

PLANNING SERVICES APPLICATION

CONSULTATION SHEET

APPLICANT:

Mr. Barry Polley,
 First Properties London Ltd.,
 23 Stafford Terrace,
 London,
 W8 7BL

APPLICATION NO: LB/00/02871

APPLICATION DATED: 13/12/2000

DATE ACKNOWLEDGED: 14 December 2000

APPLICATION COMPLETE: 14/12/2000

DATE TO BE DECIDED BY: 08/02/2001

SITE: 13 Stafford Terrace, London, W8 7BJ

PROPOSAL: General refurbishment and building of 2 internal bathrooms at basement level.

ADDRESSES TO BE CONSULTED

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.

As LB/00/2221

11 } Stafford Terrace
 15 }

any objections to LB/00/2221 - N/A

any HAs at 13 Stafford Terrace

(B)
 ✓
 CT
 20/12/2000

CT 20/12/2000

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

✓
 ✓
 CT
 20/12/2000

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

	44	Stafford Terrace	W8 7BJ
Flat A	11	Stafford Terrace	W8 7BJ
Flat B	11	Stafford Terrace	W8 7BJ
Flat C	11	Stafford Terrace	W8 7BJ
Flat D	11	Stafford Terrace	W8 7BJ
Flat E	11	Stafford Terrace	W8 7BJ
	13	Stafford Terrace	W8 7BJ
	15	Stafford Terrace	W8 7BL
Flat A	15	Stafford Terrace	W8 7BL
Flat B	15	Stafford Terrace	W8 7BL
Flat C	15	Stafford Terrace	W8 7BL
Flat D	15	Stafford Terrace	W8 7BL
Flat E	15	Stafford Terrace	W8 7BL
Flat F	15	Stafford Terrace	W8 7BL

Total Number of Buildings and Flats Found 14

PLANNING AND CONSERVATION

THE TOWN HALL, HORNTON STREET, LONDON, W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

English Heritage
Historic Building and Monuments Commission
London + South East Region
23 Saville Row, London
W1X 1AB

Switchboard: 020-7937-5464
Direct Line: 020-7361-3260
Extension: 3260
Facsimilie: 020-7361-3463

**THE ROYAL
BOROUGH OF**



**KENSINGTON
AND CHELSEA**

Date: 20 December 2000

My Ref: DPS/DCC/LB/00/02871 Your ref: Please ask for: A. Flight

Dear Sir / Madam

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: 13 Stafford Terrace, London, W8 7BJ

I enclose a copy of an application, with relevant drawings and/or supporting information, and should be pleased to receive your observations on these proposals as soon as possible.

It is hoped to present this application to the Planning Services Committee prior to 08/02/2001. I look forward to hearing from you in the near future, in order that your comments may be reported to this Committee.

Should you require any further details in respect of this case, please do not hesitate to contact the Case Officer on the above extension.

Yours faithfully,

M.J. FRENCH

Executive Director, Planning and Conservation

MEMORANDUM

TO: FOR FILE USE ONLY

**From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION**

My Ref: LB/00/02871/AJF

CODE 1D

Room No:

Date: 20 December 2000

DEVELOPMENT AT:

13 Stafford Terrace, London, W8 7BJ

DEVELOPMENT:

General refurbishment and building of 2 internal bathrooms at basement level.

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

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



**THE OCCUPIER
FILE COPY**

020-7361- 2079/ 2080

020-7937-5464

Switchboard: 2079/ 2080

Extension:

Direct Line:

Facsimile: 020-7361-3463

Date: 20 December 2000

**KENSINGTON
AND CHELSEA**

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCC/LB/00/02871/AJFON Y E R V A Planning Information Office

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: 13 Stafford Terrace, London, W8 7BJ

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

General refurbishment and building of 2 internal bathrooms at basement level.

Applicant: A. Vanbilderbeek, Plexus House, 1 Cromwell Place, London, S.W.7

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

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

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: LB/00/02871/AJF

Date: 29/12/2000

13 Stafford Terrace, London, W8 7BJ

General refurbishment and building of 2 internal bathrooms at basement level.

