

PLANNING SERVICES APPLICATION

CONSULTATION SHEET

APPLICANT:

Monahan Blythen Architects,
Unit 303,
16 Baldwins Gardens,
London,
EC1N 7RJ

APPLICATION NO: LB/00/02872

APPLICATION DATED: 11/12/2000

DATE ACKNOWLEDGED: 14 December 2000

APPLICATION COMPLETE: 14/12/2000

DATE TO BE DECIDED BY: 08/02/2001

SITE: 19 Royal Avenue, London, SW3 4QE

PROPOSAL: Conversion of existing basement bedroom into bathroom and bathroom into new bedroom, tanking of pavement vaults, repair of existing slate roof, new kitchen and modifications to electrics and central heating.

ADDRESSES TO BE CONSULTED

1. ~~17-21~~ (odds) Royal Avenue
2. ~~17-21~~ (odds) Royal Avenue
- 3.
4. ~~9-10 Walpole Street~~
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.

3
15/12

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

15/12

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

1
4
15/12

DEVELOPMENT CONTROL

TECHNICAL INFORMATION

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

ADDRESS 19 ROYAL AVENUE

POLLING DISTRICT UA

- | | | | |
|-----|--|--------|--|
| 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						
20.	II							✓								

	Within the line of Safeguarding of the Proposed Chelsea/Hackney underground line
	Within the line of Safeguarding of the Proposed Eastwest/Crossrail underground line

Density	
Site Area	
Habitable Rooms Proposed	
Proposed Density	

Plot Ratio	
Site Area	
Zoned Ratio	
Floor Area Proposed	
Proposed Plot Ratio	

Daylighting	Complies	
	Infringes	

Car Parking	Spaces Required	
	Spaces Proposed	

Notes:

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

	17	Royal Avenue	SW3 4QE
	21	Royal Avenue	SW3 4QE
	21	Royal Avenue	SW3 4QE
Basement Flat	21	Royal Avenue	SW3 4QE

Total Number of Buildings and Flats Found 4

MEMORANDUM

TO: FOR FILE USE ONLY

**From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION**

My Ref: LB/00/02872/ALS CODE 1D

Room No:

Date: 15 December 2000

DEVELOPMENT AT:

19 Royal Avenue, London, SW3 4QE

DEVELOPMENT:

Conversion of existing basement bedroom into bathroom and bathroom into new bedroom, tanking of pavement vaults, repair of existing slate roof, new kitchen and modifications to electrics and central heating.

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

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: 020-7361-2085
Extension: 2085
Facsimile: 020-7361-3463



**KENSINGTON
AND CHELSEA**

Date: 15 December 2000

My Ref: **DPS/DCSE/LB/00/02872** Your ref: **TP/CAC/SE** Please ask for: **A. Salmon**

Dear Sir / Madam

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: 19 Royal Avenue, London, SW3 4QE

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

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

Switchboard: 020-7937-5464

Extension:

Direct Line:

Facsimile: 020-7361-3463

Date: 15 December 2000

KENSINGTON
AND CHELSEA

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCSE/LB/00/02872/ALS

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: 19 Royal Avenue, London, SW3 4QE

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

Conversion of existing basement bedroom into bathroom and bathroom into new bedroom, tanking of pavement vaults, repair of existing slate roof, new kitchen and modifications to electrics and central heating.

Applicant Michael Eggerton, 19 Royal Avenue, London, SW3 4QE

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

19 Royal Avenue

listed Bld.

Royal Hosp. Cons Area

plans is for various internal alterations

bst. tanking + rendering vaults.
remove fireplace
close 1 door, open another in central area.

new door to rear room.
Open up under staircase.
reduce depth of hearth.
1st remove fire surround.

2nd rehang 1 door
3rd partitions in rear bedroom.
no alt.

Revised drawings

- 1) elevs of doors in bst
- 2) timber partitions in bst
- 3) 1st floor lowered in vaults?
- 4) cut off corner of 1st floor

SV
wardrobes
keep shutters

SV
~~Mon 8m Jan~~
10am

Friday 12th Jan
H. 1.5am

Cancelled
~~14 days~~

+ Hilary
Mr Blythen

phoned 20/1
1) req. conf. of bst doors
2) alt to plan of 1st floor
3) Centre no change to floor of vaults



RBKC

District Plan Observations CONSERVATION AND DESIGN

Address 19, Royal Avenue, SW3.	Appl. No. ALB LB/00/02872	L.B.	C.A. 20	N C S ✓
Description Attention, roof repair.	Code			

A title inspection will need to be arranged, to assess the likely effect of the proposals on the building fabric. Overall the scheme seems non-contentious.

H/B

27.11.00

Site History:-

No 17-403 (odd) One of a terrace of houses, early-mid 19th c. Strucco. Included in the list on account of the group value with the remainder of Royal Avenue & its relation to the Royal Hospital

H/B

09.02.01.

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:

NOTICE OF A PLANNING APPLICATION

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.

NOTICE OF A PLANNING APPLICATION SCHEDULE

*Als ALS
19/12
exp 21*

Reference: LB/00/02872/ALS

Date: 22/12/2000

19 Royal Avenue, London, SW3 4QE

Conversion of existing basement bedroom into bathroom and bathroom into new bedroom, tanking of pavement vaults, repair of existing slate roof, new kitchen and modifications to electrics and central heating.

APPLICANT Michael Eggerton,

NOTICE OF A PLANNING APPLICATION



ENGLISH HERITAGE

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

Your refs: LB/00/02872
Our ref: LRS/420/19
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:
19 ROYAL AVENUE, SW3**

Applicant: Michael Eggerton

Grade of building(s): II

Proposed works: Conversion of existing basement bedroom into bathroom and bathroom into new bedroom, tanking of pavement vaults, repair of existing slate roof, new kitchen and modifications to electrics and central heating.

Drawing numbers: 19/RA/SK1 & EX1A

Date of application: 11.12.2000

Date of referral by Council: 15.12.2000

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
[Signature]				11 JAN 2001		(24)	
EXP	IO	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

[Signature]
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 JCR [Signature]

Date 8/1/01

LR/F

Monahan Blythen Architects

(Incorporating CGHP Architects)

Unit 303 16 Baldwins Gardens London EC1N 7RJ Tel 020-7430 9930 Fax 020-7430 2430

Royal Borough of Kensington and Chelsea
Planning and Conservation
The Town Hall
London W8 7NX

23rd January 2001

Dear Ms Bell,

Re - Planning Application 19 Royal Avenue London SE4

Further to our meeting on site, I enclose details of the new doors and linings to the basement bedroom and shower room and details of the first floor fire surround. The client has not yet finalised the type of grate for the fire, but once I receive details of this I will forward them to you.

