

PLANNING SERVICES APPLICATION

CONSULTATION SHEET

CLBA

APPLICANT:

Mr. Michael Fidler,
Fidler Associates,
31 Hillside Road,
Northwood, Middx.
HA6 1PY

APPLICATION NO: LB/00/02813

APPLICATION DATED: 01/12/2000

DATE ACKNOWLEDGED: 7 December 2000

APPLICATION COMPLETE: 06/12/2000

DATE TO BE DECIDED BY: 31/01/2001

SITE: Flat 2, 51, Queen's Gate Gardens, London, SW7 5NF.

PROPOSAL: Refurbishment of flat. Relocate kitchen and bathroom. Relocate door into front drawing room.

24

ADDRESSES TO BE CONSULTED

- 1. 50 - 52 (CONSEC) QUEEN'S GATE Gdns
- 2.
- 3.
- 4. 7 ATHERSTONE MEWS
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.

(except floor 2 NOS1)

CONSULT STATUTORILY

- HBMC Listed Buildings
- HBMC Setting of Buildings Grade I or II
- HBMC Demolition in Conservation Area
- Demolition Bodies
- DoT Trunk Road - Increased traffic
- DoT Westway etc.,
- Neighbouring Local Authority
- Strategic view authorities
- Kensington Palace
- Civil Aviation Authority (over 300')
- Theatres Trust
- The Environment Agency
- Thames Water
- Crossrail
- LRT/Chelsea-Hackney Line

ADVERTISE

- Effect on CA
- Setting of Listed Building
- Works to Listed Building
- Departure from UDP
- Demolition in CA
- "Major Development"
- Environmental Assessment
- No Site Notice Required
- Notice Required other reason
- Police
- L.P.A.C
- British Waterways
- Environmental Health
- GLA
- Govt Office for London

Jg 12/12

Jg 12/12

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

		7	Atherstone Mews	SW7 5BX
	50/51		Queen's Gate Gardens	SW7 5NF
Flat 1	50/51		Queen's Gate Gardens	SW7 5NF
Flat 2	50/51		Queen's Gate Gardens	SW7 5NF
Flat 3	50/51		Queen's Gate Gardens	SW7 5NF
Flat 4	50/51		Queen's Gate Gardens	SW7 5NF
Flat 5	50/51		Queen's Gate Gardens	SW7 5NF
Flat 6	50/51		Queen's Gate Gardens	SW7 5NF
Flat 7	50/51		Queen's Gate Gardens	SW7 5NF
Flat 8	50/51		Queen's Gate Gardens	SW7 5NF
Flat 9	50/51		Queen's Gate Gardens	SW7 5NF
Flat 10	50/51		Queen's Gate Gardens	SW7 5NF
Flat 11	50/51		Queen's Gate Gardens	SW7 5NF
Flat 12	50/51		Queen's Gate Gardens	SW7 5NF
Flat 12a	50/51		Queen's Gate Gardens	SW7 5NF
Flat 14	50/51		Queen's Gate Gardens	SW7 5NF
Flat 15	50/51		Queen's Gate Gardens	SW7 5NF
		52	Queen's Gate Gardens	SW7 5NF
Flat 1		52	Queen's Gate Gardens	SW7 5NF
Flat 1a		52	Queen's Gate Gardens	SW7 5NF
Flat 2		52	Queen's Gate Gardens	SW7 5NF
Flat 3		52	Queen's Gate Gardens	SW7 5NF
Flat 4		52	Queen's Gate Gardens	SW7 5NF
Flat 5		52	Queen's Gate Gardens	SW7 5NF
Flat 6		52	Queen's Gate Gardens	SW7 5NF

Total Number of Properties Found ~~25~~ 24

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

The Occupier
File Copy
File
File

Switchboard: 020-7937-5464

Extension: 2079/2080

Direct Line: 020-7361- 2079/2080

Facsimile: 020-7361- 3643

Date: 12 December 2000

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCC/LB/00/02813/SP

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: Flat 2, 51, Queen's Gate Gardens, London, SW7 5NF

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

Refurbishment of flat. Relocate kitchen and bathroom. Relocate door into front drawing room.

Applicant Rosilian Ltd., C/o Hugh Obbard Associates, 81 Cromwell Road, London, SW7 5BW

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

MEMORANDUM

TO: FOR FILE USE ONLY

**From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION**

My Ref: LB/00/02813/SP **CODE 1D**

Room No:

Date: 12 December 2000

DEVELOPMENT AT:

Flat 2, 51, Queen's Gate Gardens, London, SW7 5NF

DEVELOPMENT:

Refurbishment of flat. Relocate kitchen and bathroom. Relocate door into front drawing room.

The above development is to be advertised under:-

1. Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990
(development affecting the character or appearance of a Conservation Area or
adjoining Conservation Area)

4. Town and Country Planning (Listed Buildings and Conservation Areas)
Regulations 1990 (applications for Listed building consent)

M.J. French

Executive Director, Planning & Conservation

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

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

Switchboard: 020-7937-5464

Direct Line: 020-7361-3190

Extension: 3190

Facsimile: 020-7361-3463



**KENSINGTON
AND CHELSEA**

Date: 12 December 2000

My Ref: DPS/DCC/LB/00/02813 Your ref: Please ask for: S. Plowman

Dear Sir / Madam

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: Flat 2, 51, Queen's Gate Gardens, London, SW7 5NF

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 31/01/2001. 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



Submit Design Summary
M AD

RBKC
District Plan Observations
CONSERVATION AND DESIGN

Address 51 Queen's Gate Gdns flat 2	Appl. No. CS00/2813	L.B. ✓	C.A. ✓ 10	N C S
Description internal alterations	Code	I		

The rear dining room may be an original room and if it is, further subdivision is unlikely to be acceptable. Re-arranging partitions to the rear wing may be okay but we will need to check on site.

NJC 14.12.00

Following extensive discussion in house with building control, no objection to a glass screen being included in the rear reception room, full height, the upper half should be clear glass so the proportions of the room remain discernable. This screen will need to cut into a small section of the cornice/skirting, but the whole thing should be easily reversible.

No suspended ceilings except in bathrooms/utility, and fan panelled doors should be requested

N-J-C 9.1.1.



ENGLISH HERITAGE

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

Your refs: LB/00/02813
Our ref: LRS/2752/50-52
Contact: P Calvocoressi
Direct Dial: 020-7973-3763

For the attention of S Plowman

20 DEC 2000

Dear Sir/Madam

**Planning (Listed Buildings and Conservation Areas) Act, 1990:
FLAT 2, 51 QUEEN'S GATE GARDEN, SW7**

Applicant: Rosilian Ltd
Grade of building(s): II
Proposed works: Refurbish flat. Relocate kitchen and bathroom. Relocate door into front drawing room

Drawing numbers: 20102/01B, 02B, 03B & 04B

Date of application: 01.12.2000
Date of referral by Council: 12.12.2000
Date received by English Heritage: 14.12.2000
Date referred to GOL: 15.12.2000

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
10		27 DEC 2000				[Signature]	
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 JLR [Signature]
Date 19/12/00

LR/F

NOTICE OF A PLANNING APPLICATION



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

Notice is hereby given the Royal Borough of Kensington and Chelsea Council **KENSINGTON
AND CHELSEA**
an application:

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

Details are set out below.