APPLICANT A. Vanbilderbeek,

*hand post
29/12*

11-10 Barry Riley
13 Stoddard Tom

GROUND

FLOOR: - dets to rear only -

study door - upstair - det
number - check NO23 / NO9

check

check remaining upstairs hall -

replacing iron upstairs door
between front & rear rooms

No 23
No 15
9
Basement

now allowed to do partition
wall - check previous approvals
check cornice issue

No 9 97/1255
98/1095

No 15A 00/1071
00/2495

23

-

00/2495

(GR)

RETROSPECTIVE
ALREADY THEN

- G - constitutes reconstituted of
my front room = welcome.
- no mention of any dec. details
in formal of
- no mention of removal of wall to stair
- LG - of central stores already
missing on survey plans.
- no mention of dec. features
in f. of. But spec. dist.
attention fitting cornice &bst
rooms. GR did not do anything
X about it.

15

-

00/1071

(HSB)

WORKS WERE
IN PROGRESS

- G - old partitioning allowed
- no mention of cut - features
- no - " - ~~features~~ of stair wall.
- LG - wire store^{plan} was there,
silver store moved on wall
yet all was allowed
to go.
- no m. of int f's.

7a

-

98/1095

MP

- G - perimeter already altered
at rear.
- no mention of rest of stair
wall.
- no mention of - grant to
removal of furin S'S & OVC'S
- LG - part of central stores walls
were there. MP said not rip,
part removal allowed.
- no mention of S'S & OVC'S
But minor holes/line shows cornice

check: #14

389
93/390

(Lit probably not bst)

- wood stone stud
there
silver stone - one
wall missing (to rear
room.)

150
~~150~~

93/390

- no mention of reling of stairs wall
- wood stone preserved; access of
from front room ✓ all way
of bathroom beyond in rear room
- no mention of dec. features

16

98/303/4

22

94/2127
00/300

wood stone kept intact incl.
shelves. (front) stone doors
to rear room.
- attch no change!

24

97/1852
(LG only)

Stairs retained
near one has door to
f + v. rooms, front no access
from corridor/hall
- no dec. changes

27

99/1864

- stone preserved intact
- no changes to dec.
features proposed.

letter - to Barry Foley -

- works starting in advance -
- removal of skirting (s.f.)
- wall to base from room.

- removal of staircase wall (s.f.)
- skirting but level / plan
- cornice at base level
-

- provide approx -
- 9, 15, 23,
- no indication of cornice at base level / removal of skirting
- †

PROBLEMS ON SITE WITH NO. 15.

- LG¹ - removal of sk'ls
 - ^{reblay.} floor wall to 1st staircase
 - design of 4 panel doors
(location of mouldings)
-

- LG₂ - platform (loss of cornice + s. stores)
- sd design
- cornice = principal.

Alison,

Ro. 13, Stifford Terrace

Although neither grand nor impressive
the ^{basement} wine cellar ^{store} and the adjacent silver
store behind it are part of the original
layout of this level, which survives
intact here. This survival is rare.

This original layout is of architectural
& historic interest, being a testament
to the ~~the~~ the buildings' social history
and indicating how the buildings
'below stairs' worked:

There are clearly other locations where
plaster or ballroom can be located.

Previous cases 9, 15, 23

note that 2 cases original plan
form. not used ~~was~~,

9 - summary layout
not original

15 - layout not
complete

23 - was already
lamed

Shows spaces

to be

non-summary.

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

First Properties London Ltd
23 Stafford Terrace
London W8 7BL

Switchboard: 020 7937 5464
Extension: 3260
Facsimile: 020 7361 3463



KENSINGTON
AND CHELSEA

13 February 2001

My reference: **DPS/DCC/LB/00/** Your reference: **Barry Polley**
2871

Please ask for: **Allison Flight**

Dear Sir

Town and Country Planning Act 1990

Re: 13 Stafford Terrace, Kensington W8

I am writing in connection with your current listed building consent application to carry out internal alterations at basement and ground floor levels to the above premises.

Following a site visit to the premises on 30 January 2001 made by my assistants, Allison Flight and Helena Benes, I would advise you as follows:

- a) At the site meeting, it was apparent that a number of works had been carried out without the benefit of any listed building consent including the removal of the skirting boards at ground floor level and the beginning of construction of a partition wall to the front principal room at basement level. The carrying out of works such as these which materially affect the special architectural character or historic interest of a listed building without consent is a criminal offence and this Council may instigate enforcement proceedings in respect of these unauthorised works. No further works should be carried out to the premises without the relevant listed building consent being granted.
- b) The proposed alterations to the premises as indicated on your submitted drawings together with suggestions made by yourself at the meeting include a number of alterations that are considered unacceptable in terms of their effect on the special architectural character and historic interest of the building, these are:
 - i) the removal of the section of original wall to the basement stairs at ground floor level. There is no justification for this alteration
 - ii) the installation of partitions at basement level which would result in the loss of the original wine and silver stores. These are an important part of the original historic plan form of the building and should be retained or adapted in the proposed scheme
 - iii) the installation of cornices at basement level in principle, there should be no cornices at this level

