

PLANNING SERVICES APPLICATION

CONSULTATION SHEET

CHSE

APPLICANT:

Andrews Downie & Partners,
6 Addison Avenue,
London,
W11 4QR

APPLICATION NO: PP/00/02803

APPLICATION DATED: 05/12/2000

DATE ACKNOWLEDGED: 7 December 2000

APPLICATION COMPLETE: 06/12/2000

DATE TO BE DECIDED BY: 31/01/2001

SITE: 23 Ladbroke Square, London, W11 3NB

PROPOSAL: To add a rear ground floor (infill between adjoining back additions) conservatory.

ADDRESSES TO BE CONSULTED

- 1. 22, 24, 25 LADBROKE SQUARE
- 2.
- 3. Butt House 9 Ladbroke Tce.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.

5

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

✓
CX
01/12/2000

DEVELOPMENT CONTROL

TECHNICAL INFORMATION

ADDRESS 23 Ladbroke Sq.

23 LABBROKE SQUARE

POLLING DISTRICT GA.

THE ROYAL BOROUGH OF



KENSINGTON AND CHELSEA

- | | | | |
|-----|--|--------|--|
| 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							
3.			1/74													✓	✓

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	

Daylighting	Complies	
	Infringes	

Car Parking	Spaces required	
	Spaces proposed	

Notes:

MEMORANDUM

TO: FOR FILE USE ONLY

**From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION**

My Ref: PP/00/02803/SW

CODE A1

Room No:

Date: 8 December 2000

DEVELOPMENT AT:

23 Ladbroke Square, London, W11 3NB

DEVELOPMENT:

To add a rear ground floor (infill between adjoining back additions) conservatory.

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

Basement Flat

Bute House

22	Ladbroke Square	W11 3NA
24	Ladbroke Square	W11 3NB
25	Ladbroke Square	W11 3NB
25	Ladbroke Square	W11 3NB
25	Ladbroke Square	W11 3NB
9	Ladbroke Terrace	W11 3PQ

Total Number of Properties Found ~~6~~ 5

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
FILE
FILE

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

Facsimile: 020-7361- 3643
Date: 8 December 2000

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCN/PP/00/02803/SW

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: 23 Ladbroke Square, London, W11 3NB

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

To add a rear ground floor (infill between adjoining back additions) conservatory.

Applicant Mr. & Mrs. D. How 23 Ladbroke Square, London, W11 3NB

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

REASON FOR DELAY

CASE NO. _____

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.....

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>[highlight one or all]</i> | (i) Design
(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..... (Case Officer)

Site:	23 Ladbrooke Sq	File reference:	PP 00-02803
Subject:		Site <input type="checkbox"/>	Office <input checked="" type="checkbox"/>
R.B.K. & C Planning Services		Date:	
NOTES OF MEETING Tel Can			
Names of persons attending:	Officers SW	Applicant/Agent/Resident S. Philips of APD.	
Matters discussed:	<p>Survey drawing confusing + inaccurate - there is no balcony at rear lot floor only a window guard rail. The notation about proposed changes is confusing when presumably (?) some refer to past changes. Ms P will correct survey + resubmit.</p> <p><u>Tel can 18/12</u></p> <ol style="list-style-type: none"> 1. Meeting arranged for 9/1 2. Design officer news relayed 3. Correct survey elevation requested. 		

Signatures:



RBKC District Plan Observations CONSERVATION AND DESIGN

Address <i>23, Tabbroke St.</i>	Appl. No. <i>00/2803/SW</i>	L.B. -	C.A. 3	N/C/S ✓ C S
Description <i>upper ground floor level infill conservatory</i>	<i>lightwell</i>	Code X		

Upper ground lightwell infill is not always clear cut. Conservatory will also be on the margins of acceptability in terms of CD 42(c). I know we were not 100% sure during our pre-app. and said that good (subservient) design would help to overcome possible resistance.

The proposed is not exactly wonderful:

- could be recessed a little bit more
- eaves should be lower & the roof thereby steeper
- we need a section any way & show over profile of gutter.
- framing too heavy.
- could have some glazing pattern I can advise.
- roof vertical bars could relate to elevation pattern.

AT4 mtg ~

J. 12/12/00

nb. Dark colour helps.

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.

SCHEDULE

Reference: PP/00/02803/SW

Date: 15/12/2000

23 Ladbroke Square, London, W11 3NB

To add a rear ground floor (infill between adjoining back additions) conservatory.

