

**ROYAL BOROUGH  
OF  
KENSINGTON & CHELSEA**

**DOCUMENT SEPARATOR**

**DOCUMENT TYPE:**

**OTHER**



**\*OTH\***

# PLANNING SERVICES APPLICATION

## CONSULTATION SHEET

### APPLICANT:

The Bell Cornwell Partnership,  
Oakview House,  
Station Road,  
Hook, Hampshire,  
RG27 9TP

APPLICATION NO: CL/02/00730

APPLICATION DATED: 22/03/2002

DATE ACKNOWLEDGED: 05 April 2002

APPLICATION COMPLETE: 27/03/2002

DATE TO BE DECIDED BY: 22/05/2002

SITE: 100 Oakley Street, London, SW3 5NR

PROPOSAL: Use of the ground to fourth floors inclusive as a single family dwelling house. (Certificate of Lawful Existing Use or Development)

### ADDRESSES TO BE CONSULTED

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.

NONE

### CONSULT STATUTORILY

English Heritage Listed Bdgs - CATEGORY: ....  
English Heritage Setting of Bdgs Grade I or II ....  
English Heritage Demolition in Cons. 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 ....  
National Rivers Authority ....  
Thames Water ....  
Crossrail ....  
LRT/Chelsea-Hackney Line ....  
Victorian Society ....  
DTLR Dept. Transport Loc.Gov.& Regions ....

### 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 - CATEGORY: ....  
Govt. Office for London ....  
Twentieth Century Society ....

CL SHEET 1 OF 1.

# DEVELOPMENT CONTROL TECHNICAL INFORMATION

ADDRESS 100 OAKLEY STREET

100 OAKLEY STREET.

POLLING DISTRICT

T

CL 020730

THE ROYAL  
BOROUGH OF



KENSINGTON  
AND CHELSEA

HB Buildings of Architectural Interest  
AMI Areas of Metropolitan Importance  
MDO Major Sites with Development Opportunities  
MOL Metropolitan Open Land  
SBA Small Business Area  
PSC Principal Shopping Centre (Core or Non-core)

LSC Local Shopping Centre  
AI Sites of Archeological Importance  
SV Designated View of St. Paul's from Richmond  
SNCI Sites of Nature Conservation Importance  
REG 7 Restricted size and use of Estate Agent Boards  
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
19								✓	C	N					

	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:

CL020730

**Martindale Properties Limited**

Registration No 3792636 VAT Registration No 740 1982 41 Registered Office 1 First Street London SW3 2LB

3 Horbury Crescent  
Notting Hill  
London W11 3NF

Tel 020 7229 1551 Fax 020 7221 9138  
Mobile 077 6777 5679  
e mail stephanie@molyneux.co.uk

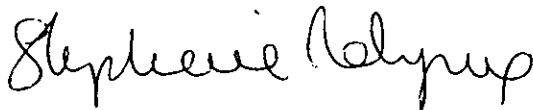
13 March 2002

Simon Avery  
The Bell Cornwell Partnership


Dear Simon

Following on from our letter of 17 February and subsequent conversations, I would like to confirm that our company purchased the property known as 100 Oakley Street (ground floor and above) on 28 September 2001 from MR & Mrs Lorenz who vacated the property at the time. Since then it has been undergoing renovations, still as one dwelling as before.

Yours sincerely



Stephanie Molyneux  
Director

	RECEIVED ON
	20 MAR 2002
READ BY	FILE No.
SA	3652
Noted	
NA 21.3.02	

27/03/02

THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA  
Planning and Conservation - Extract from the Planning Records

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100 OAKLEY STREET

Sitename :  
Comment :  
TP Arch/History : H 15144  
See Also :

Property Card N° : 0596 081 00

CLC20730

Xref :  
Notes :

TP No Brief Description of Proposal 1 of 5

THE CONVERSION OF TWO GROUND FLOOR BED-SITTING ROOMS INTO  
A S/C FLAT.

Received	Decision & Date	
Completd	Conditional	26/03/1970
Revised		

TP No TP/81/0714 Brief Description of Proposal 2 of 5

RETENTION OF THE 2ND AND 3RD FLOOR MAISONETTE AND ERECTION  
OF A ROOF STAIR HOUSING AND TERRACE.