THE ROYAL BOROUGH - CELEBRATING 100 YEARS OF SERVICE SINCE THE GRANT OF ITS ROYAL CHARTER

1901-2001

In addition further details will be required as to:

- i) the detailed design of the four panelled doors at ground floor level
- ii) the detailed design of the skirting boards at ground floor level
- iii) the detailed design of the skirting boards at basement level, these should have plain , square profile without mouldings

I note that you advised my assistants at the site meeting that identical alterations had been granted listed building consent at Nos 9, 15 and 23 Stafford Terrace. However, on inspection of these files, the survey drawings at basement level showed either only partially surviving planform, or as in the case of No 9 , these walls were not considered original by the conservation officer. In the case of No 23, the case officers were faced with the works having been already carried out prior to any listed building consent being granted and had to accept your confirmation that the original storage compartments did not exist in the building prior to the works that had been carried out by yourself. In addition, there was also no approval in any of the schemes which related to the installation of cornicing at basement level or replacement skirting boards.

In conclusion, I would advise you that the current proposals for the premises are considered unacceptable for the reasons stated above and the scheme is likely to be recommended for refusal of listed building consent in its current form. In view of this, I would be grateful if you could submit revised drawings which incorporate the suggested amendments within 14 days. I look forward to hearing from you.

Yours faithfully



M.J French
Executive Director, Planning and Conservation

A Flight

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



Barry Polley, Esq.
First Properties London Ltd.
23 Stafford Terrace
London W8 7BL

Extension: 3260
Facsimile: 0207-361-3463

**KENSINGTON
AND CHELSEA**

26 February 2001

My reference: DPS/DCC/LB/00/ Your reference:
2871

Please ask for: M.J.French

Dear Mr. Polley,

Re: 13 Stafford Terrace, W8

I refer to our useful meeting in my office today when we discussed the proposed internal alterations at the basement and ground floor levels at the above property.

With regard to the ground floor level proposals I note that you will be reinstating the skirting at this level in material and profile which will be a replica of the skirting which was removed and that you will not be rebuilding the rear wall to the basement staircase. At the basement level you have agreed to replace a simple square skirting and not to introduce cornices.

It therefore remains for consideration to be given to your proposals for plan form changes in the area of the original wine and silver stores. I note your desire to provide comfortably sized bathrooms at this level and note the planning histories for nos. 9, 15 and 23, Stafford Terrace which you have referred to. However, I also have to be mindful of the statutory and advisory guidance on alterations to buildings of special architectural and historic interest which relates among other matters to the desirability of preservation of the original plan form. With regard to the features in this case, although neither grand nor impressive, the basement wine store and the adjacent silver store behind it are part of the original layout at this level being a testament to the building's social history in indicating how the buildings 'below stairs' worked. I enclose for your information copies of the relevant pages of the English Heritage guidance publication 'London Terrace Houses 1660 - 1860 which advises on the desirability of the retention of such features.

It is therefore difficult to justify removal of so much of the original structure and I would appreciate it if you could give further consideration to the retention of a larger part of the original layout such as for instance the retention of the wall adjoining the rear room. I appreciate that this will result in a smaller bathroom and reduced number of fittings but as this bathroom appears only to serve one bedroom it may still present a workable solution.

I can confirm that as soon as I receive a revised scheme which addresses satisfactorily the above matters I shall be able to issue a speedy decision, so that you can proceed with the works on site.

Yours sincerely,

M. J. French
Executive Director, Planning and Conservation

Helena
Alli

Stafford Terrace

Had a call from Barry Polly
He says he is not willing to
move the wall as requested
in the letter, and will go to
appd if application refused.

Mike has made it clear that
he does not want to refuse
the application on this alone.

∴ write up for approval providing
he makes the changes ~~we~~ agreed
~~at~~ at the meeting (3)

David

21/3

Alison, please discuss

AP
21/3

FIRST PROPERTIES [LONDON] LTD.
7A STAFFORD TERRACE
LONDON W8 7BJ
TEL/FAX 0207 243 6427

Att: Michael French
Planning & Conservation
The Town Hall
Hornton Street
London W8 7NX

21st March 2001

Dear Mr. French

Re: 13 Stafford Terrace

PK

any proceeds left off this I think we approve

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

23/3'

Further to your letter of 26th February 2001 regarding my application for listed building consent on the above property, I would confirm that I am not prepared to consider the retention of the wall to form the proposed bathrooms at basement level.