APPLICANT Mr. & Mrs. D. How

SW post 19/12

Site: 23 Ladbroke Sq.	File reference: PP/00/
Subject: Rear Conservatory	Site <input type="checkbox"/> Office <input checked="" type="checkbox"/>
R.B.K. & C Planning Services	
NOTES OF MEETING	
Date: 9, 01, 01	

Names of persons attending:

Officers	Applicant/Agent/Resident
SW HB	Ms Philips } ADP Mr Dorin }

Matters discussed:

HB relayed her design points as her obs note.

- (1) Evg railing? To stay
- (2) Any scope for further recess welcome. → 150 mm gap from back rail
- (3) Slim down framework. Rehandle opening mechanism. Maybe wrought iron?
- (4) Align roof members to glazing pattern on rear face. Glazing bars needed? Vertical panes.
- (5) Section required. Lower rear face. Ogee profile gutter.

Survey rear elevⁿ to be corrected
Revs to be submitted by 12/1.

NB PP 00 2469 PP for B/GF will to No 28. Report refers to others at B (No 30) B+G (No 33)

Signatures:

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
17 JAN 2001							(20)
IO	REC	ARS	FWD PLN	CON DES	FEEES		

6 Addison Avenue
Holland Park
London W11 4QR
Telephone
020 7602 7701
Facsimile
020 7602 8480

Email
mail@
adparchitects.net

The Dept. of Planning & Conservation,
The Royal Borough of Kensington & Chelsea,
Town Hall,
Hornton Street,
London, W8 7NX.

16th January, 2001

Partners
Donald Downie
MSc BArch RIBA ARIAS
Charles Dorin
MA DipArch RIBA
Stanley Haines
BSc(Hons) BArch RIBA

Associates
Alastair MacLeod
BA(Hons) DipArch RIBA
Edward Stronell
BA(Hons) BArch RIBA

Consultant
Pierre Lagesse
MA DipArch RIBA MAA PAC

Associated Offices
France
Mauritius
Sweden

Attention: Mrs Sarah Wilden

23 LADBROKE SQUARE, W11

Enclosed are copies of our revised drawings 3155/03A, 04A and 02 as part of the application for planning permission for a rear conservatory extension to the existing house. Following our meeting at your offices on 9th January, we have revised our proposal to incorporate your recommendations:

1. The conservatory is now set back from the existing railing by 150mm.
2. The height of the doors has been reduced to 2000mm from floor level, so as to lower the eaves height and reduce visibility from the street.
3. The gutter will have an ogee profile.
4. The width of the timber frames has been reduced and the panes have been subdivided, to create a more vertically proportioned elevation.

We have carefully considered the suggestion that the number of roof divisions match the number of facade divisions, but we feel that the appearance of the conservatory would not be improved by this amendment. We have however reduced the number of roof divisions shown on the original drawing 3114/04.

Also, the drawing of the existing elevation (3155/02) has been modified to show the true width of the first floor balcony.

Yours faithfully,

S Phillips

*SW
Copy of plans to be
revised*

S Phillips

cc Mr & Mrs D How

Encls.

*Section?
Roof Plan + rear elev
≠ re roof division.*



Site:	23 Ladbroke Sq	File reference:	
Subject:		PP/00/2803	
R.B.K. & C Planning Services		Site <input type="checkbox"/>	Office <input checked="" type="checkbox"/>
NOTES OF MEETING - Tel can.		Date: 17.01.01	
Names of persons attending:	Officers SW	Applicant/Agent/Resident Mr Dorin	
Matters discussed:	<p>Revised drawings rec'd Discussed with HB.</p> <ol style="list-style-type: none"> 1. Roof glazing to align with framework ie 5 glazed panels 2. condition a section - none rec'd. <p>NB elev + roofplan do not tally. + colour.</p> <p>He is agreeable to this. will send rev drawing re roof elevation fairly quickly.</p>		

Signatures:

AE
DPI.

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

To: Chief Administrative Officer (Planning)
From: The Executive Director, Planning & Conservation
Our Ref:

Date: 19
17 January 2001

PP/00/02803 /CHSE

Applicant's Ref: CHBD

Application Date: 05/12/2000 Complete Date: 06/12/2000 Revised Date: 13/12/2000 and
17/01/2001 and 18/01/2001 ✓

Applicant: Andrews Downie & Partners, 6 Addison Avenue, London,
W11 4QR

Address: 23 Ladbroke Square, London, W11 3NB

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 (vi) - listed building consent for above Classes.

