

Other Documents

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**PLANNING SERVICES APPLICATION
CONSULTATION SHEET**

APPLICANT:

Mr. S. Sergiou,
136 Woodcock Hill,
Kenton,
Middlesex.
HA2 0JN

3266

Application No:

DPS/DCN/TP/98/1912

Application dated

23/09/98

SITE: 32, 32A AND 32B ST. LAWRENCE TERRACE,
W.10

NATURE OF PROPOSAL:

Ground floor rear extension to
32A. New first floor flat
extension to rear. Conversion
of attic to studio flat at
third floor level. Minor
alterations to 32A front
facade.

Application complete

12/10/98

Date to be decided by

07/12/98

Date Acknowledged

12/10/98

	Address to be consulted	Letter sent	Reply received	Observations		Decision letter sent
				For	Against	
1	17, 19, 21, 23, 18, 20, 22 Chester Rd					
2	26, 28, 30, 32, 32A, 32B St Lawrence Terr					
3	27, 29 St Lawrence Terr					
4	317 Dottsbello Rd (School) 315/317 SPANISH CENTRE, 317A SPANISH COLLEGE					
5	17 (FLATS A-D), 19 (LWR) + (UPR), 21 (BSMT, GRND, 1ST/2ND) 23 (BSMT, GRND, 1ST/2ND)					
6	18A-C, 20 (FLATS 1-4) + A, 22A, 22B					
7	26 (FLATS A-D), 28 (FLATS A-D) 30 (FLATS 1-3 + BSMT), 32 (SHOP, FLATS 1+2)					
8	27 (GRND, 1ST, 2ND), 29 (BSMT, GRND, 1ST/2ND)					32A, 32B
9						
10						

CHECK Section 65 certificate/Environmental Impact Statement

CONSULT STATUTORILY (GDO)

1. **HBMC**
 - (a) Circ. 8/87 (Para. 82) Listed Buildings
 - (b) Circ. 8/87 (Para. 28) Setting of Grade I or II
 - (c) Demolition in Conservation Area
2. Demolition Bodies - Circ. 8/87 (para 81)
3. Department of Transport
 - (a) Trunk Road - increased traffic
 - (b) Westway etc.
4. Neighbouring Local Authority
5. Strategic View Authorities
6. Department of Environment (Kensington Palace)
7. Civil Aviation Authority (over 300')
8. Development affecting Theatres (Theatre Trust)
9. National Rivers Authority
10. Thames Water
11. Crossrail Project Team
12. LRT - Chelsea/Hackney Line

ADVERTISE

- Effect on CA* ①
 - Setting of Listed Building*
 - Works to Listed Building*
 - Demolition in CA*
 - Departure from DP†
 - "Major" Development†
 - Environmental Assessment†
- Note:** *Site Notice is required
†Site Notice or Neighbour Notification required (GDO)
A Site Notice will normally be produced if advert requested
- If no Site Notice required

OTHER SITE NOTICES

If Site Notice required for case not in above categories

OTHER CONSULTATION

1. Police
2. L.P.A.C.
3. British Waterways Board
4. Environmental Health

48
14/10/98

14/10/98

BA

12
11

MC

N

DEVELOPMENT CONTROL

TECHNICAL INFORMATION

THE ROYAL BOROUGH OF



KENSINGTON AND CHELSEA

ADDRESS 32, 32A AND 32B
ST. LAWRENCE TERRACE

13

W10

12

- | | | | |
|-----|---|--------|--|
| HB | Buildings of Architectural or Historic interest | LSC | Local Shopping Centre |
| AMI | Area 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
									CIN						
1								✓							

Density	
Site Area	
Habitable rooms proposed	
Proposed Density	

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

Daylighting	Complies	
	Infringes	

Car Parking	spaces required	
	spaces proposed	

Notes

TP981912

R.B.M. & C
TOWN PLANNING
12 OCT 1998
RECEIVED

Wintersgill &
Faulkner
17 Shaftesbury Avenue Piccadilly Circus
London W1V 7RL
T: 0171 734 8671 / F: 0171 287 0712
E-mail: wfarch@aol.com

14

13

To: Brian Reach
Company: Kensington and Chelsea - Planning
Fax No: 0171 361 3463

From: Mr. Sergio
Job: 32-32A and 32B St. Lawrence Terrace
Date: 12-10-98. Pages (incl. header): 1. Fax Sequence No:

Further to your letter and phone call today, I am faxing to confirm that you can correct the title on drawing number 1047-94 from "Existing Front Elevation and long Section A-A" to "Proposed Front Elevation and long Section A-A" by hand as discussed. I trust this clarifies the matter.

