

① PC
② LR
Jy 25/6
SJberwin

OCC

facsimile

Date 25 June 2001 Our ref 235/235/A0.8/LT:189667.1/sabm
 To M J French, FRICS Dip TM MRTPI Cert Your ref DPS/DCC/PP/00/02785/LR
 TS
 Of Executive Director, Planning and From Richard Slowe
 Conservation
 Fax 0207 361 3463
 Tel 0207 361 2097
 Pages

Urgent

Cc Helen Vieshweg, for Director of Legal Services: - : 0207 361 3843 (tel: 0207 361 2184)
 Councillor Phelps, Chairman, Planning Committee: : 0207 361 3665 (tel: 0207 361 2303)
 Kenneth Woodward Fisher, 14 Albert Place: By Hand: (tel:)
 Peter Dixon, Chairman, Victoria Road Residents Association: 25 Victoria Grove, London W8 (By Hand): (tel:)
 Peter Crawford, Crawford & Gray: - : 0207 221 6288 (tel: 0207 221 5966)

Message

Please see attached.

R.B.K. & C.
 TOWN PLANNING
 23 JUN 2001
 RECEIVED

222 Gray's Inn Road
 London WC1X 8XF
 T +44 (0)20 7533 2222
 F +44 (0)20 7533 2000
 E info@sjberwin.com
 www.sjberwin.com
 DX 255 London

SJ Berwin is regulated by the Law Society. A list of names of partners and their professional qualifications is open to inspection at the above office. The partners are either solicitors or registered foreign lawyers.

Destination A - Local

CAUTION: The information contained in this fax is confidential and is intended for the use only of the addressee. Any unauthorised dissemination or copying of this fax, and any use or disclosure of information contained in it, is strictly prohibited and may be illegal. Please let us know immediately by telephone if the fax has been sent to you in error and return the fax to us by post, at our cost.

In the event of any error in transmission, please advise by telephone 020 7533 2222 or fax 020 7533 2000.



Date 25 June 2001
 Our ref 235/235/A0.8
 Your ref DPS/DCC/PP/00/02785/LR
 Partner Richard Slowe

By Facsimile 0207 361 3463

URGENT

Dear Mr French

**Town & County Planning Act 1990
 Proposed development at 13 Albert Place - No 00/2785/2049**

You will recall that at the Planning Committee Meeting held on Tuesday 19 June 2001, the application for planning permission for various works at 13 Albert Place was put back by the Committee.

Regrettably, since then, demolition work has proceeded, notwithstanding that no planning consent has been granted. The entire roof and most of the top floor of the building has now been removed, despite the property being in a Conservation Area.

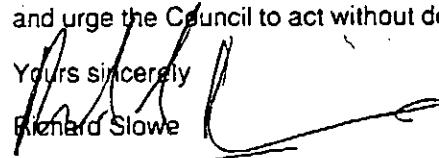
Further, the original 1845 rafters and beams have been thrown into the front garden damaging the two trees, the subject of the Preservation Order made on 9 May 2001.

Could you please arrange for an immediate inspection to take place today and for the Council to take all necessary steps to restrain further work in arrogant disregard of planning legislation.

I have sent a copy of this letter to the owners' architects whom I assume were unaware of what was being done.

You should be aware that the owner of the property, Mr Z Amroliia, approached me after the planning committee meeting and, in the presence of my neighbours who have also voiced concerns with regard to his proposals, threatened that we would now be faced with a derelict building site for three years. I am concerned that the two events may not be unconnected and urge the Council to act without delay.

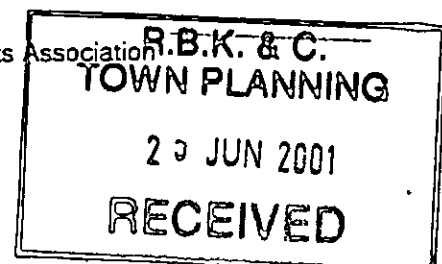
Yours sincerely
 Richard Slowe



cc

Helen Viesweg, for Director of Legal Services
 Councillor Phelps, Chairman, Planning Committee
 Kenneth Woodward Fisher, 14 Albert Place
 Peter Dixon, Chairman, Victoria Road Residents Association
 Peter Crawford, Crawford & Gray

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



222 Gray's Inn Road
 London WC1X 8XF
 T +44 (0)20 7533 2222
 F +44 (0)20 7533 2000
 E info@sjberwin.com
 www.sjberwin.com
 DX 255 London

SJ Berwin is regulated by the Law Society. A list of names of partners and their professional qualifications is open to inspection at the above office. The partners are either solicitors or registered foreign lawyers.