Class (ii) - shop fronts

Class (vii) - approval of facing materials

Class (iii) - conversion from non
s/c dwellings etc

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 (iv) - amendments as required
by T.P. Committee

Class (iv) - amendments as required
by T.P. Committee

**DELEGATED
APPROVAL**
19 JAN 2001

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 (v) - above classes after D.P.
Committee agree

Class (x) - Crossover under S. 108 of the Highways
Act 1980

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

DESCRIPTION OF PROPOSED DEVELOPMENT

Erection of a conservatory at rear ground floor level.

RECOMMENDED DECISION Grant planning permission

RBK&C drawing(s) No. ~~PP/00/02803~~ PP/00/02803/A and PP/00/02803/C and PP/00/02803/D ✓
Applicant's drawing(s) No. 3155/01 (received 13.12.00), 3155/02 (received 17.01.01), and
3155/03^A and 3155/04^A
B B

I hereby determine and grant/refuse this application (subject to HBMC 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

PP/00/02803: 1

l.d.w.s
18/01/01

18/01/01

CONDITIONS AND REASONS FOR THEIR IMPOSITION

1. **The development hereby permitted shall be begun before the expiration of five years from the date of this permission. (C001)**
Reason - As required by Section 91 of the Town and Country Planning Act 1990, to avoid the accumulation of unexercised Planning Permissions. (R001)
2. **The development hereby permitted shall be carried out exactly and only in accordance with the drawings and other particulars forming part of the permission and there shall be no variation therefrom without the prior written approval of the Local Planning Authority. (C068)**
Reason - The details are considered to be material to the acceptability of the proposals, and for safeguarding the amenity of the area. (R068)
3. **The conservatory hereby permitted shall be timber framed, painted a colour to be ^{approved} agreed by the Executive Director, Planning and Conservation, in writing, and so maintained.**
Reason - To preserve and enhance the character and appearance of the Conservation Area. (R072)
4. **Full particulars of the following shall be submitted to and approved in writing by the Executive Director, Planning and Conservation before the development hereby permitted commences and the development shall not be carried out otherwise than in accordance with the details so approved:**

(a) sections through the roof and rear face of the proposed conservatory.

(C011)
Reason - The particulars hereby reserved are considered to be material to the acceptability of the development, and the Local Planning Authority wishes to ensure that the details of the development are satisfactory. (R011)
5. **The framing/glazing bars to the proposed conservatory roof shall align with the frame of the rear face of the conservatory, giving a total of five panes/ glazed panels.**
Reason - To preserve and enhance the character and appearance of the Conservation Area. (R072)

INFORMATIVES

1. I09
2. I10
3. I21
4. I30
5. I11
6. IS1

CD 28, CD 30
CD 25, CD 42, CD 52, CD 53
and

DELEGATED REPORT

Address

23 Ladbroke Sq, W11

Reference PP 00 2803

Conservation Area Nº 3

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

1 Storey conservatory in light well at GF level on top of existing balcony / roof terrace which is located on Side extension

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

continues

D4/51

Who Benjin - detailing

Overcome by Amendment/Withdrawn/Not Relevant/Other + proposed conditions

Existing End of terrace house, part of a group of uniform design (at rear) with No 24-27 Ladbroke Square. All have similar pattern of solid extensions and lightwells, the latter unobstructed at ground floor and above.

Issues/Policy/Precedent/Conditions/Third Schedule

Issue in this case is the effect upon appearance of building and character and appearance of Ladbroke Conservation Area. Issues of light + privacy to neighbours do not arise.

Relevant policies in UDP are CD25, CD 42, CD 52, CD 53.

There are no examples of light well wells at GF level in this group of buildings, but they exist elsewhere in the terrace to the east. The conservatory would be of modest scale, traditionally designed. It would be set slightly (1.3 m) above garden level and would be seen from the side road (Ladbroke Terrace) However, it is considered that - subject to recommended conditions - the conservatory would be of sympathetic appearance, and consistent with the criteria of Policy CD42, and would be an appropriate model should owners of No 24-27 wish to undertake similar development. Other policies are considered to be satisfied.

Standards

		satisfactory
Light		<input checked="" type="checkbox"/>
Privacy		<input checked="" type="checkbox"/>
Room Sizes	N/A	<input type="checkbox"/>
Parking	N/A	<input type="checkbox"/>
Trees	N/A	<input type="checkbox"/>

HBMC Direction/Obs.

