred to GOL:* 03.01.2001

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
				11 JAN 2001		(22)	
				APPEALS	IO	REC	ARB

**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.**

CRS  
1/1

Yours faithfully

  
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 JLR  
Date 2/1/01

LR/F

● I have phoned Mr. Ballbone and left a message via his colleague :

- 1) entire don opening at roof l.  
is O/C (= allowed at #18)
- 2) upper 2nd floor corridors. upfill  
can be  $\approx$  1.9 m  
(feetrest measurement) as  
allowed at no. 19 as well.  
c = 1/2 ft-well.
- 3) reminded him to show on  
both: the as sety + as proposed  
rear elevs. the rear  
rooflight.  
my exhibit one should be  
a canvas. style one with  
vert. gp. bar. (can  
condition.)

J . 15/1/01

Charles Rathbone BArch (L'pool) MCD RIBA  
John Berrington DipArch RIBA

Consultant  
John Spence MA (Cantab) RIBA

**SPENCE PARTNERSHIP**

architects

Essex Lodge  
Barnes  
London SW13 0LW  
020 8878-1201  
Fax: 020 8878-6172

also at  
Mulberry House  
Dark Lane, Tiddington  
Stratford-upon-Avon  
Warwicks CV37 7AD  
01789 415875

CR/sd19/2146TJ2

14th February, 2001

Ms A Salmon  
Planning and Conservation  
The Royal Borough of Kensington and Chelsea  
The Town Hall  
Hornton Street  
London W8 7NX

*Handwritten signature: P. Rathbone (initials) AS  
19/2*

Dear Ms Salmon,

**15 NEVILLE STREET, LONDON SW7**  
**YOUR REF: PP/00/02857**

Following our meeting on 15th January, 2001, we have revised the drawings of the above property and enclose two copies each of 2146TJ/P1B and P2B.

We have incorporated the various items discussed at our meeting but please note there have been various other alterations which have been requested by our clients. We trust these can be considered at the same time and that they will not prove contentious.

With regard to the conservatory alterations we would be happy to have the approval made conditional upon our agreement with you on their detailing.

Yours sincerely,



Charles Rathbone  
SPENCE PARTNERSHIP

Encs. 2 copies each 2146TJ/P1B and P2B

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
19 FEB 2001							
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEEs	

*AS*  
COPY OF PL...  
TO INFORMATION...  
OFFICE PLEASE



# RBKC District Plan Observations CONSERVATION AND DESIGN

Address <i>15, Neville Street</i>	Appl. No. <i>00/2857/8/MS</i>	L.B. <i>II</i>	C.A. <i>13A</i>	N <i>C</i> C <i>SE</i>
Description <i>Revisions recd.</i>	<i>19/2/01</i>	Code	<i>X</i>	<i>IIA</i>

*LG - not acceptable*  
*- cond. re. intercom. doors*

*G - need to confirm retention of / pin*  
*main front room*  
*1 - c. shutters details*  
*1 - c. det of intercom. doors*  
*- need to confirm retention of fireplace*  
*+ ceiling rose in rear room*  
*- confirm re-use of conserv. top glass of*  
*panels with margin panels & old glass*  
*(depth OK).*

*1st - commentary note not helpful.*  
*✓ should describe " + lowered "*  
*- ✓ added to retention note: ceiling*  
*roses in front + rear room*

*2nd - ✓*  
*lower 1 - an odd note retained in rear room.*  
*2nd - not been on stair position against ch. breast*  
*upper ✓ + said ladder stair only if at all*

*3rd - never agreed enlargement of*  
*room in top roof nor the*  
*second rooflight*  
*removed ✓*  
*2nd ✓*  
*- what is meant by balcony room.*  
*ceiling removed ✓*

*See AA - must show the steep main*  
*entrance hall screen*  
*1 - c. detail of panelling in hall*  
*below the retained dado rail*

Revisions

C. Abrome f.  
Mr. R. will  
amend.

J. 21/2/01





# RBKC

## District Plan Observations

### CONSERVATION AND DESIGN

Address 15, Neville Street	Appl. No. 00/2857/18/MS	L.B. II	C.A. 134	N C SE
Description Remains received 19/2/01	Code	X	I	134

See B-B - both the ground + 1st fl. conservatories roofs to be lowered.  $\nabla$

not work suffering  
etc

- not happy with removal of ceiling  $\nabla$   
in room + B  $\nabla$

- see note re. stain above.

West (Rear) elev. - we cannot approve a drawing which has not got the proposed final detail + scale of the conservatories. This is controversial. We have agreed heights to be reduced, espec. at the 1st fl. level and re-use of some of the glazed frames + glass.

some

omitted

- a pity that no improvement is being offered to the unsightly small window + panel on the upper part of the rear elevation. This was designed on site.

- not concerned about the second rooflight.

