



Underground  
Railway

KENSINGTON CHURCH + STREET

BERKELEY GARDENS

BRINSFORD GARDENS

OLD TERRACE

BM 28.96m

28.6m

BM 30.30m

29.8m

29.3m

PH

PH

PH



## PLANNING SERVICES APPLICATION CONSULTATION SHEET

APPLICANT:

Application No:

Application dated

SITE:

NATURE OF PROPOSAL:

Application complete
Date to be decided by
Date Acknowledged

	Address to be consulted	Letter sent	Reply received	Observations		Decision letter sent
				For	Against	
1	3 Berkeley Gardens - ①					
2	102, 104a 104 106 KC St.					
3	102 (1-5 + bus route)					
4	104 (shop)					
5	104 (lower + upper)					
6	104A (shop)					
7	104B (shop)					
8	106 (offices)					
9						
10						

13

15/12

**CHECK Section 65 certificate/Environmental Impact Statement**

**CONSULT STATUTORILY (GDO)**

1. **HBMC**
  - (a) Circ. 8/87 (Para. 82) Listed Buildings
  - (b) Circ. 8/87 (Para. 28) Setting of Grade I or II
  - (c) Demolition in Conservation Area
2. Demolition Bodies - Circ. 8/87 (para 81)
3. Department of Transport
  - (a) Trunk Road - increased traffic
  - (b) Westway etc.
4. Neighbouring Local Authority
5. Strategic View Authorities
6. Department of Environment (Kensington Palace)
7. Civil Aviation Authority (over 300')
8. Development affecting Theatres (Theatre Trust)
9. National Rivers Authority
10. Thames Water
11. Crossrail Project Team
12. LRT - Chelsea/Hackney Line

**ADVERTISE**

- Effect on CA\*  ①
  - Setting of Listed Building\*
  - Works to Listed Building\*
  - Demolition in CA\*  ⑤
  - Departure from DP†
  - "Major" Development†
  - Environmental Assessment
- Note:** \*Site Notice is required  
 †Site Notice or Neighbour Notification required (GDO)  
 A Site Notice will normally be produced if advert requested
- If no Site Notice required

**OTHER SITE NOTICES**

If Site Notice required for case not in above categories

**OTHER CONSULTATION**

1. Police
2. L.P.A.C.
3. British Waterways Board
4. Environmental Health

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# PLANNING AND CONSERVATION

THE TOWN HALL • HORNTON STREET • LONDON W8 7NX

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THE ROYAL  
BOROUGH OF

Executive Director MJ FRENCH FRICS Dip TP MRTPI Cert TS  
Director of Planning Services

---



Colwyn Foulkes & Partners,  
229 Kensington High Street,  
London W8 6SA

Switchboard: 0171-937 5464  
Direct Line: 0171-361 2646

Facsimile: 0171-361 3463

**KENSINGTON  
AND CHELSEA**

**3 MAR 1995**

---

My reference:

Your reference:

Please ask for:

DPS/PV/TP/94/2545/G/07/68

Miss P. Vallely

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING ACT, 1990  
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER, 1988**

**Permission for development (Conditional) (TP6a)**

The Borough Council hereby permit the development referred to in the under-mentioned Schedule, subject to the conditions set out therein and in accordance with the plans submitted, save insofar as may otherwise be required by the said conditions. Your attention is also drawn to the enclosed Information Sheet.

**SCHEDULE**

**DEVELOPMENT**

Retention of one self-contained maisonette on second and third floors; conversion of lower floors into two self-contained residential units in the form of one flat and one maisonette; erection of rear extensions at ground and first floor levels; installation of access staircase to rear; elevational alterations and new front boundary treatment, at 2 BERKELEY GARDENS, KENSINGTON, W.8, as shown on submitted drawing(s) No(s). TP/94/2545, TP/94/2545/A and TP/94/2545/B, Applicant's drawing(s) No(s). L173/01, L173/02B, L173/03A, L173/04C and photographs, in accordance with your application dated 08/12/94, completed 12/12/94, revised 09/02/95 and 16/02/95.

/ CONDITIONS ...

CONDITIONS

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission. (C.1)
2. The development hereby permitted shall be carried out exactly and only in accordance with the drawings and other particulars forming part of the permission and there shall be no variation therefrom without the prior written approval of the local planning authority. (C.68)
3. All work and work of making good shall be finished to match the existing original work in respect of material, colour, texture, and profile and, in the case of brickwork, facebond and pointing. (C.71)
4. All new external finishes shall be in materials to match those of the exterior of the existing building(s). (C.72)
5. The roof of the extensions hereby permitted shall not be used at any time as a terrace without the prior approval in writing of the local planning authority. (C.80)
6. To ensure a satisfactory standard of external appearance. (R.85)
7. The staircase and gate shall be painted black and so maintained.
8. A detailed elevation and section, at a scale of 1:50, of the proposed front boundary treatment shall be submitted to and approved in writing by this Council before works begin.

REASONS FOR THE IMPOSITION OF CONDITIONS

1. As required by Section 91 of the Town and Country Planning Act 1990 to avoid the accumulation of unexercised planning permissions. (R.1)
2. The details are considered to be material to the acceptability of the proposals and to safeguarding the amenities of the area. (R.68)
3. To ensure a satisfactory standard of external appearance. (R.71)
4. To preserve and enhance the character and appearance of the Conservation Area. (R.72)
5. To protect the privacy and amenities of neighbouring properties. (R.79)
6. To ensure a satisfactory standard of external appearance. (R.85)
7. To ensure a satisfactory standard of external appearance. (R.85)

/8. The particulars...

8. The particulars reserved are considered to be material to the acceptability of the development and the local planning authority wishes to ensure that the details of the development are satisfactory. (R.11)

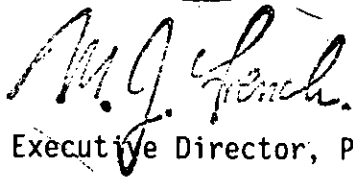
#### INFORMATIVES

1. This permission does not permit the use of the premises as temporary sleeping accommodation (including holiday lets or short lets) or any purpose specified in Section 25 of the Greater London Council (General Powers) Act 1973 as substituted by the Greater London Council (General Powers) Act 1983 or as timeshare accommodation as specified in Section 5 of the Greater London Council (General Powers) Act 1984. Use for such purposes would constitute a change of use requiring planning permission and it is the Council's policy to resist such changes of use. (I.2)
2. Planning permission is hereby granted for the development as shown on the approved drawings and subject to the conditions. Any alteration to the approved scheme, resulting from the requirements of the Building Regulations or for any other reason, may require further permission. You are advised to consult the Directorate of Planning Services before commencing work. (I.9)
3. Your attention is drawn to the conditions of this permission and to the Council's powers of enforcement, including the power to serve a Breach of Condition Notice under the Town and Country Planning Act, 1990, as amended. (I.10)
4. This property is within a Conservation Area. Building works should therefore be completed with great care. External facing work and detailed treatment should be finished in a manner sympathetic to the existing building. If there is any doubt about the way in which work should be carried out you should consult the Directorate of Planning Services. (I.11)
5. Separate approval for the works hereby granted planning permission may be required by the Building Act 1984 and the Building Regulations 1991, and the grant of planning permission does not imply that such approval will be given. The Director of Building Control, Council Offices, 37 Pembroke Road, W8 6PW should be consulted before works commence. (I.21)
6. Any proposals for external fire escapes, roof walkways or safety railings arising from the requirements of the Building Regulations may require further planning permission, and approval under those Regulations does not imply that planning permission will be granted. The Directorate of Planning Services will be pleased to advise on the implication of any changes. (I.22)

/7. Demolition and...

