





APPROVED BY  
 PLANNING SERVICES CTTEE  
 3 0 APR 1997  
 APPLICATION NO.  
 TP/97/0485/K/11  
 CONSENT REF.

THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA

PLANNING SERVICES COMMITTEE

30/04/97

AGENDA ITEM  
 2133

REPORT BY THE EXECUTIVE DIRECTOR OF PLANNING AND CONSERVATION

APPLICANTS NAME/ADDRESS

RECOMMENDATION  
 ADOPTED.

Bowerbank Brett & Lacey  
 Architects,  
 3 Windmill Street,  
 London W1P 1HF

Application dated 07/03/97  
 Revised  
 Completed 11/03/97  
 Polling Ward M 47

ON BEHALF OF : Mr. R. Mapstone  
 INTEREST : Not known

District Plan Proposals Map:

Cons.Area	CAPS	Article 4 Direction	Listed Building	HBMC Direction	A/O Consulted	Objectors (to date)
11B	YES	NO	NO	N/A	28	4

RECOMMENDED DECISION :-

GRANT planning permission for alterations to existing flat top mansard roof to form a pitched 'true' mansard roof and alterations to rear to create roof terrace at first floor level.

At: 12 COLBECK MEWS, KENSINGTON, S.W.7

As shown on submitted drawing(s) No(s): TP/97/0485

Applicant's drawing(s) No(s) : 468/EX/01/02, 468/PL/02/03/04/05

CONDITIONS

1. C.1
2. C.68
3. C.71
4. C.73
5. C.77
6. C.82
7. C.83
8. All new external joinery shall be of painted timber and shall be so maintained.

REASONS FOR THE IMPOSITION OF CONDITIONS

1. R.1
2. R.68
3. R.72
4. R.72
5. R.77
6. R.82
7. R.83
8. R.72

INFORMATIVES

1. I.10
2. I.11
3. I.21
4. I.30

## 1.0 The Site

- 1.1 No. 12 Colbeck Mews is a 3 storey, mid-terrace mews house situated on the South side of Colbeck Mews, close to the junction with Collingham Road. To the rear, the property backs on to the rear of Nos. 48-50 Harrington Gardens.
- 1.2 The property is currently vacant, but the authorised use is as a single family dwelling.
- 1.3 The property is not Listed, but is within the Courtfield Conservation Area.

## 2.0 Details of the Proposal

- 2.1 The proposal is for alterations to the existing flat topped mansard roof to form a pitched 'true' mansard roof which is to be clad in natural slates, a rooflight is also proposed on the rear slope. Proposed alterations to the rear elevation include the formation of a roof terrace at first floor level and alterations to the existing first floor level windows.

## 3.0 Relevant Planning History

- 3.1 Planning permission was granted on 1st September 1972 for the conversion of one garage into living accommodation.

## 4.0 Planning Considerations

- 4.1 The main considerations in this case are the impact of the proposal on the character and appearance of the building itself, the terrace in which it is situated and this part of the Courtfield Conservation Area. Also for consideration is the effect of the proposal on the amenities of neighbouring occupiers.
- 4.2 The relevant planning policies are contained within the "Conservation and Development" Chapter of the Unitary Development Plan. Guidance is also contained within the Courtfield Conservation Area Proposals Statement.
- 4.3 In relation to the impact of the proposal on the character and appearance of the Conservation Area; several policies in the Unitary Development Plan relate specifically to this issue. Policies CD48 and CD52 aim to ensure that any development in a Conservation Area preserves or enhances its character or appearance. Policy CD53 of the Unitary Development Plan states:

"To ensure that all development in conservation areas is to a high standard of design and is compatible with:

- (a) Character, scale and pattern;
- (b) Bulk and height;
- (c) Proportion and rhythm;
- (d) Roofscape;
- (e) Materials;
- (f) Landscaping and boundary treatment;

of surrounding development."

- 4.4 Policies CD38 and CD39 refer to additional storeys and roof level alterations. Policy CD39 sets out the circumstances where additional storeys and roof level alterations may be considered acceptable and states:

"Normally to permit additional storeys and roof level alterations in the following circumstances;

- (a) Where the character of a terrace or group of properties has been severely compromised by a variety of roof extensions and where infilling between them would help to re-unite the group, and
- (b) The alterations are architecturally sympathetic to the age and character of the building."

- 4.5 Policy CD47 relates specifically to mews properties and states:

"To ensure that the character of mews properties is preserved or enhanced and to resist inappropriate alterations and extensions."

- 4.6 Policy CD40 relates to roof terraces and is:

"To resist the introduction of roof terraces if:

- (a) Significant overlooking of, or disturbance to, neighbouring properties or gardens would result; or
- (b) Any accompanying alterations or roof alterations are not to a satisfactory design, would be visually intrusive or would harm the street scene."

- 4.7 The Courtfield Conservation Area Proposals Statement includes this part of the mews within Category 2 for roof alterations. This states that only small changes may be permitted including the enhancement of existing additional storeys.

- 4.8 No. 12 Colbeck Mews currently has a green coloured, copper clad, flat topped mansard roof which is of a similar design to that of Nos. 13 and 14 in the same terrace. No. 11 (next door) has a pitched 'true' mansard of a similar design to that now proposed at No. 12. On the opposite side of the mews, the majority of properties also display the pitched 'true' mansard roof arrangement. Nos. 13 and 14 both have rear roof terraces at first floor level.
- 4.9 At roof level, the proposal involves raising the ridge height of the existing mansard roof by approximately 1.3 metres, to match the height and form of the pitched 'true' mansard roof at No. 11. The sides of the existing mansard roof, (each containing 3 dormer windows), are to be retained and re-clad with natural slates to cover the green copper sheeting.
- 4.10 To the rear, the proposal involves alterations to the existing first floor sloping roof to form a roof terrace. This terrace is to measure approximately 3.3 metres wide and 1.9 metres deep and is to be accessed from a new door in place of an existing window in the flank wall of the first floor outreach. Alterations to the existing windows at first floor level in the rear elevation are also proposed.
- 4.11 The Conservation and Design Officer considers the proposed alterations to the mansard roof and the rear elevational alterations to be acceptable. Furthermore, the proposal will mirror (in size and form) the existing mansard roof at No. 11 (next door) and the majority of the properties on the North side of the mews. In addition, it is considered that the replacement of the existing green copper clad mansard roof with one of a more traditional design and materials, as now proposed, will improve the appearance of the building. It is considered that the proposal will be consistent with the existing roofscape of the mews and will preserve the character and appearance of the terrace in which the property is situated and this part of the Courtfield Conservation Area. It is further considered that the proposal complies with Policy CD39.
- 4.12 It is now necessary to consider the impact of the proposal on the amenities of neighbouring properties.
- 4.13 The proposal involves raising the ridge height of the flat topped mansard roof by approximately 1.3 metres, thereby creating a shallow sloping pitch on top and forming a 'true' mansard roof. The rear of No. 48-50 Harrington Gardens, which is in use as residential flats, is approximately 4 metres away from the rear of No. 12 Colbeck Mews. However, it is considered that the proposed roof alteration will not have a significant effect on the levels of sun and daylight currently available to windows in this elevation by virtue of the minimal increase in the pitch of the roof. In addition, the majority of the windows in this elevation are obscurely glazed and most are in use as non-habitable rooms. It is further considered that the proposal will not have a significant effect on the levels of sun and daylight currently available to properties on the opposite side of Colbeck Mews, which face on to the property.



4.14 It is not considered that the proposed rear roof terrace will lead to any significant increase in the overlooking of neighbouring properties. As mentioned in Paragraph 4.13 of this report, the majority of the windows in the rear elevation of No. 48-50 Harrington Gardens are obscurely glazed. Oblique views are attainable into two kitchen windows in this elevation. However, this is not considered to create a significant overlooking problem. Furthermore, there are several windows at all levels in the rear of properties in this part of the mews and rear roof terraces of a similar size and position to that now proposed already exist at Nos. 13 and 14 Colbeck Mews, in the same terrace.

4.15 It is not considered that the use of the roof terrace will lead to significant noise and disturbance affecting neighbouring properties. The roof terrace is of fairly small size and the majority of the windows in the rear of No. 48-50 serve non-habitable rooms. Furthermore, it must be remembered that roof terraces already exist at the rear of Nos. 13 and 14 Colbeck Mews.

## 5.0 Public Consultation

5.1 Occupiers of twenty eight neighbouring properties in Colbeck Mews and Harrington Gardens were notified of this proposal.

5.2 To date, four letters of objection have been received, all from occupiers of properties in Colbeck Mews.

5.3 The objections can be summarised as follows:

5.3.1 There is no reason to alter the existing 'look' of the mews which is pleasing to the eye.

5.3.2 The existing roof is the original roof.

5.3.3 The proposal would destroy the symmetry and uniformity of the mews terrace and it would be a precedent for similar alterations elsewhere in the mews at No. 13 and 14.

5.3.4 The proposal would result in a loss of light to properties at the rear and the front.

5.3.5 The roof terrace may cause noise disturbance.

5.3.6 The use of the terrace will result in a loss of privacy.

The existing flat topped mansard roof is clad in green copper sheeting and is considered to be an incongruous feature that, though old, is unlikely to be original. In addition, only three properties in the mews display the flat topped mansard form (Nos. 12, 13 and 14), the majority of the remainder of the properties exhibit 'true' pitched mansard roofs. It is not considered that the proposal will result in a significant loss

of light to properties at the front or the rear. It is not considered that the proposed roof terrace will significantly affect the existing levels of privacy at the rear of the property. It is not considered that the use of the roof terrace will lead to such a significant level of noise and disturbance so as to justify a refusal. In addition, similar roof terraces exist at this level at Nos. 13 and 14 Colbeck Mews.

6.0 Recommendation

6.1 Grant planning permission.

M.J. FRENCH  
EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION

Background Papers

The contents of the file number TP/97/0485 referred to at the head of this report save for exempt or confidential information as defined by the Local Government (Access to Information) Act, 1985.

Officer Contact

The above documents can be inspected by prior appointment with Tracey Rust in the Planning Information Office, Room 325, The Town Hall, Telephone 0171-361-2080.

REPORT PREPARED BY: MC  
REPORT APPROVED BY: LAWJ/MJF  
DATE REPORT APPROVED: 14/04/97

PSC9704/MC .REP

# MESSAGE FORM

To ..... *Melanie* .....

## WHILE YOU WERE OUT

M ..... *Gary Elliot.* .....

of ..... *B. Control* .....

Tel. No .....

CALLED TO SEE YOU	<input type="checkbox"/>	PLEASE RING	<input checked="" type="checkbox"/>
TELEPHONED	<input checked="" type="checkbox"/>	PLEASE VISIT	<input type="checkbox"/>
WANTS TO SEE YOU	<input type="checkbox"/>	WILL RING YOU	<input type="checkbox"/>
URGENT	<input type="checkbox"/>	WILL CALL AGAIN	<input type="checkbox"/>

re ..... *No file on Colbach Mews* .....

Message ..... *at all so no details* .....

..... *— sorry!* .....

.....

.....

Signed ..... *John* .....

Date ..... *Wed 9 April 1997* ..... Time ..... *3.50* .....

11, Colbeck House,  
London SW9 4LX

RECEIVED BY PLANNING SERVICES

DC N    DC C    DC S    E    A/R

93

OPS/DC/HC/TP/97/0485

Exec Dir		Records	ARB	Con. Dir.
Appeals Office	10	Fees Officer	Forward Plan	Head DC

Re Planning application

Dear Mr. French,

Thank you for your recent letter acknowledging my comments on the above planning application.

I understand that the "reconstruction of the roof to original form" does not mean recladding it from copper to slate, but is actually a move to change the roof from the existing mansard roof to a pitched roof. I am against this and wish, therefore, to register my objection. There seems no reason to alter the existing "look" of the house in my view, which is pleasing to the eye.

Yours Sincerely,  
P.G. Townsend

DPS  
7/4

RECEIVED BY PLANNING SERVICES				
DC N	DC C	DC S	14-Colbeck-Mews London SW7 4LX	
- 7 APR 1997				
Exec Dir		Records	ARB	Con Des
Appeals Office	10	Fees Officer	Forward Plan	Head DC

M.J. French FRICS DipTP MRTPI Cert TS  
 Executive Director  
 Director of Planning Services  
 The Royal Borough of  
 Kensington and Chelsea  
 The Town Hall  
 Hornton Street  
 London W8 7NX

April 3, 1997

Dear Sir,

**Planning Application DPS/DCC/MC/TP/97/0485  
 12 Colbeck Mews, SW7**

I would like to refer to your letter dated March 17, 1997 regarding the above-mentioned planning application.

To start, I object to the terms used in the proposal made, namely "Reconstruction of roof to original form" which seems to be a willful misinterpretation of the word "original." The roof presently on Number 12 and which has always been THE same roof is the ORIGINAL ROOF. Our new neighbours have been misled if they have been given to believe the roof at Number 12 was originally a pitched roof.

According to my information, the houses i.e. Numbers 12, 13 and 14 form a terrace of Mews houses which from the very beginning had flat, mansard roofs with slopes and dormer windows to the front and, unusual for Mews houses, to the back as well. They are small, pleasant houses with more light than is usual for Mews houses, ideal for couples or small families as the bedroom accommodation is usually two to three or, if very ingenious, four at the very most. The entire Mews, with the different types of houses was built circa 1840-1850. However, if you would check you would see that Number 11 and Gloucester Cottage are different models.

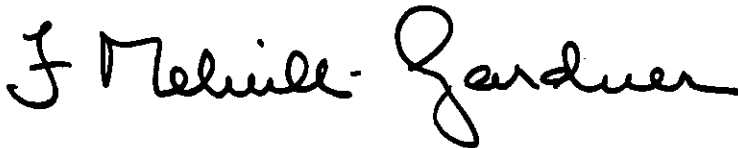
It would be a shame to destroy the present very pretty roof symmetry of the three houses in this listed area, not to mention how unsightly the raised party walls would be to all of us. The space thus gained, if any, would be minimal and certainly not worth the expense.

It is difficult for me to comment on the proposal to build a roof terrace at the back except to warn my neighbours that we do not live in the Mediterranean. The last tenants were Spanish and rented the house from the previous owner. As individuals they were charming but much given to parties starting at midnight and ending at dawn which, were the Mews built differently, would have been inconvenient to no one.

As I mentioned, they were pleasant and, it has to be admitted, were good and concerned neighbours. However, for reasons no one seems able to explain, every sound carries and bounces off the walls so conversations held outside are heard by everyone and some, as the owners of Number 8 were unhappy to learn, were so inconvenienced by the opening and shutting of the front door at Number 12 and the noise of late-night good-byes in every language, that they were unable to sleep. It was most regrettable the some conversations became very acrimonious.

I trust the Council will be able to reach a decision in the best interests of all and will nevertheless be willing to reject the proposal for the reconstruction of the roof as it is an erroneous premise to even begin to suggest that the roof was ever any other shape than the present existing roof.

Yours faithfully,

A handwritten signature in black ink, reading "Fleur Melvill-Gardner". The signature is written in a cursive style with a large, prominent initial "F".

Fleur Melvill-Gardner

**FAX** TO: M. J. French <sup>BB</sup>  
 FAX NO: 361 3463 PAGE: 1 OF: 2  
 ATTENTION OF: Planning Department  
 FROM: R. Gardner FAX NO:  
 COMPANY: DATE: 3/4/97  
 Post-It Fax note Hand copy in post. (0171) 7029

R.D.K. & C.  
 TOWN PLANNING  
 - 4 APR 1997  
 RECEIVED

14 Colbeck Mews  
 London SW7 4LX

M.J. French FRICS DipTP MRTPI Cert TS  
 Executive Director  
 Director of Planning Services  
 The Royal Borough of  
 Kensington and Chelsea  
 The Town Hall  
 Hornton Street  
 London W8 7NX

April 3, 1997

Dear Sir,

**Planning Application DPS/DCC/MC/TP/97/0485**  
**12 Colbeck Mews, SW7**

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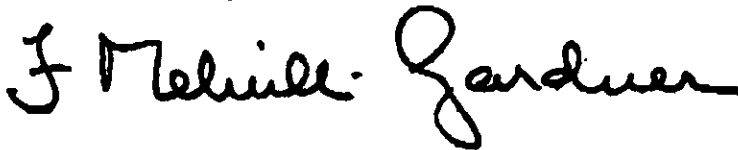
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Page 2- Letter to Mr M.J.French, Planning Department -DPS/DCC/MC/TP/97/0485

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I trust the Council will be able to reach a decision in the best interests of all and will nevertheless be willing to reject the proposal for the reconstruction of the roof as it is an erroneous premise to even begin to suggest that the roof was ever any other shape than the present existing roof.

Yours faithfully,



Fleur Melvill-Gardner





✓

**RBKC**  
**District Plan Observations**  
**CONSERVATION AND DESIGN**

Address 12 Colbeck Mans	Appl. No. 97/0485	L.B.	C.A. ✓	N C S
Description Raising of roof to create a traditional mansard.		Code AS		

The raising of the ridge of the roof to create a traditional mansard is acceptable in design terms, it will have a minimal effect on the appearance of the mans and the conservation area, and will mirror the design of neighbouring units. Natural grey slate should be conditioned.  
 N.J.C 3.4.97.

# Edward Payne & Veness

## Chartered Surveyors

Incorporating Gibsons, Est. 1933  
A member of Jordan Salata Asset Management Plc  
R E Veness BSc (Est. Man) FRICS IRRV  
M N Plant FRICS  
J P Trim FRICS IRRV

Consultant  
E C Payne FRICS IRRV

MNP/VHD/1842\*

M.J. French FRICS Dip TP MRTPI Cert TS,  
Director of Planning Services,  
The Royal Borough of Kensington & Chelsea,  
Planning & Conservation,  
Town Hall,  
Hornton Street,  
London,  
W8 7NX.

Dear Sir,

Re: 12 Colbeck Mews, London, SW7

Thank you for your letter dated 17<sup>th</sup> March regarding proposed development at the above property. We are writing on behalf of Mr. & Mrs. B. Rustem who are the owner/occupiers of 13 Colbeck Mews which immediately adjoins the subject property.

We inspected the deposited plans on 24<sup>th</sup> March and we wish to object strongly to the planning proposals to form a pitched roof above the existing zinc crown and to change the mansard slopes, to raise party walls above their existing levels and also the proposal to form a new access onto the flat roof at the rear. We would like to make the following points :

1. The application refers to reconstruction of roof to its original form. This is a grossly inaccurate and misleading description. The roof line is as it currently exists -
  - a) The subject property forms part of a terrace of mews cottage in a conservation area. The terrace has accommodation on three floors with the top floor contained within a mansard roof structure having dormer windows to front and rear under a crown flat roof. The mansard slopes and crown flat are metal clad.
  - b) A possible reason for the type of roof construction would be to maximise light and air to the dwellings at the rear which were the original owners of the mews.
2. The attempt by the applicants to cite no. 11 as having the true roof line is erroneous. No. 11 backs onto a windowless flank wall and was built with an entirely different roof line.

97/0683/17C  
3/4

ST. PETER'S HOUSE  
16 CROHAM ROAD  
CROYDON SURREY CR2 7BA  
Telephone: 0181-680 8545  
Fax: 0181-681 5191

RECEIVED BY PLANNING SERVICES 1<sup>st</sup> April 1997

DC N	DC C	DC S	E	Ap Ack
3 APR 1997				
Exec Dir		Records	ARB	Con. Des
Appeals Office	10	Fees Officer	Forward Plan	Head DC



3. Were a pitched roof to be constructed it would -
  - a) Destroy the symmetry and uniformity of the attractive mews terrace.
  - b) Result in a loss of light to properties at the rear.
  - c) Necessitate inconvenience to adjoining owners in the raising of the party wall divisions with nos. 13 and 11.
  - d) The appearance of the terrace at the rear will be similarly altered and the property will be out of keeping with its neighbours.
  
4. At the rear the use of the balcony as a terrace will result in a general reduction in privacy for adjoining owners but the siting of the access door causes a particular loss of privacy to no. 13. Use of the terrace would be more acceptable if access were to be direct from the landing area via the rear elevation wall. Obscured glass could then be maintained in the existing w.c. window.

In conclusion we consider that the proposals are unacceptable due to the impact on the street scene and the detrimental effect on the amenities of adjoining properties and on the amenities of no. 13 in particular. The whole application seems to be based upon an attempt to make out that the development has existed in the past which it certainly never has. We urge your Council to reject the proposals although if permitting use of the first floor flat roof at the rear as a terrace the access door should be resited.

Yours faithfully,

  
EDWARD PAYNE & VENESS

RECEIVED BY PLANNING SERVICES				
DC N	DC C	DC E	DC A	DC S
1 APR 1997				
Exec Dir		Res Off	Asst Dir	Con Dev
Appeals Office	10	Eng Off	Plan Off	Head DC

8 Colbeck Mews,  
LONDON SW7 4LX

22 March 1997

Your Ref: DPS/DCC/MC/TP/97/0485

Dear Sirs,

PLANNING APPLICATION : 12 COLBECK MEWS

I wish to object to the above Planning Application. My house is on the northern side of Colbeck Mews, opposite 13 Colbeck Mews which is next door and to the east of the property for which the application has been made. The property is visible from all my south-facing windows. My objection is on two grounds, that the proposed changes to the roof will damage the amenity of my house, and that, contrary to the claim made, it constitutes a change to the original form of the roof and not its restoration to its original form.

As the front elevation drawings submitted with the application show, the effect of the proposed changes to the roof will be to raise the roof line by some 15 feet. I believe that this will significantly reduce the indirect light reaching the rooms on the first and second floors of my house, particularly in the afternoon and evening when the second floor rooms are used by my teenage daughters to study. The main source of westerly light at that time is by reflection from the rear of the properties on Harrington Gardens, and in particular 50 Harrington Gardens. I am also concerned that approval of this application would serve as a precedent for the future raising of the roofs of 13 and 14 Colbeck Mews, with further reductions in the light reaching my house. It will also tend to trap more noise within the Mews.

I am surprised to see that this proposal is described as "reconstruction of the roof to original form". The proposal seeks to raise the roof of 12 Colbeck Mews to the same height as that of 11 Colbeck Mews. 11 Colbeck Mews is attached to 50 Harrington Gardens and has a frontage outside the Mews on Collingham Road. It is architecturally distinct from 12 Colbeck Mews, which is one of a set of three mews corresponding to 46 and 48 Harrington Gardens, and the only true mews houses on the southern side of Colbeck Mews. 12, 13 and 14 Colbeck Mews are identical in all major respects, with the exception of minor differences at the

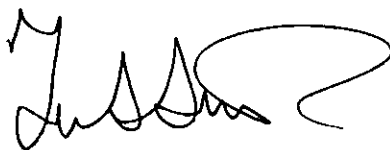
ground floor level when one of the garages was converted to residential use, and the tiling of the roof of 13 Colbeck Mews. They have the same form of roof, and the shared chimney stacks between 12 and 13, and between 13 and 14 are also identical. In particular the roof of 12 Colbeck Mews is identical in both plan and construction to that of 14 Colbeck Mews, using lead or copper cladding rather than roof tiles. These shared architectural features force the conclusion that the roof of 12 Colbeck Mews is at present still in its original form, and that the proposed changes would therefore damage the architectural integrity of the Mews, rather than restore it.

Incidentally, 11 Colbeck Mews has clearly been reroofed in the fairly recent past. Your planning records will show whether the roof was reconstructed to its original plan at that time, or whether it was raised. The northern part of the end wall of 11 Colbeck Mews, above the roof line of 12 Colbeck Mews, was rebuilt at that time, with new bricks and a modern concrete capping. At the Collingham Road end the roof line drops to end below the level of the gateway to the Mews, with modern lead work over the gateway.

The applicant may claim that his aim is to reproduce the style of the roofs on the northern side of the Mews. I do not believe that this is relevant: these mews houses (7, 8 and 9 Colbeck Mews) are the mews to properties in Courtfield Gardens, were built to a different design to the houses on the southern side, and all, on external evidence, retain their original roof lines.

For these reasons I believe that the application should be rejected by the Planning Applications Committee.

Yours faithfully



T.C.S. STITT .

- ① Ach
- ② MC

11, Bolbeck House,  
London SW7 4LX

REC'D			
DC	/		
N	25		
Exec Dir		Records	
Appeals Office	10	Fees Office	1997

21st Dec 1997

(61)

Ref DPs/DCC/MC/TP/97/0485.

Dear Mr. Town,

Thank you for your revised planning application by No 12, Bolbeck House to a "reconstruction of roof to original form and with alterations to rear facade".

The roof of No 12 is currently a mansard roof covered with green copper sheeting. The shape of the roof is as it always must have been, i.e. it is the same as all the other houses in Bolbeck House. The roof must once have been covered by grey slates. Do you mean by "reconstruction" that the roof will retain its current form (i.e. shape, size, dimensions, widths etc) but merely be covered with grey slates. If so, I have no objection. However, if there were to be any alteration of shape, size, dimensions or some other roof covering than the original slates, then I would not certainly object. Please could you let me know.

What "rear facade" do you refer to? As far as I am aware, the No 12, like No 11, has no rear facade; i.e. it bulks right onto the buildings of Harrington Garden. Perhaps you could let me know? Yours sincerely,

P.G. TOWNSEND

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THE ROYAL  
BOROUGH OF



KENSINGTON  
AND CHELSEA

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# NOTICE OF A PLANNING APPLICATION

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

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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.
- (e) for Conservation Area Consent to the demolition of a building in 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.

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## SCHEDULE

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Reference: TP/97/0485/MC

Date: 21/03/97

12 COLBECK MEWS,  
S.W.7

Reconstruction of roof to original form and minor alterations to rear facade. (Private residence).      APPLICANT      Mr. R. Mapstone

20/3/97  
MC  
am drauppe

---

# PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

---

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Director of Planning Services

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THE ROYAL  
BOROUGH OF



KENSINGTON  
AND CHELSEA

---

## COUNCIL NOTIFICATION OF DEVELOPMENT

THE OCCUPIER  
FILE COPY

Switchboard: 0171 - 937 5464

Direct Line: 0171-361 2079/2080

Facsimile: 0171 - 361 3463

Date: 17/03/97

---

My reference:

Your reference:

Please ask for:

Planning Information Office

DPS/DCC/MC/TP/97/0485

### **THIS LETTER INVITES YOU TO COMMENT ON A PLANNING APPLICATION / LISTED BUILDING APPLICATION WHICH MAY AFFECT YOUR PROPERTY**

Dear Sir/Madam,

The Council has received a planning application for development at a property which is close to yours. The address of that property is set out below, together with brief details of the development for which permission is sought. The Council's Planning Applications Committee, in considering the proposal, will welcome comments, for or against the scheme from those who live in or own property nearby. I should therefore be pleased to know, in writing, if you as the occupier/owner of neighbouring property have any comments.