In the meeting held in your office I made it quite clear that I was prepared to concede on the cornice and skirting board at basement level on the basis that you agreed to the changes required to form the new bathrooms. As you know I am only asking permission to carry out works in line with permissions already granted by you on similar properties.

Providing you are in agreement with the changes required for the bathroom areas I will keep to my side of the compromise. However if I am forced to go to appeal over this matter I will appeal on all issues including installation of cornice and decorative skirting board at basement level.

blackmail !

I trust we can resolve this matter speedily and without having to go to appeal.

Yours sincerely



Barry Polley

RBKC
CONSERVATION & DESIGN

GRADE II LISTED BUILDINGS
FORMAL OBSERVATIONS

Address: 13 Staqqford Terrace, W8

Description: Internal alterations at the ground and basement levels

Application No: 00/2871 **DC Case Officer:** AJF

Drawing Nos: 382.02.01, 382.02.02, **CD Case Officer:** HB
382.02.03, 382.02.04

Date: 27th April 2001

Grant/Refuse:

Formal Observations:

At ground floor level it is proposed to take out a small partition in the rear closet wing area and to insert a door here to separate it from the rear hall. This change is minor and easily reversible.

At the basement level it is proposed to remove almost all the walls of the original centrally positioned wine and silver stores and to insert a bathroom and shower rooms here. This change is not normally welcome. These planform features, although neither grand nor impressive are part of the original layout at this level being a testament to the building's social history in indicating how the houses 'below stairs' worked. However, in this case the original bin shelves have not survived.

It may be difficult to argue here that the proposal would seriously harm the surviving special architectural and historic interest of this listed building.

Conditions:

C205

Also the following specific conditions:

1. The new partitions will be of lightweight construction easily removable
2. No cornices will be installed in the basement.
3. The basement skirting will be of simple square profile.

Signed:
J. H. Jones

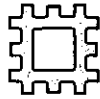
Date:
27/4/01

Approved: *David J M Dewell*

Date: *27/6/01*

Other Notes: Informative should be added:

The hereby approved removal of the original wine and silver stores plan layout does not represent a precedent for other properties in Stafford Terrace where the original stores still survive intact.



ENGLISH HERITAGE

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

Your refs: LB/00/02871
Our ref: LRS/3501/0
Contact: P Calvocoressi
Direct Dial: 020-7973-3763

For the attention of A Flight

- 5 FEB 2001

Dear Sir/Madam

**Planning (Listed Buildings and Conservation Areas) Act, 1990:
13 STAFFORD TERRACE, W8**

Applicant: A Vanbilderbeek
Grade of building(s): II
Proposed works: General refurbishment & building of 2 internal bathrooms at basement level

Drawing numbers: 382-02-01 to 04

Date of application: 13.12.2000
Date of referral by Council: 20.12.2000
Date received by English Heritage: 22.12.2000
Date referred to GOL: 31.01.2001

RECEIVED BY PLANNING SERVICES									
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK		
(41)		- 7 FEB 2001							
APPEALS	IQ	REC	ARB	FWD PLN	CON DES	FEEs			

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 *JLR*
Date *11/1/01*

LR/F

The National Monuments Record is the public archive of English Heritage

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

First Properties London Ltd
23 Stafford Terrace
London W8 7BL

Switchboard: 020 7937 5464
Extension: 3260
Facsimile: 020 7361 3463

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

13 February 2001

My reference: DPS/DCC/LB/00/ Your reference: Barry Polley
2871

Please ask for: Allison Flight

Dear Sir

Town and Country Planning Act 1990

Re: 13 Stafford Terrace, Kensington W8

I am writing in connection with your current listed building consent application to carry out internal alterations at basement and ground floor levels to the above premises.

