

PLANNING SERVICES APPLICATION

CONSULTATION SHEET

APPLICANT:

Dawson Horrell Associates,
4 Stadium Street,
London,
SW10 0PS

APPLICATION NO: PP/00/02870

APPLICATION DATED: 11/12/2000

DATE ACKNOWLEDGED: 14 December 2000

APPLICATION COMPLETE: 14/12/2000

DATE TO BE DECIDED BY: 08/02/2001

SITE: 23 Stadium Street, London, SW100PU

PROPOSAL: Addition of ground floor conservatory and new mansard roof storey extension to single family dwelling. Works include the creation of an external roof terrace area over rear extension.

ADDRESSES TO BE CONSULTED

1. 19-27 (odds) Stadium Street (except 23)
2. " " " " " "
3. 2-B (evens) " " " "
4. " " " " " "
5. 34 + 36³⁸ Lots Road
6. " " " " " "
7. " " " " " "
8. " " " " " "
9. " " " " " "
10. " " " " " "
11. " " " " " "
12. " " " " " "
13. " " " " " "
14. " " " " " "
15. " " " " " "

20

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

DEVELOPMENT CONTROL TECHNICAL INFORMATION

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

ADDRESS 23 STADIUM STREET

POLLING DISTRICT SA

- PP002870 LSC
- | | | | |
|-----|--|--------|--|
| 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							
								✓									

	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
Buildings and their Flats

	34	Lots Road	SW100QF
1st Floor Flat	34	Lots Road ✓	SW100QF
2nd Floor Flat	34	Lots Road ✓	SW100QF
Basement Flat	34	Lots Road ✓	SW100QF
Ground Floor Flat	34	Lots Road ✓	SW100QF
	36	Lots Road ✓	SW100QF
	2	Stadium Street ✓	SW100PS
	4	Stadium Street ✓	SW100PS
	6	Stadium Street	SW100PS
Basement Flat	6	Stadium Street ✓	SW100PS
Ground/ 1st Floor	6	Stadium Street ✓	SW100PS
	8	Stadium Street	SW100PS
Basement Flat	8	Stadium Street ✓	SW100PS
Flat A	8	Stadium Street ✓	SW100PS
Flat B	8	Stadium Street ✓	SW100PS
	17	Stadium Street ✓	SW100PU
	19	Stadium Street ✓	SW100PU
	21	Stadium Street ✓	SW100PU
	23	Stadium Street	SW100PU
	25	Stadium Street	SW100PU
Flat 1: Ground Floor	25	Stadium Street ✓	SW100PU
Flat 2: 1st/2nd	25	Stadium Street ✓	SW100PU
	27	Stadium Street	SW100PU
Flat A: Ground Floor	27	Stadium Street ✓	SW100PU
Flat B: 1st Floor Flat	27	Stadium Street ✓	SW100PU
Flat C: 2nd/3rd Floor	27	Stadium Street ✓	SW100PU

Total Number of Buildings and Flats Found ~~26~~ 20

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

FILE COPY

2079/ 2080

020-7361- 2079/ 2080

020-7937-5464

Switchboard:

Extension:

Direct Line:

Facsimile: 020-7361-3463

Date: 20 December 2000

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCSW/PP/00/02870/JMW

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: 23 Stadium Street, London, SW100PU

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

Addition of ground floor conservatory and new mansard roof storey extension to single family dwelling. Works include the creation of an external roof terrace area over rear extension.

Applicant Ms. Julia Dawson, 23 Stadium Street, London, SW10 0PU

KENSINGTON TOWN HALL CHRISTMAS OPENING TIMES ARE AS

FOLLOWS:- Friday 22nd Dec 9.00 - 1.00 closed in afternoon. Mon 25th, Tue 26th Closed. Wed 27th + Thur 28th 9.30 - 1.00 then 2.00 - 4.30. Fri 29th 9.30 - 1.00 closed in afternoon. Mon 1st Jan Closed.

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. _____

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.....

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
- 5) Revisions received but inadequate
- 6) Revisions received but reconsultation necessary
- 7) Of the Committee cycle
- 8) Applicant's instruction
- 9) OTHER REASON.....

Signed..... (Case Officer)

NOTICE OF A PLANNING APPLICATION

TOWN AND COUNTRY PLANNING ACT 1990
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990



KENSINGTON
AND CHELSEA

MEMORANDUM

TO: FOR FILE USE ONLY

From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION

My Ref: PP/00/02870/JMW

CODE: SL

Room No:

Date: 20 December 2000

DEVELOPMENT AT:

23 Stadium Street, London, SW100PU

DEVELOPMENT:

Addition of ground floor conservatory and new mansard roof storey extension to single family dwelling. Works include the creation of an external roof terrace area over rear extension.