#### **Address of application property**

12 COLBECK MEWS,  
S.W.7

#### **Proposal for which permission is sought**

Reconstruction of roof to original form and minor alterations to rear facade. (Private residence).

PLEASE NOTE: YOU HAVE 21 DAYS TO COMMENT NOT 14 AS STATED OVERLEAF

Further details are printed overleaf.

Yours Sincerely,

M.J. FRENCH

Executive Director, Planning and Conservation



## **TOWN AND COUNTRY PLANNING ACTS, 1990**

The Council is required by the Secretary of State for the Environment to consider all planning applications expeditiously. Any letter of support or objection should be received as soon as possible within 14 days of the date of this letter, although later objections, if received in time, will be reported to the Council Committee meeting which decides the application. An early response gives the Council's Officers the opportunity to encourage applicants to amend their plans in the light of objections received, and the application may therefore be amended before it is decided. If you cannot formulate your detailed objections within 14 days you should acknowledge this letter so that your interest can be noted.

The reasons for any objection should be clearly stated.

Objections relating to party walls and inconveniences which may be caused by building operations should however be taken up, either by yourself or your professional representative, with the applicant.

All correspondence received will be available to members of the determining Committee when the application is considered.

It must be clearly understood that any comments you may choose to make will be made available to the applicant, his agent and any other interested party, pursuant to the requirements of the Local Government (Access to Information) Act, 1985.

Should there be any tenants in the buildings of other persons likely to be affected by this application, would you please be good enough to bring this letter to their attention.

If you are not the owner of the property to which this notice is addressed will you kindly forward this letter to the owner.

### **WHERE TO EXAMINE THE PLANS**

The plans and/or application details referring to this proposal may be inspected at the Planning Information Office on the 3rd floor at the Town Hall, Horton Street, W8 7NX, between the hours of 9.00 a.m. and 4.45 p.m., Mondays to Thursdays and 9.00am to 4.15pm Fridays.

Alternatively, copies of all planning applications relating to:

- (a) the Chelsea area can be examined at the Information Office, Chelsea Old Town Hall, King's Road, SW3. Tel. 0171-352 1856.
- (b) the postal areas W10, W11, or W12 can be examined at the 1st Floor, North Kensington Library, 108 Ladbroke Grove, W11. Tel. 0171-727 6583

Please telephone the Chelsea and Westway offices to check opening times.

Please quote the T.P. reference number on all written replies.

**Please note:** In the interest of economy, letters in agreement or without objections to the proposals will not be acknowledged.

---

# PLANNING AND CONSERVATION

THE TOWN HALL • HORNTON STREET • LONDON W8 7NX

---

THE ROYAL  
BOROUGH OF



KENSINGTON  
AND CHELSEA

---

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Director of Planning Services

---

English Heritage,  
Historic Buildings & Monuments Commission,  
London & South East Region,  
23 Savile Row,  
London W1X 1AB

Switchboard: 0171-937 5464

Direct Line: 0171-361 2733

Facsimile: 0171-361 3463

Date: 13/03/97

---

My reference:

Your reference:

Please ask for:

DPS/DCC/MC/TP/97/0485

A. HORAN

TOWN AND COUNTRY PLANNING ACT, 1990, PART III

12 COLBECK MEWS,  
S.W.7

I enclose a copy of an application received by the Council (with the relevant drawings) and should be pleased to receive your observations for the reason set out below.

I intend to present this application to the Town Planning Committee prior to 06/05/97.

Application relates to demolition within a Conservation Area.

Yours faithfully,

M.J. FRENCH

Executive Director, Planning and Conservation

MEMORANDUM

From: EXECUTIVE DIRECTOR,  
PLANNING AND CONSERVATION

To: FOR FILE USE ONLY

My Ref: TP/97/0485/MC

Your Ref: .

P.A.X.No. 2733

Date: 13/03/97

DEVELOPMENT

12 COLBECK MEWS, S.W.7

Reconstruction of roof to original form and minor alterations to rear facade. (Private residence).

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).
5. Town and Country Planning (LISTED BUILDINGS AND CONSERVATION AREAS) Regulations, 1990 (demolition in a conservation area).

M.J. FRENCH  
EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION

# DEVELOPMENT CONTROL

TECHNICAL INFORMATION

THE ROYAL  
BOROUGH OF



KENSINGTON  
AND CHELSEA

ADDRESS 12 Colbeck House  
SW7

- |     |   |        |  |
|-----|---|--------|--|
| 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
									C	N						
11B																

Density	
Site Area	
Habitable rooms proposed	
Proposed Density	

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

<b>Daylighting</b>	Complies	
	Infringes	

<b>Car Parking</b>	spaces required	
	spaces proposed	

**Notes**

Address:

12

COLBECK MEWS

018201300

See Also :

---

TP No	Brief Description of Proposal	1 of 1	Control of
CONVERT ONE GARAGE TO LIVING ACCOMMODATION.			Adverts & History No

Received	/ /	Decision & Date		Appeal	Works
Completed	/ /	CONDITIONAL	01/09/72	Lodged	Completed
Revised	/ /		/ /	/ /	02/11/73

---

BOWERBANK BRETT + LACEY  
Architects

3 Windmill Street London W1P 1HF telephone 0171 580 9271 fax 0171 637 5737

459/JB/RBK&C/APPLICATION

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

RECEIVED			
DC N	DC	DC	DC
11 March 1997			
Exec Dir		7th March 1997	
Appeal	10		

Dear Sirs,

12 COLBECK MEWS, LONDON SW5.

TP970485

We have pleasure in enclosing our completed Planning Application and Conservation Area Consent Application for minor alterations to 12 Colbeck Mews. These were discussed on site with a Design Officer at a meeting on Tuesday 18th February, and subsequently with Ms. Haralambos.

Each application consists of four copies of proposed and existing drawings, together with photographs of the existing. We also enclose a cheque in the sum of £90.

You will note that not only do all the original buildings opposite 12 Colbeck Mews have pitched roofs as we propose, but so does the adjoining house.

We are conforming to the original pattern of the roofscape, and in these circumstances we look forward to the matter being dealt with under delegated powers.

Yours faithfully,

*Christopher Bowerbank*

Christopher Bowerbank

enc.

BOWERBANK BRETT + LACEY

Architects

3 Windmill Street London W1P 1HF telephone 0171 580 9271 fax 0171 637 5737

DRAWING ISSUE SHEET

PROJECT NAME : 12 COLBECK MEWS, LONDON SW5  
PROJECT NUMBER : 468  
CLIENT : ROBERT MAPSTONE, ESQ.



TP970485

DRAWING NO.	DRAWING TITLE	NO. ISSUED
468/EX/01	EXISTING PLANS	4
468/EX/02	EXISTING ELEVATIONS	4
468/PL/01	SITE PLAN	4
468/PL/02	PROPOSED PLANS	4
468/PL/03	PROPOSED ELEVATIONS	4
468/PL/04	PROPOSED & EXISTING SECTIONS	4
468/PL/05	SITE PHOTOGRAPHS	4

ISSUED TO : DEPARTMENT OF PLANNING & CONSERVATION  
THE ROYAL BOROUGH OF KENSINGTON AND  
CHELSEA.  
ISSUED FOR : CONSERVATION AREA CONSENT APPLICATION  
ISSUED BY : Christopher Bowerbank  
DATE : 7.3.97





# TOWN & COUNTRY PLANNING ACT 1990

FORM TP1

APPLICATION FOR PERMISSION TO REBUILD TOWN PLANNING BUILDINGS IN GREATER LONDON

FOR OFFICE USE ONLY

Fee £ 90.00

Cheque / Postal Order / Cash 000077

Receipt No. Issued 1026079

**APPLICATION COMPLETE**

Borough Ref.

Registered No.

Date Received

11 MAR 1997

9

PLEASE READ CAREFULLY THE GENERAL NOTES BEFORE FILLING IN THE FORM

PART ONE	To be completed by or on behalf of all applicants as far as applicable	
	FEE (where applicable)	£ 90.00

**1. APPLICANT** (in block capitals)

Name MR ROBERT MAPSTONE

Address 53 MILSON ROAD  
LONDON W14 0LH

Tel. No. /

**AGENT** (if any) to whom correspondence should be sent

Name BOWERBANK BRETT & LACEY ARCHITECTS

Address 3 WINDMILL STREET  
LONDON W1P 1HF

Tel. No. 0171 - 580 9271 Ref.

**2. PARTICULARS OF PROPOSAL FOR WHICH PERMISSION IS SOUGHT**

(a) Full address or location of the land to which this application applies

12 COLBECK MEWS, LONDON, SW5

TP970485 LV

(b) Site area

65m<sup>2</sup>

(c) Give details or proposal indicating the purpose for which the land/buildings are to be used and including any change(s) of use.

~~PRIVATE RESIDENCE~~  
RECONSTRUCTION OF ROOF TO ORIGINAL FORM AND MINOR ALTERATIONS TO REAR FACADE (PRIVATE RESIDENCE).

(d) State whether applicant owns or controls any adjoining land and if so, give its location.

NO

(e) State whether the proposal involves:-

State Yes or No

(i) New building(s) or extension(s) to existing building(s)

NO

If "Yes" state gross floor area of proposed building(s).

m<sup>2</sup>

If residential development state number of dwelling units proposed and type if known, e.g. houses, bungalows, flats.

(ii) Alterations

NO

(iii) Change of use

NO

(iv) Construction of new access to a highway } vehicular  
pedestrian

NO

NO

(v) Alteration of an existing access to a highway } vehicular  
pedestrian

NO

NO

If "Yes" state gross area of land or building(s) affected by proposed change of use (if more than one use involved state gross area of each use).

Hectares/m<sup>2</sup>

Strike out whichever is inapplicable

**3. PARTICULARS OF APPLICATION**

State whether this application is for: State Yes or No

- (i) Outline planning permission  NO
- (ii) Full planning permission  YES
- (iii) Renewal of temporary permission or permission for retention of building or continuance of use without complying with a condition subject to which planning permission has been granted.  NO
- (iv) Consideration under Section 72 only (Industry)  NO

If "Yes" strike out any of the following which are not to be determined at this stage.

- 1. Siting
- 2. Design
- 3. Landscaping
- 4. External appearance
- 5. Means of access

If "Yes" state the date and number of previous permission and identify the previous condition.

Date ..... Number .....

The Condition .....

**4. PARTICULARS OF PRESENT AND PREVIOUS USE OF BUILDINGS OR LAND**

State :-

- (i) Present use of buildings/land PRIVATE RESIDENCE
- (ii) If vacant the last previous use and period of use with relevant dates. ....

**5. LIST ALL DRAWINGS, CERTIFICATES, DOCUMENTS, ETC; forming part of this application**

EXISTING PLANS, PROPOSED PLANS (1:50), EXISTING ELEVATIONS (1:50), PROPOSED ELEVATIONS (1:50), EXISTING SECTIONS & PROPOSED SECTIONS (1:50), SITE PHOTOS, SITE PLAN SHOWING LOCATION (1:250)

**6. ADDITIONAL INFORMATION** State Yes or No

- (a) Is the application for non-residential development  NO If "Yes" complete PART THREE of this form (See PART THREE for exemptions)
- (b) Does the application include the winning and working of minerals  NO If "Yes" complete PART FOUR of this form
- (c) Does the proposed development involve the felling of any trees  NO If "Yes" state numbers and indicate precise position on plan
- (d) (i) How will surface water be disposed of? AS EXISTING
- (ii) How will foul sewage be dealt with? AS EXISTING
- (e) Materials - Give details (unless the application is for outline permission) of the colour and type of materials to be used for:
  - (i) Walls AS EXISTING (BRICKWORK)
  - (ii) Roof NATURAL SLATE
  - (iii) Means of enclosure /

**We hereby apply for (strike out whichever is inapplicable)**

- (a) Planning permission to carry out the development described in this application and the accompanying plans in accordance therewith
- (b) Planning permission to retain the building(s) or work(s) already constructed or carried out, or a use of the land already instituted as described in this application and accompanying plans.

Signed [Signature] on behalf of R. MARYON Date 6.3.97

**AN APPROPRIATE CERTIFICATE MUST ACCOMPANY THIS APPLICATION (See General Notes)**

If you are the ONLY owner of ALL the land at the beginning of the period 20 day before the date of application, complete Certificate A. If otherwise see PART TWO of this form.

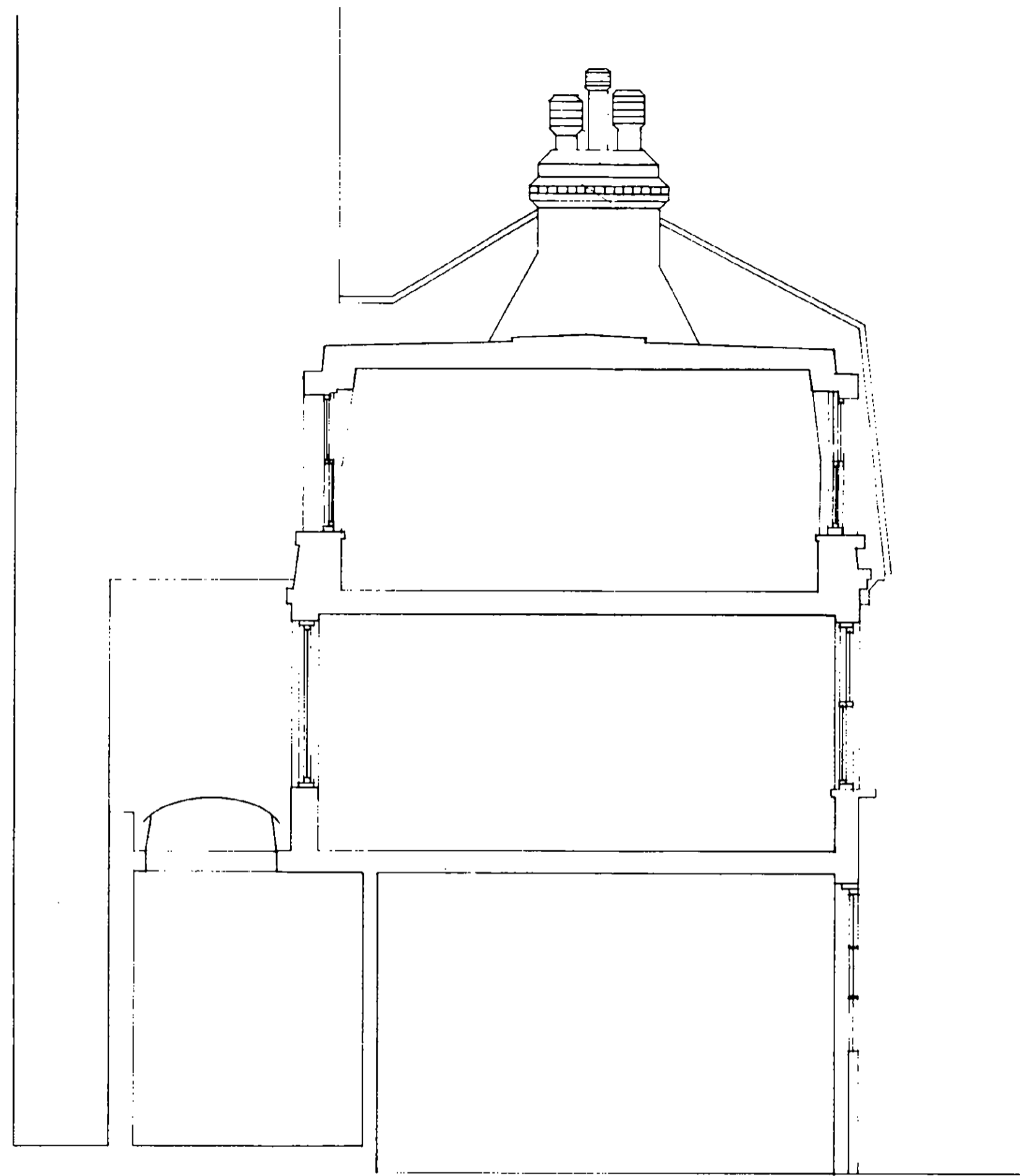
**CERTIFICATE A** - Certificate under Section 66 of the Town & Country Planning Act 1990. I hereby certify that:-

- 1. No person other than the applicant was an owner (a) of any part of the land to which the application relates at the beginning of the period of 20 days before the date of the accompanying application.
- 2. None of the land to which the application relates constitutes or forms part of an agricultural holding; or
- 3. \*I have / the applicant has given requisite notice to every person other than \*myself/himself who, 20 days before the date of the application was a tenant of any agricultural holding any part of which was comprised in the land to which the application relates, viz:-

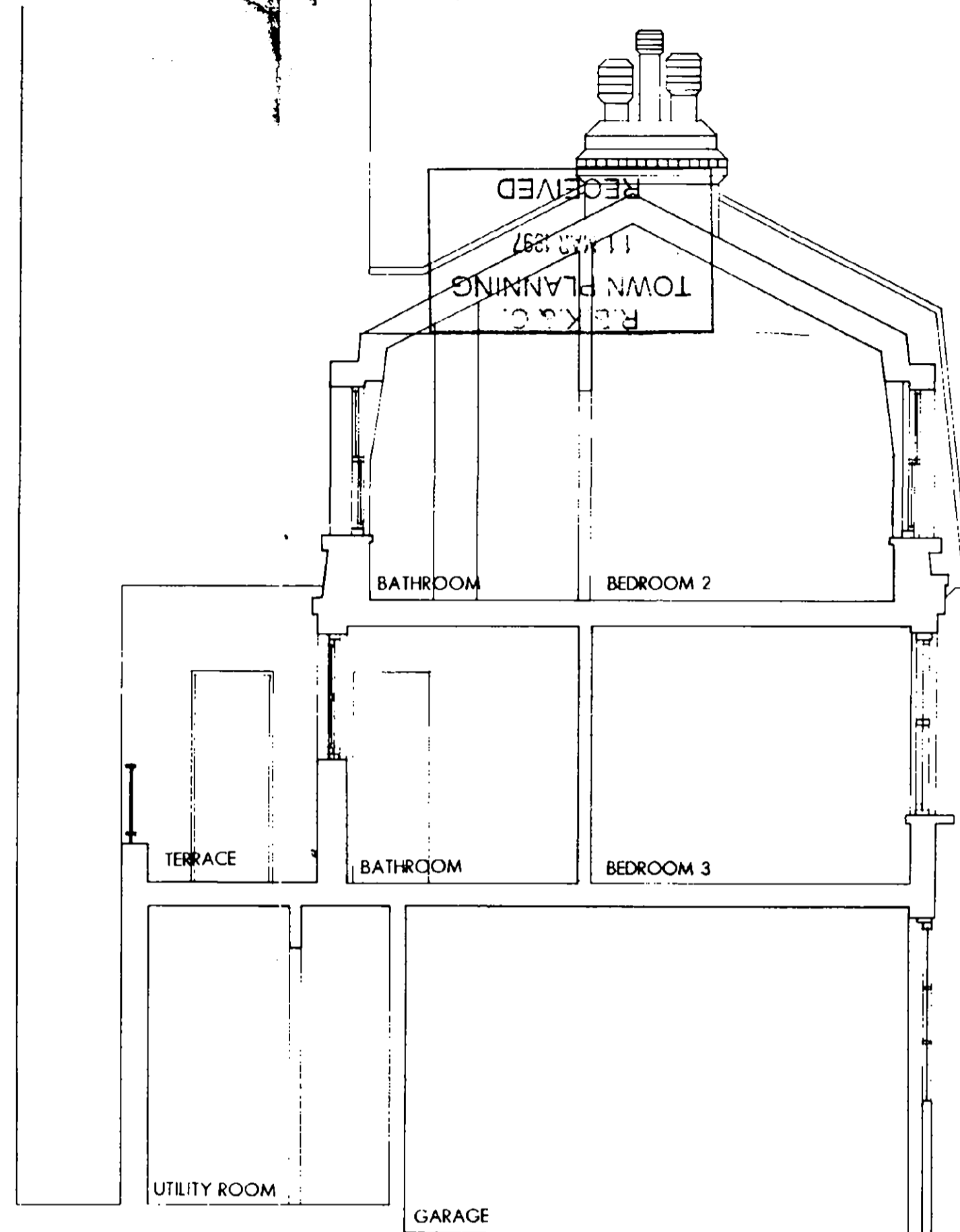
(a) "Owner" means a person having freehold interest or a leasehold interest the unexpired term of which was not less than 7 years.

Name and Address of Tenant .....

Date of Service of Notice .....



EXISTING SECTION 1:50



PROPOSED SECTION 1:50

1 set  
1 plans

**BOWERBANK BRETT + LACEY**  
**Architects**

3 Windmill Street London W1P 1HF  
telephone 0171 580 9271

CLIENT	R. MARSTONE, ESQ.	
JOB TITLE	12 COIBECK MFWS, LONDON SW7	
DRAWING	EXISTING SECTION 1:50	PROPOSED SECTION 1:50
DRAWING NO	468/PL/04	
SCALE	1:50	DRAWN JB
DATE	MARCH 1997	CHECKED CWB

11970485



EXISTING FRONT ELEVATION 1:50



EXISTING REAR ELEVATION 1:50

**BOWERBANK BRETT + LACEY**  
**Architects**

3 Windmill Street London W1P 1HF  
telephone 0171 580 9271

CLIENT  
R. MAPSTONE, ESQ.

JOB TITLE  
12 COBBLE MEWS, LONDON SW7

DRAWING  
EXISTING FRONT ELEVATION 1:50  
EXISTING REAR ELEVATION 1:50

DRAWING NO.  
468/EX/02

SCALE  
1:50

DATE  
MARCH 1997

DRAWN  
JB

CHECKED  
CVB

11970485

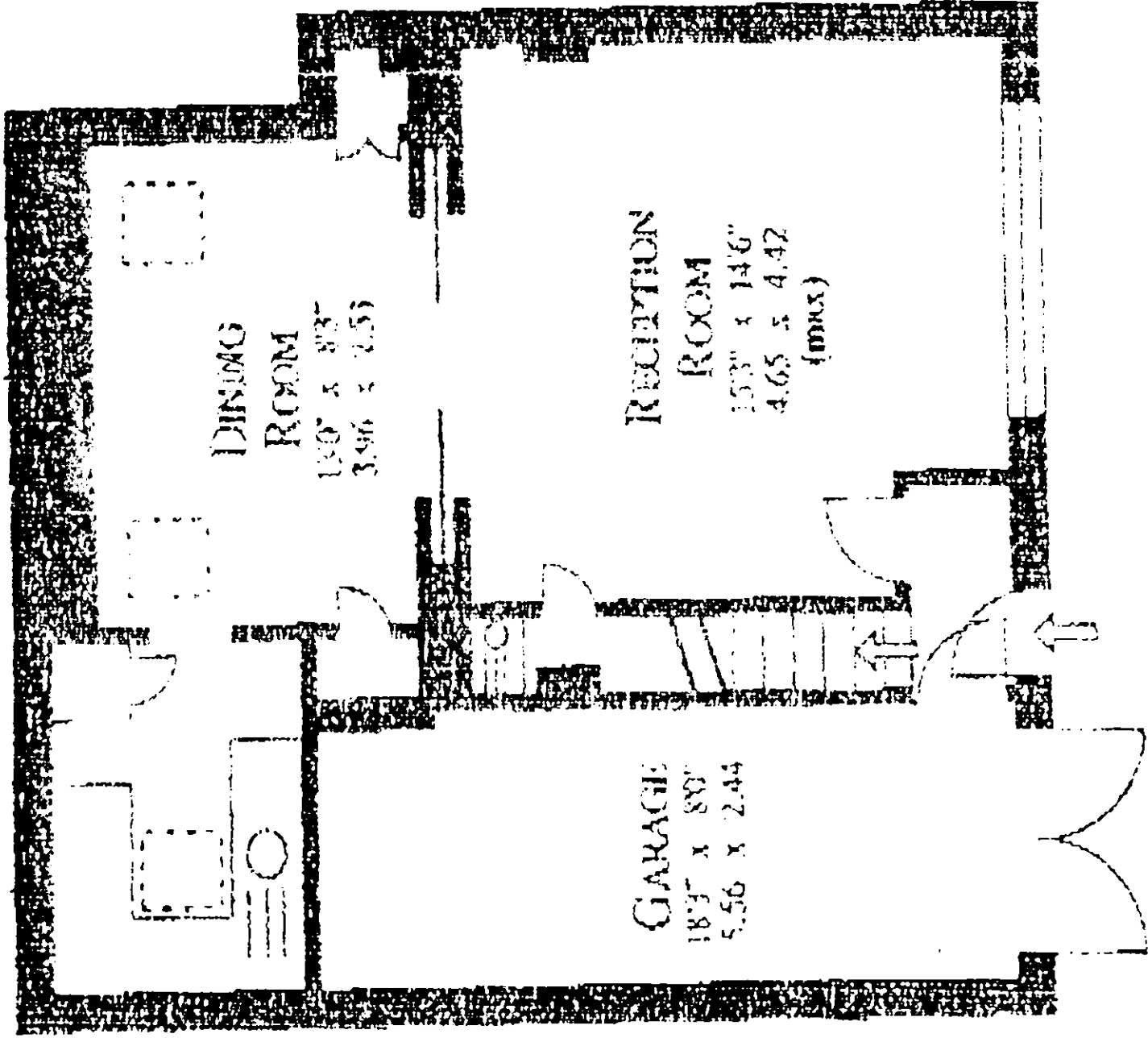
APPROVED BY  
PLANNING SERVICES OFFICE

30 APR 1997

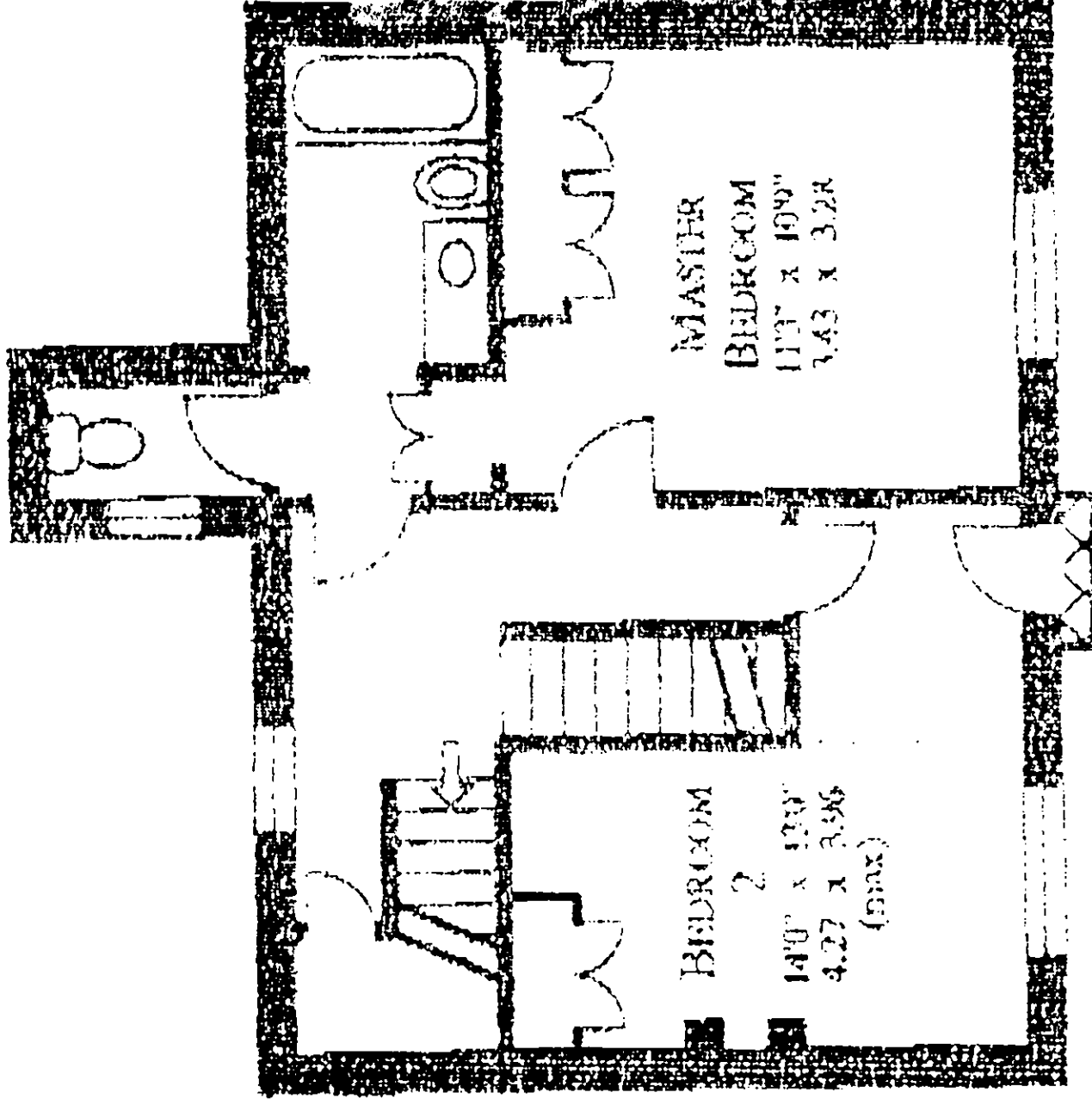
CONSENT REF.....

