
PLANNING AND BOROUGH DEVELOPMENT

THE TOWN HALL HORNTON STREET LONDON W8 7NX

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

Executive Director David Prout

Patrick Lomax
Land Planning
The Byre, Glebe Farm
Chester Road
Aldford, Chester
CH3 6HJ

Switchboard: 020 7937 5464
Extension: 2085
Direct Line: 020 7361 2085
Facsimile: 020 7361 3463
Web: www.rbkc.gov.uk

6th February 2008

My reference: DPS/DCS/TP/88/ Your reference:
0623

Please ask for: Anne Salmon

Dear Mr. Lomax

Town and Country Planning Act 1990
1B Beaufort Mansions, Beaufort Street, London SW3

I refer to your letter dated 31st January 2008 concerning the above property.

It is not clear from your letter whether the planning permission which you were granted in 1988 has been implemented. If not, then a planning permission would be required even if you wish to implement the original scheme without any changes.

With regard to the differences shown between the original scheme and the scheme that you now wish to carry out, I would advise that the omission of the planting scheme in the front basement area would not constitute a material alteration nor would the omission of the new entrance to the flat from the passage.

However, the replacement of the single storey rear extension shown on approved drawing BM (9.8) 3.0 with a conservatory as shown on the new drawing LP.02 would result in a material change and would require planning permission as would the increased area of excavated lightwell at the rear of the property.

The internal alterations within the flat would not constitute a material alteration to the approved scheme.

If you have any further queries concerning the property, please contact my assistant Miss Salmon.

Yours sincerely

David Prout

EXECUTIVE DIRECTOR, PLANNING AND BOROUGH DEVELOPMENT



INVESTOR IN PEOPLE



Land Planning

PLANNING CONSULTANTS

NON
ACW



FAO: Ms Anne Salmon
Planning & Borough Development
Royal Borough of Kensington & Chelsea
Third Floor
Town Hall
Hornton Street
LONDON W8 7NX

EX DIR	HDC	TP	CAC	AD	CLU/AO	AK
R.B.	- 4 FEB 2008				PLANNING	
K.C.				APPL	IO	REC
N	C	S		ARB	FRN	DES
HBS						FEES

Dear Ms Salmon,

*Needs
PP all work of
building*

31st January 2008

**Query Re. NON MATERIAL AMENDMENT at: Basement 1b, Beaufort Mansions,
Beaufort Street, London, SW3 5AL - Ref. PV/TP/88/0623/G/12/784**

*New glazed etc
etc etc*

Further to our recent conversation and our previous letter dated 17.01.08 regarding the above property, based on the information we have sent you, please can you confirm whether the revised proposal will be regarded as a Non Material Amendment to the existing Planning Consent, which was granted for the conversion of the basement into a single residence (Ref. PV/TP/88/0623/G/12/784).

off door

For your information and reference please find enclosed copies of the original approved plans and the newly revised plans. I would appreciate it if you could advise me on this as soon as possible as we are waiting to proceed with the conversion.

Please feel free to contact me should you require any additional information or for further clarification.

Yours sincerely

PP John Lomax

Patrick J Lomax

COPY OF LETTER SENT 17.01.08
*NB - PLS. READ IN CONJUNCTION WITH SETS OF DRAWINGS ATTACHED.

FAO: Ms Catherine Redfern
Royal Borough of Kensington & Chelsea
Third Floor
Town Hall
Hornton Street
LONDON W8 7NX

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B. K.C.	- 4 FEB 2008				PLANNING	
N	C	S		APP	IO	REC
HBS			ARB	FPLN	DES	FEES

17th January 2008

Dear Ms Redfern,

Ref. PV/TP/88/0623/G/12/784 - Basement at 1b, Beaufort Mansions, Beaufort Street, London, SW3 5AL

I'm writing with a planning enquiry regarding the above property, which has previously received Planning Consent from the Royal Borough of Kensington & Chelsea. Please find enclosed copies of the Planning Consent (dated 23/05/1988) and previous correspondence from RBKC confirming that this is still valid (dated 07/11/2001).

only has been commented.

Also find enclosed a copy of the original approved plans and the proposed revised plans, note that the final layout will be subject to a structural engineers report, however the principal amendments will remain the same, the main differences to the approved plans being as follows:

- Omitted – The creation of new opening in external wall to create new entrance – this has been omitted as we intend to utilise the existing doorway.
- Omitted – The opening-up and landscaping of the vaulted area to the front of the property – this will remain as existing.
- Added – A small area of additional excavation to the rear of the property in order to create an enclosed glazed conservatory style structure.
- Added – It is proposed that the 2 internal walls and 'corridor' are removed to create more of an open-plan area, which will be subdivided by a sliding moveable wall / screen between the Living Room and Bedroom.
- Added – A second opening through the thick internal wall (subject to a structural report).

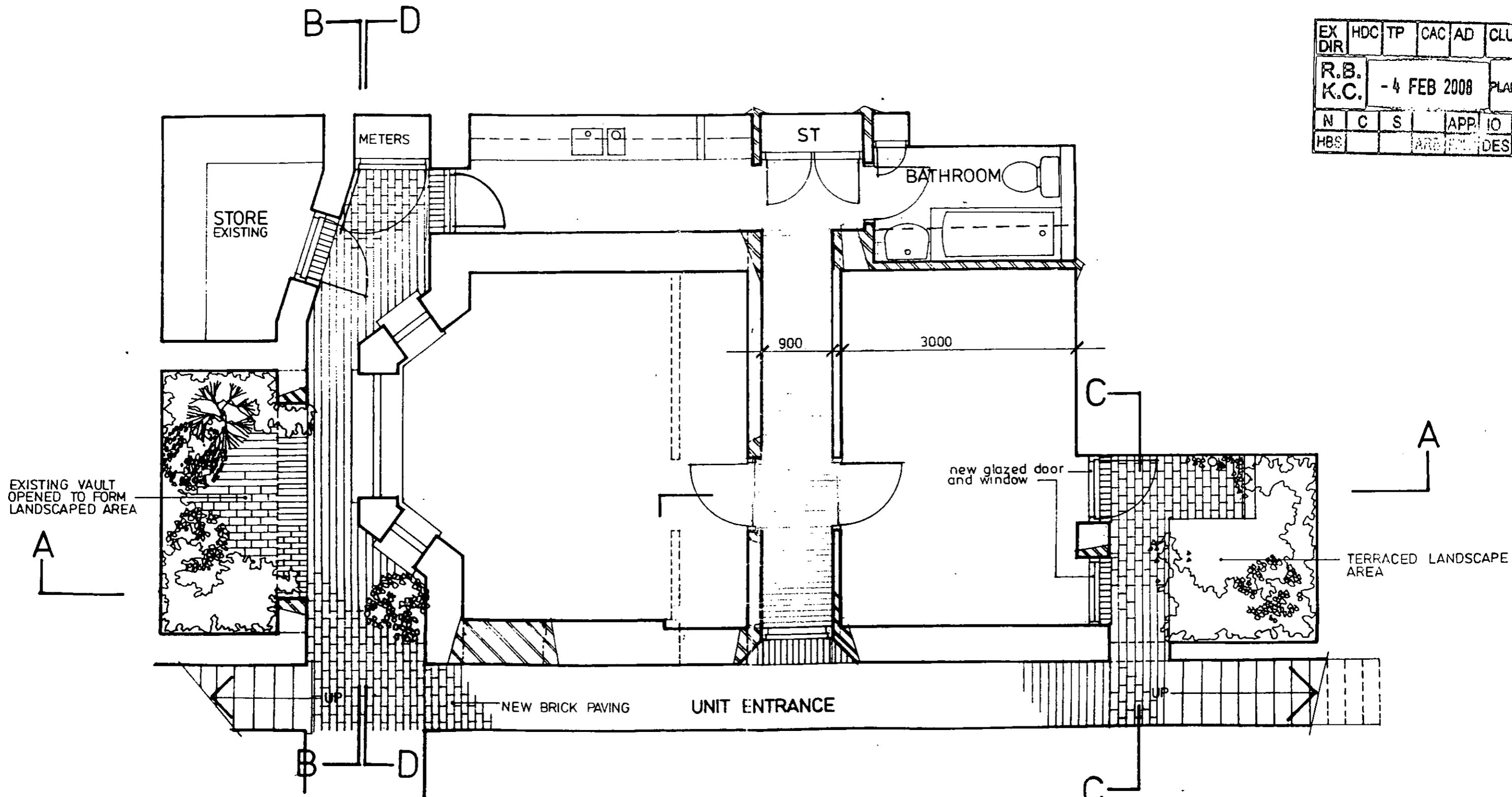
Can you now advise me on the correct procedure regarding the above revisions being made to the approved plans, can I resubmit the plans for consent as 'working amendments', as the revisions are largely internal, or will a new planning application be necessary, and if so how long is the approvals process likely to take?