The above development is to be advertised under:-

NO REQUIREMENT FOR SITE NOTICE/ADVERTISEMENT IN THIS CASE.

M.J. French

Executive Director, Planning & Conservation
**SITE NOTICE CRITERIA NOT
MATCHED CHECK CORRECT CODE IS ENTERED**

Lij

21, Stadium Street,
Chelsea SW10 OPU.

The Royal Borough of K&C,
Planning and Conservation,
The Town Hall,
Hornton Street,
London W8 7NX.

4th January 2001.
Ref: DPS/DCSW/PP/00/02870/JMW

Dear Sir/Madam,

RE: Proposed development at: 23 Stadium Street SW10 OPU

I am hereby objecting to the above, on the following grounds, respective to your guidelines concerning matters the council is capable of acting in connection with:

- 1) The above will severely impair the natural light my premises receive;
- 2) Privacy will be unacceptably impaired;
- 3) Inevitable noise infringement, pollution, having had experience of such in the past due to the council's failure to stop any such proposed developments;
- 4) Loss of local character.

In addition to the above, I am unable to comment on the first point your guidelines, since I have not received copies of the application, which I await.

Also, the above property has already undergone significant development, and so far as I know, seeing there is only one tenant living there, this is excessive: perhaps the council could clarify the basis for this development. As a labour ward within a conservative borough, we feel objections to such proposals are not given due consideration.

I will be writing to building control regarding the structural concerns this matter raises.

I await your speedy response.

Yours faithfully,

Laura Lewis

Ms Laura Lewis.

RECEIVED BY PLANNING SERVICES									
EX DIR	HDC	N	C	SV	SE	ENF	AO ACK		
118 - 8 JAN 2001							OM 8/11		
WPLS	IO	REL	ARB	FWD PLN	CON DES	FEEB			

Same terrace

No: 11 Stadium Street

Rear roof terrace TP/87/1352

No. 13 Stadium Street

Additional storey TP/82/0124

No. 21 Stadium Street

Addition of mansard roof (never implemented)
TP/89/1498

No. 27 Stadium Street

Erection of building (ground & 3 floors)
TP/84/0254

No. 29 Stadium Street

Refusal - roof terrace TP/97/2551 (appealed/dismissed)

Mansard roof TP/95/2335

RECEIVED BY PLANNING SERVICES							
EX DHR	HDC	N	C	SW	SE	ENF	AD ACK
Bx		18 JAN 2001		MM			
IO	REC	ARB	FWD PLN	CON DES	FEES		

27A Stadium Street
Sunder
SW10 0PU

January 12th 2001

Dear Mr. French

ref: DPS/DCSW/PP/00/02870/5MW

Proposed development: 23 Stadium St.

I hope this letter is within your deadline. I should like to advise you that I only received your notification on January 3rd 2001, presumably due to Christmas & New Year postal services not being what they should be. Since then I have also been unwell with flu & only managed to view the plans recently.

I do strongly OBJECT to the above proposed development, my OBJECTIONS are as follows:

1. OVERDEVELOPMENT OF THIS AREA
2. CHANGING THE DESIGN/CHARACTER OF AREA AND THE HOUSES
3. SETTING A PRECEDENT
4. SETTING A PRECEDENT WHICH IN THE FUTURE WILL AFFECT GROUND FLOOR PROPERTIES TO THEIR DETRIMENT

cont.

- 5. CONSIDERABLE LOSS OF LIGHT, OUTLOOK & OPENESS
- 6. MOTIVE FOR THIS DEVELOPMENT

Breakdown of Proposed building plans and objections -

MANSAARD

To ground floor property owners, mansards take away precious light, openness, outlook & privacy.

However, although I do not agree to the mansard proposal I will not object as no doubt it will be to no avail as you will respond with:
'PRECEDENT'

REAR EXTENSION

I DO OBJECT TO THIS.

There is already a rear extension with terrace to this property, you keep allowing people to build larger (in bulk) rear extensions which seriously affect the light, outlook, privacy and openness to ground floor property owners.

Is this proposed larger rear extension really necessary to a property which as it now stands comprises of 3 floors, garden & terrace (substantial family house), when it

cont.

will affect people and their property to their detriment and cost.

CONSERVATORY

I DO OBJECT MOST STRONGLY TO THIS PROPOSAL -

If this is granted, I think it may be setting a PRECEDENT. This worries me very much as one of the reasons you (Planning Office) give for allowing development is due to PRECEDENT.

Therefore, if this is amongst the first of this kind of proposal and you decide to grant this particular one, if my neighbour at 29A, or 29B for ^{example} wanted the same, and even though I give you most valid reasons for not granting i.e.

- LOSS OF LIGHT
- LOSS OF OUTLOOK
- LOSS OF PRIVACY
- LOSS OF PEACE

Would you listen to me, or would you have to grant it (even if you accepted my objections) due to PRECEDENT?