EXISTING PLANS

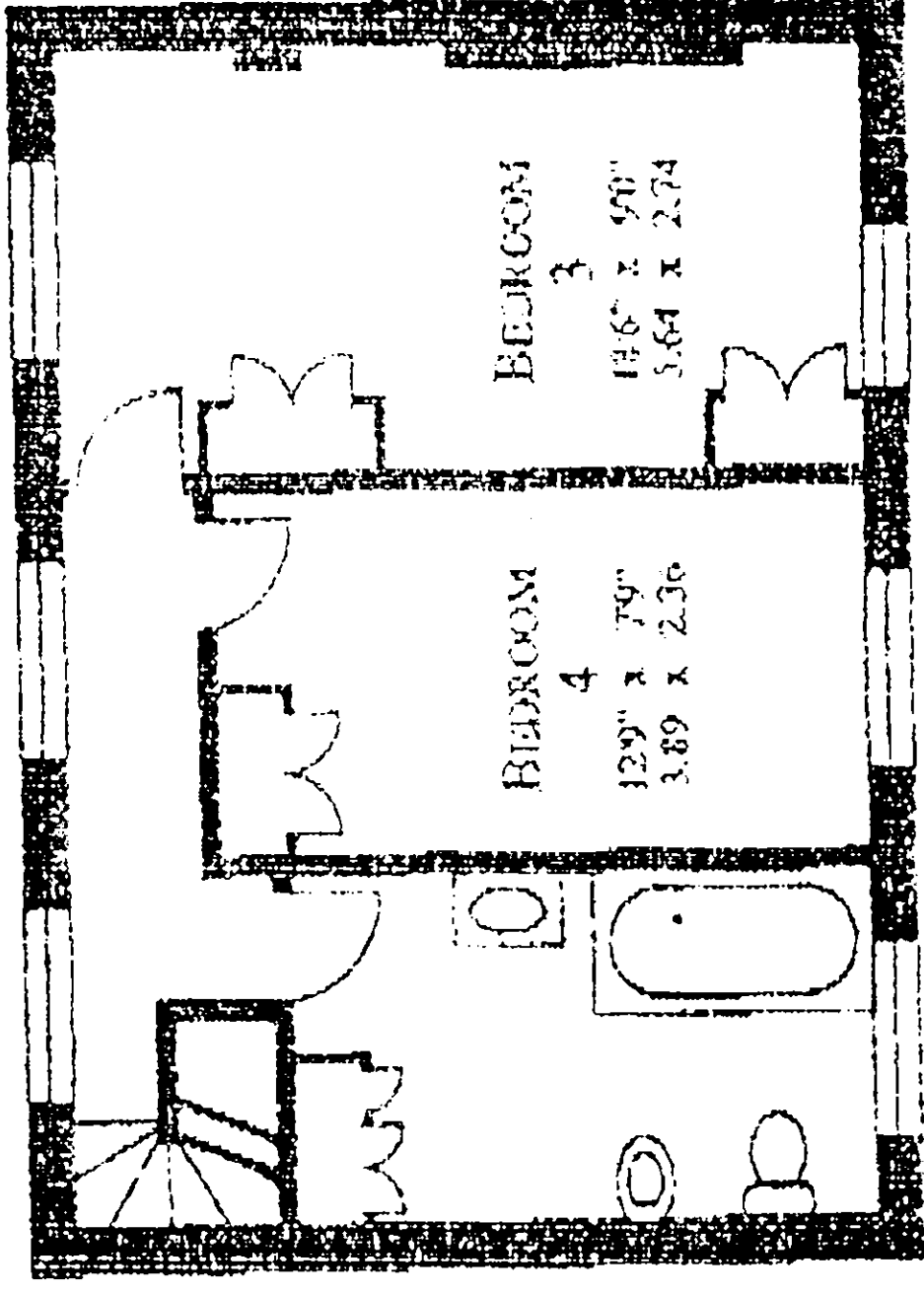
CONTRACT NO. 7559/1/11



EXISTING GROUND FLOOR PLAN 1:50



EXISTING FIRST FLOOR PLAN 1:50

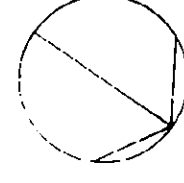


EXISTING SECOND FLOOR PLAN 1:50

APPROVED BY  
PLANNING SERVICES  
30 APR 1997

BOWERBANK BREWSTER & COEY  
Architects

3 WINDMILL STREET LONDON W1P 9EP  
TELEPHONE 0171 580 9271 970485



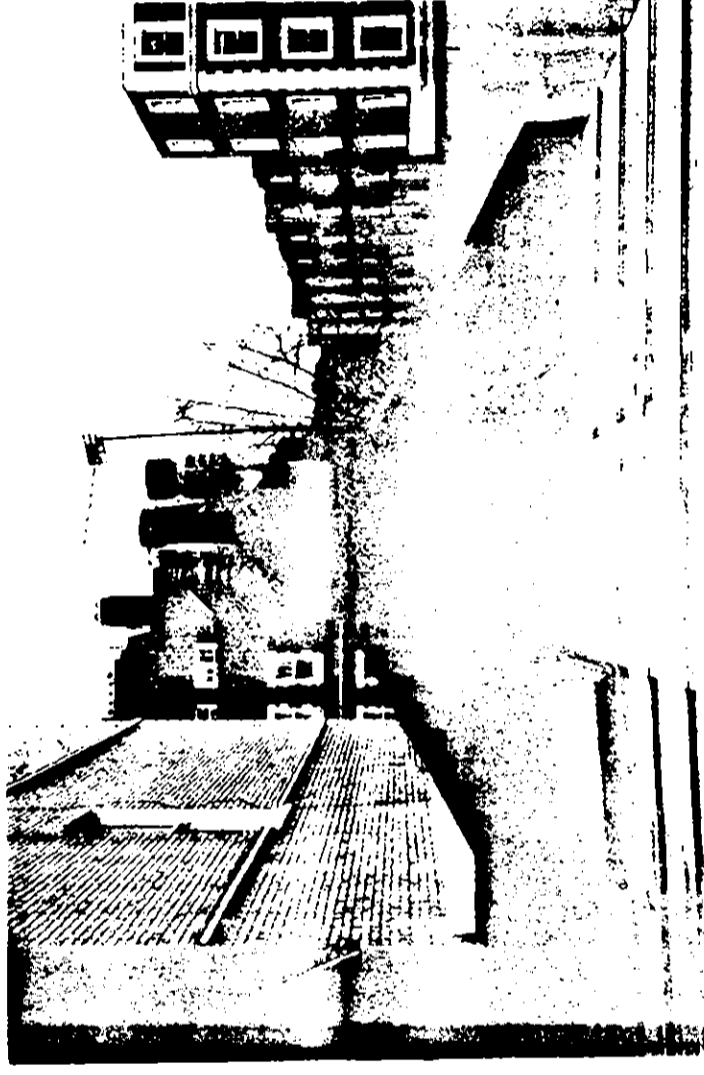
CLIENT: R. MAPSTONE, ESO  
JOB TITLE: 12 COLBECK MANSION, LONDON, SW7  
DRAWING: EXISTING PLANS  
DRAWING NO: 468/EX/C1  
SCALE: 1:50  
DATE: MARCH 1997  
DRAWN: JB  
CHECKED: CVB



PITCHED ROOFS ON PROPERTIES OPPOSITE



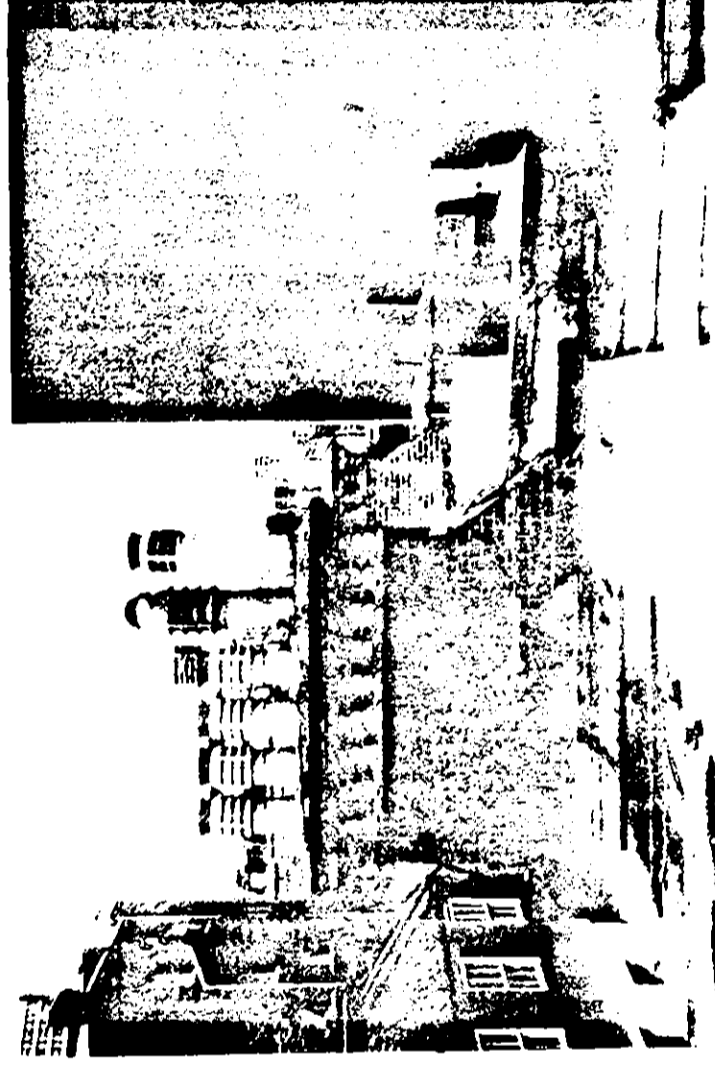
COLBECK MEWS



VIEW OF PARTY WALL LOOKING WEST



PARTY WALL SHOWING ADJACENT PITCHED ROOF



VIEW OF PARTY WALL LOOKING EAST

UNIVERSITY OF  
LONDON  
ARCHITECTURAL ARCHIVE



TP970485

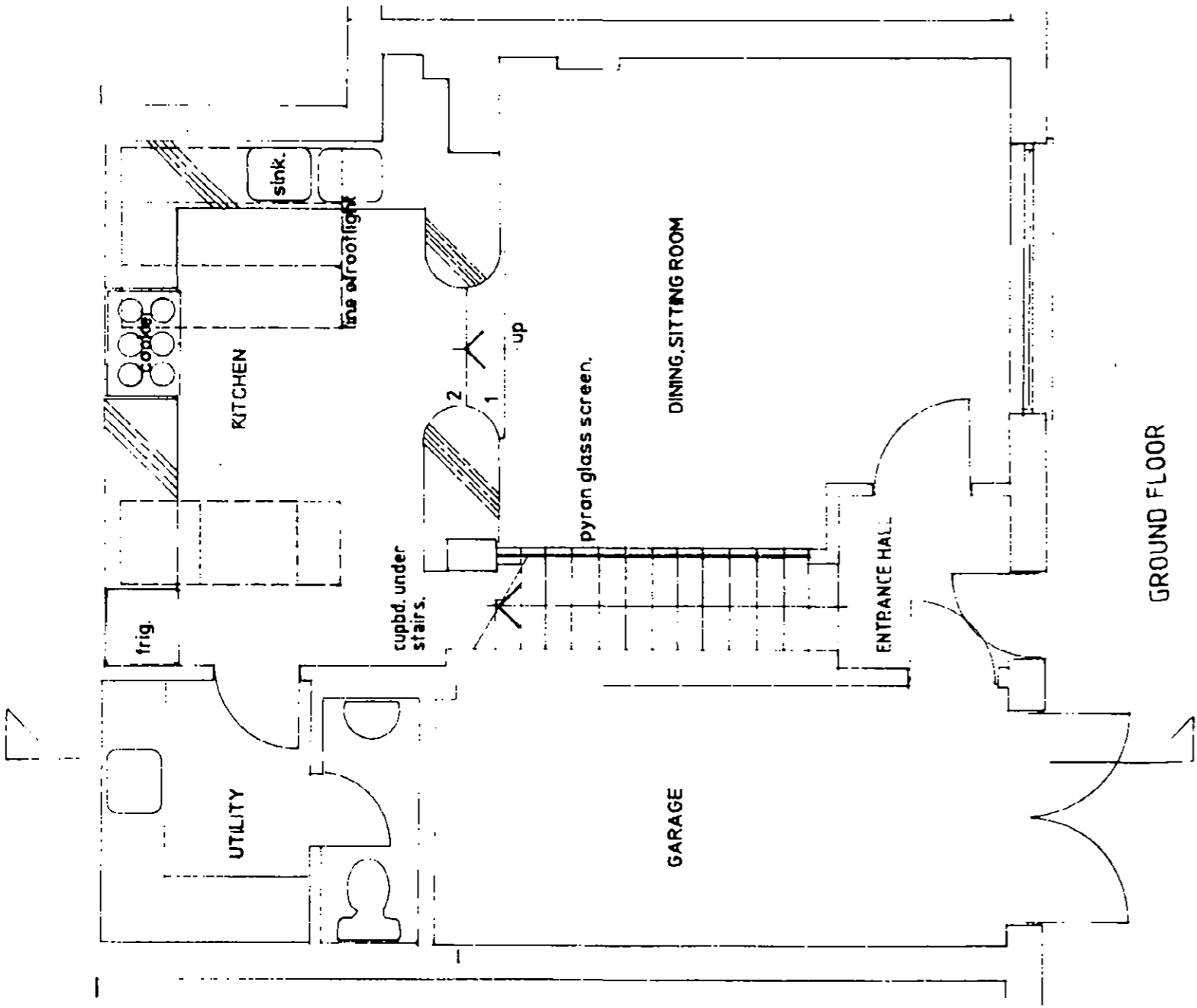
FRONT OF EXISTING BUILDING  
PLANNING SERVICE

30 APR 1987

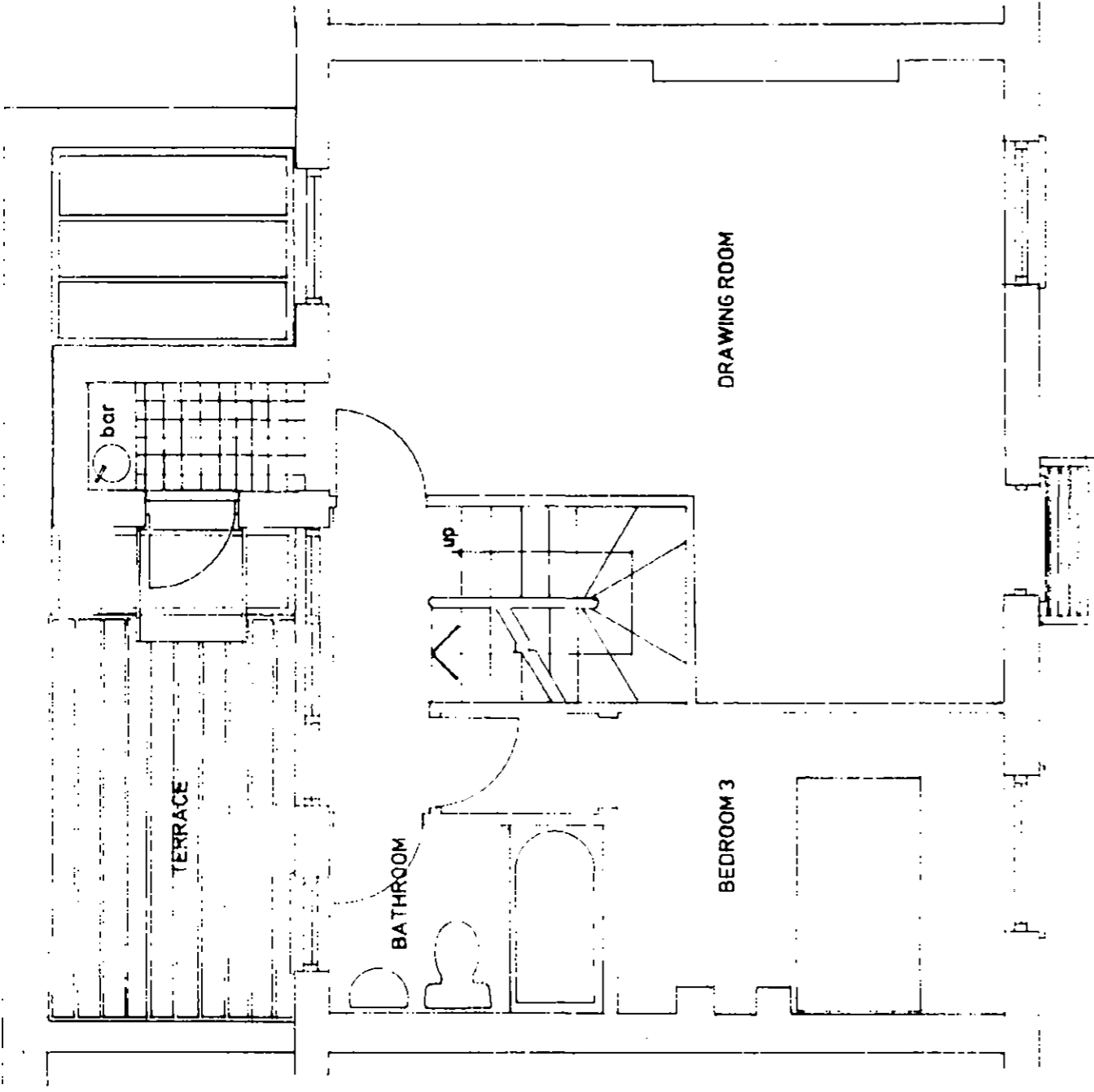
BOWERBANK  
KONSENT REF  
Architects

3 Windmill Street London W1P 1HF  
Telephone 0171 5809271

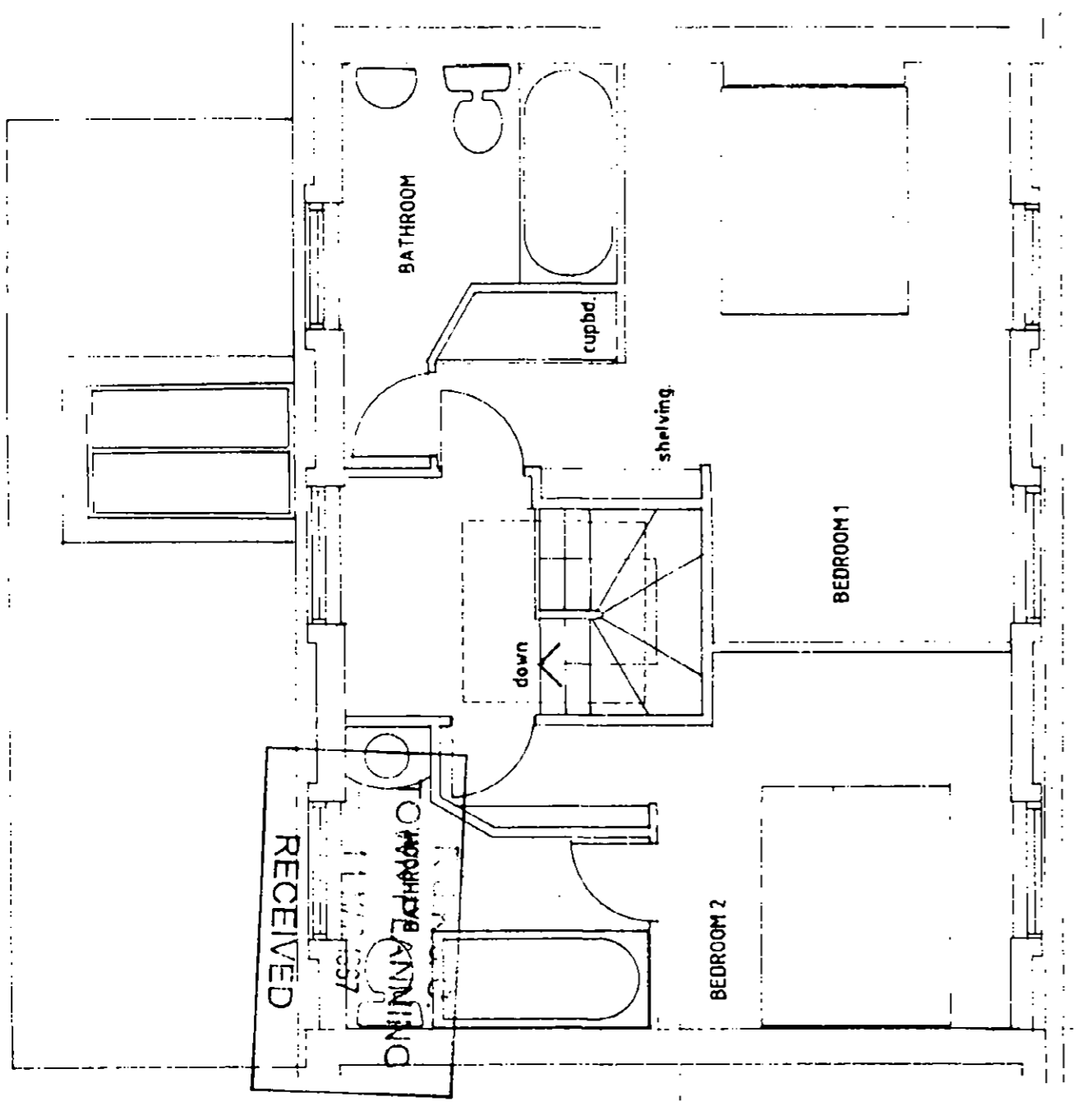
TITLE	
DATE	
DRAWING	
SCALE	
DATE	
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DATE	
SCALE	
DATE	
SCALE	



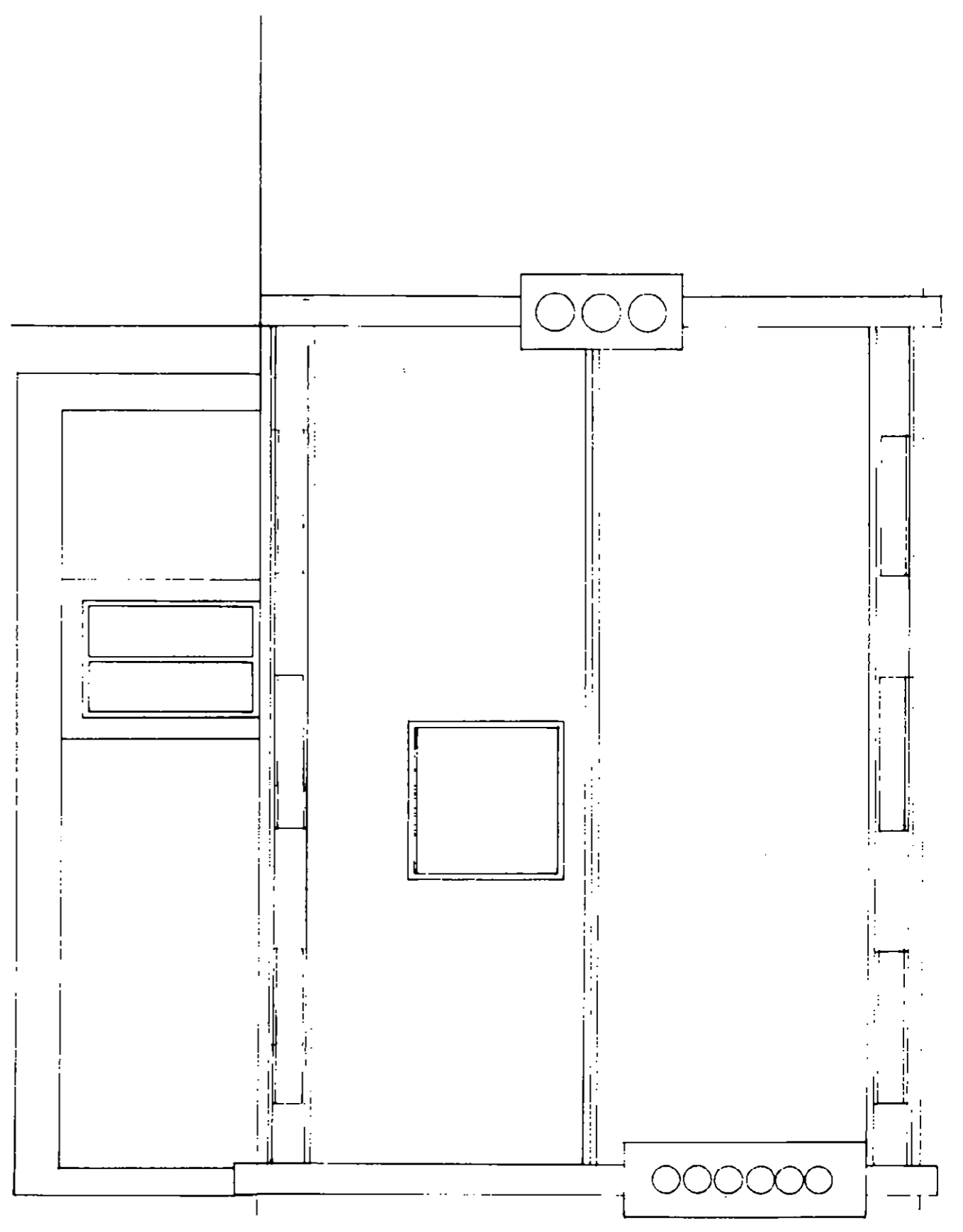
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



ROOF PLAN

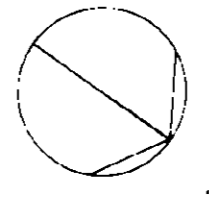
11970485

APPROVED BY  
PLANNING SERVICES CTTE  
3 0 APR 1997  
CONSENT REF.....

