

PLANNING SERVICES APPLICATION

CONSULTATION SHEET

CHASE

APPLICANT:

Crawford & Gray Architects,  
3A Portobello Mews,  
London,  
W11 3DQ

APPLICATION NO: PP/00/02785

APPLICATION DATED: 04/12/2000

DATE ACKNOWLEDGED: 6 December 2000

APPLICATION COMPLETE: 06/12/2000

DATE TO BE DECIDED BY: 31/01/2001

SITE: 13 Albert Place, London, W8 5PD

PROPOSAL: ~~X Internal alterations to all floors~~, new garage at basement level. Demolition of rear stair wall with insertion of new aluminium framed glazing and canopy. New ~~lower~~ basement floor housing swimming pool. Alterations to existing roof dormers.

lower

ADDRESSES TO BE CONSULTED

1. 1, 2, 3 + 11, 12, 13 + 14 Albert Place
- 2.
- 3.
4. 2 + 3 Douro Place
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.

13

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

✓ Vg 8/12

# DEVELOPMENT CONTROL

## TECHNICAL INFORMATION

THE ROYAL  
BOROUGH OF



KENSINGTON  
AND CHELSEA

ADDRESS 13 ALBERT PLACE

13 ALBERT PLACE

POLLING DISTRICT J

- PP002785
- |     |  |        |  |
|-----|--|--------|--|
| HB  | Buildings of Architectural Interest          | LSC    | Local Shopping Centre                          |
| AMI | Areas of Metropolitan Importance             | AI     | Sites of Archeological Importance              |
| MDO | Major Sites with Development Opportunities   | SV     | Designated View of St Paul's from Richmond     |
| MOL | Metropolitan Open Land                       | SNCI   | Sites of Nature Conservation Importance        |
| SBA | Small Business Area                          | REG 7  | Restricted size and use of Estate Agent Boards |
| PSC | Principal Shopping Centre (Core or Non-core) | ART IV | Restrictions of Permitted Development Rights   |

Conservation Area	HB	CPO	TPO	AMI	MDO	MOL	SBA	Unsuitable for Diplomatic use	PSC		LSC	AI	SV	SNCI	REG 7	ART IV	
									C	N							
9c			✓														

1 K45 3-5-55

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

Density	
Site Area	
Habitable rooms proposed	
Proposed Density	

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

<b>Daylighting</b>	Complies	
	Infringes	

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

**Notes:**  
Admin (Caroline).  
 I have seven further sets of drawings under my table.  
 Brian  
 6/12/00

**MEMORANDUM**

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**TO: FOR FILE USE ONLY**

**From: EXECUTIVE DIRECTOR  
PLANNING & CONSERVATION**

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**My Ref: PP/00/02785/LR**

**CODE A1**

**Room No:**

---

**Date: 8 December 2000**

**DEVELOPMENT AT:**

**13 Albert Place, London, W8 5PD**

**DEVELOPMENT:**

**New garage at basement level. Demolition of rear stair wall with insertion of new aluminium framed glazing and canopy. New lower basement floor housing swimming pool. Alterations to existing roof dormers.**

The above development is to be advertised under:-

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

**M.J. French**

Executive Director, Planning & Conservation

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

	1	Albert Place	W8 5PD
	<del>2</del>	<del>Albert Place</del>	<del>W8 5PD</del>
Basement Flat	2	Albert Place	W8 5PD
	2	Albert Place	W8 5PD
	3	Albert Place	W8 5PD
	<del>11</del>	<del>Albert Place</del>	<del>W8 5PD</del>
Flat B	11	Albert Place	W8 5PD
	11	Albert Place	W8 5PD
	12	Albert Place	W8 5PD
	13	Albert Place	W8 5PD
	14	Albert Place	W8 5PD
	2	Douro Place	W8 5PH
	<del>3</del>	<del>Douro Place</del>	<del>W8 5PH</del>
Flat 1	3	Douro Place	W8 5PH
Flat 2	3	Douro Place	W8 5PH
Flat 3	3	Douro Place	W8 5PH

Total Number of Properties Found ~~16~~

13

FILE NUMBER: .... PP. 100. 12785 .....

ADDRESS: ... 13. ALBERT PLACE .....

.....

.....

REVISED DRAWINGS RECEIVED

1. Please re-notify all objectors. Add to letter:

"Revised drawings received. Any further comments must be received by ....." \*

2. ~~Please re-advertise~~ \* 14 DAYS

Jeg 5/4

\* delete or add as appropriate

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# PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

---

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

---

The Occupier  
FILE COPY  
FILE COPY  
FILE COPY

- 020-7937-5464  
Switchboard:  
2079/ 2080  
Extension:  
Direct Line: 020-7361- 2079/ 2080

Facsimile: 020-7361-3463

Date: 5 April 2001



**KENSINGTON  
AND CHELSEA**

---

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCC/PP/00/02785/LR

Planning Information Office

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING ACT 1990**

**Proposed development at: 13 Albert Place, London, W8 5PD**

You were recently notified on, and/or have commented on, the application for development at the above address. The Council has now received **AMENDMENTS** to this application, and brief details of these are set out below. The Council's Planning Services Committee, in considering the proposal, welcomes comments upon these amendments. Members of the public may **inspect** copies of the amended plans, and any other submitted documents. Details are provided overleaf.

**Amended Proposal**

**New garage at basement level. Demolition of rear stair wall with insertion of new aluminium framed glazing and canopy. New lower basement floor housing swimming pool. Alterations to existing roof dormers.**

**\*\*REVISED DRAWINGS RECEIVED. Any further comments must be received within 14 days of the date of this letter\*\***

**Applicant Mr. & Mrs. Z. Amroliya, Flat 3, 50 Holland Park, London, W11 3RS**

Anyone who wishes to submit comments on the amended application should write to the Council at the above address within 14 days of the date of this letter.

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***

# 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.

Details are set out below.

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

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

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

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

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

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## SCHEDULE

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Reference: PP/00/02785/LR

Date: 15/12/2000

**13 Albert Place, London, W8 5PD**

New garage at basement level. Demolition of rear stair wall with insertion of new aluminium framed glazing and canopy. New lower basement floor housing swimming pool. Alterations to existing roof dormers.

**APPLICANT** Mr. & Mrs. Z. Amrolia,

*Tray Mc Sigm  
15/12*



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# PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

---

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

---

THE ROYAL  
BOROUGH OF



KENSINGTON  
AND CHELSEA

---

The Occupier  
FILE COPY  
FILE COPY  
FILE COPY

Switchboard: 020-7937-5464

Extension: 2079/2080

Direct Line: 020-7361- 2079/2080

Facsimile: 020-7361- 3643

Date: 7 December 2000

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCC/PP/00/02785/LR

Planning Information Office

Dear Sir/Madam,

## TOWN AND COUNTRY PLANNING ACT 1990

### **Proposed development at: 13 Albert Place, London, W8 5PD**

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**

**New garage at basement level. Demolition of rear stair wall with insertion of new aluminium framed glazing and canopy. New lower basement floor housing swimming pool. Alterations to existing roof dormers.**

**Applicant Mr. & Mrs. Z. Amroliya, Flat 3, 50 Holland Park, London, W11 3RS**

Yours faithfully,

**M. J. FRENCH**

Executive Director, Planning and Conservation

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

① PC  
 ② LR  
 16/1/01

**CRAWFORD & GRAY ARCHITECTS**

**R.B.K. & C.**  
**TOWN PLANNING**  
 25 JAN 2001  
**RECEIVED**

**FAX**

Ms L. Reid  
 Planning & Conservation  
 The Town Hall  
 King Street,  
 London W6 9JU

24th January 2001

6 pages Inc.

Dear Ms Reid,

13 Albert Place, W8 – REF. DPS/SCC/PP/00/02785

Please find our proposed amendments, as discussed during our meeting with you and Hilary Bell, at 13 Albert Place on Thursday 18<sup>th</sup> January. I can now clarify the following :

- Reduced width of rear staircase elevation glazing, with fenestration to suit.
- Complete planting with central lawn and paving surround to replace the existing rear garden layout.
- New straight drive. New front and side railings with gate to match existing finial heads.
- Provision for air conditioning units on upper flat roof if required.

I look forward to your response, please ring Peter Crawford or myself should you wish to discuss the proposals.