7. Demolition and building works are subject to the Environmental Protection Act, and appropriate controls over methods, noise and hours or work may be imposed by the Council. You are advised to consult the Director of Environmental Health, Council Offices, 37 Pembroke Road, W8 6PW at an early stage. (I.30)
8. Your attention is drawn to the British Standards Code of Practice for Demolition (CP 94 : 1971) the observance of which should considerably reduce the risks inherent in demolition work (particularly in relation to fire hazards arising from the practice of burning materials on site) both to operatives on the site and to the general public. (I.31)

Yours faithfully,



Executive Director, Planning & Conservation



THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA

PLANNING SERVICES COMMITTEE

01/03/95

APPLICATION NO.  
TP/94/2545/G/07

AGENDA ITEM  
68

REPORT BY THE DIRECTOR OF PLANNING SERVICES

APPLICANTS NAME/ADDRESS

Application dated 08/12/94

Colwyn Foulkes & Partners,  
229 Kensington High Street,  
London W8 6SA

Revised 09/02/95  
and 16/02/95  
Completed 12/12/94



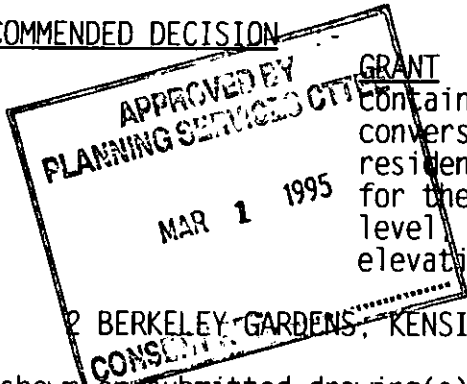
Polling Ward IA25

ON BEHALF OF : Watchet Limited  
INTEREST : Not known

District Plan Proposals Map:

Cons.Area	CAPS	Article 4 Direction	Listed Building	HBMC Direction	A/O Consulted	Objectors (to date)
7	NO	NO	NO	NO	13	0

RECOMMENDED DECISION



GRANT planning permission for retention of one self-contained maisonette on the second and third floor, for conversion of the lower floors into two self-contained residential units in the form of one flat and one maisonette, for the erection of rear extensions at ground and first floor level, for installation of access staircase to rear, for elevational alterations and for new front boundary treatment.

At: 2 BERKELEY GARDENS, KENSINGTON, W.8

As shown on submitted drawing(s) No(s): TP/94/2545, TP/94/2545/A and TP/94/2545B

Applicants drawing(s)No(s) : L173/01, L173/02B, L173/03A, L173/04C and photographs

CONDITIONS

1. C.1
2. C.68
3. C.71
4. C.72
5. C.80 .... change extension to extensions
6. R.85
7. The staircase and gate shall be painted black and so maintained.
8. A detailed elevation and section at a scale of 1:50 of the proposed front boundary treatment shall be submitted to and approved in writing by this Council before works begin.

REASONS FOR THE IMPOSITION OF CONDITIONS

- |         |         |         |         |
|---------|---------|---------|---------|
| 1. R.1  | 2. R.68 | 3. R.71 | 4. R.72 |
| 5. R.79 | 6. R.85 | 7. R.85 | 8. R.11 |

INFORMATIVES

- |         |         |         |         |
|---------|---------|---------|---------|
| 1. I.2  | 2. I.9  | 3. I.10 | 4. I.11 |
| 5. I.21 | 6. I.22 | 7. I.30 | 8. I.31 |

## 1.0 THE SITE

- 1.1 No. 2 is a four storey terraced property located on the southern side of Berkeley Gardens, close to its junction with Kensington Church Street. It is not listed but is situated within Kensington Gardens Conservation Area. The property is run-down and in need of considerable levels of renovation and repair.

## 2.0 THE PROPOSAL

- 2.1 Planning permission is sought for change of use and conversion of the basement, ground and first floors into one self-contained maisonette and one self-contained flat, for retention of the second and third floors as a self-contained maisonette, for the erection of extensions at rear ground and first floor level, for the installation of an access stairway from rear ground floor level to the garden, for elevational alterations and for the erection of a new pier and bottle balustrading on the front boundary wall. Conservation Area Consent is sought for partial demolition in relation to the proposed extensions and alterations.

## 3.0 PLANNING HISTORY

- 3.1 There is no planning history for this site.

## 4.0 PLANNING CONSIDERATIONS

- 4.1 The main considerations with regard to this proposal relate to the suitability of the proposed conversion and the impact of the proposed associated extensions and alterations on the character and appearance of the property and conservation area.
- 4.2 It would appear that the basement ground and first floor have been used as an undertakers for approximately thirty years. It would also appear that the existing self-contained maisonette has been in situ for a considerable number of years also.
- 4.3 An undertaker's would fall into Use Class A1 (Shop). The loss of retail floorspace would normally be resisted by Policy S1 of the UDP, as proposed to be modified. In this case it is considered that the loss of the undertaker's is outweighed by the gain in residential units and floorspace, which is supported by policy H3 of the UDP, as deposited and policies STRAT 13 and 14 of the UDP as proposed to be modified. No. 2 is situated within a residential terrace.
- 4.4 The proposed mix of units is considered to be acceptable, with a family sized unit having access to the rear garden area. The proposed room sizes and layouts are also acceptable and comply with standards outlined in the Council's District Plan and UDP, as deposited, and as proposed to be modified.

resisted on a building of this type due to increased bulk and loss of the original rear elevation. However, the proposed small infill extension at first floor level is considered to be acceptable in this case as it matches an existing rear extension at No. 104, has been set back in order to reduce its impact and forms part of an overall scheme which represents a considerable improvement of the character and appearance of this property. Nos. 104 and 2 are the only properties with rear lightwells in this terrace therefore no precedent will be set for other high level infills in this stretch of properties.

- 4.8 It is proposed that a rear metal staircase is installed to provide access from ground level into the garden. The Council's Design Officer considers that the detailed design is appropriate. It is felt that no loss of amenity will result due to overlooking as the platform has been set away from the garden boundary wall and is only large enough to be used as a means of access.
- 4.9 It is proposed that two sets of french doors are installed in the rear elevation and that a replacement set of french doors are installed at basement level in the front elevation. This aspect of the scheme is considered to be acceptable.
- 4.10 It is proposed that a missing cornice is reinstated and that three blind windows are opened up on the front elevation. It is also proposed that the front boundary treatment is altered through the reintroduction of a missing pier and a balustraded front wall. A black painted metal gate is also proposed. These aspects of the scheme are welcomed and are felt to represent a considerable improvement on the appearance of this property and the conservation area.

## 5.0 PUBLIC CONSULTATION

- 5.1 Two responses have been received with regard to this proposal. English Heritage have stated that they have no representations to make on this case. The immediate neighbour has stated with regard to the original drawings that they have no objection to the proposal subject to impact on light, privacy, that the building contract will be continuous and completed within an agreed reasonable period, hours of working, noise and air pollution during the works, notification in advance of the removal of asbestos and other similar materials, party wall awards, drainage, scaffolding and skips during the works.
- 5.2 It is felt that no loss of privacy or amenity to neighbouring properties will result. All other aspects of the respondent's letter relate to building works and would be controlled by powers held by the Director of Environmental Services, or would have to be dealt with privately between the two parties.

5.3 This respondent has been reconsulted with regard to revised drawings but no response has, as yet, been received.

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/94/2545 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: KO  
REPORT APPROVED BY: PK/AD  
DATE REPORT APPROVED: 10/02/95

PSC9503/KO .REP

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# PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

---

Executive Director MICHAEL J FRENCH FRICS Dip TP MRTPI Cert TS

Director of Planning Services

---

Mr. H. Richard T. Williams,  
Colwyn Foulkes & Partners,  
229 Kensington High Street,  
London,  
W8 6SA.