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

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 Ladbrooke 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: LB/00/02813/SP Date: 15/12/2000

Flat 2, 51, Queen's Gate Gardens, London, SW7 5NF

Refurbishment of flat. Relocate kitchen and bathroom. Relocate door into front drawing room.

APPLICANT Rosilian Ltd.,

*Reviews
15/12*

Problem with
means of escape
Clash with
preservation of
integrity of
plan form,

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

.....
.....
.....
.....

Signed

Date Time

Fidler Associates

STRUCTURAL ENGINEERS, SURVEYORS & PROJECT MANAGERS

Prank
GPC
@SP
1/2/21

00/2813

RBK&C,
Listed Building / Planning Department,
The Town Hall, Hornton Street,
London W8 7NX.
FAO Nick Corbett

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
<i>(Signature)</i>				18 JAN 2001			
APP	IO	REC	ARB	FWD PLN	CON DES	FEEB	

15.1.2001

Dear Sirs,

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

Further to our conversation [11.1.2001] I confirm that I have revised drawing 20102/03D to incorporate a 1500mm deep x full width clear vision panel on top of the new inner hall wall [Hall / Kitchen wall] as agreed. The glazed section depth will be 1500mm between timber framing. There will be 2No edge mullions and 3No inner Mullions [approx. size 100 x 75mm] to frame and support the 1/2 hour fire resistant glass.

I enclose four copies of drawing 20102 / 03 revision D for your approval.

I trust that the enclosure are sufficient for your needs and will enable you to grant listed building consent on 31.1.2001, however should you have any queries or require additional information please call.

Yours sincerely

Michael Fidler

14
COPY OF PLANS
TO INFORMATION
OFFICE PLEASE

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.

Tel No 01923.840.482, Fax 01923.840.483, Mobile 07956.895.384, Internet 101576.1145@compuserve.com

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

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

Michael Fidler
Fidler Associates
31 Hillside Road
Northwood
Middx HA6 1PY

Switchboard: 020 7937 5464
Extension: 3190
Direct Line: 020 7361 3190
Facsimile: 020 7361 3463
Email: plnjco@rbkc.gov.uk
Web: www.rbkc.gov.uk

22 January 2001

My reference:

Your reference:

Please ask for: Simon Plowman

Dear Mr Fidler

Flat 2, 51 Queensgate Gardens

*NOT SENT
DRAFT ONLY*

Thank you for your letter addressed to Mr Corbett, and sent by fax on 16th January.

The submitted faxed drawing is not acceptable for listed building purposes. Properly scaled drawings should be submitted to include a large scale structural drawing of the proposed new screen, including details of how it will meet architectural detailing such as cornices and skirting.

Following on from your telephone conversation with Mr Corbett, it was considered that a solid base may be acceptable for the proposed screen and that an area of glass above measuring 1500mm in height may be sufficient to preserve the special character of the room. We have given further consideration to this matter and given the height of the room, a solid base of up to 1200mm only would be acceptable and the area above this should be glass. I realise that the weight of the glass may result in structural problems, but this area of glass is considered to be essential to ensure that the original proportions of the room can be discerned.

As previously advised on site, false ceilings are not considered to be acceptable and your notes referring to them should be deleted.

Yours sincerely

17 sent

Paul Kelsey
Central Area Team Leader
for the Executive Director of Planning and Conservation

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J French FRICS Dip TP MRTPI Cert TS

Michael Fidler
Fidler Associates
31 Hillside Road
Northwood
Middx HA6 1PY

Switchboard: 020 7937 5464
Extension: 3190
Direct Line: 020 7361 3190
Facsimile: 020 7361 3463
Email: plnnjco@rbkc.gov.uk
Web: www.rbkc.gov.uk

22 January 2001

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

My reference:

Your reference:

Please ask for: Simon Plowman

Dear Mr Fidler

Flat 2, 51 Queensgate Gardens

*NOT SENT
DRAFT
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Yours sincerely

Paul Kelsey
Central Area Team Leader
for the Executive Director of Planning and Conservation

Fidler Associates**STRUCTURAL ENGINEERS, SURVEYORS & PROJECT MANAGERS**

RBK&C,
Listed Building / Planning Department,
The Town Hall, Hornton Street,
London W8 7NX.
FAO Nick Corbett

Simon
I've done a response
to you - letter attached
I have also telephoned
Mr. Fidler
NRC

15.1.2001

Dear Sirs,


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

Further to our conversation [11.1.2001] I confirm that I have revised drawing 20102/03D to incorporate a 1500mm deep x full width clear vision panel on top of the new inner hall wall [Hall / Kitchen wall] as agreed. The glazed section depth will be 1500mm between timber framing. There will be 2No edge mullions and 3No inner Mullions [approx. size 100 x 75mm] to frame and support the ½ hour fire resistant glass.

I enclose four copies of drawing 20102 / 03 revision D for your approval.

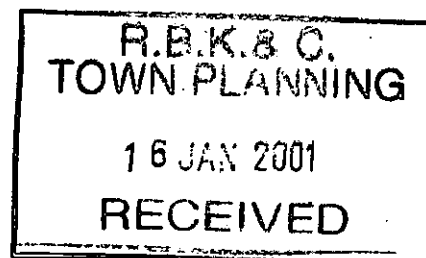
I trust that the enclosure are sufficient for your needs and will enable you to grant listed building consent on 31.1.2001, however should you have any queries or require additional information please call.

Yours sincerely



Michael Fidler

cc Hugh Obbard Associates

**MICHAEL FIDLER M.A.P.M.**

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

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

Tel No 01923.840.482, Fax 01923.840.483, Mobile 07956.895.384, Internet 101576.1145@compuserve.com
Hertfordshire Office: Beck House, 70B Station Road, Kings Langley, Herts. Tel. 01923.291554/0973.450.278

FRONT

Note: Existing
Chairs, as well as
Chests to be checked &
removed on site

NEW SUSPENDED CEILING: 1/2 HR
PLASTERBOARD & SKIM 100mm
BELOW THE EXISTING CEILING &
CORNICHE. EXISTING FEATURES TO
REMAIN INTACT / UNDAMAGED.

