

TOWN & COUNTRY PLANNING ACT 1990

FORM TP1

APPLICATION FOR PERMISSION TO DEVELOP LAND AND / OR BUILDINGS IN GREATER LONDON

FOR OFFICE USE ONLY

Fee £ 95-00 APP 002809
 Cheque / Postal Order / Cash 001151
 Receipt No. Issued 0251935 6/12/00

Borough Ref: **COMPLETE**
 Registered No.
 Date Received **- 6 DEC 2000**

PLEASE READ CAREFULLY THE GENERAL NOTES BEFORE FILLING IN THE FORM

PART ONE	To be completed by or on behalf of all applicants as far as applicable
FEE (where applicable)	£ <u>95-00</u>

1. APPLICANT (in block capitals)

Name AA DANTATA
 Address 16 HOLLAND PARK
LONDON
W14 3TH
 Tel. No.

AGENT (if any) to whom correspondence should be sent

Name GREGORY MUNSON RIBA
 Address c/o TAYLOR LIVOZK COWAN
199 PICCADILLY
LONDON W1V 9LE
 Tel. No. 020 7287 2055 Ref.

2. PARTICULARS OF PROPOSAL FOR WHICH PERMISSION IS SOUGHT

(a) Full address or location of the land to which this application applies 16 HOLLAND PARK
LONDON
W14 3TH

(b) Site area 1360m² APPROXIMATELY.

(c) Give details of proposal indicating the purpose for which the land/buildings are to be used and including any change(s) of use
REPAIR + REDEcoration
ERECTION OF ENTRANCE CANOPY
INTERNAL MINDR ALTERATIONS
MECHANICAL & ELECTRICAL WORKS

(d) State whether applicant owns or controls any adjoining land and if so, give it's location. NONE

(e) State whether the proposal involves:-
 (i) New buildings(s) or extension(s) to existing building(s) YES NO
 If "Yes" state gross floor area of proposed building(s). m²

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	<input checked="" type="checkbox"/> SW	SE	ENF	AB	ACK
10		- 6 DEC 2000		TP Internal			
(ii)		Alterations.....		External			
(iii)	TO	DEC	APP	FWD	CON	FEES	

If residential development state number of dwelling units proposed and type if known, e.g. houses, bungalows, flats. m²

If "Yes" state gross area of land or building(s) affected by proposed change of use (if more than one use involved state gross area of each use). Hectares/m²

(iv) Construction of new access to a highway } vehicular } pedestrian

(v) Alteration of an existing access to a highway } vehicular } pedestrian

Strike out whichever is inapplicable

3. PARTICULARS OF APPLICATION

State whether this application is for:

State Yes or No

(i) Outline planning permission

NO

(ii) Full planning permission

YES

(iii) Renewal of temporary permission or permission for retention of building or continuance of use without complying with a condition subject to which planning permission has been granted.

NO

If "Yes" strike out any of the following which are not to be determined at this stage

- | | |
|----------------|------------------------|
| 1. Siting | 4. External appearance |
| 2. Design | 5. Means of access |
| 3. Landscaping | |

If "Yes" state the date and number of previous permission and identify the previous condition.

Date.....Number.....

The Condition.....

4. PARTICULARS OF PRESENT AND PREVIOUS USE OF BUILDINGS OR LAND

State :-

(i) Present use of buildings/land

SINGLE RESIDENTIAL DWELLING HOUSE

(ii) If vacant the last previous use and period of use with relevant dates.

NOT VACANT

5. LIST ALL DRAWINGS, CERTIFICATES, DOCUMENTS, ETC; forming part of this application

DRAWINGS 1 TO 21

PHOTOGRAPHS

6. ADDITIONAL INFORMATION

State Yes or No

(a) Is the application for non-residential development

NO

If "Yes" complete PART THREE of this form (See PART THREE for exemptions)

(b) Does the application include the winning and working of minerals

NO

If "Yes" complete PART FOUR of this form

(c) Does the proposed development involve the felling of any trees

YES

If "Yes" state numbers and indicate precise position on plan AS ATTACHED TREE WORKS APPLICATION

(d) (i) How will surface water be disposed of ? EXISTING DRAINAGE

(ii) How will foul sewage be dealt with ? EXISTING DRAINAGE

(e) Materials - Give details (unless the application is for outline permission) of the colour and type of materials to be used for:

(i) Walls.....

(ii) Roof.....

(iii) Means of enclosure.....

TO MATCH EXISTING EXCEPT WHERE STATED ON DRAWINGS

We hereby apply for (strike out whichever is inapplicable)

(a) Planning permission to carry out the development described in this application and the accompanying plans in accordance therewith

(b) Planning permission to retain the building(s) or work(s) already constructed or carried out, or a use of the land already instituted as described in this application and accompanying plans.

Signed Gregory Munro on behalf of TAYLOR LIVOCK COWAN Date 20/11/00

AN APPROPRIATE CERTIFICATE MUST ACCOMPANY THIS APPLICATION (See Notes For Applicants)

Certificate A: Where all the land/building is owned* by the applicant

Certificate B: Where some or all of the land/building is not owned* by the applicant but the name and address of the owner(s) is known.

Certificate C: Where some or all of the land is not owned* by the applicant and where the ownership of only part of the remainder is known.

Certificate D: Where some or all of the land/building is not owned* by the applicant and the applicant has not been able to find out who owns it.

* Freeholder or leaseholder with more than 7 years to run.



Taylor Livock Cowan

Chartered Surveyors

M J French Esq
 Central Area Team
 Planning & Conservation Rm325
 The Royal Borough of Kensington & Chelsea
 The Town Hall
 Horton Street
 London
 W8 7NX

Direct Tel. 020 7361 2085
 Tel. 020 7361 3417
 Fax. 020 7361 3463

By hand



26 November 2000

Dear Sir,

**Erection of Entrance Canopy, repair, alteration and redecoration works
 @ 16 Holland Park, London, W14 3TH
 for A.A Dantata Esq**

As promised by my letters of 20 September and 1 June 2000 in response to your letters of 12 September and 15 May, please find enclosed our applications for Planning Permission, Listed Building & Conservation Area Consents, and Tree Works Approval to repair, redecorate, erect an entrance canopy and carry out minor alterations to the above property.

The applications consists of the following:

1. Four copies of application form for Planning Permission dated 20 November 2000
2. Four copies of application form for Listed Building / Conservation Area consent dated 20 November 2000
3. Four copies of Certificate A Form TP1 Part 2 dated 20 November 2000
4. Four copies of Tree Works Application Form dated 20 November 2000
5. Eight sets of bound A3 drawings nos. one to 21
6. Photographs showing the property & those adjoining are bound into these A3 sets.
7. One copy of internal and external specifications (draft).
8. A cheque for the planning application fee of £95 made payable to the Royal Borough of Kensington & Chelsea.

Background

16 Holland Park is a mansion built by Francis and William Radford in the 1860's under an agreement with Lord Holland dated 1859 to build "good proper and substantial" private houses in the north of the Park backing onto Holland Park Avenue. Nos. 1-89 are either side of two parallel roads accessed from the avenue and are almost identical detached houses tightly packed like a terrace. No.16 is at the corner of Holland Park and A. ...tsbury Road originally adjoining the northern end of Holland Walk.

199 Piccadilly, London W1V 9LE

Telephone 020 7287 2055 Facsimile 020 7734 2701

Partners: Robert A. Livock BA(Hons) FRICS. Roderick Cowan FRICS.

Consultant Architect: Gregory C. Munson MA DipArch RIBA.

Also at: Riverside House, Feltham Avenue, East Molesey, Surrey KT8 9BJ

Telephone 020 8941 9923 Facsimile 020 8941 6382 E-Mail: cowantlc@aol.com

M J French Esq.