Telephone: 0171-937 5464  
Extension: 2096  
Direct Line: 0171 361 2096  
Facsimile: 0171-361 3463

14 February 1995

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F  
**THE ROYAL  
BOROUGH OF**



**KENSINGTON  
AND CHELSEA**

---

My reference:  
DPS/DCN/KO/TP/94/2545

Your reference:

Please ask for:  
Ms. K. Orme


Dear Sir,

**Town and Country Planning Act, 1990**

**2 Berkeley Gardens, W8.**

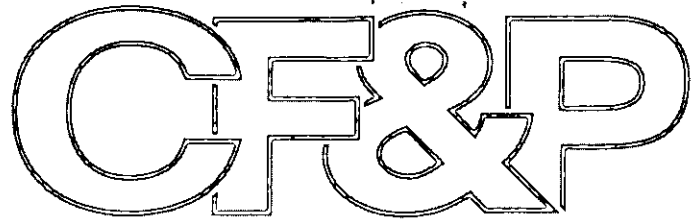
I write to confirm that the current applications for planning permission and conservation area consent relating to the above property will be submitted to the Planning Services Committee on the 1st March, 1995, with a recommendation for approval.

Yours faithfully,

  
P. Kelsey,  
Area Planning Officer for the  
Executive Director, Planning and Conservation.

Our Ref: L173/LA/ML/ea/4390

15 February 1995



**Colwyn Foulkes and Partners**  
Chartered Architects Planning and Landscape Consultants

Ms Kate Orme  
Royal Borough of Kensington & Chelsea  
Planning Department  
The Town Hall  
Hornton Street  
London W8 7NX

RECEIVED BY PLANNING SERVICE				
DC	88	CC	8	8
On 18 FEB 1995 6				
EXEC DIR	DIRECTOR PLANNING SERVICE			ENV PLAN
APPEALS OFFICER	13	LEADS OFFICER	FORWARD PLAN	HEAD DC

Dear Ms Orme,

2 Berkeley Gardens, London W8

Following queries about the effect of the rear elevation works at the above property on the adjacent house, a return visit was made to site. This visit confirmed the extent of the external flanking wall between the two properties, which is higher than the parapet wall as we seek to adjust it.

Our drawings showing the adjusted elevation and our proposals have been adjusted accordingly, and show that there is no effect on the neighbouring property. Please substitute, therefore, our revised drawings L173/04 rev C and L173/03 rev A for those currently in your possession.

I hope this has clarified the position, please contact us if you require my further information.

Yours sincerely

  
 Martin Long  
**COLWYN FOUKES & PARTNERS**

*HO  
copy of plans  
to please*

cc: T Edwards - Charterfield

encl.

229 Kensington High Street, London W8 6SA  
Tel: 0171 938 2464 Fax: 0171 938 2847

Merton Place, Colwyn Bay, Clwyd LL29 7BY  
Tel: 01492 532735 Fax: 01492 531034

**Partners:**

A. N. Colwyn Foulkes, B.Sc., B.Arch., R.I.B.A.  
H. R. T. Williams, B.Sc., B.Arch., R.I.B.A.  
M. Mamalis, B.A. (Hons), Dip. Arch., R.I.B.A.  
C. Hardman, Dip. Arch., R.I.B.A., H.K.I.A.

**Consultants:**

I. Clare, B.Sc. (Hons), Dip. L.A. (Edin).  
E. M. Foulkes, D.L., M.B.E., B.Arch., R.I.B.A., F.R.S.A.  
R. J. Howard, B.Arch., R.I.B.A., M.R.T.P.I.

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# PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

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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

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## COUNCIL NOTIFICATION OF DEVELOPMENT

FILE COPY - REV. DWGS

Switchboard: 0171 - 937 5464

Direct Line: 071-361 2079/2080

Facsimile: 0171 - 361 3463

Date: 09/02/95

---

My reference:

Your reference:

Please ask for:

Planning Information Office

DPS/DCN/KO/TP/94/2545

### **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**

2 BERKELEY GARDENS,  
W.8

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

Change of use and conversion of basement, ground and first floors into 1 self-contained maisonette and 1 self-contained flat including erection of rear conservatory style extensions (with balconies and stairs to garden) at ground and first floor levels, elevational

**NB: REVISED DRAWINGS RECEIVED. ANY FURTHER COMMENTS MUST BE RECEIVED BY 28/2/1995**

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, Hornton 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. 071-352 1856.
- (b) the postal areas W10, W11, or W2 can be examined at the Borough Council's Advisory Service Office, The Information and Aid Centre, Ladbrooke Grove, W10 (under Westway, opposite Ladbrooke Grove tube station.) Tel. 081-969 2433

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.

FILE NUMBER: TP/94/2545

ADDRESS: 2 Berkeley Ccls.

REVISED DRAWINGS RECEIVED

Ms. S. J. Young  
1st Fl. Flat  
104 Kensington St.

1. Please re-notify all objectors. Add to letter:

"Revised drawings received. Any further comments must be received by ....." \* 28/2/95. TA.

2. ~~Please re-advertise~~ \*

\* delete or add as appropriate

Handwritten signature and initials, possibly "S.J. Young" and "4/2/95".



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

Address <i>2, Berkeley Gardens.</i>	Appl. No. <i>94/2545/K0</i>	L.B. -	C.A. <i>7</i>	N/C/S <input checked="" type="checkbox"/> C S
Description <i>Rear extensions, elev. alt. + front boundary change.</i>		Code X	<i>EA</i>	<i>G</i>

The revised drawings received 9/2/95 are fine.

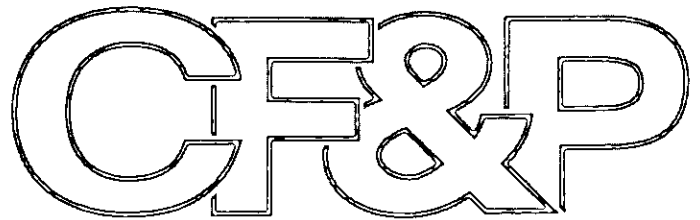
- Please amend:-
- larger scale details of the front ~~street~~ boundary features - duocourse
  - strict adherence with approved drawings (i.e. the old CSD).
  - mats to match -

*J.*

*9/2/95*

Our Ref: L173/LA/RW/tf/4362

8 February 1995



**Colwyn Foulkes and Partners**  
Chartered Architects Planning and Landscape Consultants

Ms Kate Orme  
Royal Borough of Kensington & Chelsea  
Planning Department  
The Town Hall  
Hornton Street  
London W8 7NX

Dear Ms Orme,

2 Berkeley Gardens, London W8

Further to our recent meeting on site with yourself and Ms Benes, we are pleased to enclose four no. copies of the following revised drawings for your information: Dwg no. L173/02B, 04B.

The principal revisions relate to the first floor recessed extension which is now in brickwork, reusing the existing window from the main wall, with a glazed roof, hidden below the the parapet, to allow light into the deep plan.

As advised, this small extension, which matches the line of the extension to the adjacent property, is necessary to gain access from the bedroom to the bathroom, the only other approach being via the communal stairs which is obviously undesirable as all the proposed flats are self-contained.

I believe you are now in a position to recommend the scheme for approval that it will go to Committee on 1st of March, and that you will be able to confirm this to us in writing before the 16th February.

Thank you for your cooperation and assistance.

Yours sincerely

A handwritten signature in black ink, appearing to read 'R. Williams'.

H Richard T Williams  
**COLWYN FOULKES & PARTNERS**

229 Kensington High Street, London W8 6SA  
Tel: 0171 938 2464 Fax: 0171 938 2847

Merton Place, Colwyn Bay, Clwyd LL29 7BY  
Tel: 01492 532735 Fax: 01492 531034

**Partners:**

A. N. Colwyn Foulkes, B.Sc., B.Arch., R.I.B.A.  
H. R. T. Williams, B.Sc., B.Arch., R.I.B.A.

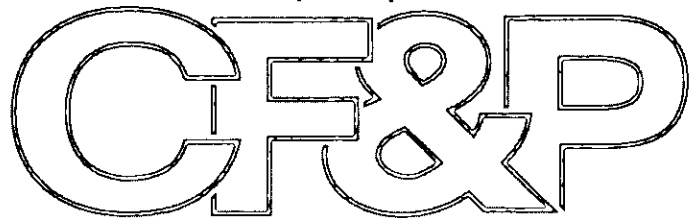
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C. Hardman, Dip. Arch., R.I.B.A., H.K.I.A.