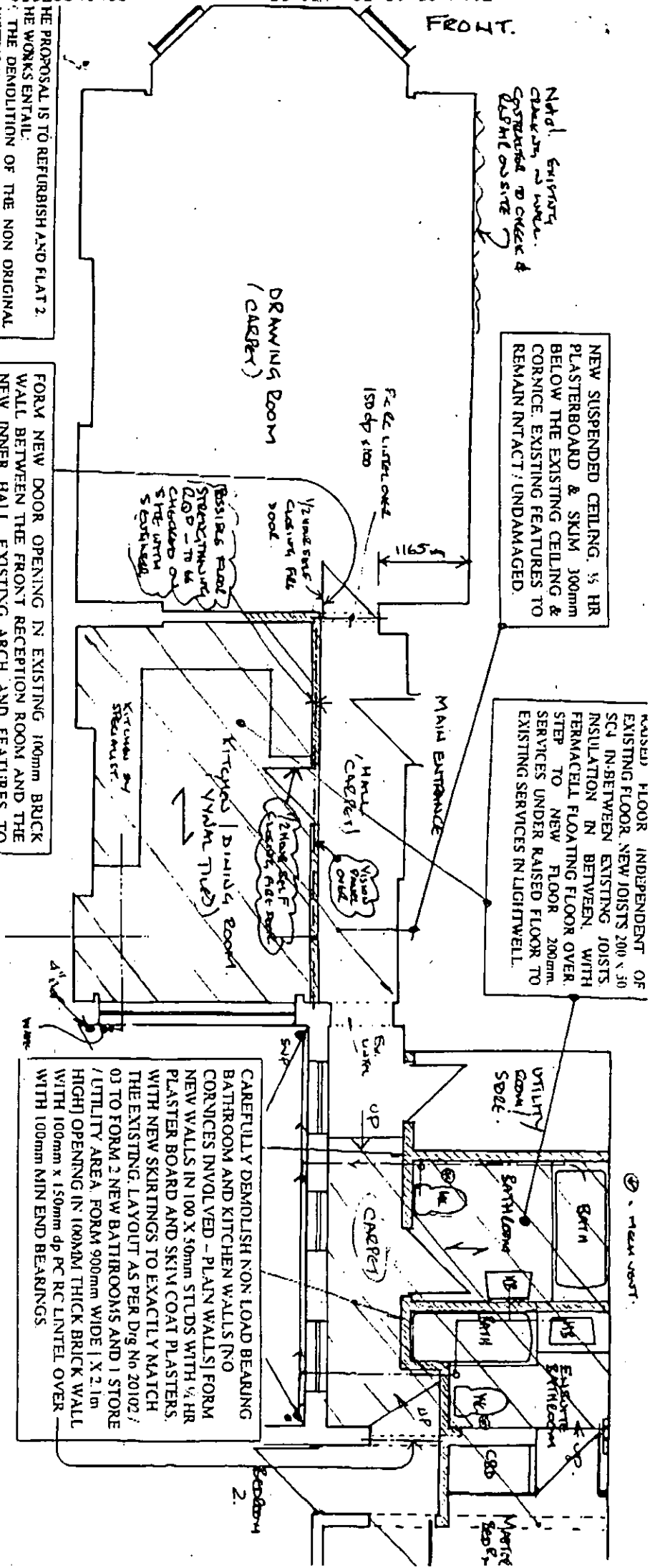
RAISED FLOOR INDEPENDENT OF
EXISTING FLOOR. NEW JOISTS 200 x 50
SC4 IN-BETWEEN EXISTING JOISTS.
INSULATION IN BETWEEN, WITH
FERNACELL FLOATING FLOOR OVER.
STEP TO NEW FLOOR 200mm.
SERVICES UNDER RAISED FLOOR TO
EXISTING SERVICES IN LIGHTWELL.

CAREFULLY DEMOLISH NON-LOAD BEARING
BATHROOM AND KITCHEN WALLS (NO
CORNICHE INVOLVED - PLAIN WALLS) FORM
NEW WALLS IN 100 X 50mm STUDS WITH 1/2 HR
PLASTER BOARD AND SKIM COAT PLASTERS.
WITH NEW SKIRTINGS TO EXACTLY MATCH
THE EXISTING. LAYOUT AS PER DIG NO 20102 /
03 TO FORM 2 NEW BATHROOMS AND 1 STORE
/ UTILITY AREA. FORM 900mm WIDE | X 2.1m
HIGH) OPENING IN 100MM THICK BRICK WALL
WITH 100mm x 150mm dp PC RC LINTEL OVER

FORM NEW DOOR OPENING IN EXISTING 100mm BRICK
WALL BETWEEN THE FRONT RECEPTION ROOM AND THE
NEW INNER HALL. EXISTING ARCH AND FEATURES TO
REMAIN INTACT. INFILL EXISTING DOUBLE DOOR OPENING
IN STUDWORK PLASTER FINISHES TO MATCH THE
EXISTING. MAKE GOOD SKIRTINGS AND ARCHITRAVES TO
EXACTLY MATCH THE EXISTING. SUPPLY AND FIT NEW
DOOR STYLE TO MATCH.
FORM NEW KITCHEN / DINING ROOM - CONSTRUCT NEW
LIGHTWEIGHT STUD WALL - AS SHOWN. EXISTING CORNICHE
AND CEILING FEATURES TO REMAIN INTACT & NOT
DAMAGED. INSTALL SUSPENDED CEILING 300mm BELOW
THE EXISTING CEILING AND CORNICHE. NOTE THE CEILING
AND CORNICHE TO REMAIN INTACT UNDAMAGED. NEW
SUSPENDED CEILING SUPPORTED ON PARTY WALL. NEW
WALL AND HALL WALL MAKE GOOD SKIRTINGS AND
ARCHITRAVES TO EXACTLY MATCH THE EXISTING. SUPPLY
AND FIT NEW DOOR STYLE TO MATCH EXISTING.

THE PROPOSAL IS TO REFURBISH AND FLAT 2.
THE WORKS entail:
THE DEMOLITION OF THE NON ORIGINAL
EXISTING KITCHEN AND BATHROOM LOCATED
AT THE REAR MIDDLE SECTION OF THE FLAT
FOLLOWING THE INNER LIGHTWELL, FOLLOWED
BY THE CONSTRUCTION OF AN ENSUITE
BATHROOM, FAMILY BATHROOM AND STORE.
HE ACCESS TO THE REAR 2ND 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
SKIRTINGS ARE NON ORIGINAL AND HAVE A
PLAIN FINISH.
FORMATION OF A KITCHEN DINING ROOM
AREA TO DRG 03 FOR LOCATION. THE
PROPOSAL IS TO FORM A NEW WALL WHICH
WRAPS THE KITCHEN AREA & HALL, AND
STALL A SUSPENDED CEILING LOCATED
APPROX 300mm BELOW THE EXISTING THE
EXISTING & CORNICHE ARE ARCHITECTURAL
FEATURES THAT WILL BE RETAINED
THE EX SKIRTINGS WILL
BE HIDDEN BY THE NEW
SKIRTINGS TO MATCH.

Note: 1500mm deep 1/2 hour fire rated Vision panels
[full width with frame work] to be incorporated on
top of stud wall up to existing ceiling over [To suit
Listed Building Requirements].



Job: FLAT 2 51 QUEEN'S GATE GARDENS LONDON SW7	
Ground Floor Flat Proposed Details (1)	20102 / 03
Scale 1 : 50 (Do Not Scale)	Dm B, MF
Fidler Associates Structural Engineers, Surveyors & Project Managers Tel No 01923 341042 & 0956 895581 Fax No 01923 341043	

PLANNING AND CONSERVATIONTHE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Michael Fidler
Fidler Associates
31 Hillside Road
Northwood
Middlesex
HA6 1PYSwitchboard: 020 7937 5464
Extension: 3190
Direct Line: 020 7361-3190
Facsimile: 020 7361-3463

26 January 2001

**THE ROYAL
BOROUGH OF****KENSINGTON
AND CHELSEA**

My reference: DPS/DCC/LB/00/ Your reference:
2813/SP

Please ask for: Simon Plowman

Dear Mr Fidler

**Town and Country Planning Act, 1990
Planning (Listed Buildings and Conservation Areas) Act, 1990
Flat 2, 51 Queens Gate Gardens, London, SW7**


I refer to your letter and submitted drawings of the 15th January 2001 and your subsequent telephone conversation with the Conservation and Design Officer, Nick Corbett.