Received	Decision & Date	
Completd	Conditional	12/08/1981
Revised		

TP No TP/83/0957 Brief Description of Proposal 3 of 5

ERECTION OF A GLAZED CONSERVATORY ON THE ROOF.

Received	Decision & Date	Appeal
Completd	Refused	13/09/1983 Lodged
Revised		Y

TP No TP/83/0957 Brief Description of Proposal 4 of 5

T & C P A - 1971 SECTION 36 & SCHEDULE 9

APPEAL AGAINST REFUSAL  
DATED 13.9.83, APPEAL DISMISSED.

Received	Decision & Date	
Completd	Refused	03/12/1984
Revised		

27/03/02

THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA  
Planning and Conservation - Extract from the Planning Records

Page  
2/2

100 OAKLEY STREET

Property Card N° : 0596 081 00

Sitename :  
Comment :  
TP Arch/History : H 15144  
See Also :

Xref :  
Notes :

CL020730

TP No, PP/02/0523 Brief Description of Proposal 5 of 5

DEMOLITION OF SINGLE STOREY FLAT ROOF EXTENSION AT REAR OF  
BASEMENT FLAT AND ERECTION OF MONO-PITCH CONSERVATORY IN SAME  
AREA.

Received 05/03/2002 Decision & Date  
Completd 06/03/2002  
Revised CURRENT

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

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THE ROYAL  
BOROUGH OF



KENSINGTON  
AND CHELSEA

# NOTICE OF A PLANNING APPLICATION

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

## MEMORANDUM

TO: FOR FILE USE ONLY

From: EXECUTIVE DIRECTOR  
PLANNING & CONSERVATION

My Ref: CL/02/00730/KL

CODE SL

Room No:

Date: 10 April 2002

### DEVELOPMENT AT:

100 Oakley Street, London, SW3 5NR

### DEVELOPMENT:

Use of the ground to fourth floors inclusive as a single family dwelling house. (Certificate of Lawful Existing Use or Development)

The above development is to be advertised under:-

**NO REQUIREMENT FOR SITE NOTICE/ADVERTISEMENT IN THIS CASE.**

**M.J. French**

Executive Director, Planning & Conservation

**SITE NOTICE CRITERIA NOT MATCHED CHECK CORRECT CODE IS  
ENTERED**



THE  
BELL  
CORNWELL  
PARTNERSHIP

CHARTERED TOWN PLANNERS

EX DIR	HDC	TP	CAG	AD	GLU	AO AK
R.B. K.C.		19 APR 2002			PLANNING	
N	C	SW	SE	APP	IO	REC
			ARB	FPLN	DES	FEES

Oakview House  
Station Road  
Flook  
Hampshire  
RG27 9TP

Tel (01256) 766673

Fax (01256) 766490

E-mail bcp@bell-cornwell.co.uk

TO: MS. KYLIE LUCAS  
COMPANY: PLANNING S.W. TEAM D. C.  
FAX NUMBER: 02073613463 JOB NUMBER: 3652  
FROM: SIMON AVERY  
DATE: 18 APR 2002 PAGES TO FOLLOW FRONT SHEET: 0

MESSAGE: Re: 100, OAKLEY STREET, SW3

LawRef: 02/00730

Dear Ms. Lucas,

Regrettably tomorrow  
at 11 a.m. is NOT possible.

However Stephanie Mahyrenx,  
the owner, is able to meet you  
on site on Tuesday 23<sup>rd</sup> April 2002  
at 10.30 A.M.

Please confirm with her directly  
the acceptability of that time.  
Her mobile no. is 07767775679.

