

PLANNING SERVICES APPLICATION

CONSULTATION SHEET

APPLICANT:

Mr. Stephen Tsang,  
31 Stewart's Grove,  
London,  
SW3 6PH

APPLICATION NO: PP/00/02849

APPLICATION DATED: 08/12/2000

DATE ACKNOWLEDGED: 12 December 2000

APPLICATION COMPLETE: 11/12/2000

DATE TO BE DECIDED BY: 05/02/2001

SITE: 49 Sydney Street, London, SW3 6PX

PROPOSAL: Property includes two back gardens, areas to be excavated to form large basement family room. An existing single storey extension from the late 1960's will be demolished and rebuilt to the same size.  
*+ rebuilding of rear boundary wall*

ADDRESSES TO BE CONSULTED

1. 45-53 (odd) Sydney Street
2. *(consec.)*
3. 28-31 Stewart's Grove
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.

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

*AM 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

*AM 15/12*

# DEVELOPMENT CONTROL

## TECHNICAL INFORMATION

THE ROYAL  
BOROUGH OF



KENSINGTON  
AND CHELSEA

ADDRESS 49 Sydney St

49 SYDNEY STREET.

POLLING DISTRICT QA

PP002849

- |     |  |        |  |
|-----|--|--------|--|
| 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							
18	11							✓									

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

Density	
Site Area	
Habitable rooms proposed	
Proposed Density	

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

<b>Daylighting</b>	Complies	
	Infringes	

<b>Car Parking</b>	Spaces required	
	Spaces proposed	

**Notes:**

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

	<del>31</del>	<del>Stewart's Grove</del>	<del>SW3 6PH</del>
	45	Sydney Street	SW3 6PX
1st/2nd Floor Flat	45	Sydney Street	SW3 6PX
Basement/ground	45	Sydney Street	SW3 6PX
	<del>47</del>	<del>Sydney Street</del>	<del>SW3 6PX</del>
Basement Flat	47	Sydney Street	SW3 6PX
Ground Floor Flat	47	Sydney Street	SW3 6PX
Upper Flat	47	Sydney Street	SW3 6PX
	<del>49</del>	<del>Sydney Street</del>	<del>SW3 6PX</del>
1st/2nd Floor Flat	49	Sydney Street	SW3 6PX
Basement/ground	49	Sydney Street	SW3 6PX
	<del>51</del>	<del>Sydney Street</del>	<del>SW3 6PX</del>
Basement Flat	51	Sydney Street	SW3 6PX
Flat 1: Ground Floor	51	Sydney Street	SW3 6PX
Flat 2: 1st Floor	51	Sydney Street	SW3 6PX
Flat 3: 2nd Floor	51	Sydney Street	SW3 6PX
	<del>53</del>	<del>Sydney Street</del>	<del>SW3 6PX</del>
1st Floor Flat	53	Sydney Street	SW3 6PX
Basement/ground	53	Sydney Street	SW3 6PX
Upper Flat	53	Sydney Street	SW3 6PX

Total Number of Buildings and Flats Found ~~20~~ 14

**MEMORANDUM**

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**TO: FOR FILE USE ONLY**

**From: EXECUTIVE DIRECTOR  
PLANNING & CONSERVATION**

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**My Ref: PP/00/02849/HH**

**CODE 1D**

**Room No:**

---

**Date: 15 December 2000**

**DEVELOPMENT AT:**

**49 Sydney Street, London, SW3 6PX**

**DEVELOPMENT:**

**Property includes two back gardens, areas to be excavated to form large basement family room. An existing single storey extension from the late 1960's will be demolished and rebuilt to the same size.**

The above development is to be advertised under:-

1. Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (development affecting the character or appearance of a Conservation Area or adjoining Conservation Area)
4. Town and Country Planning (Listed Buildings and Conservation Areas) Regulations 1990 (applications for Listed building consent)

**M.J. French**

Executive Director, Planning & Conservation

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**PLANNING AND CONSERVATION**

THE TOWN HALL HORNTON STREET LONDON W8 7NX

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Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

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

Switchboard: 020-7937-5464  
Direct Line: 020-7361-2699  
Extension: 2699  
Facsimilie: 020-7361-3463



**KENSINGTON  
AND CHELSEA**

Date: 15 December 2000

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My Ref: DPS/DCsw/PP/00/02849 Your ref: Please ask for: H. Homard

Dear Sir / Madam

**TOWN AND COUNTRY PLANNING ACT 1990**

**Proposed development at: 49 Sydney Street, London, SW3 6PX**

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 05/02/2001. 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