I hope this covers all the points raised but, if there is anything I have missed or you have any queries please do not hesitate to contact me.

Yours sincerely,



M Blythen
Monahan Blythen Architects

RECEIVED BY PLANNING SERVICES							
BY	DATE	NO	C	SW	SE	ENF	AO ACK
25 JAN 2001						38	
				FWD PLN	COM DES	FEES	

Monahan Blythen Architects

(Incorporating CGHP Architects)

Unit 303 16 Baldwins Gardens London EC1N 7RJ Tel 020-7430 9930 Fax 020-7430 2430

Royal Borough of Kensington and Chelsea
Planning and Conservation
The Town Hall
London W8 7NX

Handwritten initials/signature

Handwritten signature: R. Blythen

29th January 2001

Dear Ms Salmon,

Handwritten: AC
COMMUNICATIONS
TO THE ARCHITECTS
OFFICE PLEASE

Re - Planning Application 19 Royal Avenue London SE4

Further to our telephone conversation this morning, I enclose four copies of the revised drawing **19/RA/SK1 Rev A** and details of the proposed doors for the basement. I also confirm the following:

New Doors

The proposed new doors to the basement shower room and rear bedroom are to be Longdon flat panelled timber doors (four panel) Sheraton Range, Sussex style with square shoulder rails and bed mouldings to match the existing (ref LDBM30A). Refer to enclosed details for detail specification of doors

Vault Floor Slab and Tanking

The existing concrete floor of the vaults is to be taken up the levels reduced and a new, 100mm thick mix B slab with Sika Screed and Bituthene DPM on 100mm hardcore laid. The finished floor level of the new slab is to be as existing floor level. The walls of the vault are to be sand blasted and lined with Sika tanking render to follow the profile of the vaults.

Wardrobes

All new wardrobes will be stopped short of all window shutter boxes so as not to restrict the opening of any the shutters.

New Walls in Basement

All new walls in the basement to be studwork.

I hope this covers all the points raised but, if there is anything I have missed or you have any queries please do not hesitate to contact me.

Yours sincerely,

Handwritten signature: Mark Blythen

M Blythen
Monahan Blythen Architects

RECEIVED		PLANNING SERVICES					
EX DIR	HDC	8	SW	SE	ENF	AO ACK	
30 JAN 2001							
		ARB	FWD PLN	CON DES	FEES		

Handwritten: 78

RBKC
CONSERVATION & DESIGN

GRADE II LISTED BUILDINGS
FORMAL OBSERVATIONS

Address: 19, Royal Avenue, SW3.

Description: Conversion of existing basement bedroom into bathroom, and bathroom into new bedroom. Tanking of pavement vaults. Repair of existing slate roof. New kitchen. Modifications to electrics and central heating.

Application No: LB/00/02872.

DC Case Officer: ALS.

Drawing Nos:

CD Case Officer: HSB.

19/RA/SK1 Rev.A & EX. A.

A4 sketches, SK/4 & 5.

A4 Sketch detail of fireplace.

Date: 20 February 2001.

Grant/Refuse: GRANT.

Formal Observations:

The property is one of a terrace of early 19thc. town houses, which are planned in a formal layout with a vista to the Royal Hospital.

The scheme proposed is intended to improve the present arrangement of the basement without loss of original building fabric. A new bathroom is to be formed within the 19thc. rear room, using lightweight partitions. The existing bathroom, situated within a later rear extension, will be converted into a bedroom, linked to the hall by a new internal doorway. The front basement vaults are to be tanked and re-rendered.

Minor works throughout the building include the installation of a fireplace to the front principal room at first floor level, the replacement of the existing kitchen fittings, the formation of new storage units, and the maintenance & repair of the slate roof.

It is considered that the works proposed will not be detrimental to the special architectural and historic character of the building and are therefore acceptable.

Conditions:

All original architectural details to be retained unless notated otherwise.
C205.

Specification for the new floor and tanking to the vaults, to be carried out as described in letter dated 29th.January 2001.

New internal doors to be timber, four panelled construction. Ref. Technical details received 30 January 2001.

All new architectural details to be submitted for approval.

Signed: *Alamy Bell*

Date: *20 February 2001*

Approved: *David J Mc Donnell*

Date: *20/02/01*

Other Notes:

REASON FOR DELAY

CASE NO. LB/00/2872

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..... *2 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.....

Revisions arrived in good time but waited 3 wks for formal obs (HSEB)

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

Ac

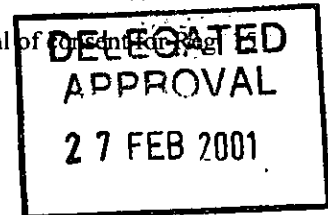
**THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA
MEMORANDUM - SECTION 101 - LOCAL GOVERNMENT ACT, 1972**

To: Chief Administrative Officer (Planning) Date: 21 February 2001
From: The Executive Director, Planning & Conservation
Our Ref: LB/00/02872 /CLBA
Applicant's Ref: TP/CAC/SE
Application Date: 11/12/2000 Complete Date: 14/12/2000 Revised Date: 25/01/2001
Applicant: Monahan Blythen Architects, Unit 303, 16 Baldwins Gardens, London,
EC1N 7RJ
Address: 19 Royal Avenue, Chelsea, SW3 4QE

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) - <u>listed building consent</u> 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 permission licence 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 |

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



DESCRIPTION OF PROPOSED DEVELOPMENT

Internal alterations

RECOMMENDED DECISION Grant listed building consent

RBK&C drawing(s) No. LB/00/02872, LB/00/2872/A and LB/00/2872/B
Applicant's drawing(s) No. 19/RA/SK1 rev A, 19/RA/EX rev A, SK/4, SK/5 and sketch detail of fireplace.

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 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

LB/00/02872

Handwritten initials and date: *LBK*
22/2/01

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. **All original architectural details shall be retained unless notated otherwise.**
Reason: To preserve the special architectural character of the listed building.
5. **The new floor and tanking to the vaults shall be carried out as specified in the applicant's letter dated 29th January 2001 and shall be so maintained.**
Reason: To preserve the special architectural character of the listed building.
6. **The new internal doors shall be of timber and 4 panelled as indicated on the details submitted on 30th January 2001 and shall be so maintained.**
Reason: To preserve the special architectural character of the listed building.
7. **All new architectural details such as cornices, skirtings, architraves and fireplaces shall be submitted to and approved in writing by the Executive Director, Planning and Conservation prior to installation, and shall only be installed as so approved as so approved and shall be so maintained.**
Reason: To preserve the special architectural character of the listed building.

