

Barrett Lloyd Davis Associates LLP
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2177/perm/planning/DY/dy

MS H Benes
The Royal Borough of Kensington and Chelsea
Planning Department
The Town Hall
Hornton Street
London W8 7NX

13th December 2004

Dear Ms Benes

18 THE BOLTONS, LONDON SW10

EX DIR	HDC	TP	SEC	AD	CLU	AO AK
R.B. K.C.	25 FEB 2005				PLANNING	
N	C	S.W.	SE	APP	IO	REC
HBS			ARB	FPLN	DES	FEES

We would refer to our letter dated 6th October 2004 regarding the following Conditions on recent Planning and Listed Building Consents and our subsequent telephone conversation. You had indicated that a letter would be following confirming the outcome of our conversation. We have not received this from you but would confirm the same for the record.

Listed Building Consent ref LB/04/01279/CLBA, Condition numbers:

- 5 a) This condition was regarding proposals for the balustrade at the top of the Basement stair at the rear part of the Ground floor hall. We proposed that this balustrade matches the existing balustrade to the stair, which is retained. A photograph of this balustrade was attached. You approved this proposal.
- 5 c) This condition required confirmation of the detail of the proposed air vents to the front and rear façade. We attached a page from a cast iron manufacturers catalogue. You confirmed that you were happy with either of the Ornamental Patterns.
- 5 g) This condition required a section drawing and sample of any proposed hardwood flooring. You approved the sample but noted that you were not happy with the proposal to undercut the exciting skirting to mask the hardwood flooring edge but that you were happy with a moulding being planted onto to the bottom of the skirting for this reason.
- 5 h) This condition requires a stone sample and a layout of the external front steps, landing and entrance paths. You agreed that this we had previously provided information sufficient to discharge this condition.
- 5 i) You agreed that this we had previously provided information sufficient to discharge this condition.
- 5j) This condition required a detail of the proposed replacement dado rail in the existing main stair and hallways. You approved our proposals.

We also discussed the following recent proposals for the house:

1. We are proposing, and have consent for, new lowered ceilings in the Lower Ground Floor (fitted immediately under the existing ceilings). As these are new ceilings, we proposed that they are plasterboard and you agreed.

2. Our client has requested ceiling roses be added to ceilings in the Dining Room and Hallway. These will also house a small winch for chandeliers. You approved this but asked for confirmation of the proposed design of the roses.
3. We queried where it would be acceptable to have recessed downlighters in ceilings. You confirmed that you were happy with them in the new rear extension of the main house and a limited number of them in the Lower Ground Floor side extension (Playroom, Bootroom & WC)
4. We proposed having panelling to the walls of the Bootroom (Lower Ground Floor). You approved this proposal and noted that you did not need further confirmation of similar fitting out proposals elsewhere in the house.

In the absence of the letter you mentioned confirming the above, we will proceed as agreed. Please call me if you would like to discuss this.

Yours faithfully,

Dudley Yeo
BARRETT LLOYD DAVIS ASSOCIATES LLP
Enc

b6 in + pc ach → su



Barrett Lloyd Davis Associates LLP
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2177/WP/Permissions/Planning/DY/lb
Mrs. S Wilden
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23rd February 2005

EX DIR	HDC	TP	C-C	AD	CLU	AO AK
R.B.		25 FEB 2005			PLANNING	
K.C.						
N	C	S.	SE	APP	REC	
HBS			ARB	FPLN	DES	FES

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Dear Mrs. Wilden,

LISTED BUILDING CONSENT LB/04/01279/CLBA

We would refer to your fax to us dated 12th December 2004, a copy of which is attached. Ms. Benes internal note refers to conditions of the consent referred to in our letter dated 13th December 2005, also attached for your reference.