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The Radfords were the more up-market of the two developers of the Holland estate (Charles Chambers was the other). They were well considered by The Building News and were responsible also for Pembridge Gardens, Pembridge Square and Dawson Place. They were also builders (unlike Chambers). Francis Radford also designed the scheme.

16 Holland Park is like houses at Pembridge Square. These are larger and a grander refinement of the house type at Pembridge Gardens which, in turn, was modelled on Dawson Place designed by Thomas Wyatt, surveyor, (with whom Radford was partner for this project). Unlike Pembridge Gardens, Holland Park is arranged behind stuccoed rather than metalwork boundary walls & balustrades. The ease with which these accommodate later entrance canopies is responsible for their preponderance here.

Existing arrangement

16 Holland Park comprises an attic, three storeys and a basement elevated in an Italianate style. This follows "the dominant classical style of house-building on the Holland estate". Elevations are stuccoed and the ground floor is rusticated. Ground and uppermost floors are quoined and have dentilled entablatures. Ground floor quoins are reticulated. The uppermost entablature has brackets and modillions and is surmounted by a balustrade. This balustrade is punctuated by three substantial dormers on the façade and returns to each gable chimney stack. These are combined on each gable between consoles supported on swept brackets. Three sided bay windows are on three sides of the building and these are crowned by second floor balustrades. Windows above ground have moulded architraves. Second floor windows have enriched entablatures. First and attic windows are aediculated (Corinthian to first floor). Outer dormers have segmental pediments. The central dormer sprouts chimney pots. Doric columns and a moulded entablature frames the entrance. This entablature contains triglyphs and dentils.

No.16 is larger than other houses remaining in Holland Park and has gardens to the front, rear and side. The rear garden was extended under an agreement between the Radfords and Lady Holland dated 1861. It is also larger than that described by the Survey of London but the arrangement is not too dissimilar as follows.

A central hallway leads on the ground floor to a front dining room and a rear study (formerly morning room) on the left, and two drawing rooms facing the front, rear and side. A single staircase to other floors is in front of a double height area of this hallway leading out to the rear garden. This replaces closets at ground and half landing level. A basement den, playroom and family room have replaced the original housekeepers room, servants hall and butlers pantry and the basement kitchen has been removed from the front to the rear leading on to a swimming pool. Three first floor bedrooms and lounge / dining room replaces the former provision of four bedrooms plus a sitting room off the half landing commanding the corner view of the park. This is now the master bedroom, while the former master bedroom has been partitioned to form an en-suite and opened to the middle front bedroom to form the living / dining room. Four guest bedrooms on the second floor most closely match the Survey of London and reinforce the suggestion of the elevations that bedroom four is a later addition. Each dormer would have illuminated three attic dormitories for servants (either side and between the staircase spine walls). These have been partitioned to form two more bedrooms illuminated by two later dormers at the rear. A later external escape stair connects bedrooms 4, 7, 8 & 12. Later bathrooms supplement the original one water closet per floor. The Building News praised all the reception rooms being on the ground floor but found the planning to be, "*in the old fashioned style, having an entrance in the centre, a staircase opposite, and reception rooms either side*".

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Underground garaging for three cars replaces original coach house and stabling. Our client believes this replaces adjacent stabling and coachhouse which would otherwise have been in the mews nearby. The garage is entered directly from Abbotsbury Road and from a gate and driveway; also from Abbotsbury Road.

The Survey of London considered similar houses at Pembridge Gardens to be "very substantially built", with outer walls thickening from 1½ bricks at upper floors, 2 bricks at ground and 3 bricks at basement levels. Roof timbers were of "considerable sizes" supporting Welsh slate. The stone wall-hung stair from basement to first floor had cast iron balustrades and mahogany handrails. Brickwork walls enclosed it. Other partitions were framed and braced studding generally composed of 6" x 2" members at 18" centres with lath and plaster finishes. Basement, ground and first floor windows have folding shutters. Windows to the basement also have original external iron bars.

Census results of 1871 specific to no.16 are not reported by the Survey of London but it notes that thirty-six of the houses were occupied and household occupancy averaged thirteen. Half of these were servants excluding grooms and coachmen housed in the mews. A third of householders were or had been merchants and other occupations included Manchester warehousemen, those living on income from property or dividends, barristers, brokers, clergymen, a peer, and Italian prince and a brewer. Francis Radford also lived at no.80. A third of householders were foreign and only three were Londoners.

16 Holland Park is a Grade II Listed Building in a conservation area. Mr. Dantata wishes to extend, repair and alter it to preserve and enhance its character and its location in the conservation area.

Proposal

The project retains no.16 as a single family home with staff quarters and the usual domestic offices by repairing and redecorating the property and making the best use of existing space.

Approval is sought to:

1. erect a glazed entrance porch to match those in the street by a specialist contractor
2. demolish the basement shower room near the kitchen door to enlarge the store by the back door, add a third basement cloakroom to form male and female wc.s for the swimming pool, & add a second ground floor cloakroom to make the first usable without entering the house.
3. alter and block up some internal and external openings and joinery to help reinstate original spatial arrangements of the basement and attic e.g. walls to the new kitchen; and particularly where repair is uneconomic e.g. plant room approach and balcony doors to bedrooms 3 and 7. This includes your Conservation Officer's requirement to replace the rear ground floor doors with a more period design.
4. reinstate original roof coverings.
5. repair chimney stacks and rebuild to match existing if unsound.
6. repair some damaged wall finishes internally and externally particularly plaster & plaster mouldings to eliminate damp, timber skirtings and architraves to basement and elsewhere to match existing where affected by other works, and tiling.
7. redecorate and clean finishes internally and externally.
8. restore original ceiling finishes to basement, bathrooms and elsewhere where damaged and repair/replace internal & external hard floor finishes. This includes removing

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- suspended ceilings and re-roofing the swimming pool as a formal terrace to improve insulation and prevent condensation. It also includes soft landscaping the basement terrace and steps to rejoin house and garden. Repair of the driveway is uneconomic so this is also resurfaced more in keeping with the house.
9. demolish the external escape stair and extend the original principal staircase down to the basement to replace the current service stair. The escape stair is unsightly and repair is uneconomic. The current service stair is located as the Survey of London but it is not original. You consider it spoils the appearance of the main stair. It is an inappropriate approach to contemporary basement uses, contravenes current building regulations and is dilapidated.
 10. repair and part rebuild boundaries and demolish retaining walls within the rear garden where repair is uneconomic. This includes removing conifers adjacent the boundary with no.15.
 11. smarten swimming pool parapets and reglaze roof.
 12. alter vehicle entrance gate to increase privacy (in such a way as to enable future reinstatement) and replace the garage door to the garden with one that fits.
 13. renovate fitted furniture.
 14. overhaul ironmongery.
 15. treat affected timbers against dry and wet rot.
 16. repair defective wiring.
 17. modernise mains services supplies i.e. replace lead mains & steel storage tanks, unsafe distribution boards and gas supply.
 18. replace gas water and space heating boilers, pumps and control system.
 19. clean light fittings.
 20. replace damaged sanitaryware and ensure internal bathrooms are mechanically ventilated.
 21. renew kitchen furniture and appliances relocated in the original kitchen. This is possible because item 9 makes the boiler room redundant. It improves kitchen and swimming pool environments, service access to the basement, and helps restore original spatial arrangements.
 22. demolish generator.
 23. overhaul sauna fittings.
 24. overhaul swimming pool equipment.
 25. repair surface water drainage and above ground drainage to match existing.
 26. re-line damaged underground drainage.
 27. remove intercom.
 28. overhaul the lift and intruder alarm.
 29. service the door entry system.
 30. alter aerial and telephone system and introduce cable.
 31. acoustically insulate floors.
 32. CCTV Surveillance.
 33. install fire detection.