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# PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

---

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

---

THE ROYAL  
BOROUGH OF



KENSINGTON  
AND CHELSEA

## FILE COPY

2079/2080

020-7361-2079/2080

020-7937-5464

Switchboard:

Extension:

Direct Line:

Facsimile:

020-7361-3463

Date: 15 December 2000

---

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCSW/PP/00/02849/HH

Planning Information Office

Dear Sir/Madam,

## TOWN AND COUNTRY PLANNING ACT 1990

### **Proposed development at: 49 Sydney Street, London, SW3 6PX**

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**

**Property includes two back gardens, areas to be excavated to form large basement family room. An existing single storey extension from the late 1960's will be demolished and rebuilt to the same size.**

**Applicant Mr. & Mrs. P. Huntington, 49 Sydney Street, London, SW3 6PX**

Yours faithfully,

**M. J. FRENCH**

Executive Director, Planning and Conservation

### WHAT MATTERS CAN BE TAKEN INTO ACCOUNT

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

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

### WHAT MATTERS CANNOT BE TAKEN INTO ACCOUNT

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

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

### WHAT HAPPENS TO YOUR LETTER

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

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

### WHERE TO SEE THE PLANS

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

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

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

***PLEASE QUOTE THE APPLICATION REFERENCE NUMBER ON YOUR REPLY***

# REASON FOR DELAY

CASE NO. \_\_\_\_\_

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

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

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

- 1) Delays due to internal Consultation [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.....

Signed..... (Case Officer)



22/12

Helena

49 Sydney Street.

I thought I would leave this with you so you can look at it if you get a chance between Christmas + New Year as I am not going to be in... but don't worry if you don't!

I've spoken to the applicants broker who lives on the 1st floor + looks out onto the flat roof + was wondering if he proposed elevating onto Stewarts Grove was set in stone + did it have to have a sloping glass roof - I said as far as I recall we

# MESSAGE FORM

To .....

## WHILE YOU WERE OUT

M .....

of .....

Tel. No .....

CALLED TO SEE YOU		PLEASE RING	
TELEPHONED		PLEASE VISIT	
WANTS TO SEE YOU		WILL RING YOU	
URGENT		WILL CALL AGAIN	

re .....

Message

had suggested this elevati could be  
tidied up but perhaps could not insist  
on sloping glass. It turns out he is  
concerned because he has a tandem bike + climbs  
out of his window + loves it into streets  
Signed  
Gave + the sloping section could make it  
a bit difficult!

Date .....

Time .....

# NOTICE OF A PLANNING APPLICATION



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

Notice is hereby given the Royal Borough of Kensington and Chelsea Council have received an application:

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

**KENSINGTON  
AND CHELSEA**

Details are set out below.

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

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

For applications in the Chelsea area: The Reference Library, Chelsea Old Town Hall, Tel. 0171-361-4158.

For postal areas W10, W11 and W2: The 1st floor, North Kensington Library; 108 Ladbroke Grove, W11, Tel. 0171-727-6583.

Anyone who wishes to make representations about this application should write to the Executive Director of Planning and Conservation at the Town Hall (Dept. 705) within 21 days of the date of this notice.

## SCHEDULE

Reference: PP/00/02849/HH

Date: ~~22/12/2000~~ 03/01/01

49 Sydney Street, London, SW3 6PX

railings.

Property includes two back gardens, areas to be excavated to form large basement family room. An existing single storey extension from the late 1960's will be demolished and rebuilt to the same size.

**APPLICANT** Mr. & Mrs. P. Huntington,

*DJ*

**THE SYDNEY STREET AND DISTRICT RESIDENTS' ASSOCIATION**

**PRESIDENT**

The Revd. Christopher Kevill-Davies

**CHAIRMAN**  
Mrs. Joan Hayes

**TREASURER**  
Mrs. Daisy Alexander

**HON. SECRETARY**  
Mrs. Verity Lambie

**PLANNING SECRETARY**  
Mr. A. F. Hohler

M.J. French Esq.,  
Executive Director Planning & Conservation,  
Royal Borough of Kensington & Chelsea,  
Town Hall, Hornton Street, W8 7NX

13/01/01

*HH*

RECEIVED BY PLANNING SERVICES								
EX DIR	HDC	N	C	SW	SE	ENF	AD ACK	
				<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	
<i>OM</i>				16 JAN 2001			(57)	
<i>16/1/01</i>								
APPS	IO	REC	ARB	FWD PLN	CON DES	FEES		

Dear Mr French,

**49 Sydney Street, London SW3 6PP**  
**Ref: PP/00/02849**

I refer to this application for permission to excavate the two rear gardens to form an underground extension.