Please feel free to contact me should you require any additional information or for further clarification.

Yours sincerely

Patrick J Lomax

EX DIR	HDC	TP	CAC	AD	CLU	AC AK
R.B.	- 4 FEB 2008					PLANNING
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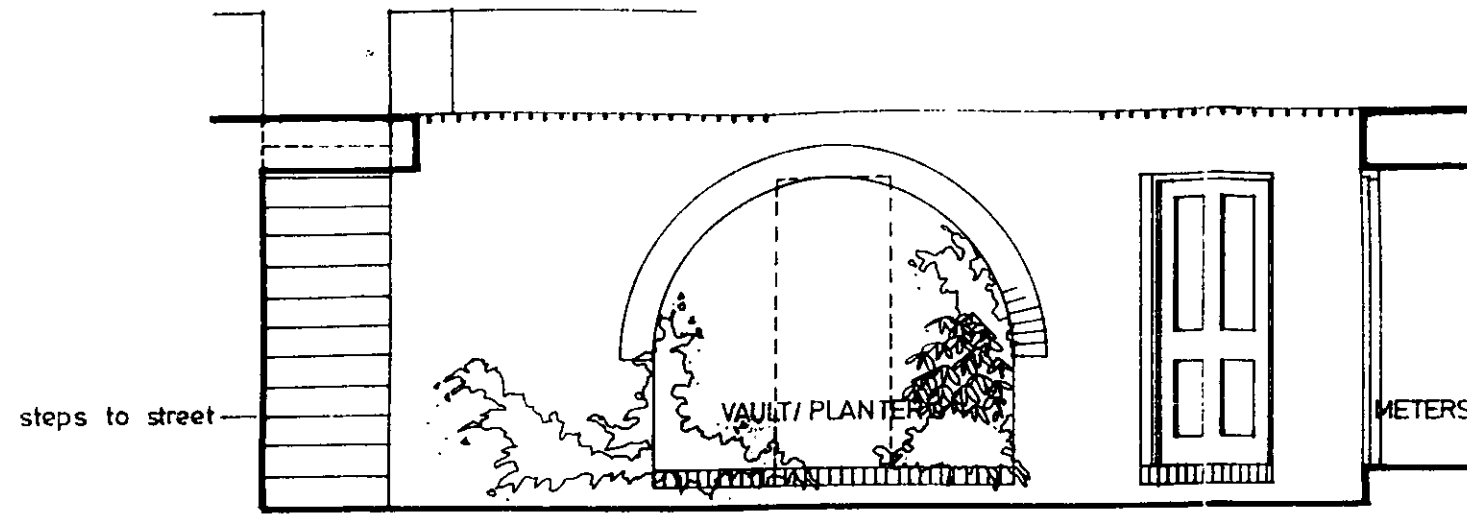
PROPOSED
LOWER GROUND FLOOR FLAT

ORIGINAL APPROVED PLAN
REF. PV/TP/88/0623/G/12/784

1B BEAUFORT MANSIONS
LONDON SW3

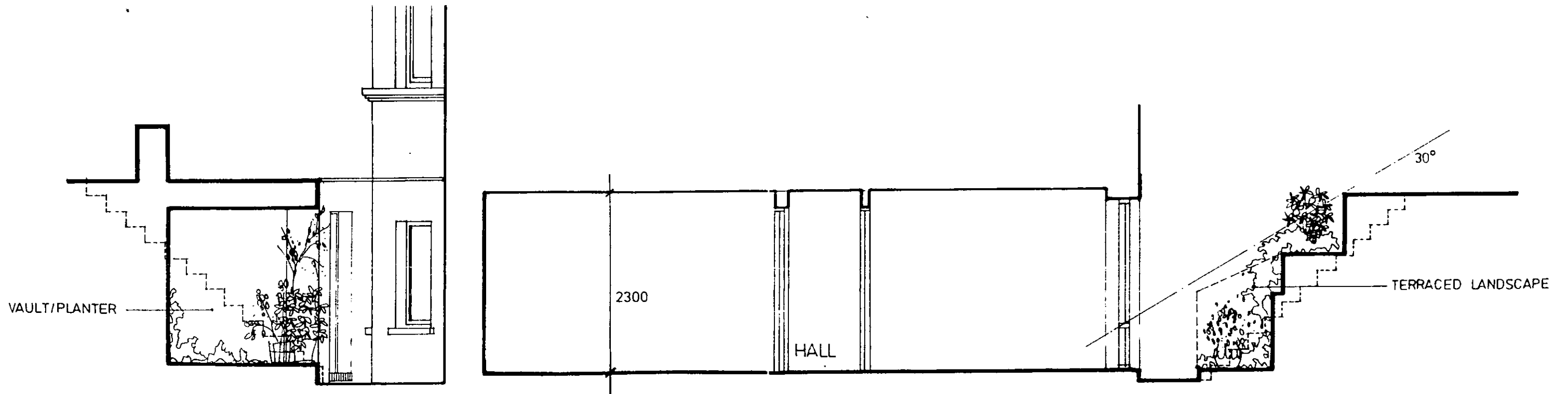
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D W GILLINGWATER BSc Dip Arch RIBA
9 Courtlands Avenue, Hampton
Middlesex TW20 2NS TEL 070 7652



SECTION BB

EX DIR	HDC	TP	CAC	AD	CLU	AO	AK
R.B.	- 4 FEB 2008					PLANNING	
K.C.							
N	C	S		APP	IO	REC	
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SECTION AA