Following on from your telephone conversation with Mr Corbett, it was considered that a solid base may be acceptable for the proposed screen and that an area of glass above measuring 1500mm in height may be sufficient to preserve the special character of the room. Having given further consideration to this matter and given the height of the room, a solid base of up to 1200mm only would be acceptable and the area above this should be glass. I understand that the weight of the glass may result in structural problems, but this area of glass is considered to be essential to ensure that the original proportions of the room can be discerned.

As your proposal stands I am of the opinion that a favourable recommendation to the Planning Services Committee would not be forthcoming. Scaled drawings should be submitted to include the above advice together with a large scale structural drawing of the proposed new screen, including details of how the screen will meet architectural detailing such as cornices and skirting.

If you would like any further advice on this matter please contact either my assistant, Simon Plowman, on 020 7361 3190 or the Conservation and Design Officer, Nick Corbett, on 020 7361 2573.

Yours sincerely


Paul Kelsey
Area Planning Officer
for the Executive Director, Planning and Conservation

R

Fidler Associates

STRUCTURAL ENGINEERS, SURVEYORS & PROJECT MANAGERS

RBK&C,
Listed Building / Planning Department,
The Town Hall, Hornton Street,
London W8 7NX.
FAO Simon Plowman / Nick Corbett

01.2.2001

Dear Sirs,

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

I acknowledge receipt of your letter dated 26.1.2001, received 1.2.2001, and I confirm that I have revised drawing 20102/03E to incorporate a new ½ hour fire resistant glass wall with a 1200mm solid base between the inner hall and Kitchen.

The wall will have 2No edge mullions – carefully cut over skirtings and cornices, plus 2No inner Mullions either side of door. Mullion sizes approx. size 100 x 75mm, all to frame and support the ½ hour fire resistant glass.

The weight of the wall will require the floor to be strengthened. Refer to attached calculation sheet.

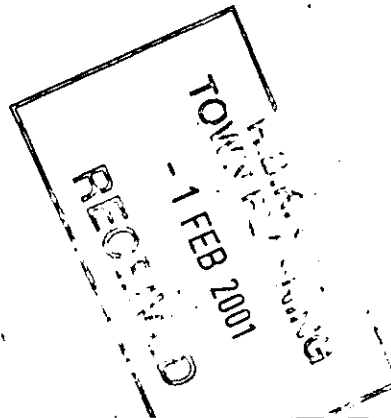
I enclose four copies of drawing 20102 / 03 revision E [floor plan] and 20102 / 05 [Elevation of wall] for your approval.

I trust that the enclosure are sufficient for your needs and will enable you to grant listed building consent, however should you have any queries or require additional information please call.

Yours sincerely,

Michael Fidler

cc Hugh Obbard Associates



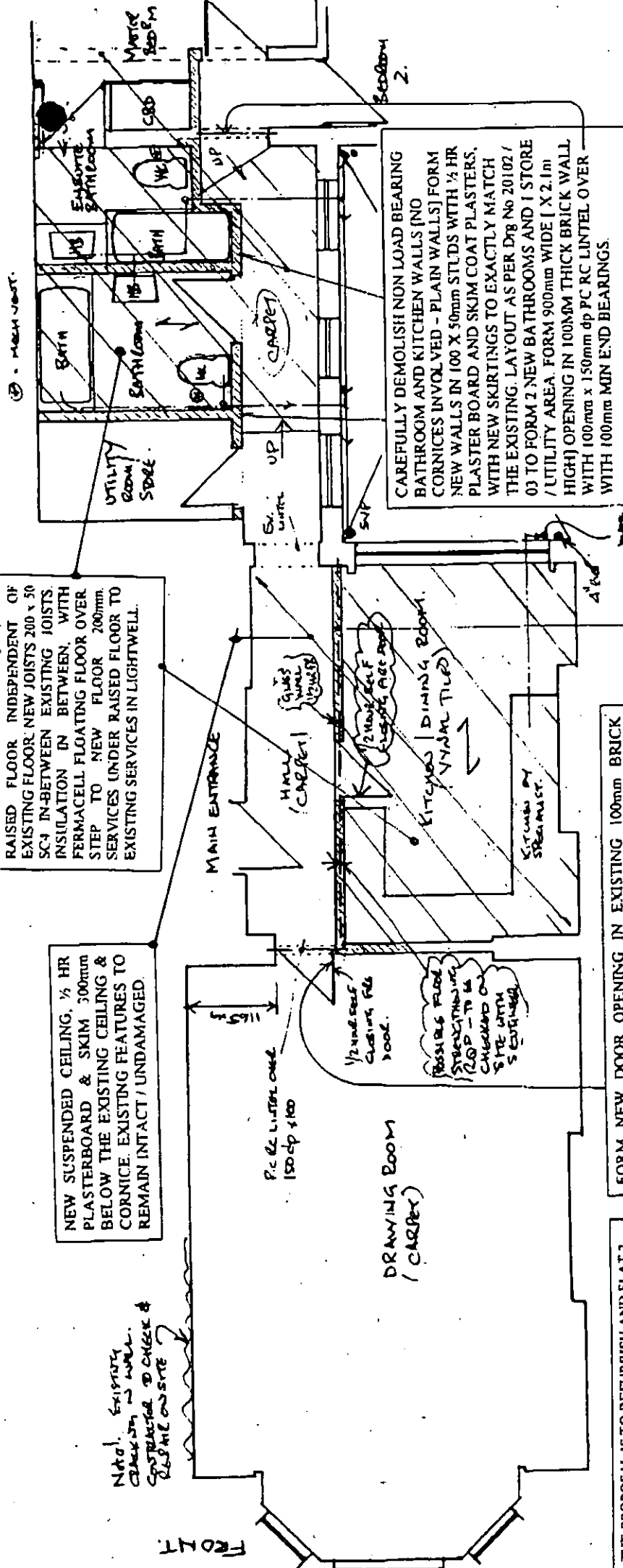
MICHAEL FIDLER M.A.P.M.

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

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

Tel No 01923.840.482, Fax 01923.840.483, Mobile 07956.895.384, Internet 101576.1145@compuserve.com

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



1. Main Vent.

RAISED FLOOR INDEPENDENT OF EXISTING FLOOR. NEW JOISTS 200 x 50 SC4 IN-BETWEEN EXISTING JOISTS. INSULATION IN BETWEEN, WITH FERMACELL FLOATING FLOOR OVER STEP TO NEW FLOOR 200mm. SERVICES UNDER RAISED FLOOR TO EXISTING SERVICES IN LIGHTWELL.