Yours sincerely,



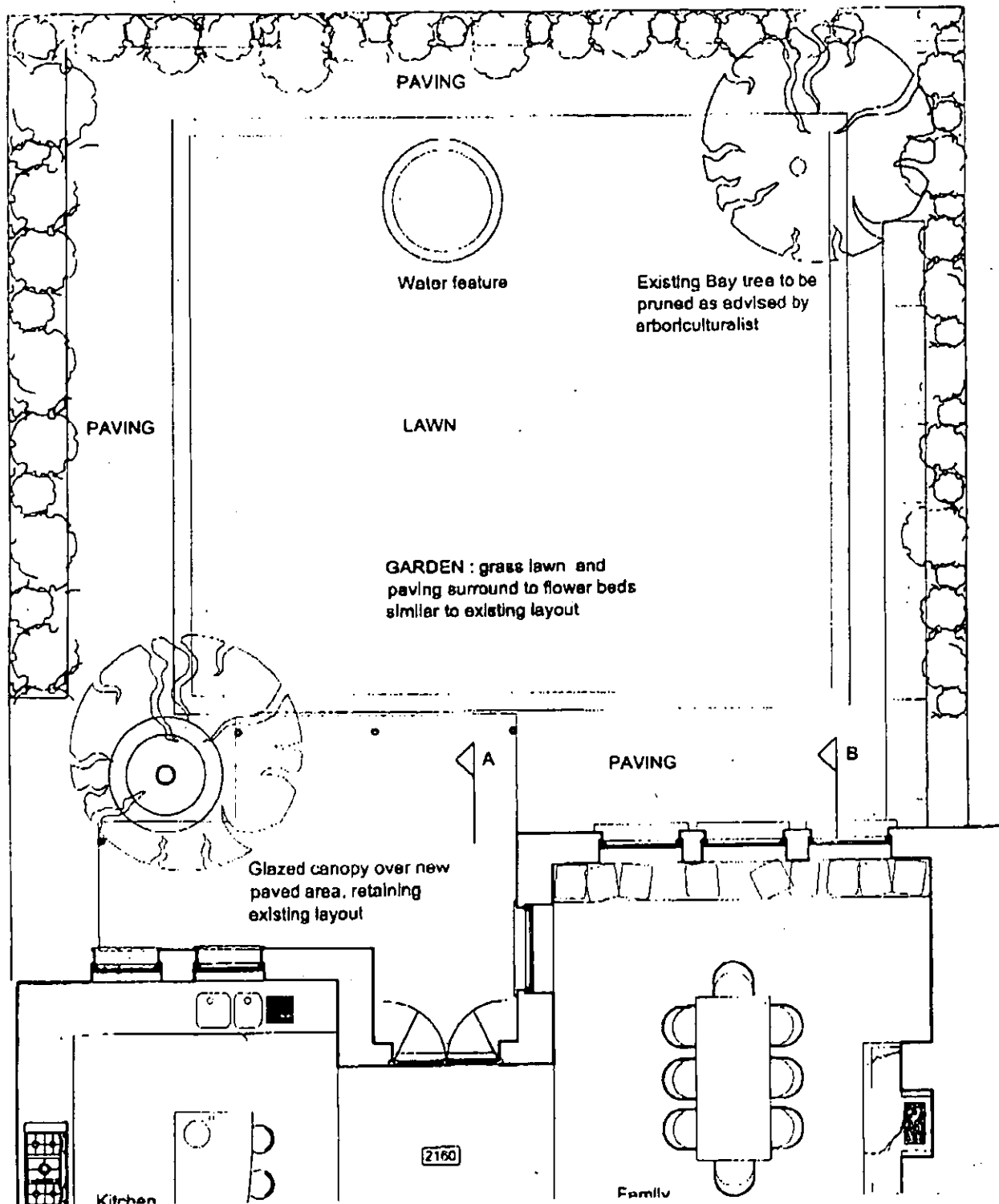
Conrad Watkins  
 Crawford & Gray Architects

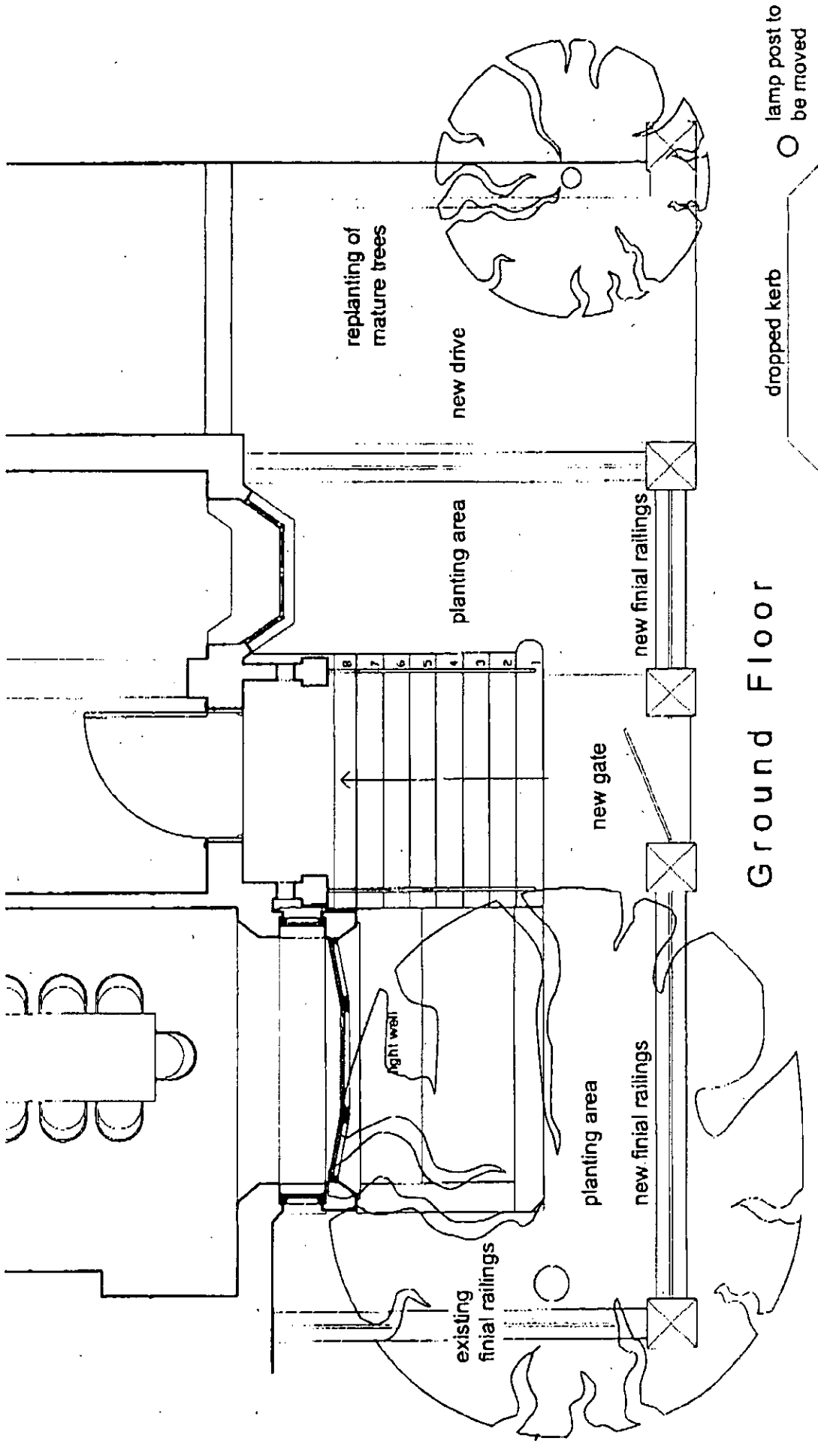
Loxite,

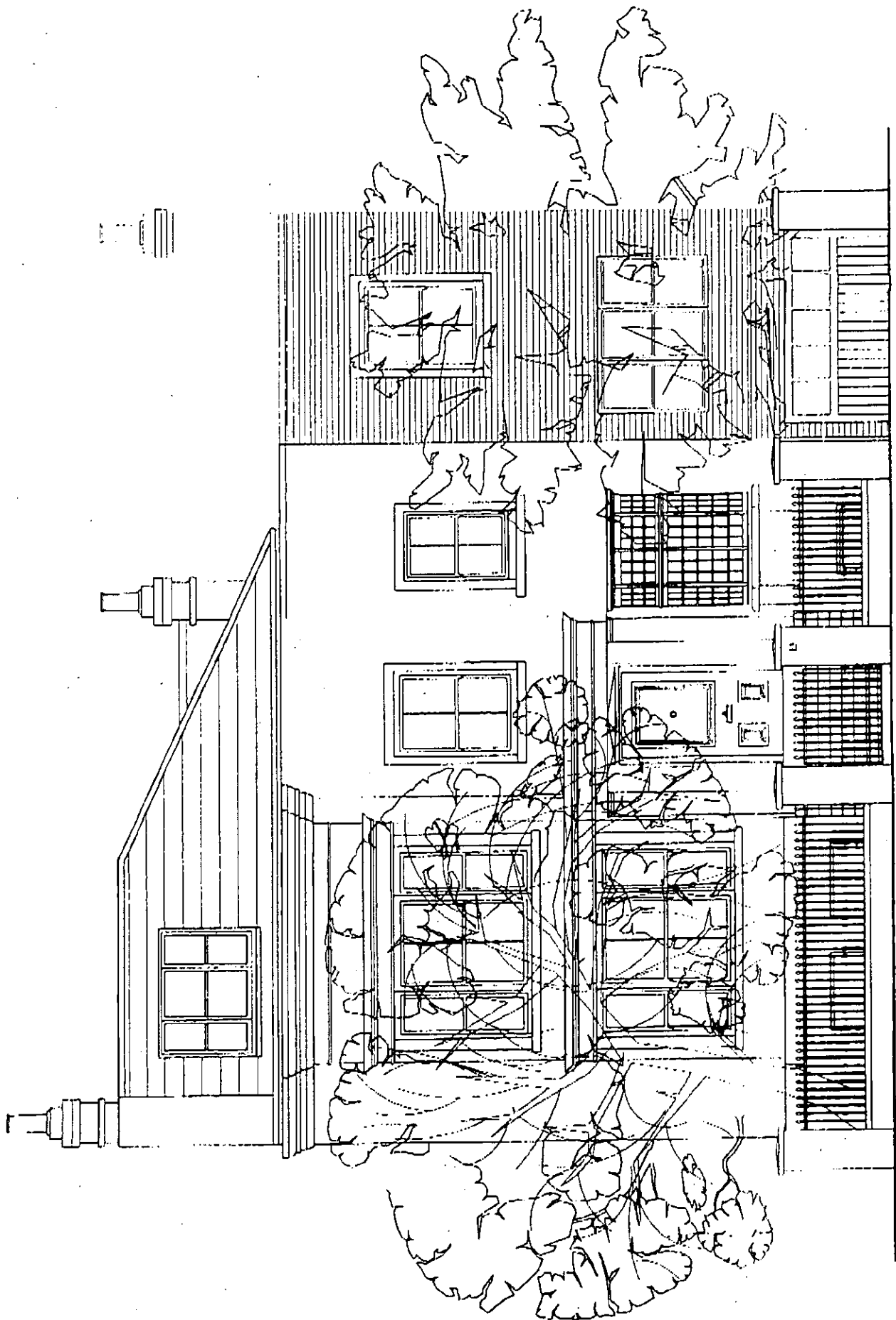
The plans as proposed are as agreed on site with the following representations:-