LT:189667.1/sabm

Berlin

Brussels

Frankfurt

London

Madrid

Munich

Paris

**PLANNING AND CONSERVATION
INTERNAL MEMORANDUM**

TO: Mike French
Executive Director, Planning and
Conservation

ROOM NO:

CC: Louise Reid

FROM: Terry Ward
Director of Building Control

ROOM NO:

TELEPHONE: 020 7361 3834

EMAIL: terry.ward@rbkc.gov.uk

DATE: 26 June 2001

REF:

SUBJECT: 13 Albert Place

13 Albert Place Proposed new basement for swimming pool

The method statement received from Alan Conisbee and associates (Consulting Structural Engineers) is appropriate in concept for the work involved and is designed to minimise any structural movements caused in the adjacent buildings.

However this is a major engineering work and good workmanship by a competent contractor and close supervision will be essential for it to be carried out successfully.

Full structural calculations and details will be required in due course as part of the building control approval process.

T.S. Ward

Caroline Amrolia
Flat 3, 50 Holland Park
W11 3RS
Ph. 0207 221 8833

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

28 June 2001

Dear Mr French

13 Albert Place, Kensington, W8 5PD

RECEIVED BY PLANNING SERVICES							
LA DIR	HDC	N	C	SW	SE	ENF	AC ACK
29 JUN 2001							
79							
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES	

I am writing in connection with a planning application for improvements to our home.

We bought the above property in November 2000 and a planning application was submitted on 4 December 2000. The Royal Borough's Planning Officers have recommended that planning permission be granted. I enclose for your information a copy of the Report prepared for the Planning Services Committee dated 19 June 2001 the date on which our planning application was considered. The decision was deferred.

Number 13 Albert Place had belonged to the Glass family for fifty years, for much of that time the house was a doctors surgery. The house, which had been divided for rental purposes, had no central heating system and was in need of complete refurbishment.

Our planning proposals include the removal of additions to the house so that the original line of the house may be more clearly defined; the formation of a swimming pool in a new sub-basement and the formation of several dormer windows. Unfortunately, our planning proposals have met with some local opposition. Our reason for wanting a swimming pool is simply that we have two small children with eczema who cannot use chlorinated pools and if possible we want to provide them with a pool in which no chemicals are used in order that they may learn to swim.

We recently found out the majority of the neighbours who had complained, had for six months misunderstood the plans and thought that the swimming pool was going to be visible in the back garden and that they would be disturbed by childrens' play and laughter. At no time has the scheme involved such a proposal; the pool will be entirely enclosed.

We have sought to discuss with various neighbours their concerns. Our architect, Peter Crawford met with our immediate neighbour Richard Slowe (12 Albert Place) in December 2000. Mr Slowe cancelled a meeting with us some weeks ago, and since then seems to have no wish to meet.

Peter Crawford and I have met with Mr Peter Dixon (Chairman of the Victoria Road Residents Association) and Mr Kenneth Woodward Fisher (owner of 14 Albert Place) on site and thought that we had satisfactorily answered their questions. Mr Dixon and Mr Woodward Fisher told us categorically that they were withdrawing their objections; but they appear to have changed their minds without letting us know or seeking from us further clarification of our planning proposals. We offered to arrange a visit for Mr Woodward Fisher to view to a similar finished underground swimming pool; this offer has not been taken up.

At the instigation of others tree preservation orders have been put on our trees. We understand that our house and builders working on site have been videoed with tapes sent to the council. There have been a number of oral and written complaints to the Planners and the Building Inspector about work at the house, claiming that we are carrying out works without consent. This is not true.

We have kept the Planning Department fully informed of all work in progress at the house and after a site visit of 25th June, Ms Louise Reid, our Planning Case Officer, confirmed that the work carried out to date is satisfactory. Our only wish is to renovate 13 Albert Place to the highest possible standards and to create a safe and peaceful environment for our young family.

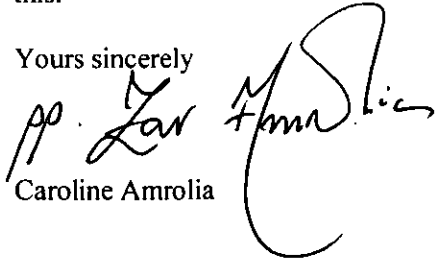
In order to ensure that the house and gardens reflect and enhance the Conservation Area of which they are a part we have employed the services of the following: Crawford and Gray Architects who have already provided the schemes for two other houses in Albert Place; Alan Conisbee, a highly respected firm of award winning structural engineers, Clifton Nurseries award winning landscape architects and an excellent firm of builders whom we have worked with for six years.

Our scheme will only improve 13 Albert Place and the locality. We are fortified in this view by the favourable recommendation of the Council's Planning and Conservation Officers, who have paid great care in their detailed assessment of our proposal. It is highly regrettable that in consequence of the appearance before the Planning Committee last week of Mr Slowe, the matter was adjourned in the light of a series of ill-founded submissions by him, which it would appear are now seen to have had no substance or merit by the Council's Legal Specialists.