NEW SUSPENDED CEILING, 1/2 HR PLASTERBOARD & SKIM 300mm BELOW THE EXISTING CEILING & CORNICE. EXISTING FEATURES TO REMAIN INTACT / UNDAMAGED.

FORM NEW DOOR OPENING IN EXISTING ROOM AND THE WALL BETWEEN THE FRONT RECEPTION ROOM AND THE NEW INNER HALL. EXISTING ARCH AND FEATURES TO REMAIN INTACT. INFILL EXISTING DOUBLE DOOR OPENING IN STUDWORK PLASTER FINISHES TO MATCH THE EXISTING. MAKE GOOD SKIRTINGS AND ARCHITRAVES TO EXACTLY MATCH THE EXISTING. SUPPLY AND FIT NEW DOOR STYLE TO MATCH.
 FORM NEW KITCHEN / DINING ROOM - CONSTRUCT NEW LIGHTWEIGHT STUD WALL - AS SHOWN. EXISTING CORNICE AND CEILING FEATURES TO REMAIN INTACT & NOT DAMAGED. INSTALL SUSPENDED CEILING 300mm BELOW THE EXISTING CEILING AND CORNICES. NOTE THE CEILING AND CORNICE TO REMAIN INTACT UNDAMAGED. NEW SUSPENDED CEILING SUPPORTED ON PARTYWALL. NEW WALL AND HALL WALL. MAKE GOOD SKIRTINGS AND ARCHITRAVES TO EXACTLY MATCH THE EXISTING. SUPPLY AND FIT NEW DOOR STYLE TO MATCH EXISTING.

NOTE! GLASS WALL WITH A SOLID BASE UP TO 1200MM HIGH. SOLID FRAME-WORK, CAERFULL CUT ROUND SKIRTINGS AND CORNICES. ALL TO ACHIVE 1/2 HOUR FIRE RESISTANCE.

THE PROPOSAL IS TO REFURBISH AND FLAT 2. THE WORKS ENTAIL:
 1/ THE DEMOLITION OF THE NON ORIGINAL EXISTING KITCHEN AND BATHROOM 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. THE ACCESS TO THE REAR 2ND 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 FORM A NEW WALL WHICH FORMS THE KITCHEN AREA & HALL, AND INSTALL A SUSPENDED CEILING LOCATED APPROX 300mm BELOW THE EX. CEILING. THE EX. CEILING & CORNICE ARE ARCHITECTURAL FEATURES THAT WILL BE RETAINED UNDAMAGED, BUT BE HIDDEN BY THE NEW SUSPENDED CEILING. THE EX SKIRTINGS WILL BE RETAINED AND NEW SKIRTINGS TO MATCH

CAREFULLY DEMOLISH NON LOAD BEARING BATHROOM AND KITCHEN WALLS (NO CORNICES INVOLVED - PLAIN WALLS) FORM NEW WALLS IN 100 X 50mm STUDS WITH 1/2 HR PLASTER BOARD AND SKIM COAT PLASTER, WITH NEW SKIRTINGS TO EXACTLY MATCH THE EXISTING. LAYOUT AS PER Dwg No 20102 / 03 TO FORM 2 NEW BATHROOMS AND 1 STORE / UTILITY AREA. FORM 900mm WIDE (X 2.1m HIGH) OPENING IN 100MM THICK BRICK WALL WITH 100mm x 150mm dp PC RC LINTEL OVER WITH 100mm MIN END BEARINGS.

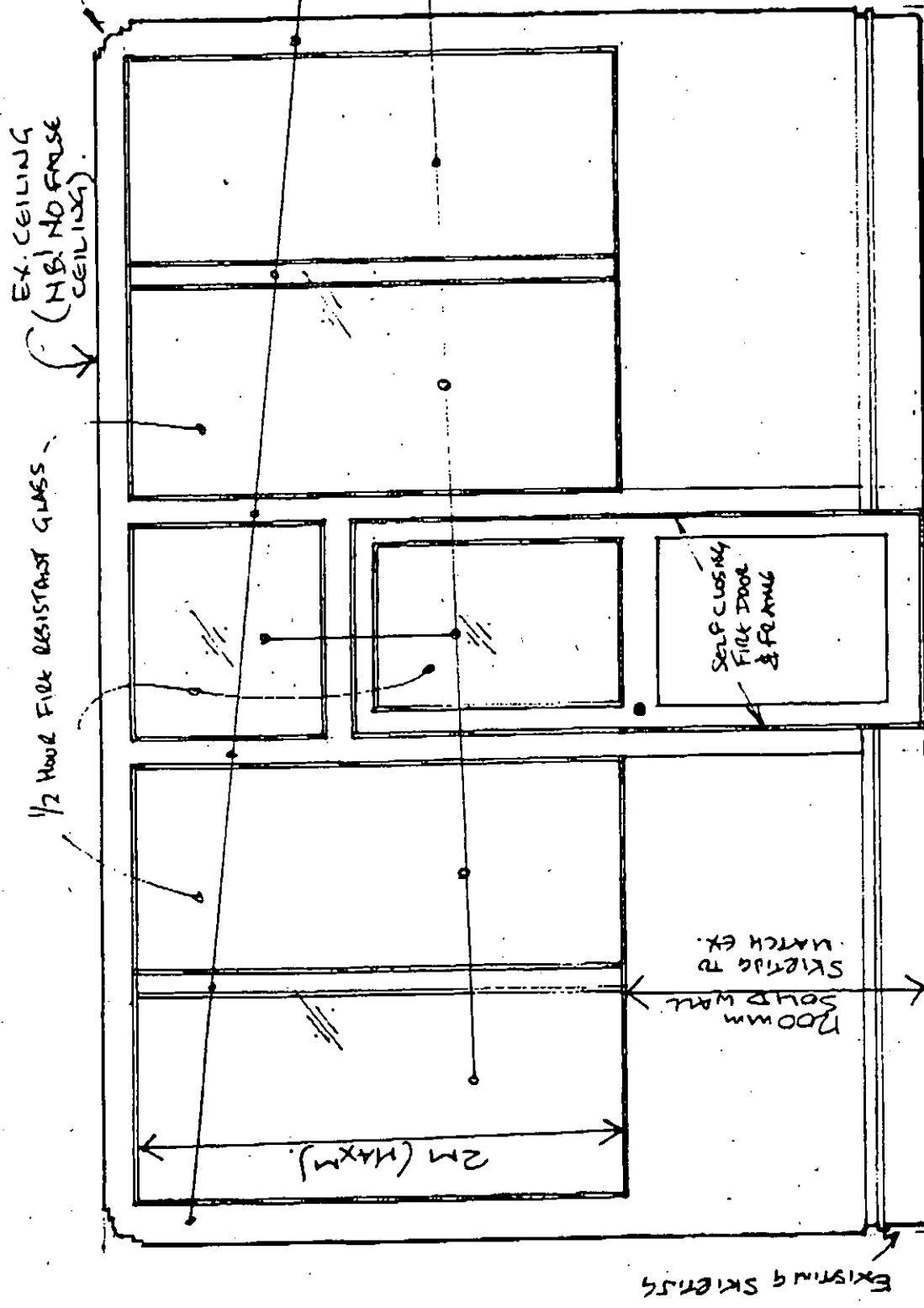
- E. 1-02-2004 - KITCHEN WALLS EVER TO SAT PLUMBING
- D. 21-01-00 - VISUAL PANELS ADDED TO SAT PLUMBING
- C. 02-10-00 - METAL HANDS - 150mm TO N. WALL
- B. 04-06-00 - TILES ON OLD LINED BLOCKS APPEARANT
- A. Nov 2000 - Preliminary issue

Job: **FLAT 2**
51 QUEEN'S GATE GARDENS
LONDON SW7

Ground Floor Flat
 Proposed Details (1)
 20102 /
 03 E.