INFORMATIVES

1. I10A
2. I11
3. I21A

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, Policy CD58(51)

DELEGATED REPORT

Address 19 Royal Avenue

Reference LB/00/2872

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

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 *BS*

Date

Agreed *Behrens*
22/2/07

1.0 THE SITE

19 Royal Avenue is a four storey plus basement terraced house on the east side of Royal Avenue. The property is listed grade II and is located within the Royal Hospital conservation area. The works proposed are throughout the building.

2.0 PLANNING CONSIDERATIONS

The relevant policy is CD58.

At basement level, it is proposed to form a new bathroom with partitions between the front and rear rooms. Two new door openings are proposed. Timber cladding will be removed from the rear room. This is not original. The front vaults will have new concrete floors and will be tanked out.

In the ground floor, an existing hearth slab will be reduced in depth. At first floor level, an existing fire surround will be removed. Details of any new fireplace is required by condition.

At second floor level, new fitted wardrobes will be installed, but designed not to interfere with the shutter boxes to the windows. One door will be rehung.

At third floor level, again fitted wardrobes will be installed. A pipe with pigeon deterrent wires will be installed to the parapet of the existing rear extension. It is also proposed to replace a small quantity of the roof slates with slates to match the existing.

These works are considered to be minor in nature, and would not harm the special architectural character of the listed building. English Heritage have authorised the council to determine the application as it thinks fit. Formal obs. are attached.

3.0 CONSULTATION

Occupiers of 3 neighbouring properties have been notified of the proposal. No representations have been received.

Report by ALS

Approved by

BE/LSH
22.3.07

P.B.K.&T.C. LOGUE
TOWN PLANNING
30 JAN 2001
RECEIVED

WB/00/2872B

3. *Technical Description -
The Chippendale and Sheraton Ranges of Timber
Panelled Fire Doors and Doorsets*



Six panel Sheraton Door with applied Bed Mould and Panel Bead manufactured to match the existing doors, (but also to meet the requirements of BS 476 Part 22 1987) in 31 Charles II St, London, a G2* listed four storey Georgian section terraced town mansion built in 1770-72 by Robert Adam and extended by John Soane in 1817-23.

3.1 KEY FEATURES



CHIPPENDALE
(Traditional raised and fielded Panelled Timber Doors)



SHERATON
(Traditional Flat Panelled Timber Doors)

With the exception of the panel designs the Chippendale and Sheraton ranges are otherwise identical.

Chippendale and Sheraton fire doors and doorsets are made to the specifier's requirements.

Tested to BS 476 Part 22, 1987 and available as:-

- 60 Minute (FD60).
- 30 Minute (FD30).
- Non rated (to match).

Available to order to accommodate:-

- The specifier's individual design.
- Special dimensions.
- Special moulding details.

Allows fire regulations to be met whilst preserving the aesthetics of listed and traditional buildings.

Available in many styles.

Enduring good looks supported by a 5 year guarantee.

In most situations panels can be replaced with suitable fire resistant glass.

Suitable for almost any clear/stained or paint finish.

(Ironmongery - See pages 8 and 18.)

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3.2 CONSTRUCTION

BASIC MATERIAL

Both door ranges are traditionally constructed with solid timber stiles, rails and muntins, and are designed to meet the test requirements of BS476, Part 22 1987 (60 and 30 minute).

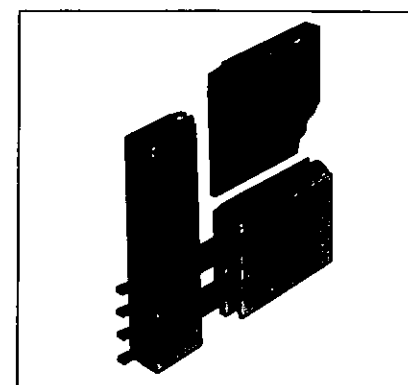
PATENTED FIRE RESISTING CONSTRUCTION

Research has identified that panelled doors have certain areas of weakness when subjected to fire situations. The secret of the company's success in achieving certification to BS476 : Part 22 : 1987 for its panelled doors is the protection that these weak areas are afforded during manufacture.

These methods of manufacture are unique to Longden Range of doors and are protected by patents (Chippendale Patent No. 2071743, Sheraton Patent No.8134613).

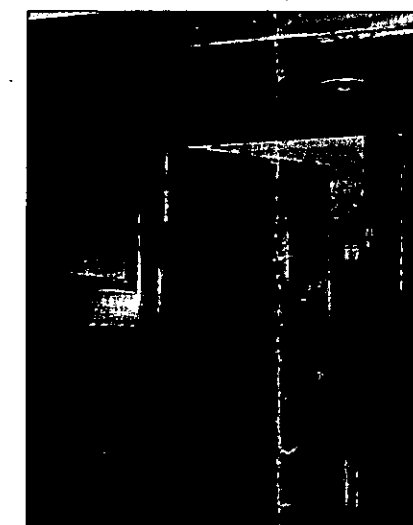
JOINTING

All main joints on the door framing are through mortise and tenon wedged joints using a waterproof glue which has been tested to BS 1204: 1993 - (Specification for type MR phenolic and aminoplastic synthetic resin adhesives for wood) to ensure maximum durability.



FRAMING MEMBERS

The framing members of the door are manufactured from solid timber and moulded on the edges adjacent to the panels. We offer a comprehensive range of mouldings (see section 3.4) which will cover most applications. Special applied mouldings are also available (see section 3.3), an example is illustrated below. Should none of these be satisfactory, then we can of course produce doors, incorporating the specifier's own design and moulding.



Brazilian mahogany Chippendale Doors with wengé bolection moulds and matching wall linings supplied for a prestigious block of apartments in Avenue Road, near Regents Park.

PANELS

Panels are manufactured from either solid timber or other high performance materials depending upon the application.

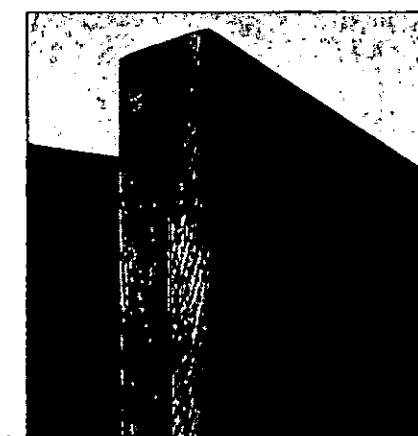
INTUMESCENT STRIPS AND SMOKE SEALS

Intumescent strips are fitted into the edge of the leaf and frame in accordance with the BWF/CERTIFIRE requirements. The

datasheets CF162 and CF163 contain full details and can be found at the back of this catalogue.

For very large door leaves it may be necessary to increase the specification of the intumescent strips. Please contact Leaderflush+Shapland if you require further advice.

In certain situations it will be necessary to have smoke control doors. In these cases we can supply a combined smoke and intumescent seal which is fitted in the same manner as the standard intumescent strip. The smoke seal used as standard for Longden doors has been tested to BS 476 Part 31:1 (Method of measurement under ambient temperature conditions).