Most of the local opposition to our proposals is founded on misunderstanding and misrepresentation about what is proposed. Our deferred application is due to be considered again by the Planning Committee on 4 July 2001. We would welcome your support, so that we can restore this house and return it to use as a family home.

If you wish to visit the site or to discuss further our proposals we would be pleased to arrange this.

Yours sincerely


Caroline Amrolia

Cc Cllr Andrew Dalton
Cllr Daniel Moylan
Cllr Gary Mond
Peter Crawford, Crawford and Gray Architects

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Mrs Caroline Amrolia
Flat 3, 50 Holland Park
London W11 3RS

Switchboard: 020 7937 5464
Extension: 2084
Direct Line: 020 7361 2084
Facsimile: 020 7361 3463
Email: plnprk@rbkc.gov.uk
Web: www.rbkc.gov.uk

29 June 2001

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

My reference: DPS/DCC/PK/PP Your reference:
/00/2785

Please ask for: Paul Kelsey

Dear Mrs Amrolia,

13 Albert Place, Kensington W8

Thank you for your letter dated 28 June 2001 regarding your planning application.

I am aware of the background and the issues involved with this case and a further report has been prepared for the Planning Services Committee on 4 July with the additional information that the Committee requested at their meeting on 19 June. My recommendation is still that planning permission should be granted but that a further condition should be added requiring details of the structural works to be submitted and approved.

I hope this is the information you require.

Yours sincerely

M J French
Executive Director, Planning and Conservation

R

FILE NOTE

Contact Mr Slowe sjberwin
 when structural drawings
 are submitted.

facsimile

Date 25 June 2001 Our ref 235/235/A0.8/LT:189667.1/sabm
 To M J French, FRICS Dip TM MRTPI Cert Your ref DPS/DCC/PP/00/02785/LR
 TS
 Of Executive Director, Planning and From Richard Slowe
 Conservation
 Fax 0207 361 3463
 Tel 0207 361 2097
 Pages

Urgent

Cc Helen Vieshweg, for Director of Legal Services: -: 0207 361 3843 (tel: 0207 361 2184)
 Councillor Phelps, Chairman, Planning Committee: : 0207 361 3665 (tel: 0207 361 2303)
 Kenneth Woodward Fisher, 14 Albert Place: By Hand: (tel:)
 Peter Dixon, Chairman, Victoria Road Residents Association: 25 Victoria Grove, London W8 (By
 Hand): (tel:)
 Peter Crawford, Crawford & Gray: -: 0207 221 6288 (tel: 0207 221 5966)

Message

Please see attached.

222 Gray's Inn Road
 London WC1X 8XF
 T +44 (0)20 7533 2222
 F +44 (0)20 7533 2000
 E info@sjberwin.com
 www.sjberwin.com
 DX 255 London

Destination A - Local

CAUTION: The information contained in this fax is confidential and is intended for the use only of the addressee. Any unauthorised dissemination or copying of this fax, and any use or disclosure of information contained in it, is strictly prohibited and may be illegal. Please let us know immediately by telephone if the fax has been sent to you in error and return the fax to us by post, at our cost.

In the event of any error in transmission, please advise by telephone 020 7533 2222 or fax 020 7533 2000.

SJ Berwin is regulated by the Law Society. A list of names of partners and their professional qualifications is open to inspection at the above office. The partners are either solicitors or registered foreign lawyers.

Berlin

Brussels

Frankfurt

London

Madrid

Munich

Paris



Date 25 June 2001
 Our ref 235/235/A0.8
 Your ref DPS/DCC/PP/00/02785/LR
 Partner Richard Slowe

By Facsimile 0207 361 3463

URGENT

Dear Mr French

**Town & County Planning Act 1990
 Proposed development at 13 Albert Place - No 00/2785/2049**

You will recall that at the Planning Committee Meeting held on Tuesday 19 June 2001, the application for planning permission for various works at 13 Albert Place was put back by the Committee.

Regrettably, since then, demolition work has proceeded, notwithstanding that no planning consent has been granted. The entire roof and most of the top floor of the building has now been removed, despite the property being in a Conservation Area.

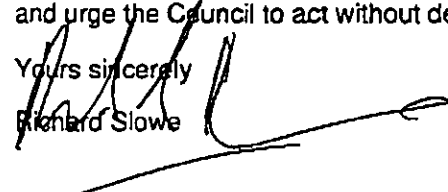
Further, the original 1845 rafters and beams have been thrown into the front garden damaging the two trees, the subject of the Preservation Order made on 9 May 2001.

Could you please arrange for an immediate inspection to take place today and for the Council to take all necessary steps to restrain further work in arrogant disregard of planning legislation.

I have sent a copy of this letter to the owners' architects whom I assume were unaware of what was being done.