We sought the advice of Miss. Hilary Bell, your Conservation Officer in devising this project and address her pre-application advice given during our meeting on site 15 June (overpage - referring to the above points):

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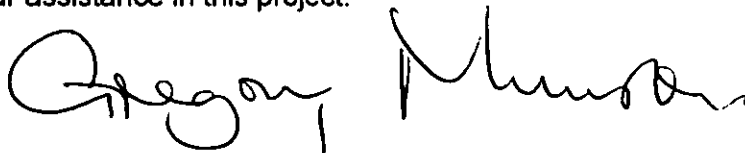
1. We are researching the specialist contractors suggested by your authority to erect the entrance canopy.
2. We have consulted the Survey of London to establish the original internal arrangement to develop our proposals. We have also omitted stair access to the attic.
3. Please advise acceptable specifications for amending and altering openings and joinery.
4. You welcomed reinstating original roof coverings.
5. Chimney stacks will not be demolished.
6. Please advise acceptable specifications for the wall finishes.
7. Please advise acceptable specifications for internal & external redecoration and cleaning.
8. Please advise acceptable specifications for ceiling and internal & external floor finishes.
9. You considered the basement stair not original and inappropriately located.
10. The brick boundary wall will be repaired once the conifers are removed by repointing and rebuilding rather than replaced by temporary fencing. You considered felling these trees attendant on these works might be acceptable subject to the opinion of the local authority arboriculturalist. We have consulted your arboriculturalist who confirmed that no trees within the property are scheduled as preserved and he would visit site on receipt of the application during the statutory public consultation period.
11. You welcomed the smartening of the swimming pool parapets to create a more formal garden setting adjacent the house more typical of the period instead of demolishing the swimming pool upstands. Reglazing the roof of the swimming pool is less obtrusive.
12. The vehicle entrance gate will remain reinstatable as a pair.
13. Please advise an acceptable specification for the renovation of the fitted furniture (library cabinets and panelling & staircase balustrade).
14. You considered acceptable ironmongery overhaul
15. Please find attached timber and damp proof treatment specifications for your approval as requested.
16. You considered repairing, replacing and altering general mechanical and electrical services does not require Listed Building consent as long as builders work reinstates existing fabric and finishes.
17. You considered renewing kitchen furniture and appliances is acceptable in the context of existing provisions. Please approve relocating this use away from the pool.
18. You considered CCTV and external lighting may be acceptable subject to details. Please advise your specification constraints.
19. You considered acoustically insulating floors might be acceptable subject to details. Please advise your specification constraints.
20. No conservatory is proposed on the roof of the swimming pool because Miss Bell considered them untypical of houses like no.16 and she could not envisage how one could be configured to be approvable.

Please confirm receipt of these applications and forward your conservation officer's response to our revisions and queries as soon as possible so we can arrive at approvable proposals prior to determination. We would hope full Planning Permission, Listed Building Consent, Conservation Area Consent and Tree Works' Consent can be granted without undue delay as you are keen for the property to be repaired.

Thank you for your assistance in this project.

Yours faithfully,

Gregory Munson
Encs



PP002809



Preservation House
115 Brent Terrace
London NW2 1LL

Tel: 020 8208 2033
(12 lines)
Fax: 020 8452 9373

Our Ref: PF/82288/se

26/07/2000

Mr R Livock
Taylor Livock Cowan
199 Piccadilly
London
W1V 9LE

COPY

Dear Sir,

16 Holland Park, W11

We thank you for your enquiry relating to the above and we have pleasure in enclosing our report and estimate for your attention.

Please note that our damp-course guarantee extends for 30 years. This guarantee can be included in the Guarantee Protection Trust Scheme if required. Please see the leaflet enclosed. We are pleased to confirm that WARDS are able to offer chemical treatments which do not include lindane, PCP or TBTO.

We are pleased to confirm that we are members of the GUARANTEE PROTECTION TRUST LTD. For a once only payment of £42.00 per guarantee, our works have the benefit of insurance for the duration of the guarantee. Please let us know in advance if you wish to take advantage of the scheme.

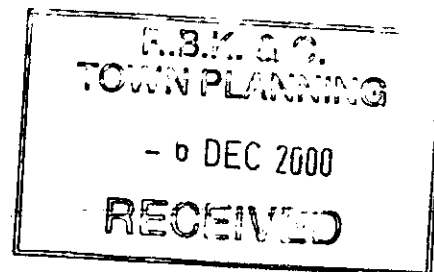
Please contact our Contracts Department, at this office, to book in the works when required.

We hope that the enclosed report meets your requirements and look forward to receiving your further instructions in the near future.

Please do not hesitate to contact us should you require any further assistance or would like to discuss any aspect of our report or estimate.

Yours faithfully,

**Phillip Fowles C.T.I.S HA. R.T.S.
SURVEYOR
WARD DAMP-PROOFING LIMITED**



also at BLACKPOOL, 10 Third Avenue, Blackpool, Lancs. SY4 2EU

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Certificate No. FS 21299

16 Holland Park, W11**DATE OF INSPECTION:** 14/07/00**SURVEYOR:** Phillip Fowles

CLIENTS INSTRUCTIONS: - To test the accessible walls for rising dampness using an electronic moisture-meter. Floors and floor screeds are excluded unless otherwise stated.

LIMITATIONS OF INSPECTION: - No inspection was made to the rear addition area forming the swimming pool. No inspection was made to the under stairs utility room ~~of~~ within the kitchen where fitted kitchen units, ceramic wall tiles and other obstructions prevented a realistic inspection being made. Generally our inspection to other areas of the property was restricted by insitu wall plaster, joinery timbers, furniture and personal effects.

DAMP REPORT

At the same time as the visual inspection, moisture meter readings were taken and indicated dampness in the areas as shown on the drawing. Where variations of wall construction are noted, these will be marked on the attached plans.

THE DAMPNESS COULD BE DUE TO THE FOLLOWING

1. Absence of effective damp-proof course.
2. Hygroscopic plaster which absorbs moisture in damp conditions.
3. Rising Dampness:- This is caused by moisture rising in the walls by capillary action. Rising damp will draw nitrates, chlorides and other salts from the ground. These salts are deposited on the face of the plaster as water evaporates from the surface. They are hygroscopic and therefore cause the face of the wall to be persistently damp, particularly during periods of high humidity, even after the rising damp has been arrested.
4. Lateral penetration of moisture due to high external ground levels. In order to combat the effects of dampness to these areas SIKA tanking will be required. Please refer to the separate specification enclosed.

SUGGESTED REMEDIAL MEASURES

1. Install chemical damp-proof course as per specification below in areas as shown on the drawing.
2. Hack off existing damp and perished plaster, render and set in accordance with the specification below.

RENDER AND SET SPECIFICATION - (Except walls to be SIKA rendered, please see separate specification)

3. All damp and defective plaster is to be hacked off to 600mm past the last sign of dampness to areas shown for treatment in our report. The walls are then to be rendered and set in two coat sand and cement (3 part fine sharp washed sand to 1 part cement with Cementone Beaver No.2 render additive) to follow the contours of the substrate. The second coat is not always essential on dry walls. The floating coat should then be scratched to receive a Thistle Multi Finish.

Where the floors are solid, the render coat should not be taken down to the floor and the setting coat should finish above the bottom of the render. Allowance has been made in our estimate for render and setting up to 22mm thickness. Where greater thickness is required, this will be charged as an extra on a pro-rata basis. Where special finishes are required, e.g., plumb and dot, we will be pleased to provide an extra-over cost.

**WARD DAMP-PROOFING LTD****Tel: 020 8208 2033**

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Where rendering/replastering is to take place by others above WARDS works this must be carried out in accordance with sand and cement render to WARDS specification.