ORIGINAL APPROVED PLAN
 REF. PV/TP/88/0623/G/12/784

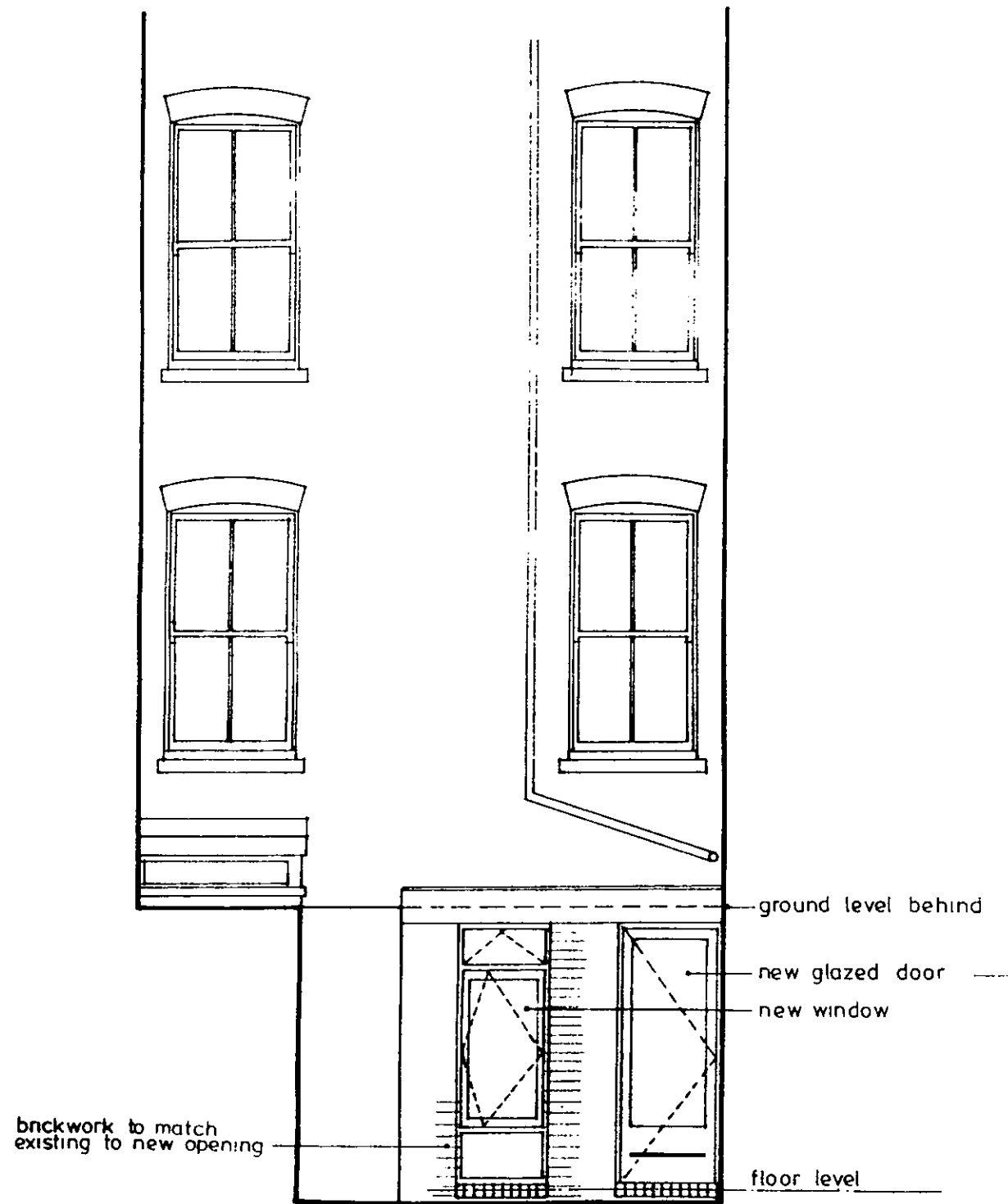
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 LONDON SW3

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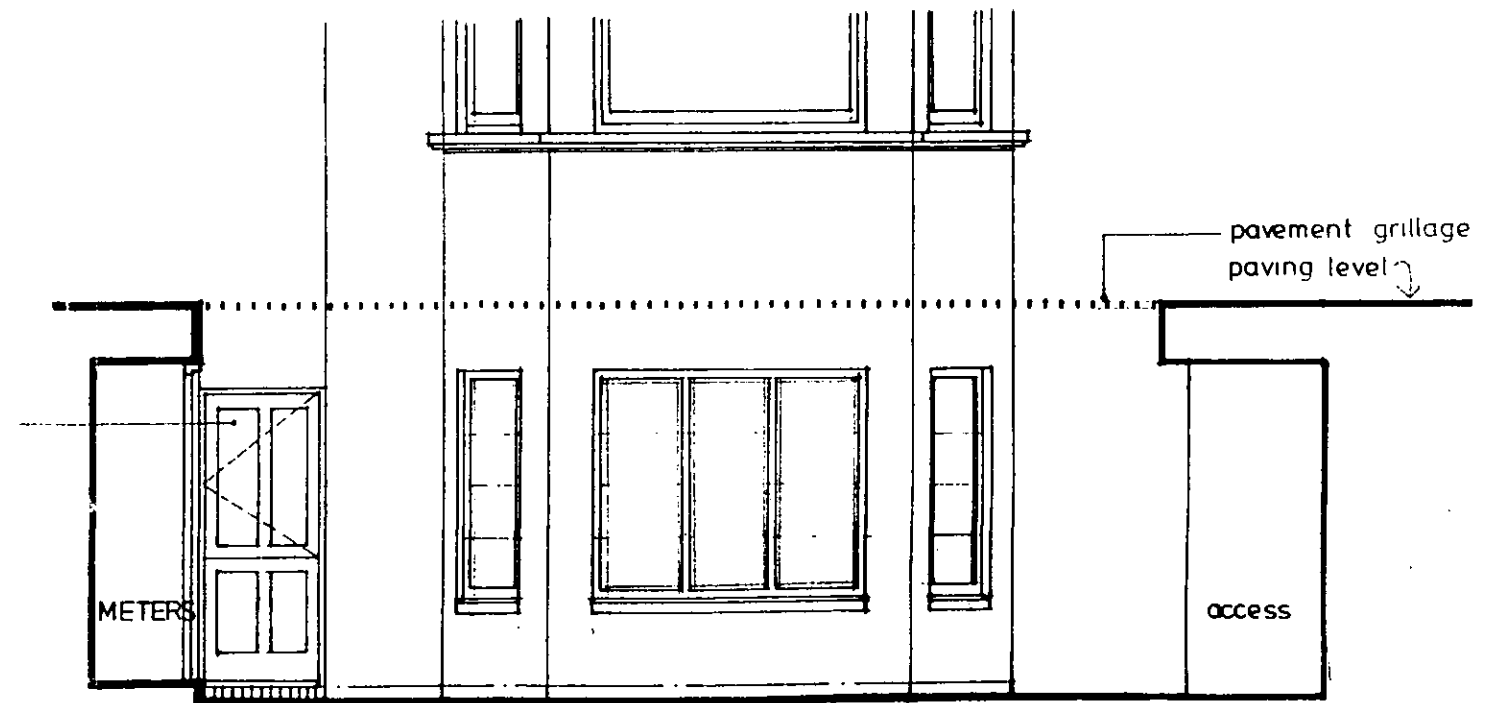
D W GILLINGWATER BSc Dip Arch RIBA
 9 Courtlands Avenue, Hampton
 Middlesex TW12 3NS 01-979 7653

NB: ELEVATIONS GENERALLY UNAFFECTED BY PROPOSAL

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B. K.C.	- 4 FEB 2008				PLANNING	
N	C	S	APP	IO	REC	
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REAR ELEVATION
CC (AS EXISTING BUT WITH NEW DOOR AND ENLARGED WINDOW)