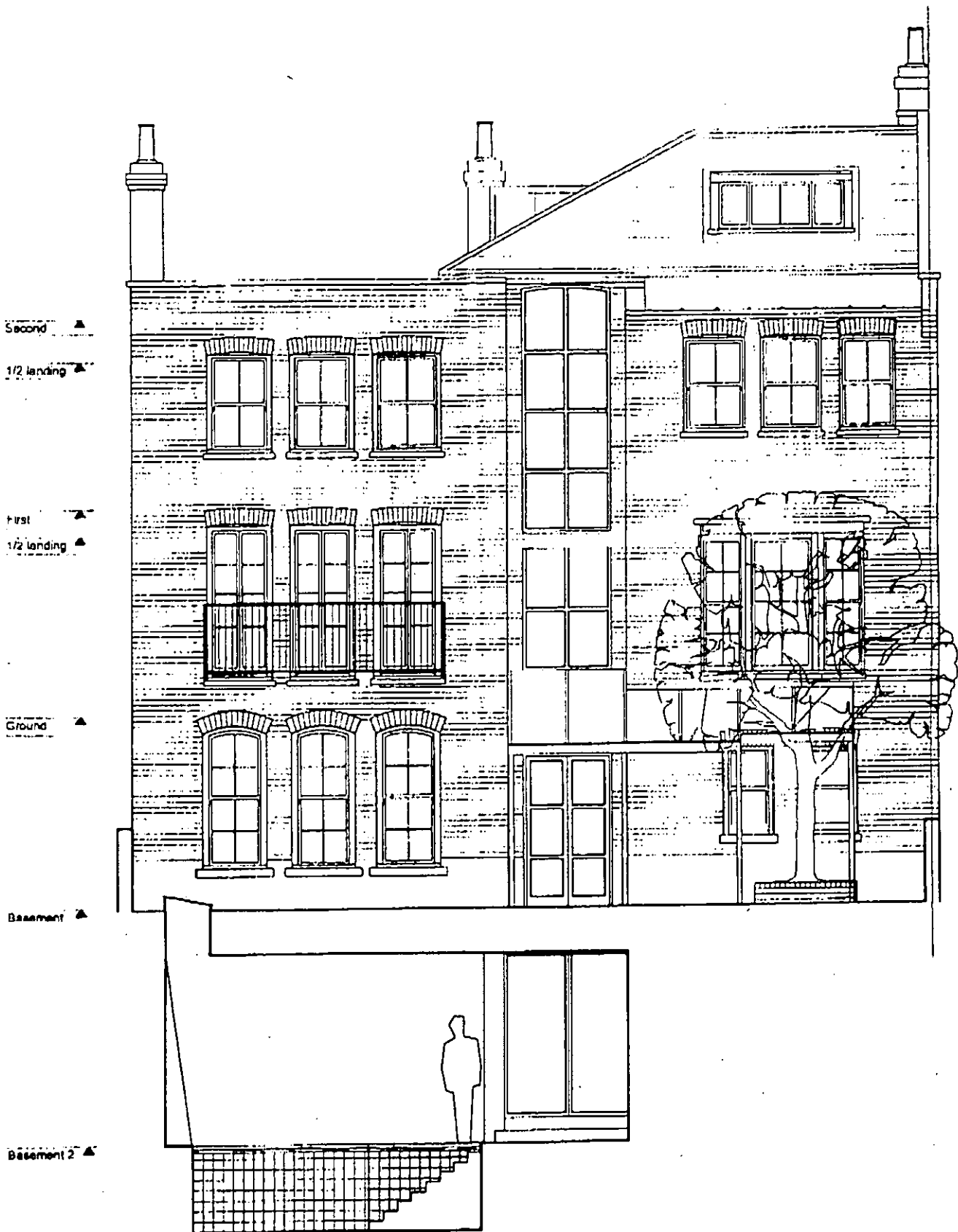
- i) The rear staircase elevation glazing, is still overproportioned & does not reflect the architectural period & style of the house - nor ~~the~~ the character of the C.A.
  - ii) Gate to the new drive should be detailed to match the existing pattern to the front railings.
- H/B



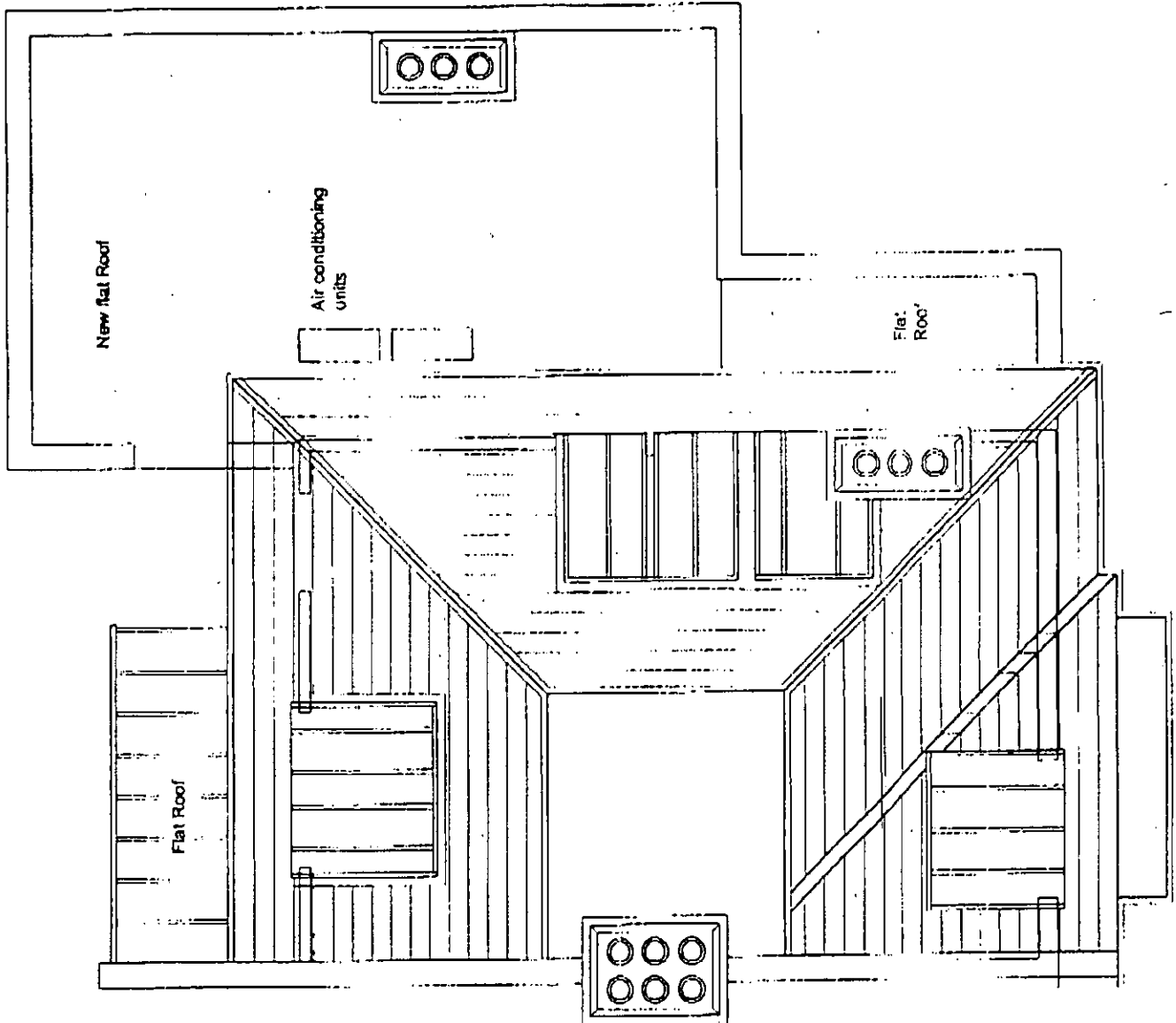




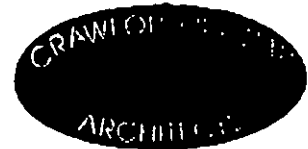




Garden Elevation

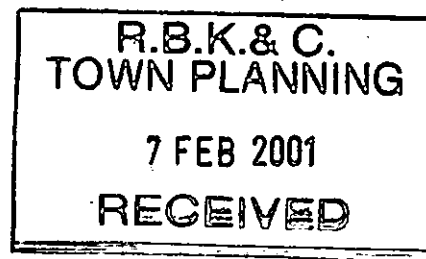






Ms L. Reid  
 Planning & Conservation  
 The Town Hall  
 King Street,  
 London W6 9JU

7<sup>th</sup> February 2001



13 Albert Place Mews,  
 Brunel House Gate,  
 London W11 3DG  
 Telephone: 020 7221 5966  
 Fax: 020 7221 6288  
 Email: cgray@cool.com  
 or: mcgray@gray.co.uk

**FAX AND POST**

Dear Ms Reid,

13 Albert Place, W8 – REF. DPS/SCC/PP/00/02785

We are very keen to resolve the outstanding design amendments to the above scheme as submitted in my fax dated 24<sup>th</sup> January.

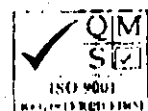
We have now included the Cherry tree in the garden of no. 12 Albert Place, as highlighted by Mr Slowe (letter to you dated 2<sup>nd</sup> January). I would again like to refer you to the meeting on site with Mr Nick Bentley, the arboriculturalist and our letter that followed (dated 8<sup>th</sup> December).

If you require any further information please do not hesitate to ring me and I look forward to your response.

Yours sincerely,

Conrad Watkins  
 Crawford & Gray Architects

copy to Mr & Mrs Amroliia



The extension of the swimming pool into the garden will damage the roots of the trees, not only at 13 Albert Place but also in adjoining properties. The cherry tree at number 12 is elderly and is most unlikely to survive such damage. The trees at number 13 are an important amenity feature and their loss or reduction would be detrimental to all neighbouring properties. The chance of the mature protective shrubbery and creepers on either side of the party wall surviving is remote.