That also advised that the rebuilt LHS rooflight should have vertical glazing and be cons. style

- also the rear elevation survey to be amended to show it.

N.B. C. Single glazing | J. 20/2/01

Charles Rathbone BArch (L'pool) MCD RIBA  
John Berrington DipArch RIBA

Consultant  
John Spence MA (Cantab) RIBA

**SPENCE PARTNERSHIP**

architects

Essex Lodge  
Barnes  
London SW13 0LW  
020 8878-1201  
Fax: 020 8878-6172

also at  
Mulberry House  
Dark Lane, Tiddington  
Stratford-upon-Avon  
Warwicks CV37 7AD  
01789 415875

CR/sd19/2146TJ5

27th February, 2001

Ms H Bemes  
Historic Buildings Officer  
Planning and Conservation  
Royal Borough of Kensington and Chelsea  
The Town Hall  
Hornton Street  
London W8 7NX

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
(13) 28 FEB 2001							
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES	

Dear Ms Bemes,

**15 NEVILLE STREET, SW7 - YOUR REF. PP0/00/02857**

Following our recent meeting I enclose two copies each of our drawings 2146TJ/P/1C and P/2C. These are the Listed Buildings Application drawings previously submitted but updated in accordance with our discussion. I trust that these are now satisfactory.

Yours sincerely,



(HB) COPY OF PLANS  
TO INFORMATION  
OFFICE

Charles Rathbone  
SPENCE PARTNERSHIP

Encs.

**RBKC**  
**CONSERVATION & DESIGN**

**GRADE II LISTED BUILDINGS**  
**FORMAL OBSERVATIONS**

---

**Address:** 15 Neville Street, SW7

**Description:** Rear lower ground and second floor level extensions, internal and rear elevational alterations

**Application No:** 00/2858

**DC Case Officer:** ALS

**Drawing Nos:** 2146TJ.1, 2146TJ.2, 2146TJ/P/1C, 2146TJ/P/2C

**CD Case Officer:** HB

---

**Date:** 28<sup>th</sup> February 2001

**Grant/Refuse:** Grant

**Formal Observations:**

It is proposed to deepen the rearward projection of the existing lightwell infill at the lower ground floor level. The new building line will be recessed from the line of the adjoining main extensions on either side. Similarly it is proposed to extend the existing rearward projection of the upper ground floor level conservatory by approx. 600mm to align with other recently permitted conservatories at this level in this terrace. The conservatory will thereby infill half of the existing depth of the lightwell. As the floor level in the conservatory is to be reduced, the eaves height of the new structure is to be correspondingly lowered. The same reduction in height is proposed to the existing 1st floor level lightwell infill conservatory. It is further proposed to add an additional level to the main rear closet wing to match the heights of the adjoining properties. Finally, it is proposed to replace the existing unsightly non-original windows at upper level of the main rear wall with traditional sash windows.

Internally, minor internal alterations are being proposed at all levels. These respect the original planform and it is proposed to retain all the surviving original decorative features.

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

**Conditions:**

C205

C208 in respect of:

- details of the interconnecting doors between the front and rear rooms at the lower ground, ground and second floor levels
- shutters in the ground floor front room

- details of the proposed panels below the retained dado rail in the main entrance hall

Also the following conditions:

1. Any new third floor doors will be traditional four-panelled doors without mouldings
2. The replacement skylight on the rear roofslope shall be conservation style and with one vertical glazing bar.
3. Any new windows or external doors will be single glazed without trickle vents.

Signed: ..... *A. H. Benn* .....

Date: ..... *28/2/01* .....

Approved: ..... *David J Mc Donnell* .....

Date: ..... *01/03/01* .....

**Other Notes:**

REASON FOR DELAY

CASE NO. PP/00/2857

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..... *3 weeks*

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 [highlight one or all]
  - (i) Design
  - (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

5) Revisions received but inadequate

6) Revisions received but reconsultation necessary

7) Of the Committee cycle

8) Applicant's instruction

9) OTHER REASON.....

*reg at su on 15/11 tried 28/12*

Signed..... *Anne Salmon* (Case Officer)

**THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA  
MEMORANDUM - SECTION 101 - LOCAL GOVERNMENT ACT, 1972**

DPI

To: Chief Administrative Officer (Planning) Date: 5 March 2001  
From: The Executive Director, Planning & Conservation  
Our Ref: PP/00/02857 /CHSE  
Applicant's Ref: 2146TJ  
Application Date: 12/12/2000 Complete Date: 13/12/2000 Revised Date: 19/02/2001  
Applicant: Spence Partnership, Essex Lodge, Barnes, London, SW13 0LW 28/02/2001  
Address: 15 Neville Street, Chelsea, SW7 3AS

This application is for a class of development to be determined under powers delegated to me by the Council on 21st July, 1976, and/or by the Town Planning Committee 6th November, 1979, and/or by the Town Planning Committee on 18th March 1986, 23rd May 1988 and 8th January 1990 and is not such as I wish to refer to the Planning Application Committee. No relevant planning objections have been received.

