

PLANNING SERVICES APPLICATION

CONSULTATION SHEET

APPLICANT:

Structural and Civil Design,
Midway House,
564 Brighton Road,
South Croydon, Surrey,
CR2 6AW

APPLICATION NO: PP/00/02918

APPLICATION DATED: 13/12/2000

DATE ACKNOWLEDGED: 21 December 2000

APPLICATION COMPLETE: 20/12/2000

DATE TO BE DECIDED BY: 14/02/2001

SITE: 96 Earls Court Road, London, W8 6EG

PROPOSAL: Change from existing 3 No. bedsits at 2nd floor into 3 bedroom self-contained accommodation comprising an upper floor level within a new mansard roof space. Change from existing 2 No. bedsits at first floor into 2 bedroom self-contained flat. Rebuilding of existing rear extension to include new extension to 2nd floor.

ADDRESSES TO BE CONSULTED

- 1.
2. 88 - 100 (evens) Earls Court Road
- 3.
4. 83 - 89 (odds) " " "
- 5.
6. 11 & 16 Rembrandt Walk
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.

34

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

OM
27/12.

DEVELOPMENT CONTROL

TECHNICAL INFORMATION

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

ADDRESS 96, Earls Court Road.

96 EARLS COURT ROAD

POLLING DISTRICT KB -

- | | | | | |
|-----|--|----------|--------|--|
| HB | Buildings of Architectural Interest | PP002918 | 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							
8																	

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:

MEMORANDUM

TO: FOR FILE USE ONLY

**From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION**

My Ref: PP/00/02918/LR CODE A1
Room No:

Date: 27 December 2000

DEVELOPMENT AT:

96 Earls Court Road, London, W8 6EG

DEVELOPMENT:

- Change from existing 3 No. bedsits at 2nd floor into 3 bedroom self-contained accommodation comprising an upper floor level within a new mansard roof space.**
- Change from existing 2 No. bedsits at first floor into 2 bedroom self-contained flat.**
- Rebuilding of existing rear extension to include new extension to 2nd floor.**

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)

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

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

FILE COPY

2079/2080

020-7361-2079/2080

020-7937-5464

Switchboard:

Extension:

Direct Line:

Facsimile: 020-7361-3463

Date: 28 December 2000

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCC/PP/00/02918/LR

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: 96 Earls Court Road, London, W8 6EG

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

Change from existing 3 No. bedsits at 2nd floor into 3 bedroom self-contained accommodation comprising an upper floor level within a new mansard roof space.
Change from existing 2 No. bedsits at first floor into 2 bedroom self-contained flat.
Rebuilding of existing rear extension to include new extension to 2nd floor.

Applicant Deville Homes Ltd., P. O. Box 568, London, SW5 0RW

KENSINGTON TOWN HALL CHRISTMAS OPENING TIMES ARE AS

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

Yours faithfully,

M. J. FRENCH

Executive Director, Planning and Conservation

WHAT MATTERS CAN BE TAKEN INTO ACCOUNT

When dealing with a planning application the Council has to consider the policies of the Borough Plan, known as the Unitary Development Plan, and any other material considerations. The most common of these include (not necessarily in order of importance):

- The scale and appearance of the proposal and impact upon the surrounding area or adjoining neighbours;
- Effect upon the character or appearance of a Conservation Area;
- Effect upon the special historic interest of a Listed Building, or its setting;
- Effect upon traffic, access, and parking;
- Amenity issues such as loss of Sunlight or daylight, Overlooking and loss of privacy, Noise and disturbance resulting from a use, Hours of operation.

WHAT MATTERS CANNOT BE TAKEN INTO ACCOUNT

Often people may wish to object on grounds that, unfortunately, **cannot** be taken into account because they are not controlled by Planning Legislation. These include (again not in any order of importance):

- Loss of property value;
- Private issues between neighbours such as land covenants, party walls, land and boundary disputes, damage to property;
- Problems associated with construction such as noise, dust, or vehicles (If you experience these problems Environmental Services have some control and you should contact them direct);
- Smells (Also covered by Environmental Services);
- Competition between firms;
- Structural and fire precaution concerns; (These are Building Control matters).