Finally, no consideration appears yet to have been given to the engineering works that would be necessary in order to ensure that no permanent damage is occasioned to adjoining properties during construction or after completion of the works. Albert place is over 150 years old and the footings between number 12 and number 13 are only a few feet deep. A cavity of the size that is proposed will inevitably put at serious risk the stability of adjoining properties. Number 13 is one of the few remaining properties where the main house is still close to its original design and condition. Any damage to its structure would inevitably be seriously detrimental to the visual impact of this unique cul de-sac.

In short, the proposed new basement floor is an inappropriate and environmentally damaging over development in a small street of low built early Victorian semi-detached houses in a conservation area.

We would appreciate it if you would acknowledge safe receipt of this letter and could give us some indication as to when the committee might be meeting, as we would intend to attend in person to supplement these objections if necessary.

Yours faithfully

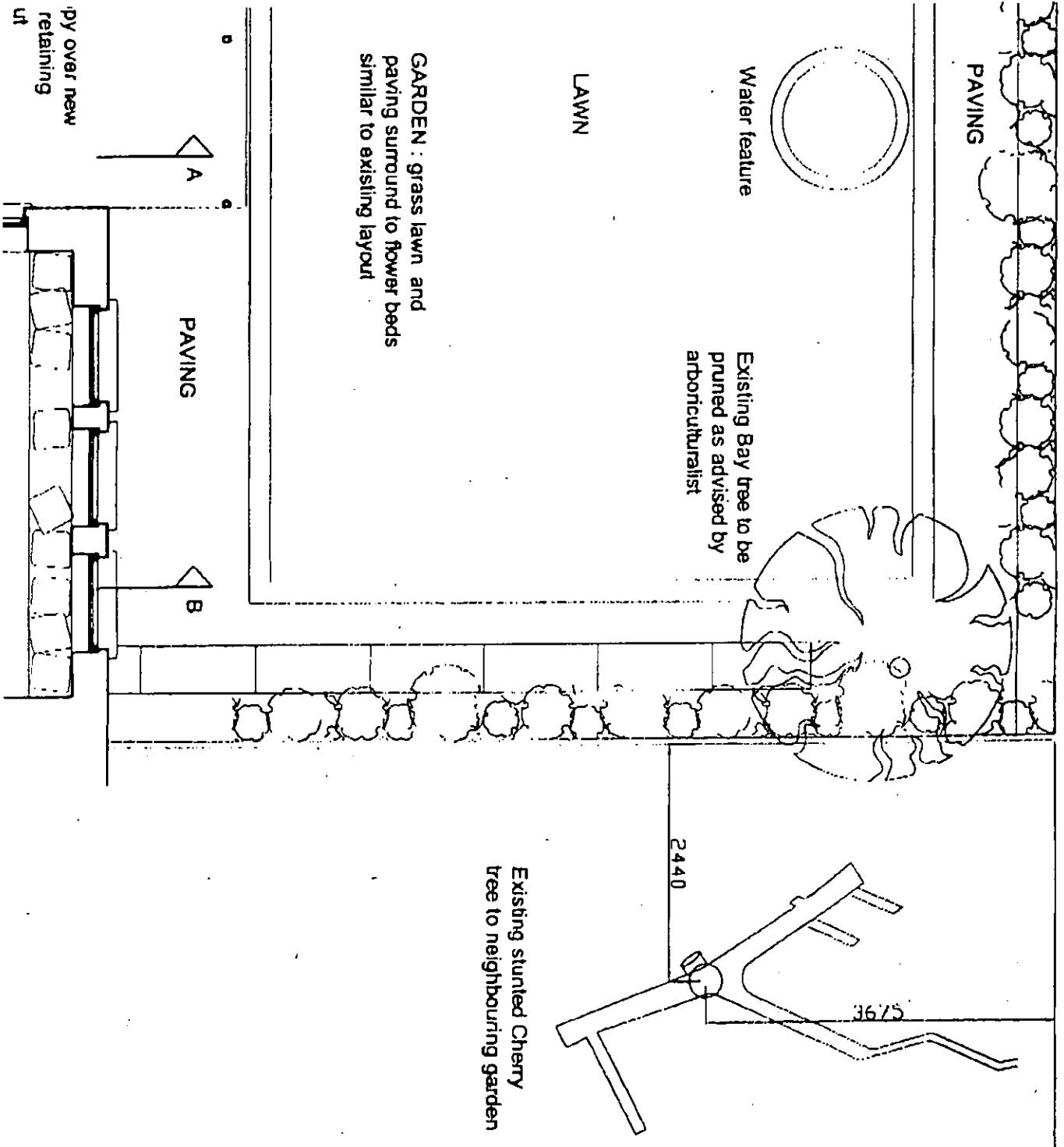


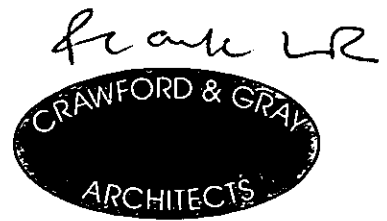
Mr & Mrs Richard Slows

CC: Peter Crawford, Crawford & Gray (on behalf of the Applicants)  
By Facsimile: 020 7221 6288

The Victoria Road Residents Association (By Hand)

Mr & Mrs Woodward Fisher, No 14 Albert Place (By Hand)





Ms L. Reid  
Planning & Conservation  
The Town Hall  
King Street,  
London W6 9JU

3A Portobello Mews  
Notting Hill Gate  
London W11 3DQ

Phone: 020-7221 5966  
Fax: 020-7221 6288

Email: cgarchs@aol.com  
www.crawford-gray.co.uk

7<sup>th</sup> February 2001

**FAX AND POST**

Dear Ms Reid,

**13 Albert Place, W8 – REF. DPS/SCC/PP/00/02785**

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If you require any further information please do not hesitate to ring me and I look forward to your response.

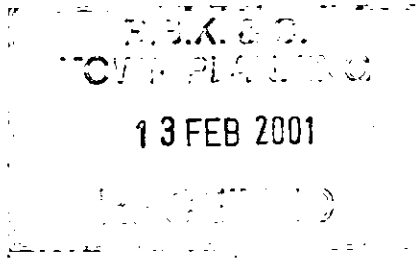
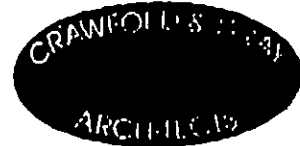
Yours sincerely,

Conrad Watkins  
Crawford & Gray Architects

copy to Mr & Mrs Amrolia

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	<input checked="" type="checkbox"/>	SW	SE	ENF	AO ACK
12 FEB 2001							(127)
APPLS	NO	REC	ARB	FWD PLN	CON DES	FEE	





**FAX**

**Ms L. Reid**  
Planning & Conservation

13<sup>th</sup> February 2001

Conrad Watkins Director  
Crawford & Gray  
13 Albert Place  
London W8 5AL  
Tel: 020 8996 2221  
Fax: 020 8996 2162  
www.crawfordgray.co.uk  
www.crawfordgray.com

Dear Ms Reid,

**13 Albert Place, W8 - REF. DPS/SCC/PP/00/02785**

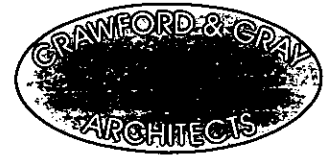
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If you require any further information please do not hesitate to ring me and I look forward to your response.

Yours sincerely,

Conrad Watkins  
Crawford & Gray Architects





Ms H. Bell  
 Planning & Conservation  
 The Town Hall  
 King Street,  
 London W6 9JU

26<sup>th</sup> February 2001

RECEIVED BY PLANNING SERVICES								
EX DIR	HDC	N	C	SW	SE	ENF	AO	ASK
27 FEB 2001								
APPLS	ID	REC	ARB	FWD PLN	COM DES	FEEs		

3A Portobello Mews  
 Notting Hill Gate  
 London W11 3DQ

Phone: 020-7221 5966  
 Fax: 020-7221 6288

Email: cgarchs@aol.com  
 www.crawford-gray.co.uk

Dear Ms Bell,

**13 Albert Place, W8 – REF. DPS/SCC/PP/00/02785**

Please find enclosed our amended rear stair fenestration and front railings.

Our intention is to allow as much natural light into the existing stairwell which is currently blocked by alterations to the original plan. Due to the right hand side extension of the house, the original stair ½ landings are set back 3.5 metres from the rear wall. Our intention to enhance the existing footprint of the building requires the fenestration height we have allowed for, achieving full potential of natural light in the hall areas.

The front railings will match the party fence railings to no. 12 Albert Place and also those opposite in the street. We have included a drive gate however I note that there is no gate at no. 12 to which Ms Reid referred to as precedent.

I hope these amendments are acceptable and I look forward to receiving your response.