You should be aware that the owner of the property, Mr Z Amrolia, approached me after the planning committee meeting and, in the presence of my neighbours who have also voiced concerns with regard to his proposals, threatened that we would now be faced with a derelict building site for three years. I am concerned that the two events may not be unconnected and urge the Council to act without delay.

Yours sincerely
 Richard Slowe



cc
 Helen Vieshweg, for Director of Legal Services
 Councillor Phelps, Chairman, Planning Committee
 Kenneth Woodward Fisher, 14 Albert Place
 Peter Dixon, Chairman, Victoria Road Residents Association
 Peter Crawford, Crawford & Gray

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

222 Gray's Inn Road
 London WC1X 8XF
 T +44 (0)20 7533 2222
 F +44 (0)20 7533 2000
 E info@sjberwin.com
 www.sjberwin.com
 DX 255 London

SJ Berwin is regulated by the Law Society. A list of names of partners and their professional qualifications is open to inspection at the above office. The partners are either solicitors or registered foreign lawyers.

LT:189667.1/sabm

Berlin

Brussels

Frankfurt

London

Madrid

Munich

Paris

PP) 0072785

French, Michael: PC-GrpSvc

From: French, Michael: PC-GrpSvc
Sent: 06 July 2001 08:12
To: Cllr-Moylan
Cc: Cllr-Phelps; Cllr-Mond
Subject: 13 Albert Place

Dear Councillor Moylan,

Further to your letter of 29 June addressed to Mrs. Amrolia, I would inform you that her planning application for development at the above site was granted conditional planning permission by the Planning Services Committee at its meeting on 5 July.

M.J. French

c.c. Cllr Andrew Dalton



*The Royal Borough of Kensington and Chelsea
The Town Hall, Hornton Street, London W8 7NX*

*Councillor Daniel Moylan
Deputy Leader of the Council*

A handwritten signature in black ink, appearing to be 'D Moylan', written over a long, thin horizontal line.

With Compliments



THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA
 THE TOWN HALL KENSINGTON W8 7NX
 Tel: 020 7937 5464 Fax: 020 7938 1445

From: Councillor Daniel Moylan, Deputy Leader of the Council

29th June, 2001

Mrs. C. Amrolia,
 Flat 3,
 50, Holland Park, W.11.

Dear Mrs. Amrolia,

Thank you for your letter of 28th June. I am not in fact a Member of the Planning and Conservation Committee so I shall have no direct say in the decision on your planning application. Had you been complaining of inefficiency or maladministration on the part of Council officers, I would of course have been pleased to help you sort matters out, but, as far as I can see, you have no complaint about the Council's administration or the service you have received from officers.

The fact that the decision was deferred when it first came before the Committee does not necessarily mean that it will eventually be refused. You will understand, however, that a substantial development, such as you propose, inevitably arouses anxiety in a part of London where residential amenity is under such pressure.

The fact that Council officers believe that the application should be granted subject to conditions that they reckon will answer all the valid objections made will undoubtedly be a factor in the minds of Members of the Planning and Conservation Committee when they eventually decide the matter.

Even if the application is refused, you will still have rights of appeal to the Secretary of State.

Yours sincerely
 Daniel Moylan

cc. Cllr. B. Phelps
 Cllr. G.S. Mond
 Cllr. A.S. Dalton
 Mr. M.J. French, F.R.I.C.S., etc.

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
693 JUL 2001							
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES	

Book. cc ✓

PLANNING AND CONSERVATION
INTERNAL MEMORANDUM

TO:	Development Control/Central	ROOM NO:	328
CC:			
FROM:	Planning & Conservation	ROOM NO:	328
TELEPHONE:	020 7361 2013	EMAIL:	
DATE:	4 th December, 2003	REF:	DPS/BRG/PC13/2003
SUBJECT:	Pavement Crossover		

I attach details of an application for a Pavement Crossover in respect of

13 Albert Place

together with a copy of its planning history.

Records show that the property is within a Conservation Area, is not a Listed Building, and is not subject to an Article 4 Direction.

A previous application for a pavement crossover at this property was refused by Committee in 2001.

Please advise me as soon as is possible if any permissions under the Planning Acts are required. If consent is needed, please let me know if they are likely to be granted if applied for.