THIS WILL/WILL NOT BE POSTED

Many Thanks, Simon Avery



Stephen Meade@hotmail

CERTIFICATE OF LAWFUL EXISTING USE OR DEVELOPMENT

RBKC hereby certify that on the date of application the following use/~~operations/matter~~ (if different from application - full description required) 13

① of the ground to fourth floors as one residential unit.

in respect of the following land (address to appear on certificate-if different from application):

② 100 Oakley Street, SW3 SNR

as edged black on the attached plan and shown on the following Drawing Numbers (to appear on certificate):

unnumbered floor plans

was ~~LAWFUL/NOT LAWFUL~~ for the following reasons (to appear on certificate-refusals and grants):

⑧ has been in this use for a continuous period of since 1991 (more than 4 years)

INFORMATIVES (\*delete if inappropriate)

⑨ \*1. The use/operations/matter or the land for which this Certificate has been issued has been modified from the description(s) given in the application for the following reasons:

(Rights of appeal to be attached)

OTHER INFORMATIVES (if any)

Report By K. Lucas

Date 01/05/02

Agreed Wattus 8/5/02  
8/3/02

CERTIFICATE OF LAWFUL EXISTING USE OR DEVELOPMENT

Address

100 Oakley St.

Reference CL

Conservation Area

Listed Building Yes/No

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Existing Use



Operations



Failure to Comply



Description of Use/Development For Which Certificate Sought (as application)

Use of ground to fourth floors as a single residential unit

Subsisting? Yes/No

Grounds for Application

Operations substantially completed more than 4 years ago



Use as single dwelling for more than 4 years



Other use for more than 10 years



Failure to comply with condition/limitation more than 10 yrs



Other (specify)

ANALYSIS

CONCLUSION: LAWFUL/NOT PROVEN\*

CLC20730

IN THE MATTER OF 100 OAKLEY STREET LONDON SW3

AUDREY MARIA

I, LILIAN LORENZ, of P O Box 77061 Paleo Faliro 17510 Athens Greece

Do solemnly and sincerely declare that:-



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1. Along with my husband, Benjamin Henry Lorenz, I purchased:-
  - 1.1 the leasehold interest in the second, third and roof penthouse flat at 100 Oakley Street., London SW3 ("the Top Flat") on 24<sup>th</sup> March 1982
  - 1.2 the leasehold interest in the first floor flat, 100 Oakley Street, London SW3 ("the First Floor Flat") on 23<sup>rd</sup> September 1986 and
  - 1.3 the leasehold interest in the ground floor flat and garden, 100 Oakley Street, London SW3 on 10<sup>th</sup> May 1991 and
  - 1.4 the leasehold interest in the entrance hall, staircases, and constituent parts of 100 Oakley Street ("the Common Parts") on 10<sup>th</sup> May 1991.
2. Immediately following the acquisition by us of the Ground Floor Flat and Common Parts in May 1991, my husband and I took steps to amalgamate The Ground Floor Flat, First Floor Flat, Top Flat and Common Parts into one dwelling ("The Works"). The Works had been completed by November 1991 effecting the amalgamation of the various flats amalgamated into a single dwelling ("The Flat") and no further building works have been carried out to the Flat from that time to date. From that date the Flat has been continuously occupied by my husband and I without interruption as a single Dwelling unit, without complaint from the local authority or any other person.
3. I am not aware of any approach having been made to the local authority in respect of the Works nor with a view to obtaining retrospective building regulation approval in respect of the Works and the local authority have not contacted me or, to the best of my knowledge, information and belief, my Husband, with regard to the application of building regulations to the Works
4. By the time my husband and I purchased the Top Flat in March 1982 the Conservatory at the rear of the First Floor Flat had already been constructed and has not been altered since that date.
5. There is now produced and shown to be marked "LL1" a copy notice addressed to Julia Mack pursuant to Section 5 of the Landlord and Tenant Act 1987. I can confirm that such Notice was properly and validly served on Julia Mack on 1<sup>st</sup> March 2001 and that no acceptance notice has been received from the said Julia Mack

AND I make this solemn declaration conscientiously believing the same to be true and by virtue of the Statutory Declarations Act 1835

Declared at  
This 7<sup>th</sup> day of Sept. 2001  
Before me

*Sharon Y. Silverwood - Robson*

A Commissioner for Oaths/a Solicitor empowered to administer Oaths  
Sharon Y. SILVERWOOD - ROBSON  
BRITISH VICE CONSUL



*Lilian Audrey Maria LORENZ*



CL 020730

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This is the exhibit marked "LL1" referred to in the Statutory Declaration of Lilian Audrey Harris Lorenz