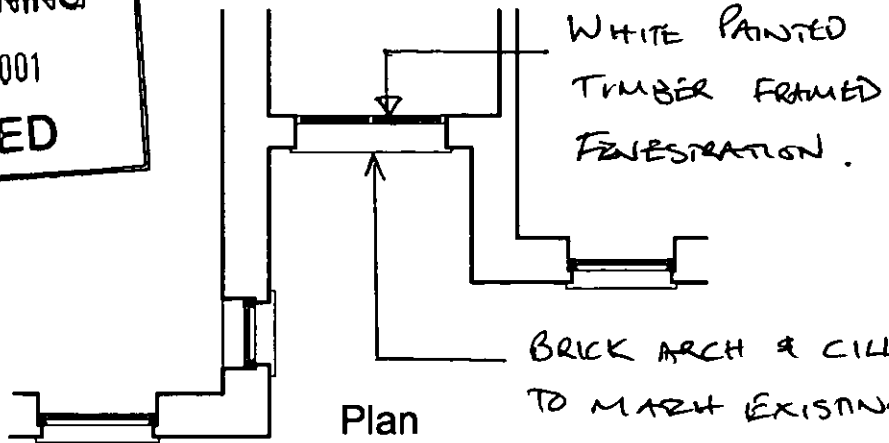
Yours sincerely,

Conrad Watkins  
 Crawford & Gray Architects

copy to Mr & Mrs Amrolia



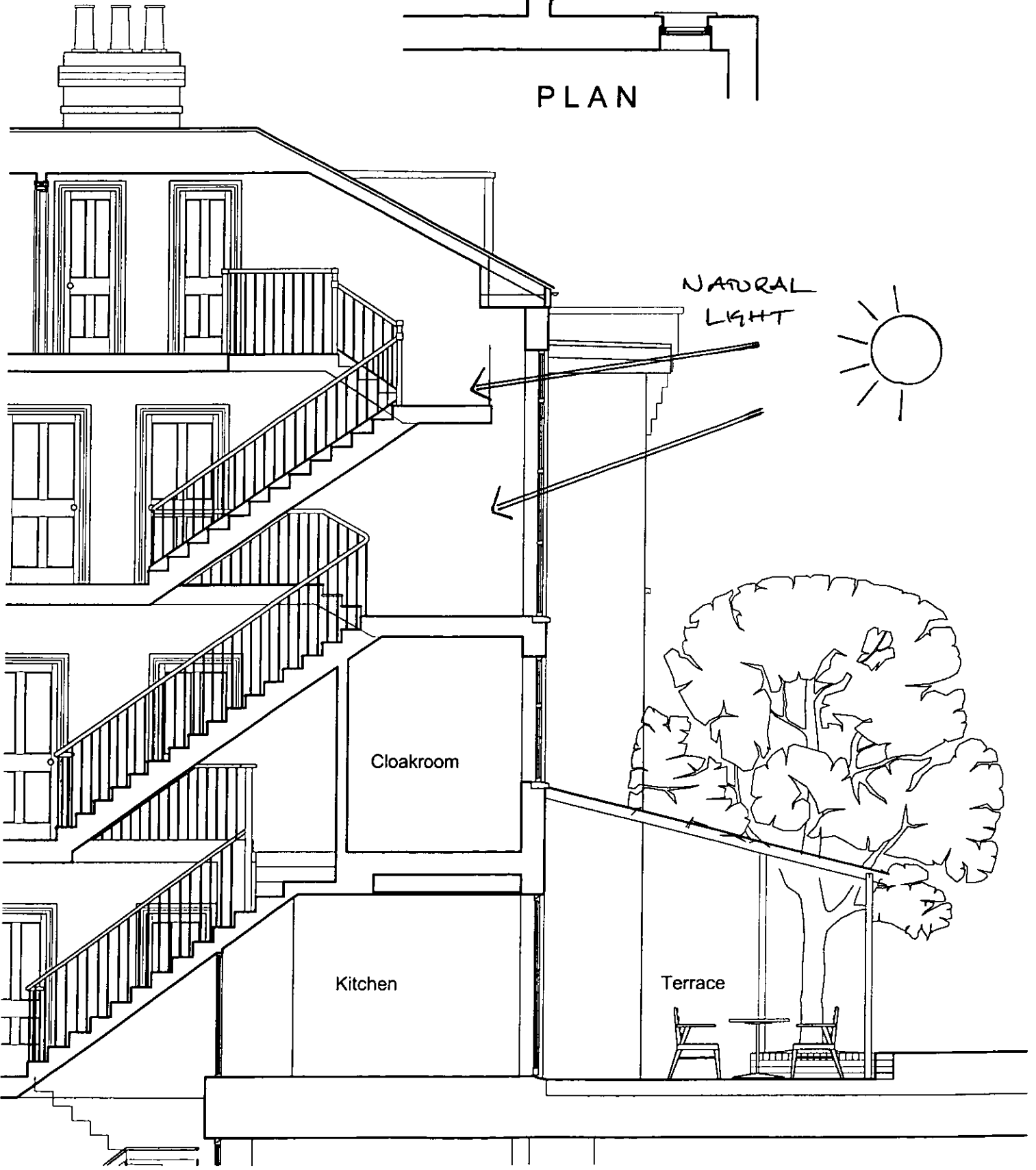
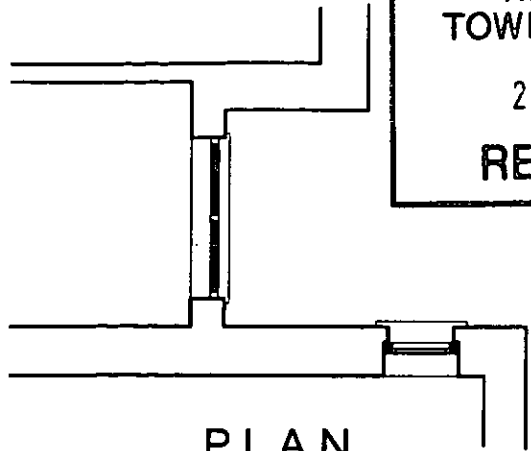
R.B.K. & C.  
TOWN PLANNING  
27 FEB 2001  
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R.B.K. & C.  
TOWN PLANNING

27 FEB 2001

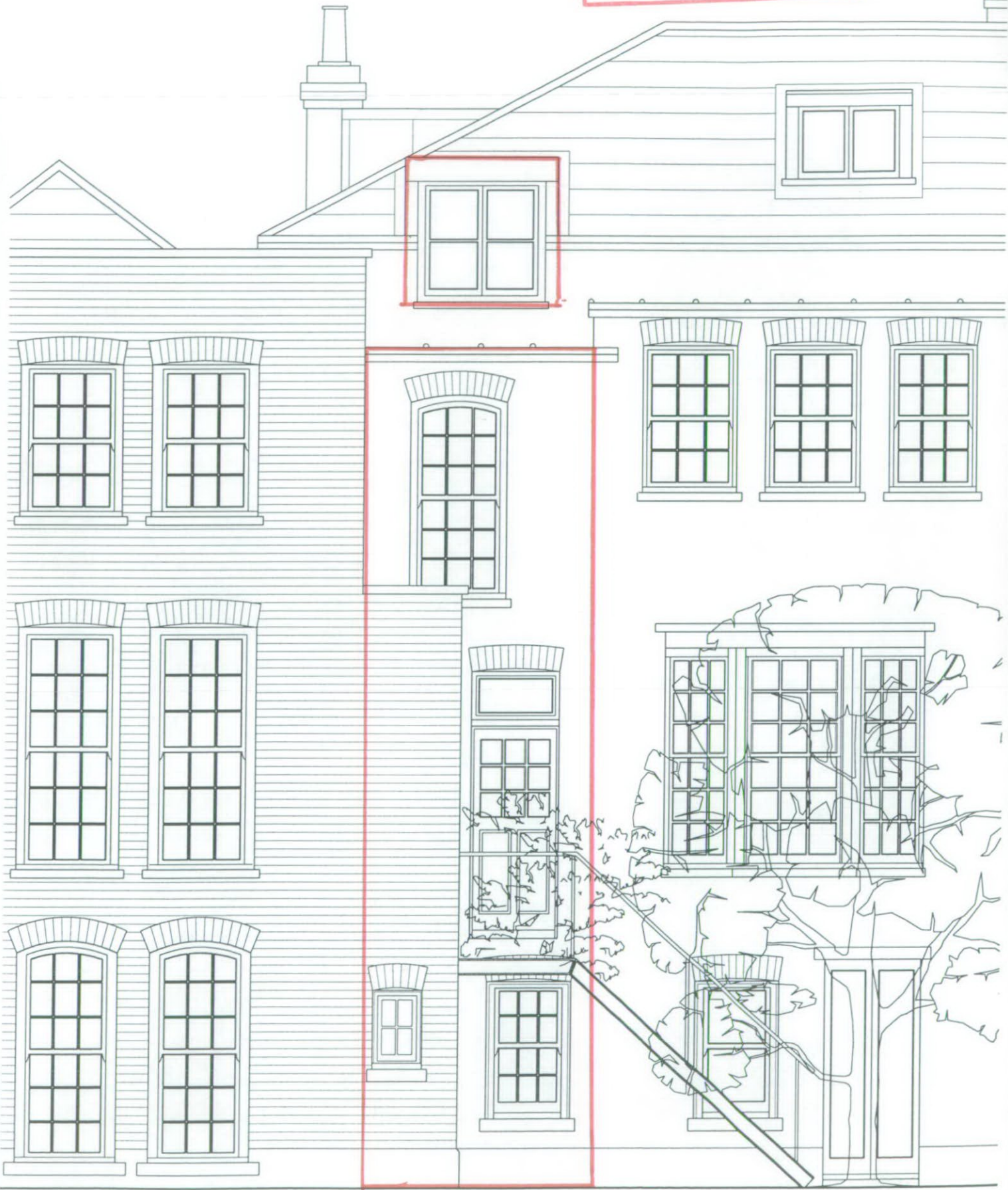
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R.B.K. & C.  
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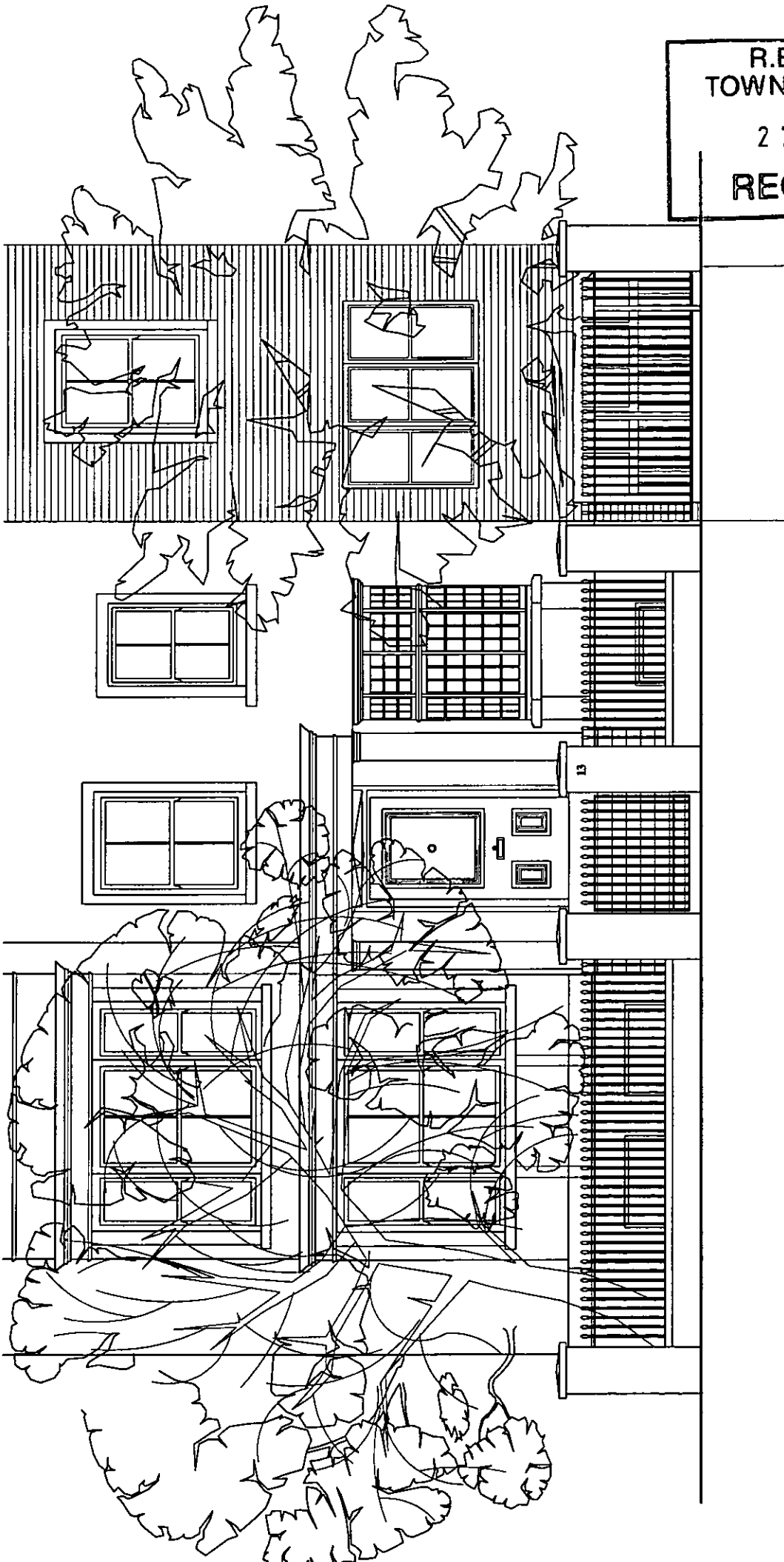
EXISTING ELEVATION