- |   |  |
|---|--|
| Class (i) - 8th Schedule development                  | Class (vi) - listed building consent for above Classes.  |
| Class (ii) - shop fronts                              | Class (vii) - approval of facing materials   |
| Class (iii) - conversion from non s/c dwellings etc   | Class (viii) - grant of planning permission for a change from one kind of non-residential use except from one kind of non-residential use except where this would involve the loss of shop use |
| Class (iv) - amendments as required by T.P. Committee |  |
| Class (iv) - amendments as required by T.P. Committee | Class (ix) - grant of planning permission or no objection by T.P. Committee under Sections 73, 74, 138, 143, 152, 153, 177 & 180 of the Highways Act   |
| Class (v) - above classes after D.P. Committee agree  | Class (x) - Crossover under S. 108 of the Highways Act 1980  |

**DELEGATED  
APPROVAL  
0.5 MAR 2001**

Consent under T&CP Control of Advertisement Regulations 1984-90; incl. refusal of consent for Reg. 15 applications.


**DESCRIPTION OF PROPOSED DEVELOPMENT**

**Erection of extensions at lower ground , ground floor and second floor levels together with external alterations.**

**RECOMMENDED DECISION Grant planning permission**

RBK&C drawing(s) No. PP/00/02857 and PP/00/2857/B  
Applicant's drawing(s) No. 2146TJ.1, 2146TJ.2, 2146TJ/P/1C and 2146TJ/P/2C

I hereby determine and grant/refuse this application (subject to HBM/C Direction/Historic Building authorisation) under the powers delegated to me by the Council, subject to the condition(s) indicated above imposed for the reason(s) appearing thereunder, or for the reasons stated.

Exec. Director, Planning and Conservation      Head of Development Control      Area Planning Officer  
      *hans*      *82/B*  
PP/00/02857/1      *5/3/01.*

CONDITION(S) AND REASON(S) FOR IMPOSITION

1. **The development hereby permitted shall be begun before the expiration of five years from the date of this permission. (C001)**  
*Reason - As required by Section 91 of the Town and Country Planning Act 1990, to avoid the accumulation of unexercised Planning Permissions. (R001)*
2. **All work and work of making good shall be finished to match the existing original work in respect of material, colour, texture, and profile and, in the case of brickwork, facebond and pointing unless otherwise approved by the Executive Director, Planning and Conservation in writing. (C071)**  
*Reason - To ensure a satisfactory standard of external appearance. (R071)*
3. **The new third floor windows shall be timber framed, double hung, sliding sashes, and shall be single glazed with no trickle vents and the new glazed doors shall be constructed in timber and shall be single glazed and so maintained. (C075)**  
*Reason - To ensure a satisfactory standard of external appearance. (R071)*
4. **The rooflight hereby permitted shall be of a traditional conservation type with one vertical glazing bar and so maintained. (C083)**  
*Reason - To safeguard the appearance of the building/street. (R083)*

INFORMATIVE(S)

1. I10
2. I11
3. I21
4. I30
5. You are advised that a number of relevant policies of the Unitary Development Plan were used in the determination of this case, in particular Policies CD25, CD28, CD30, CD41, CD44, CD44a, CD52, CD53 and CD58. (I51)

# DELEGATED REPORT

Address

15 Nenne street

Reference

PP/00/2857 + 2858

Conservation Area

Yes

Listed Building Yes/No

## Type of Application

Planning Permission/Approval of Materials/Variation of Condition/Listed Building Consent/Conservation Area Consent

## Type of Development

Residential Extension

Roof

Rear

Storeys

Side

Front

Garden

Residential Alterations

Residential Conversion

From

To

Other

Shopfront

Non-Residential Extension

Listed Building Demolition

whole

part

Listed Building Alterations

Unlisted Building - Demolition

whole

part

continued

D4/51(a)



**Objections** (withdrawn etc.) (incl. internal – Design, Policy, Transportation etc.)

Who \_\_\_\_\_

Overcome by Amendment/Withdrawn/Not Relevant/Other \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Existing**

**Issues/Policy/Precedent/Conditions/Third Schedule**

*see Award*

**Standards**

satisfactory

- Light
- Privacy
- Room Sizes
- Parking
- Trees

**HBMC** Direction/Obs.

- Obs. Rec'd
- Direction Rec'd
- Consultation Expired

**GRANT/APPROVE**

subject to conditions

Informatives

Report by

*ALS*

Date

Agreed

*sc/wms  
5/3/01*

## **1.0 THE SITE**

15 Neville Street is a five storey terraced house on the west side of the street. The property is listed grade II and is within the Thurloe Estate and Smith's Charity conservation area.