J. Bowney

pp Barry Griffin
Head of Support Services
For Executive Director, Planning & Conservation

Charlotte - This was controversial case - can you check previous approval 00/2785 - ~~this~~ this property is probably single dwelling - so maybe p.d. maybe a condition. attached

Paul

**THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA
DIRECTORATE OF PLANNING AND CONSERVATION**

**- APPLICATION FOR PERMISSION TO CONSTRUCT CROSSOVER
(HIGHWAYS ACT 1980 SECTION 184)**

(The completed form should be returned to the Directorate of Planning & Conservation, Town Hall,
Hornton Street, London, W8 7NX, Telephone 020 7361 2013)

Name of Applicant Dr. Z. AMROLIA

Applicant's Address 13 ALBERT PLACE LONDON W8 5PD

Home Telephone No. 0207376 9166 Work Telephone No. _____

Agents Name (if applicable) _____

Agents Address _____

Telephone No. _____

Address of property where crossover is requested 13 ALBERT PLACE

Is property a single family house ? YES/~~NO~~. If no give details _____

Is the applicant the owner of the property YES/~~NO~~

Will existing walls/fences need to be altered ? ~~YES~~/NO If yes give height of walls/fence _____

B G

Please provide a plan (Hand drawn is acceptable), showing the following details:

- 1) Location and dimensions of cross-over
- 2) Where car will be parked, please give dimensions of parking space.
- 3) Show length and width of garden
- 4) Mark approximate location of any trees which are 2 metres or less from the proposed cross-over/hardstanding
- 5) Mark approximate location of any lamp posts, parking meters, residents parking bays, yellow lines etc. which are near the proposed cross-over.

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B.	03 DEC 2003				PLANNING	
K.C.						
N	C	SW	SE	APP	IO	REC
			ARB	FPLN	DES	FEES