4. Ensure that external ground level is below internal floor level, unless otherwise stated. (Client)
5. Make good to defective pointing and spalled brickwork as required. (Client)
6. Make good to defective rainwater goods and downpipes as required. (Client)
7. Maintain the property in a good state of repair.
8. Client to ensure an adequate balance of heating and ventilation exists.
9. Client to ensure external renders and plinths do not bridge the damp proof course.

GUARANTEE

Upon completion of the works and payment in full, a 30-year guarantee will be issued in respect of the damp-proof course installation carried out by us at the property.

WORK TO BE UNDERTAKEN BY CLIENT

1. As previously mentioned.
2. Remove all furniture and/or coverings from the areas to be treated.
3. Where a bare, clean brickwork finish cannot be obtained, it may be necessary to use needle guns, bush hammering tools or similar to obtain a suitable surface for render and setting. This is usually necessary when removing limewash, paint etc.
4. Client to inform all statutory authorities (District Surveyor) etc., and to obtain party wall agreements if applicable, prior to the commencement of WARDS on site.
5. Re-decorate using only water based/vapour permeable paints until the walls have thoroughly dried out, (minimum 6 months). Vinyl paint and wallpaper is not recommended.
6. Provide electrical and water supplies. Failure to do so could result in extra costs.
7. The client is to ensure that the floors and cupboards are adequately protected prior to the arrival of our operatives on site.
8. Please note that it is the customer's responsibility to advise WARDS of the location of any hidden wiring or pipes **BEFORE** work commences. In the absence of such advice, WARDS cannot accept liability for consequential damage. Due to the fragile nature of Burglar Alarm wires, we advise that they are removed prior to our works by a qualified engineer. Should they be left in situ, every care will be taken but we cannot be held responsible for damage or consequential loss.



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Certificate No. FS 21299

16 Holland Park, W11

9. Our render/set scheme allows for application up to the heights as marked on the attached plan taking into account the extent of known salt contamination. The client is advised that where latent salts or residual moisture are present additional work may be required, for which we will be happy to estimate upon receipt of your instructions.
10. Please note our measurements are to be measured upon completion and not upon the enclosed drawing which is not to scale. Angle beads have only been allowed for the height of rendering quoted.
11. Please note that where site conditions prevent continuous working we reserve the right to apply the following minimum charges per site visit at our discretion. All DPC and timber treatments works £180.00. All rendering works £390.00.
12. Due to the density of rendering coats applied, some disturbance of the setting coat may occur during the drying out process. This is not detrimental to the performance of the rendering and any surface damage can be repaired by the decorating contractor.
13. Please note that due to restrictions of access, it has not been possible to inspect all timbers adjacent or set into damp walls. We must advise the client that wherever timbers are abutting, or set into walls that are or have been damp, there is a risk of timber decay and such timbers should be cut back and isolated from all sources of moisture.
14. Client to ensure that adequate heating and ventilation is provided to the property to allow drying out of new renders, vent residual moisture and prevent condensation.
15. During the removal of render etc. to the walls to be treated, the possibility of damage to the brickwork or structure can occur, for which we cannot be held responsible. If repairs become apparent during the preparation works, we would be happy to submit an estimate for works required, or the client may wish to employ their own contractor to carry out such works.
16. Please note that where works are to be carried out whilst the premises are in occupation no allowance has been made to reinstate facilities such as bath, basin, WC, and kitchen on a daily basis unless otherwise stated.
17. This report has been prepared on the instructions of and is for the sole use of the person who instructed the report and is not for the use of, nor will any liability be accepted in respect of any third party.
18. Remove and re-fix all joinery items on completion of the works as required using treated timber and fungicidal joinery linings.
19. You must arrange for the removal (and subsequent reinstatement as required) of all fixtures and fittings and plumbing items, e.g., sanitary ware, radiators, pipes etc., from the areas for treatment prior to the arrival of our operatives on site, unless our estimate includes such items.
20. Incorporate, in areas of new concrete flooring, a suitable horizontal damp-proof membrane, which should be lapped up the walls at all points of abutment to enable the upstand to link up with the specified treatment to the exposed damp wall surfaces. The minimum height of the upstand should be 100mm. Where Synthaprufe or similar is specified, application to the wall/floor angle must be delayed until the render and setting works have been completed.



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Tel: 020 8208 2033



16 Holland Park, W11

21. For a successful SIKA application, the surfaces to be treated must be structurally stable and be prepared as per our specification. If, during preparatory works, inherent defects are found e.g., concealed steel beams, we reserve the right to alter our specification as required. Do not puncture Sika renders in anyway.

TERMS

Our acceptance form must be returned prior to commencement on site.
Full payment is required upon presentation of invoice before a guarantee can be issued. If the client cannot settle upon the receipt of the invoice the company should be notified prior to the commencement of the works.

ESTIMATE

Please note our estimate is valid for 1 month, after which, we reserve the right to revise at our discretion.

All prices are subject to the addition of VAT at the standard rate other than Guarantee Protection Trust Limited fees which are zero-rated.

Our estimate includes a figure for the Guarantee Protection Trust Limited, (leaflet enclosed). This will provide additional cover for you, and subsequent owners of the property, should this company cease trading during the next twenty years.

To provide protection within the working areas by means of dust sheets and temporary screening etc.	£ 540.00
To install a chemical DPC as per drawing and specification.	£ 675.00
To hack off damp and perished plaster/render to heights and areas as specified on the plans and cart away.	£1288.00
To prepare wall surfaces ready for SIKA rendering by grit blasting or equivalent.	£ 528.00
To render only, as per specification, to areas as shown on the drawing. (Setting coat can be applied by others). Allowed for up to 48m ² .	£ 960.00
To apply 4 coat SIKA render to the areas as shown on the attached drawing. Allowed for up to 44m ² .	£1540.00
To apply setting coat only, (if required). Allowed for up to 92m ² .	£ 644.00
To carefully remove and subsequently re-fix existing skirting boards (if structurally sound onto protective joinery lining).	£ 330.00
GPT fee for DPC Guarantee covers, (if required). (PER RESIDENTIAL OR COMMERCIAL UNIT)	£ 42.00



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Tel: 020 8208 2033



Certificate No. FS 21299

16 Holland Park, W11

TIMBER REPORT

We regret due to close fitting floor coverings, furniture, stored items and personal effects we were unable to inspect the flooring timbers for the presence of infestation by wood boring beetles.

However, we would inform you that a cursory inspection to exposed joinery timbers revealed evidence of water ingress and/or water staining whereby the surrounding timbers, although hidden from view could be at risk of fungal decay. Locations identified are as follows.

Within the drawing room and top floor bedroom to the right hand side of the property.

Over the head of the door opening to the 1st floor rear room right.

To the rear pitch of the principal room where small areas of the ceiling are missing (we would however point out that no evidence of fungal decay or wood boring beetles were noted to the immediate area of roof that we were able to inspect).

Over the head of the window joinery to the front and rear elevation walls of the property in general.

In view of the above we would recommend that the roof coverings are inspected and rectified as necessary in order to ensure that they are watertight. This would also apply to any other areas of external water ingress.

On removal of existing floor coverings and opening up of the areas identified we would be pleased to return to site in order to inspect the same whereby we would advise you of our findings and any specialist works required accordingly.

With regard to the lower ground floor WC the presence of wood rotting fungi of the wet rot species (*Coniophora* sp) was noted to the framing timbers and pipe casing. These timbers are structurally weakened and will require replacement.