Scale 1 : 30 (Do Not Scale)
 Dm B; MF

Fidler Associates
 Structural Engineers, Surveyors & Project Managers
 Tel No 01923 840 482 & 0956 893384 Fax No 01923 840481



ELEVATION KITCHEN WALL (PROPOSED) (1:25)
 (VIEW FROM KITCHEN TOWARDS INNER HALL)

A 1.2.2001 Issue for comment / approval

Job: FLATS 5

TOP FLOOR MAISONNETTE
 13 CORNWALL GDNS, SW7

Proposed Kitchen Wall Elevation. 20102 / 05

Scale 1:25 Dwn By: MF

Fidler Associates

Structural Engineers, Surveyors & Project Managers
 Tel No 01923 840 482 & 0956 895384 Fax No 01923 840487

Fidler Associates

STRUCTURAL ENGINEERS, SURVEYORS & PROJECT MANAGERS

COPY OF PLANS
TO INFORMATION
OFFICE PLEASE

RBK&C,
Listed Building / Planning Department,
The Town Hall, Hornton Street,
London W8 7NX.
FAO Simon Plowman / Nick Corbett

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	Y	SW	SE	ENF	AO ACK
5 - FEB 2001							
(26)							
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEEES	

01.2.2001

Dear Sirs,

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

I acknowledge receipt of your letter dated 26.1.2001, received 1.2.2001, and I confirm that I have revised drawing 20102/03E to incorporate a new ½ hour fire resistant glass wall with a 1200mm solid base between the inner hall and Kitchen.

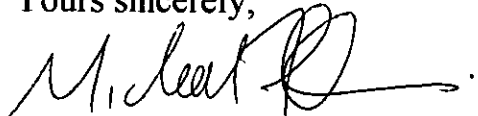
The wall will have 2No edge mullions – carefully cut over skirtings and cornices, plus 2No inner Mullions either side of door. Mullion sizes approx. size 100 x 75mm, all to frame and support the ½ hour fire resistant glass.

The weight of the wall will require the floor to be strengthened. Refer to attached calculation sheet.

I enclose four copies of drawing 20102 / 03 revision E [floor plan] and 20102 / 05 [Elevation of wall] for your approval. + CMC SUR COI.

I trust that the enclosure are sufficient for your needs and will enable you to grant listed building consent, 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

RBKC
CONSERVATION & DESIGN

GRADE II LISTED BUILDINGS
FORMAL OBSERVATIONS

Address: Flat 2, 51 Queen's Gate Gardens, SW7

Description: Internal alterations

Application No: LB/00/2813/B

DC Case Officer: S. Plowman

Drawing Nos: 20102/01B,
20102/03E, 20102/04B, 20102/5

CD Case Officer: N. Corbett

Date: 08.02.01

Grant/Refuse: GRANT LISTED BUILDING CONSENT

Formal Observations:

This application includes the insertion of a screen within the rear reception room to create a kitchen area and to satisfy reasonable means of escape criteria. The screen has been designed to include a large area of glass so that the original proportions of the room and its architectural detailing remain discernable. The works will be easily reversible and no unacceptable harm will be caused to the building's special architectural or historic interest.

The plan form of the rooms within the rear out reach are also proposed to be re-arranged, but there is relatively little of special interest within this area, and the proposed alterations will not harm the listed building.

Conditions:

No new suspended ceilings are approved as part of this application

The frame of the new kitchen screen and the original walls of the rear reception room shall be painted the same colour (To maintain some visual unity between the sub-divided spaces)

C206

C208: Detailed methodology for any floor strengthening

C208 Large scale drawings to be submitted of all new doors (these should be of the traditional four panel type)

C215

Signed: NR

Date: 08.02.01

Approved: David J Mc Donnell

Date: 8/2/01

Other Notes:

Fidler Associates

① PC
② SP

dy 26/2

STRUCTURAL ENGINEERS, SURVEYORS & PROJECT MANAGERS

RBK&C,
Listed Building / Planning Department,
The Town Hall, Hornton Street,
London W8 7NX.
FAO Simon Plowman

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
23 FEB 2001 (21)							
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES	

01.2.2001

Dear Mr Plowman,

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

Further to our conversation today I have revised drawing 03 and enclose four copies for your approval.

Enclosures 4 copies of drawing 20102 / 03 revision F.

I trust that the enclosure are sufficient for your needs and will enable you to grant listed building consent, however should you have any queries or require additional information please call.

Yours sincerely,

Michael Fidler

cc Hugh Obbard Associates

✓
COPY OF PLAN
TO INFO. AT
OFFICE PLEASE

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.

Tel No 01923.840.482, Fax 01923.840.483, Mobile 07956.895.384, Internet 101576.1145@compuserve.com
Hertfordshire Office: Beck House, 70B Station Road, Kings Langley, Herts. Tel. 01923.291554/0973.450.278

AC

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

To: Chief Administrative Officer (Planning) Date: 1 March 2001

From: The Executive Director, Planning & Conservation

Our Ref: LB/00/02813 /CLBA

Applicant's Ref:

Application Date: 01/12/2000 Complete Date: 06/12/2000 Revised Date:

Applicant: Mr. Michael Fidler, Fidler Associates, 31 Hillside Road, Northwood, Middx.
HA6 1PY

Address: Flat 2, 51, Queen's Gate Gardens, London, SW7 5NF

This application is for a class of development to be determined under powers delegated to me by the Council on 21st July, 1976, and/or by the Town Planning Committee 6th November, 1979, and/or by the Town Planning Committee on 18th March 1986, 23rd May 1988 and 8th January 1990 and is not such as I wish to refer to the Planning Application Committee. No relevant planning objections have been received.

- Class (i) - 8th Schedule development
- Class (ii) - shop fronts
- Class (iii) - conversion from non s/c dwellings etc
- Class (iv) - amendments as required by T.P. Committee
- Class (iv) - amendments as required by T.P. Committee
- Class (v) - above classes after D.P. Committee agree
- Class (vi) - listed building consent for above Classes.
- Class (vii) - approval of facing materials
- Class (viii) - grant of planning permission for a change from one kind of non-residential use except from one kind of non-residential use except where this would involve the loss of shop use
- Class (ix) - grant permission licence or no objection by T.P. Committee under Sections 73, 74, 138, 143, 152, 153, 177 & 180 of the Highways Act
- Class (x) - Crossover under S. 108 of the Highways Act

Consent under T&CP Control of Advertisement Regulations 1984-90; incl. refusal of consent for Reg. 15 applications.