Although as we understand it, the proposed development will not adversely affect the neighbourhood visually, we do have some concern about the precedent which may be established.

We are concerned that, given the extremely high cost of land in the borough, there may be a spate of applications to dig out gardens etc to provide subterranean dwelling space. We feel that this would be undesirable, increasing parking and other pressures in an already overcrowded neighbourhood.

Yours sincerely

*Joan Hayes*  
Chairman

*23 Sydney St.  
SW3 6PU.*



# RBKC

## District Plan Observations

### CONSERVATION AND DESIGN

Address	49, Sydney Street	Appl. No.	00/2849/50/##	L.B.	C.A.	N
				#	18	C S V
Description	Rear underground cellars, garden, Code					
	rebuilding of ground floor rear extension, brick wall and internal alterations			D	X	I

- The existing rear ground floor structure is rather odd but there is no objection to its rebuilding. There are some minor points re. detail to discuss on the garden elevation (brick work & gl. patterns) but the only slightly more major point concerns the proposed sloping glass section at rear ~~front~~, which would look very odd from 'Stewards Grove'. I would prefer just vertical glass windows above the 'garage door' boarded wall, as if integral glazing to the doors.

- The rebuilding of the rear wall must be conditioned of s-hand brickwork, in Flemish bond and with flush pointing + Brick on edge top. Trellis in principle ~ Detail(.) can be conditioned.

- The underground room being separate from the main bldg, will not in my view affect its special archit. + historic character.

However I am puzzled about the odd rectangles shown on the patio on ground floor plan. Is this an excavation ~ section through it?

- internal alterations / removal of the original main basement staircase is not on.

A meeting with the agent please. If maybe sufficient.  
 B. 27/12/06

# ARCHITECTURE & DECORATION

## STEPHEN TSANG DESIGNS

31 STEWART'S GROVE  
LONDON SW3 6PH  
TEL: 020 7349 0573  
FAX: 020 7349 0588  
email: stephen.tsang@mail.com

**COPY OF PLANS  
TO INFORMATION  
OFFICE PLEASE**

Planning And Conservation  
The Town Hall, Hornton Street,  
London W8 7NX

Attn: Helena Benes - Conservation Officer

23<sup>rd</sup> January 2001

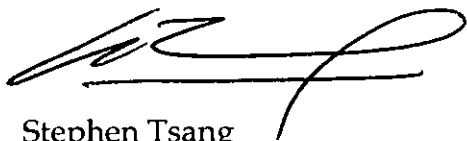
Dear Madam,

**Re: 49, Sydney Street, London SW3 6PX**

Our reference: 021/L8

Please find enclosed updated drawing incorporating changes we discussed in the meeting last week. I hope it is in time to submit them for the next committee meeting. Thank you very much for your help.

Yours sincerely,



Stephen Tsang

+ enclose document:

021/04A Proposed plan, sections & elevations      6 copies

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
24 JAN 2001							
							35
IO	REC	ARB	FWD PLN	CON DES	FEES		

2000



ENGLISH HERITAGE

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

Your refs: DCSW/PP/00/028  
49  
Our ref: LRS/176/0  
Contact: P Calvocoressi  
Direct Dial: 020-7973-3763  
- 9 JAN 2001

For the attention of H Homard

Dear Sir/Madam

**Planning (Listed Buildings and Conservation Areas) Act, 1990:  
49 SYDNEY STREET, SW3**

*Applicant:* Peter Huntingdon  
*Grade of building(s):* II  
*Proposed works:* Provision of an underground extension plus the rebuilding of an existing single storey extension.

*Drawing numbers:* 021/03 & 04

*Date of application:* 04.12.2000  
*Date of referral by Council:* 15.12.2000  
*Date received by English Heritage:* 20.12.2000  
*Date referred to GOL:* 22.12.2000

RECEIVED BY PLANNING SERVICES									
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK		
JA		11 JAN 2001				(26)			
PPS	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

*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 JCA Rusk  
Date 8/1/01

LR/F

The National Monuments Record is the public archive of English Heritage



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

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

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**Address:** 49 Sydney Street, SW3

**Description:** Rebuilding of garden level extension and excavation below, elevational alterations

**Application No:** 00/2850

**DC Case Officer:** HH

**Drawing Nos:** 021/03, 021/04A

**CD Case Officer:** HB

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**Date:** 25<sup>th</sup> January

**Grant/Refuse:** Grant

**Formal Observations:**

It is proposed to rebuild the existing non-original garden level room, which extends onto Stewart's Grove elevation and to excavate underneath this room and under the rear part of the garden, to create additional accommodation. No change is proposed to the main listed building and both the underground and the garden level rooms are connected to the main building by a narrow corridor under the main rear closet wing. The presence of the underground room will not be apparent, except for series of flat skylights, set flush with the garden patio above. The garden level is not being raised.