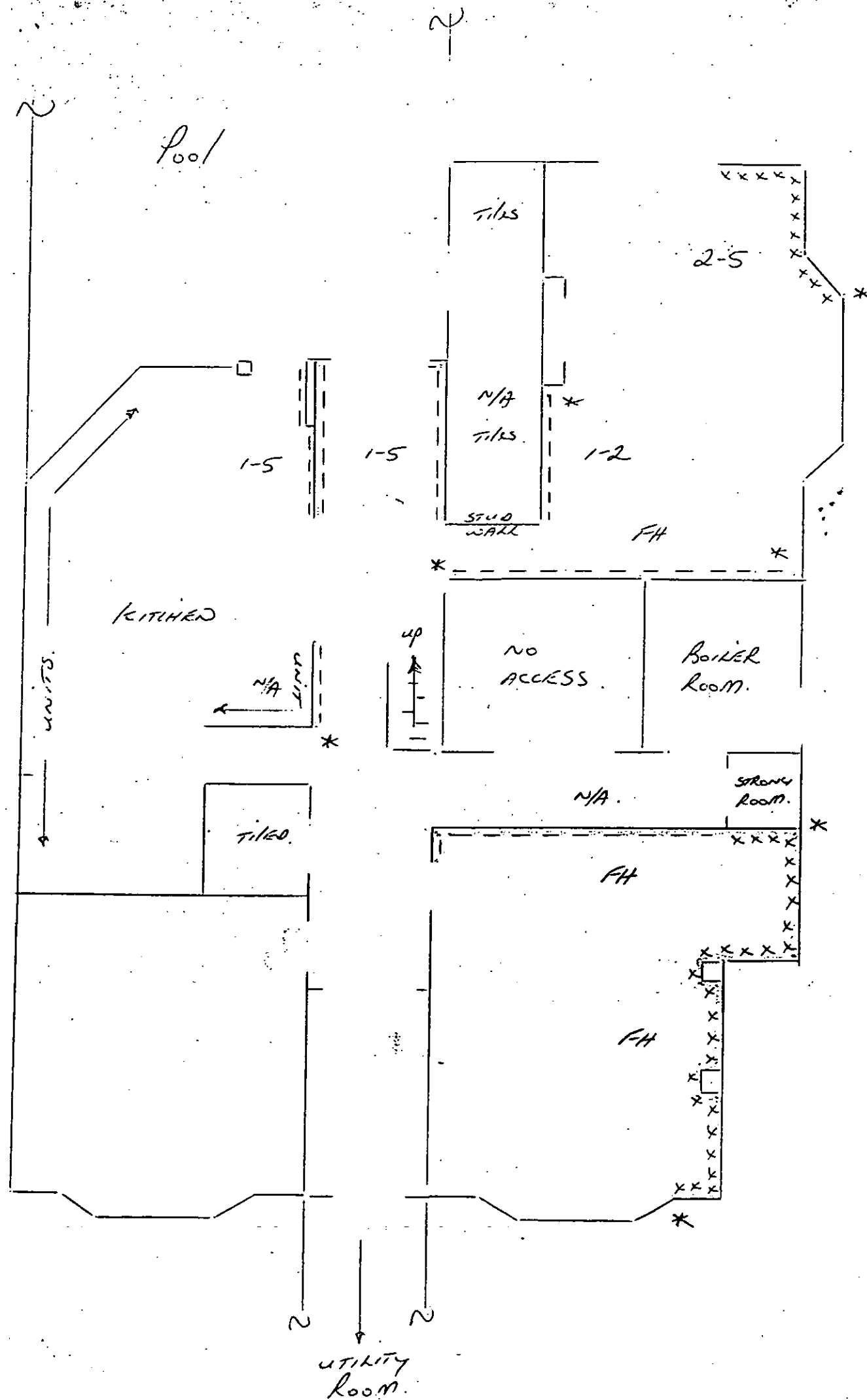
We trust that the above information has been of assistance to you.



WARD DAMP-PROOFING LTD

Tel: 020 8208 2033





NOTE.
 ALL REPLASTERING HEIGHTS SHOWN
 IN METRES.
 FH = HACK OFF AND REPLASTER TO
 FULL HEIGHT.

Job 16 HOLLAND PARK, LONDON. W11	Key
Scale NOT TO SCALE	--- HORIZONTAL DAMPCOURSE * VERTICAL DAMPCOURSE - - - SPECIALIST 2 COAT RENDER & SET. xxx 1/2 COAT SIKKA TANKING WITH FINISH SET COAT OF PLASTER AND 300MM LAP ONTO FLOOR. N/A NO ALLOWANCE TO PLASTER AT THIS STAGE.
Date 17 TH July 2000	

WARD DAMP-PROOFING LTD



Certificate No FS 21299

PRESERVATION HOUSE
 115 BRENT TERRACE
 LONDON NW2 1LL

Telephone: 0181-208 2033 (12 lines)

Fax: 0181-452 9373

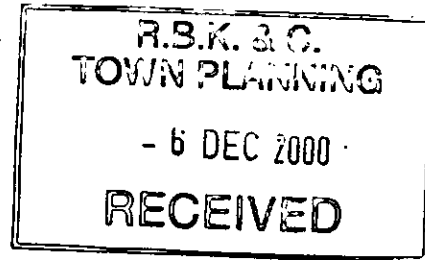


Taylor Livock Cowan

Chartered Surveyors

M J French Esq
 Central Area Team
 Planning & Conservation Rm325
 The Royal Borough of Kensington & Chelsea
 The Town Hall
 Horton Street
 London
 W8 7NX

Direct Tel. 020 7361 2085
 Tel. 020 7361 3417
 Fax. 020 7361 3463



By hand

26 November 2000

Dear Sir,

**Erection of Entrance Canopy, repair, alteration and redecoration works
 @ 16 Holland Park, London, W14 3TH
 for A.A Dantata Esq**

As promised by my letters of 20 September and 1 June 2000 in response to your letters of 12 September and 15 May, please find enclosed our applications for Planning Permission, Listed Building & Conservation Area Consents, and Tree Works Approval to repair, redecorate, erect an entrance canopy and carry out minor alterations to the above property.

The applications consists of the following:

1. Four copies of application form for Planning Permission dated 20 November 2000
2. Four copies of application form for Listed Building / Conservation Area consent dated 20 November 2000
3. Four copies of Certificate A Form TP1 Part 2 dated 20 November 2000
4. Four copies of Tree Works Application Form dated 20 November 2000
5. Eight sets of bound A3 drawings nos. one to 21
6. Photographs showing the property & those adjoining are bound into these A3 sets.
7. One copy of internal and external specifications (draft).
8. A cheque for the planning application fee of £95 made payable to the Royal Borough of Kensington & Chelsea.

Background

16 Holland Park is a mansion built by Francis and William Radford in the 1860's under an agreement with Lord Holland dated 1859 to build "good proper and substantial" private houses in the north of the Park backing onto Holland Park Avenue. Nos. 1-89 are either side of two parallel roads accessed from the avenue and are almost identical detached houses tightly packed like a terrace. No.16 is at the corner of Holland Park and Abbotsbury Road originally adjoining the northern end of Holland Walk.

199 Piccadilly, London W1V 9LE

Telephone 020 7287 2055 Facsimile 020 7734 2701

Partners: Robert A. Livock BA(Hons) FRICS. Roderick Cowan FRICS.

Consultant Architect: Gregory C. Munson MA DipArch RIBA.

Also at: Riverside House, Feltham Avenue, East Molesey, Surrey KT8 9BJ

Telephone 020 8941 9923 Facsimile 020 8941 6382 E-Mail: cowantlc@aol.com

The Radfords were the more up-market of the two developers of the Holland estate (Charles Chambers was the other). They were well considered by The Building News and were responsible also for Pembridge Gardens, Pembridge Square and Dawson Place. They were also builders (unlike Chambers). Francis Radford also designed the scheme.

16 Holland Park is like houses at Pembridge Square. These are larger and a grander refinement of the house type at Pembridge Gardens which, in turn, was modelled on Dawson Place designed by Thomas Wyatt, surveyor, (with whom Radford was partner for this project). Unlike Pembridge Gardens, Holland Park is arranged behind stuccoed rather than metalwork boundary walls & balustrades. The ease with which these accommodate later entrance canopies is responsible for their preponderance here.