## **2.0 PLANNING CONSIDERATIONS**

The relevant policies are CD25, CD28, CD30, CD41, CD44, CD44a, CD52, CD53 and CD58.

The property has a solid half width extension up to first floor level and the lightwell is partly infilled at basement, ground and first floor levels.

It is proposed to erect a solid half width extension at rear second floor level. This is of the same projection as several others in this terrace and is considered to be acceptable. Given the precedents in the terrace, it is considered that the effect of this on levels of amenity enjoyed by the neighbouring occupiers would be acceptable.

In addition, it is proposed to erect a rear extension in the lightwell at basement level with a balcony above. This would be contained by the solid extensions of nos 15 and 16 and would not result in any additional overlooking to the neighbouring occupiers. The conservatory at ground floor level will also be extended by 600mm

It is proposed to provide new glazed doors at ground floor level in place of the existing door. The design of this is considered to be acceptable. The design of the roof of the first floor infill is to be changed from a curved form to a slope. Two small sash windows are proposed at third floor level. Two windows are proposed in the flank elevation of the rear extension. These face towards the blank wall of the adjoining property and will not result in any additional overlooking.

It is considered that the works would not harm the character or appearance of the conservation area.

Internal alterations are also proposed. These are discussed in the report on the parallel application for listed building consent.

English Heritage have authorised the council to determine the application. Formal observations are attached which indicate that the proposal would not harm the special architectural character of the listed building.

## **3.0 CONSULTATION**

Occupiers of 21 neighbouring properties have been notified of the proposal. No representations have been received.

Report by ALS

Approved by *ES/whws*

*2/3/01*

Charles Rathbone BArch (L'pool) MCD, RIBA  
John Berrington DipArch RIBA

**SPENCE PARTNERSHIP**

architects

P O Box 577  
Richmond  
Surrey TW9 1NJ Tel/Fax: 020 8948 4596

Email: crathbone@btconnect.com

Also at Mulberry House  
Dark Lane, Tiddington  
Stratford-upon-Avon  
Warwicks CV37 7AD Tel: 01789 267 695

00/2857

*A price given to Mr. K. on the phone.*

*No need for letter reply.*

*may apply in due course for some of these items*

27th May, 2002

CR/sd25/2186TJ2

Mrs H Bemis  
Historic Buildings Officer  
Planning and Conservation  
Royal Borough of Kensington and Chelsea  
The Town Hall  
Hornton Street  
London W8 7NX

EX DIR	HDC	TP	CAG	AD	CLU	AO
						AK
R.B.	28 MAY 2002				R.A.N.W.	
K.C.						
N	C	SW	SE	APP	IO	REC
			ARB	FPLN	DES	FEES

*11/6/02*

Dear Mrs Bemis

**15 NEVILLE STREET, SW7**

Following our conversation yesterday I confirm that we have been instructed by Mr and Mrs Trevor-Jones to look into the possibility of making alterations to the scheme we agreed with you last year.

We enclose, therefore, drawings showing what is now proposed and have indicated where this differs from what we previously agreed. The principal variations are these:

*depends on detail*

1. To connect the vaults under the pavement to form a laundry room. This appears to have been done in several of the houses along the street.

*possibly ok but red seen detail is not odd!*

2. To form a wine cellar beneath the paving of the back garden with access steps down from the rear area.

*X not welcome at all*

3. To reform the rear extension Ground Floor and First Floor level floors. This is to allow the Ground Floor level to run through from the principal rooms into the rear extension room. This too appears to have been done in several of the houses in Neville Street.

*0.55m up*

4. Mr and Mrs Trevor-Jones are very anxious to make a proper room in the roof space. I realise that we discussed this in great detail last year and that you agreed to the formation of a small bathroom at this level, bearing in mind there is some sort of room there at present. However, estate agents' details of those of the houses in Neville Street which have been on the market indicate in several

*X*

*These are new 3rd floor levels on the lower bldgs.*

houses that rooms have been formed at the roof space level, sometimes with dormer windows and sometimes with Velux roof lights. Given that there may be a precedent for the use of the roof space, would you be prepared to discuss once again the possibility of Velux roof lights being installed on the rear face of the of the roof to No. 15 Neville Street so that a habitable room could be form at this level.

the answer is no. these are houses where

↓ insufficient headroom. 0.9 only at ends + 2.1 at ridge level only.

roof condition does not exist, i.e. went up to 2nd fl. level only + we have allowed the 3rd floor.

I would be glad if we could discuss this as soon as possible.

Yours sincerely,

*Charles Rathbone*

Charles Rathbone  
SPENCE PARTNERSHIP

Enc.

(No 15 already has the 2.1 flat on the level). Vertical at that.