85

Signed L. J. Amrolia on Behalf of _____ Date 2/12/03

FOR COUNCIL USE ONLY

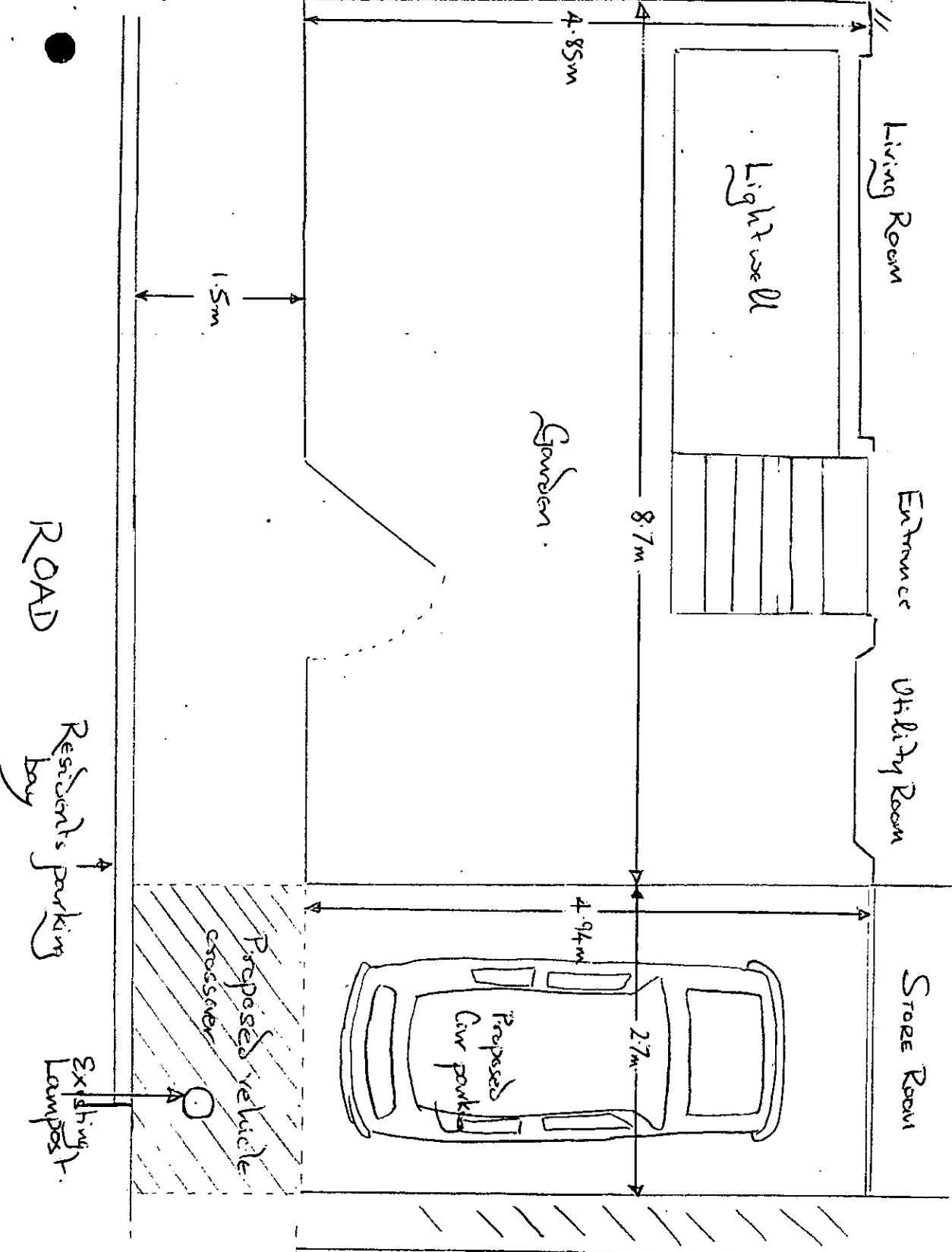
Application Reference _____

PAVEMENT CROSSOVER APPLICATION	
Address <u>13 ALBERT PLACE</u>	
REF. <u>13/2003</u>	

9/12/03

13 Albert Place

12 Albert Place



EX DIR	HDC	TP	CAC	AJ	CLU	AO
R.B.	K.C.	03 DEC 2003	PLANNING			
N	C	SW	SE	APP	IO	REC
			ARB	PLN	DES	FEE

PAVEMENT CROSSOVER APPLICATION

Address: **13 ALBERT PLACE**

REF. 13/2003

13 ALBERT PLACE

Property Card N° : 0020 012 50

Sitename :
 Comment :
 TP Arch/History :
 See Also :
 Xref :
 Notes :

TP No PP/00/2785 Brief Description of Proposal 1 of 2

FORMATION OF A SWIMMING POOL, CHANGING ROOMS, GYM AND PLANT ROOM AT BASEMENT LEVEL TOGETHER WITH THE ERECTION OF A SIDE EXTENSION AT LOWER GROUND FLOOR LEVEL, REBUILDING OF THE WALL TO THE EXISTING REAR STAIRWELL AT LOWER GROUND FLOOR, GROUND FLOOR AND FIRST FLOOR LEVELS; FORMATION OF TWO ***CONTINUED***

Received Decision & Date
 Completd
 Revised

TP No PP/00/2785 Brief Description of Proposal 2 of 2

CONTINUED TWO DORMER WINDOWS TO THE SIDE ROOF SLOPE, FORMATION OF ONE DORMER TO THE REAR ROOF SLOPE AND THE INSTALLATION OF TWO AIR CONDITIONING UNITS TO THE ROOF OF THE SIDE EXTENSION.

Received 04/12/2000 Decision & Date
 Completd 06/12/2000 Conditional 10/07/2001
 Revised 30/03/2001

> Any Queries Please Phone 0171 361 2199/2206/2015 <
 > Fax Requests (FOA Records Section) 0171 361 3463 <

ROYAL BOROUGH OF KENSINGTON AND CHELSEA

PLANNING SERVICES COMMITTEE 4TH JULY 2001

ADDENDUM REPORT BY THE EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION

13 ALBERT PLACE, W8

APPLICATION REF: PP/00/2785

The main report was before Planning Services Committee at their meeting of 18th June 2001, on which date the Committee deferred determination of the application in order to examine the structural implications of the proposal together with the weight this should be given as a material consideration.

FOR DECISION

1.0 BACKGROUND

- 1.1 At their meeting on 19th June 2001 the Planning Services Committee considered an application on 13 Albert Place for the formation of an underground swimming pool, together with external alterations. The Committee report is appended.
- 1.2 Following further objections raised by a neighbouring resident, Committee deferred a decision on the application in order that the concerns, included in a letter dated 19th June 2001, could be fully considered. The concerns relate to the structural implications of the proposed swimming pool and whether this should be material to the consideration of the application.

2.0 FURTHER CONSIDERATION

- 2.1 The applicant has submitted further drawings and details relating to the structural aspects of the swimming pool. This information, together with a site visit, has been assessed by a District Surveyor within the Council's Building Control Department.
- 2.2 The District Surveyor has now given initial observations in writing.
- 2.3 The District Surveyor concludes that, based on the information submitted, the construction method of the underground swimming

pool is appropriate in concept for this type of development. Full structural calculations will be required as part of the building control approval process.

- 2.4 The Council's Legal Services Department have been consulted with regard to the objectors concern that the structural implications of the proposal should be a material planning consideration.
- 2.5 The Director of Legal Services advises that the structural integrity of a proposed development is not normally a material planning consideration. However in this specific case, the structural implications are material to the consideration of this application in light of the possible effect that such major engineering works, if not carried out satisfactorily, may have on the external appearance of the neighbouring buildings, and therefore upon the character and appearance of the Conservation Area. The weight to be attached to this material consideration, as with any other material consideration, is a matter for the Committee's judgment.
- 2.6 It is recommended that a condition be attached requiring that full structural calculations and associated documents with regard to the construction of the underground swimming pool be submitted to and approved in writing by the Executive Director prior to the commencement of this part of the development.

3.0 RECOMMENDATION

- 3.1 Grant planning permission.
- 3.2 Conditions as set out in previous report, and an additional condition:
11. **Full structural calculations and associated drawings and documents with regard to the excavation works at basement level and underneath the rear garden in connection with the construction of an underground swimming pool, changing rooms, plant room and gym shall be submitted to and approved in writing by the Executive Director, Planning and Conservation prior to the commencement of this part of the development.**

Reason - To preserve the character and appearance of the Conservation Area.