I understand the party fence is to be raised, due to orientation of the sun and buildings,
Cont.

any more height added to 29A, 29B or indeed 27/29 party fence this will seriously affect my property most certainly in terms of LIGHT & OUTLOOK & possibly depending on development also privacy & peace.

I tell you this from experience, & quite literally am being closed in as I live purely on the GROUND FLOOR.

Prior to the development at 29B my garden, kitchen & living room were filled all day with natural light - THIS IS NOW NOT THE CASE, my home has lost 70% of light & privacy & peace due to this development.

This is why I am so worried that if this sets a precedent then all is lost. Whilst the development at 23 Stadium will not detract light (due to orientation of sun & buildings) it will affect my outlook, privacy & peace, and most importantly the precedent will be set. Please do not allow this to happen.

Cont,

I have lived in my property for 11 years, before the development close to me I had natural light, could see sky, you have granted developments which have affected this seriously, please do not let this area become overdeveloped.

And whilst it is said that loss of property value cannot be taken into account, why not?

This is injustice.

Why should it be that the developer can triple or quadruple the value of a property at the cost both financially & emotionally of the third party. Meanwhile the third party is forced to continue living in a home that no longer holds pleasure or enjoyment as having one's property devalued by the developer means very often that you are not in a position financially to move.

So the developer profits by causing the third party's loss and to the detriment of the property and area. Surely is it not time to make / amend planning regulations so this does not happen - someone should take responsibility for this, also generally speaking why should developers develop to the detriment of others?

Cont.

I apologise for my writing, unfortunately being ill & have not had access to a keyboard.

I would be most grateful if you could take into account my objections concerning this matter, I am most willing for you to visit me at my home for you to see what I have been trying to explain especially as there are no appeals to the third party.

I am extremely worried and concerned and have enclosed a SAE envelope, would it be possible to have a copy of the decision?

Just to reiterate:

MAN SARD - ALTHOUGH I DO NOT AGREE I WILL NOT OBJECT

REAR EXTENSION + ADDITIONAL ROOF TERRACE - I DO OBJECT TO THIS (ROOF

TERRACES INTRUDE ON PRIVACY + PEACE)

CONSERVATORY - I MOST STRONGLY OBJECT AS I BELIEVE THIS TO BE SETTING A PRECEDENT TO THE DETRIMENT OF OTHER PEOPLE'S PROPERTIES

Yours sincerely
G E Musk
(MISS J E MUSK)

NOTES OF MEETING

Re: 23 Stadium Street

Application: Mansard roof extension, rear terrace above existing rear extension & ground level conservatory.

Date: 23rd January 2001

Attendees: Susan Dawson - agent
Jo Wallace - Planning Officer

Mansard Roof

There are other mansard roofs within the same terrace at No's. 29, 27, 13, 11, 7 and 1 Stadium Street.

The proposed mansard roof is very similar to the mansard roofs at 27-29 Stadium Street, and also No. 4 ~~Mansard~~ Stadium Street (opposite).

Planning permission has been granted for a mansard roof at No. 21 Stadium Street, ~~but~~ *lapsed*.

There is also another planning application with Council for No. 17 Stadium Street.

Rear Roof Terrace above existing rear extension

There are a number of other roof terraces at the same level, all along this terrace of houses, and opposite. Could see them all from rear garden level of application property.

~~Might be PD anyway?~~

Rear conservatory at ground floor level

Agent also gave me plans showing sunlight access plane to show that the proposal fits within this.

Agent also gave an alternative design to show design officer (i.e. with a flat roof) due to an area between the current french doors to the new conservatory requiring a small bit of flat roof due to pipe work etc on the rear wall.

Unsure if there are any other precedents.

OBJECTIONS
23 STADIUM STREET

21 Stadium Street

1. *Severely impair light to premises*

Presumably talking about mansard roof. Unsure how this will impair light as it is set quite far back from rear gardens.

2. *Privacy will be impaired*

Presumably talking about the roof terrace. There are so many other roof terraces at this level along this terrace, that there probably wont be too much more impaired privacy. There are roof terraces at this level at the complainants property.

3. *Noise infringement and pollution*

??? Temporary???

4. *Loss of local character*

No

5. *The development is excessive*

No

27a Stadium Street

Obviously unhappy with developments (and potential developments) at No. 29 Stadium Street

1. Overdevelopment of area
2. Changing character of houses in area
3. Setting a precedent which will affect ground floor properties
4. Considerable loss of light, outlook and openness
5. Loss of property value for neighbouring properties

Mansard Roof

1. Mansard roofs take away precious light, outlook and privacy to ground floor property owners
2. Will not object as no doubt Council will respond with 'precedent'.

Rear Extension

1. There is already a rear extension with a terrace on this property
2. Rear extensions seriously affect light, outlook and privacy of ground floor property owners.
3. Is it necessary?