BOWERBANK BRETT + LACEY  
Architects

3 Winchill Street London W1P 1HF  
Telephone 0 71 9809271

GEN	F MAPS ON 1:1000
JOB TITLE	12 COIBECK MEWS, LONDON SW7
DRAWING	PROPOSED PLANS 1:50
DRAWING NO	468/PL/02
SCALE	1:50
DATE	MAR 1997
DRAWN	JB
CHECKED	CVB



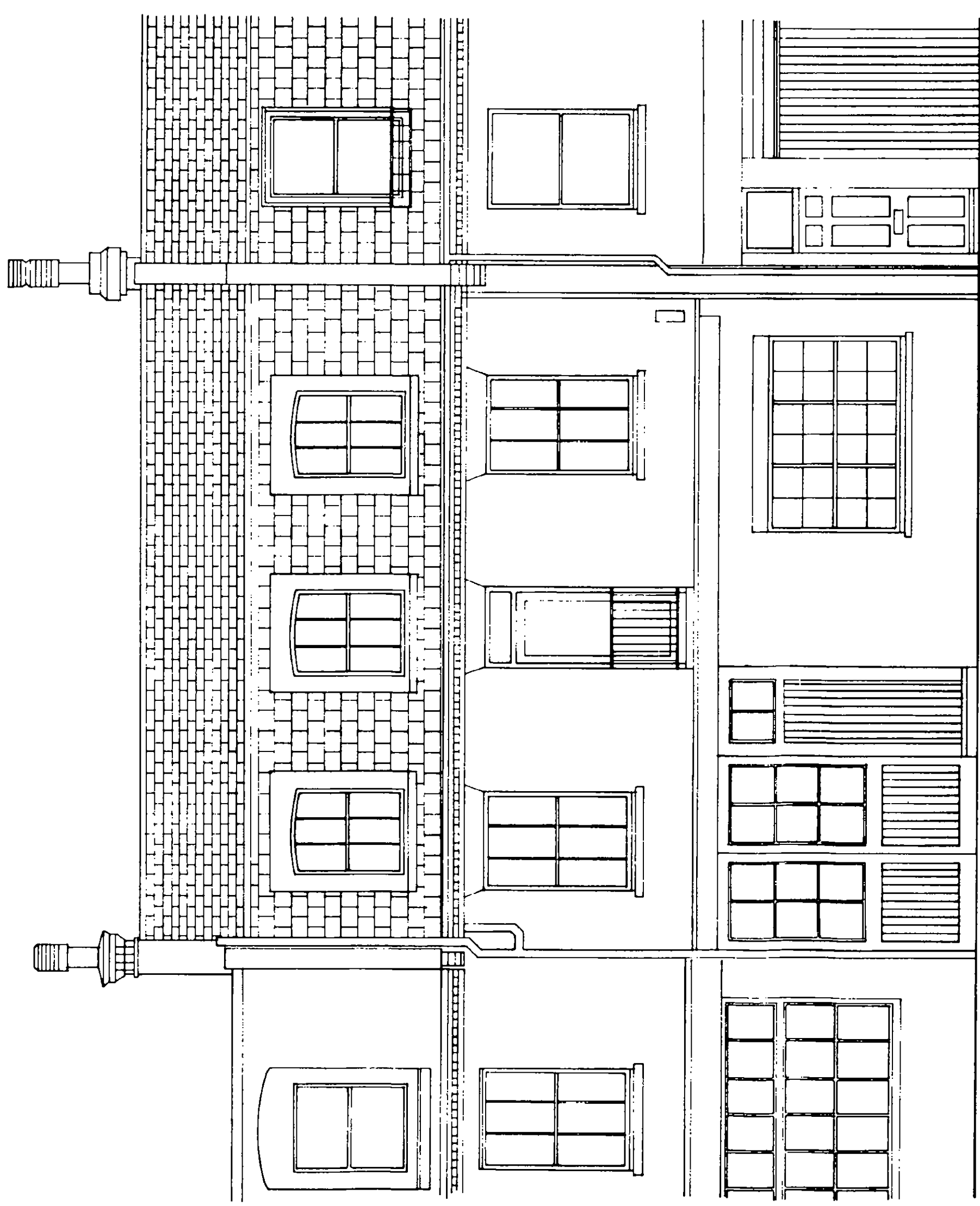




TP970485

APPROVED BY  
PLANNING SERVICES COMMITTEE  
30 APR 1997  
CONSENT REF .....

PROPOSED REAR ELEVATION 1:50



PROPOSED FRONT ELEVATION 1:50

BOWERBANK BRETT + LACEY

Architects

3 Windmill Street London W1P 1HF  
Telephone 0171 560 9271

CLIENT  
P. MAPSTONE, ESG

JOB TITLE  
12 COBECK MEWS, LONDON SW7

DRAWING  
PROPOSED FRONT ELEVATION 1:50

PROPOSED REAR ELEVATION 1:50  
DRAWING NO  
468/PL/03

SCALE 1:50  
DRAWN JB

DATE MARCH 1997  
CHECKED CWB



TP970485



**BOWERBANK BRETT + LACEY**  
**Architects**

3 Windmill Street London W1P 1HF  
 telephone 0171 580 9271

**CLIENT**

R. MAPSTONE, ESQ.

**JOB TITLE**

12 COLBECK MEWS, LONDON SW7

**DRAWING**

SITE PLAN

**DRAWING NO**

468/PL/01

**SCALE**

1 : 50

**DRAWN**

JB

**DATE**

MARCH 1997

**CHECKED**

CWB.

# TOWN & COUNTRY PLANNING ACT 1990

FORM-TP1

APPLICATION FOR PERMISSION TO DEVELOP LAND AND / OR BUILDINGS IN GREATER LONDON

FOR OFFICE USE ONLY

Borough Ref. 11 MAR 1997

Fee £ .....

Registered No. ....

Cheque / Postal Order / Cash

Date Received 10 10 10

Receipt No. Issued .....

**PLEASE READ CAREFULLY THE GENERAL NOTES BEFORE FILLING IN THE FORM**

<b>PART ONE</b>	To be completed by or on behalf of all applicants as far as applicable
	<b>FEE</b> (where applicable) £ <u>90.00</u>

**1. APPLICANT** (in block capitals)  
 Name MR ROBERT MAPSTONE  
 Address 53 MILSOM ROAD  
LONDON W14 0LH  
 Tel. No. /

**AGENT** (if any) to whom correspondence should be sent  
 Name BOWERBANK BRETT & LACEY ARCHITECTS  
 Address 3 WINDMILL STREET  
LONDON W1P 1HF  
 Tel. No. 0171-580 9271 Ref. ....

**2. PARTICULARS OF PROPOSAL FOR WHICH PERMISSION IS SOUGHT**

(a) Full address or location of the land to which this application applies 12 COLBECK MEWS, LONDON SW3

(b) Site area 65M<sup>2</sup>

(c) Give details or proposal indicating the purpose for which the land/buildings are to be used and including any change(s) of use. PRIVATE RESIDENCE

(d) State whether applicant owns or controls any adjoining land and if so, give its location. NO

(e) State whether the proposal involves:- State Yes or No

(i) New building(s) or extension(s) to existing building(s)  NO  YES **If "Yes" state gross floor area of proposed building(s).**  m<sup>2</sup>

If residential development state number of dwelling units proposed and type if known, e.g. houses, bungalows, flats.

(ii) Alterations  NO

(iii) Change of use  NO

(iv) Construction of new access to a highway } vehicular  NO  
 } pedestrian  NO

(v) Alteration of an existing access to a highway } vehicular  NO  
 } pedestrian  NO

**If "Yes" state gross area of land or building(s) affected by proposed change of use (if more than one use involved state gross area of each use).**  Hectares/m<sup>2</sup>

Strike out whichever is inapplicable



**PARTICULARS OF APPLICATION**

whether this application is for: State Yes or No

- (i) Outline planning permission  NO
- (ii) Full planning permission  YES
- (iii) Renewal of temporary permission or permission for retention of building or continuance of use without complying with a condition subject to which planning permission has been granted.  NO
- (iv) Consideration under Section 72 only (Industry)  NO

If "Yes" strike out any of the following which are not to be determined at this stage.

- 1. Siting
- 2. Design
- 3. Landscaping
- 4. External appearance
- 5. Means of access

If "Yes" state the date and number of previous permission and identify the previous condition.

Date ..... Number .....

The Condition .....

**4. PARTICULARS OF PRESENT AND PREVIOUS USE OF BUILDINGS OR LAND**

State :-

- (i) Present use of buildings/land PRIVATE RESIDENCE
- (ii) If vacant the last previous use and period of use with relevant dates. ....

**5. LIST ALL DRAWINGS, CERTIFICATES, DOCUMENTS, ETC; forming part of this application**

EXISTING PLANS, PROPOSED PLANS (1:50), EXISTING ELEVATIONS (1:50), PROPOSED ELEVATIONS (1:50), EXISTING SECTIONS & PROPOSED SECTIONS (1:50), SITE PHOTOS, SITE PLAN SHOWING LOCATION (1:250)

**6. ADDITIONAL INFORMATION** State Yes or No

- (a) Is the application for non-residential development  NO If "Yes" complete PART THREE of this form (See PART THREE for exemptions)
- (b) Does the application include the winning and working of minerals  NO If "Yes" complete PART FOUR of this form
- (c) Does the proposed development involve the felling of any trees  NO If "Yes" state numbers and indicate precise position on plan
- (d) (i) How will surface water be disposed of? AS EXISTING
- (ii) How will foul sewage be dealt with? AS EXISTING
- (e) Materials - Give details (unless the application is for outline permission) of the colour and type of materials to be used for:
  - (i) Walls AS EXISTING (BLOCKWORK)
  - (ii) Roof NATURAL SLATE
  - (iii) Means of enclosure /

**We hereby apply for (strike out whichever is inapplicable)**

- (a) Planning permission to carry out the development described in this application and the accompanying plans in accordance therewith
- (b) Planning permission to retain the building(s) or work(s) already constructed or carried out, or a use of the land already instituted as described in this application and accompanying plans.

Signed [Signature] on behalf of R. MARGONET Date 6.3.97

**AN APPROPRIATE CERTIFICATE MUST ACCOMPANY THIS APPLICATION (See General Notes)**

If you are the ONLY owner of ALL the land at the beginning of the period 20 day before the date of application, complete Certificate A. If otherwise see PART TWO of this form.

**CERTIFICATE A - Certificate under Section 66 of the Town & Country Planning Act 1990. I hereby certify that:-**

- \*Strike out whichever is inapplicable.
  - 1. No person other than the applicant was an owner (a) of any part of the land to which the application relates at the beginning of the period of 20 days before the date of the accompanying application.
  - ~~2.~~ None of the land to which the application relates constitutes or forms part of an agricultural holding; or
  - ~~3.~~ \*I have / the applicant has given requisite notice to every person other than \*myself/himself who, 20 days before the date of the application was a tenant of any agricultural holding any part of which was comprised in the land to which the application relates, viz:-

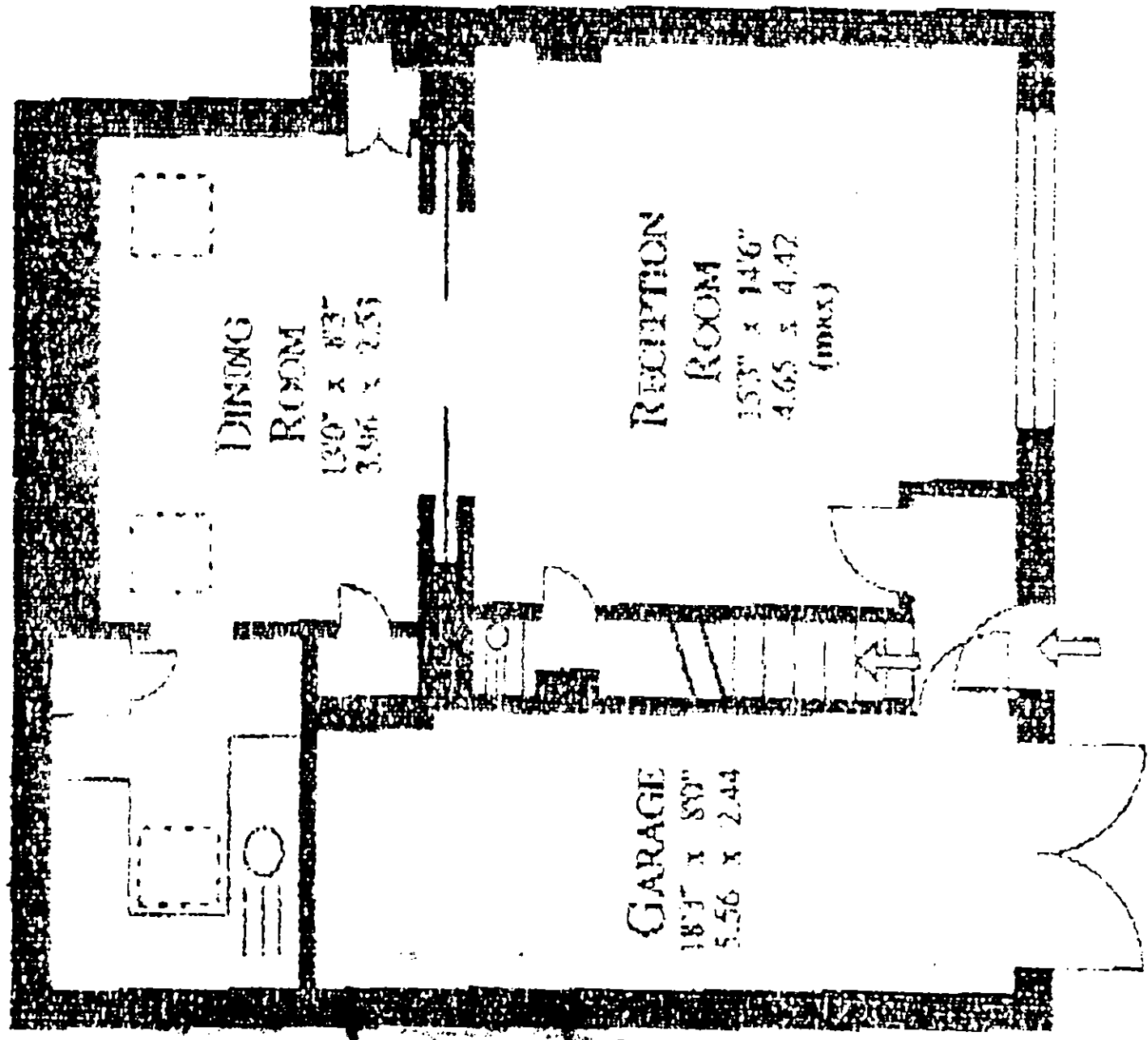
(a) "Owner" means a person having freehold interest or a leasehold interest the unexpired term of which was not less than 7 years.

Name and Address of Tenant .....

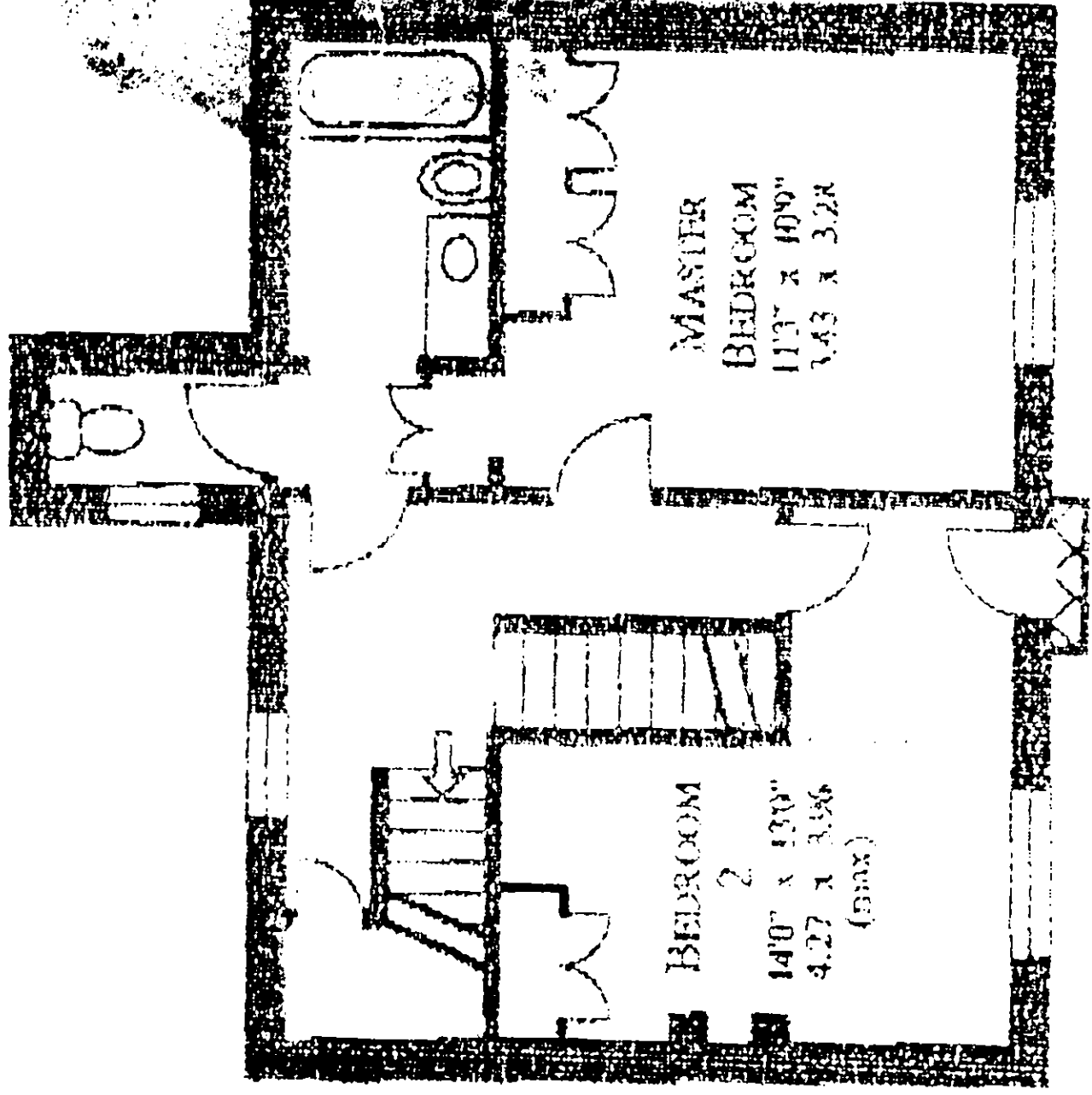
Date of Service of Notice .....