Declared  
Sworn before me  
this 7th day of September 2001

*Sharon Y. Silverwood-Robson*

Commissioner for Oaths/Solicitor

Sharon Y. SILVERWOOD - ROBSON  
BRITISH VICE CONSUL



**LANDLORD AND TENANT ACT 1987**  
**SECTION 5**

**TO :**

Julia Mack  
100a Oakley Street  
London  
SW3 5NR

**WE BENJAMIN LORENZ and LILLIAN LORENZ** of 100 Oakley Street London SW3 5NR on behalf of Parracombe Properties Limited of 100 Oakley Street London SW3 5NR (the "Landlord") give you notice as follows:-

1. This Notice is given under the provisions of the Landlord and Tenant Act 1987 (the "Act") Section 5 and relates to 100 Oakley Street London SW3 5NR (the "Building") of which the flat in which you are a tenant is situated.
2. The Landlord has the freehold interest in the Building.
3. The Landlord intends to sell the freehold interest in the Property as defined in paragraph 4 below
4. The Property means the Building.
5. The consideration for the proposed disposal is £10,000.00 and the deposit is £1,000.00.
6. It is intended that the proposed disposal will be subject to the leases and other interests set out in the Schedule to this notice and that the other principal terms will be as mentioned in the schedule.
7. This Notice constitutes an offer by the Landlord to dispose of the Property on the terms mentioned in paragraphs 3 - 6 above. This offer may be

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accepted by the requisite majority of those tenants of the constituent flats in the Property who are qualifying tenants for the purposes of Part I of the Act.

8. The "requisite majority" refers to qualifying tenants of the constituent flats with more than 50% of the available votes (determined as required by Section 18A of the Act). The terms "qualifying tenant" and "constituent flats" are defined in Section 3 and 5(1) of the Act.
9. You and the other qualifying tenants have a period of 2 months beginning with the date of service of this notice (or, if later, the date of service of notice in his form on the last of those on whom it is required to be served) within which to accept this offer as provided by Section 6 of the Act.
10. You have a further period within which you and the other qualifying tenants wishing to exercise your rights under the Act may nominate under Section 6 of the Act a person or persons to purchase the Landlord's interest on your behalf, being a further period of 2 months beginning at the expiration of the period of 2 months referred to in paragraph 5 above.
11. Section 5(5) of the Act provides that if notice corresponding in form with this notice is served on not less than 90% of the qualifying tenants on whom it is required to be served or where the qualifying tenants on whom it is required to be served number less than 10, notice is served on all but one of them the Landlord is to be treated as having complied with the obligation under Section 5(1) of the Act to serve notice conferring a rise of first refusal.
12. If you and the other qualifying tenants wish to accept the offer contained in this notice, the requisite majority must serve notice in accordance with Section 6 of the Act.

CLC20730

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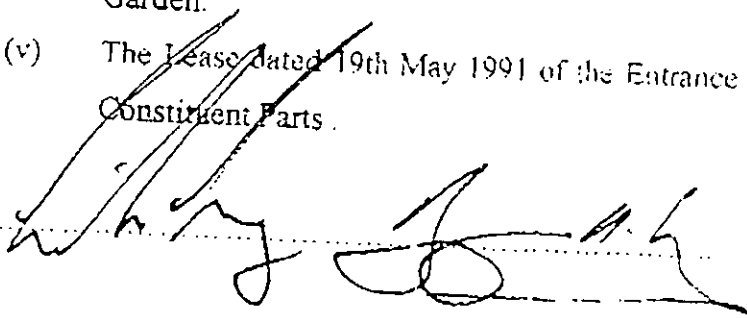
13. Any notice accepting the offer, or other correspondence about this notice should be sent to us at the address given above.

Date 1st March 2001

SCHEDULE

The Proposed Sale of the freehold interest in the land known as 100 Oakley Street and registered under title number NGL418983 shall be subject to the following leases:-

- (i) Lease dated 24th March 1982 of the flat on the Second and Third floors and Roof.
- (ii) Lease dated 29th June 1982 of the Basement Flat as varied by a Deed of Variation dated 22nd September 1994.
- (iii) Lease dated 14th December 1982 of the First Floor Flat.
- (iv) Lease dated 14th December 1982 of the Ground Floor Flat and Rear Garden.
- (v) The Lease dated 19th May 1991 of the Entrance Hall and Staircases and Constituent Parts.