Obs. Rec'd	N/A	<input type="checkbox"/>
Direction Rec'd		<input type="checkbox"/>
Consultation Expired		<input type="checkbox"/>

GRANT/APPROVE

subject to conditions

Informatives

Report by SW

Date 17.1.01

Agreed

Lawson 18/01/01
18/01/01

FILE

FACSIMILE TRANSMISSION

6 Addison Avenue
 Holland Park
 London W11 4QR
 Telephone 020 7602 7701
 Facsimile 020 7602 8480
 Email mail@adparchitects.net

For the attention of:

Mrs Sarah Widdell

Company Name:

RBKE Planning & Cons.

Fax No:

7361 3463

Date:

11.6.02

Job Title:

23 Ladbroke Square Hill

Job No:

Your ref PP/00/02803

From:

Charles Dorin

No. of pages in addition:

1

Partners
 Charles Dorin
 MA DipArch RIBA
 Stanley Haines
 BSc(Hons) DipArch RIBA

Associates
 Edward Stronell
 BA(Hons) BAArch RIBA
 Neil Sida-Murray
 BA(Hons) DipArch

Consultants
 Donald Downie
 MSc BAArch RIBA ARIAS
 Pierre Lagesse
 MA DipArch RIBA MA A PAC
 Maha Phillips
 MSc(Hons)
 Tim Warner
 BA(Hons) DipArch RIBA

Associated Offices
 France
 Mauritius
 Sweden

Dear Mrs. Widdell,

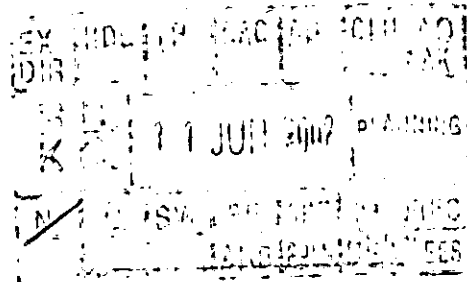
We spoke following your receipt of our letter to you dated 11th March 2002 - since when we have calculated that the proposed balcony extension falls within permitted development limits - details of the calculation to follow.

Having given further consideration to the detailed design of the conservatory we now propose the no-glazing bars facade as shown on the sketch which follows - for minimum impact externally and maximum through visibility internally.

We would be grateful for your agreement to this as a non-material variation to the planning permission of 19.1.01.