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R. J. Howard, B.Arch., R.I.B.A., M.R.T.P.I.

Our Ref: L173/LA/RW/tf/4346

3 February 1995



**Colwyn Foulkes and Partners**  
Chartered Architects Planning and Landscape Consultants

Ms Kate Orme  
Royal Borough of Kensington & Chelsea  
Planning Department  
The Town Hall  
Hornton Street  
London W8 7NX

Dear Ms Orme,

RECEIVED BY PLANNING SERVICES				
DC N	DC C	DC S	E	AO ACK
On 6 FEB 1995				
EXEC DIR	DIRECTOR PLANNING SERVICES			ENV PLAN
APPEALS OFFICER	10	FEES OFFICER	FORWARD PLAN	HEAD DC

2 Berkeley Gardens, London W8

Further to our recent meeting with Helena Benes and yourself on site, I am pleased to enclose sketch revisions taking on board the matters raised for your comment and approval;

**Front Garden Wall**

- i) Gate Post relocated reducing width of opening
- ii) 'Bottle' detail to wall. (We would hope the the final details could be agreed as reserved matter)

**Front Eleavtion**

- i) Glazing bars to ground floor french window revised
- ii) Cornice at 2nd/3rd floor added to match neighbouring property
- iii) Rwp from bay window roof taken down vertically to courtyard

**Rear Elevation**

- i) Doors to lower ground and ground floor relocated and galzing bars revised
- ii) Glazed balcony at first floor revised to masonry to match existing, with raised parapet. Existing window from main wall reused. Extension set back as agreed.

We are anxious to submit our proposals to you by the 10th February to meet your deadline for the Committee on 1st March.

I look forward to hearing from you at your earliest convenience.

Yours sincerely

H Richard T Williams  
**COLWYN FOULKES & PARTNERS**

cc T Edwards - Charterfield

encl.

229 Kensington High Street, London W8 6SA  
Tel: 0171 938 2464 Fax: 0171 938 2847

Merton Place, Colwyn Bay, Clwyd LL29 7BY  
Tel: 01492 532735 Fax: 01492 531034

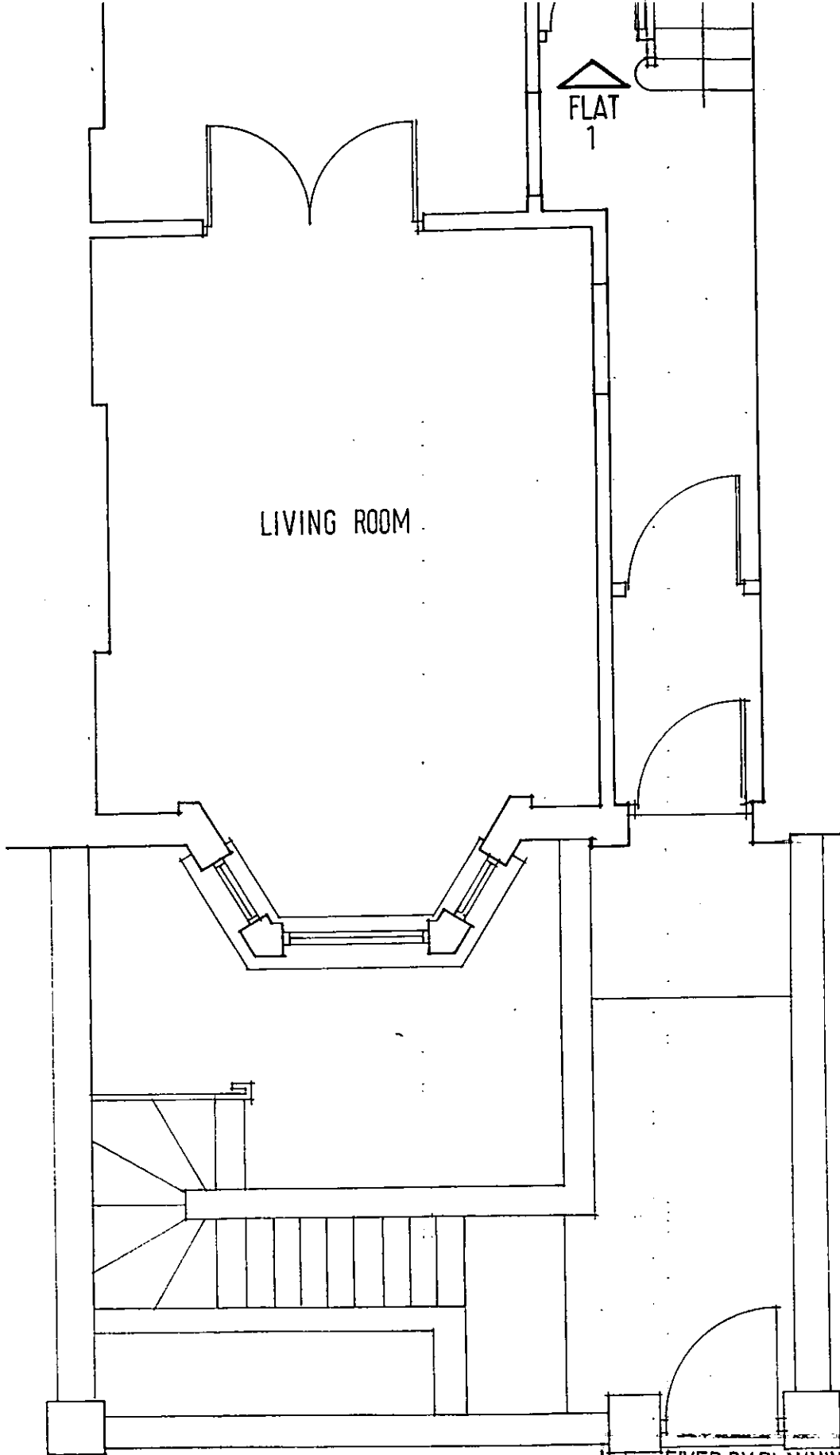
**Partners:**

A. N. Colwyn Foulkes, B.Sc., B.Arch., R.I.B.A.  
H. R. T. Williams, B.Sc., B.Arch., R.I.B.A.

M. Mamalis, B.A. (Hons), Dip. Arch., R.I.B.A.  
C. Hardman, Dip. Arch., R.I.B.A., H.K.I.A.

**Consultants:**

I. Clare, B.Sc. (Hons), Dip. L.A. (Edin).  
E. M. Foulkes, D.L., M.B.E., B.Arch. R.I.B.A., F.R.S.A.  
R. J. Howard, B.Arch., R.I.B.A., M.R.T.P.I.