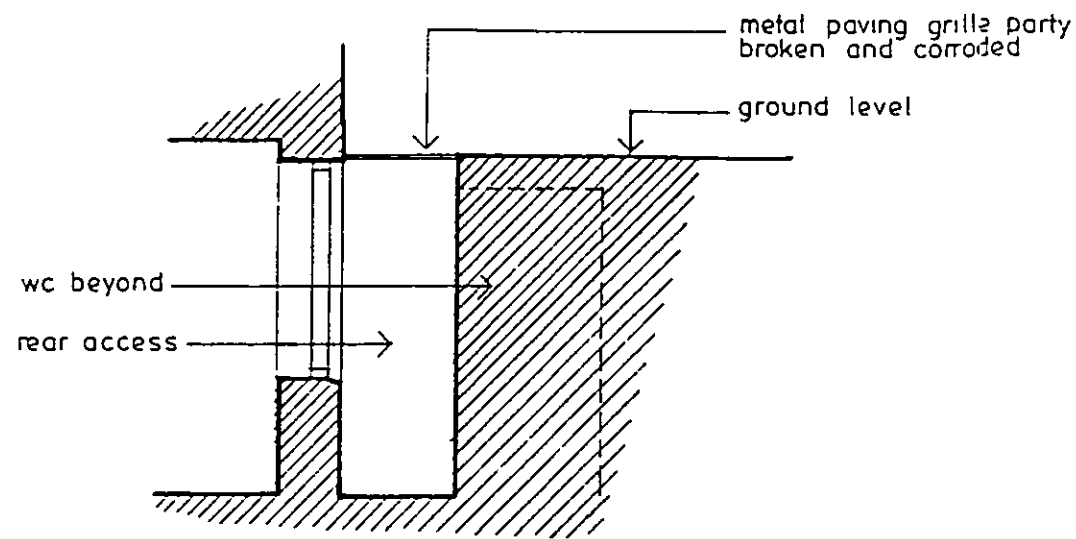
FRONT ELEVATION
DD (AS EXISTING BUT WITH NEW DOOR)

ORIGINAL APPROVED PLAN
 REF. PV/TP/88/0623/G/12/784

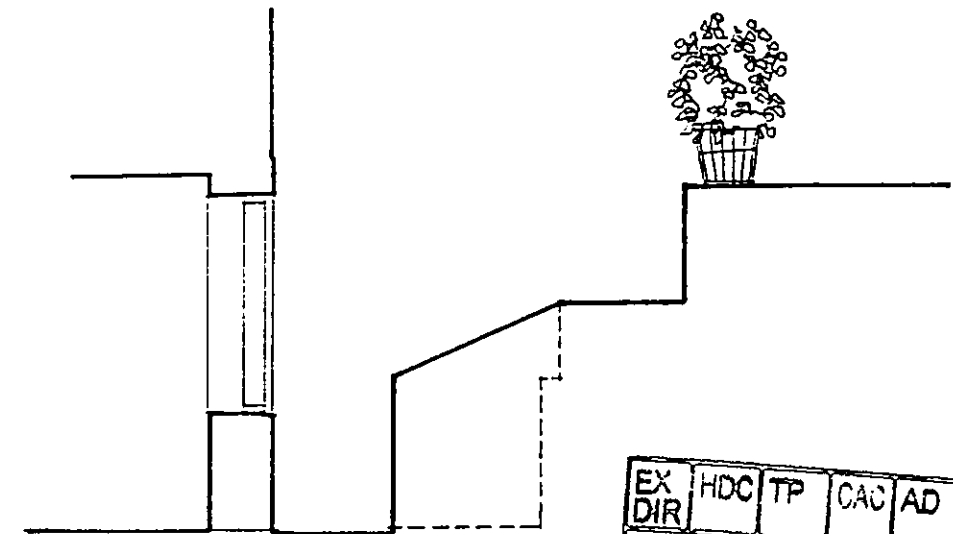
1B BEAUFORT MANSIONS
LONDON SW3

SCALE 1:50 DRG NO BM(9-8)3-0 JAN88

D W GILLINGWATER BSc Dip Arch RIBA
 9 Courtlands Avenue, Hampton
 Middlesex TW12 3NS 01-979 7653