DELEGATED APPROVAL
05 MAR 2001

DESCRIPTION OF PROPOSED DEVELOPMENT

Internal alterations to ground floor flat.

RECOMMENDED DECISION Grant listed building consent

RBK&C drawing(s) No. LB/00/02813 Applicant's drawing(s) No. 20102/01/B, 20102/02/B, 20102/03/F, 20102/04/B and 20102/05

I hereby determine and grant/refuse this application (subject to ~~HBMG Direction~~ ^{Historic Building} authorisation) under the powers delegated to me by the Council, subject to the condition(s) indicated above imposed for the reason(s) appearing thereunder, or for the reasons stated.

Exec. Director, Planning and Conservation

Head of Development Control

Area Planning Officer

hws
5/3/01

2/3/01

CONDITION(S) AND REASON(S) FOR IMPOSITION

1. **The works hereby permitted shall be begun before the expiration of five years from the date of this consent. (C201)**
Reason - As required by Section 18 of the Planning (Listed Buildings and Conservation Areas Act) 1990, to avoid the accumulation of consents. (R201)

2. **The works hereby permitted shall be carried out in their entirety exactly and only in accordance with the drawings, and other particulars, forming part of the Consent, and there shall be no variation therefrom without the prior written approval of the Local Planning Authority. (C205)**
Reason - In order to safeguard the special architectural or historic interest of the building. (R205)

3. **All new works and works of making good to the retained fabric, whether internal or external, shall be finished to match the adjacent work with regard to the methods used and to colour, material, texture, and profile. (C206)**
Reason - In order to safeguard the special architectural or historic interest of the building. (R206)

4. **Detailed drawings or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun:**
 - (a) Detailed methodology of any floor strengthening,
 - (b) 1:20 scale drawings to be submitted of all new doors (which should be of a traditional four panel type)
Reason - In order to safeguard the special architectural or historic interest of the building. (R206)

5. **The position, type, and manner of installation of all new and relocated services and related fittings shall be adequately specified in advance of any work being carried out, and the prior written approval of the Local Planning Authority must be obtained wherever these installations are to be visible or where ducts or other methods of concealment are proposed. (C215)**
Reason - In order to safeguard the special architectural or historic interest of the building. (R215)

INFORMATIVE(S)

1. I21A
2. I09

LB/00/02813: 2

6. No new suspended ceilings shall be installed. R205

7. The frame of the new kitchen screen and the original walls of the new reception room shall be painted the same colour and so maintained

Reason: To maintain some visual continuity between the sub-divided spaces.

3. I10A

4. I15

5. You are advised that a number of relevant policies of the Unitary Development Plan were used in the determination of this case, in particular, Policy CD58.
(I51)

DELEGATED REPORT

Address 51 Queen's Gate Gardens

Reference LB/00/2813

Conservation Area Yes

Listed Building Yes No

Type of Application

Planning Permission/Approval of Materials/Variation of Condition/Listed Building Consent/Conservation Area Consent

Type of Development

Residential Extension

Roof

Rear

Storeys _____

Side

Front

Garden

Residential Alterations

Residential Conversion

From _____

To _____

Other _____

Shopfront

Non-Residential Extension

Listed Building Demolition

whole part

Listed Building Alterations

Unlisted Building - Demolition

whole part

Objections (withdrawn etc.) (incl. internal – Design, Policy, Transportation etc.)

Who _____

Overcome by Amendment/Withdrawn/Not Relevant/Other _____

Existing

Issues/Policy/Precedent/Conditions/Third Schedule

Standards

satisfactory

- Light
- Privacy
- Room Sizes
- Parking
- Trees

HBMC Direction/Obs.

- Obs. Rec'd
- Direction Rec'd
- Consultation Expired

see Award

GRANT/APPROVE

subject to conditions

Informatives

Report by *SP*

Date

Agreed *PK Henry*
5/3/01

1.0 Planning Considerations

- 1.1 The main considerations in this case relate to the detailed design of the proposed alterations and the impact upon the special architectural or historic character of this Listed building. The relevant planning Policies are contained within the "Conservation and Development" chapter of the UDP. Policy CD58 is of particular relevance to this application.
- 1.2 Alterations are proposed to the rear of the property to include the movement of the existing corridor to form a straight link between the rear bedrooms and the front of the property. Partition walls are proposed to be moved this would not however, result in any harm to the Listed building.
- 1.3 Internal alterations are also proposed to create a screen within the rear reception room to create a kitchen area. The screen has been designed to include a large area of glass which allows the original proportions of the room and its architectural detailing to remain discernable. The works are considered to be reversible and no unacceptable harm is considered to result upon the building's special architectural or historic interest.
- 1.4 The Formal Observations of the Conservation and Design Officer are appended.

2.0 Public Consultation

- 2.1 Twenty Four letters of notification were sent to properties in Queen's Gate Gardens and Atherstone Mews.
- 2.2 To date, no letters have been received.

M.J. FRENCH
EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION

REASON FOR DELAY

CASE NO. LB/00/2813
51 Queens Gate Gardens

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..... 6 weeks

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

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

Signed..... [Signature] (Case Officer)

*Book
Pencil*

714
**COPY OF PLANS
TO INFORMATION
OFFICE PLEASE**

VGT/3

26 March 2001

Ms Kate Orme
Royal Borough of Kensington
& Chelsea
Central Area Team
The Town Hall
Hornton Street
London W8 7NX

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	<input checked="" type="checkbox"/>	SW	SE	ENE	AO ACK
27 MAR 2001						(85)	
APPALS	IO	REC	ARB	FWD PLN	CON DES	FEES	

Your ref: LB/00/02813/CLBA

Dear Ms Orme,

RE: Flat 2, 51 Queen's Gate Gardens, London SW7 5NF

Hugh Obbard and Associates are the appointed managing agents of the above property on behalf of the owner, and we shall be overseeing the refurbishment work on behalf of our client.

I am writing in connection with the refurbishment work to be undertaken, specifically with reference to the letter addressed to Mr Michael Fidler of Fidler Associates under the above reference.

There are a few queries regarding the letter to Michael Fidler on which I should appreciate your comments. I am enclosing with this letter a picture of a 4 panel oak door and I should be grateful if you would let me know if we can use this door throughout the property. Secondly, there is a glass wall with a solid base specified on drawing No. 20103/03/F for the Kitchen /Dining Room. Please would you let me know if this partition can be of soft wood and painted or whether it needs to be made out of hardwood.

yes.

Attached to the letter to Michael Fidler there was a list of Informatives. Item 3 of this list states that Listed Building Consent need to see "... until all matters, samples and details reserved by Condition have been submitted and approved by this Authority." I should be grateful if you would let me know exactly what samples you need. Does this include sanitary fittings?

no.

PERSONAL PROPERTY INVESTMENT

81 Cromwell Road, London SW7 5BW
Telephone: 020 7373 2300 Fax: 020 7373 0003
email: info@hughobbard.co.uk
website: www.hughobbard.co.uk



March 26, 2001

I confirm that we are using all approved materials as per British Standard guidelines.