Existing arrangement

16 Holland Park comprises an attic, three storeys and a basement elevated in an Italianate style. This follows "the dominant classical style of house-building on the Holland estate". Elevations are stuccoed and the ground floor is rusticated. Ground and uppermost floors are quoined and have dentilled entablatures. Ground floor quoins are reticulated. The uppermost entablature has brackets and modillions and is surmounted by a balustrade. This balustrade is punctuated by three substantial dormers on the façade and returns to each gable chimney stack. These are combined on each gable between consoles supported on swept brackets. Three sided bay windows are on three sides of the building and these are crowned by second floor balustrades. Windows above ground have moulded architraves. Second floor windows have enriched entablatures. First and attic windows are aediculated (Corinthian to first floor). Outer dormers have segmental pediments. The central dormer sprouts chimney pots. Doric columns and a moulded entablature frames the entrance. This entablature contains triglyphs and dentils.

No. 16 is larger than other houses remaining in Holland Park and has gardens to the front, rear and side. The rear garden was extended under an agreement between the Radfords and Lady Holland dated 1861. It is also larger than that described by the Survey of London but the arrangement is not too dissimilar as follows.

A central hallway leads on the ground floor to a front dining room and a rear study (formerly morning room) on the left, and two drawing rooms facing the front, rear and side. A single staircase to other floors is in front of a double height area of this hallway leading out to the rear garden. This replaces closets at ground and half landing level. A basement den, playroom and family room have replaced the original housekeepers room, servants hall and butlers pantry and the basement kitchen has been removed from the front to the rear leading on to a swimming pool. Three first floor bedrooms and lounge / dining room replaces the former provision of four bedrooms plus a sitting room off the half landing commanding the corner view of the park. This is now the master bedroom, while the former master bedroom has been partitioned to form an en-suite and opened to the middle front bedroom to form the living / dining room. Four guest bedrooms on the second floor most closely match the Survey of London and reinforce the suggestion of the elevations that bedroom four is a later addition. Each dormer would have illuminated three attic dormitories for servants (either side and between the staircase spine walls). These have been partitioned to form two more bedrooms illuminated by two later dormers at the rear. A later external escape stair connects bedrooms 4, 7, 8 & 12. Later bathrooms supplement the original one water closet per floor. The Building News praised all the reception rooms being on the ground floor but found the planning to be, *"in the old fashioned style, having an entrance in the centre, a staircase opposite, and reception rooms either side"*.

M J French Esq.

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Underground garaging for three cars replaces original coach house and stabling. Our client believes this replaces adjacent stabling and coachhouse which would otherwise have been in the mews nearby. The garage is entered directly from Abbotsbury Road and from a gate and driveway; also from Abbotsbury Road.

The Survey of London considered similar houses at Pembridge Gardens to be "very substantially built", with outer walls thickening from 1½ bricks at upper floors, 2 bricks at ground and 3 bricks at basement levels. Roof timbers were of "considerable sizes" supporting Welsh slate. The stone wall-hung stair from basement to first floor had cast iron balustrades and mahogany handrails. Brickwork walls enclosed it. Other partitions were framed and braced studding generally composed of 6" x 2" members at 18" centres with lath and plaster finishes. Basement, ground and first floor windows have folding shutters. Windows to the basement also have original external iron bars.

Census results of 1871 specific to no.16 are not reported by the Survey of London but it notes that thirty-six of the houses were occupied and household occupancy averaged thirteen. Half of these were servants excluding grooms and coachmen housed in the mews.

A third of householders were or had been merchants and other occupations included Manchester warehousemen, those living on income from property or dividends, barristers, brokers, clergymen, a peer, and Italian prince and a brewer. Francis Radford also lived at no.80. A third of householders were foreign and only three were Londoners.

16 Holland Park is a Grade II Listed Building in a conservation area. Mr. Dantata wishes to extend, repair and alter it to preserve and enhance its character and its location in the conservation area.

Proposal

The project retains no.16 as a single family home with staff quarters and the usual domestic offices by repairing and redecorating the property and making the best use of existing space.

Approval is sought to:

1. erect a glazed entrance porch to match those in the street by a specialist contractor
2. demolish the basement shower room near the kitchen door to enlarge the store by the back door, add a third basement cloakroom to form male and female wc.s for the swimming pool, & add a second ground floor cloakroom to make the first usable without entering the house.
3. alter and block up some internal and external openings and joinery to help reinstate original spatial arrangements of the basement and attic e.g. walls to the new kitchen; and particularly where repair is uneconomic e.g. plant room approach and balcony doors to bedrooms 3 and 7. This includes your Conservation Officer's requirement to replace the rear ground floor doors with a more period design.
4. reinstate original roof coverings.
5. repair chimney stacks and rebuild to match existing if unsound.
6. repair some damaged wall finishes internally and externally particularly plaster & plaster mouldings to eliminate damp, timber skirtings and architraves to basement and elsewhere to match existing where affected by other works, and tiling.
7. redecorate and clean finishes internally and externally.
8. restore original ceiling finishes to basement, bathrooms and elsewhere where damaged and repair/replace internal & external hard floor finishes. This includes removing

- suspended ceilings and re-roofing the swimming pool as a formal terrace to improve insulation and prevent condensation. It also includes soft landscaping the basement terrace and steps to rejoin house and garden. Repair of the driveway is uneconomic so this is also resurfaced more in keeping with the house.
9. demolish the external escape stair and extend the original principal staircase down to the basement to replace the current service stair. The escape stair is unsightly and repair is uneconomic. The current service stair is located as the Survey of London but it is not original. You consider it spoils the appearance of the main stair. It is an inappropriate approach to contemporary basement uses, contravenes current building regulations and is dilapidated.
 10. repair and part rebuild boundaries and demolish retaining walls within the rear garden where repair is uneconomic. This includes removing conifers adjacent the boundary with no.15.
 11. smarten swimming pool parapets and reglaze roof.
 12. alter vehicle entrance gate to increase privacy (in such a way as to enable future reinstatement) and replace the garage door to the garden with one that fits.
 13. renovate fitted furniture.
 14. overhaul ironmongery.
 15. treat affected timbers against dry and wet rot.
 16. repair defective wiring.
 17. modernise mains services supplies i.e. replace lead mains & steel storage tanks, unsafe distribution boards and gas supply.
 18. replace gas water and space heating boilers, pumps and control system.
 19. clean light fittings.
 20. replace damaged sanitaryware and ensure internal bathrooms are mechanically ventilated.
 21. renew kitchen furniture and appliances relocated in the original kitchen. This is possible because item 9 makes the boiler room redundant. It improves kitchen and swimming pool environments, service access to the basement, and helps restore original spatial arrangements.
 22. demolish generator.
 23. overhaul sauna fittings.
 24. overhaul swimming pool equipment.
 25. repair surface water drainage and above ground drainage to match existing.
 26. re-line damaged underground drainage.
 27. remove intercom.
 28. overhaul the lift and intruder alarm.
 29. service the door entry system.
 30. alter aerial and telephone system and introduce cable.
 31. acoustically insulate floors.
 32. CCTV Surveillance.
 33. install fire detection.

We sought the advice of Miss. Hilary Bell, your Conservation Officer in devising this project and address her pre-application advice given during our meeting on site 15 June (overpage - referring to the above points):

M J French Esq.