- 5a) We will assume that the proposals for the balustrade design are acceptable to the Borough.
- 5c) This does indeed refer to condition 5e). We will assume that the proposals for the ornamental pattern, painted white when on white stucco, are acceptable to the Borough.
- 5g) We will assume that the proposals for the timber floors are acceptable to the Borough, installed as per Ms. Benes' comments. We have agreed with Ms Benes that, in lieu of undercutting the existing skirtings, we fit a moulding on to the skirting in order to cloak the edge of the new timber flooring.
- 5h) We have noted that this condition had been previously noted by Ms. Benes as being discharged.
- 5i) As above.
- 5j) We will assume that the proposals for the replacement dado design are acceptable to the Borough.

We would also refer to the outcome of a meeting between my colleague, John Perry, and Ms. Benes last December at which Mr. Perry showed Ms. Benes an elevation showing minor revisions to the proposed conservatory and its masonry base, at the rear of the house.

Ms. Benes indicated that she was comfortable with the proposed amendments to the conservatory itself but not those proposed to the masonry base on which it sits.

We enclose two copies of drawing no. P322F, which shows what would be acceptable to the Borough, as agreed at the meeting, i.e. the agreed proposed amendments to the conservatory itself. The masonry base shown is as per the consent. We also enclose two copies of drawing no. P322E, for which consent has been granted, for your information. We have proceeded on the basis of what has been agreed.

Yours sincerely,

Dudley Yeo
BARRETT LLOYD DAVIS ASSOCIATES LLP

Encl.

RBKC Observations CONSERVATION AND DESIGN

Address: 18 The Boltons, SW7	Appl. No: 03/2254, 04/439 & 04/1279	D.C. Officer: SW	L.B. II	C.A. 12	Area: SW
Description: Compliance with conditions of consents and further alterations proposed (agent's letter of 6 th October 2004)			C&D Officer HB	Code: I M	

Comments:
I would comment as follows.

Compliance with conditions:

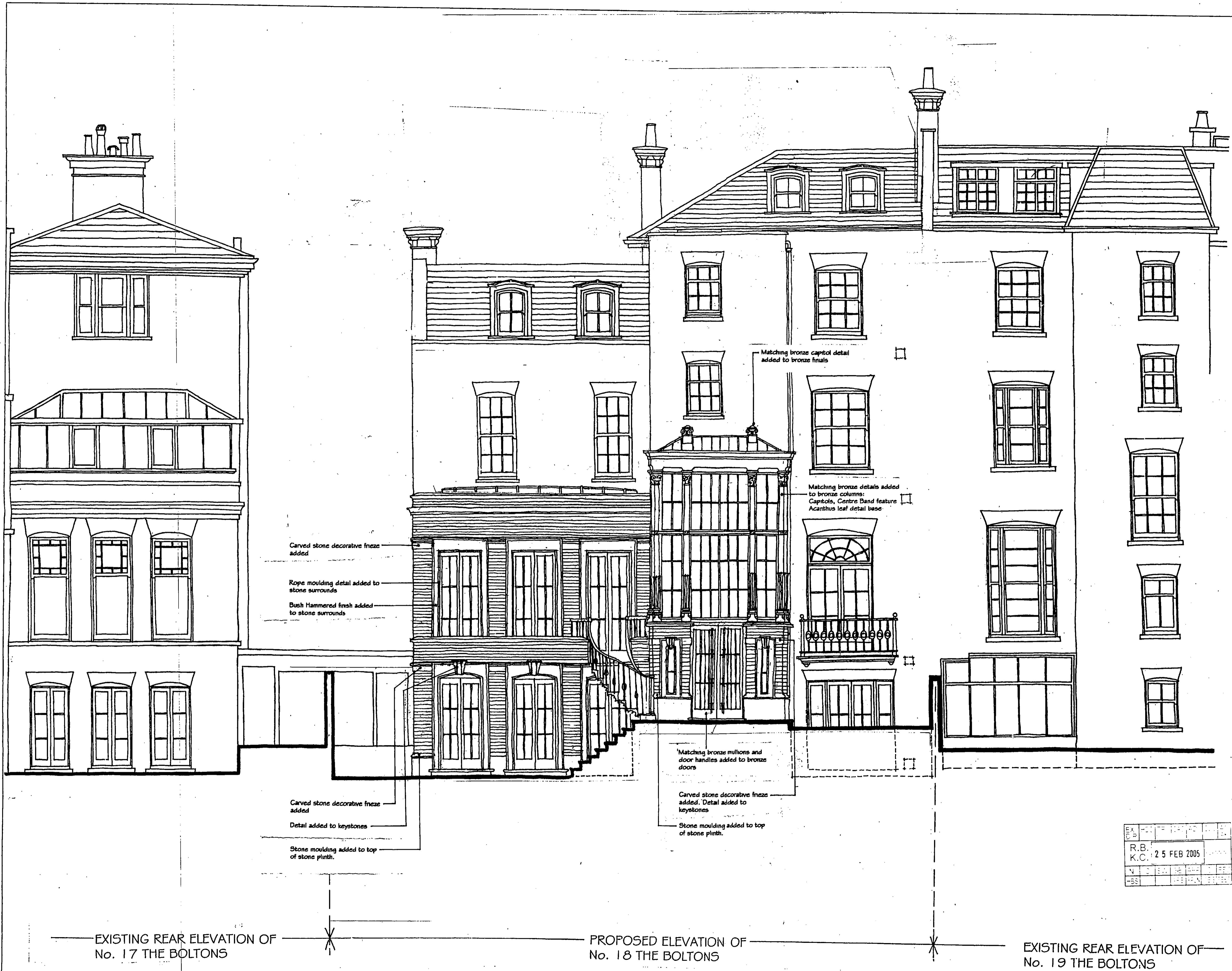
- Condition 5a – OK.
- Condition 5c – surely this is meant to be 5e? The proposed Ornamental Patterns are preferred to the 'Square hole pattern'. Also it should be white painted as on the approved drawings.
- Condition 5g – the sample is very nice but I am not happy with these being bonded directly to the existing floorboards. There should be a separating membrane so that these can be lifted in future without damaging the originals. Also I am not at all happy with the proposed cut in the skirting (see section). These new boards should just butt against the existing skirtings.
- Condition 5h – I also seem to remember that we have resolved this. I cannot see it on the files. Do you have it?
- Condition 5i – dtto.
- Condition 5j – acceptable.

Other matters/ new proposals:

1. I am not quite sure what do they mean by polished plaster. Need more detailed explanation.
2. As far as I can see we have only consented suspended ceilings in the lower ground pantry, servery and the playroom. Yes they can be plasterboard. NO there should not be any cornices at this level. Recessed downlights in the servery and pantry are fine, in the playroom only small number. Elsewhere in principal rooms of the original building these are discouraged.
3. If we accept ceiling roses in these two ground floor rooms, their existence and design should be based on such original features found in other Boltons villas. To be assessed.
4. Wall panelling in the lower ground floor boot room is fine as long as it is of simple design with no mouldings.