WHAT HAPPENS TO YOUR LETTER

Planning applications where objections have been received are presented to the Planning Services Committee which is made up of elected Ward Councillors. Planning Officers write a report to the Committee with a recommendation as to whether the application should be granted or refused. Letters received are summarised in the report, and copies can be seen by Councillors and members of the public including the applicant. The Councillors make the decisions and are not bound by the Planning Officer's recommendation. All meetings of the Committee are open to the public.

If you would like further information, about the application itself or when it is likely to be decided, please contact the Planning Department on the telephone number overleaf.

WHERE TO SEE THE PLANS

Details of the application can be seen at the **Planning Information Office, 3rd floor, Town Hall, Hornton Street W.8.** It is open from 9am to 4.45pm Mondays to Thursdays (4pm Fridays). A Planning Officer will always be there to assist you.

In addition, copies of applications in the **Chelsea Area (SW1, SW3, SW10)** can be seen at **The Reference Library, Chelsea Old Town Hall, Kings Road SW3 (020 7361 4158)**, for the **Central Area (W8, W14, SW5, SW7)** can be viewed in the **Central Library, Town Hall, Hornton Street, W.8.** and applications for districts **W10, W11 and W2** in the North of the Borough can be seen at **The Information Centre, North Kensington Library, 108 Ladbroke Grove, London W11 (under the Westway near Ladbroke Grove Station 020 7727-6583)**. Please telephone to check the opening times of these offices.

If you are a registered disabled person, it may be possible for an Officer to come to your home with the plans. Please contact the Planning Department and ask to speak to the Case Officer for the application.

PLEASE QUOTE THE APPLICATION REFERENCE NUMBER ON YOUR REPLY

REASON FOR DELAY

CASE NO. _____

This case has been identified as a "Target" application, which has the target for being passed through to the Head of Development Control within 6 weeks of the date of completion.

In the case of this application, there has been a delay of.....

..... have been unable to pass through the case within the target period for the following reason(s) [*highlight as necessary*]

- 1) Delays due to internal Consultation (i) Design
[*highlight one or all*] (ii) Transportation
(iii) Policy
(iv) Environmental Health
(v) Trees
(vi) Other
- 2) Further neighbour notification/external consultation necessary (spread or time period)
- 3) Awaiting Direction from English Heritage/other EH delays...
- 4) Revisions requested, but not received in time
- 5) Revisions received but inadequate
- 6) Revisions received but reconsultation necessary
- 7) Of the Committee cycle
- 8) Applicant's instruction
- 9) OTHER REASON.....

Signed..... (Case Officer)

PK LR

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Councillor Barry Phelps,
Chairman,
Planning and Conservation Committee,
11 Abingdon Mansions,
Pater Street,
LONDON, W8 6AB.

Switchboard: 020 7937 5464
Extension: 2944
Direct Line: 020 7361-2944
Facsimile: 020 7361 3463

21 December 2000

**THE ROYAL
BOROUGH OF**



**KENSINGTON
AND CHELSEA**

My reference: EDPC/MJF

Your reference:

Please ask for: Mr. French

Dear Councillor Phelps,

96 Earl's Court Road

Further to my letter of 11 December, I enclose details of an application now registered as complete for self containment of the residential accommodation, mansard roof and extension at the above property. I would be grateful for any comments you may have on the application and for the return of the drawings at your convenience.

Yours sincerely,

M. J. French,
Executive Director, Planning and Conservation.

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 has received an application:

**KENSINGTON
AND CHELSEA**

- (a) for development of land in or adjacent to a Conservation Area.

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

Reference: PP/00/02918/LR Date: 05/01/2001

96 Earls Court Road, London, W8 6EG

Change from existing 3 No. bedsits at 2nd floor into 3 bedroom self-contained accommodation comprising an upper floor level within a new mansard roof space. Change from existing 2 No. bedsits at first floor into 2 bedroom self-contained flat. Rebuilding of existing rear extension to include new extension to 2nd floor.