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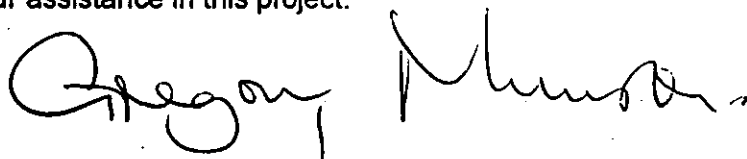
1. We are researching the specialist contractors suggested by your authority to erect the entrance canopy.
2. We have consulted the Survey of London to establish the original internal arrangement to develop our proposals. We have also omitted stair access to the attic.
3. Please advise acceptable specifications for amending and altering openings and joinery.
4. You welcomed reinstating original roof coverings.
5. Chimney stacks will not be demolished.
6. Please advise acceptable specifications for the wall finishes.
7. Please advise acceptable specifications for internal & external redecoration and cleaning.
8. Please advise acceptable specifications for ceiling and internal & external floor finishes.
9. You considered the basement stair not original and inappropriately located.
10. The brick boundary wall will be repaired once the conifers are removed by repointing and rebuilding rather than replaced by temporary fencing. You considered felling these trees attendant on these works might be acceptable subject to the opinion of the local authority arboriculturalist. We have consulted your arboriculturalist who confirmed that no trees within the property are scheduled as preserved and he would visit site on receipt of the application during the statutory public consultation period.
11. You welcomed the smartening of the swimming pool parapets to create a more formal garden setting adjacent the house more typical of the period instead of demolishing the swimming pool upstands. Reglazing the roof of the swimming pool is less obtrusive.
12. The vehicle entrance gate will remain reinstatable as a pair.
13. Please advise an acceptable specification for the renovation of the fitted furniture (library cabinets and panelling & staircase balustrade).
14. You considered acceptable ironmongery overhaul
15. Please find attached timber and damp proof treatment specifications for your approval as requested.
16. You considered repairing, replacing and altering general mechanical and electrical services does not require Listed Building consent as long as builders work reinstates existing fabric and finishes.
17. You considered renewing kitchen furniture and appliances is acceptable in the context of existing provisions. Please approve relocating this use away from the pool.
18. You considered CCTV and external lighting may be acceptable subject to details. Please advise your specification constraints.
19. You considered acoustically insulating floors might be acceptable subject to details. Please advise your specification constraints.
20. No conservatory is proposed on the roof of the swimming pool because Miss Bell considered them untypical of houses like no.16 and she could not envisage how one could be configured to be approvable.

Please confirm receipt of these applications and forward your conservation officer's response to our revisions and queries as soon as possible so we can arrive at approvable proposals prior to determination. We would hope full Planning Permission, Listed Building Consent, Conservation Area Consent and Tree Works Consent can be granted without undue delay as you are keen for the property to be repaired.

Thank you for your assistance in this project.

Yours faithfully,

Gregory Munson
Encs



TOWN & COUNTRY PLANNING ACT 1990

FORM TP1

APPLICATION FOR PERMISSION TO DEVELOP LAND AND / OR BUILDINGS IN GREATER LONDON

FOR OFFICE USE ONLY

Borough Ref:

Fee £

Registered No.

Cheque / Postal Order / Cash

Date Received

Receipt No. Issued

PLEASE READ CAREFULLY THE GENERAL NOTES BEFORE FILLING IN THE FORM

PART ONE	To be completed by or on behalf of all applicants as far as applicable
FEE (where applicable)	£ <u>195.00</u>

1. APPLICANT (in block capitals)

Name AA DANTATA
 Address 16 HOLLAND PARK
LONDON
W14 3TH
 Tel. No.

AGENT (if any) to whom correspondence should be sent

Name GREGORY MUNSON RIBA
 Address c/o TAYLOR LIVOZK COWAN
199 PICCADILLY
LONDON W1V 9LE
 Tel. No. 020 7287 2055 Ref.

2. PARTICULARS OF PROPOSAL FOR WHICH PERMISSION IS SOUGHT

(a) Full address or location of the land to which this application applies 16 HOLLAND PARK
LONDON
W14 3TH

(b) Site area 1360m² APPROXIMATELY.

(c) Give details of proposal indicating the purpose for which the land/buildings are to be used and including any change(s) of use
REPAIR + REDEcoration
ERECTION OF ENTRANCE CANOPY
INTERNAL MIRROR ALTERATIONS
MECHANICAL & ELECTRICAL WORKS

(d) State whether applicant owns or controls any adjoining land and if so, give it's location.
NONE

(e) State whether the proposal involves:- State Yes or No

(i) New buildings(s) or extension(s) to existing building(s)	<input type="checkbox"/> NO	▶ If "Yes" state gross floor area of proposed building(s).	<input type="text"/> m ²
		▶ If residential development state number of dwelling units proposed and type if known, e.g. houses, bungalows, flats.	<input type="text"/>
(ii) Alterations.....	<input type="checkbox"/> YES <input type="checkbox"/> YES		
(iii) Change of use	<input type="checkbox"/> NO	▶ If "Yes" state gross area of land or building(s) affected by proposed change of use (if more than one use involved state gross area of each use).	<input type="text"/> Hectares/m ²
(iv) Construction of new access to a highway } vehicular pedestrian	<input type="checkbox"/> NO <input type="checkbox"/> NO		
(v) Alteration of an existing access to a highway } vehicular pedestrian	<input type="checkbox"/> NO <input type="checkbox"/> NO		

Strike out whichever is inapplicable

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
- 6 DEC 2000							
						Internal	
						External	
FEES	IO	REC	ARB	FWD PLN	CON DES	FEES	

3. PARTICULARS OF APPLICATION

State whether this application is for: State Yes or No

- (i) Outline planning permission NO
- (ii) Full planning permission YES
- (iii) Renewal of temporary permission or permission for retention of building or continuance of use without complying with a condition subject to which planning permission has been granted. NO

If "Yes" strike out any of the following which are not to be determined at this stage

1. Siting	4. External appearance
2. Design	5. Means of access
3. Landscaping	

If "Yes" state the date and number of previous permission and identify the previous condition.

Date.....Number.....

The Condition.....

4. PARTICULARS OF PRESENT AND PREVIOUS USE OF BUILDINGS OR LAND

State :-

- (i) Present use of buildings/land SINGLE RESIDENTIAL DWELLING HOUSE
- (ii) If vacant the last previous use and period of use with relevant dates. NOT VACANT

5. LIST ALL DRAWINGS, CERTIFICATES, DOCUMENTS, ETC; forming part of this application

..... DRAWINGS 1 TO 21

..... PHOTOGRAPHS

6. ADDITIONAL INFORMATION

State Yes or No

- (a) Is the application for non-residential development NO If "Yes" complete PART THREE of this form (See PART THREE for exemptions)
- (b) Does the application include the winning and working of minerals NO If "Yes" complete PART FOUR of this form
- (c) Does the proposed development involve the felling of any trees YES If "Yes" state numbers and indicate precise position on plan AS ATTACHED TREE WORKS APPLICATION.
- (d) (i) How will surface water be disposed of ? EXISTING DRAINAGE
- (ii) How will foul sewage be dealt with ? EXISTING DRAINAGE
- (e) Materials - Give details (unless the application is for outline permission) of the colour and type of materials to be used for:
 - (i) Walls.....
 - (ii) Roof.....
 - (iii) Means of enclosure.....

TO MATCH EXISTING EXCEPT WHERE STATED ON DRAWINGS

We hereby apply for (strike out whichever is inapplicable)

- (a) Planning permission to carry out the development described in this application and the accompanying plans in accordance therewith
- (b) Planning permission to retain the building(s) or work(s) already constructed or carried out, or a use of the land already instituted as described in this application and accompanying plans.

Signed Gregory Munro on behalf of TAYLOR LIVERK COWAN Date 20/11/00

AN APPROPRIATE CERTIFICATE MUST ACCOMPANY THIS APPLICATION (See Notes For Applicants)

Certificate A: Where all the land/building is owned* by the applicant

Certificate B: Where some or all of the land/building is not owned* by the applicant but the name and address of the owner(s) is known.

Certificate C: Where some or all of the land is not owned* by the applicant and where the ownership of only part of the remainder is known.