R.B.K. & C.  
TOWN PLANNING

27 FEB 2001

RECEIVED



Front Elevation

R.B.K. & C.  
TOWN PLANNING

19 MAR 2001

RECEIVED

**FAX**

**Attn : Louise Reid**  
Planning & Conservation  
Royal Borough of Kensington & Chelsea

19th March 2001

Dear Ms Reid,

**13 Albert Place, W8 – REF. DPS/SCC/PP/00/02785**

Following my conversation with Hilary Bell last week, we have now agreed all the outstanding design issues for the above project. I will issue 8 sets of revisions to replace the necessary drawings for the application.

Ms Bell informed me that the committee meeting is scheduled for the 25<sup>th</sup> April and I would like to confirm this with yourself, before speaking to our client.

I look forward to hearing from you.

Yours sincerely,

Conrad Watkins  
Crawford & Gray Architects

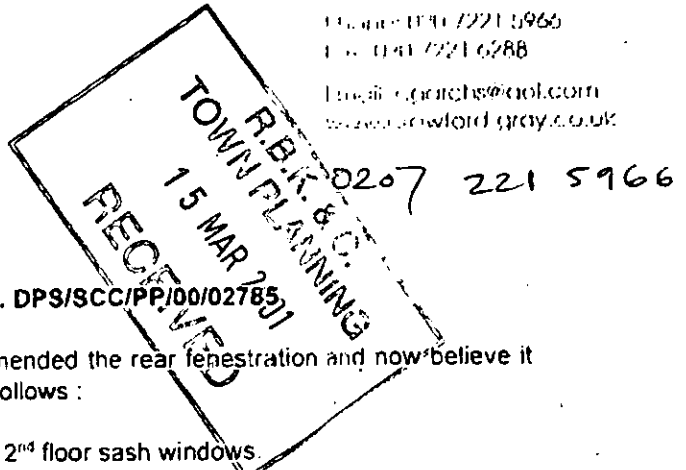


**FAX**

**Attn : Hilary Bell**  
Planning & Conservation

15<sup>th</sup> March 2001

13 Albert Place, Mews,  
Dorset Hill Gate,  
London W11 3DG  
Phone: 020 7221 5966  
Fax: 020 7221 6288  
Email: cgray@cgarchs@aol.com  
www.crawfordgray.co.uk



Dear Ms Bell,

13 Albert Place, W8 - REF. DPS/SCC/PP/00/02785

Following our conversation this morning I have amended the rear fenestration and now believe it is designed accordingly to your outlined points as follows :

- The structural width is exactly equal to the 2<sup>nd</sup> floor sash windows.
- The glazing panes are exactly the same size as the 2<sup>nd</sup> floor sash windows.

I took on board your comments regarding two vertical glazing bars, however with the structural opening as you required, they dramatically reduced the glazing proportions ( the problem you stated as being detrimental to the original amendment ). In matching the sash windows as precedent the new windows are in keeping with the rear elevation.

I hope these amendments are acceptable and I look forward to receiving your response before re-submitting our drawings.

Yours sincerely,

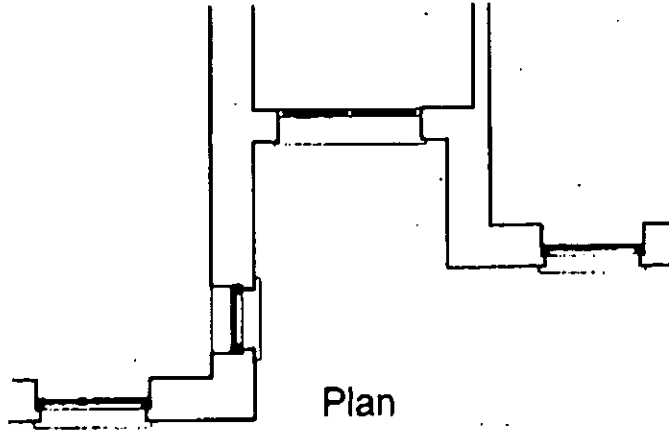
Conrad Watkins  
Crawford & Gray Architects

LR  
 Louie, I have consulted  
 Conrad Watkins - who is  
 now working on the revisions  
 as agreed. The sketch attached  
 is acceptable. I have also  
 advised that the most likely  
 committee date is 25 April 01  
 & the Architects have accepted  
 that - particularly given the number  
 of objections ~~submitted~~

HJB




15. March 01



Plan



RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	<input checked="" type="checkbox"/>	SW	SE	ENF	AO ACK
21 MAR 2001				(40)			
REC	ARB	FWD PLN	CON DES	FEES			

Prave LR  


3A Portobello Mews  
 Notting Hill Gate  
 London W11 3DQ

Phone: 020-7221 5966  
 Fax: 020-7221 6288

Email: cgarchs@aol.com  
 www.crawford-gray.co.uk

Ms L. Reid  
 Planning & Conservation  
 Royal Borough of Kensington & Chelsea  
 The Town Hall  
 King Street  
 London W6 9JU

19<sup>th</sup> March 2001

PK  
 COPY OF PLANS  
 TO INFORMATION  
 OFFICE PLEASE

Dear Ms Reid,

**13 Albert Place, W8 – REF. DPS/SCC/PP/00/02785**

We have now agreed the revisions for the above application and could you please substitute the eight sets of drawings enclosed for nos. 191/01, 02, 03, 04 & 05. The application will now have the following drawing nos. :

191/S01, S02, S03, S04, S10  
**191/01A, 02A, 03A, 04A, 05A, 06**  
 191/P01, P02

I trust that you are now preparing your report for recommendation and I await conformation of the committee hearing date which I have been informed by Hilary Bell is to be 25<sup>th</sup> April 2001.

Yours sincerely,



Conrad Watkins  
 Crawford & Gray Architects

copy to Mr & Mrs Amrolia  
 enc. drgs. 192/01A, 02A, 03A, 04A, 05A (8 sets)

1/4 26/3  
French



RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
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3A Portobello Mews  
 Notting Hill Gate  
 London W11 3DQ  
 Phone: 020-7221 5966  
 Fax: 020-7221 6288  
 Email: cgray@aoi.com  
 www.crawford-gray.co.uk

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

22<sup>nd</sup> March 2001

Dear Mr. French,

**13 Albert Place, W8 – REF. DPS/SCC/PP/00/02785**  
**Date of application : 06/12/00**  
**Decision due date : 31/01/01**  
**Case officer : Louise Reid**

I would like to raise a number of problems we have experienced with our clients' application for proposed works at the above address.

At the initial site meeting on Thursday 18<sup>th</sup> January with Ms Reid and the design officer, Ms Hilary Bell, we discussed various amendments that they wished to see and were to be agreed via fax before a new set of drawings was submitted. The desired amendments were faxed to you on the 24<sup>th</sup> January. Despite written reminders to you, we did not hear again until 25<sup>th</sup> February when you asked over the phone for further alterations to the scheme. These were sent back to you on 26<sup>th</sup> February.