Helena Benes
12/10/2004

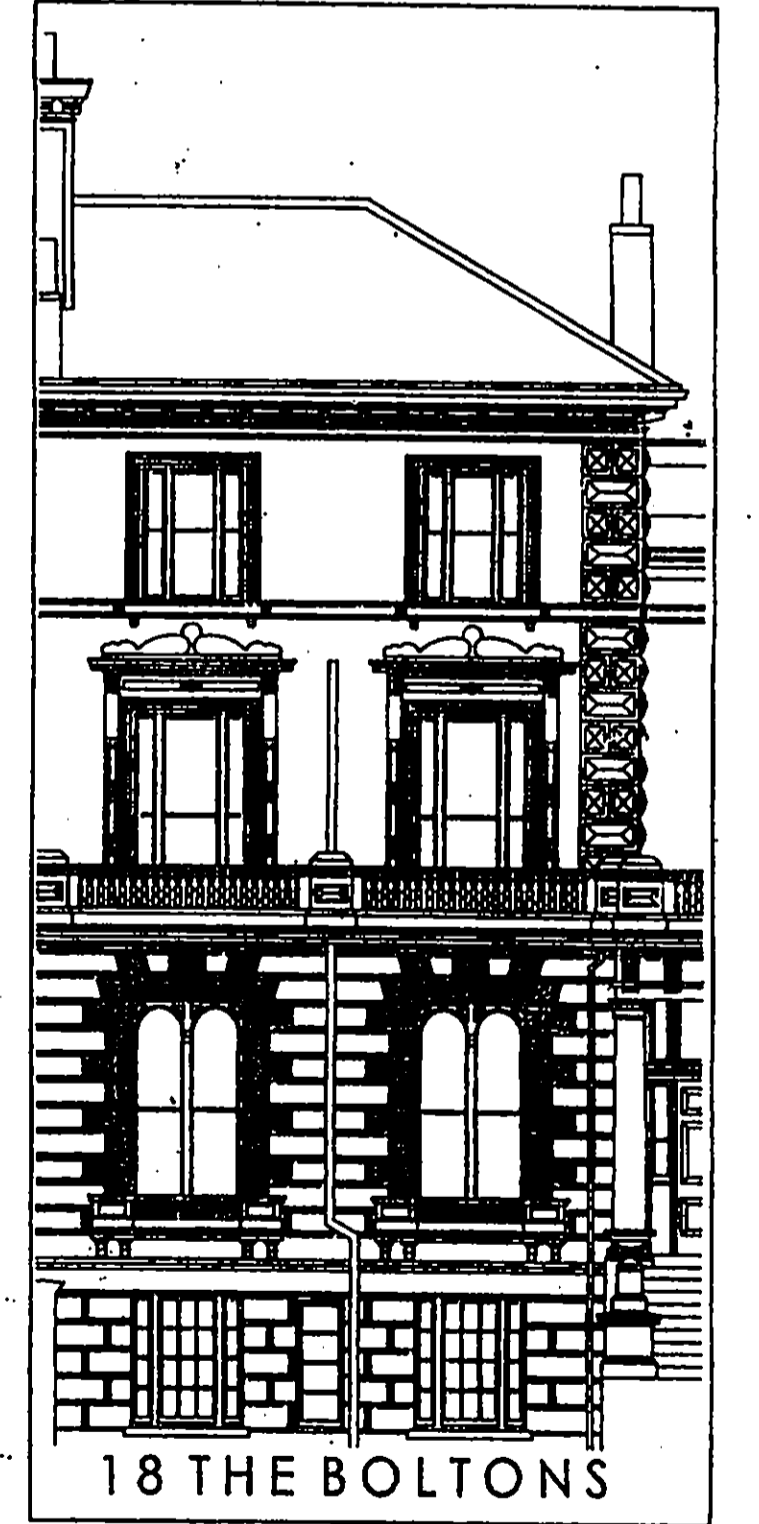
EX DIR	HCC	TP	C&D	AD	CLU	AO AK
R.B.		25 FEB 2005			PLANNING	
K.C.						
N	C	SW	SE	APP	IO	REC
HBS			FE	FPLN	DES	FEES



No. Notes.
1. No dimensions shall be scaled from this drawing.