FLAT  
1

LIVING ROOM

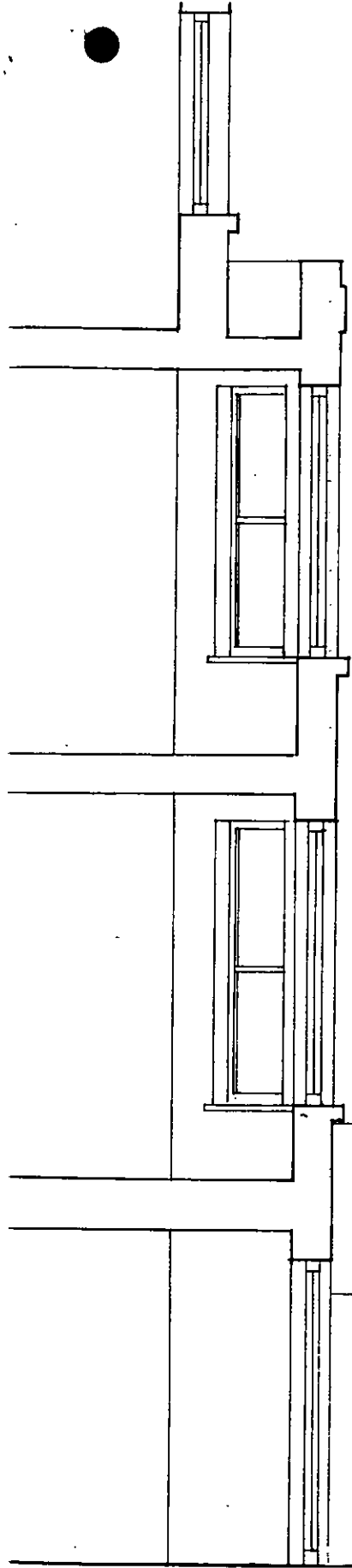
GROUND FLOOR

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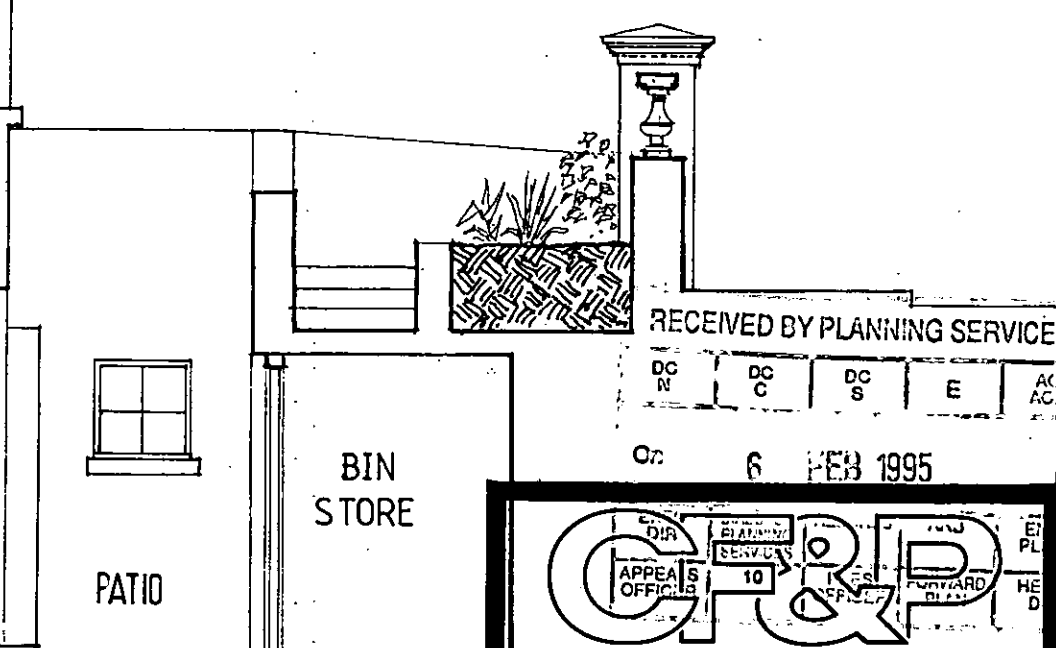
DC N DC C DC S E AD ACK

AS NEIGHBORING PROPERTY  
On 6 FEB 1995

EXEC DIR	Director PLANNING SERVICES	RECORDS	ENV PLAN
APPEALS OFFICER	10	FEES OFFICER	HEAD PLAN DC



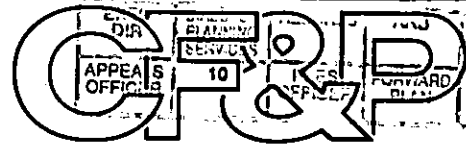
NEW WALL & POST



RECEIVED BY PLANNING SERVICE

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On 6 FEB 1995



**Colwyn Foulkes and Partners**

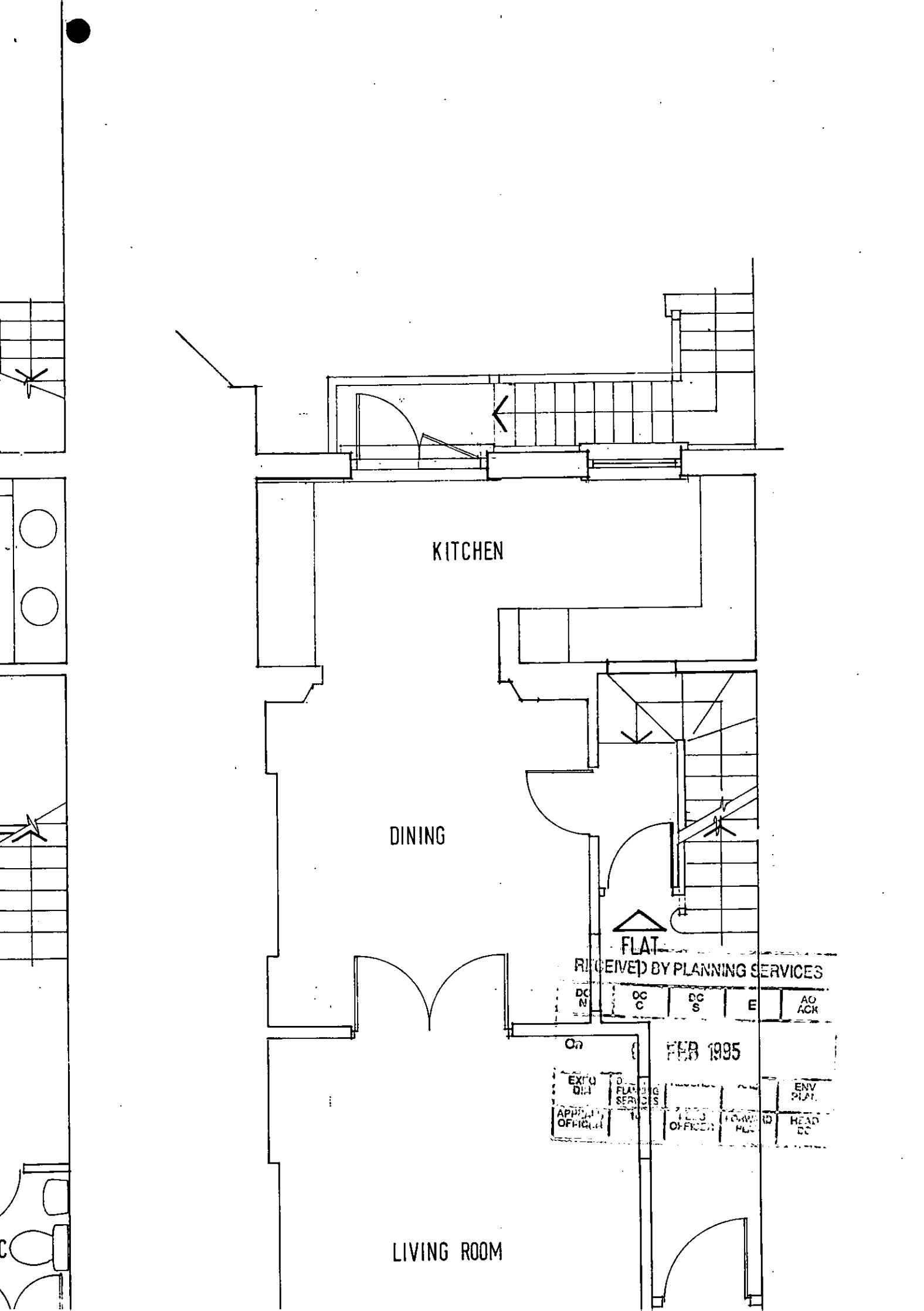
Chartered Architects  
Planning and Landscape Consultants