On the 15<sup>th</sup> March you then asked for further alterations which we sent back to you by messenger the same day.

The initial site meeting raised contentious issues as follows :

- Reduce the rear fenestration width to the staircase
- Include a full description of the landscaping to front and back gardens
- Amend the drive to be straight as in keeping with the street examples

All of these were dealt with, as explained above and are now agreed.

Today our client, Mrs. Amrolia spoke to Leslie Jones to complain about the progress of her application. As a result of this, Louise Reid telephoned our office to explain the situation. She now says she has received, on the 9<sup>th</sup> March an objection from the



Highways Department regarding the front driveway and an issue of residents parking, referred to in policy TL48. This comes as a surprise. Firstly, there was never an issue raised at the initial site meeting regarding the insertion of a drive, only the angle to which it entered the property. Secondly, their objection arrives three and a half months after the application was submitted with the proposed drive. We are now told that this could cause the whole application to be refused.

The date of the committee meeting for this application is yet to be fixed, not only because there has been considerable delay from your department but also because Ms Reid is on leave for three weeks from 3<sup>rd</sup> April.

Please could you let our clients know in writing, care of this office why this application has been treated with such incompetence. We have responded immediately to every request by you and would very much like to set a date for committee so that our clients are able to plan their new home.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Peter Crawford', with a horizontal line extending to the right and a small flourish at the end.

Peter Crawford  
Crawford & Gray Architects

copy to Mr & Mrs Amrolia  
Ms Leslie Jones  
Ms Louise Reid  
Ms Hilary Bell





3A Portobello Mews  
 Notting Hill Gate  
 London W11 3DQ  
 Phone: 020-7221 5966  
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 www.crawford-gray.co.uk

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

RECEIVED BY PLANNING SERVICES							
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26 MAR 2001				(129)			
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEEs	

22<sup>nd</sup> March 2001

Dear Mr. French,

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**Decision due date : 31/01/01**  
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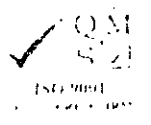
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Yours sincerely,

A handwritten signature in black ink, appearing to read 'Peter Crawford', with a horizontal line underneath the name.

Peter Crawford  
Crawford & Gray Architects

copy to Mr & Mrs Amrolia  
Ms Leslie Jones  
Ms Louise Reid  
Ms Hilary Bell



3A Portobello Mews  
Notting Hill Gate  
London W11 3DQ

Phone: 020-7221 5966  
Fax: 020-7221 6285

Email: [cgarch@colic.com](mailto:cgarch@colic.com)  
[www.crawfordgray.co.uk](http://www.crawfordgray.co.uk)

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

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AD ACK
26 MAR 2001							(14)
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES	

22<sup>nd</sup> March 2001

Dear Mr. French,

**13 Albert Place, W8 – REF. DPS/SCC/PP/00/02785**

**Date of application : 06/12/00**

**Decision due date : 31/01/01**

**Case officer : Louise Reid**

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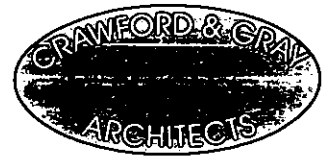
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Peter Crawford  
Crawford & Gray Architects

copy to Mr & Mrs Amrolia  
Ms Leslie Jones  
Ms Louise Reid  
Ms Hilary Bell



3A Portobello Mews  
Notting Hill Gate  
London W11 3DQ

Phone: 020-7221 5966  
Fax: 020-7221 6288

Email: cgarchs@aol.com  
www.crawford-gray.co.uk

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

RECEIVED BY PLANNING SERVICES							
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26 MAR 2001							
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES	

22<sup>nd</sup> March 2001

Dear Mr. French,

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**Decision due date : 31/01/01**  
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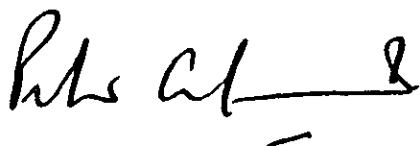


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Yours sincerely,

A handwritten signature in black ink, appearing to read 'Peter Crawford', with a horizontal line underneath the name.

Peter Crawford  
Crawford & Gray Architects

copy to Mr & Mrs Amrolia  
Ms Leslie Jones  
Ms Louise Reid  
Ms Hilary Bell

*Body's up  
Pen*

RECEIVED BY PLANNING SERVICES							
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		30 MAR 2001					
		APPEALS	IO	REC	ARB	FWD PLN	CON DES



3A Portobello Mews  
Notting Hill Gate  
London W11 3DQ

Phone: 020-7221 5966  
Fax: 020-7221 6288

Email: cgarchs@aol.com  
www.crawford-gray.co.uk

*LR*  
COPY OF PLANS  
TO INFORMATION  
OFFICE PLEASE

Ms L. Reid  
Planning & Conservation  
Royal Borough of Kensington & Chelsea  
The Town Hall  
Hornton Street  
London W8 7NX

29<sup>th</sup> March 2001

Dear Ms Reid,


**13 Albert Place, W8 – REF. DPS/SCC/PP/00/02785**

Following our meeting in your offices, we have now agreed the revisions for the above application and could you please substitute the four sets of drawings enclosed for nos. 191/S01, S04, 01A, 02A, 04A & 06. The application will now have the following drawing nos. :

- 191/S01A, S02, S03, S04A, S10
- 191/01B, 02B, 03A, 04B, 05A, 06A
- 191/P01, P02

I trust that you are now preparing your report for recommendation and I await conformation of the committee hearing date in May 2001.

Yours sincerely,



Conrad Watkins  
Crawford & Gray Architects

copy to Mr & Mrs Amrolia  
enc. drgs. 191/S01A, S04A, 01B, 02B, 04B, 06A (4 sets)





frank uk  
CRAWFORD & GRAY ARCHITECTS  
J.S.

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Ms L. Reid  
Planning & Conservation  
Royal Borough of Kensington & Chelsea  
The Town Hall  
Hornton Street  
London W8 7NX

3A Portobello Mews  
Notting Hill Gate  
London W11 3DQ  
Phone: 020-7221 5966  
Fax: 020-7221 6288  
Email: cgarchs@aol.com  
www.crawford-gray.co.uk

18<sup>th</sup> May 2001

Dear Ms Reid,

13 Albert Place, W8 – REF. DPS/SCC/PP/00/02785

You advised both us and the client, Mrs. Amrolia on 3<sup>rd</sup> May that you would have your report recommending approval, ready for consideration at the first planning meeting in June.

Please confirm that you have this matter organised, and advise me of the exact date.

Yours sincerely,

Conrad Watkins  
Crawford & Gray Architects

copy to Dr & Mrs Amrolia



(Applicant)

Healey  
✓ 18/3/5.

FLAT 3  
50 HOLLAND PARK  
LONDON W11 3RS  
0171 221 8833

2nd April 2001

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	A	SW	SE	ENF	AO ACK
(27) - 9 MAY 2001							
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEE	

Dear Ms Reid

13 Albert Place, London W8

Further to our telephone conversation today when you informed me that there was no date set for our planning application, as you are yet to write your report -

I confirm that on the basis of that conversation we will commence permitted building works as follows:-

- 1) Replace roof with new roof
- 2) Replace existing windows including roof dormer windows
- 3) Demolition of exterior front wall & storage area.

4) All internal works.

Kindly confirm that my understanding of  
permitted works to the above property,  
is correct.

Yours sincerely

Cedline Audhi,

cc. Peter Crawford, Crawford & Gray Architects.

12 ALBERT PLACE  
LONDON  
W8 5PD

Tel: 020 7937 3610  
Fax: 020 7795 6094

22 December, 2000

By Facsimile to: 020 7361 <sup>3463</sup>~~3643~~

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

**FOR THE ATTENTION OF MISS LOUISE REID**

Dear Sirs


**Proposed development at 13 Albert Place, London, W8 5PD**  
**Your Ref: DPS/DCC/PP/00/02785/LR**

I am in receipt of your Notice under the Town and Country Planning Act of the proposed development at 13 Albert Place.

I confirm my secretary's telephone call to your office when it was arranged that, as the 21 days for making objections runs over the holiday period, I could write to you early in the New Year with my full objections.

I shall accordingly let you have a substantive response as soon as possible after the holidays.

Yours faithfully



Richard Slowe



12 ALBERT PLACE  
LONDON  
W8 5PD

Tel: 020 7937 3610  
Fax: 020 7795 6094

2 January, 2001

YOUR REF: DPS/DCC/PP/00/02785/LR

M J French, FRICS, Dip, TP, MRTPU, Cert TS  
Executive Director  
Planning and Conservation  
The Royal Borough of Kensington and Chelsea  
The Town Hall  
Hornton Street  
LONDON  
W8 7NX

By Facsimile to: 020 7361 3463 (and by post)

Dear Sir

**Town & County Planning Act 1990**  
**Proposed Development at 13 Albert Place, London, W8 5PD**

We write in response to your notice of the proposed development at 13 Albert Place.

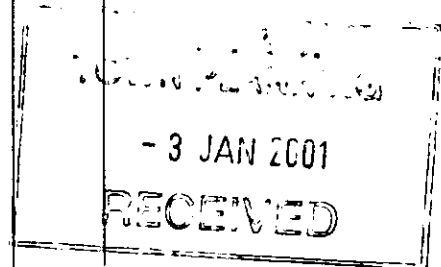
We have no objection to the demolition of the protruding WC on the front elevation, which is not mentioned in the brief summary of the proposal but which is apparent from the plans which we have inspected.

We are not immediately affected by the alterations proposed for the rear elevation but question their appropriateness in an early Victorian building in a conservation area.

We have no objection to the addition of two further dormers (not alterations to existing dormers as detailed in the summary).