There is no rear extension proposed. Complainant obviously hasn't looked at the plans.

Conservatory

1. Will set a precedent, as it is the first of its type in the area.

Yes it will - unsure as yet whether it is a bad one or not. To be discussed at design surgery.

2. Loss of light

No loss of light.

3. Loss of outlook

Whose outlook?

4. Loss of privacy

How? Does not overlook anyone.

5. Loss of peace.

???

Raising of Party wall

1. Objector discusses that if this happened to her party wall it would seriously affect her property in terms of light and outlook, privacy and peace

The party wall is being rebuilt as it is crumbly and falling down - to a height of 2 metres - which is permitted development.



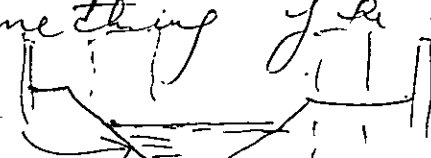
RBKC

District Plan Observations CONSERVATION AND DESIGN

Address <i>23, Stadium Str.</i>	Appl. No. <i>00 / 2870 / MW</i>	L.B.	C.A.	N C SW
Description <i>Roof + rear extension + Tenua</i>	Code	<i>BB</i>	<i>X</i>	<i>M</i>

1) Roof addition seems ok in principle here.

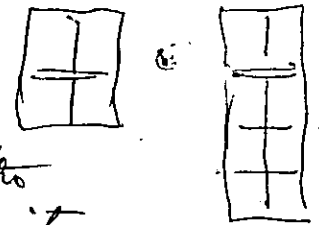
Details: - front is fine, rear - could suggest to retain at least something of the v-shape parapet if.



It does appear as a dormer

- Also the access door to the Tenua should appear more as a dormer, as it is in fact in a recessed position.

- both the rear main dormer and the window / door dormer unit should show vertical glazing bars, if.



through them. Also the door should reduce its horizontal gl. bars to 2 only.

- 2) Conservatory is acceptable here in C+D terms.
- 3) Tenua at the 2nd floor level - this is up to you. Privacy problems? Spend the money to see what we have suggested at No. 17 recently in that respect.

24 / 1 / 01

SW
Both:

Royal Borough of Kensington & Chelsea
Planning & Conservation
The Town Hall
Hornton Street
London W8 7NX

For the attention of Ms J Wallace

25th January 2001

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
✓ AM 26/11		26 JAN 2001				(19)	
APPLS	ID	RES	APP	FWD PLN	CON DEB	FEEB	

SW
COPY OF PLANS
TO INFORMATION
OFFICE PLEASE

Dear Sirs

Re:- Your reference DPS/DCSW/PP/00/02870 Addition of Ground Floor Conservatory and new Mansard Extension at 23 Stadium Street SW10 0PU

Further to our site meeting with Ms. J. Wallace on 23rd January 2001 and our subsequent telephone discussion, I enclose 4 copies of our drawing no.136/P/018A. This drawing shows an amendment to the section and elevation profile of the conservatory roof that we discussed on site and which Ms. Wallace advised afterwards by phone, would be acceptable. All other details of the conservatory remain as shown on the previously submitted drawings.

We are writing therefore on behalf of our client Julia Dawson to formally submit our drawing no. 136/P/018A in substitution of drawing no.136/P/018 submitted at the time of the application.

We look forward receiving confirmation that Planning Permission has been granted.

Yours faithfully

Susan Dawson



PP002870

PP002870

**R.B.K. & C.
TOWN PLANNING**
1 4 DEC 2000

RECEIVED
Dawson Horrell Associates
Architects and Designers

4 Stadium Street, London SW10 OPS
Tel: 020 7351 1944 Fax 020 7351 1409
Email: dha@dawsonhorrell.demon.co.uk

TITLE:
PROPOSED ADDITIONS AND
ALTERATIONS TO No 23 STADIUM ST
FOR MS J DAWSON

SITE PHOTOGRAPHS

DRAWING NO:
136/P/019

SCALE: 1:1250 at A3	DRAWN: MA	CHECKED:
DATE: DEC 00	CHECKED:	APPROVED



PP002870

R.B.K. & C.
TOWN PLANNING
 14 DEC 2000
RECEIVED

TITLE:
 PROPOSED ADDITIONS AND
 ALTERATIONS TO No 23 STADIUM ST
 FOR MS J DAWSON
SITE PHOTOGRAPHS

DRAWING NO:
136/P/019
 SCALE: 1:1250 at A3
 DATE: DEC 00
 DRAWN: MA
 CHECKED: APPROVED

Dawson Horrell Associates
 Architects and Designers
 4 Stadium Street, London SW10 OPS
 Tel: 020 7351 1944 Fax 020 7351 1409
 Email: dha@dawsonhorrell.demon.co.uk