Standard ending please.

? date

13 Albert Place

Lesley: Mr. Stone (No. 12)

phoned on 29.6.01

and asked if he + Mr. Woodward - Fisher (No. 14) could be notified when the details/drawings come in for compliance with Condition 11 of P. PERMISSAN - so that they may come in to I.O. and inspect.

Also, confirmation (phone call) of this is requested.

Abie



Date 25 June 2001
 Our ref 235/235/A0.8
 Your ref DPS/DCC/PP/00/02785/LR
 Partner Richard Slowe

By Facsimile 0207 361 3463

URGENT

Dear Mr French

**Town & County Planning Act 1990
 Proposed development at 13 Albert Place - No 00/2785/2049**

You will recall that at the Planning Committee Meeting held on Tuesday 19 June 2001, the application for planning permission for various works at 13 Albert Place was put back by the Committee.

Regrettably, since then, demolition work has proceeded, notwithstanding that no planning consent has been granted. The entire roof and most of the top floor of the building has now been removed, despite the property being in a Conservation Area.

Further, the original 1845 rafters and beams have been thrown into the front garden damaging the two trees, the subject of the Preservation Order made on 9 May 2001.

Could you please arrange for an immediate inspection to take place today and for the Council to take all necessary steps to restrain further work in arrogant disregard of planning legislation.

I have sent a copy of this letter to the owners' architects whom I assume were unaware of what was being done.

You should be aware that the owner of the property, Mr Z Amrolia, approached me after the planning committee meeting and, in the presence of my neighbours who have also voiced concerns with regard to his proposals, threatened that we would now be faced with a derelict building site for three years. I am concerned that the two events may not be unconnected and urge the Council to act without delay.

Yours sincerely

Richard Slowe

cc

Helen Viesweg, for Director of Legal Services
 Councillor Phelps, Chairman, Planning Committee
 Kenneth Woodward Fisher, 14 Albert Place
 Peter Dixon, Chairman, Victoria Road Residents Association
 Peter Crawford, Crawford & Gray

222 Gray's Inn Road
 London WC1X 8XF
 T +44 (0)20 7533 2222
 F +44 (0)20 7533 2000
 E info@sjberwin.com
 www.sjberwin.com
 DX 255 London

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

SJ Berwin is regulated by the Law Society. A list of names of partners and their professional qualifications is open to inspection at the above office. The partners are either solicitors or registered foreign lawyers.

Department for Culture, Media and Sport
Architecture and Historic Environment Division

2-4 Cockspur Street
London SW1Y 5DH
www.culture.gov.uk

Tel 020 7 211 6910
Fax 020 7 211 6962
saima.mirza
@culture.gsi.gov.uk

Fax

To Louise Reed
Fax No. 02073613463
Company London Borough of Tower Hamlets Ref SL-1075-01

Date 4 July 2001

From Saima Mirza
No of pages 1
(inc this)



Dear Ms Reed

**PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990
BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST
13 ALBERT PLACE, LONDON W8**

Further to our telephone conversation earlier today, I am writing to inform you of the Secretary of State's decision regarding the application to list the above building.

13 Albert Place has been assessed by English Heritage, which has commented that this attractive but very standard example of a semi-detached London town house has been radically altered. Built around 1845, this building was remodelled around 1930. The building contains some original interior features including a stick baluster staircase and some doors, however, these features are not of high enough architectural quality to warrant the building's inclusion on the list. English Heritage, therefore concludes that this building is not of sufficient special architectural or historic interest to merit listing.

Having carefully considered all the evidence, the Secretary of State has decided to accept English Heritage's advice and will not, therefore, be adding the building to the statutory list.

Yours sincerely

Saima Mirza

Saima Mirza
Listing and Archaeology Branch



PLANNING AND CONSERVATION
INTERNAL MEMORANDUM

PK/LR

To refer to Althee

TO: Mike French
Executive Director, Planning and
Conservation
CC: Louise Reid

ROOM NO:

FROM: Terry Ward
Director of Building Control
TELEPHONE: 020 7361 3834
DATE: 26 June 2001
SUBJECT: 13 Albert Place

ROOM NO:

EMAIL: terry.ward@rbkc.gov.uk

REF:

13 Albert Place Proposed new basement for swimming pool

The method statement received from Alan Conisbee and associates (Consulting Structural Engineers) is appropriate in concept for the work involved and is designed to minimise any structural movements caused in the adjacent buildings.

However this is a major engineering work and good workmanship by a competent contractor and close supervision will be essential for it to be carried out successfully.

Full structural calculations and details will be required in due course as part of the building control approval process.