Colwyn Bay  
0492 532735

London  
071 938 2464

**Project**

2 BERKLEY  
GARDENS  
LONDON W8



KITCHEN

DINING

LIVING ROOM

FLAT

RECEIVED BY PLANNING SERVICES

DC N	DC C	DC S	E	AO ACK
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FEB 1995

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APPL. OFFICER	PLANNING OFFICER	HEAD DC



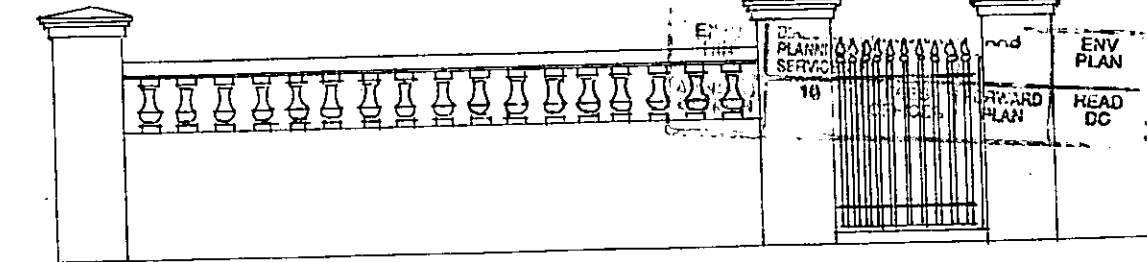


FRONT ELEVATION  
( PROPOSED )

RECEIVED BY PLANNING SERVICES

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6 FEB 1995



GARDEN WALL PIERS & BALUSTERS AS NEIGHBOURING PROPERTY



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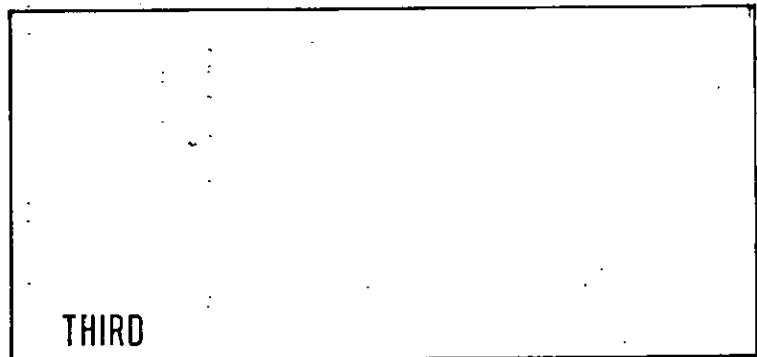
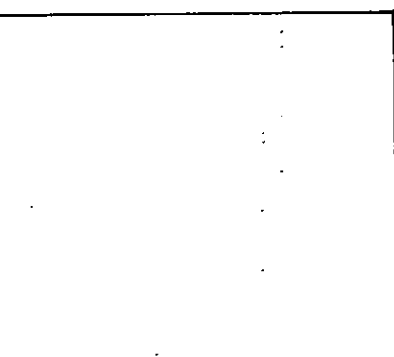
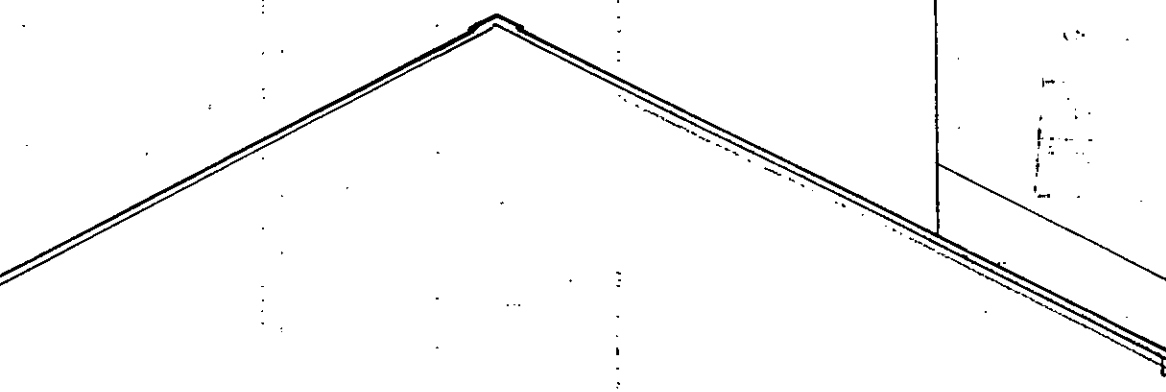
APPEALS OFFICE



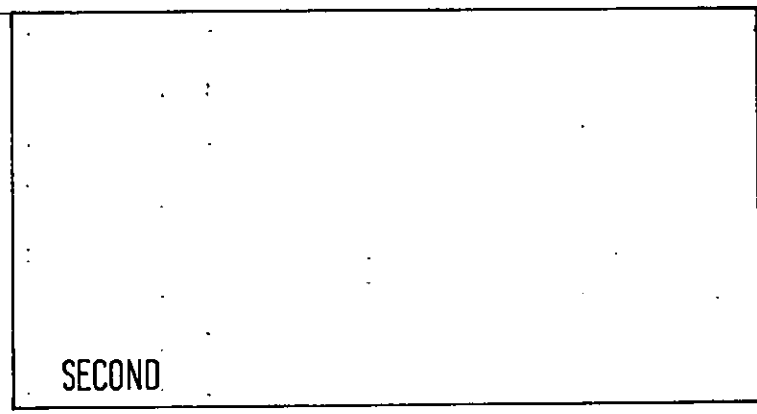
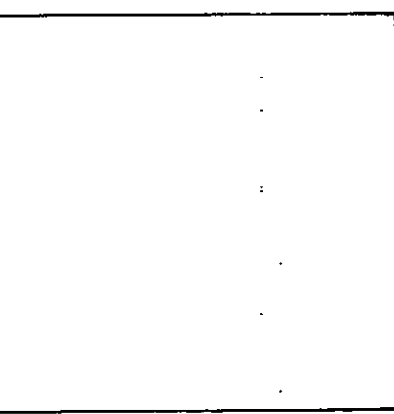
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6 FEB 1960

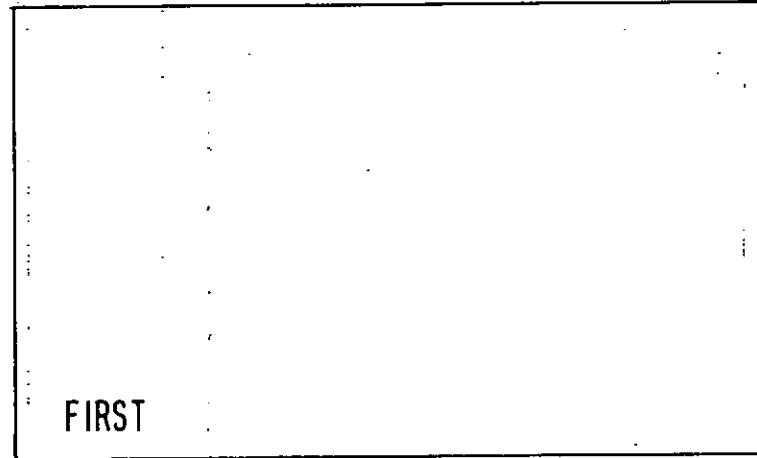
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WARD		HEAL DC



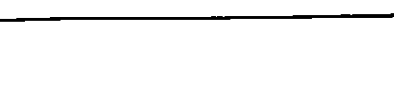
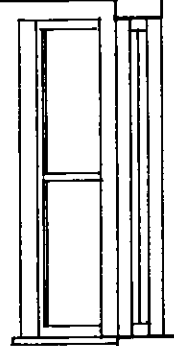
THIRD