Signed [Signature] on behalf of R. MARGONET Date 6.3.97



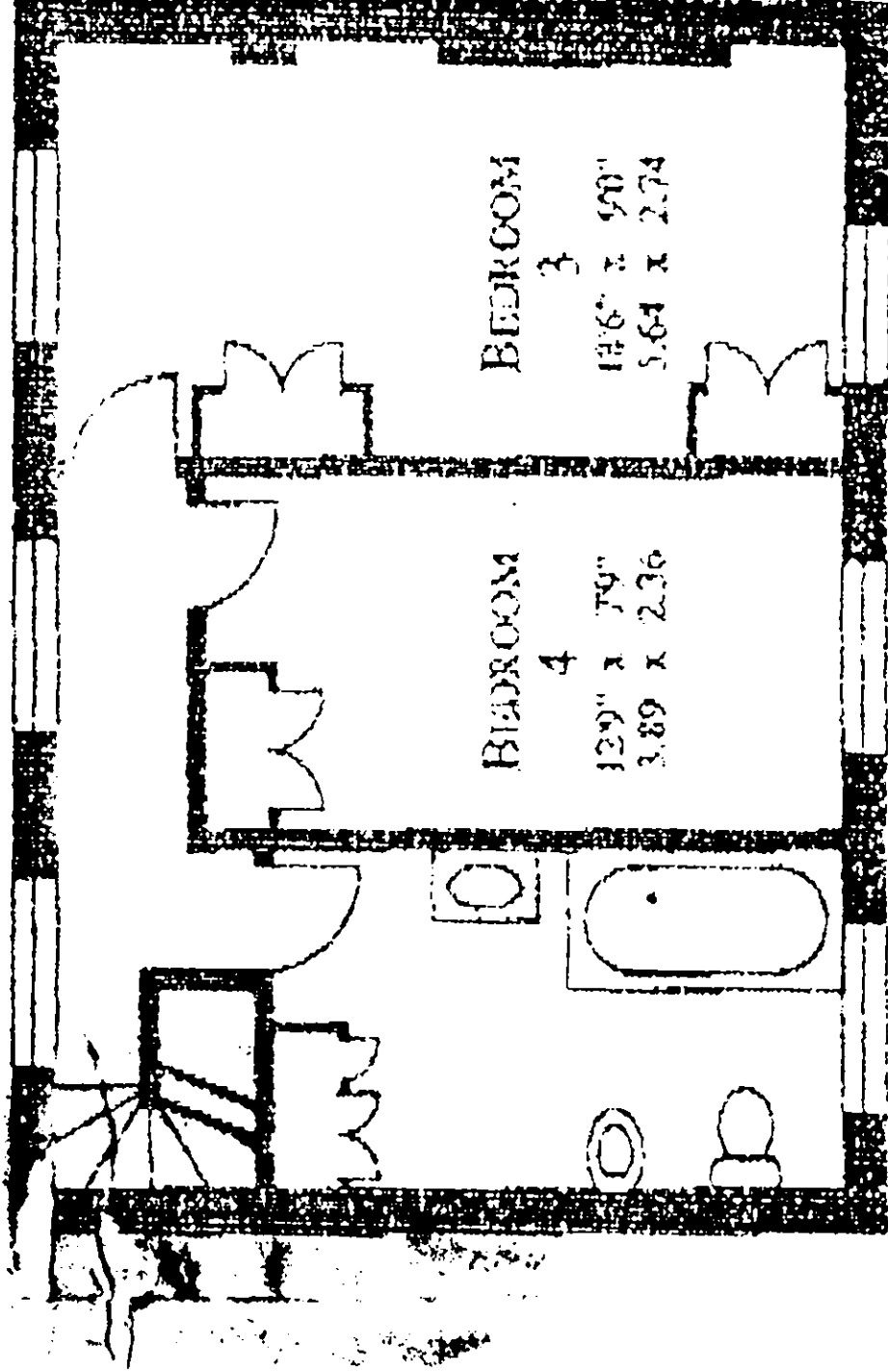


EXISTING GROUND FLOOR PLAN 1:50



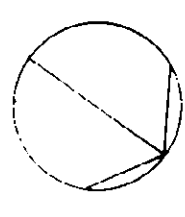
EXISTING FIRST FLOOR PLAN 1:50

TOWN PLANNING  
11 MAR 1997  
REOPENED



EXISTING SECOND FLOOR PLAN 1:50

19970489



BOWERBANK BRETT + LACEY  
Architects

3 Windmill Street London W1P 1HF  
Telephone 0171 5809271

CLIENT  
R. MAPSTONE ESG

JOB TITLE  
12 COBBECK MEWS, LONDON SW7

DRAWING  
EXISTING PLANS

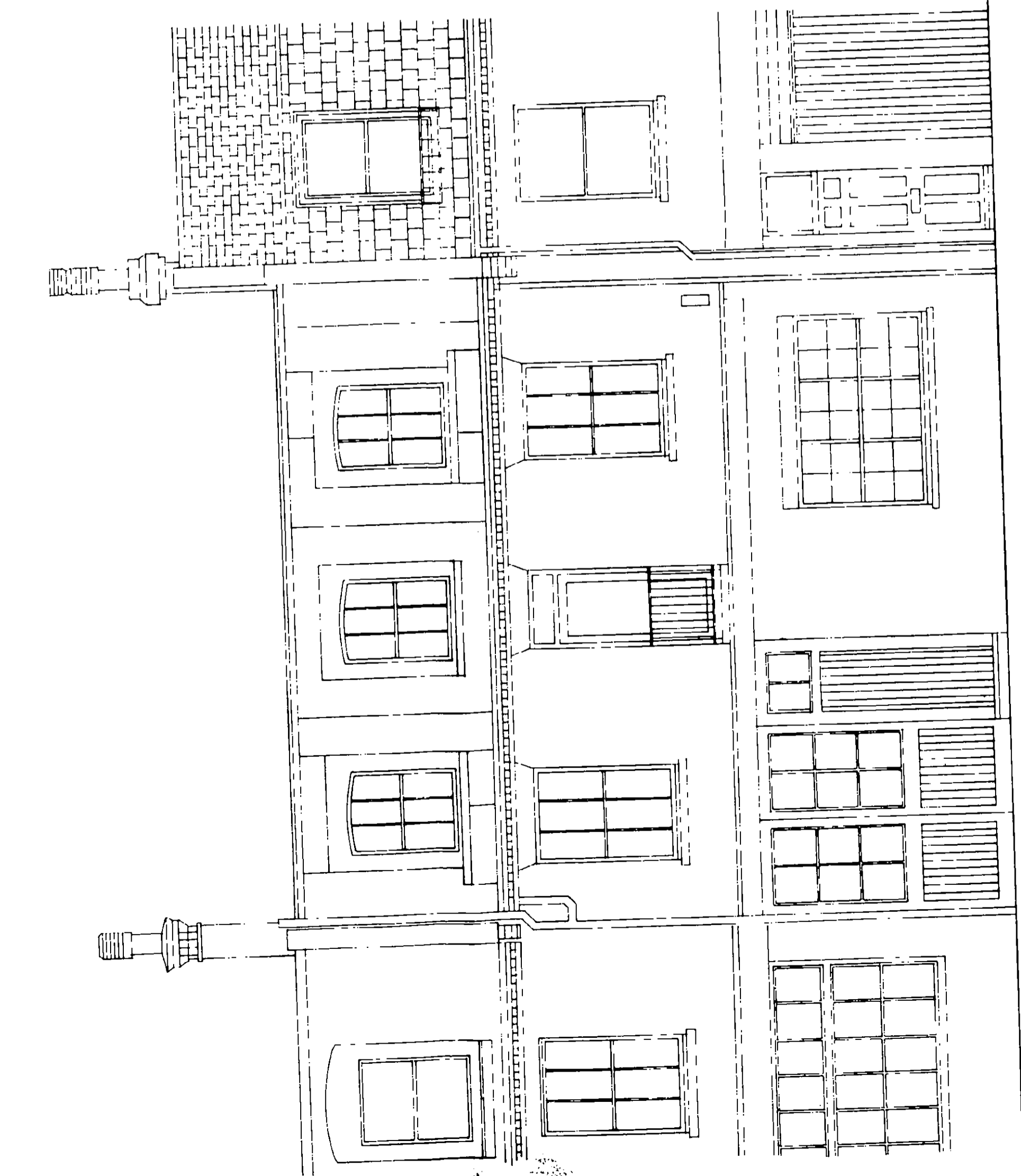
DRAWING NO  
468/EX/01

SCALE  
1:50

DATE  
MARCH 1997

DRAWN  
JE

CHECKED  
LWR



EXISTING FRONT ELEVATION 1:50



EXISTING REAR ELEVATION 1:50

RECORDED  
TOWN PLANNING  
11 MAR 1997  
RECEIVED

11970485

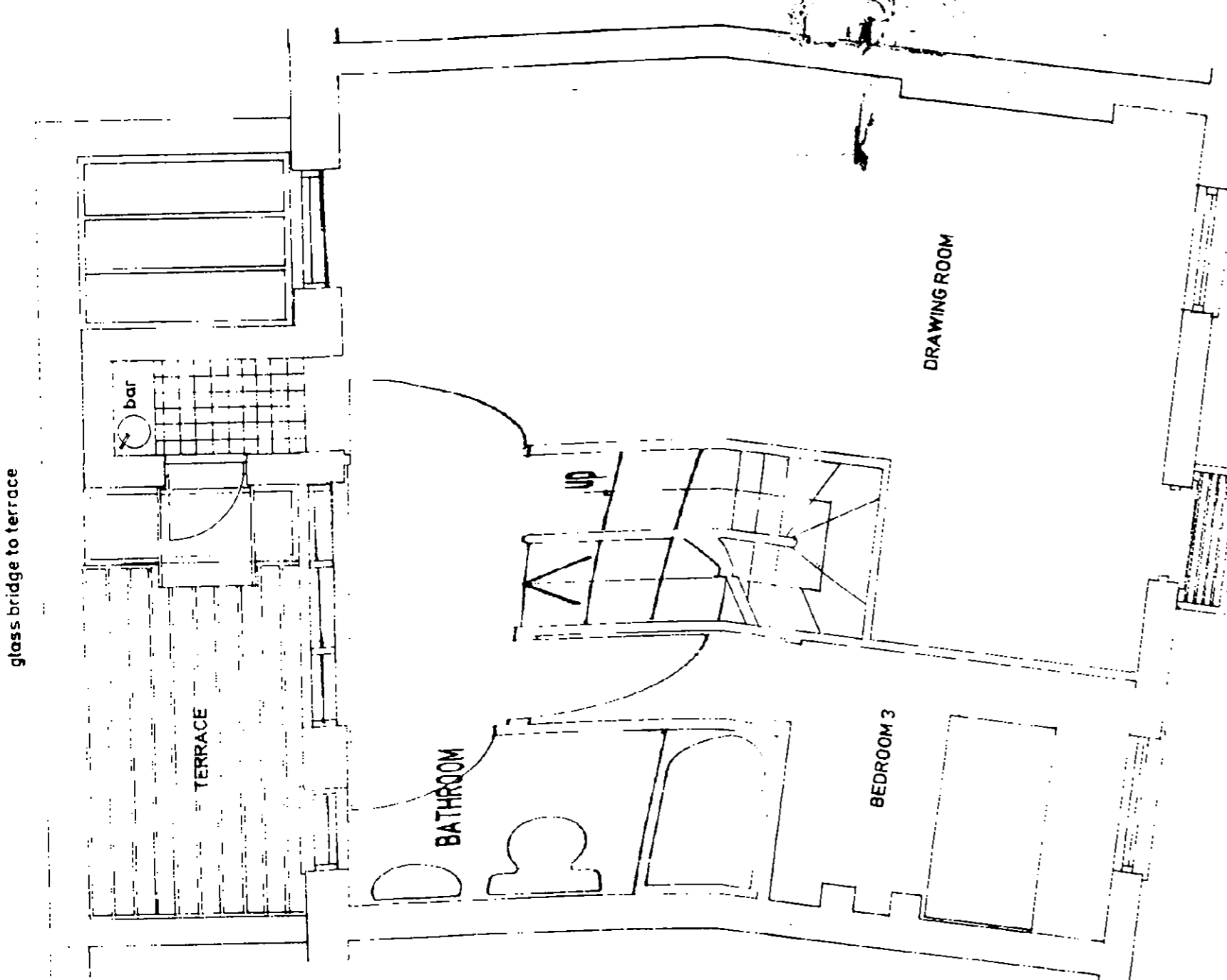
**BOWERBANK BRETT + LACEY**  
**Architects**

3 Windmill Street London W1P 1JF  
Telephone 0171 580 9271

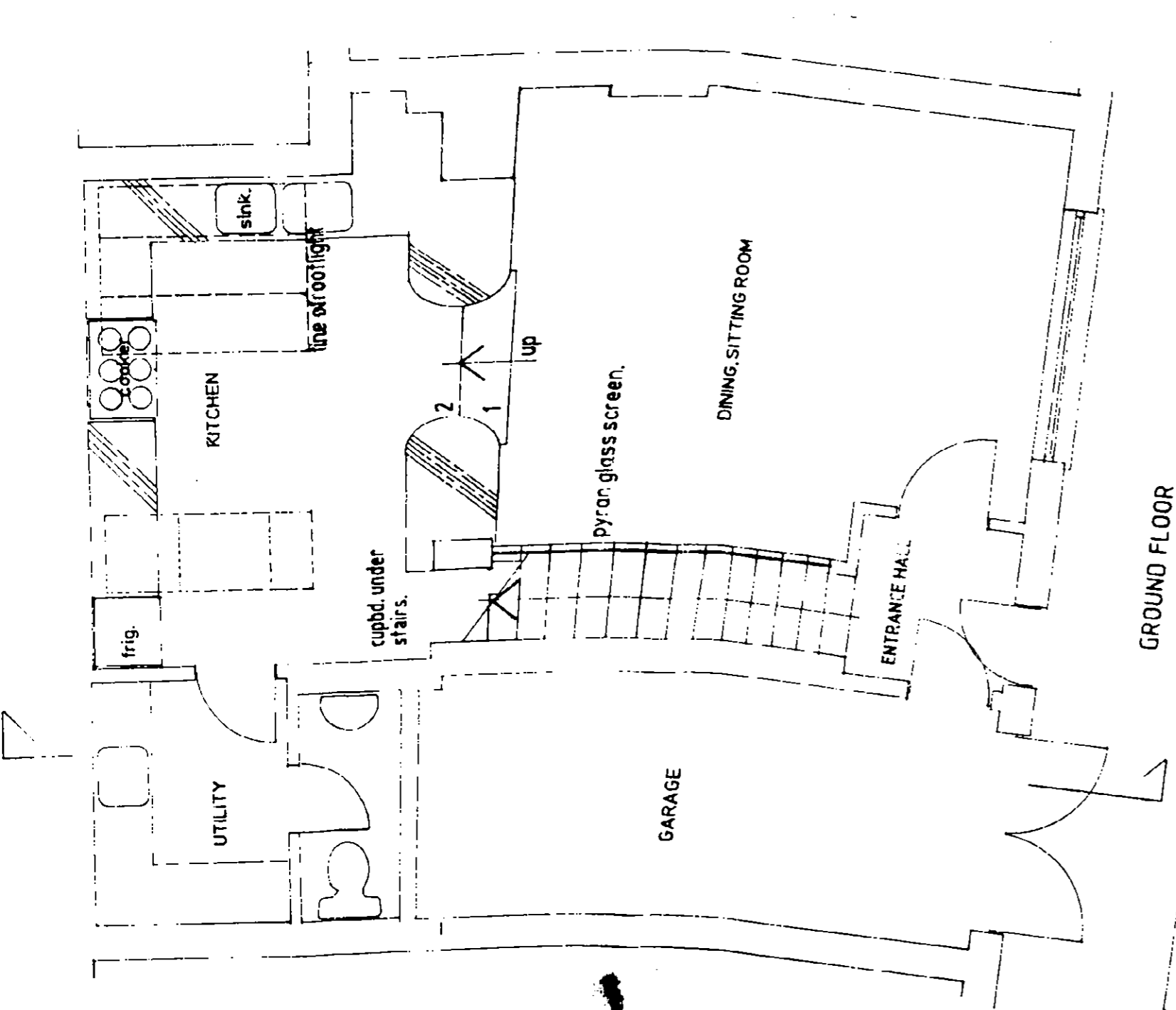
CLIENT: R. MAPSTONE . ESG  
JOB TITLE: 12 COLBECK MEWS, LONDON SW7  
DRAWING: EXISTING FRONT ELEVATION 1:50  
EXISTING REAR ELEVATION 1:50  
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DATE: MAR 11 1997  
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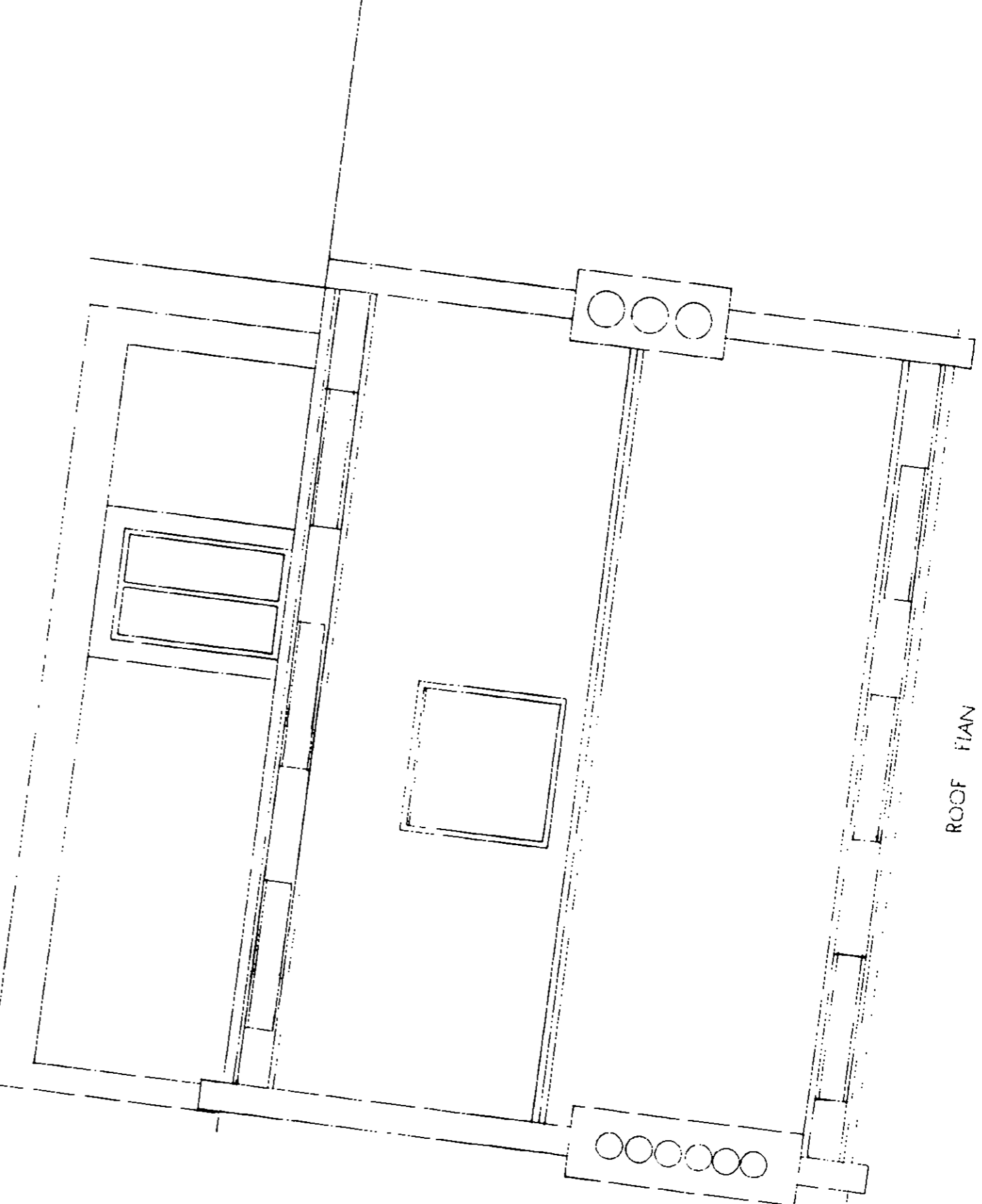
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

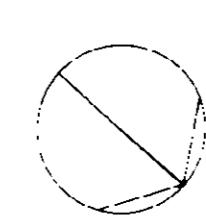


ROOF PLAN

**BOWERBANK BRETT + LACEY Architects**

3 Windmill Street London W1P 1HF  
Telephone 071 580 9271

CLIENT	R. WARDEN, 155G
JOB TITLE	12 COLIBUR, MEWS, LONDON SW7
DRAWING	PROPOSED PLANS 1:50
DRAWING NO	459/FL/C2
SCALE	1:50
DRAWN	JB

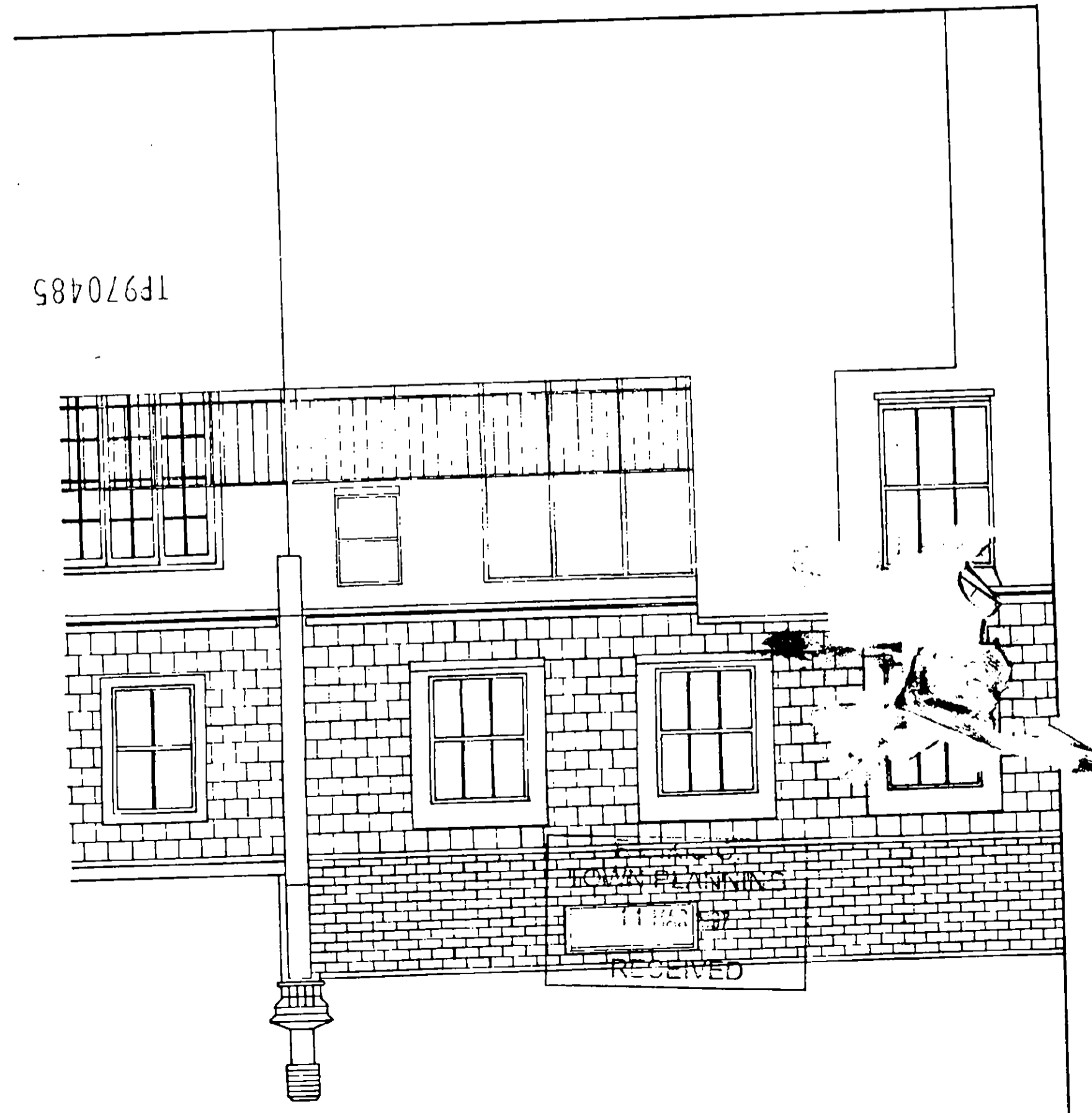




CLIENT R. MAPSTONE, ESQ.  
 JOB TITLE 12 COLBERT MEWS, LONDON SW7  
 DRAWING PROPOSED FRONT ELEVATION 1:50  
 DRAWING PROPOSED REAR ELEVATION 1:50  
 DRAWING NO 468/PL/03  
 SCALE 1:50  
 DRAWN JB  
 CHECKED CWB  
 DATE MARCH 1997

BOWERBANK BRETT + LACEY  
 Architects  
 3 Windmill Street London W1P 1HF  
 Telephone 0171 580 9271

PROPOSED REAR ELEVATION 1:50



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PROPOSED FRONT ELEVATION 1:50



RECEIVED

2003  
DRAWING  
NO. 007



FRONT OF EXISTING BUILDING

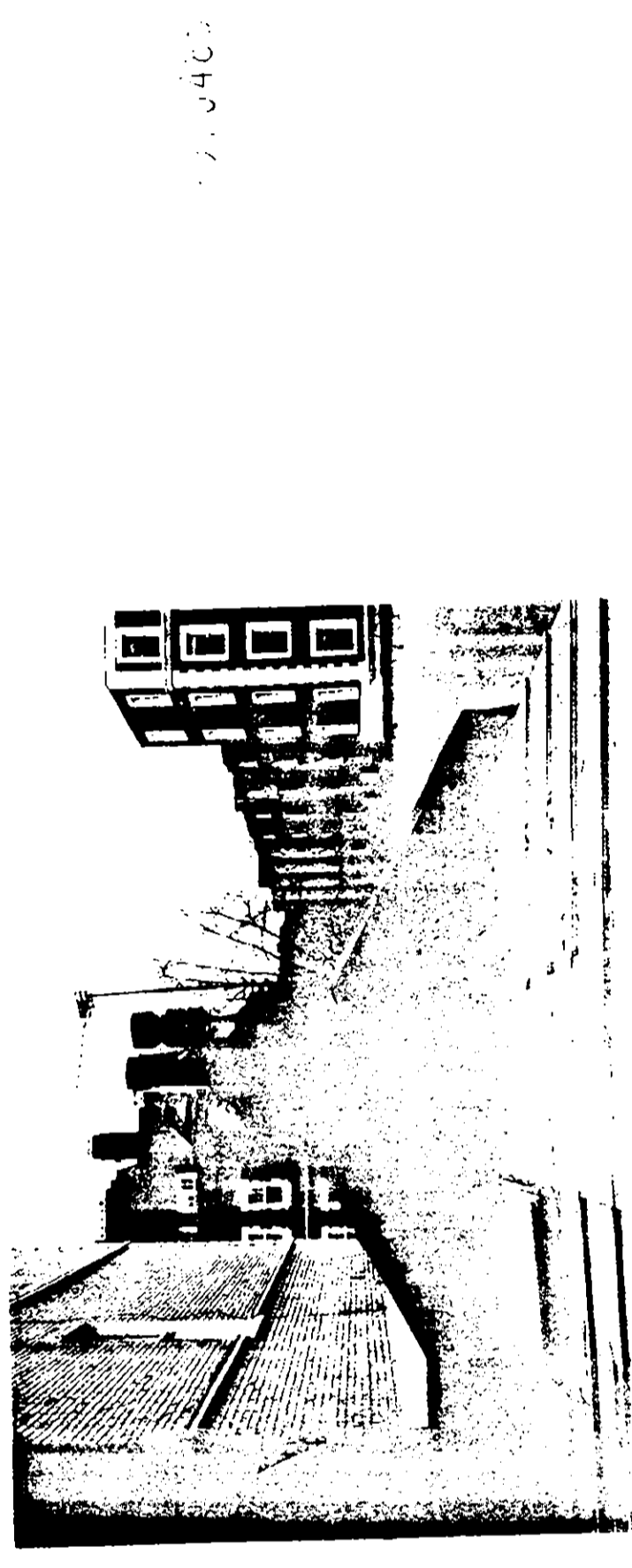
BOWERBANK BRETT + LACEY  
Architects

3 Windmill Street London W1P 1HF  
Telephone 0171 580 9271

DATE	10/11/03
SCALE	1/20
SHEET NO.	1/1
PROJECT NO.	007
CLIENT	...
ARCHITECT	BOWERBANK BRETT + LACEY
DATE	10/11/03
SCALE	1/20
SHEET NO.	1/1
PROJECT NO.	007
CLIENT	...
ARCHITECT	BOWERBANK BRETT + LACEY