E DETAIL ADDED TO FRONTS STONEWORK & CONSERVATORY BRONZE FINIALS 20.04.04
 D LANTERN REMOVED, GABLE FINIALS PRODUCED, CHIMNEY ADDED 11.12.03
 C REVISIONS AS NOTED 20.10.05
 B EXTENSION AMENDED WITH LESS STONEWORK & MORE BRONZE. LINE OF EXISTING WORK RE-INDICATED. AMENDED 20.04.05

A = ROOF CONSERVATORY AND STONE TO REAR EXTENSION AMENDED 19.12.02
 no. revision date



18 THE BOLTONS
B L D A
 dwg. type: PLANNING
 dwg. status:
 dwg: REAR ELEVATION (WEST)

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 ARCHITECTS
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 phone: 020 7338 5858 fax: 020 7332 4341 e-mail: user@blida.co.uk

EX	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50
R.B.																																																		
K.C.																																																		
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BS																																																		

scale: 1/50
 job number: 2177P322
 drawn: HCF
 checked: HCF
 date: SEPT 2002
 revision: E



11. Notes:
 1. No dimensions shall be scaled from this drawing.

- F DETAIL OF CONSERVATORY BRONZE FEATURES AMENDED 30.02.05
- E DETAIL ADDED TO PORCH SCREENING & CONSERVATORY BRONZE FEATURES 04.02.04
- D LANTERN REMOVED, GABLE PARAPET REDUCED, CHIMNEY ADDED 11.12.03
- C REVISIONS AS NOTED 20.10.03
- B EXTENSION AMENDED WITH LESS SIDEWALK & MORE BRICK. LINE OF EXISTING BRICK NEW CORNERS AMENDED 30.04.03

A ROOF CONSERVATORY AND STONE TO REAR EXTENSION AMENDED 17.12.02
 no. revision
 Revisions date.



18 THE BOLTONS
B L D A

dwg. type: PLANNING
 dwg. status:
 dwg: REAR ELEVATION (WEST)

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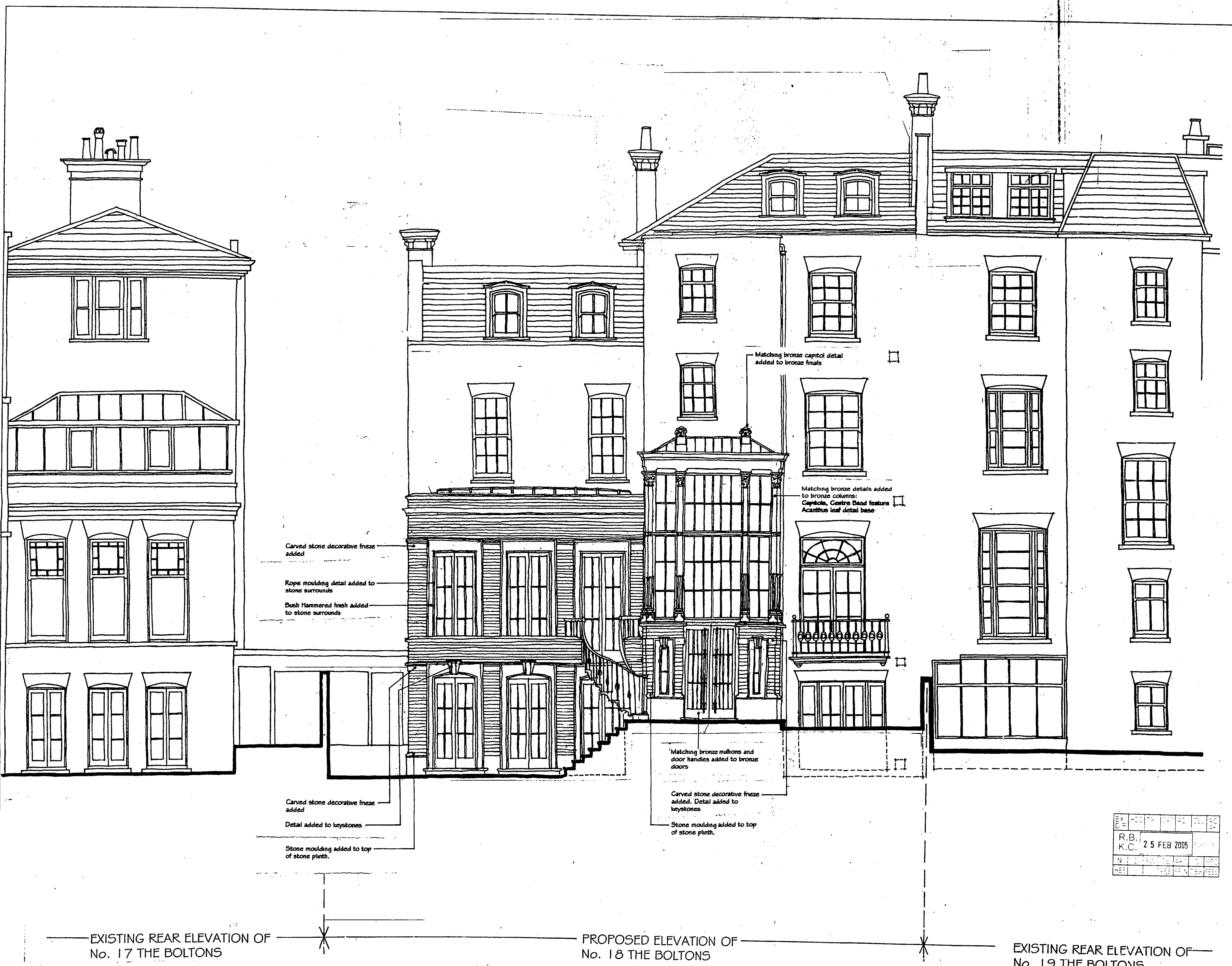
scale: 1:50	drawn: HCP	date: SEPT 2002
job number	drawing number	revision
2177	P322	F