APPLICANT Deville Homes Ltd.,

Lamp post
5/11

2577

MESSAGE FORM

22)12

9-30

To White) PK

WHILE YOU WERE OUT

M cut plays

of we needs talk about this

Tel. No [Signature]

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

re 96 East's Court Rd

Message

if we are obliged to grant could
 an informative be added in correct
 terminology to effect that "there
 is statutory demand in place so planning
 consent will be difficult/impossible to
 carry out"

Date Time

98, Earls Court Road,
London W8 6EG
Tel 0207 937 1080

2nd January 2001

PLANNING & CONSERVATION
The Town Hall,
Hornton Street, London W8 7NX

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	E	SW	SE	ENF	AD AO
- 3 JAN 2001							(20)
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES	

Dear Sir/Madam,

Thank you for your details of the proposed development at 96, Earls Court Road, London, W8 6EG. Your reference DPS/DCC/PP/00/02918/LR.

We are not in agreement to give permission for the work which is being proposed.

Yours truly, 

William C Watkins
Audrey J Watkins

Audrey J. Watkins

✓ CT
3/1/2001

96 East Court RA

Extg description not correct - not 3 rooms.
Not enough ^{head} room on top.

- Mr Hussein. Tenancy relations
Tel 7361 2030.

- Guy - ~~Maaga~~ - EHO 7341 5124.

Mrs Kennedy - 7937 6737

~~Apprent~~

De Ville Homes - Peter Kauseker.

Phone call from Mrs Kennedy. 8/1/07.

Statutory tenants.

top floor -
could be brought up to standard

1/12/01 ① ACK - COST?
② PK.

RECEIVED BY PLANNING SERVICES

L DIR	DC	N	C	SW	SE	ENF	AD ACK
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31

19 JAN 2001

Earls Court Rd
Kensington W.8.689.
17.1.01

W/12	Ref	REG	PL	FWD	CON	FEES
------	-----	-----	----	-----	-----	------

0/02918/LR.

M. J. French.

Dear Sir,

With ref: to 96 Earls Ct Rd. w8 planning application: -

- (1) The scale + appearance of the proposal + impact upon the surrounding area + adjoining neighbours.
- (2) Amenity issues such as loss of sunlight, daylight, overlooking + loss of privacy. Noise + disturbance resulting from use, hours of operation ie the drilling last month hours 12 AM - 3 AM, still working till 4 AM +, but quiet, will it be like this P.T.O

Trusting we can still maintain
our trust in the Royal Borough
I remain

Yours faithfully

Barbara Le Bouffier

RT

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

PP002918



Councillor Barry Phelps,
Chairman,
Planning and Conservation Committee,
11 Abingdon Mansions,
Pater Street,
LONDON, W8 6AB.

Switchboard: 020 7937 5464
Extension: 2944
Direct Line: 020 7361-2944
Facsimile: 020 7361 3463

**KENSINGTON
AND CHELSEA**

14 December 2000

My reference: EDPC/MJF

Your reference:

Please ask for: Mr. French

Dear Councillor Phelps,

Flat 2, 96 Earl's Court Road

Just to confirm that we have had no applications for flat 2 at the above property. I have asked Mr. Thompson to let me know should any be received.

Yours sincerely,

M. J. French,
Executive Director, Planning and Conservation.

(RT)

French, Michael: PC-GrpSvc

From: Barry PHELPS [ribstone@ribstone.worldonline.co.uk]
Sent: 10 December 2000 19:54
To: French Michael
Subject: 96(2) EC Road

CONFIDENTIAL

P2002918

Please keep brief me on any planning application for flat 2, 96 Earl's Court Road W8 received in the last few months or that comes in and continue to keep me informed. I am asking because the ex-wife of one of my Earl's Court residents lives there and the owners clearly want to get her out as she is a controlled tenant. So I am helping.