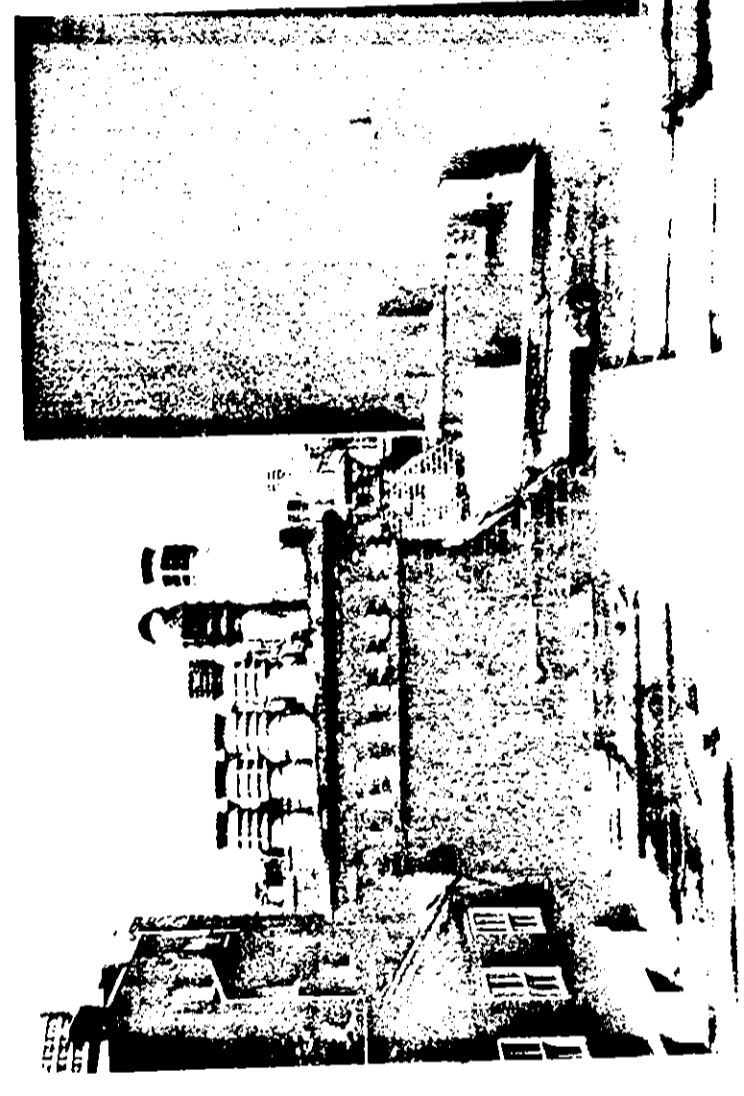
PITCHED ROOFS ON PROPERTIES OPPOSITE



VIEW OF PARTY WALL LOOKING WEST



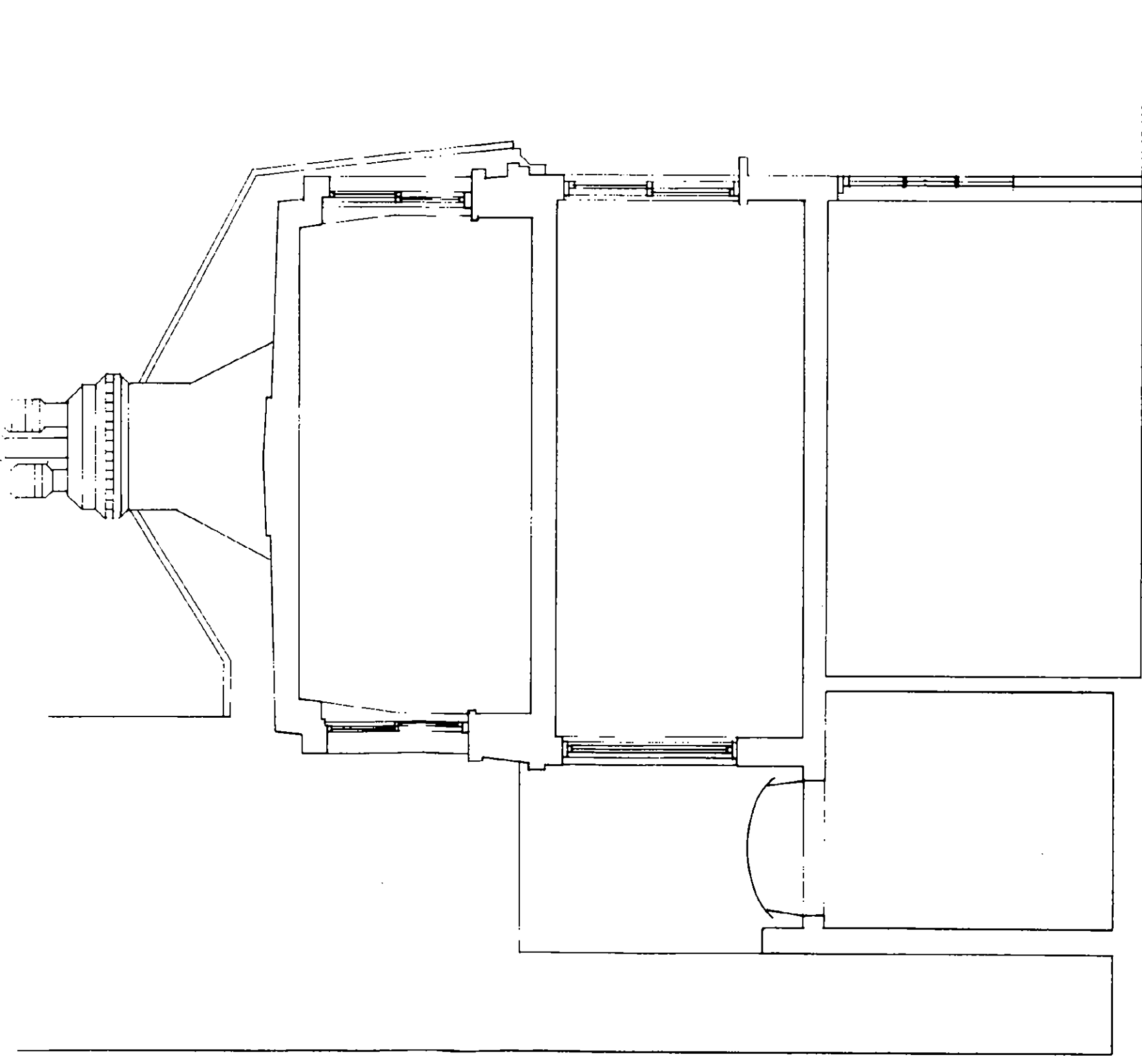
COLBECK MEWS



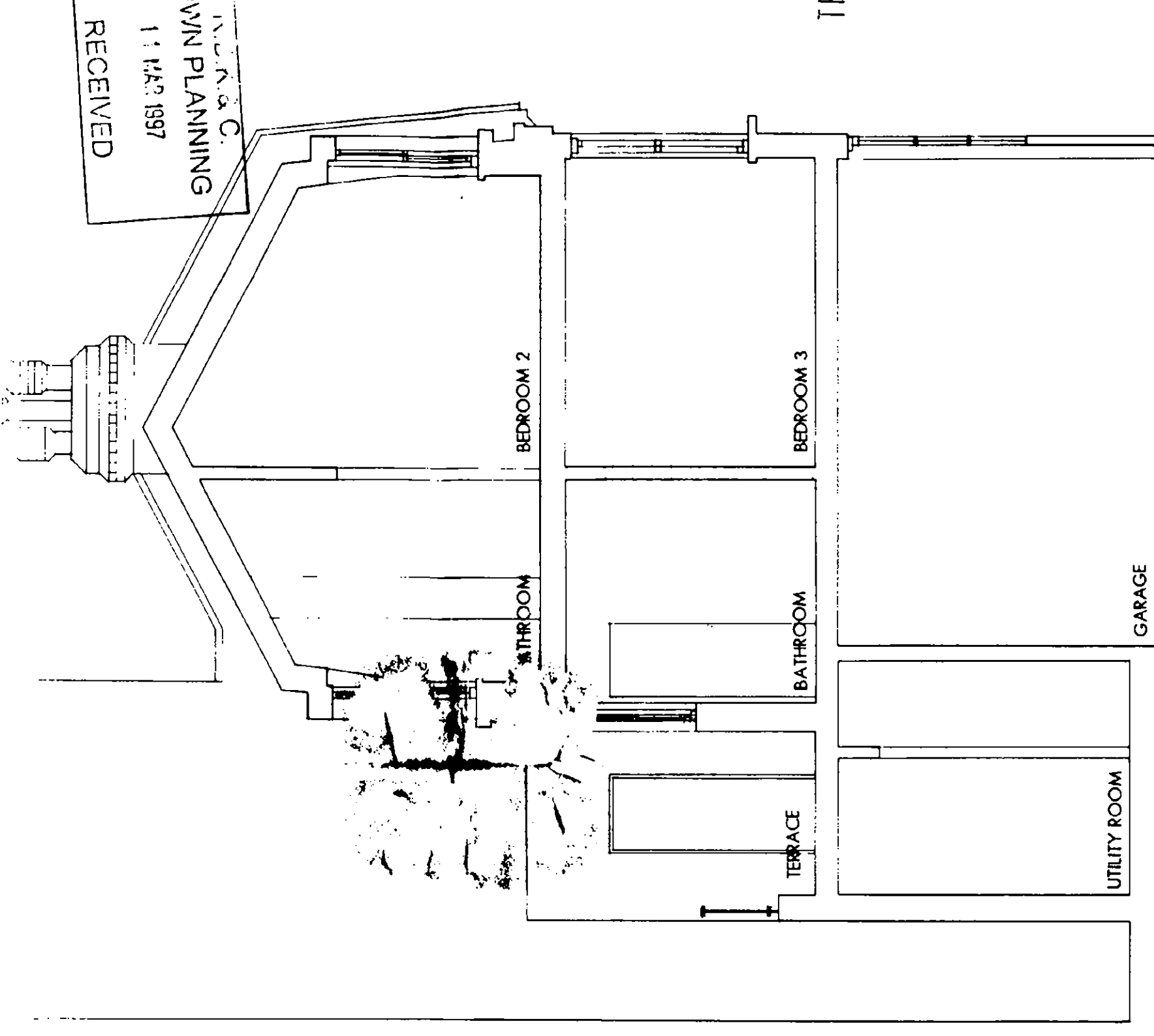
VIEW OF PARTY WALL LOOKING EAST



PARTY WALL SHOWING ADJACENT PITCHED ROOF



EXISTING SECTION 1:50



PROPOSED SECTION 1:50

TP970485

RECEIVED  
11 MAR 1997  
INDIA C.  
TOWN PLANNING

BOWERBANK BRETT + LACEY  
Architects

3 Windmill Street London W1P 1HF  
telephone 0171 5809271

CLIENT  
R. MAPSTONE F5Q

JOB FILE  
17 COBBECK MEWS, LONDON SW7

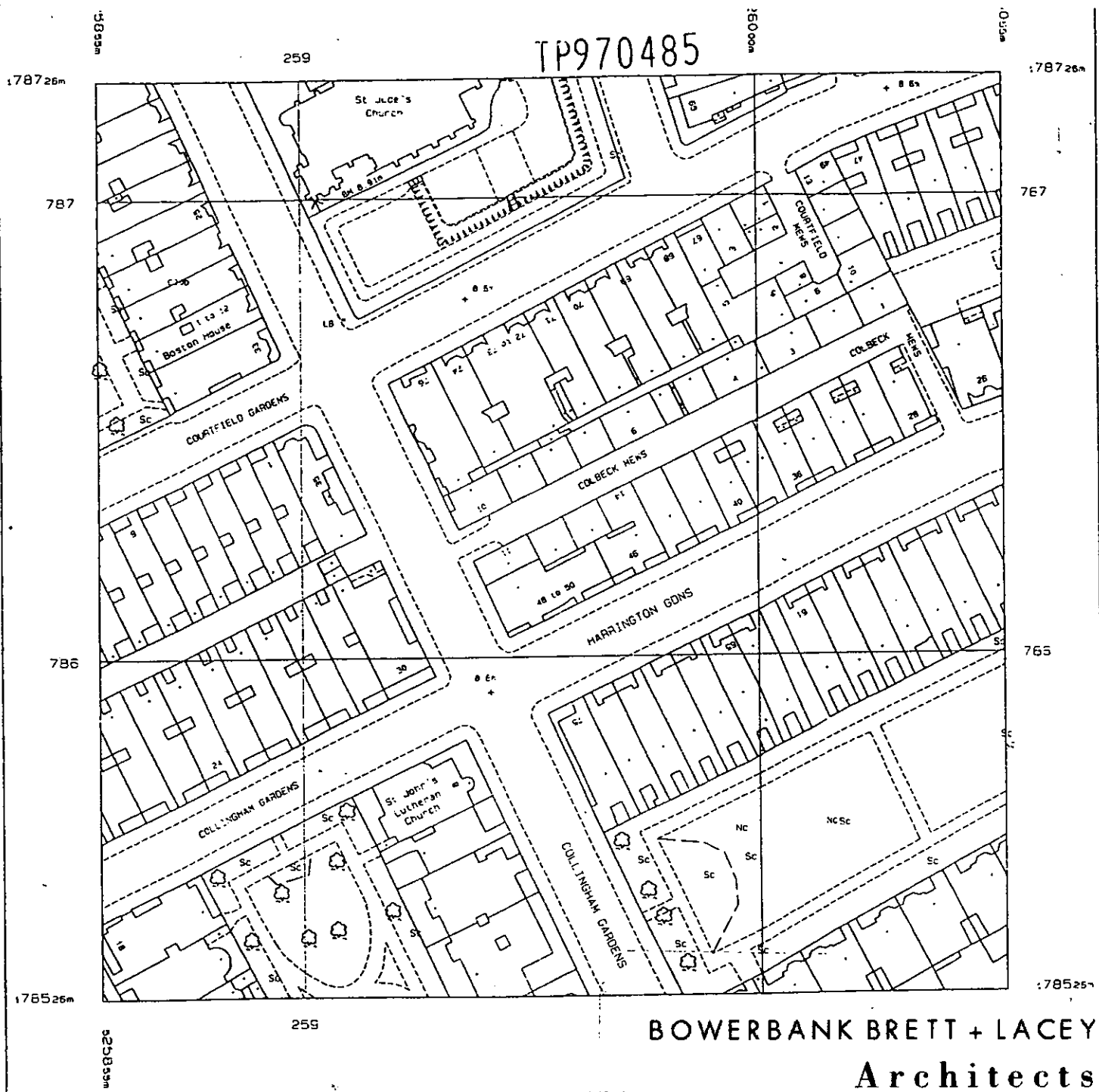
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EXISTING SECTION 1:50  
PROPOSED SECTION 1:50

DRAWING NO  
458/EL/04

SCALE 1:50 DRAWN B

DATE MARCH 1997 CHECKED C.W.B.

TP970485



**BOWERBANK BRETT + LACEY**  
**Architects**

3 Windmill Street London W1P 1HF  
 telephone 0171 580 9271

CLIENT  
 R. MAPSTONE, ESQ.

JOB TITLE  
 12 COLBECK MEWS, LONDON SW7

DRAWING  
 SITE PLAN

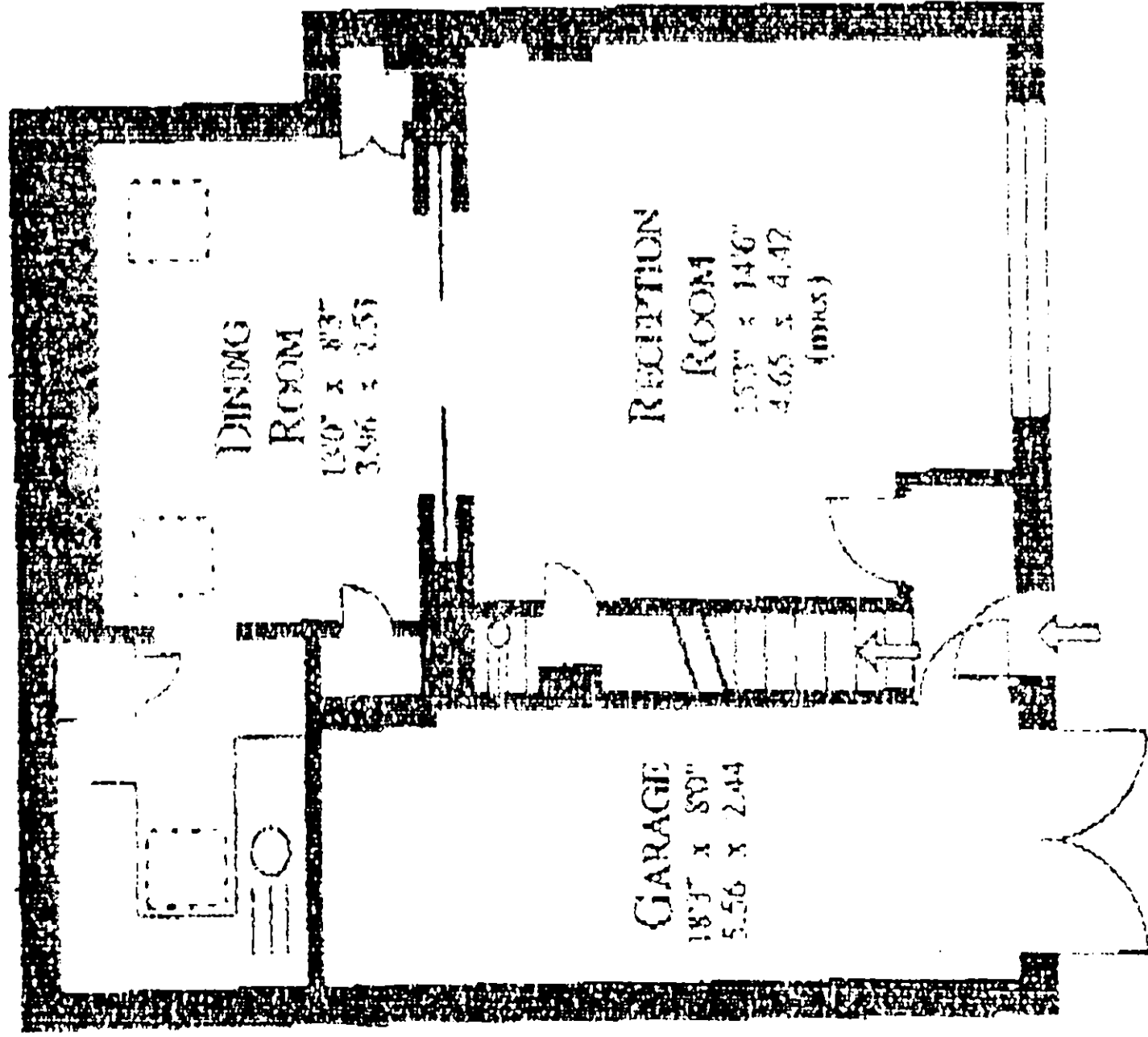
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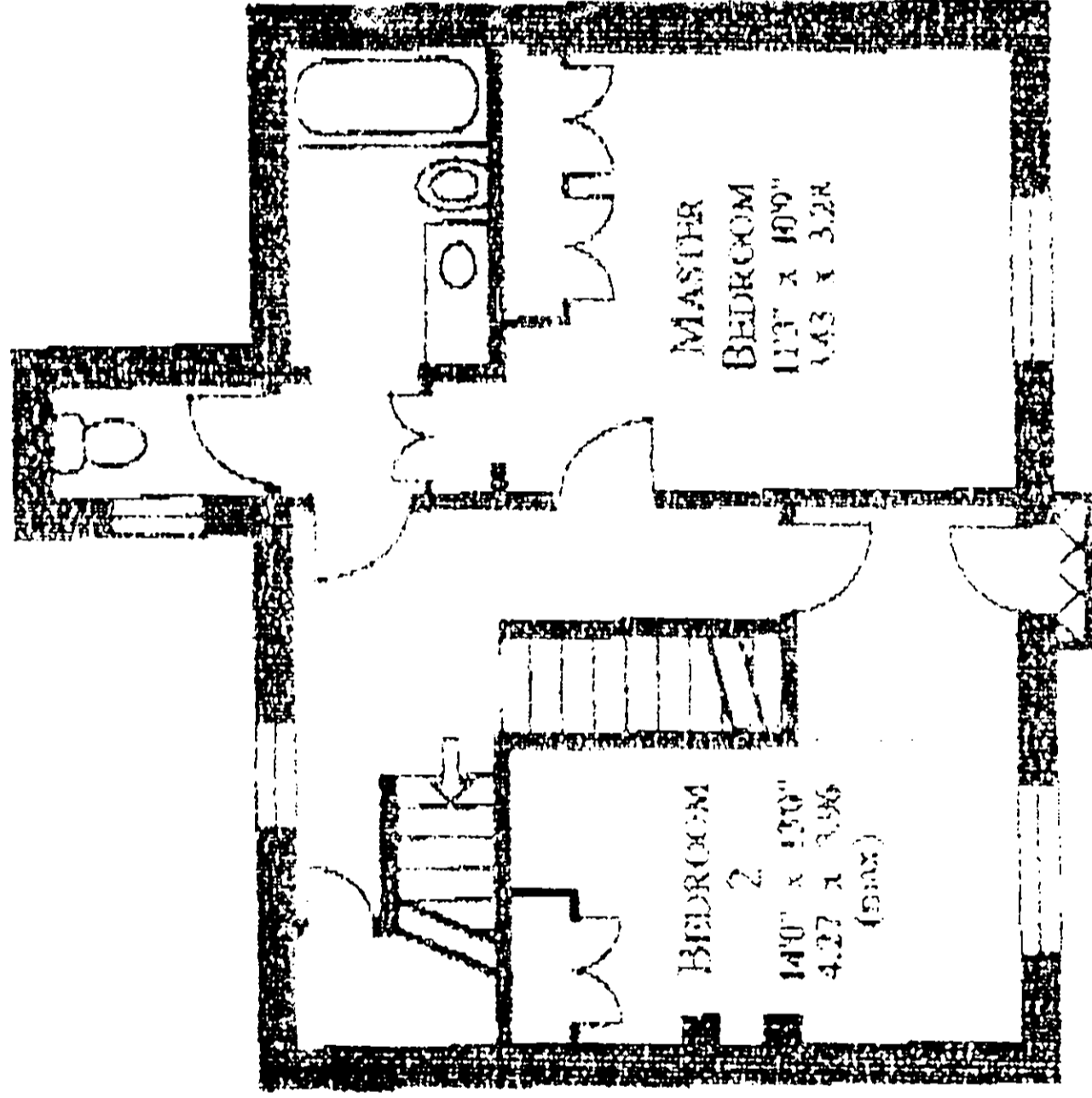
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DATE  
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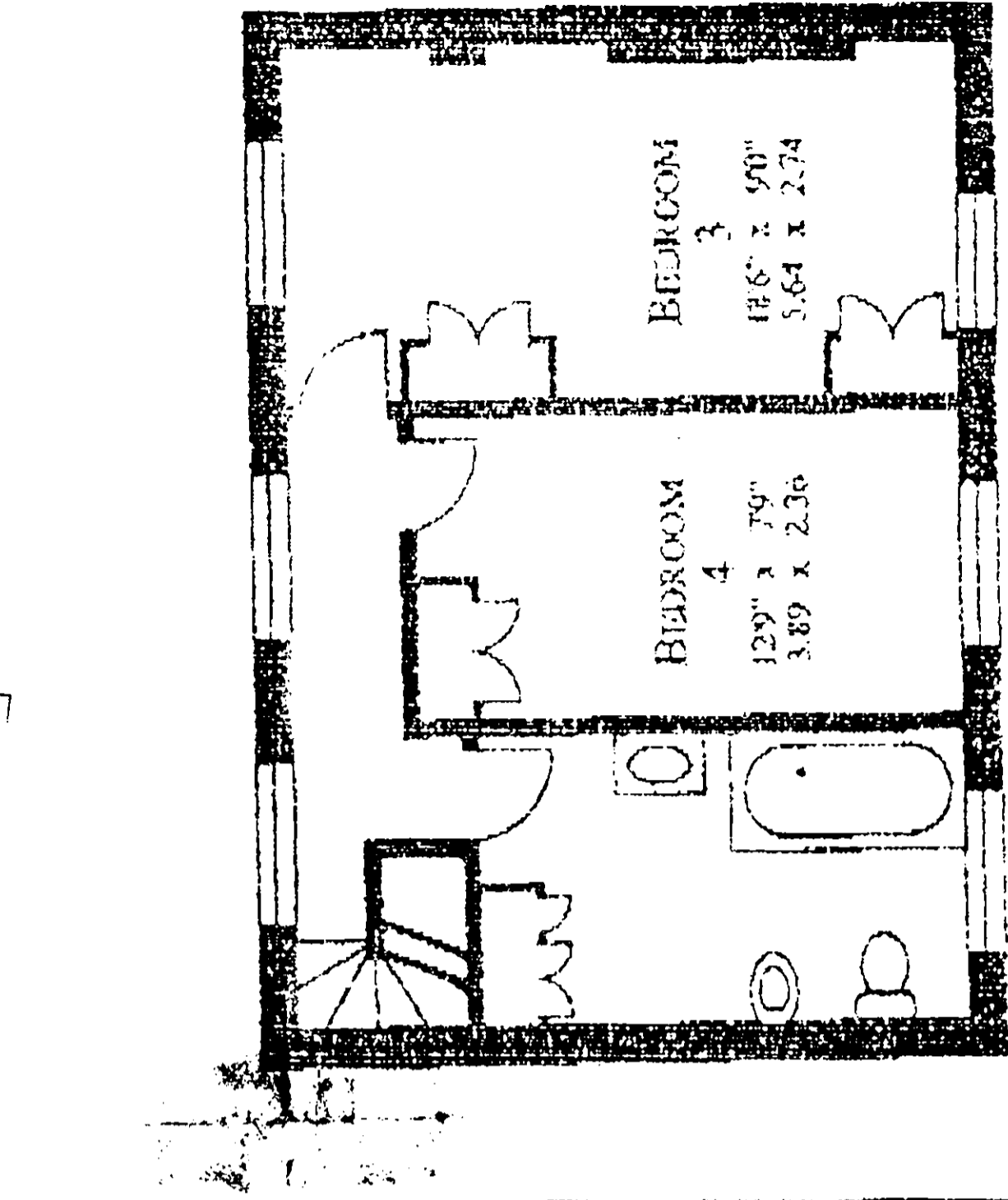
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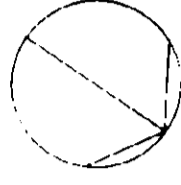
EXISTING GROUND FLOOR PLAN 1:50



EXISTING FIRST FLOOR PLAN 1:50



EXISTING SECOND FLOOR PLAN 1:50



BOWERBANK BRETT + LACEY  
Architects

3 Windmill Street London W1P 1HF  
telephone 0171 5809271

CLIENT R. MAPSTONE, ESQ.