Regards

S. Sergio

MEMORANDUM

13 14

From: EXECUTIVE DIRECTOR,
PLANNING AND CONSERVATION

To: FOR FILE USE ONLY

My Ref: TP/98/1912/MC

Your Ref:

P.A.X.No. 2096

Date: 14/10/98

DEVELOPMENT

32, 32A AND 32B ST. LAWRENCE TERRACE, W.10

Ground floor rear extension to 32A. New first floor flat extension to rear. Conversion of attic to studio flat at third floor level. Minor alterations to 32A front facade.

Would you please advertise the above development 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 AND CONSERVATION

THE ROYAL
BOROUGH OF

NOTICE OF A PLANNING APPLICATION

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



KENSINGTON
AND CHELSEA

(15) (16)

~~Notice is hereby given the Royal Borough of Kensington and Chelsea Council~~
have received 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 (Department 705) within 21 days of the date of this notice.

SCHEDULE

Reference: TP/98/1912/MC

Date: 23/10/98

32, 32A AND 32B ST. LAWRENCE TERRACE, W.10

Ground floor rear extension to 32A. New first floor flat extension to rear. Conversion of attic to studio flat at third floor level. Minor alterations to 32A front facade.

APPLICANT Mr. A. Americanos,

Iw Lampert.

27/10/98 12:05 pm.



RBKC
District Plan Observations
CONSERVATION AND DESIGN

Address	Appl. No.	L.B.	C.A.	N
32, 32a, and 32B, St Lawrence terrace.	98/1912/MC	—	1	C
Description	Code			
Rear 1st + grd extension, additional storey and minor changes to ^{front} rear elevation.	(17)	X	7/A	AJ.
	(16)			

① Rear Extension CAPS - identifies as important side + rear.
Principle - NOT welcome.

Detail - full width.

- takes up all garden space.
- covers rear elevation
- roof terrace - unlikely to be acceptable
- modern detail for elevational treatment.

② Additional Storey.

Principle - NOT acceptable - CAPS - CATEGORY ONE.

③ Alterations to elevation - appear acceptable as minor and improvements

Met. could you check if article 4 and then arrange a sr.

MP 26/10/98.

- ① Rooflights set in : appear acceptable
 - ② Rear elevation appears acceptable
 - ③ Paintings painted black
 - ④ Full width acceptable at this level - not visible from surrounding area
- These alterations will not adversely affect the character of the building
- MP 11/12/98

Ms Charalambous
Royal Borough of Kensington and Chelsea
Planning and Conservation
The Town Hall
Hornton Street
LONDON W8 7NX

3rd December 1998

Dear Ms Charalambous

Re: 2 Studio flats and Shop Extension to 32a 32b and 32 St Lawrence Crescent

Further to our site meeting and subsequent phone conversation this week I enclose 1 copy of the revised proposed drawings incorporating yours and Mr Prices' comments. I also enclose, as discussed, colour photos of the rear yard and the rear of the buildings taken from the school playing fields.

I have been instructed by my client Mr Americanos to ammend the application removing the dormer windows on the original proposal. He has agreed to your recommendations of putting forwards conservation rooflights for approval if, as shown, he replaces the existing tiles with Eternit type slate tiles.

I trust the enclosed is as we have discussed and that you will be able to recommend the application for approval. Please contact me to discuss the enclosed so that I may send a further 3 sets of the drawings to you.

Also can you confirm if this will be dealt with under delegated powers as the 7th of December date for a decision, set out in the councils letter, is less than a week away.

Yours faithfully

S. Sergiou

SERGIOS SERGIOU

Mr Sergios Sergiou
136 Woodcock Hill
Kenton
MIDDLESEX HA3 0JN

RECEIVED BY PLANNING SERVICE						
HDB	N	C	SW	SE	ENF	AO ACK
10 DEC 1998					(25)	
PEALS	IO	REC	ARB	FWC PLM	CCN DES	FEEES

✓
CT
10/12/98

(MK)

(18)

Bobbi
A.ack

(17)

MC
COPY OF PLANS
TO INFORMATION
OFFICE PLEASE

10/12/98/A

Royal Borough of Kensington and Chelsea
Planning and Conservation
The Town Hall
Hornton Street
LONDON W8 7NX

19

18

MC

Book in
Pl-ade

✓ CM
16-12

14 December 1998

Dear Ms Charalambous

Please find enclosed 4 copies of the revised drawings as discussed.
It appears the mistake was in the title of the plans and not the drawings themselves.
I have renamed the previous second floor plan to read "First Floor Plan" and the
previous first floor plan now reads "Studio Floor Plan". There is no need for a
proposed second floor plan as we are not proposing any work at that level.