Following a site visit to the premises on 30 January 2001 made by my assistants, Allison Flight and Helena Benes, I would advise you as follows:

- a) At the site meeting, it was apparent that a number of works had been carried out without the benefit of any listed building consent including the removal of the skirting boards at ground floor level and the beginning of construction of a partition wall to the front principal room at basement level. The carrying out of works such as these which materially affect the special architectural character or historic interest of a listed building without consent is a criminal offence and this Council may instigate enforcement proceedings in respect of these unauthorised works. No further works should be carried out to the premises without the relevant listed building consent being granted.
- b) The proposed alterations to the premises as indicated on your submitted drawings together with suggestions made by yourself at the meeting include a number of alterations that are considered unacceptable in terms of their effect on the special architectural character and historic interest of the building, these are:
 - i) the removal of the section of original wall to the basement stairs at ground floor level. There is no justification for this alteration
 - ii) the installation of partitions at basement level which would result in the loss of the original wine and silver stores. These are an important part of the original historic plan form of the building and should be retained or adapted in the proposed scheme
 - iii) the installation of cornices at basement level in principle, there should be no cornices at this level

In addition further details will be required as to:

- i) the detailed design of the four panelled doors at ground floor level
- ii) the detailed design of the skirting boards at ground floor level
- iii) the detailed design of the skirting boards at basement level, these should have plain , square profile without mouldings

I note that you advised my assistants at the site meeting that identical alterations had been granted listed building consent at Nos 9, 15 and 23 Stafford Terrace. However, on inspection of these files, the survey drawings at basement level showed either only partially surviving planform, or as in the case of No 9 , these walls were not considered original by the conservation officer. In the case of No 23, the case officers were faced with the works having been already carried out prior to any listed building consent being granted and had to accept your confirmation that the original storage compartments did not exist in the building prior to the works that had been carried out by yourself. In addition, there was also no approval in any of the schemes which related to the installation of cornicing at basement level or replacement skirting boards.

In conclusion, I would advise you that the current proposals for the premises are considered unacceptable for the reasons stated above and the scheme is likely to be recommended for refusal of listed building consent in its current form. In view of this, I would be grateful if you could submit revised drawings which incorporate the suggested amendments within 14 days. I look forward to hearing from you.

Yours faithfully



M.J French
Executive Director, Planning and Conservation

431
K. G. Smith
Ae
THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA
MEMORANDUM - SECTION 101 - LOCAL GOVERNMENT ACT, 1972

To: Chief Administrative Officer (Planning)
From: The Executive Director, Planning & Conservation

Date: 28 June 2001 3/2
Our Ref: LB/00/02871

Application Date: 13/12/2000 Complete Date: 14/12/2000

Revised Date:

Agent: Mr. Barry Polley, First Properties London Ltd., 23 Stafford Terrace, London, W8 7BL

Address: 13 Stafford Terrace, London, W8 7BJ

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

DELEGATED
APPROVAL

Class (vi) - Listed building consent for above Classes.

Class (ii) - shop fronts

- 4 JUL 2001

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 (v) - above classes after D.P. Committee agree

Wte

Class (ix) - grant permission licence or no objection under Sections 73, 74, 138, 143, 152, 153, 177 & 180 of the Highways Act

Class (x) - Crossover under S. 108 of the Highways Act 1980

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

DESCRIPTION OF PROPOSED DEVELOPMENT

Internal alterations at basement and ground floor levels

RECOMMENDED DECISION Grant listed building consent

RBK&C drawing(s) No. LB/00/02871

Applicant's drawing(s) 382.02.01, 382.02.02, 382.02.03 and 382.02.04

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

Exec. Director, Planning and Conservation

Head of Development Control

Area Planning Officer

LB/00/02871 : 1

Wte
2/7/01

Wte 20/6/01

CONDITIONS AND REASONS FOR THEIR IMPOSITION

1. **The works hereby permitted shall be begun before the expiration of five years from the date of this consent. (C201)**
Reason - As required by Section 18 of the Planning (Listed Buildings and Conservation Areas Act) 1990, to avoid the accumulation of consents. (R201)

2. **The works hereby permitted shall be carried out in their entirety exactly and only in accordance with the drawings, and other particulars, forming part of the Consent, and there shall be no variation therefrom without the prior written approval of the Local Planning Authority. (C205)**
Reason - In order to safeguard the special architectural or historic interest of the building. (R205)

3. **All new works and works of making good to the retained fabric, whether internal or external, shall be finished to match the adjacent work with regard to the methods used and to colour, material, texture, and profile. (C206)**
Reason - In order to safeguard the special architectural or historic interest of the building. (R206)

4. **The new partitions shall be of lightweight construction and easily removable .**
Reason: In order to safeguard the special architectural or historic interest of the building .

5. **No cornices will be installed in the basement .**
Reason: In order to safeguard the special architectural or historic interest of the building .

6. **The basement skirting shall have a simple square profile .**
Reason: In order to safeguard the special architectural or historic interest of the building .