Minor elevational alterations are proposed to the existing non-original windows in the closet wing. These elevational alterations, as well as the rebuilt elevations to the garden extension all represent an improvement on the existing elevations, the new detailing being more in keeping with the period character of the main building. It is also proposed to rebuild the existing non-original rear brick boundary wall onto Stewarts Grove.

The proposals will not harm the special architectural and historic interest of this listed building.

**Conditions:**

C205

C210 ... and single glazed with no trickle vents

C213

Signed: H. H. Menz

Date: 25/1/01

Approved: David M. O'Connell

Date: 25/1/01

Other Notes:

ARCHITECTURE & DECORATION

PP/00/2668

STEPHEN TSANG DESIGNS PP/00/2849

31 STEWART'S GROVE  
LONDON SW3 6PH  
TEL: 020 7349 0573  
FAX: 020 7349 0588  
email: stephen.tsang@mail.com

HM  
Boris

Planning And Conservation  
The Town Hall, Hornton Street,  
London W8 7NX

Attn: Mrs. Helen Homard  
Helena Benes - Conservation Officer

RECEIVED BY PLANNING SERVICES									
EX DIR	HDC	N	C	SV	SE	ENF	AO ACK		
OM				-9 FEB 2001			74		
		IO	REC	ARB	FWD PLN	CON DES	FEES		

7th February 2001

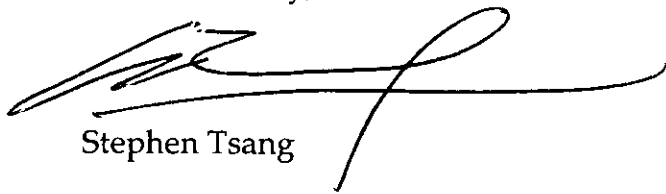
Dear Madam,

Re: 47 & 49, Sydney Street, London SW3 6PX

Our reference: 020,21/L6

Thank you very much for all your help and instructions during the last few months on the above two submissions. My clients are delighted to obtain both permissions, we shall now consider how best to carry out the building works.

Yours sincerely,



Stephen Tsang

STEPHEN TSANG DESIGNS

31 STEWART'S GROVE  
LONDON SW3 6PH  
TEL: 020 7349 0573  
FAX: 020 7349 0588  
email: stephen.tsang@mail.com

MC  
Baird  
Pl. act  
vmb  
6/8

Planning And Conservation  
The Town Hall, Hornton Street,  
London W8 7NX



3<sup>rd</sup> August 2001

Dear Madam / Sir,

0012849.

**Re: 49, Sydney Street, London SW3 6PX**

Our reference: 021/L4

This property received planning permission earlier this year to extend below ground level at the rear garden. An engineer has been working on the structural details and we shall submit them before the construction begins. Having considered the cost of excavation my client now wishes to make use of the opportunity to convert the coal vaults under the front pavement to usable spaces. We understand the Council's view and will not excavate the vault's floor deeper than required. The character of the vaults will also be retained with only a small opening between them. Please advise whether we need to submit a new planning application or whether an amendment with scale drawings of the vaults can be submitted. Please find enclosed a copy of the proposed plans with the vaults highlighted in red.

Yours sincerely,

Stephen Tsang  
+ enclose document:  
021/04A Proposed Elevations, plans & 1 copy  
sections

1942 AUG 10 11 30 AM

49 SYDNEY STREET LONDON SW3 6PH

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

DELEGATED  
APPROVAL  
2 FEB 2001  
M. Panel



SITE PHOTOGRAPHY  
TOP: STEWART'S GROVE ELEVATION  
MIDDLE: VIEW FROM PAVED GARDEN TO GARDEN WALL  
BOTTOM: VIEW FROM GARDEN TO THE SOUTH

49 SYDNEY STREET LONDON SW3 6PH  
SITE PHOTOGRAPHY



VIEW OF EXISTING EXTENSION



51, SYDNEY STREET - VIEW OF REAR ELEVATION

123

DELEBAY  
ASTHORIA  
12345

PP002849

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