I hope this clarifies the situation please contact me if you have any further queries

Yours faithfully

S. Sergiou

SERGIOS SERGIU

RECEIVED BY PLANNING SERVICES							
EX	HDC	MC	SW	SE	ENF	AO	ACK
AS		16 DEC 1998					
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES	

Mr Sergios Sergiou
136 Woodcock Hill
Kenton
MIDDLESEX HA3 0JN

MC
COPY OF PLANS
TO INFORMATION
OFFICE PLEASE

Et 378 Cambridge ghs

Royal Borough of Kensington and Chelsea
Planning and Conservation
The Town Hall
Hornton Street
LONDON W8 7NX

~~20~~ 19

18 December 1998

Dear Miss Charalumbous

RE: 32a & 32 St Lawrence Terrace :

Further to our discussion yesterday I have spoken to my client regarding the removal of the rooflights from the application. Understandably he was very disappointed to hear this at the eleventh hour especially as he had agreed , at great expense, to retile the roof with slates. Under Building Regulations and environmental health without the rooflights he cannot have a studio flat in the roof space.

He wishes, however, to continue with this part of the proposals under a separate application immediately and I have already requested new application forms. He has asked me to write to instructing you to remove all works associated with the loft conversion from the current application.

I will send revised drawings to you in Monday's post showing the removal of the roof works and the minor alterations we spoke about yesterday.
If there is any change to the councils position on the above please let me know as soon as possible.

Please can you send all correspondence to my home address as on the application form.

Yours faithfully

S. Sergiou

SERGIOS SERGIU

Mr Sergios Sergiou
136 Woodcock Hill
Kenton
MIDDLESEX HA3 0JN

Royal Borough of Kensington and Chelsea
Planning and Conservation
The Town Hall
Hornton Street
LONDON W8 7NX

~~21~~ 20

18 December 1998

Dear Miss Charalambous

RE: 32a & 32 St Lawrence Terrace :

Further to my clients conversation with you earlier Mr Americanos spoke to Leslie Jones who agreed to let the application be put forward for approval on the condition that we reduce the rooflights and move the front two towards the rear.

Although this is not the best method of lighting the living area it still falls comfortably within the requirements of the building regulations.

Therefore this letter supersedes the one faxed this morning and my client now wishes to keep the current application going with the revision above which I will post Monday morning to you.

Thanks for all your help and have a good Christmas.

Yours faithfully

S. Sergiou

SERGIOS SERGIU

Mr Sergios Sergiou
136 Woodcock Hill
Kenton
MIDDLESEX HA3 0JN

Lesley

77

21

further to our conversation yesterday on the rooflights David McD sought me out this morning to support this element of the proposal.

He feels strongly that the rooflights will not create a precedent because of the unique character of the building that the proposal constitutes an enhancement in that the roof will be replaced with good quality materials (which otherwise may not be the case), and that the CAPS guidelines will not be compromised.

Furthermore, he has gone as far as to say that he would have to consider very carefully whether it would be appropriate to lend support at the inevitable appeal.

There are a few draughting errors on the plan (not fundamental) that the applicant will address next week: these involve height of shall riser on existing plans, position of railing on section + floor plan, and omission of shop door on proposed floor plan.

Given the above, my view is that, on balance, the rooflights are acceptable. I have no problem with the other elements of the proposal.

Roy 18/12.

TP/98/1912

23

22

MC

REINSTATEMENT OF WINDOWS TO FRONT ELEVATION

This can be treated as an amendment to the current scheme. The windows will match surviving originals and will be in keeping with the building.

POINTING

- note the outstanding restoration work to the character of the building
- disappointed that he did not ask advice from the planning department over a mortar mix
- that although lime is a correct ingredient for mortar mix, if used with too little aggregate the white appearance will be overpowering and will never whiten down
- however given this is not a conservation area or a listed building, and his intentions were good we will not be enforcing its removal or toning down
- hope that it will tone down over time

MP 22/9/99

Met - can I see letter.