BP

Have we had an offer?

Mike
11/12

Nothing at the moment
By 11/12

but application is pending (received 7/12) for no 96 (no flat no. given) for self contained residential element and mansard roof. Incomplete application.

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Mrs. C. J. Kennedy,
Flat 2, 96 Earl's Court Road,
LONDON, W8 6EG.

Switchboard: 020 7937 5464
Extension: 2944
Direct Line: 020 7361-2944
Facsimile: 020 7361 3463

File 00/2918 PK
Jg 21/2

21 February 2001

My reference: EDPC/MJF/PP/
00/2918 Your reference:

Please ask for: Mr. French

Dear Mrs. Kennedy,

96 Earl's Court Road, W.8.

Thank you for your letter of 12 February setting out your objections to the proposed conversion of the upper part of the above property to self-contained residential accommodation. I can inform you that this application has now been considered and planning permission was refused on 15 February.

Should any appeal be lodged against this decision, I will of course contact you.

Yours sincerely,

M. J. French,
Executive Director, Planning and Conservation.

c.c. Councillor Barry Phelps,
Chairman - Planning and Conservation Committee.

Caroline
Please put on Arnold
as Objector - but
no need to send
physical letter.
Thas
Paul.

M. French
Executive Director
Planning & Conservation
The Town Hall
Hornton Street
London W8 7NX

Number 2 Flat
96 Earl's Court Road
London W8 6EG
Tel. no: 020-7937-6737
12th Feb. 2001.

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
12 FEB 2001				(140)			
APPEALS	IO	REC	APP	FWD	CON DES	PLANNING	

Re: 96, Earl's Court Road, Planning Application

Dear Mr French

I am writing to confirm my telephoned objections to you & Mr Kelsey.

I did not put my objections in writing before because I was told by Mr. Kelsey from 5th January onwards that it was not necessary as plans submitted by the landlord were totally unacceptable & that he would write to inform the landlord of this unless the latter himself withdrew his application. I tried several times to get written confirmation of this from Mr Kelsey but when I phoned him again this morning he told me that it was in the pipeline & that he had written his objections to the plans to 'a Member's meeting' - which is quite different from refusing the landlord directly! Alarm bells immediately rang in my head - hence this letter.

Objections

- 1) I am a statutory tenant - since my marriage in 1975 (my husband had lived here over 5 years before that) & although we divorced in 1994 we will almost certainly remarry, & in spite of 'landlord problems' we are very attached to our marital home. Also, as I'm agoraphobic, it would cause me great hardship to have to move anywhere but my own patch (before I lived just 'up the road' at 1 Scarsdale Villas - my parents house for many years).
- 2) The drawings of the plans of the house (as it is now) submitted by the landlord are incorrect: - The front windows (1st & 2nd floors) are much bigger & closer together & NOT evenly placed - from the front elevation of the house the left hand window is 58" & 2" from the inner side wall but the right hand window is only 23" from the inner side wall - 1 metre out in the plans; This means that the smaller of the rooms (proposed division of front room (18" wide) into 2) would have NO WINDOW - or only a few inches of one!
- 3) Unlike the submitted drawings, there is therefore NO WINDOW - only a tiny grating & a leaky skylight in box room (10' x 5' - hardly a bed room) which has no wall or door at the end but is contained off as is the bed room entrance, there is a door to both as it is really one room partly partitioned off. These are just examples of the very misleading & inaccurate drawings submitted. And... what about the 75 gallon water tank (which should be doubled according to the water board to accommodate the ground floor & basement) in the loft which is so tiny it would have to be raised at least 7' to make a room of - This would spoil the look of our terrace. Mr Mapp, E.H.O. & Mr Hussain of tenancy relations inspected the premises in January & both agreed the the plans were all wrong & misleading. Under the circumstances I do hope that you will see that a copy of this letter gets to the 'Members meeting' of which I knew nothing until this morning - maybe YOU can discover when it is meeting & let me know the result. All this is causing me a great deal of anxiety which of course is just what the landlord wants - to try & drive me out. I'm sure if he did get planning permission, he would not implement it, but as before, would merely try to use it to give me notice again - solicitors & expense. I'm 76 & have enough problems Mr French without all this. **Please Help!**

Yours sincerely
C. J. KENNEDY (Mrs)

C.C. Mr P. Kelsey.