We question whether the proposed garage is suitable for use. The access to it is narrow and, to avoid existing trees and the lamppost, it is proposed to be on a curve, which is out of keeping with all other driveways. The loss of a residents' parking place can only be justified if it is intended to use off street parking. Having regard to the angle of the driveway and the size and location of the garage, there must be serious doubt as to whether this will occur. The plans produced are inaccurate as they do not show the drive as it would have to be, that is entering on the right hand side of the garage. Correctly drawn they would show the angle as even more acute.

Our principal objection is to the new basement floor. This large underground cavity will impact severely on neighbouring properties, both by way of noise and vibration. The constant running of a substantial pump and other pool equipment will be particularly noticeable during the evening and early morning hours, when a swimming pool in an urban location is likely to be used.



The extension of the swimming pool into the garden will damage the roots of the trees, not only at 13 Albert Place but also in adjoining properties. The cherry tree at number 12 is elderly and is most unlikely to survive such damage. The trees at number 13 are an important amenity feature and their loss or reduction would be detrimental to all neighbouring properties. The chance of the mature protective shrubbery and creepers on either side of the party wall surviving is remote.

Finally, no consideration appears yet to have been given to the engineering works that would be necessary in order to ensure that no permanent damage is occasioned to adjoining properties during construction or after completion of the works. Albert place is over 150 years old and the footings between number 12 and number 13 are only a few feet deep. A cavity of the size that is proposed will inevitably put at serious risk the stability of adjoining properties. Number 13 is one of the few remaining properties where the main house is still close to its original design and condition. Any damage to its structure would inevitably be seriously detrimental to the visual impact of this unique cul-de-sac.

In short, the proposed new basement floor is an inappropriate and environmentally damaging over-development in a small street of low built early Victorian semi-detached houses in a conservation area.

We would appreciate it if you would acknowledge safe receipt of this letter and could give us some indication as to when the committee might be meeting, as we would intend to attend in person to supplement these objections if necessary.

Yours faithfully



Mr & Mrs Richard Slowe

CC: Peter Crawford, Crawford & Gray (on behalf of the Applicants)  
By Facsimile: 020 7221 6288

The Victoria Road Residents Association (By Hand)

Mr & Mrs Woodward Fisher, No 14 Albert Place (By Hand)

12 ALBERT PLACE  
LONDON  
W8 5PD

Tel: 020 7937 3610  
Fax: 020 7795 6094

2 January, 2001

YOUR REF: DPS/DCC/PP/00/02785/LR

M J French, FRICS, Dip, TP, MRTPU, Cert TS  
Executive Director  
Planning and Conservation  
The Royal Borough of Kensington and Chelsea  
The Town Hall  
Hornton Street  
LONDON  
W8 7NX

By Facsimile to: 020 7361 3463 (and by post)

Dear Sir

**Town & County Planning Act 1990**  
**Proposed Development at 13 Albert Place, London, W8 5PD**

We write in response to your notice of the proposed development at 13 Albert Place.

We have no objection to the demolition of the protruding WC on the front elevation, which is not mentioned in the brief summary of the proposal but which is apparent from the plans which we have inspected.

We are not immediately affected by the alterations proposed for the rear elevation but question their appropriateness in an early Victorian building in a conservation area.

We have no objection to the addition of two further dormers (not alterations to existing dormers as detailed in the summary).

We question whether the proposed garage is suitable for use. The access to it is narrow and, to avoid existing trees and the lamppost, it is proposed to be on a curve, which is out of keeping with all other driveways. The loss of a residents' parking place can only be justified if it is intended to use off street parking. Having regard to the angle of the driveway and the size and location of the garage, there must be serious doubt as to whether this will occur. The plans produced are inaccurate as they do not show the drive as it would have to be, that is entering on the right hand side of the garage. Correctly drawn they would show the angle as even more acute.

Our principal objection is to the new basement floor. This large underground cavity will impact severely on neighbouring properties, both by way of noise and vibration. The constant running of a substantial pump and other pool equipment will be particularly noticeable during the evening and early morning hours, when a swimming pool in an urban location is likely to be used.

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The extension of the swimming pool into the garden will damage the roots of the trees, not only at 13 Albert Place but also in adjoining properties. The cherry tree at number 12 is elderly and is most unlikely to survive such damage. The trees at number 13 are an important amenity feature and their loss or reduction would be detrimental to all neighbouring properties. The chance of the mature protective shrubbery and creepers on either side of the party wall surviving is remote.

Finally, no consideration appears yet to have been given to the engineering works that would be necessary in order to ensure that no permanent damage is occasioned to adjoining properties during construction or after completion of the works. Albert place is over 150 years old and the footings between number 12 and number 13 are only a few feet deep. A cavity of the size that is proposed will inevitably put at serious risk the stability of adjoining properties. Number 13 is one of the few remaining properties where the main house is still close to its original design and condition. Any damage to its structure would inevitably be seriously detrimental to the visual impact of this unique cul-de-sac.

In short, the proposed new basement floor is an inappropriate and environmentally damaging over-development in a small street of low built early Victorian semi-detached houses in a conservation area.

We would appreciate it if you would acknowledge safe receipt of this letter and could give us some indication as to when the committee might be meeting, as we would intend to attend in person to supplement these objections if necessary.

Yours faithfully



Mr & Mrs Richard Slowe

CC: Peter Crawford, Crawford & Gray (on behalf of the Applicants)  
By Facsimile: **020 7221 6288**

The Victoria Road Residents Association (By Hand)

Mr & Mrs Woodward Fisher, No 14 Albert Place (By Hand)



2 Douro Place,  
London, W8 5PH.  
Tel: 0207 937 1407  
Fax: 0207 795 6930  
Email: [cormack@dircon.co.uk](mailto:cormack@dircon.co.uk)

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7<sup>th</sup> January 2001

YOUR REF: DPS/DCC/PP/00/02785/LR

M.J. French, FRICS, Dip, TP, MRTPU, Cert TS  
Executive Director, Planning and Conservation  
The Royal Borough of Kensington and Chelsea  
The Town Hall, Hornton Street  
LONDON W8 7NX

By Facsimile to: 0207 361 3463 (and by post)

Dear Sir,

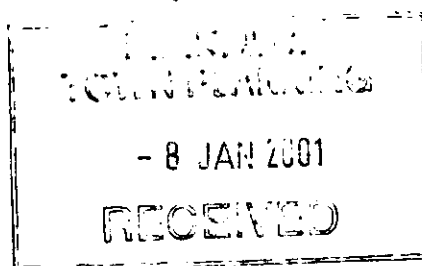
**Town and Country Planning Act 1990  
Proposed Development at 13 Albert Place, London, W8 5PD**

We write in response to the proposed development at 13 Albert Place. Our property is immediately south of it and our rear elevation is approximately 20 metres away.

We wish to record the strongest possible protest against the alterations proposed for the rear elevation and for the proposed new basement floor and extension of swimming pool into the garden. Not only do these represent, in our view, a significant invasion of privacy but they also bring with them considerable practical problems. Furthermore, since both of these properties are in a conservation area we view the proposed alterations as unacceptable exceptions to that spirit of conservation that we all value.

The invasion of privacy is a profound issue because the principal living areas of our house all face north and would thus be staring into a three-storey glass 'observation tower'. We would feel extremely vulnerable to visual intrusion.

We believe that the practical problems are considerable. The engineering works would have to take into consideration the minimisation of damage to surrounding properties such as subsidence caused by excavation, as well as the implications of access. The extension of the swimming pool into the garden will potentially affect tree roots and shrubbery in the adjoining properties, all of which add to the ambience and attractiveness of the immediate area. That would have the effect of reducing any remaining privacy afforded by these plants.



The operation of the swimming pool, with all of its pumping noise and vibration, would represent another major intrusion into our otherwise peaceful and harmonious environment. These Victorian semi-detached properties were never intended to house swimming pools.

In summary, we view the proposed alterations as representing a fundamental reduction in our quality of life and in the value of the peaceful environment that has made this a happy home and, until now, a contented neighbourhood.

Yours faithfully

A handwritten signature in cursive script, appearing to read 'Ian and Caroline Cormack', written in black ink.

Ian and Caroline Cormack

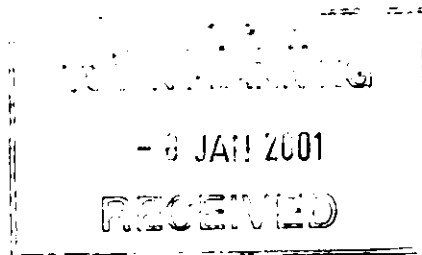
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TEL: 7937 9535

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7<sup>th</sup> January 2001

YOUR REF: DPS/DCC/PP/00/02785/L.R

M.J. French, FRICS, Dip, TP, MRTPU, Cert TS  
Executive Director, Planning and Conservation  
The Royal Borough of Kensington and Chelsea  
The Town Hall, Hornton Street  
LONDON W8 7NX



By facsimile to: 0207 361 3463 (and by post)

Dear Sir,

**Town and Country Planning Act 1990**  
**Proposed Development at 13 Albert Place, London, W8 5PD**

I write in response to the proposed development at 13 Albert Place. I would like to register a firm protest against the proposed alterations to the rear of number 13 Albert Place. My property sits facing that house at an angle and I would be able to both see and hear the effects of the proposed changes.

The top to bottom glass rear elevation would represent an intrusion of privacy in an otherwise relatively quiet and discreet relationship between rear facing houses. It would profoundly alter the character of what is otherwise a harmonious and uniform Victorian perspective represented by the rear of the houses on Albert Place.

I am also concerned about the plans to create a swimming pool in such a closely confined urban space. The noise of pumps and the general maintenance required for a swimming pool would risk making a permanent and negative change in our quiet environment. The excavation works would risk damaging the trees and shrubs that adorn the rear between our houses, increasing significantly the risk of our privacy being destroyed. I also worry about subsidence and structural impact on these neighbouring buildings.

The proposals undermine the values that make this area so harmonious in every way.

Yours faithfully,

Estelle Jacobs