

File Note

Address: 2 Albert Place, W8

Date: 17 January 2006



KENSINGTON  
AND CHELSEA

- Site meeting with Chris Wallis, Florence Salberter, and Charlotte Cook on 12.1.06.
- FRONT LIGHTWELL EXCAVATION – excavation looks greater than any others in street. ~~Advised appears too deep, but could excavate to~~ depth of adj. No.1, and full width. No objection to new side window at basement level.
- SUBTERRANEAN WORKS – soil depth on top of gym is insufficient (1m minimum). Tree will be affected but agent claims in poor health. Tree officers to consider (and possible replanting) at application stage.
- REAR EXTENSIONS – Effect of proposals would be full width extensions across back of original dwelling. Not acceptable. However, full width at lower ground floor would be acceptable. Should look to extend at ground floor level on rear of existing extension, rather than original rear wall (extg kitchen). The existing extn is close to a much larger extn on adj. No.3, so effect upon amenity likely to be much less than current proposals. CC warned not to go too close to properties at rear to prevent mutual loss of privacy. Existing tree in this position provides good screening.
- ROOF LEVEL EXTENSIONS – Sheer storey at roof level on shallow pitched roof with dormers highly contentious and agent advised unacceptable. [Having checked, the property is Category 3 in the CAPS, no additional storeys]. Agent asked if larger dormers or bridging between dormers would be acceptable. FS advised not, minor modifications to dormers only. Headroom is very limited in this floor, but not justification to follow large unattractive dormer on rear of No.1.
- FRONT EXTENSIONS – [Not shown on submitted drawings] The owner would also like to construct a side extension (like No.13 opposite) and bring the lower ground floor garage forward. CC and FS agreed to check the history for that property but advised if the permission was granted some time ago, it might not set a precedent. CC/FS indicated that they would consider such a proposed unwelcome and contentious. [Having checked the planning history, it is clear that the side garage extension at No.13 was approved in 2001, although the report makes reference to the existing full height side extension, which must have been constructed under PD or prior to the planning acts].
- Application/further drawings awaited.

Officer .....

*Charlotte Cook*



**Christopher Wallis**  
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Ms Charlotte Cook  
 Planning Department  
 RBKC  
 Kensington Town Hall  
 Hornton Street  
 London W8 7RX

January 9<sup>th</sup> 2006

Dear Ms Cook

**2 ALBERT PLACE LONDON W8**

Please find enclosed copies of the survey drawings, site plan, photographs and the sketch proposals for the above project.

I look forward to discussing these proposals with you and the Conservation officer at our meeting at 2.30 pm on Thursday 12<sup>th</sup> January 2006.

I apologise for the slight delay in getting these drawings to you.

Yours sincerely

*Chris Wallis*  
 Chris Wallis

CAPS: DEVELOPER/A.  
 category 3: NO additional storeys. Removal of dormers allowed, or their alteration subject to detailed design to match others in terrace... etc.

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B.	10 JAN 2006				PLANNING	
K.C.						
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ISSUES

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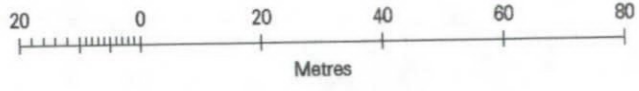
- Full width, full height at rear
- Streetscene effect of lowering front gdn? 2 windows in door
- Detailed design ext<sup>n</sup>?
- Gym → inadequate soil depth, effect on trees? on party boundary to east



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Centre Coordinates: 525966 179523

National Grid sheet reference at centre of this Siteplan: TQ2579NE

Supplied by: Stanfords  
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2 ALBERT PLACE - REAR VIEWS



EX DIR	HDC	P	CAC	AD	CLU	AO
R.B.	K.C.	10 JAN 2006	PLANNING			
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2 ALBERT PLACE - FRONT VIEWS



EX DIR  
 HD TP  
 CACT AD  
 CLU AD  
 R.B. K.C. 10 JAN 2006 PLANNING  
 N C SW SE APP IO REC

2 ALBERT PLACE - NEIGHBORING PROPERTIES AT SIDE AND AT BACK.