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

PP/00/2918

R

Mrs. C. J. Kennedy,
Flat 2, 96 Earl's Court Road,
LONDON, W8 6EG.

Switchboard: 020 7937 5464
Extension: 2944
Direct Line: 020 7361-2944
Facsimile: 020 7361 3463

21 February 2001

My reference: EDPC/MJF/PP/00/2918 Your reference:

Please ask for: Mr. French

Dear Mrs. Kennedy,

96 Earl's Court Road, W.8.

Thank you for your letter of 12 February setting out your objections to the proposed conversion of the upper part of the above property to self-contained residential accommodation. I can inform you that this application has now been considered and planning permission was refused on 15 February.

Should any appeal be lodged against this decision, I will of course contact you.

Yours sincerely,

M. J. French,
Executive Director, Planning and Conservation.

c.c. Councillor Barry Phelps,
Chairman - Planning and Conservation Committee.

Mr M. S. French
 Executive Director
 Planning & Conservation
 The Town Hall
 Horton Street
 London W8 7NX

Number 2 Flat
 96 Earl's Court Road
 London W8 6EG
 Tel. no: 020-7937-6737
 12th Feb. 2001.

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
12 FEB 2001				(140)			
APPLS	IO	REC	APP	FW	CON DES	FEES	ng

Re: 96, Earl's Court Road Application

Dear Mr French

I am writing to confirm my telephoned objections to you & Mr Kelsey.

I did not put my objections in writing before because I was told by Mr Kelsey from 5th January onwards that it was not necessary as plans submitted by the landlord were totally unacceptable & that he would write to inform the landlord of this unless the latter himself withdrew his application. I tried several times to get written confirmation of this from Mr Kelsey but when I phoned him again this morning he told me that it was in the pipeline & that he had written his objections to the plans to 'a Member's meeting' - which is quite different from refusing the landlord directly! Alarm bells immediately rang in my head - hence this letter.

Objections

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- 2) The drawings of the plans of the house (as it is now) submitted by the landlord are incorrect: - The front windows (1st & 2nd floors) are much bigger & closer together & NOT evenly placed - from the front elevation of the house the left hand window is 56" 2" from the inner side wall but the right hand window is only 23" from the inner side wall - 1 metre out in the plans; This means that the smaller of the rooms (proposed division of front room (13' wide) into 2) would have NO WINDOW - or only a few inches of one!
- 3) Unlike the submitted drawings, there is therefore NO window - only a tiny grating & a leaky skylight in box room (10' x 5' - hardly a bed room) which has no wall or door at the end but is contained off as is the bed room entrance, there is a door to both as it is really one room partly partitioned off. These are just examples of the very misleading & inaccurate drawings submitted. And... what about the 75 gallon water tank (which should be doubled according to the water board to accommodate the ground floor & basement) in the loft which is so tiny it would have to be raised at least 7' to make a room of - This would spoil the look of our terrace. Mr Mapp, F.H.O. & Mr Hussein of tenancy relations inspected the premises in January & both agreed the the plans were all wrong & misleading. Under the circumstances I do hope that you will see that a copy of this letter gets to the 'Members meeting' of which I knew nothing until this morning maybe YOU can discover when it is meeting & let me know the result. All this is causing me a great deal of anxiety, which of course is just what the landlord wants - To try & drive me out. I'm sure if he did get planning permission, he would not implement it, but as before, would merely try to use it to give me notice again - solicitors & expense. I'm 76 & have enough problems Mr French without all this, Please Help!

Yours sincerely
 E. J. KEANEY (Mrs)

C.C. Mr P. Kelsey.