REV	DATE	BY	CHKD
1	25 FEB 2005	R.B.	K.C.

EXISTING REAR ELEVATION OF
 No. 17 THE BOLTONS

PROPOSED ELEVATION OF
 No. 18 THE BOLTONS

EXISTING REAR ELEVATION OF
 No. 19 THE BOLTONS



EXISTING REAR ELEVATION OF
No. 17 THE BOLTONS

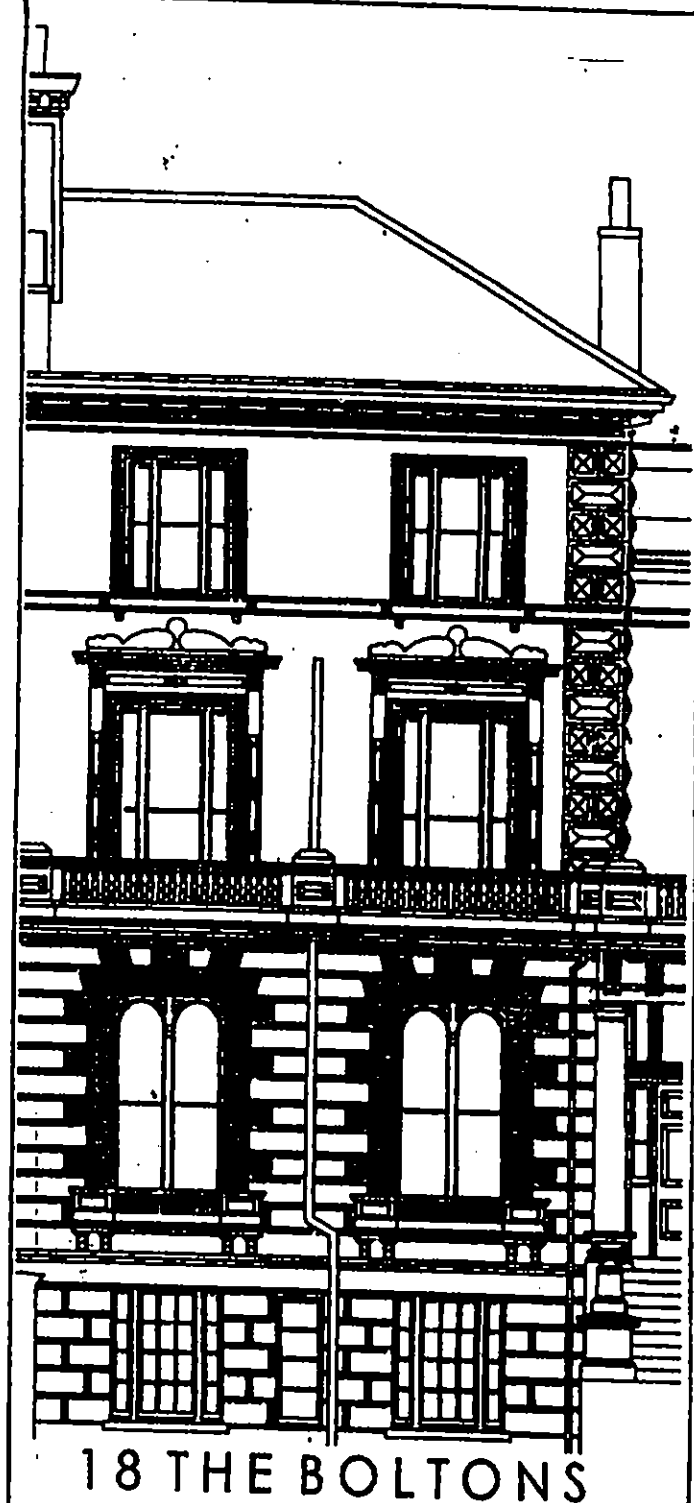
PROPOSED ELEVATION OF
No. 18 THE BOLTONS