Intumescent Strip

Leaderflush+Shapland if requested will supply suitable intumescent strip for subsequent fitting in either frame or door leaf. If the strip is to be fitted in the door leaf, we should be advised so that the door leaf can be appropriately grooved.

TECHNICAL DESCRIPTION

TECHNICAL DESCRIPTION

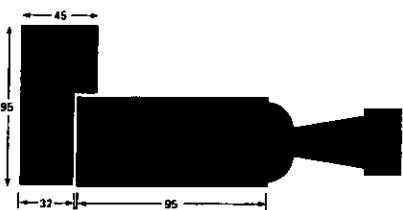
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30 JAN 2001
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DOOR FRAMES (DOORSETS)

Leaderflush+Shapland can supply Chippendale and Sheraton doors separately or as part of a doorset. If supplied as a doorset the door frame will be manufactured from the same solid timber as the door leaf.

If Chippendale and Sheraton doors are to be hung in either existing frames or frames supplied by another manufacturer, it is important that they conform to the minimum dimensions

30 Minute Fire Doors



Chippendale Section

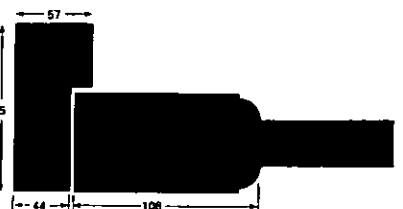


Sheraton Section

60 Minute Fire Doors



Chippendale Section



Sheraton Section

as shown here in order for the fire certificate to be valid.

Future legislation may require that fire doors be supplied as doorsets in order for certificates to be valid. This is expected as a consequence of the harmonisation of the fire test procedures of all EC member countries. (Technical Committee CEN. TC. 127.)

DOOR FINISH

Almost any form of clear/stain or paint finish can be applied. If a clear finish is intended it should be noted that timbers and veneers are natural materials and, as such, variations in colour and grain will occur. Staining or tinting may be necessary if uniform colour is required.

If a paint finish is intended we will normally supply the doors pre-primed. If a clear finish is required we will normally leave the doors unfinished.

FRAMING MEMBERS & PANEL DIMENSIONS

If not otherwise specified, dimensions of these will be specified below. For fire doors it is acceptable to increase these dimensions but problems can be caused if they are reduced.

Top Rails and Stiles

45mm thick x 108mm (95mm flat) finished sizes (30 minutes).
58mm thick x 108mm (95mm flat) finished sizes (60 minutes).

Intermediate Rails and Muntins

45mm thick x 92mm (67mm flat) finished sizes (30 minutes).
58mm thick x 92mm (67mm flat) finished sizes (60 minutes).

Middle and Bottom Rails

45mm thick x 187mm (174mm flat bottom rail, 161mm flat middle rail) finished sizes (30 minutes).
58mm thick x 187mm (174mm flat bottom rail, 161mm flat middle rail) finished sizes (60 minutes).

Panels - Chippendale

30mm thick, tongued & wedged into grooves in the framing (30 minutes).
45mm thick, tongued & wedged into grooves in the framing (60 minutes).

Panels - Sheraton

13mm thick, flat both faces, tongued into grooves in the framing (30 minutes).
26mm thick, flat both faces, tongued into grooves in the framing (60 minutes).

OVERALL DOOR LEAF DIMENSIONS

Over the years we have carried out a great deal of fire testing and research, stretching fire door technology to its limits. This means that Longden fire doors can be manufactured to sizes much greater than standard dimensions.

MOULDING DETAILS

Stiles, Rails and Muntins

Moulding profiles available are shown in section 3.4 and on the door schedule enclosed in the pocket at the back of the catalogue.

Applied Door Mouldings

Applied door mouldings available are shown in Section 3.3 and on the door schedule enclosed in the pocket at the back of the catalogue.

PAIRS OF DOORS

Single and double acting pairs of doors are also available, manufactured to the dimensions, and constructed as, previously described.