INFORMATIVES

1. I10A

2. I21A

3. I30

4. 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 CD58 (I51)

5. The removal of the original wine and silver stores hereby approved does not represent a precedent for other properties in Stafford Terrace where the original stores still survive intact

W D
o

DELEGATED REPORT

Address

13 Grayton Terrace

Reference

LB/00/2871

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 Attached

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

ADF

Date

Agreed

PIC/ANS
2/7/01

DELEGATED REPORT

LB/00/02871

1.0 SITE

- 1.1 The property is a three storey plus basement building situated mid terrace on the North side of Stafford Terrace
- 1.2 The property is a Grade II listed building and is included within the Kensington Conservation Area

2.0 PROPOSAL

- 2.1 The application is for a number of internal alterations at basement and ground floor levels including the rearrangement of partitions and installation of new skirting at basement level

3.0 PLANNING CONSIDERATIONS

- 3.1 The proposal should be considered with regard to its effect on the special architectural character or historic interest of the building

- 3.2 The relevant planning policy is:

CD58 (listed buildings)

- 3.3 Authorisation was received from English Heritage on 7 February 2001 for this Council to determine this application and the formal observations of this Council's Conservation and Design Officer are contained on file LB/00/2871

- 3.4 The alterations are considered not to result in serious harm to the special architectural character or historic interest of the building

4.0 PUBLIC CONSULTATION

- 4.1 Thirteen letters of notification of the proposal were sent to occupiers of neighbouring properties in Stafford Terrace, to date, no letters of representation have been received

5.0 RECOMMENDATION

- 5.1 GRANT listed building consent

M.J. FRENCH

EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION

Report Prepared By: AJF

Report Approved By: PK/LAWJ

Date Report Approved:

LB/00/02871 : 4

hewes
2/7/01

MESSAGE FORM

To

Mike

WHILE YOU WERE OUT

M

Barty Polly

of

Tel. No

7243 6429

CALLED TO SEE YOU		PLEASE RING	<input checked="" type="checkbox"/>
TELEPHONED	<input checked="" type="checkbox"/>	PLEASE VISIT	
WANTS TO SEE YOU		WILL RING YOU	
URGENT		WILL CALL AGAIN	

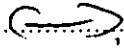
re

Helene Benez

Message

David McDonald

13 Stafford Terrace



Signed

Date Time

wd 151

wd 28

wd 12

AF/HIS.

The allegation from Mr P. is that
Gimble's work has been carried out to ~~the~~
properties in the streets, none with an official

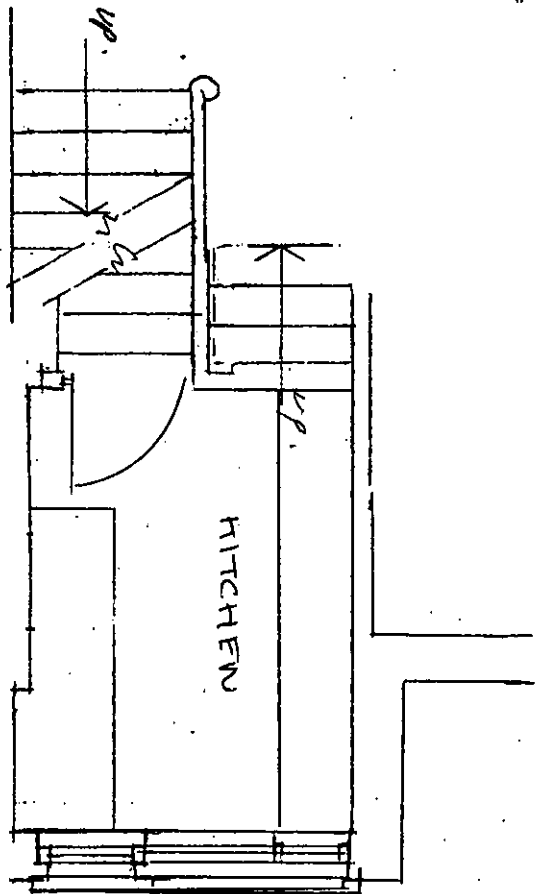
Do this time?
If it is, why are we picking on Mr Goley?

M. Goley
10/12/07

13 STAFFORD TERRACE W8 ORG NO 382-02-01

SCALE 1:50

EXISTING HALF LANDINGS: FLOOR LAYOUT



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

LB002871

LB002871

FILE

REASON FOR DELAY

LB/00/2871

CASE NO. 13 Sycamore Terrace

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..... 15 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.....

① WORKLOAD -
 ② was part of house scheme - some meeting with myf who considered it unnecessary.

Signed..... Museu Figue (Case Officer)