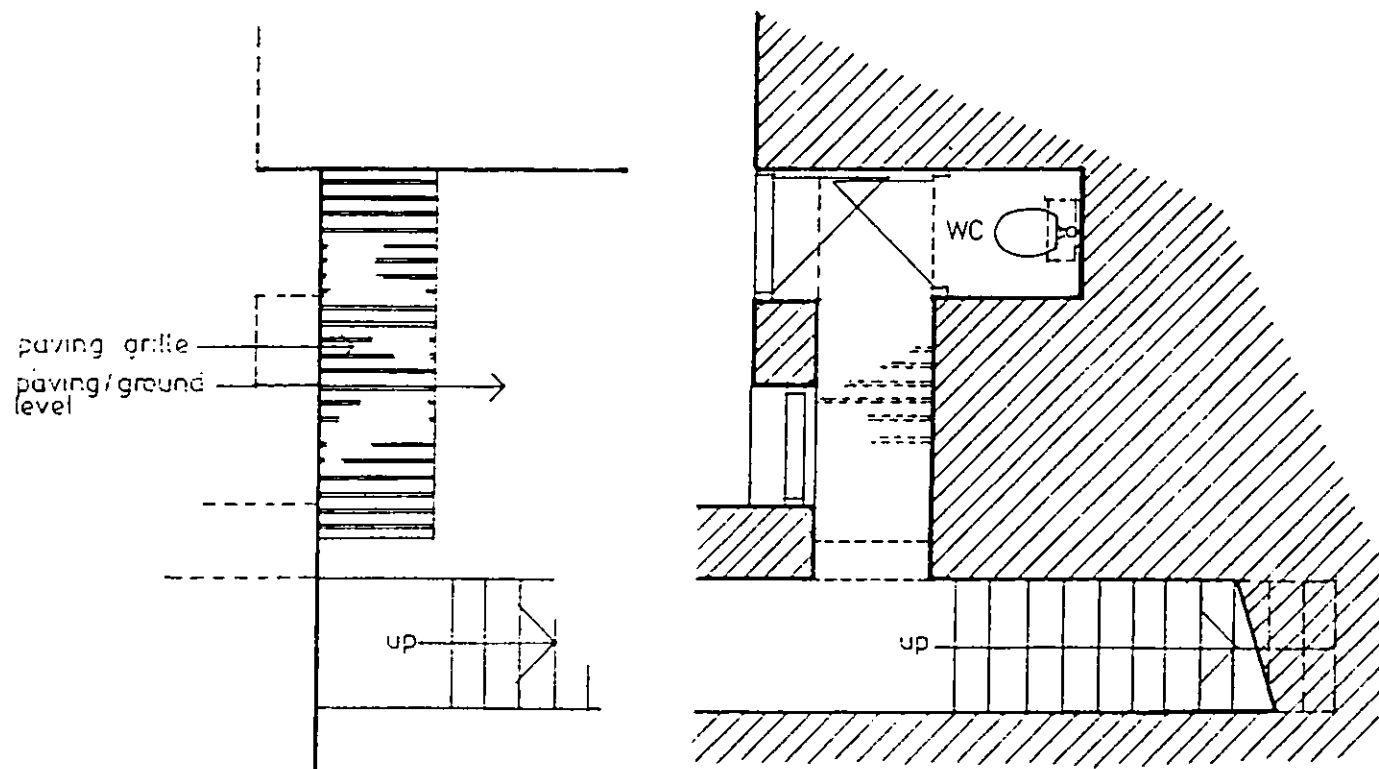


SECTION PRIOR TO IMPROVEMENT

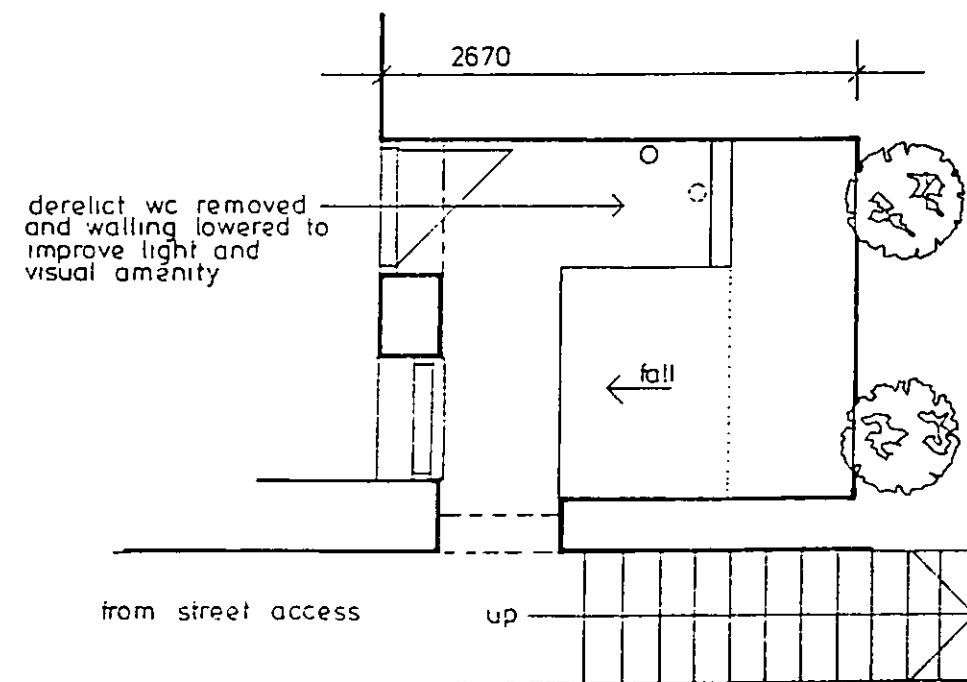


REMODELLED SECTION

EX DIR	HDC	TP	CAO	AD	CLU	AO
R.B.	- 4 FEB 2008				PLANNING	AK
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HBS			ARB	PLN	DES	FEES



GROUND LEVEL & BASEMENT PLANS
PLANS PRIOR TO IMPROVEMENT

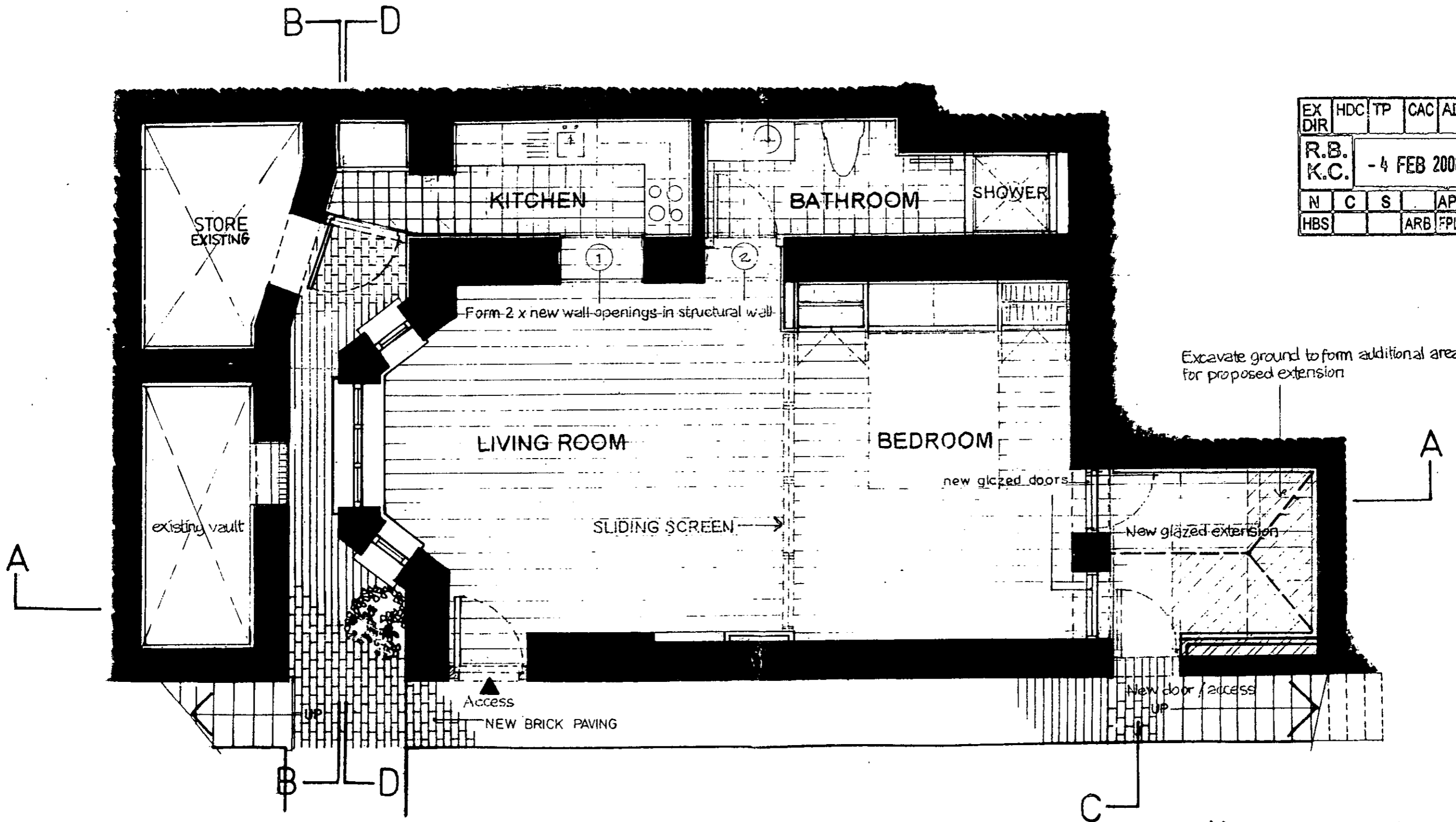


REMODELLED PLAN

REF. PV/TP/88/0623/6/12/784

ORIGINAL PLAN APPROVED

Job and drawing title		D W GILLINGWATER BSc Dip Arch RIBA	
1B BEAUFORT MANSIONS LONDON SW3		9 Courtlands Avenue, Hampton Middlesex TW12 3NS 01-979 7553	
scale	1:50	drawn by	date
job	BM	number	1
	(01)	revision	JUNE 97