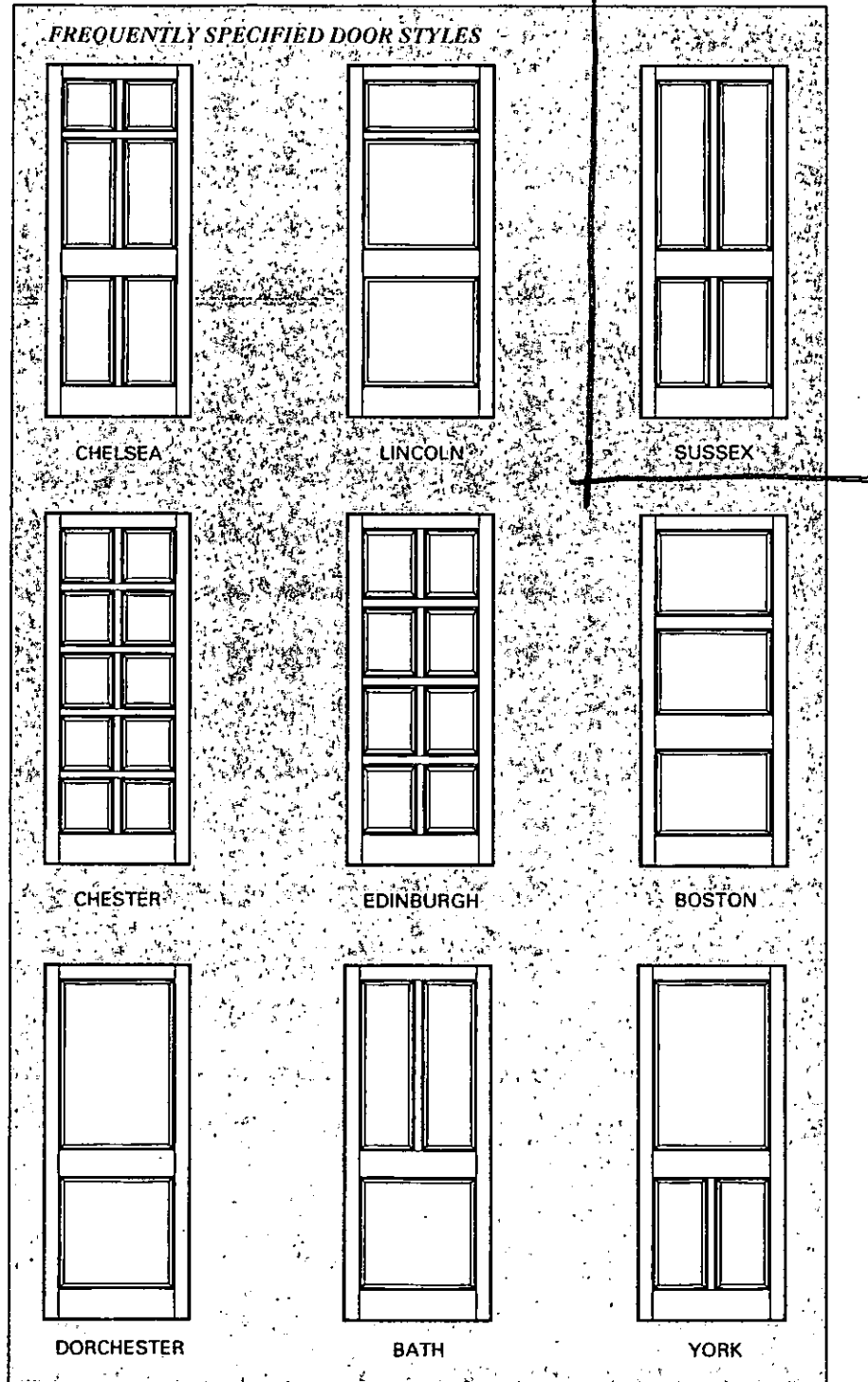
GLAZED DOORS

In many situations, panels can be replaced with suitable fire resistant glazing. All such doors are supplied pre-glazed.

If breakages should occur to the glass at any time then these doors should be returned to our factory for reglazing. On site glazing can negate the fire certificate.

IRONMONGERY

Unless requested Longden doors are not supplied fitted with ironmongery. When specifiers are selecting ironmongery, attention must be paid to the comments on Page 18.



The above drawings merely indicate door styles most often specified. Other variations are available. See pages 9 and 10 for the moulding options available.

TECHNICAL DESCRIPTION

TECHNICAL DESCRIPTION

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3.3 APPLIED DOOR MOULDINGS - FOR CHIPPENDALE AND SHERATON RANGES ONLY

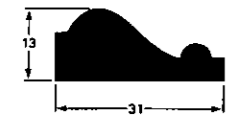
3.4 MOULDING PROFILES ON RAILS, STILES & MUNTINS

3.5 SAMPLE CONFIGURATIONS

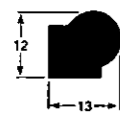
BED MOULDS

BOLECTION MOULDS

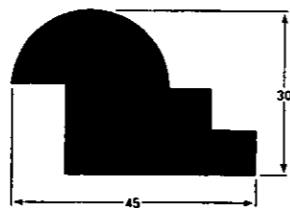
PANEL BEADS



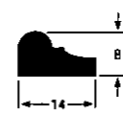
LDBM31



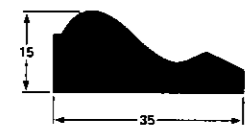
LDBM9



LDBOL45



LDPB14



LDBM35



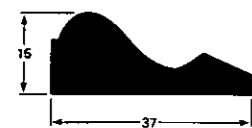
LDBMH23



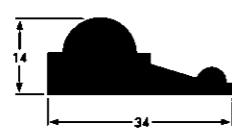
LDBOLH50



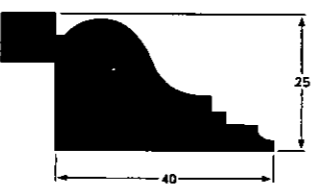
LDPB13



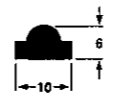
LDBM37



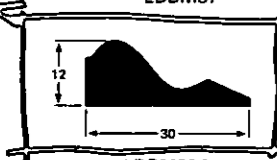
LDBM34



LDBOL50



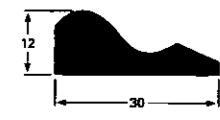
LDPB10



LDBM30A



LDBM24



LDBM30



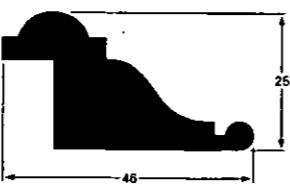
LDBM23



LDBM44



LDBM29



LDBOL46

CHIPPENDALE AND SHERATON RANGES

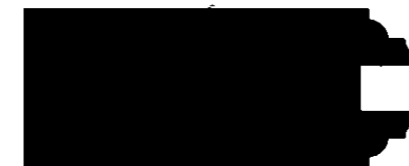


Ovolo

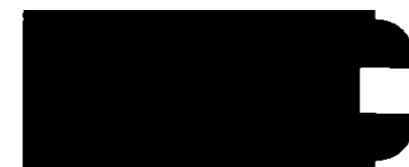
(If no other mould is specified this is what will be supplied)



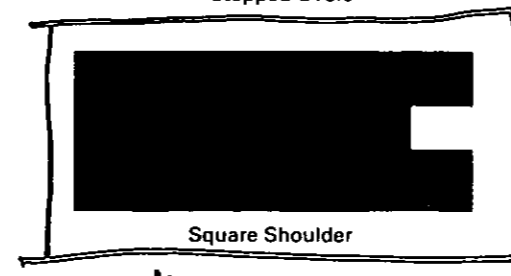
Lamb's Tongue



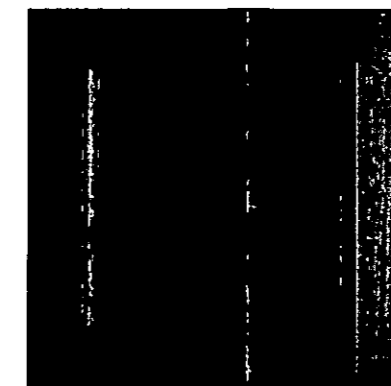
Duplex



Stepped Ovolo



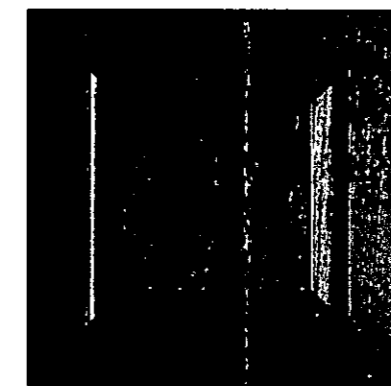
Square Shoulder



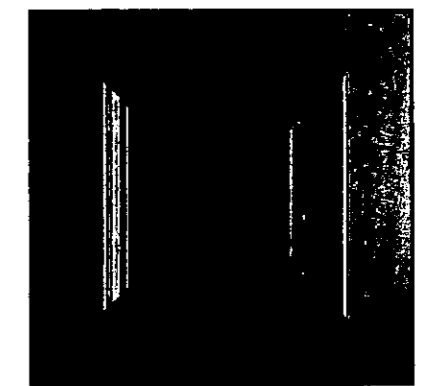
'Sheraton' door, flat panels with ovolo moulded framing



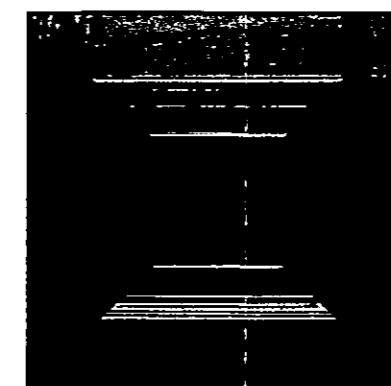
'Sheraton' door, flat panels, square framing with applied bed mould



'Chippendale' door, raised and fielded panels with ovolo moulded framing



'Chippendale' door, raised and fielded panels, square framing with applied bolection mould



'Sheraton' door, flat panels, square framing with applied bolection mould and a panel bead

The above applied bed and bolection moulds can be used in conjunction with "square shoulder" stiles, rails and muntins (see opposite). The panel beads can be applied to the panels of any Chippendale or Sheraton doors.