I look forward to hearing from you.

Yours sincerely,

Liz Clegg

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	SW	SE	ENF	AO ACK	
(39)		30 MAR 2001					
IO	REC	ARB	FWD PLN	CON DES	FEES		

28 March 2001

Ms Kate Orme
Royal Borough of Kensington
& Chelsea
Central Area Team
The Town Hall
Horton Street
London W8 7NX

Dear Ms Orme,

RE: Flat 2, 51 Queen's Gate Gardens, London SW7 5NF

Further to our telephone conversation earlier today, enclosed is a drawing of the pelmet which we would like to put in both the bedrooms at the back of the flat.

The picture shows the whole of the ceiling and the pelmet is built around the circumference of the room.

I look forward to hearing from you regarding this and the other matters dealt with in my letter of 26th March 2001.

Many thanks.

Yours sincerely,

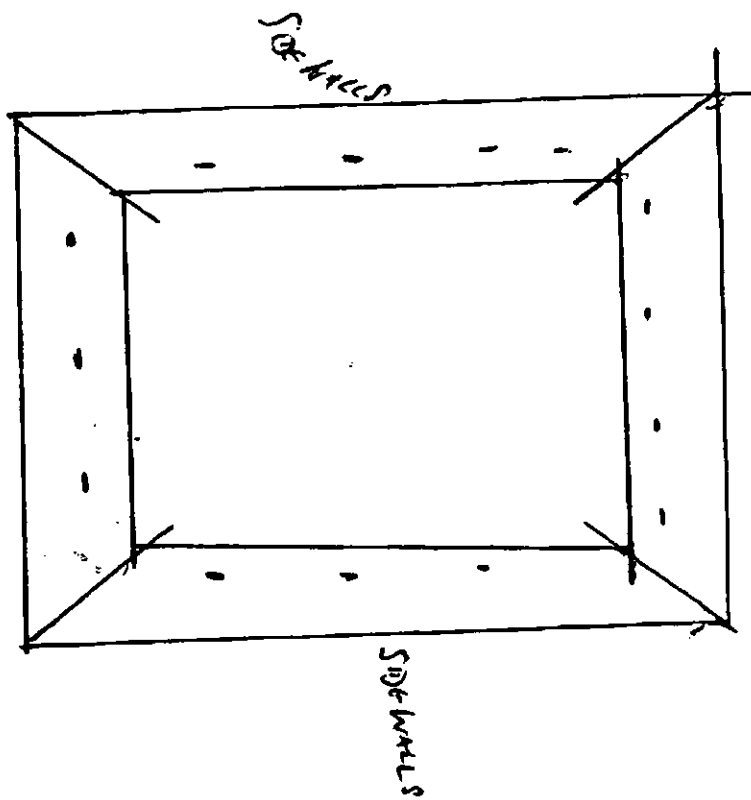
Liz Clegg

Kate,
I don't like the look of this but I don't think the bedrooms located towards the rear of the building were of special interest, although we ^{did} resisted the insertion of false ceilings. This pelmet seems novel to me, it may be difficult to resist especially if it is easily reversible, could you please confirm how they would be fixed? As long as no structural works are required & no damage to architectural decoration, I think they will be okay & could be treated as a minor amendment
NSC 4/04/01.

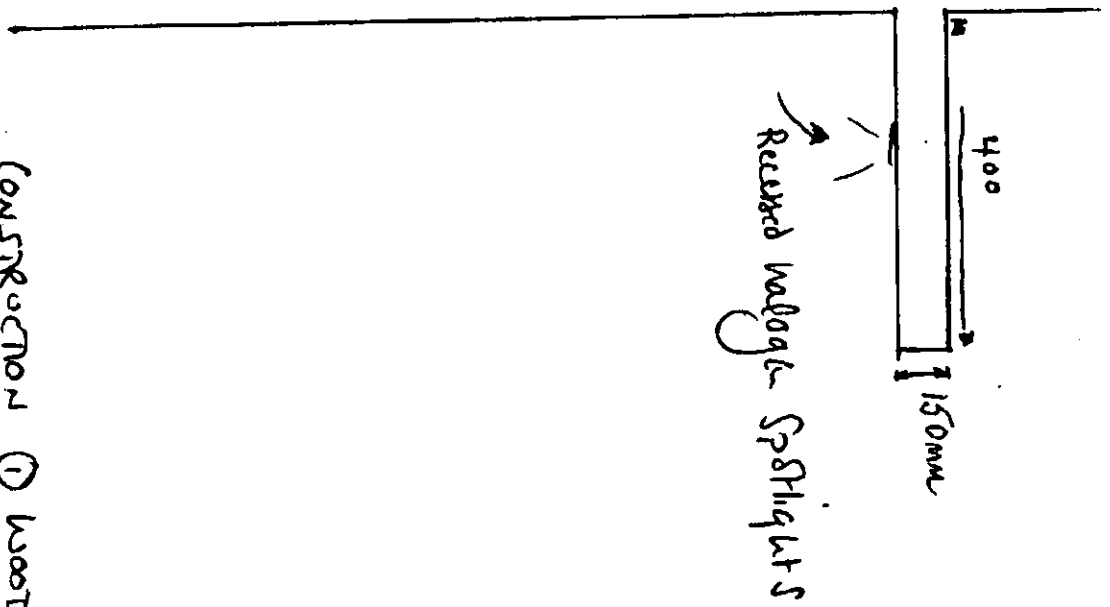
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website: www.hughobbard.co.uk

51 QUEENSGATE - GARDBOX

LIGNING PERMITS SECTION



PERMITS: PUNY



CONSTRUCTION

- ① WOOD FRAME
- ② PLASTER BOARD
- ③ PLASTERED
- ④ PAINT





FLAT 2
51 QUEENS GATE GARDENS, SW7 5NF



R.B.K. & C.
TOWN PLANNING
- 4 JAN 2000
RECEIVED



FLAT 2
51 QUEENS GATE GARDENS, SW7 5NF





FLAT 2
51 QUEENS GATE GARDENS, SW7 5NF



R.B.K. & C.
TOWN PLANNING

- 4 JAN 2000

RECEIVED



FLAT 2
51 QUEENS GATE GARDENS, SW7 5NF



R.B.K. & C.
TOWN PLANNING
- 4 JAN 2000
RECEIVED



FLAT 2
51 QUEENS GATE GARDENS, SW7 5NF



R.B.K. & C.
TOWN PLANNING
- 4 JAN 2000
RECEIVED



FLAT 2
51 QUEENS GATE GARDENS, SW7 5NF



R.B.K. & C.
TOWN PLANNING

- 4 JAN 2000

RECEIVED



FLAT 2
51 QUEENS GATE GARDENS, SW7 5NF



R.B.K. & C.
TOWN PLANNING
- 4 JAN 2000
RECEIVED



FLAT 2
51 QUEENS GATE GARDENS, SW7 5NF



R.B.K. & C.
TOWN PLANNING

- 4 JAN 2000

RECEIVED



FLAT 2
51 QUEENS GATE GARDENS, SW7 5NF



R.B.K. & C.
TOWN PLANNING

- 4 JAN 2000

RECEIVED