N.B. You are advised that this notice contains important legal rights for the benefit of you and other qualifying tenants under the Landlord and Tenant Act 1987 and you should seek urgent legal advice upon it



CL020730

spoke on 13/2/02

Save money this winter by drawing  
curtains at dusk to keep the heat in

MARTINDALE ALBERT

70921037

(mailing address)

Whole house near  
grand up.

63320600177202004381247

~~MISS S MOLYNEUX~~  
WHOLE HOUSE  
100 OAKLEY STREET  
LONDON  
SW3 5NR

3 HOLBURY CRESCENT  
W11 3NF

separate flat  
at 1009.



Account number

7720/2004.38124

Date

15 January 2002

## Electricity bill summary

Present electricity charges

£  
75.08

VAT on present charges @ 5%

3.75

TOTAL 78.83

## How we calculate your bill

Tariff: General Purpose Rate (Ref. Code: D1)

Meter Number	METER READINGS	Units Used	Rate	Unit Cost	Charge £
	Present	Previous			
19519	19289 E	18829	460 Standard		
16439	49491	48877 C	614 Standard		
			1074 Standard	6.08p	65.30
Standing charge	28 Sep 01 - 10 Jan 02	104 Days	9.40p		9.78
Present electricity charges					75.08

E=Calculated reading. C=Your own reading.

Meter number	19519
Supply number	S 01 801 902
	12 0002 4405 389

meter reading:-

Payment  
now due  
£ 78.83

Ways to pay are shown on the back of  
this notice

**Girobank**  
Girobank plc, Booths, Merseyside G1R 0AA

## Payment slip

bank giro credit



135 205	Reference (LE Customer account number) 7720200438124	Credit account number 543 8063	Amount due (A Standard Fee payable at PO counter) £ 78.83	By transfer from Alliance & Leicester/Giro account number
32	Cashiers stamp and initials	Signature	CHEQUE NOT ACCEPTABLE AT PO COUNTER	
		Date		
	<b>LONDON ELECTRICITY</b> HSBC Bank plc Head Office Collection Account 43-80-63		MISS S MOLYNEUX WHOLE HOUSE 100 OAKLEY STREET LONDON SW3 5NR	Please fill in the boxes CASH CHEQUE £

Please do not write or mark below this line or fold this payment slip

C7720200438124

+000078836

0

77202004381241 V7325438063 91 X

# The Royal Borough of Kensington and Chelsea

Please send any letters to: PO Box 10413, The Town Hall, Hornton Street, London W8 7WT.  
Please send payments to: RBKC Payment Processing, PO Box 4256, Worthing BN14 8SN.

Phone: (020) 7361 3425

Fax: (020) 7368 0303

E-mail: ctsystem@rbkc.gov.uk

Martindale Properties Ltd  
3 Horbury Crescent  
London  
W11 3NF

NOTE



Account number: 20813900113

Valuation band: H

Date of issue: 10 Oct. 2001

Address of property to be charged:

Mais Gmd - 3rd Floors  
100 Oakley Street  
LONDON  
SW3 5NR

3)  
THE ROYAL  
BOROUGH OF



KENSINGTON  
AND CHELSEA

## COUNCIL TAX - 1st APRIL 2001 TO 31st MARCH 2002

The total amount of Council Tax payable includes sums for the Greater London Authority (Precepts). The amounts included are proportional to the Council tax in each band.

Your Band	Royal Borough of Kensington & Chelsea	Greater London Authority	Total
A	£358.65	£100.59	£459.24
B	£418.43	£117.35	£535.78
C	£478.20	£134.12	£612.32
D	£537.98	£150.88	£688.86
E	£657.53	£184.41	£841.94
F	£777.08	£217.94	£995.02
G	£896.63	£251.47	£1148.10
H	£1075.96	£301.76	£1377.72

Account details	Period	Amount £
Council Tax Band H	29 Sep. 2001 to 31 Mar. 2002	£694.52
Unoccupied and unfurnished less than 6 months	29 Sep. 2001 to 31 Mar. 2002	-£694.52
Total for Year		£0.00
Payments Made		£0.00
		£0.00

RBKC-5123-CTBL-SEP01

\*\*\*\* FOR INFORMATION ONLY \*\*\*\*



Council Tax Services