These profiles act as a general guide only and it is possible to replicate existing mouldings. Please supply a cross sectional detail if such an option is required.

TECHNICAL DESCRIPTION

TECHNICAL DESCRIPTION

UBlod/2872A

3.1 KEY FEATURES



CHIPPENDALE
(Traditional raised and fielded Panelled Timber Doors)



SHERATON
(Traditional Flat Panelled Timber Doors)

With the exception of the panel designs the Chippendale and Sheraton ranges are otherwise identical.

Chippendale and Sheraton fire doors and doorsets are made to the specifier's requirements.

Tested to BS 476 Part 22, 1987 and available as:-

- 60 Minute (FD60).
- 30 Minute (FD30).
- Non rated (to match).

Available to order to accommodate:-

- The specifier's individual design.
- Special dimensions.
- Special moulding details.

Allows fire regulations to be met whilst preserving the aesthetics of listed and traditional buildings.

Available in many styles.

Enduring good looks supported by a 5 year guarantee.

In most situations panels can be replaced with suitable fire resistant glass.

Suitable for almost any clear/stained or paint finish.

(Ironmongery - See pages 8 and 18.)

3.2 CONSTRUCTION

BASIC MATERIAL

Both door ranges are traditionally constructed with solid timber stiles, rails and muntins, and are designed to meet the test requirements of BS476, Part 22 1987 (60 and 30 minute).

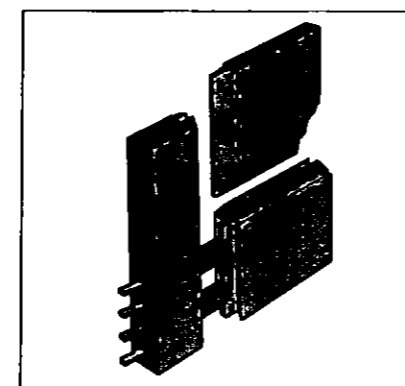
PATENTED FIRE RESISTING CONSTRUCTION

Research has identified that panelled doors have certain areas of weakness when subjected to fire situations. The secret of the company's success in achieving certification to BS476 : Part 22 : 1987 for its panelled doors is the protection that these weak areas are afforded during manufacture.

These methods of manufacture are unique to Longden Range of doors and are protected by patents (Chippendale Patent No. 2071743, Sheraton Patent No.8134613).

JOINTING

All main joints on the door framing are through mortise and tenon wedged joints using a waterproof glue which has been tested to BS 1204: 1993 - (Specification for type MR phenolic and aminoplastic synthetic resin adhesives for wood) to ensure maximum durability.



FRAMING MEMBERS

The framing members of the door are manufactured from solid timber and moulded on the edges adjacent to the panels. We offer a comprehensive range of mouldings (see section 3.4) which will cover most applications. Special applied mouldings are also available (see section 3.3), an example is illustrated below. Should none of these be satisfactory, then we can of course produce doors, incorporating the specifier's own design and moulding.



Brazilian mahogany Chippendale Doors with wengé bolection moulds and matching wall linings supplied for a prestigious block of apartments in Avenue Road, near Regents Park.

PANELS

Panels are manufactured from either solid timber or other high performance materials depending upon the application.

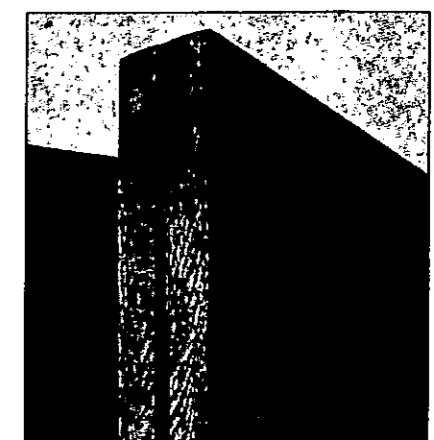
INTUMESCENT STRIPS AND SMOKE SEALS

Intumescent strips are fitted into the edge of the leaf and frame in accordance with the BWF/CERTIFIRE requirements. The

datasheets CF162 and CF163 contain full details and can be found at the back of this catalogue.

For very large door leaves it may be necessary to increase the specification of the intumescent strips. Please contact Leaderflush+Shapland if you require further advice.

In certain situations it will be necessary to have smoke control doors. In these cases we can supply a combined smoke and intumescent seal which is fitted in the same manner as the standard intumescent strip. The smoke seal used as standard for Longden doors has been tested to BS 476 Part 31:1 (Method of measurement under ambient temperature conditions).



Intumescent Strip

Leaderflush+Shapland if requested will supply suitable intumescent strip for subsequent fitting in either frame or door leaf. If the strip is to be fitted in the door leaf, we should be advised so that the door leaf can be appropriately grooved.

TECHNICAL DESCRIPTION

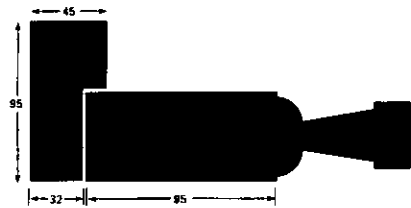
TECHNICAL DESCRIPTION

DOOR FRAMES (DOORSETS)

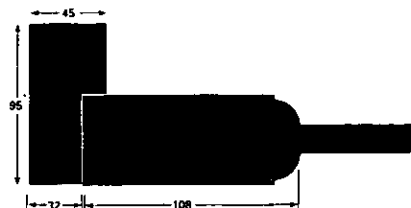
Leaderflush+Shapland can supply Chippendale and Sheraton doors separately or as part of a doorset. If supplied as a doorset the door frame will be manufactured from the same solid timber as the door leaf.