JOB TITLE 12 COIRBECK MEWS LONDON SW7

DRAWING EXISTING PLANS

DRAWING NO. 458/X/O

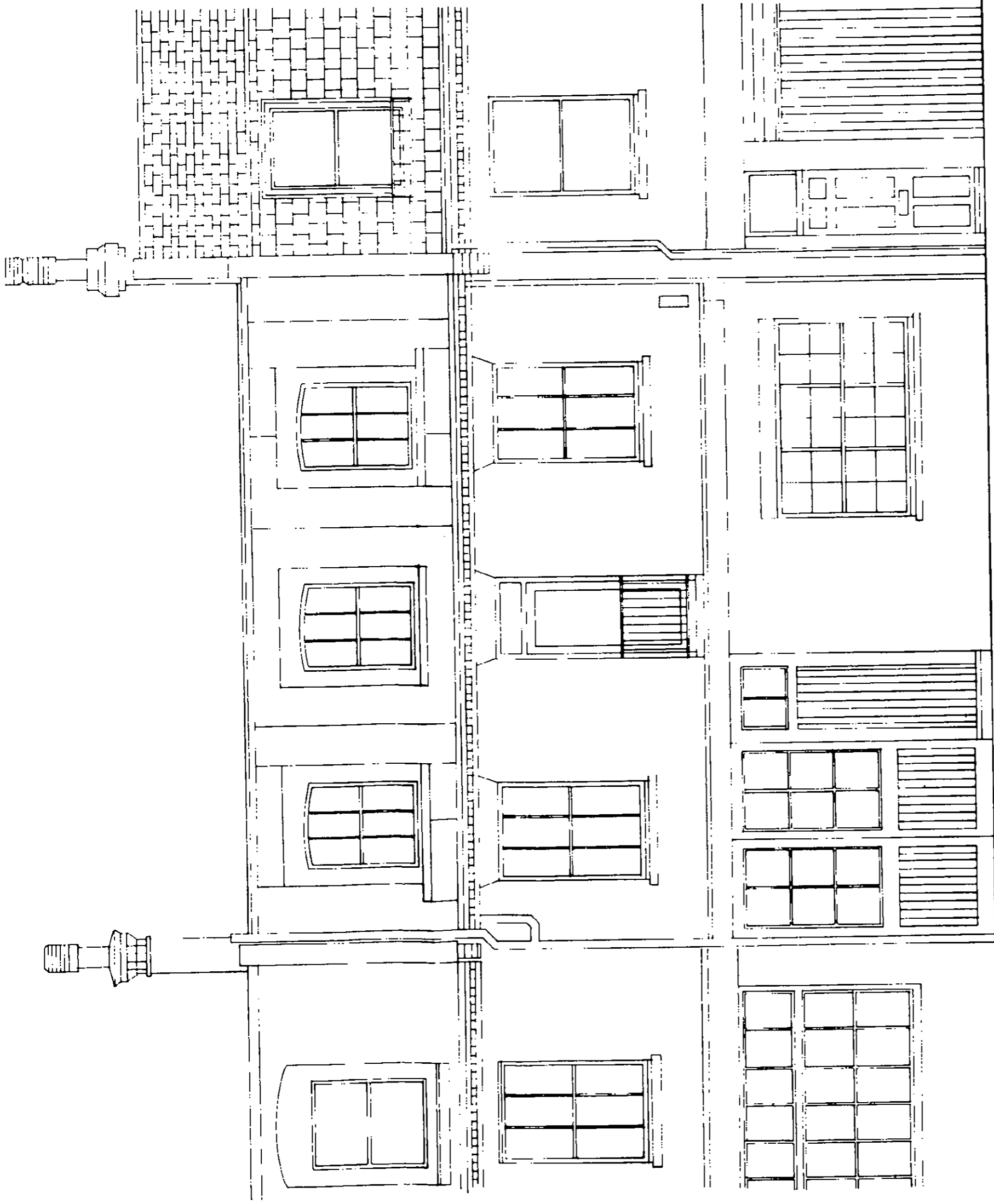
SCALE 1:50 DRAWN JB

DATE MARCH 1997 CHECKED VJB

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11/11/97

OWN PLANNING  
RECEIVED  
11/11/97  
7551 11/11/97



EXISTING FRONT ELEVATION 1:50



EXISTING REAR ELEVATION 1:50

TP970485

MACKAY & CO.  
 TOWN PLANNING  
 11 HAZELBURY  
 RECEIVED

**BOWERBANK BRETT + LACEY**  
**Architects**

3 Windmill Street, London W1P 1HF  
 Telephone 0171 580 9271

CLIENT  
 R MAPSTONE ESQ

JOB TITLE  
 12 COBBLEKNEWS, LONDON SW7

DRAWING  
 EXISTING FRONT ELEVATION 1:50  
 EXISTING REAR ELEVATION 1:50

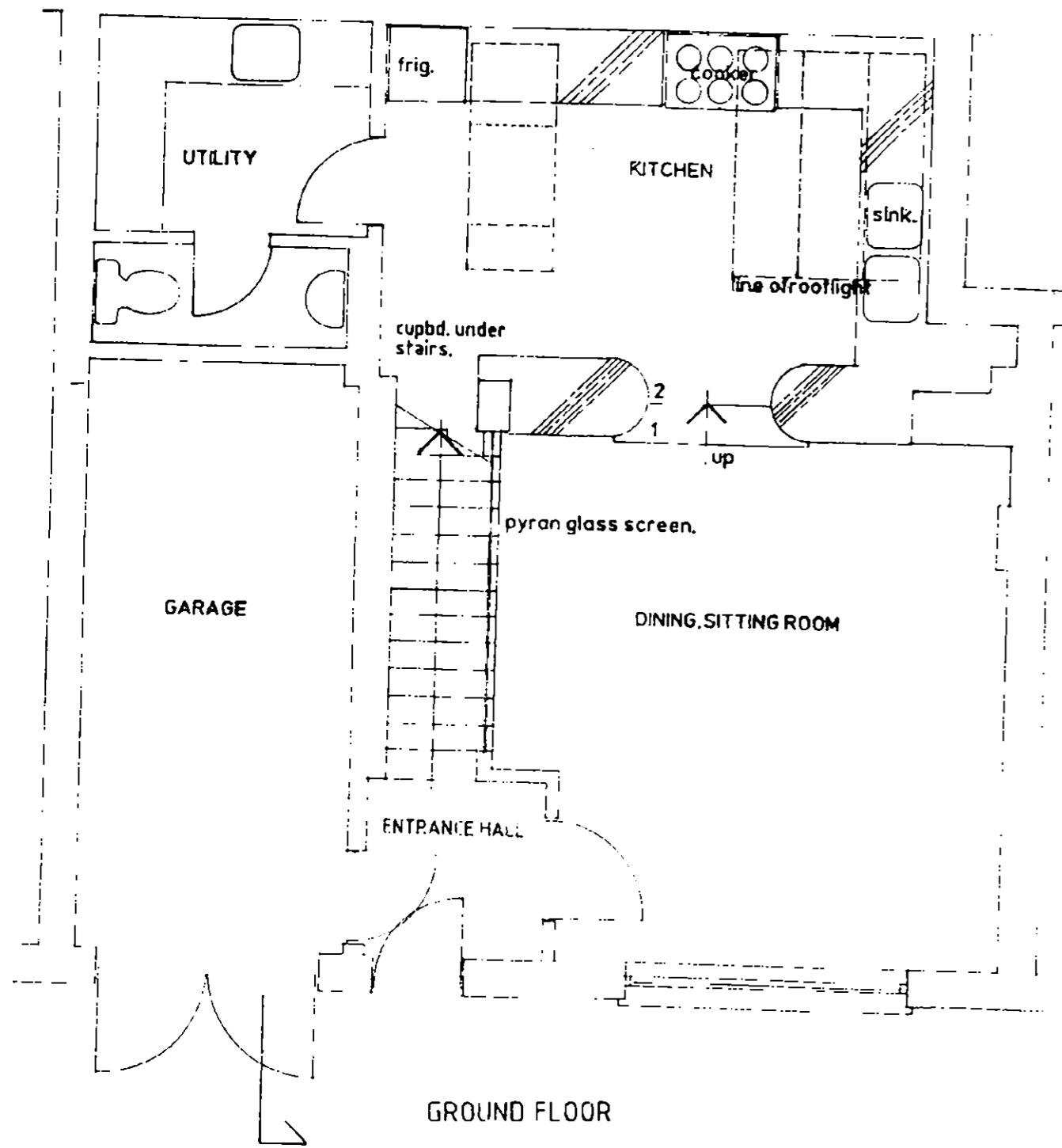
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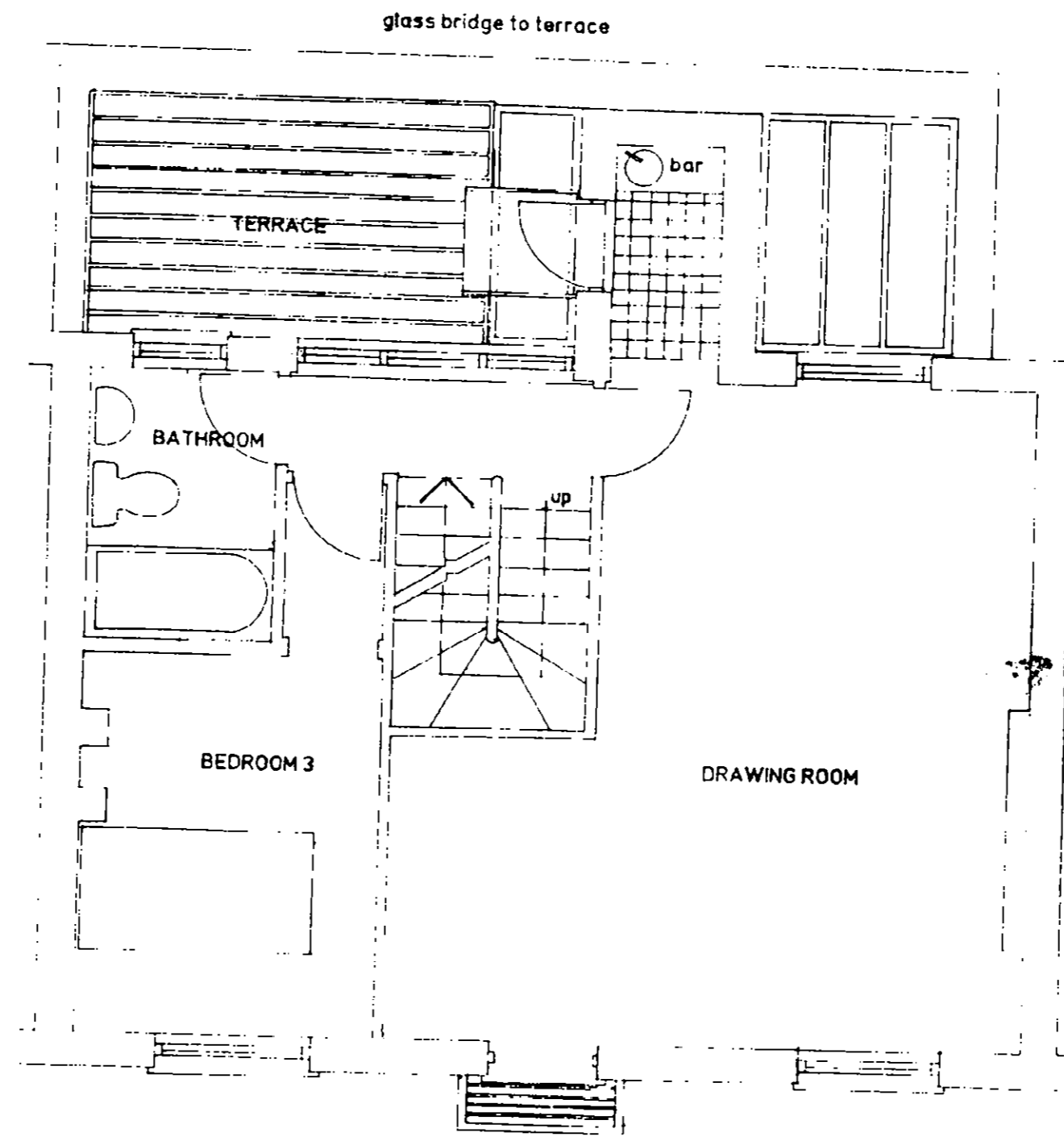
DATE  
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DRAWN  
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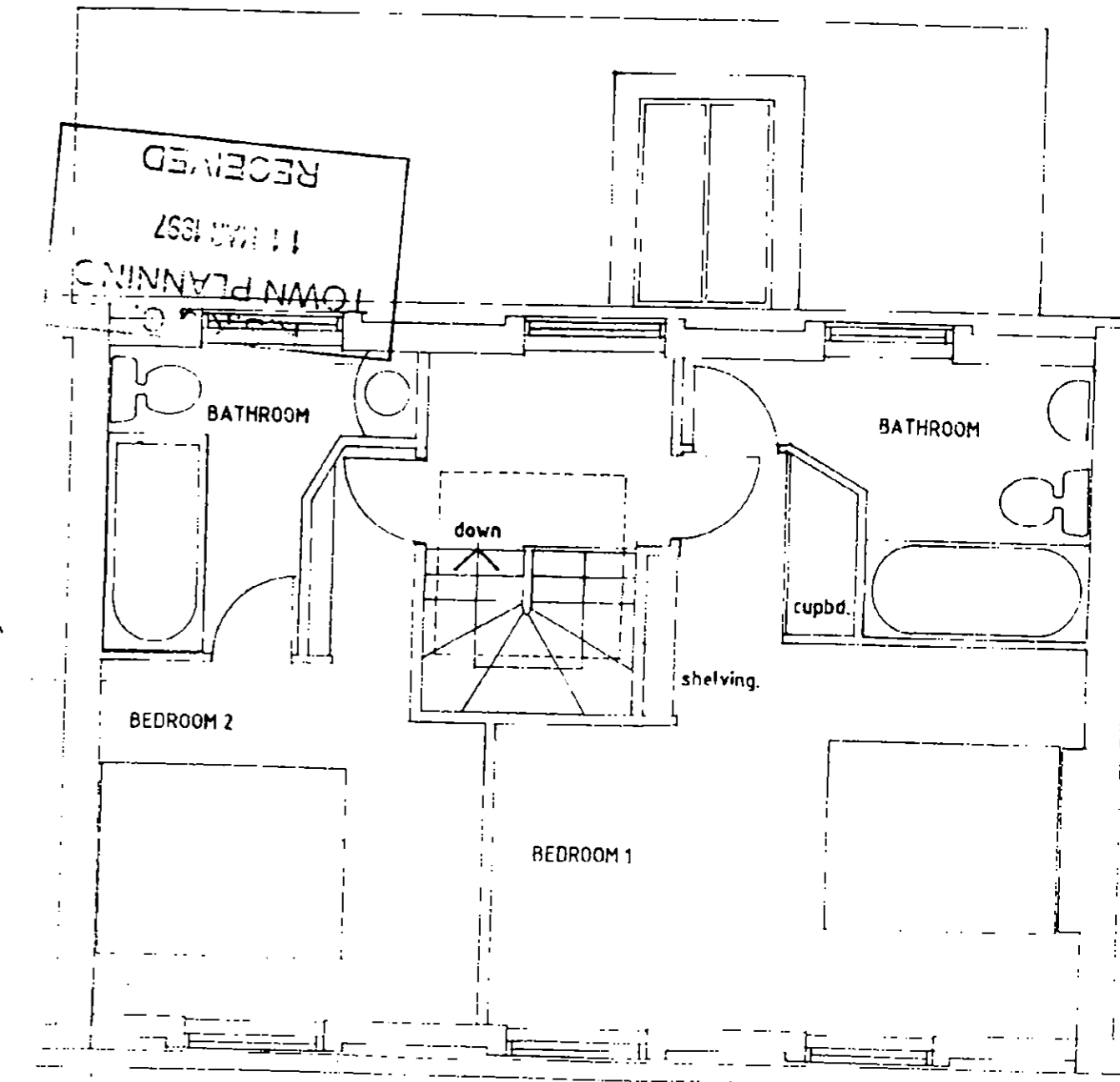
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GROUND FLOOR

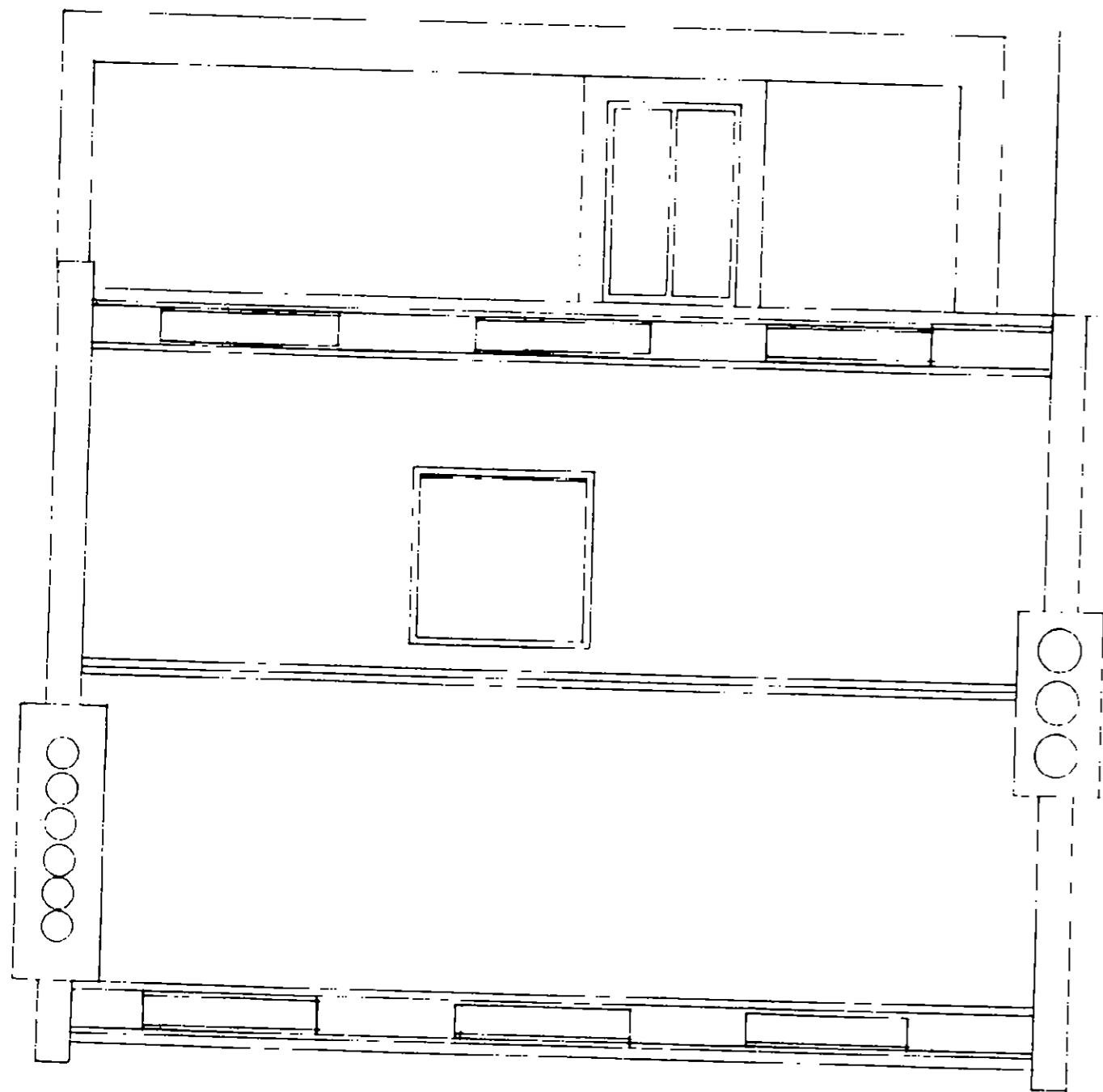


FIRST FLOOR



SECOND FLOOR

TP970485



ROOF PLAN

**BOWERBANK BRETT + LACEY**  
**Architects**

3 Windmill Street London W1P 1HF  
telephone 0 71 580 9271

CLIENT  
R. MAPSTONE, ESQ

JOB TITLE  
12 COLBECK MEWS, LONDON SW7

DRAWING  
PROPOSED PLANS 1/50

DRAWING NO.  
468/PI/02

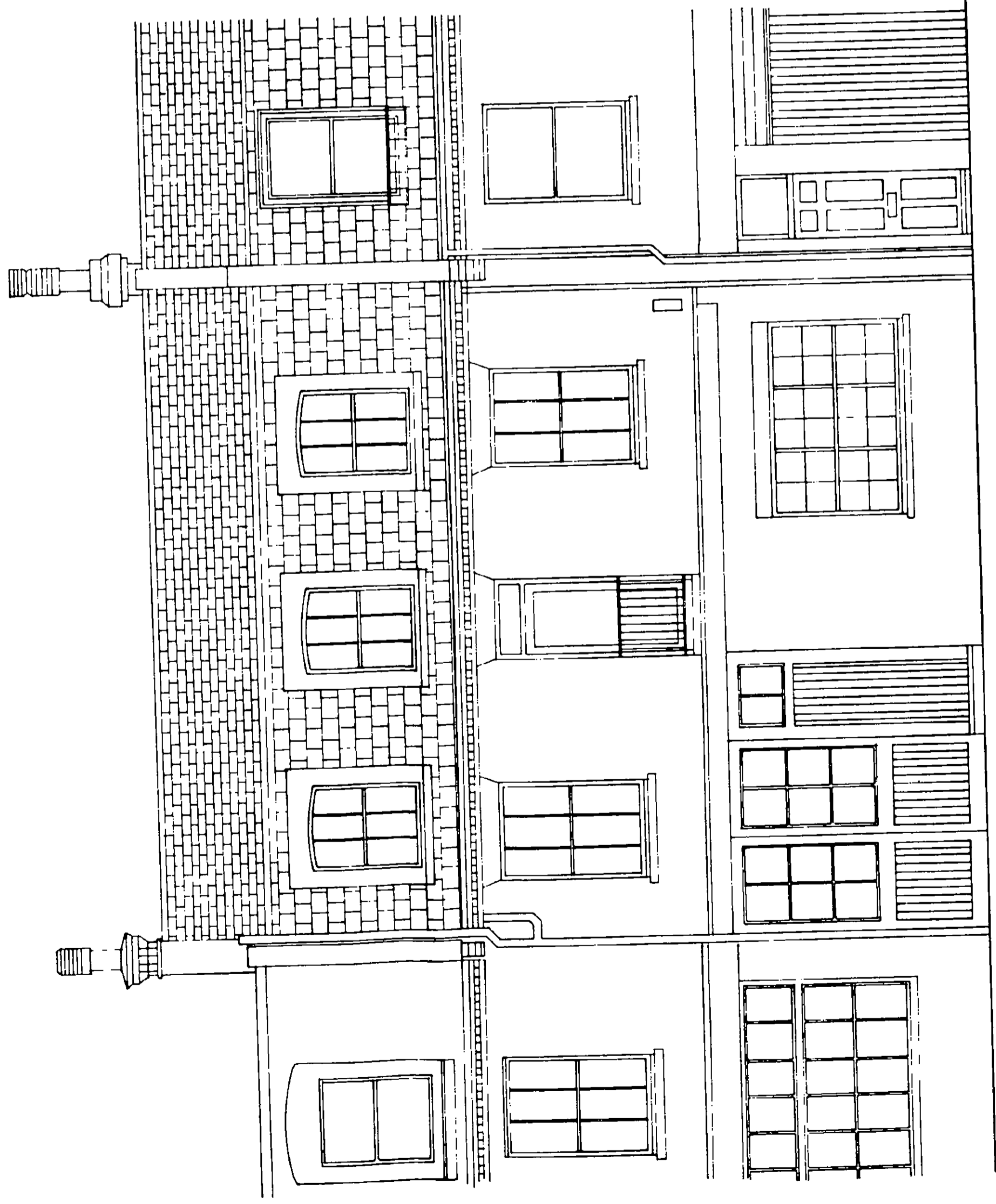
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1/50

DRAWN  
JB

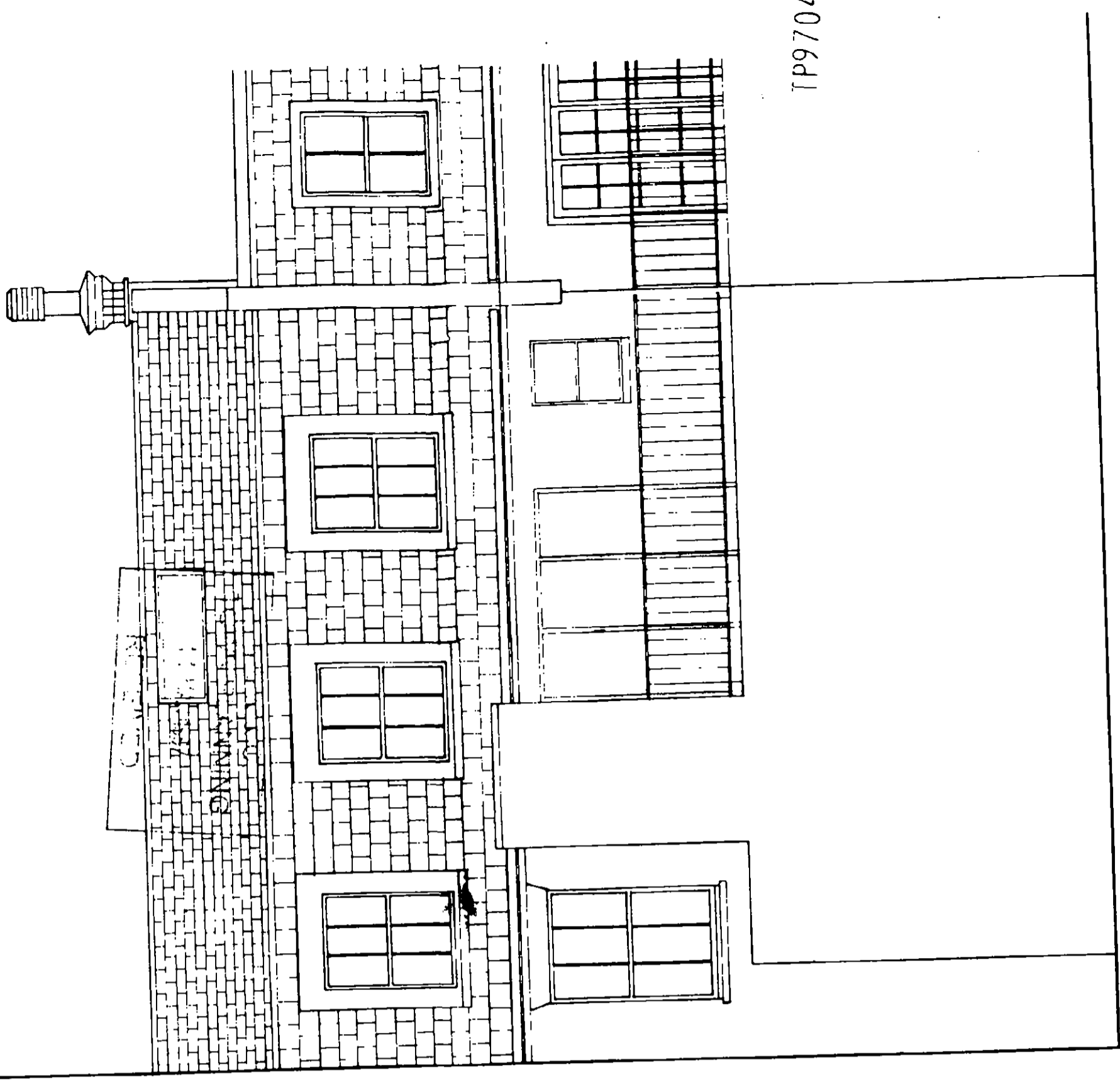
DATE  
MARCH 1997

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CVB





PROPOSED FRONT ELEVATION 1:50



PROPOSED REAR ELEVATION 1:50

TP970485

BOWERBANK BRETT + LACEY  
Architects

3 Windmill Street London W1P 1HF  
Telephone 0171 580 9271

CLIENT  
R MAPSTONE, ESG

JOB TITLE  
12 COBECK MEWS, LONDON SW7

DRAWING  
PROPOSED FRONT ELEVATION 1:50

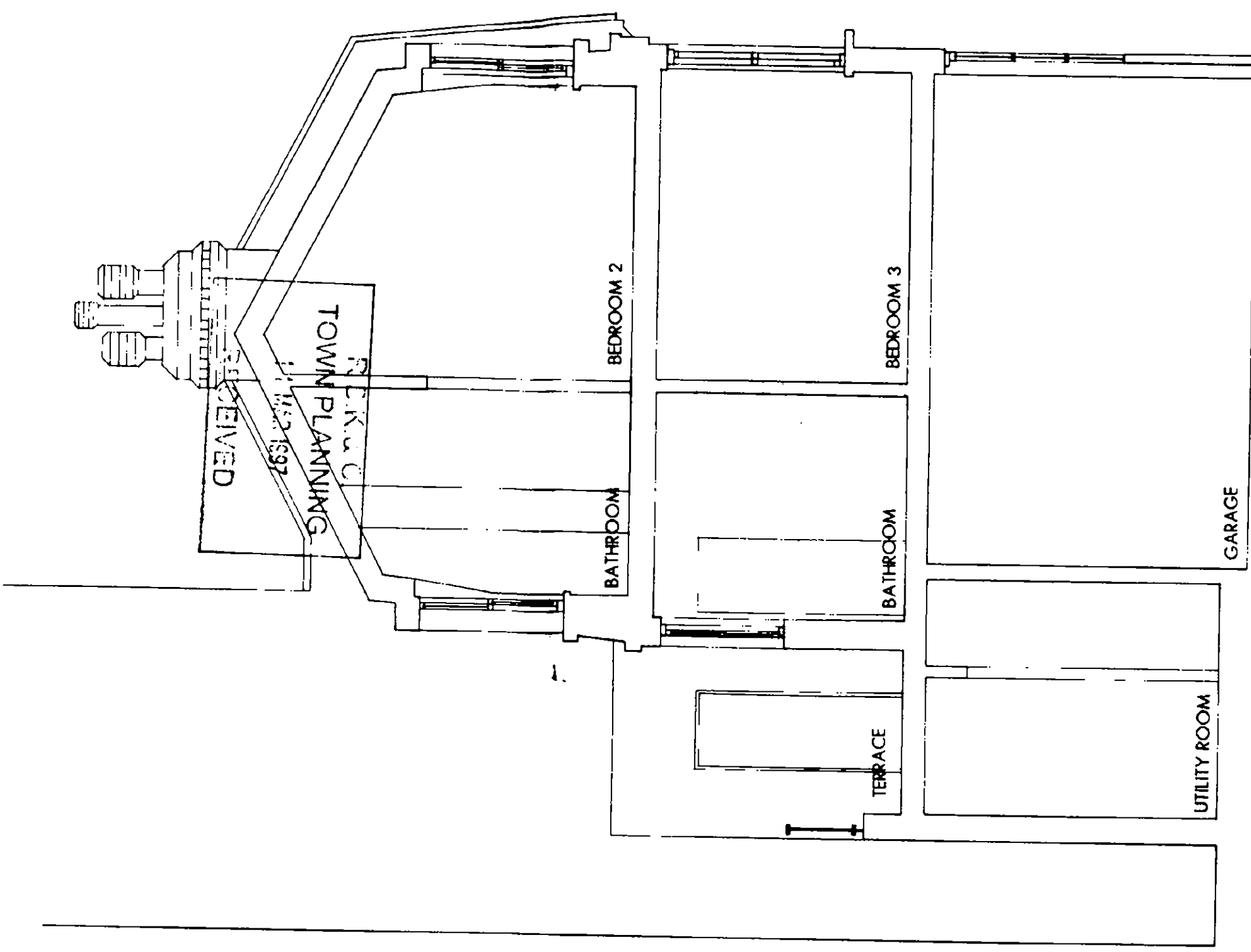
PROPOSED REAR ELEVATION 1:50  
DRAWING NO  
468/F/03

