

LBC

LB002813

TP1(HB/CA) Part1

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

1. APPLICANT	AGENT	MICHAEL FIDLER	TP/CAC/G
Name ROSILIAN LTD	Name FIDLER ASSOCIATES		
Address 70 HUGH OBBAARD ASSOCIATES, 81 CROMWELL ROAD, LONDON SW75BW	Address 31 HILLSIDE ROAD NORTHWOOD, MIDDX, HAB 1PY.		
Telephone 0207-373-2300	Telephone 01923-840482		

2. Full address or location of the land to which this application relates **FAT 2, 51 QUEEN'S GATE GARDENS LONDON SW7.**

3. Brief particulars of the proposed works **- REFURBISH FLAT. RELOCATE KITCHEN & BATHROOM. RELOCATE DOOR INTO FRONT DRAWING ROOM.**

4. State whether the proposal involves (delete the items which do not apply)
 (a) ~~Demolition of the building~~
 (b) Alterations and/or extensions
 (c) ~~Other~~

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
7				- 6 DEC 2000		TP	
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES	

5. State the purpose for which the land is
 (a) now used, or
 (b) ~~the present use~~
 (c) ~~proposed to be used~~

(a) RESIDENTIAL
 (b) ---
 (c) NO CHANGE - RESIDENTIAL

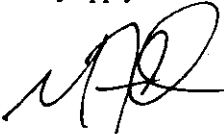
R.B.K.C. TOWN PLANNING APPLICATION COMPLETE

List drawings and plans submitted with the application
- 6 DEC 2000

20102/01, 02, 03 & 04 + LPO1

State suitable location on building or within curtilage of building for display of statutory notice in respect of this application **- FRONT RAILINGS AT STREET LEVEL.**

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

Signed  On behalf of ROSILIAN LTD Date 1/12/00

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:

On behalf of:

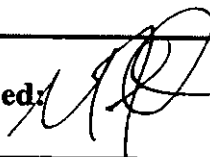
Date:

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
S 1/52 QUEENSGATE GARDENS LTD	YO LEE & POMBALTON SOLICITORS, 45 PONT STREET, LOUDON SW1 FRO MS V. WALTON	1/12/00 (BY POST)

Signed: 

On behalf of:
ROSLIAN LTD

Date: 1/12/00

Fidler Associates

STRUCTURAL ENGINEERS, SURVEYORS & PROJECT MANAGERS

LB002813

RBK&C,
Planning Department,
The Town Hall, Hornton Street,
London W8 7NX.

1.12.00

Dear Sirs,

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

Re: Flat 2, 51 QUEEN'S GATE GARDENS, LONDON SW7

Please find enclosed the application for Listed Building consent for the above property, plus 4 copies of the following drawings 20102 / 01B, 02B, 03B, 04B & LP01.

The proposal is to refurbish Flat 2, which is in a less than average condition and un-modernised.

The works entail:

- 1/. The demolition of the non original non load bearing kitchen and bathroom which are located in the rear middle section of the flat [facing the inner lightwell]. Followed by the construction of an ensuite bathroom, family bathroom and store in approximately the same location. The access to the two rear bedrooms will be via a new hallway fronting the inner lightwell. It is our belief that there are no Architectural features in this rear area to retain – the walls and ceilings are non original and have a plain finish.
- 2/. Formation of a Kitchen / Dining room [refer to drg 03 for location]. The proposal is to construct a new wall which sub divides the existing Dining room / entrance foyer [which would have been non original] to form the kitchen area & hall area, and to install a suspended ceiling located approx 300mm below the existing ceiling. The existing ceiling & cornice are Architectural features that will be retained undamaged, but be hidden by the new suspended ceiling. The existing skirtings will be retained and new matching skirtings will be formed on the new wall. Similarly the new Architrave's will be formed to exactly match the existing adjacent Architraves.

The existing arrangements does not provide a protected means of escape from the habitable rooms to the fire exit [common hall way and street exit] and as such does not comply with current fire regulations. The new scheme would rectify this situation.

I trust that the enclosures are sufficient for your needs however should you have any queries or require additional information please call.

Yours sincerely,



Michael Fidler

cc Hugh Obbard Associates

MICHAEL FIDLER M.A.P.M.

HEAD OFFICE: 31 HILLSIDE ROAD, NORTHWOOD, MIDDX, HA6 1PY.

Consultants: T.C.M.FIDLER C Eng., MStructE, K.SKELTON FRICS, MAPM.

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Hertfordshire Office: Beck House. 70B Station Road. Kings Langlev. Herts. Tel. 01923.291554/0973.450.278