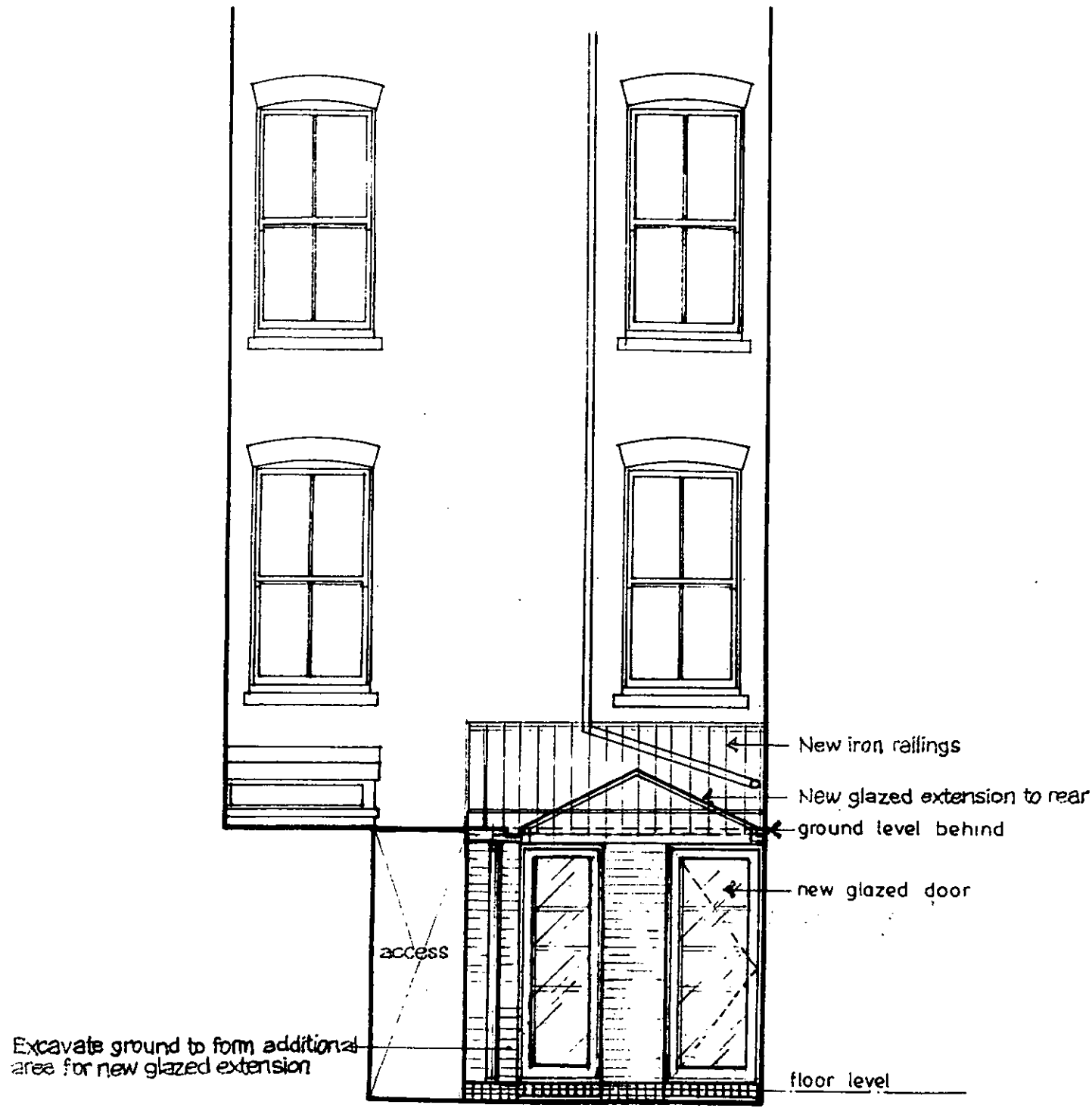
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R.B.	- 4 FEB 2008				PLANNING	AK
K.C.	N	C	S	APP	IO	REC
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PROPOSED
LOWER GROUND FLOOR FLAT - PLAN