SCALE 1:50  
DRAWN JB

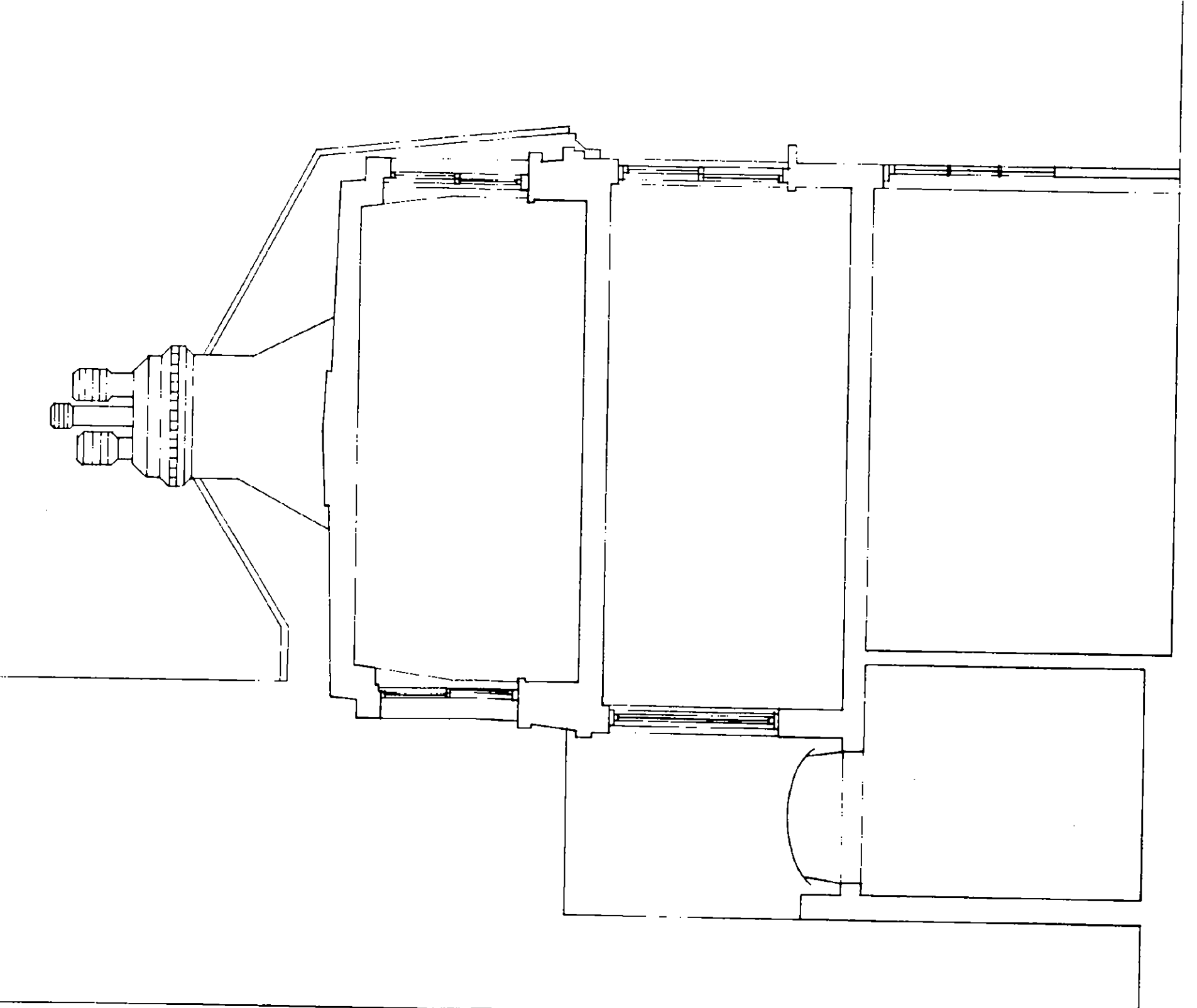
DATE MARCH 1997  
CHECKED CWB



TP970485



PROPOSED SECTION 1:50



EXISTING SECTION 1:50

**BOWERBANK BRETT + LACEY**  
**Architects**

3 Windmill Street London W1P 1HF  
 Telephone 0171 580 9271

CLIENT	R. MARSTONE - ESG
JOB TITLE	12 CO BECK MEWS, LONDON SW4
DRAWING	EXISTING SECTION 1:50
DRAWING NO	PROPOSED SECTION 1:50
SCALE	400/PL/04
DATE	MARCH 1997
CHECKED	JE
DRAWN	JE
CHECKED	CWR



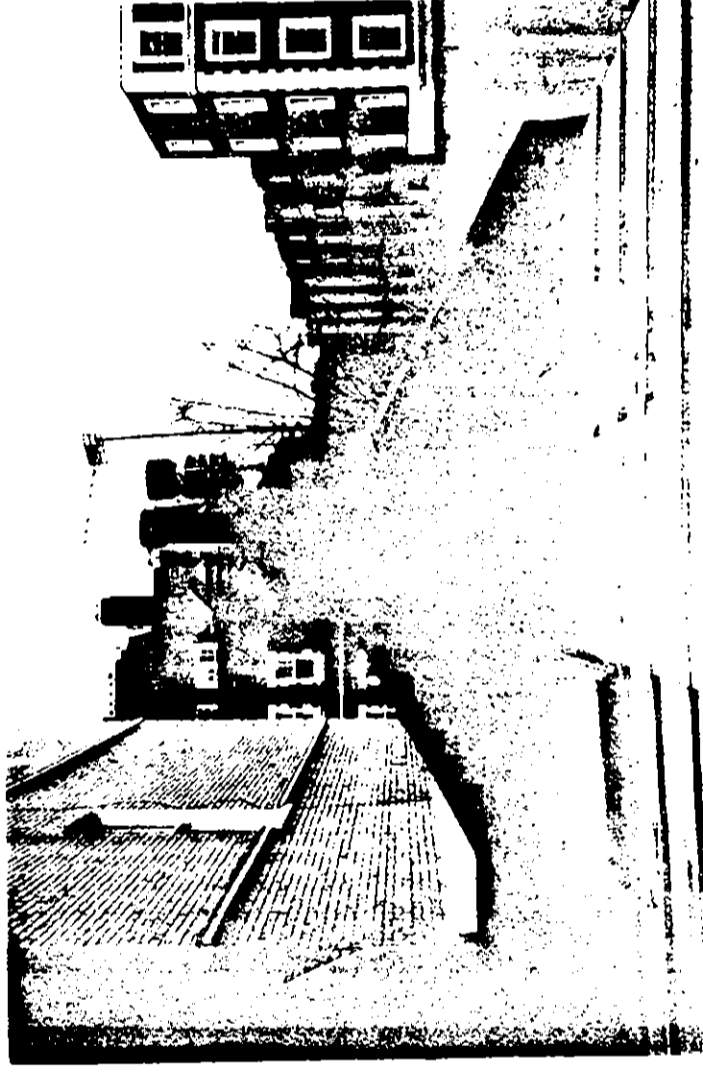
PITCHED ROOVES ON PROPERTIES OPPOSITE



FRONT OF EXISTING BUILDING



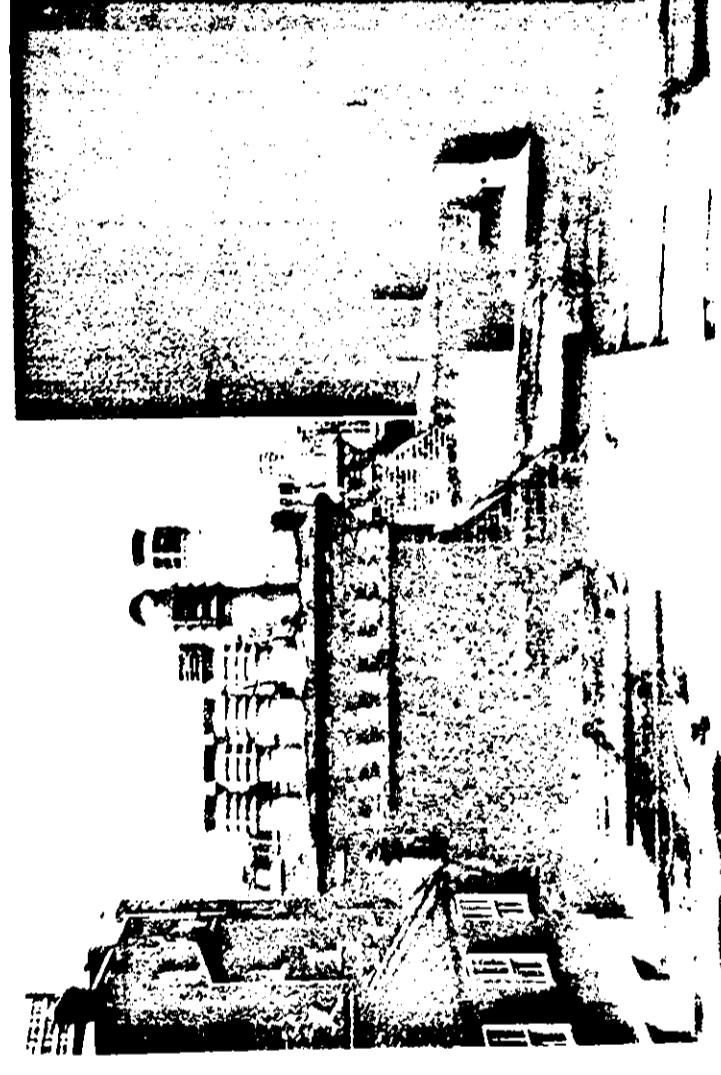
COLBECK MEWS



VIEW OF PARTY WALL LOOKING WEST



PARTY WALL SHOWING ADJACENT PITCHED ROOF



VIEW OF PARTY WALL LOOKING EAST

BOWERBANK BRETT + LACEY  
Architects

3 Windmill Street London W1F 1HF  
Telephone 017 530 9271

DATE	10/01/2011	CHECKED	
BY	W. BRETT	DRAWN	
SCALE	1:50	CHECKED	
PROJECT NO	405/11/01	DATE	10/01/2011
DRAWING NO	405/11/01	SCALE	1:50
BY	W. BRETT	DATE	10/01/2011
CHECKED		BY	

P970485

178726m

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178726m

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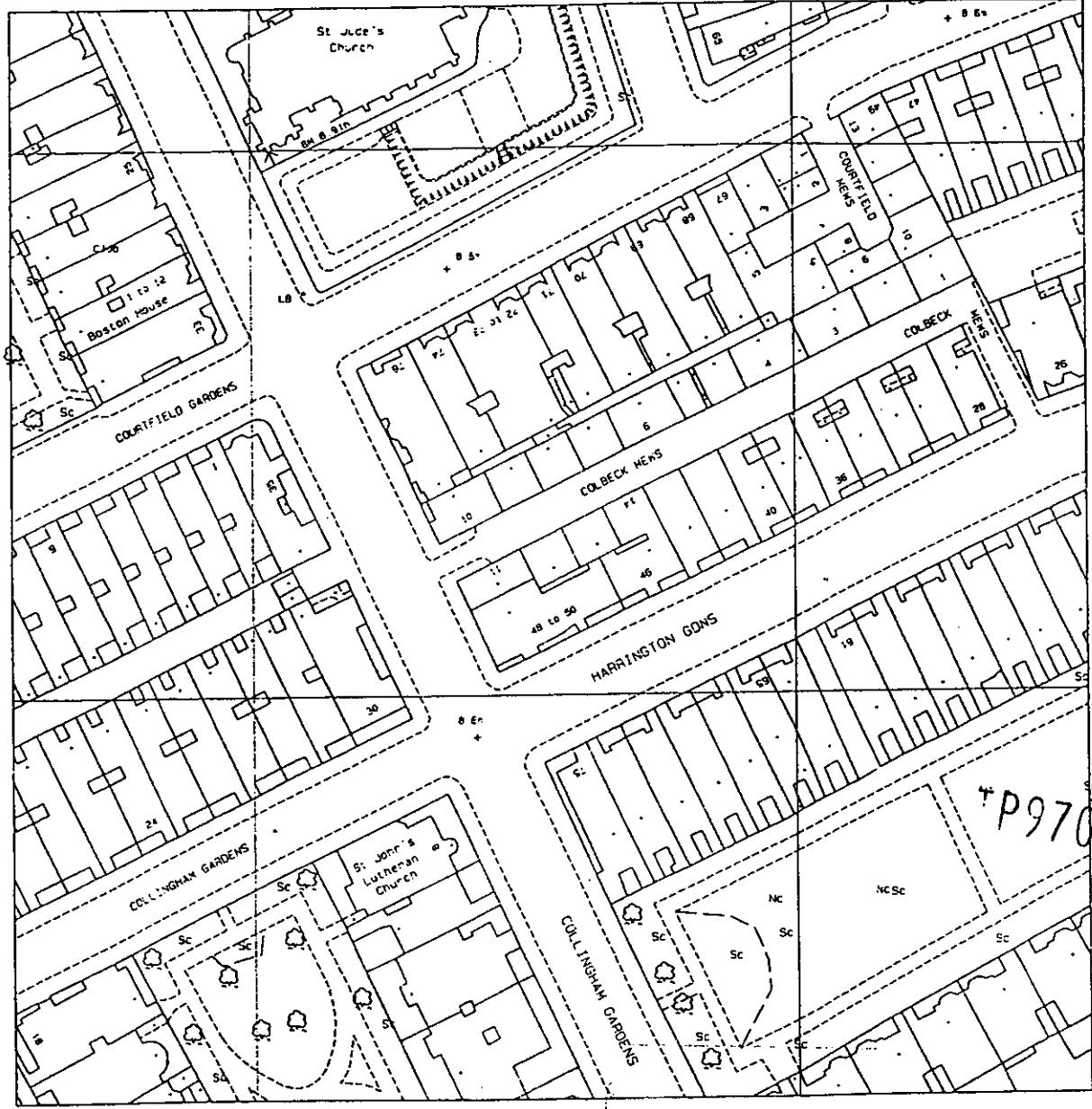
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178526m

**BOWERBANK BRETT + LACEY**  
**Architects**

3 Windmill Street London W1P 1HF  
 telephone 0171 580 9271

CLIENT

R. MAPSTONE, ESQ.

JOB TITLE

12 COLBECK MEWS, LONDON SW7

DRAWING

SITE PLAN

DRAWING NO

468/PL/01

SCALE

1 : 50

DRAWN

JB

DATE

MARCH 1997

CHECKED

CWB.

# TOWN & COUNTRY PLANNING ACT 1990

FORM TP1

## APPLICATION FOR PERMISSION TO DEVELOP LAND AND / OR BUILDINGS IN GREATER LONDON

FOR OFFICE USE ONLY

Fee £ .....

Cheque / Postal Order / Cash

Receipt No. Issued .....

Borough Ref. ....

Registered-No: S E L A

Date Received 11 MAR 1987

### PLEASE READ CAREFULLY THE GENERAL NOTES BEFORE FILLING IN THE FORM

<b>PART ONE</b>	To be completed by or on behalf of all applicants as far as applicable	Forward H.
	<b>FEE</b> (where applicable)	£ <u>90.00</u>

**1. APPLICANT** (in block capitals)

Name MR ROBERT MAPSTONE

Address 53 MILSON ROAD

LONDON W14 0LH

Tel. No. /

**AGENT** (if any) to whom correspondence should be sent

Name BOWERBANK BRETT & LACEY ARCHITECTS

Address 3 WINDMILL STREET

LONDON W1P 1HF

Tel. No. 0171 - 580 9271 Ref. ....

**2. PARTICULARS OF PROPOSAL FOR WHICH PERMISSION IS SOUGHT**

(a) Full address or location of the land to which this application applies 12 COLBECK MEWS, LONDON SW3  
TP970485

(b) Site area 65M<sup>2</sup>

(c) Give details or proposal indicating the purpose for which the land/buildings are to be used and including any change(s) of use.  
PRIVATE RESIDENCE.

(d) State whether applicant owns or controls any adjoining land and if so, give its location.  
NO

(e) State whether the proposal involves:- State Yes or No

(i) New building(s) or extension(s) to existing building(s)

NO

▶ If "Yes" state gross floor area of proposed building(s). ▼

m<sup>2</sup>

If residential development state number of dwelling units proposed and type if known, e.g. houses, bungalows, flats.

(ii) Alterations .....

NO

(iii) Change of use .....

NO

(iv) Construction of new access to a highway } vehicular  
pedestrian

NO

NO

(v) Alteration of an existing access to a highway } vehicular  
pedestrian

NO

NO

▶ If "Yes" state gross area of land or building(s) affected by proposed change of use (if more than one use involved state gross area of each use).

Hectares/m<sup>2</sup>

Strike out whichever is inapplicable

**3. PARTICULARS OF APPLICATION**

State whether this application is for: State Yes or No

(I) Outline planning permission  NO

(II) Full planning permission  YES

(III) Renewal of temporary permission or permission for retention of building or continuance of use without complying with a condition subject to which planning permission has been granted.  NO

(IV) Consideration under Section 72 only (Industry)  NO

If "Yes" strike out any of the following which are not to be determined at this stage.

- 1. Siting
- 2. Design
- 3. Landscaping
- 4. External appearance
- 5. Means of access

If "Yes" state the date and number of previous permission and identify the previous condition.

Date ..... Number .....

The Condition .....

**4. PARTICULARS OF PRESENT AND PREVIOUS USE OF BUILDINGS OR LAND**

State :-

(I) Present use of buildings/land PRIVATE RESIDENCE

(II) If vacant the last previous use and period of use with relevant dates. ....

**5. LIST ALL DRAWINGS, CERTIFICATES, DOCUMENTS, ETC;** forming part of this application

EXISTING PLANS, PROPOSED PLANS (1:50), EXISTING ELEVATIONS (1:50), PROPOSED ELEVATIONS (1:50), EXISTING SECTIONS & PROPOSED SECTIONS (1:50), SITE PHOTOS, SITE PLAN SHOWING LOCATION (1:1250)

**6. ADDITIONAL INFORMATION** State Yes or No

(a) Is the application for non-residential development  NO If "Yes" complete PART THREE of this form (See PART THREE for exemptions)

(b) Does the application include the winning and working of minerals  NO If "Yes" complete PART FOUR of this form

(c) Does the proposed development involve the felling of any trees  NO If "Yes" state numbers and indicate precise position on plan

(d) (I) How will surface water be disposed of? AS EXISTING

(II) How will foul sewage be dealt with? AS EXISTING

(e) Materials - Give details (unless the application is for outline permission) of the colour and type of materials to be used for:

(I) Walls AS EXISTING (BRICKWORK)

(II) Roof NATURAL SLATE

(III) Means of enclosure /

**We hereby apply for (strike out whichever is inapplicable)**

(a) Planning permission to carry out the development described in this application and the accompanying plans in accordance therewith

(b) Planning permission to retain the building(s) or work(s) already constructed or carried out, or a use of the land already instituted as described in this application and accompanying plans.

Signed [Signature] on behalf of R. MATHSON Date 6.3.97

**AN APPROPRIATE CERTIFICATE MUST ACCOMPANY THIS APPLICATION (See General Notes)**

If you are the ONLY owner of ALL the land at the beginning of the period 20 day before the date of application, complete Certificate A. If otherwise see PART TWO of this form.

**CERTIFICATE A** - Certificate under Section 66 of the Town & Country Planning Act 1990. I hereby certify that:-

- \*Strike out whichever is inapplicable.
- 1. No person other than the applicant was an owner (a) of any part of the land to which the application relates at the beginning of the period of 20 days before the date of the accompanying application.
  - ~~2.~~ None of the land to which the application relates constitutes or forms part of an agricultural holding; or
  - ~~3.~~ \*I have / the applicant has given requisite notice to every person other than \*myself/himself who, 20 days before the date of the application was a tenant of any agricultural holding any part of which was comprised in the land to which the application relates, viz:-

(a) "Owner" means a person having freehold interest or a leasehold interest the unexpired term of which was not less than 7 years.

Name and Address of Tenant .....

Date of Service of Notice .....

Signed [Signature] on behalf of R. MATHSON Date 6.3.97

**3. PARTICULARS OF APPLICATION**

State whether this application is for: State Yes or No

(i) Outline planning permission  NO  YES **If "Yes" strike out any of the following which are not to be determined at this stage.**  
 1. Siting 4. External appearance  
 2. Design 5. Means of access  
 3. Landscaping

(ii) Full planning permission  YES

(iii) Renewal of temporary permission or permission for retention of building or continuance of use without complying with a condition subject to which planning permission has been granted.  NO  YES **If "Yes" state the date and number of previous permission and identify the previous condition.**  
 Date ..... Number .....  
 The Condition .....

(iv) Consideration under Section 72 only (Industry)  NO

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State :-

(i) Present use of buildings/land PRIVATE RESIDENCE

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EXISTING PLANS, PROPOSED PLANS (1:50), EXISTING ELEVATIONS (1:50), PROPOSED ELEVATIONS (1:50), EXISTING SECTIONS & PROPOSED SECTIONS (1:50), SITE PHOTOS, SITE PLAN SHOWING LOCATION (1:250)

**6. ADDITIONAL INFORMATION** State Yes or No

(a) Is the application for non-residential development  NO  YES **If "Yes" complete PART THREE of this form (See PART THREE for exemptions)**

(b) Does the application include the winning and working of minerals  NO  YES **If "Yes" complete PART FOUR of this form**

(c) Does the proposed development involve the felling of any trees  NO  YES **If "Yes" state numbers and indicate precise position on plan**

(d) (i) How will surface water be disposed of? AS EXISTING  
 (ii) How will foul sewage be dealt with? AS EXISTING

(e) Materials - Give details (unless the application is for outline permission) of the colour and type of materials to be used for:  
 (i) Walls AS EXISTING (BRICKWORK)  
 (ii) Roof NATURAL SLATE  
 (iii) Means of enclosure /

**We hereby apply for (strike out whichever is inapplicable)**

(a) Planning permission to carry out the development described in this application and the accompanying plans in accordance therewith

(b) Planning permission to retain the building(s) or work(s) already constructed or carried out, or a use of the land already instituted as described in this application and accompanying plans.

Signed [Signature] on behalf of R. MARGON Date 6.3.97

**AN APPROPRIATE CERTIFICATE MUST ACCOMPANY THIS APPLICATION (See General Notes)**

If you are the ONLY owner of ALL the land at the beginning of the period 20 day before the date of application, complete Certificate A. If otherwise see PART TWO of this form.

**CERTIFICATE A - Certificate under Section 66 of the Town & Country Planning Act 1990. I hereby certify that:-**

- \*Strike out whichever is inapplicable.
1. No person other than the applicant was an owner (a) of any part of the land to which the application relates at the beginning of the period of 20 days before the date of the accompanying application.
  2. None of the land to which the application relates constitutes or forms part of an agricultural holding; or
  3. \*I have / the applicant has given requisite notice to every person other than \*myself/himself who, 20 days before the date of the application was a tenant of any agricultural holding any part of which was comprised in the land to which the application relates, viz:-

(a) "Owner" means a person having freehold interest or a leasehold interest the unexpired term of which was not less than 7 years.

Name and Address of Tenant .....

Date of Service of Notice .....

Signed [Signature] on behalf of R. MARGON Date 6.3.97