SECOND



FIRST



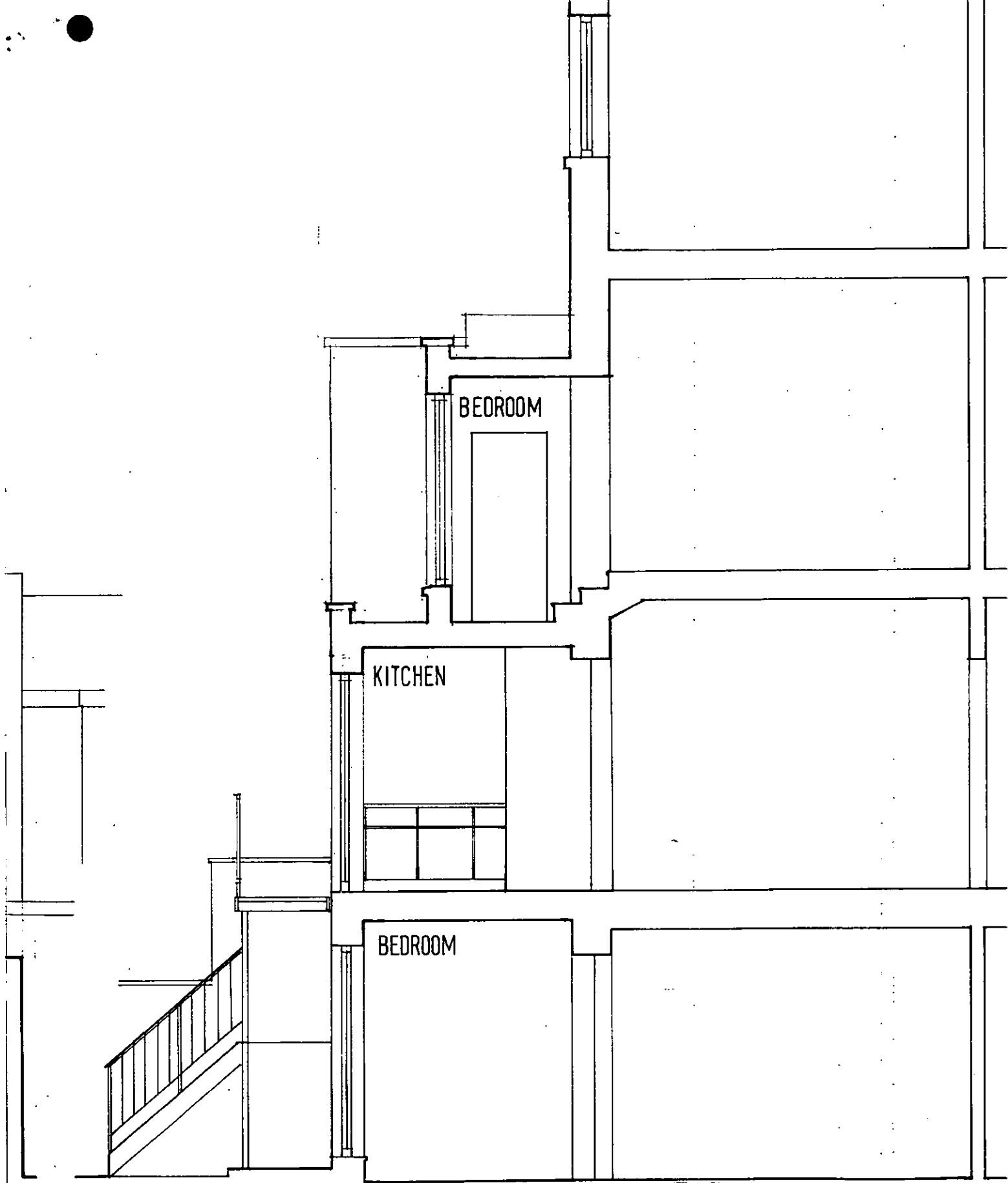


RECEIVED BY PLANNING SERVICES

On 6 FEB 1995

EXEC DIR	LOCAL PLANNING SERVICES	DC	ENV PLN
APPEALS OFFICER	10	FEE'S OFFICER	FORWARD PLAN
			HEAD DC

REAR ELEVATION  
( PROPOSED)



SECTION AA  
( PROPOSED )

RECEIVED BY PLANNING SERVICES

DC N	DC C	DC S	E	AD ASST
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On 6 FEB 1995

EXEC DIR	DIRECTOR PLANNING SERVICES			ENV PLAN
APPEALS OFFICER	10	FEE'S OFFICER	FORWARD PLAN	HEAD DC

ENGLISH HERITAGE



Director of Planning Services  
The Royal Borough of Kensington & Chelsea  
The Town Hall  
Hornton Street  
London W8 7NX

Our ref:LR/8697

Your ref:DPS/DCN/  
KO/TP/94/2545  
Direct dial:071 973 3763

20 December 1994

Dear Sir

**2 BERKELEY GARDENS, W8**

Date of Application: 8.12.94

Applicants: Watchet Ltd

Works: Change of use from Business/Residential at lower ground, ground & first floor to Residential (LG and G Maisonette, FF 1 bed flat) & modification to existing 2 bed flat at second & third floors. Extension to rear at ground floor & first floor levels.

With reference to your letter of notification dated 15.12.94 for works of demolition at the above address, English Heritage does not wish in this case to make any representations.

Yours faithfully

P Calvocoressi  
London Region

RECEIVED BY PLANNING SERVICES				
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22 DEC 1994 21				
PEALS OFFICER	10	RES OFFICER	FORV. PL.	ENV PLAN HEAD

LR23

First Floor Flat  
104 Kensington Church Street  
London W8 4BU  
Office Tel: 0171-831 8883  
Office Fax: 0171-404 0246

M.J. French Esq.,  
Executive Director, Planning &  
Conservation,  
Royal Borough of Kensington &  
Chelsea,  
The Town Hall,  
Hornton Street, London W8 7NX.

By Fax: 0171-361 3463

4 January 1995

Dear Mr. French,

2 Berkeley Gardens, London W. 8.  
Ref: DPS/DCN/KO/TP/94/2545

I visited the Planning Office on Friday 30th December 1994 to inspect the plans relating to 2 Berkeley Gardens. Should you be minded to grant Planning Permission, coupled with a change of use, I have in principle no objections to the scheme/change of use, subject to the points below:

1. Consideration to be given to any Rights of Light that I, or the freeholder, currently enjoy.
2. That the proposed design does not invade my privacy.
3. That the building contract will be continuous and completed within an agreed reasonable period.
4. Hours of working: I trust these will be limited to Monday-Friday, 08.00-17.30 (excluding Bank Holidays etc.).
5. That there will be no noise or air pollution beyond levels in accordance with current legislation.
6. That I will be notified in advance of any removal of asbestos or like substances and that such removal will be conducted in accordance with current legislation.

.../2

- 2 -

7. That items (4), (5) and (6) will be policed in accordance with current Local Authority Planning/Building Policy.
8. That Party Wall Awards, if appropriate, are agreed between the various affected parties.
9. That the Building Contractors take every possible care in ensuring that the existing drainage system (which may be shared with my property) is not exposed to ingress of dust and rubble etc., etc. Or used for the disposal of unsuitable or illegal substances.
10. That any scaffolding erected is in accordance with current legislation and that the design structure does not facilitate break-ins to adjoining properties. It may be necessary for the scaffolding to be protected by an electronic security system.
11. That no skips etc., are sited in the vicinity without appropriate Licences being granted.

Thank you for your help.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Sally Young', written over a horizontal line.

MRS. S.J. YOUNG



Our Ref: L173/LA/RW/tf/4346

3 February 1995

Ms Kate Orme  
Royal Borough of Kensington & Chelsea  
Planning Department  
The Town Hall  
Hornton Street  
London W8 7NX

Dear Ms Orme,

2 Berkeley Gardens, London W8

Further to our recent meeting with Helena Benes and yourself on site, I am pleased to enclose sketch revisions taking on board the matters raised for your comment and approval;

**Front Garden Wall**

- i) Gate Post relocated reducing width of opening
- ii) 'Bottle' detail to wall. (We would hope the the final details could be agreed as reserved matter)

**Front Eleavtion**

- i) Glazing bars to ground floor french window revised
- ii) Cornice at 2nd/3rd floor added to match neighbouring property
- iii) Rwp from bay window roof taken down vertically to courtyard

**Rear Elevation**

- i) Doors to lower ground and ground floor relocated and galzing bars revised
- ii) Glazed balcony at first floor revised to masonry to match existing, with raised parapet. Existing window from main wall reused. Extension set back as agreed.