EXISTING REAR ELEVATION OF
No. 19 THE BOLTONS

No. Notes.

1. No dimensions shall be scaled from this drawing.
- E DETAIL ADDED TO FACADE STONEWORK & CONSERVATION BRONZE FEATURES 04.02.04
- D LANTERN REMOVED ABOVE PARAPET PRODUCED, CHIMNEY ADDED 11.12.03
- C REVISIONS AS NOTED 20.10.03
- B EXTENSION QUANTIFIED WITH LESS STONEWORK & MORE BRONZE WORK OF EXISTING WORK REVISIONS AMENDED 20.04.03
- A = ROOF, CONSERVATORY AND STONE TO REAR EXTENSION AMENDED 17.12.02

no. revision	date



B L D A

dwg. type: PLANNING
dwg. status:
dwg: REAR ELEVATION (WEST)

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scale: 1:50	drawn: HCF	date: SEPT 2002
job number: 2177	drawing number: P322	revision: E



No. Notes.

1. No dimension shall be scaled from this drawing.

- F. DETAIL OF CONSERVATORY BRONZE FEATURED AMENDED 20.02.05
- E. DETAIL ADDED TO FACADE STONEWORK & CONSERVATORY BRONZE FEATURES 27.02.04
- D. LANTERN REMOVED, GABLE PARAPET PRODUCED, CHIMNEY ADDED 11.12.03
- C. REVISIONS AS NOTED 20.10.05
- B. EXTENSION AMENDED WITH LESS STONEWORK & MORE BRICK, LINE OF EXISTING BRICK NEW CORNERS AMENDED 20.04.05

A. ROOF, CONSERVATORY AND STONE TO 17-12-02 REAR EXTENSION AMENDED.

NO. REVISION	DATE



18 THE BOLTONS
B L D A

dwg. type: PLANNING
dwg. status:
dwg: REAR ELEVATION (WEST)

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scale: 1:50	drawn: HCP	date: 9/21/2002
job number	drawing number	revision
2177	P322	F

EX	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40
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EXISTING REAR ELEVATION OF No. 17 THE BOLTONS

PROPOSED ELEVATION OF No. 18 THE BOLTONS

EXISTING REAR ELEVATION OF No. 19 THE BOLTONS