If Chippendale and Sheraton doors are to be hung in either existing frames or frames supplied by another manufacturer, it is important that they conform to the minimum dimensions

30 Minute Fire Doors



Chippendale Section

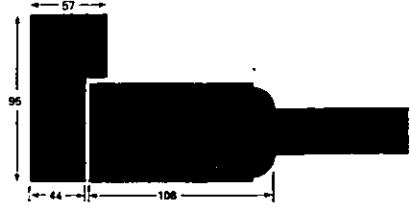


Sheraton Section

60 Minute Fire Doors



Chippendale Section



Sheraton Section

as shown here in order for the fire certificate to be valid.

Future legislation may require that fire doors be supplied as doorsets in order for certificates to be valid. This is expected as a consequence of the harmonisation of the fire test procedures of all EC member countries. (Technical Committee CEN. TC. 127.)

DOOR FINISH

Almost any form of clear/stain or paint finish can be applied. If a clear finish is intended it should be noted that timbers and veneers are natural materials and, as such, variations in colour and grain will occur. Staining or tinting may be necessary if uniform colour is required.

If a paint finish is intended we will normally supply the doors pre-primed. If a clear finish is required we will normally leave the doors unfinished.

FRAMING MEMBERS & PANEL DIMENSIONS

If not otherwise specified, dimensions of these will be specified below. For fire doors it is acceptable to increase these dimensions but problems can be caused if they are reduced.

Top Rails and Stiles

45mm thick x 108mm (95mm flat) finished sizes (30 minutes).
58mm thick x 108mm (95mm flat) finished sizes (60 minutes).

Intermediate Rails and Muntins

45mm thick x 92mm (67mm flat) finished sizes (30 minutes).
58mm thick x 92mm (67mm flat) finished sizes (60 minutes).

Middle and Bottom Rails

45mm thick x 187mm (174mm flat bottom rail, 161mm flat middle rail) finished sizes (30 minutes).
58mm thick x 187mm (174mm flat bottom rail, 161mm flat middle rail) finished sizes (60 minutes).

Panels - Chippendale

30mm thick, tongued & wedged into grooves in the framing (30 minutes).
45mm thick, tongued & wedged into grooves in the framing (60 minutes).

Panels - Sheraton

13mm thick, flat both faces, tongued into grooves in the framing (30 minutes).
26mm thick, flat both faces, tongued into grooves in the framing (60 minutes).

OVERALL DOOR LEAF DIMENSIONS

Over the years we have carried out a great deal of fire testing and research, stretching fire door technology to its limits. This means that Longden fire doors can be manufactured to sizes much greater than standard dimensions.

MOULDING DETAILS

Stiles, Rails and Muntins

Moulding profiles available are shown in section 3.4 and on the door schedule enclosed in the pocket at the back of the catalogue.

Applied Door Mouldings

Applied door mouldings available are shown in Section 3.3 and on the door schedule enclosed in the pocket at the back of the catalogue.

PAIRS OF DOORS

Single and double acting pairs of doors are also available, manufactured to the dimensions, and constructed as, previously described.

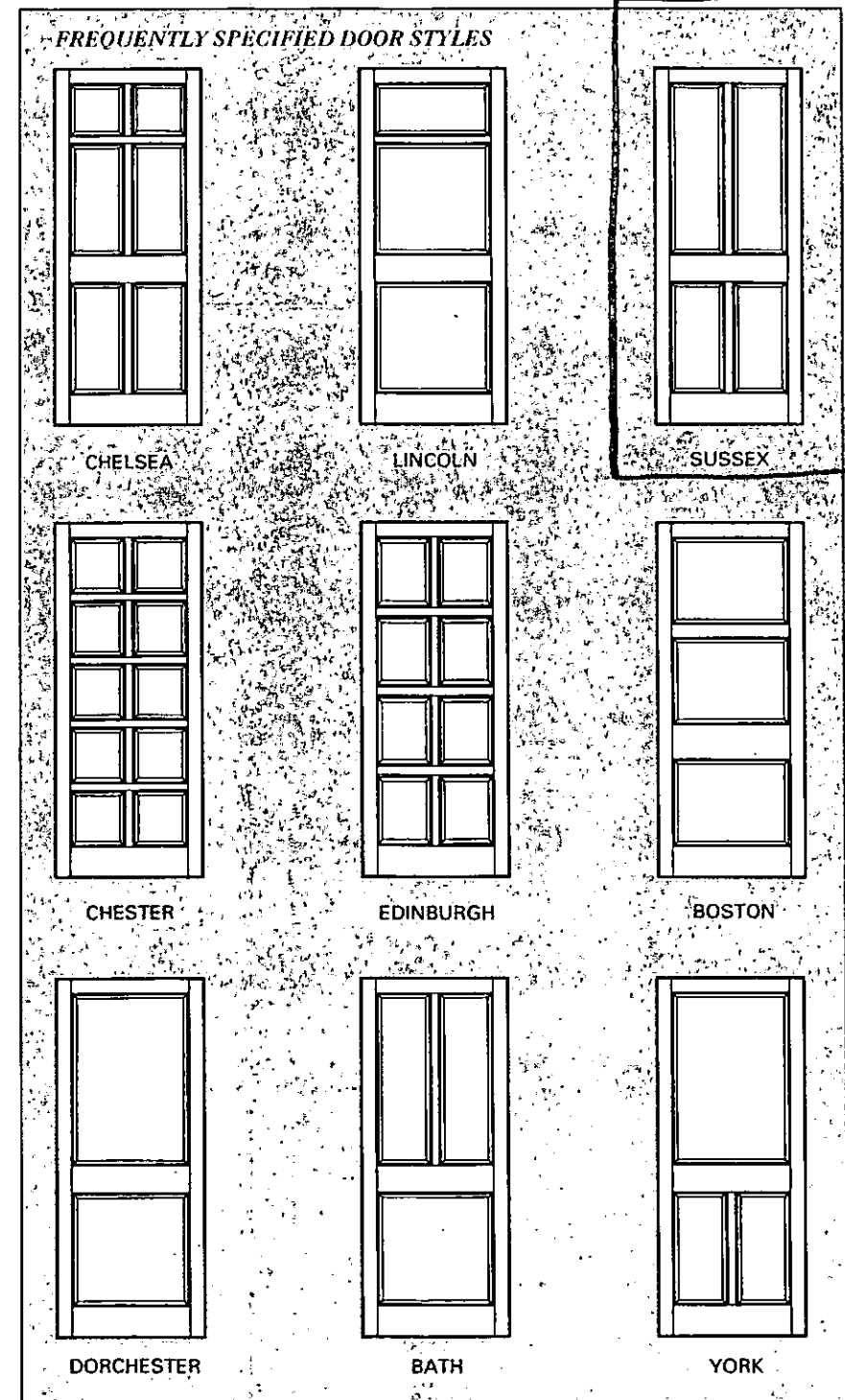
GLAZED DOORS

In many situations, panels can be replaced with suitable fire resistant glazing. All such doors are supplied pre-glazed.