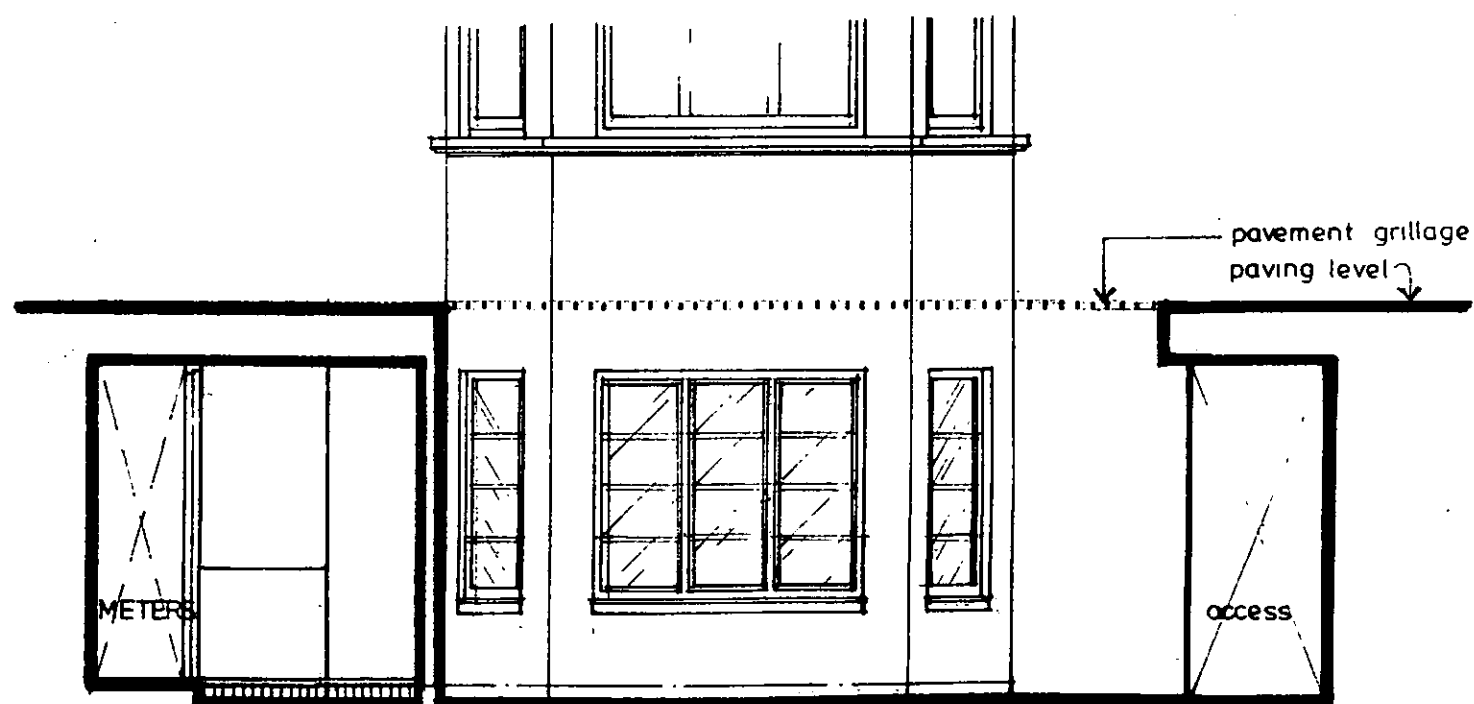
*REVISED PLAN

1B BEAUFORT MANSIONS
LONDON SW3
SCALE 1:50 DRG NO LP-01

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R.B.	- 4 FEB 2008				PLANNING	
K.C.	N	C	S	APR	IO	REC
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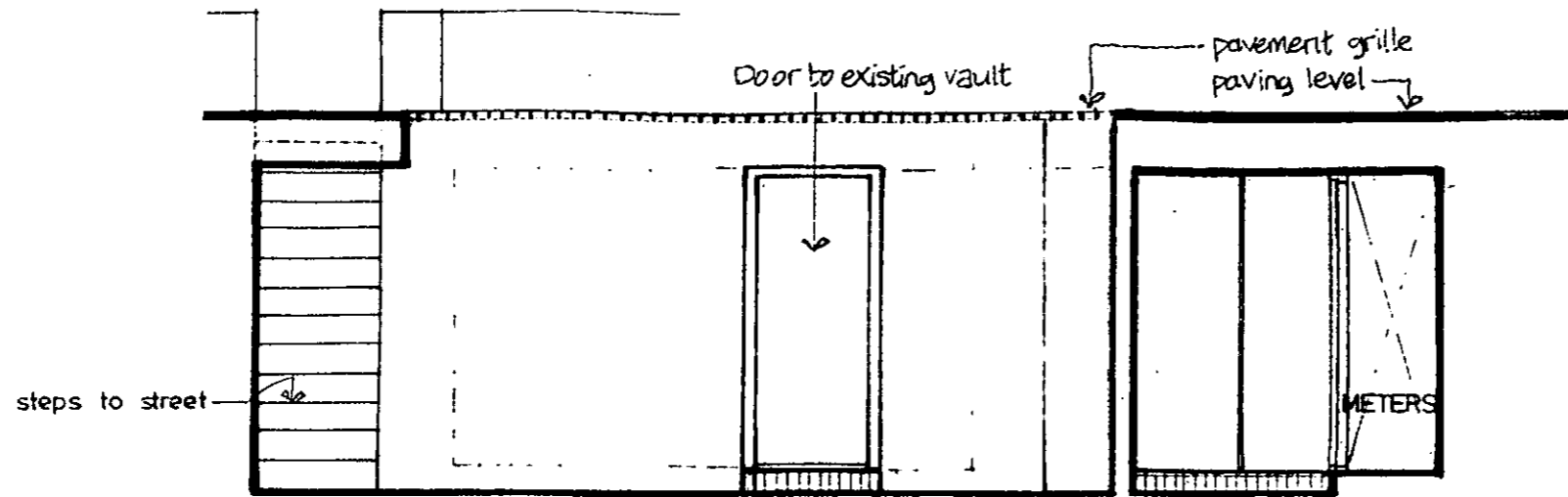


REAR ELEVATION
CC
PROPOSED
LOWER GROUND FLOOR FLAT



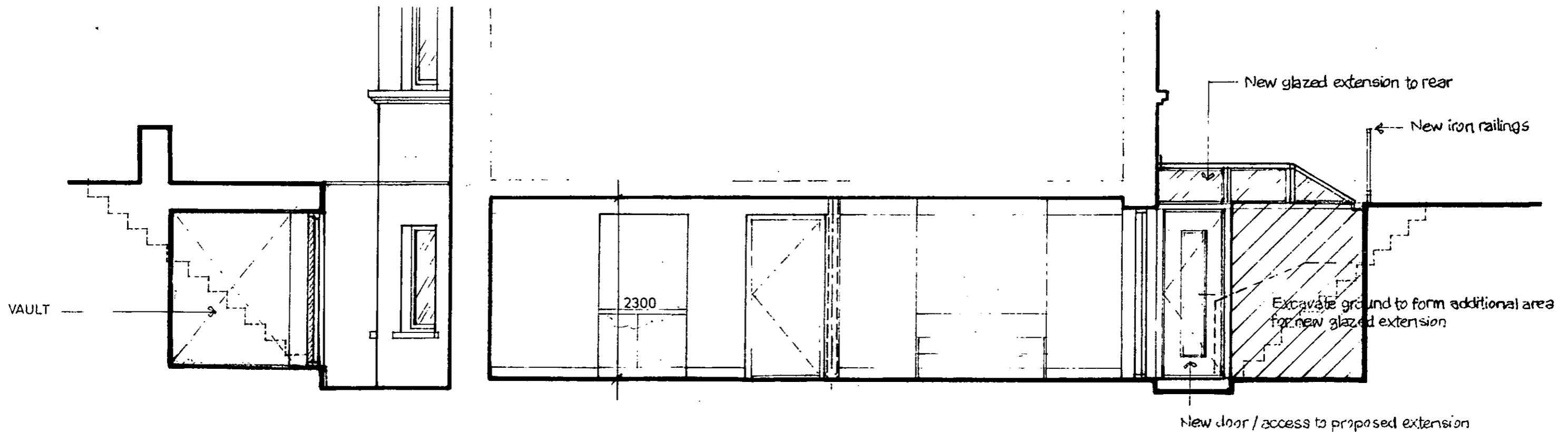
FRONT ELEVATION
DD

*REVISED ELEVS.
18 BEAUFORT MANSIONS
LONDON SW3
SCALE 1:50 ORG NO LP-02



SECTION BB

EX DIR	HDC	TP	CAC	AD	CLU	AO	AK
R.B.	- 4 FEB 2008					PLANNING	
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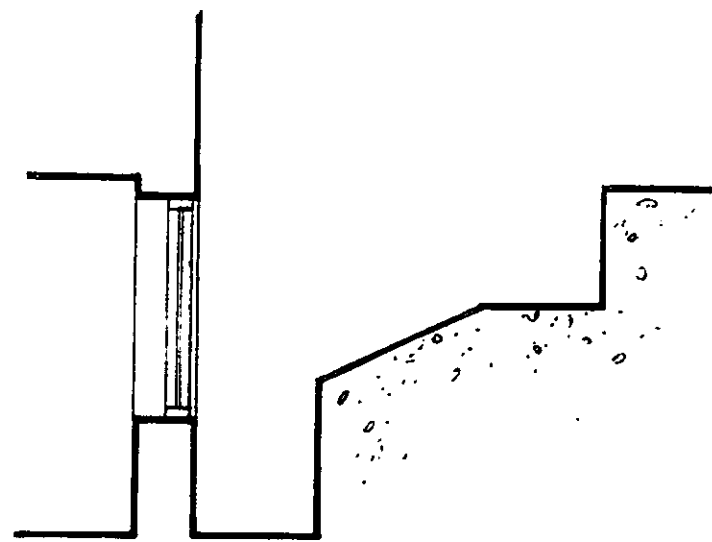
SECTION AA