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

(H)

Checked on
Approval list.
26/2

Mrs. C. J. Kennedy,
Flat 2, 96 Earl's Court Road,
LONDON, W8 6EG.

Switchboard: 020 7937 5464
Extension: 2944
Direct Line: 020 7361-2944
Facsimile: 020 7361 3463

Flaherty
Wite

21 February 2001

My reference: EDPC/MJF/PP/ Your reference:
00/2918

Please ask for: Mr. French

Dear Mrs. Kennedy,

96 Earl's Court Road, W.8.

Thank you for your letter of 12 February setting out your objections to the proposed conversion of the upper part of the above property to self-contained residential accommodation. I can inform you that this application has now been considered and planning permission was refused on 15 February.

Should any appeal be lodged against this decision, I will of course contact you.

Yours sincerely,

M. J. French,
Executive Director, Planning and Conservation.

c.c. Councillor Barry Phelps,
Chairman - Planning and Conservation Committee.

Mr M.S. French
Executive Director
Planning & Conservation
The Town Hall
Hornton Street
London W8 7NX

Number 2 Flat
96 Earl's Court Road
London W8 6EG
Tel. no: 020-7937-6737
12th Feb. 2001.

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EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
12 FEB 2001 (140)							
PLANS	IO	REC	LAP	FWD	CON DES	FEE	ng

Re: 96, Earl's Court Road Application

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I did not put my objections in writing before because I was told by Mr Kelsey from 5th January onwards that it was not necessary as plans submitted by the landlord were totally unacceptable & that he would write to inform the landlord of this unless the latter himself withdrew his application. I tried several times to get written confirmation of this from Mr Kelsey but when I phoned him again this morning he told me that it was in the pipeline & that he had written his objections to the plans to 'a Member's meeting' - which is quite different from refusing the landlord directly! Alarm bells immediately rang in my head - hence this letter.

Objections

- 1) I am a statutory tenant - since my marriage in 1975 (my husband had lived here over 5 years before that) & although we divorced in 1994 we will almost certainly re-marry, & in spite of 'landlord problems' we are very attached to our marital home. Also, as I'm agoraphobic it would cause me great hardship to have to move anywhere but my own 'patch' (before I married I lived just 'up the road' at 1 Scarsdale Villas - my parents house for many years).
- 2) The drawings of the plans of the house (as it is now) submitted by the landlord are incorrect: - The front windows (1st & 2nd floors) are much bigger & closer together & NOT evenly placed - from the front elevation of the house the left hand window is 58" 2" from the inner side wall but the right hand window is only 23" from the inner side wall - 1 metre out in the plans; This means that the smaller of the rooms (proposed division of front room (18' wide) into 2) would have NO WINDOW - or only a few inches of one!

3) Unlike the submitted drawings, there is therefore NO WINDOW - only a tiny grating & a leaky skylight in box room (10' x 5' - hardly a bed room) which has no wall or door at the end but is contained off as is the bed room entrance, there is a door to both as it is really one room partly partitioned off. These are just examples of the very misleading & inaccurate drawings submitted. And... what about the 75 gallon water tank (which should be doubled according to the water board to accommodate the ground floor & basement) in the loft which is so tiny it would have to be raised at least 7' to make a room of - This would spoil the look of our terrace.

Mr Mapp, E.H.O. & Mr Hussein of tenancy relations inspected the premises in January & both agreed the the plans were all wrong & misleading. Under the circumstances I do hope that you will see that a copy of this letter gets to the 'Members meeting' of which I knew nothing until this morning - maybe YOU can discover when it is meeting & let me know the result. All this is causing me a great deal of anxiety, which of course is just what the landlord wants - to try & drive me out. I'm sure if he did get planning permission, he would NOT implement it, but as before, would merely try to use it to queue me notice again - solicitors & expense. I'm 76 & have enough problems Mr French without all this. Please Help!

Yours sincerely
C. J. KENNEDY (Mrs)

C.C. Mr P. Kelsey.