If breakages should occur to the glass at any time then these doors should be returned to our factory for reglazing. On site glazing can negate the fire certificate.

IRONMONGERY

Unless requested Longden doors are not supplied fitted with ironmongery. When specifiers are selecting ironmongery, attention must be paid to the comments on Page 18.



The above drawings merely indicate door styles most often specified. Other variations are available. See pages 9 and 10 for the moulding options available.

TECHNICAL DESCRIPTION

TECHNICAL DESCRIPTION

3.3 APPLIED DOOR MOULDINGS - FOR CHIPPENDALE AND SHERATON RANGES ONLY

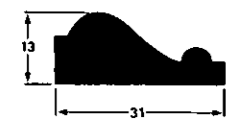
3.4 MOULDING PROFILES ON RAILS, STILES & MUNTINS

3.5 SAMPLE CONFIGURATIONS

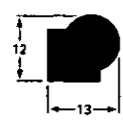
BED MOULDS

BOLECTION MOULDS

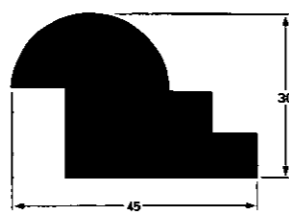
PANEL BEADS



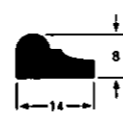
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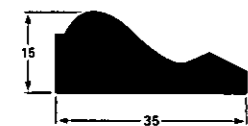
LDBM9



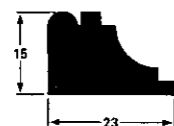
LDBOL45



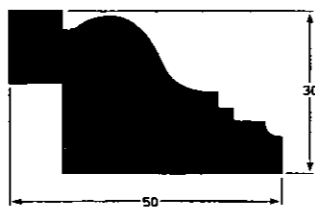
LDPB14



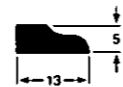
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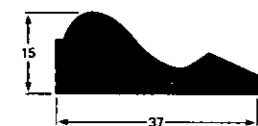
LDBMH23



LDBOLH50



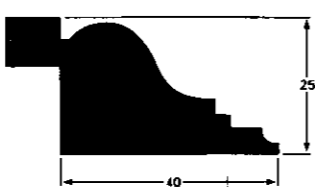
LDPB13



LDBM37



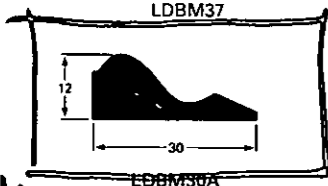
LDBM34



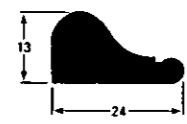
LDBOL50



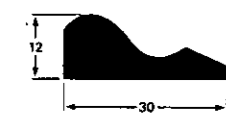
LDPB10



LDBM30A



LDBM24



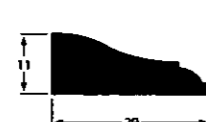
LDBM30



LDBM23



LDBM44



LDBM29

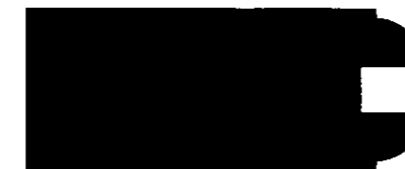


LDBOL46

The above applied bed and bolection moulds can be used in conjunction with "square shoulder" stiles, rails and muntins (see opposite). The panel beads can be applied to the panels of any Chippendale or Sheraton doors.

These profiles act as a general guide only and it is possible to replicate existing mouldings. Please supply a cross sectional detail if such an option is required.

CHIPPENDALE AND SHERATON RANGES



Ovolo

(If no other mould is specified this is what will be supplied)



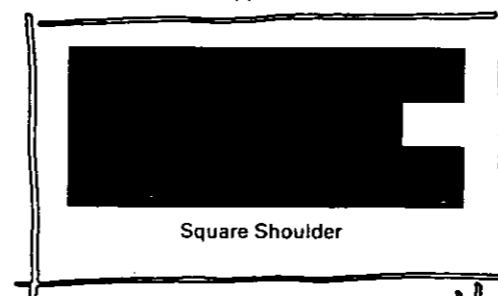
Lamb's Tongue



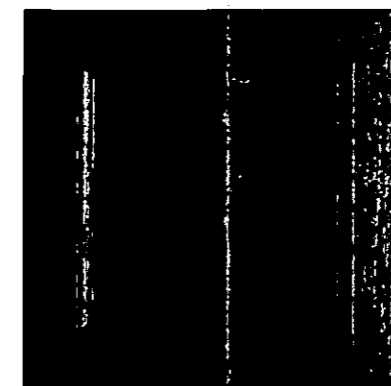
Duplex



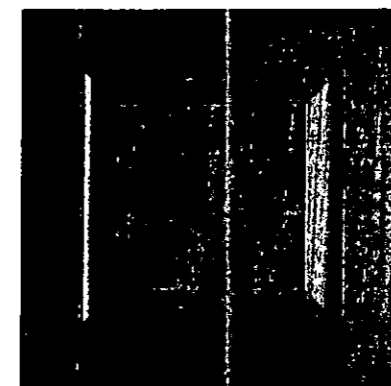
Stepped Ovolo



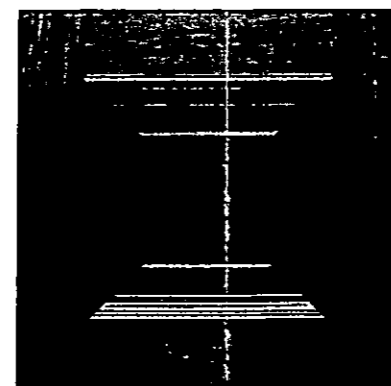
Square Shoulder



'Sheraton' door, flat panels with ovolo moulded framing



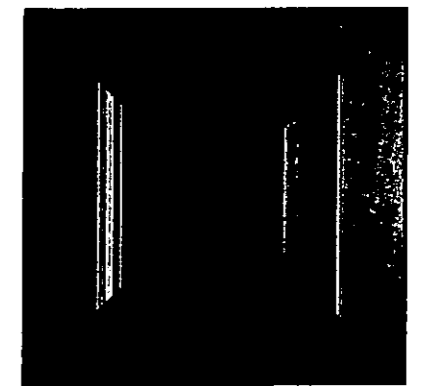
'Chippendale' door, raised and fielded panels with ovolo moulded framing



'Sheraton' door, flat panels, square framing with applied bolection mould and a panel bead



'Sheraton' door, flat panels, square framing with applied bed mould



'Chippendale' door, raised and fielded panels, square framing with applied bolection mould

TECHNICAL DESCRIPTION