T. S. Ward

Williams, Ian: PC-PlanSvc

From: Colwell, Chris: PC-PlanSvc
Sent: 21 December 2001 11:40
To: Williams, Ian: PC-PlanSvc
Subject: 12 Albert Place - trees

Ian

I took a call from the neighbour at no.13 yesterday regarding breach of planning permission at the above property. Please note that the Council permitted the removal of three TPO trees from the front garden on condition that two replacements were planted in either corner adjacent to the footpath. Clearly there will be the need to keep these areas free from any development.

Chris



© This drawing is protected by the Copyright Designs and Patent Act 1988 and must not be reproduced in any form, in part or in whole, without the consent of Crawford & Gray Architects.
 All levels, setting out and dimensions must be checked on site by the contractor and any apparent discrepancies reported to the Architect before work is put in hand.
 This drawing is not to be scaled. It must be read in conjunction with the relevant specification clauses.

Rev:	Revision note:	Date:	Initial:	Checked:
------	----------------	-------	----------	----------

PP002785



R.B.K. & C.
 TOWN PLANNING
 - 5 DEC 2000
 RECEIVED

 CRAWFORD & GRAY ARCHITECTS	3a Portobello Mews Notting Gate London W11 3DQ Phone: 020 7221 8966 Fax: 020 7221 6288		 ISO 9001 REGISTERED FIRM
	E-Mail: cgarchi@aol.com Web Site: http://www.crawford-gray.co.uk		
Client:	Mr. & Mrs. Amrolia		
Drawing No:	Photograph Front Elevation		
Project:	13 Albert Place London, W8	Scale:	NTS
Date:	29/11/00	Drawn by:	cfw
		Checked by:	pjp
		Drawing No:	191/P02
		Rev:	

© This drawing is protected by the Copyright Designs and Patent Act 1988 and must not be reproduced in any form, in part or in whole, without the consent of Crawford & Gray Architects.
 All levels, setting out and dimensions must be checked on site by the contractor and any apparent discrepancies reported to the Architect before work is put in hand.
 This drawing is not to be scaled. It must be read in conjunction with the relevant specification clauses.

Rev:	Revision note:	Date:	Initial:	Checked:
------	----------------	-------	----------	----------

PP002785



R.B.K. & C.
 TOWN PLANNING
 - 5 DEC 2000
 RECEIVED

CRAWFORD & GRAY ARCHITECTS
 3a Portobello Mews
 Notting Gate
 London W11 3DQ
 Phone: 020 7221 8966
 Fax: 020 7221 6286
 E-Mail: cgray@cal.com
 Web Site: http://www.crawford-gray.co.uk

Client:	Mr. & Mrs. Amrolia		
Drawing No.:	Photograph Rear Elevation		
Project:	13 Albert Place London, W8	Scale:	NTS
Date:	29/11/00	Drawn by:	cfw
		Checked by:	pgc
		Drawing No.:	191/P01

© This drawing is protected by the Copyright Designs and Patent Act 1988 and must not be reproduced in any form, in part or in whole, without the consent of Crawford & Gray Architects.
 All levels, setting out and dimensions must be checked on site by the contractor and any apparent discrepancies reported to the Architect before work is put in hand.
 This drawing is not to be scaled. It must be read in conjunction with the relevant specification clauses.

Rev:	Revision note:	Date:	Initial:	Checked:
------	----------------	-------	----------	----------



R.B.K. & C.
 TOWN PLANNING
 - 5 DEC 2000
 RECEIVED

CRAWFORD & GRAY
 ARCHITECTS

3a Portobello Mews
 Notting Gate
 London W11 3DQ

Phone: 020 7221 8966
 Fax: 020 7221 6288

E-Mail: cgray@bt.com
 Web Site: <http://www.crawford-gray.co.uk>

QM
 SZ
 ISO 9001
 REGISTERED FIRM

Client: Mr. & Mrs. Amrolia	Drawing title: Photograph Front Elevation		
Project: 13 Albert Place London, W8	Scale: NTS	Drawn by: cw	Checked by: pjc
Date: 29/11/00	Drawing No: 191/P02	Rev:	

© This drawing is protected by the Copyright Designs and Patent Act 1988 and must not be reproduced in any form, in part or in whole, without the consent of Crawford & Gray Architects.
 All levels, setting out and dimensions must be checked on site by the contractor and any apparent discrepancies reported to the Architect before work is put in hand.
 This drawing is not to be scaled. It must be read in conjunction with the relevant specification clauses.

Rev:	Revision note:	Date:	Initial:	Checked:
------	----------------	-------	----------	----------



H.B.K. & C.
 TOWN PLANNING
 - 5 DEC 2000
 RECEIVED

 CRAWFORD & GRAY ARCHITECTS	3a Portobello Mews Notting Hill Gate London W11 3DQ Phone: 020 7221 8966 Fax: 020 7221 6288	 E-Mail: cgarchi@aol.com Web Site: http://www.crawford-gray.co.uk