Yours sincerely,

Charles Dorin

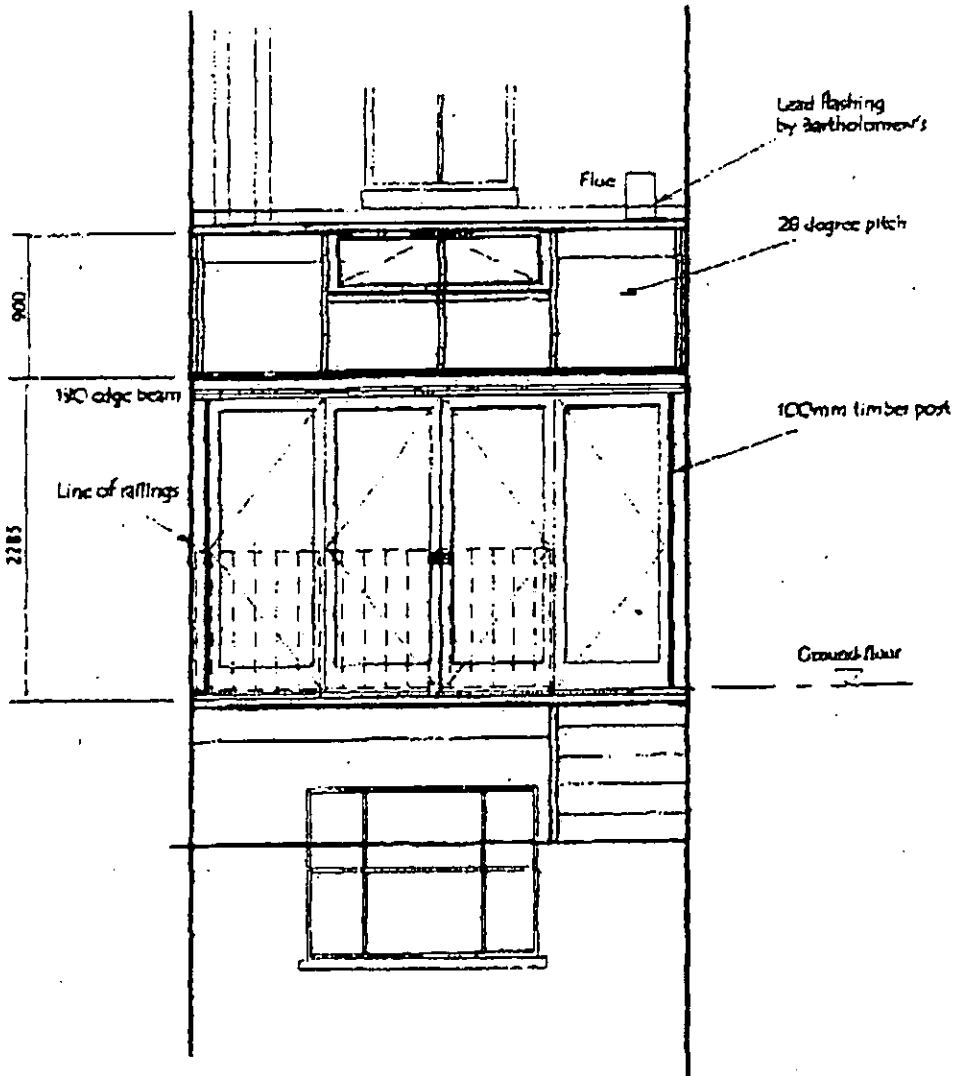
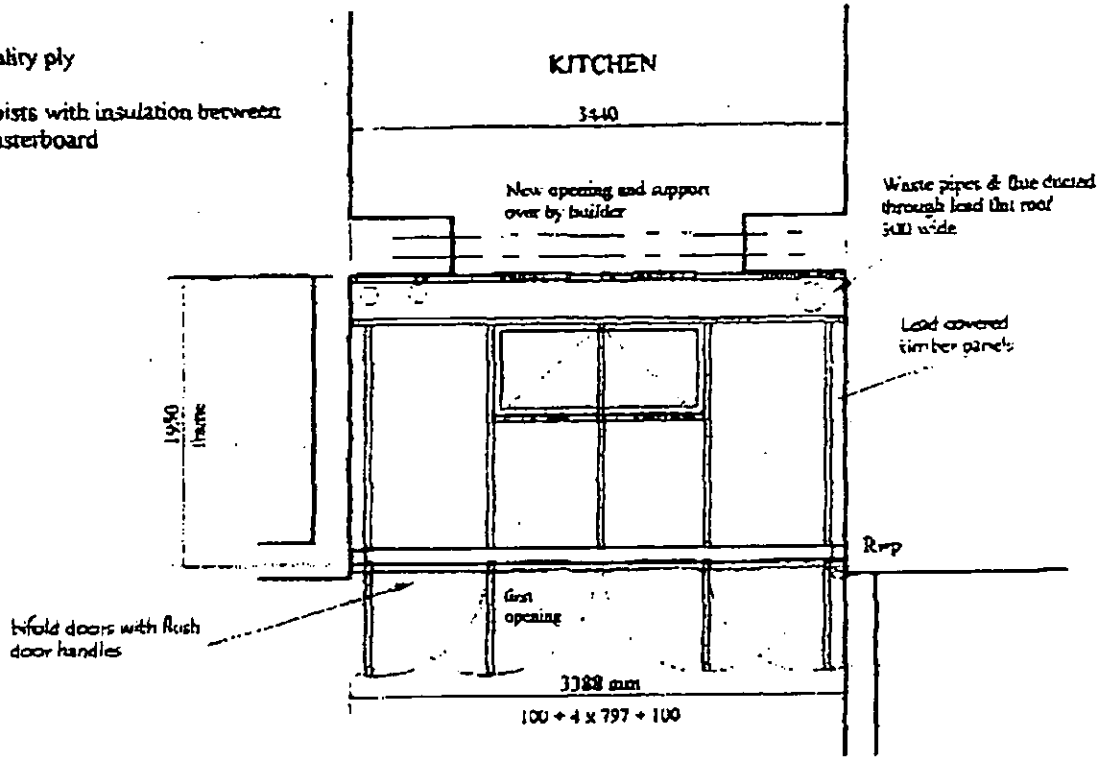


→ These
 alts are
 material
 + I don't
 agree re PD
 +
 HB doesn't
 like the
 changes.
 HB has
 told him
 11/7



Flat roof spec:

code 5 lead
18mm ext. quality ply
50-20 firings
50 x 100 sw joists with insulation between
Decorative plasterboard





PP002803

PP002803

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



PO2 View of existing balustrade



PP002803

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

PP002803

PO1
View of rear elevation
from garden