Certificate D: Where some or all of the land/building is not owned* by the applicant and the applicant has not been able to find out who owns it.

* Freeholder or leaseholder with more than 7 years to run.

THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA
PLANNING (LISTED BUILDINGS & CONSERVATION AREAS) ACT, 1990
APPLICATION FOR LISTED BUILDING CONSENT / CONSERVATION AREA CONSENT

LP002310

<p>1. APPLICANT Name AA DANJATA Address 16 HOLLAND PARK LONDON Telephone W14 3TH</p>	<p>AGENT Name GREGORY MUNSON RIBA Address c/o TAYLOR LVOZK COWAN 199 PICCADILLY Telephone LONDON W1V 9LE 020 7207 2055</p>
---	---

2. Full address or location of the land to which this application relates
16 HOLLAND PARK, LONDON W14 3TH

3. Brief particulars of the proposed works
REPAIR, REDEVELOPMENT & ERECTION OF ENTRANCE CANOPY
INTERNAL MINOR ALTERATIONS, M+E WORKS

4. State whether the proposal involves (delete the items which do not apply)

(a) Demolition of the building(s)	
(b) Alterations and/or extensions	
(c) Other	+ REPAIR + REDEVELOPMENT + MINOR MODS + M+E WORKS

5. State the purpose for which the land is

(a) now used, or	(a) RESIDENTIAL
(b) if vacant, the last known use	(b) OCCUPIED
(c) proposed to be used	(c) AS EXISTING

RECEIVED BY PLANNING SERVICE										
EX	DIR	N	C	SW	SE	ENF	AT	AC		
										- 6 DEC 2000

6. List drawings and plans submitted with the application
AS LETTER DATED 28/11/00: DRAWINGS 1-21 & PHOTOGRAPHS

FWD	CON	FEE
PLN	DES	

7. State suitable location on building or within curtilage of building for display of statutory notice in respect of this application
FRONT RAILINGS

I / We hereby apply for consent to carry out the works described in this application and on the attached plans and drawings.

Signed **GREGORY MUNSON** On behalf of **TAYLOR LVOZK COWAN** Date **20/11/00**

AN APPROPRIATE CERTIFICATE MUST ACCOMPANY THIS APPLICATION (See Notes for Applicants)

- Certificate A: Where all the land/building is owned* by the applicant.
- Certificate B: Where some or all of the land/building is not owned* by the applicant but the name and address of the owner(s) is known.
- Certificate C: Where some or all of the land is not owned* by the applicant and where the ownership of only part of the remainder is known.
- Certificate D: Where some or all of the land/building is not owned* by the applicant and the applicant has not been able to find out who owns it.

*Freeholder or leaseholder with more than 7 years to run.
 Certificate A & B can be found overleaf.
 Certificate C & D are available on request from the Planning Department on 020 7361 2079 or 020 7361 2977.

**THE ROYAL BOROUGH OF KENSINGTON & CHELSEA
PLANNING (LISTED BUILDINGS & CONSERVATION AREAS) ACT, 1990
CERTIFICATE UNDER SECTION 11, PART 1 OF THE PLANNING (LISTED BUILDINGS &
CONSERVATION AREAS) ACT, 1990**

Complete only one certificate, either A, B, C or D to accompany your application
(see notes for applicants)

CERTIFICATE A

I certify that:

- No person other than the applicant was an owner (a) of any part of the land to which the application relates at the beginning of the period 21 days before the date of this application.
- None of the land to which this application relates constitutes or forms part of an agricultural holding.

Signed: *Gregory Munoz* On behalf of: *Taylor Livock Cowan* Date: *20/11/00*

CERTIFICATE B

I certify that:

- I have/The applicant has given requisite notice to the persons specified below, being persons who on the day 21 days before the date of the application were owners (a) of any part of the land to which the application relates.
- None of the land to which the application relates constitutes or forms part of an agricultural holding.

Owner's name	Address at which notice was served	Date on which notice was served

Signed:

On behalf of:

Date:



PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

- Telephone: 0171 361 2767 or 0171 361 2763
- Facsimile: 0171 361 3463

The Royal Borough of
Kensington and Chelsea

APPLICATION NUMBER

TPO/C.A.

TOWN AND COUNTRY PLANNING ACT 1990

S.198:- Works to Trees Subject to a Tree Preservation Order - (T.P.O.)

S.211:- Notification of Proposed Works to Trees in Conservation Areas - (C.A.)

TREE WORKS APPLICATION FORM

1.	Application made by: Name Address Home Tel. No. Work Tel. No.	GREGORY C MUNSON RIBA TAYLOR LIVOCK COWAN 199 PICCADILLY, LONDON — 020 7287 2055	Post Code W1V 9LE													
2.	On behalf of: Name Address Tel. No.	(if applicable) AA DANTATA 16 HOLLAND PARK, LONDON —	Post Code W14 3TH													
3.	Location (address) of tree(s)	WITHIN REAR GARDEN ADJOINING BOUNDARY WITH NO. 15 TO REAR OF 16 HOLLAND PARK, LONDON														
		Post Code W14 3TH														
4.	Name and address of Owner of trees	AA DANTATA 14 HOLLAND PARK LONDON W14 3TH														
5.	Position of Tree(s) (ie. front or back garden etc.)	WITHIN REAR GARDEN ADJOINING BOUNDARY WITH NO. 15														
6.	Type of Tree(s) (either common or botanical names)	COMMON CONIFERS														
7.	<table border="1"> <tr> <td rowspan="4">If known</td> <td>Approximate size of Tree(s)</td> <td>VARIOUS</td> <td>TOWN PLANNING</td> </tr> <tr> <td>trunk diameter:</td> <td>"</td> <td></td> </tr> <tr> <td>height:</td> <td>"</td> <td>- 0 DEC 2000</td> </tr> <tr> <td>spread:</td> <td>"</td> <td>REMOVED</td> </tr> </table>	If known	Approximate size of Tree(s)	VARIOUS	TOWN PLANNING	trunk diameter:	"		height:	"	- 0 DEC 2000	spread:	"	REMOVED		
If known			Approximate size of Tree(s)	VARIOUS	TOWN PLANNING											
			trunk diameter:	"												
			height:	"	- 0 DEC 2000											
	spread:	"	REMOVED													
8.	Proposed works (please give reason for proposed works)	FELLING DUE TO :- (A) INAPPROPRIATE TO LISTED BUILDING (B) RISK OR POTENTIAL DAMAGE TO BOUNDARY WALL														

SKETCH MAP or PLAN of site with position and type of tree(s) in relation to buildings and boundaries. Photographs of trees(s), evidence of condition, any other useful information.

AS DRAWINGS 2, 6, 15 & PHOTOS OF REAR GARDEN INCLUDED IN PLANNING APPLICATION DATED 20/11/00. ie

IMPORTANT:—WHERE CONSENT IS GRANTED FOR THE REMOVAL OF A PROTECTED TREE(S), **THE COUNCIL WILL/MAY REQUIRE REPLACEMENT TO BE PLANTED AS A CONDITION OF THAT CONSENT***. If you are not the owner of the tree(s), evidence that the owner consents to the works proposed may be required before the Council can proceed further.

I/We hereby apply for planning permission/ notify you of our proposal to undertake work to the tree(s) which are within a Conservation Area as stated in the details and sketch plans shown above.

Signed Gregory Munn on behalf of TAYLOR LIVERKOWAN date 20/11/00

If you have any questions about this form please telephone 0171 361 2767 or 0171 361 2763 and ask for the Arboricultural Team

FOR OFFICIAL USE ONLY

Comment: _____

Recommendation: _____

Decision: _____

Date Received _____
Expiry Date _____
Site Visit _____
Officer _____
Date _____

*This requirement may be waived at the Council's discretion.