PROPOSED
LOWER GROUND FLOOR FLAT

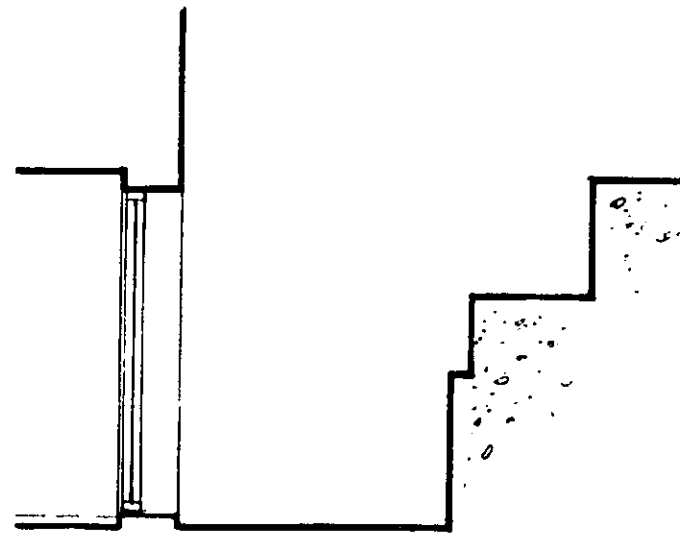
*REVISED DRAWING

1B BEAUFORT MANSIONS
LONDON SW3

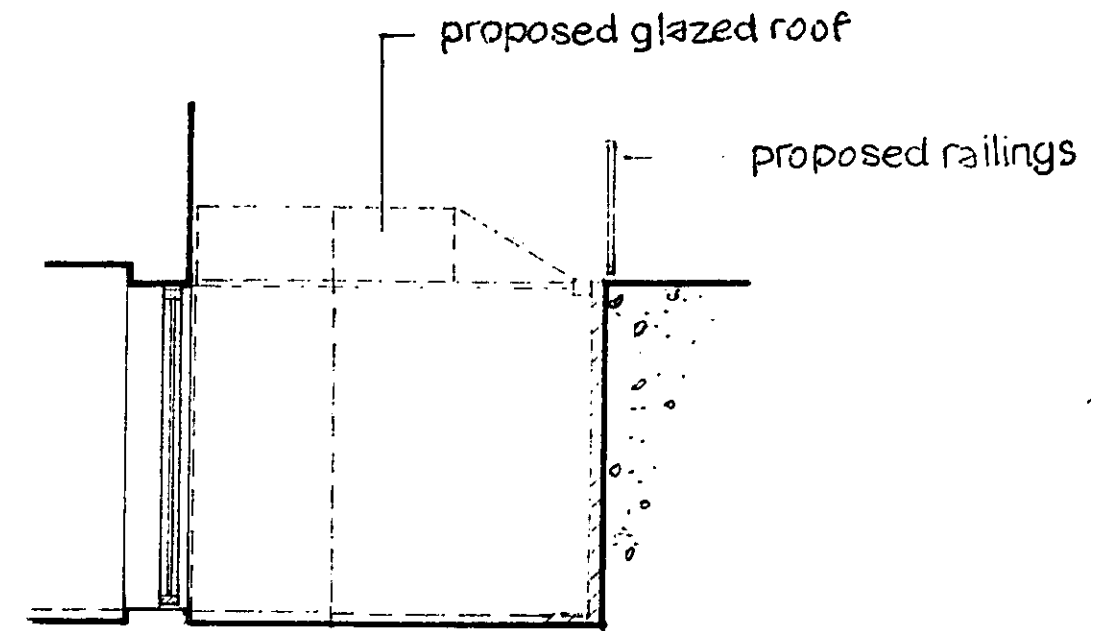
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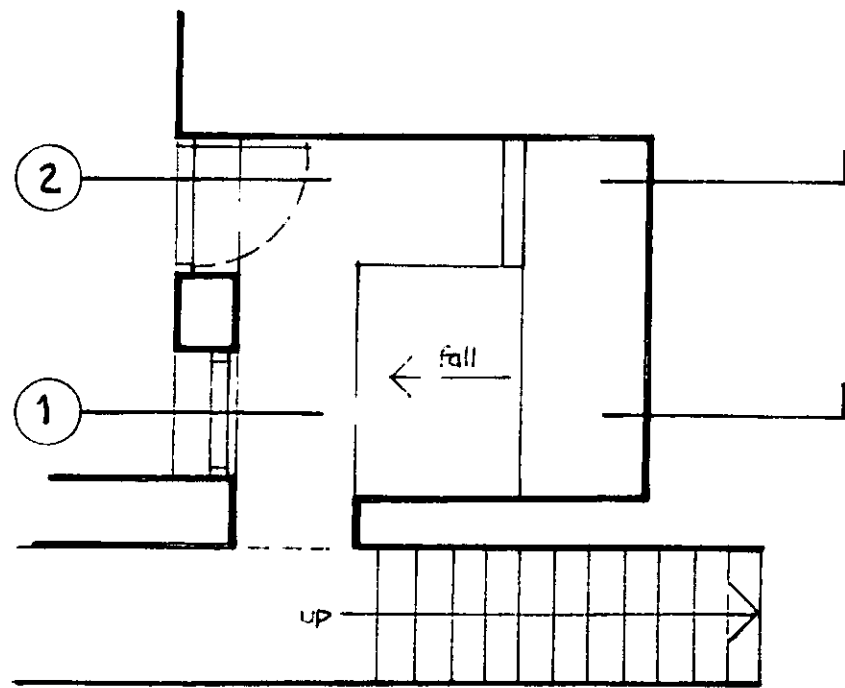
EXISTING SECTION '1' THRU' REAR



EXISTING SECTION '2' THRU' REAR

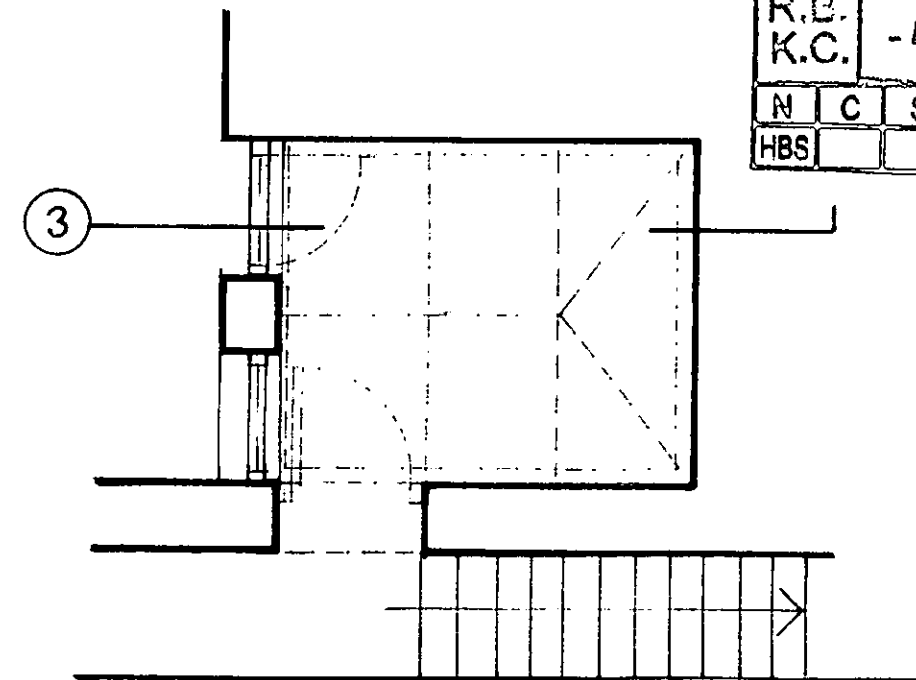


PROPOSED SECTION '3' THRU' REAR



EXISTING PLAN TO REAR OF BASEMENT

PROPOSED
LOWER GROUND FLOOR FLAT



PROPOSED PLAN INDICATING EXTENT
OF EXCAVATION.

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B. K.C.	- 4 FEB 2008				PLANNING	
N	C	S	APP	IO	REC	
HBS		ARB	PLM	DES	FEES	

*REVISED DRAWING

1B BEAUFORT MANSIONS
LONDON SW3

SCALE 1:50 DRG NO LP-04