We are anxious to submit our proposals to you by the 10th February to meet your deadline for the Committee on 1st March.

I look forward to hearing from you at your earliest convenience.

Yours sincerely



H Richard T Williams  
**COLWYN FOULKES & PARTNERS**

cc T Edwards - Charterfield

encl.

# CF&P

**Colwyn Foulkes and Partners**  
Chartered Architects Planning and Landscape Consultants

RECEIVED BY PLANNING SERVICES				
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				ACK
On 7 FEB 1995				
EXEC DIR	PLANNING SERVICES			ENV PLAN
APPEALS OFFICER	10	PEES OFFICER	FORWARD PLAN	HEAD DC

229 Kensington High Street, London W8 6SA

Tel: 0171 938 2464 Fax: 0171 938 2847

Merton Place, Colwyn Bay, Clwyd LL29 7BY

Tel: 01492 532735 Fax: 01492 531034

**Partners:**

A. N. Colwyn Foulkes, B.Sc., B.Arch., R.I.B.A.  
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Office Fax: 0171-404 0246

M.J. French Esq.,  
Executive Director, Planning &  
Conservation,  
Royal Borough of Kensington &  
Chelsea,  
The Town Hall,  
Hornton Street, London W8 7NX.

By fax: 0171-361 3463

21 December 1994

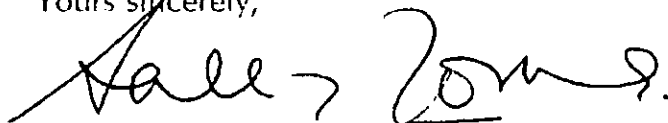
Dear Mr. French,

2 Berkeley Gardens, London W. 8  
Ref: DP5/DCN/KO/TP/94/2545

Thank you for your letter inviting comment on the planning proposals put forward for No. 2 Berkeley Gardens, London W. 8.

I have not yet been able to inspect the plans, although I intend to do so before the New Year. In principal, any improvement to No. 2 would certainly reflect well on 104, which is in sad need of repair; however, it is possible that any rear "conservatory-style extension .. at first floor level" would remove both light and privacy from my bedroom, the window of which directly abuts the side/rear wall of 2 Berkeley Gardens and I shall be looking at the plans very carefully.

Yours sincerely,



MRS. S.J. YOUNG

With Compliments

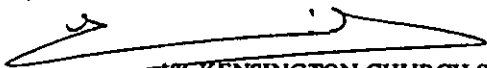
Ref. DPS/DCN/KO/TP/94/2545

2 Berkeley Gdns - W8 -

Dear Sir,

I have no objection to the proposal  
relating to the above property

Yours Sincerely



**EDDY BARDAWIL**

Period Furniture and Works of Art

E. S. Bardawil

106 KENSINGTON CHURCH STREET

LONDON W8

Telephone: 071-221 3967

Fax: 071-221 5124

(5) 21-12-1994

AD/2/94



**PLANNING AND CONSERVATION**

THE TOWN HALL HORNTON STREET LONDON W8 7NX

**THE ROYAL  
BOROUGH OF**

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Director of Planning Services



**KENSINGTON  
AND CHELSEA**

**COUNCIL NOTIFICATION OF DEVELOPMENT**

THE OCCUPIER  
THE OFFICES  
106 KENSINGTON CHURCH ST  
LONDON W8

Switchboard: 0171 - 937 5464  
Direct Line: 071-361 2079/2080  
Facsimile: 0171 - 361 3463  
Date: 16/12/94

My reference: **DPS/DCN/KO/TP/94/2545** Your reference:

Please ask for: **Planning Information Office**

**NOTE: YOU ARE NOW ASKED TO RESPOND WITHIN 21 DAYS, NOT 14 DAYS AS STATED OVERLEAF.**

**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**

2 BERKELEY GARDENS,  
W.8

**Proposal for which permission is sought**

Change of use and conversion of basement, ground and first floors into 1 self-contained maisonette and 1 self-contained flat including erection of rear conservatory style extensions (with balconies and stairs to garden) at ground and first floor levels, elevational

RECEIVED BY PLANNING SERVICES				
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N	C	S		ACK
On 21 Dec 1994				
YES	PLANNING	ENV	ENV	ENV
OFFICER	10	OFFICER	PLAN	DC

alterations and retention of 2nd and 3rd floors as a self-contained maisonette.

**KENSINGTON & CHELSEA INFORMATION OFFICE HOURS OF OPENING FOR THE CHRISTMAS PERIOD ARE:-  
FRI 29 DEC. OPEN 9.15AM-1.00PM. MON 26TH + TUE 27TH DEC. CLOSED. WED 28TH + THUR 29TH  
OPEN 9.15AM-1.00PM AND 2PM-4.30PM. FRI.30TH DEC. OPEN 9.15AM-1.00PM. CLOSED MON. 2ND JAN.**

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, Hornton Street, W8 7NX, between the hours of 9.15 a.m. and 4.45 p.m., Mondays to Thursdays and 9.15am to 4.30pm 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. 071-352 1856.
- (b) the postal areas W10, W11, or W2 can be examined at the Borough Council's Advisory Service Office, The Information and Aid Centre, Ladbrooke Grove, W10 (under Westway, opposite Ladbrooke Grove tube station.) Tel. 071-969 2433

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.

Our Ref: L173/LA/RW/ea/4026

22 November 1994

Ms Kate Orme  
Royal Borough of Kensington & Chelsea  
Planning Department  
The Town Hall  
Hornton Street  
London W8 7NX

Dear Ms Orme,

2 Berckley Gardens, London W8

Further to our recent telephone conversation in relation to the registered use of the above property I understand that you have satisfied yourself that the property has been divided into two units, residential upper two levels and business use lower ground and ground with ancillary residential to the first floor.

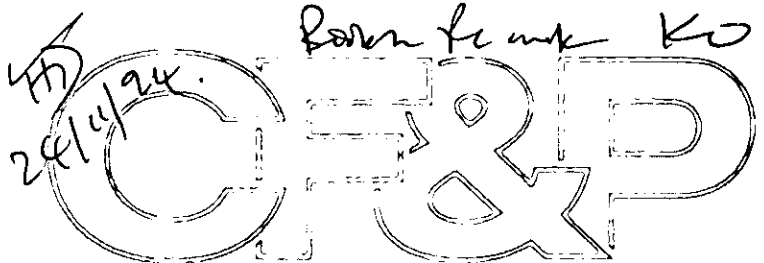
In light of this you would support an application for change of use to three self contained residential units, Lower Ground/Ground, First, Second/Third Floors, and that you would be in a position to write to confirm this on your return from holiday by week ending 9th December.

I would thank you for your cooperation and assistance in this matter and look forward to hearing from you.

Yours sincerely

H Richard T Williams  
**COLWYN FOULKES & PARTNERS**

cc: T Edwards - Charterfield



**Colwyn Foulkes and Partners**  
Chartered Architects, Project Managers, Planning,  
Landscape and Environmental Consultants

RECEIVED BY PLANNING SERVICES				
DC N	DC C	DC S	E	AD ACK
On		24 NOV 1994	25	
EXEC DIR	PLANNING SERVICES	WARD PLAN	ENV PLAN	
APPEALS OFFICER	10	FEES OFFICER	WARD PLAN	HEAD DC

**229 Kensington High Street, London W8 6SA**  
**Tel: 0171 938 2464 Fax: 0171 938 2847**

Merton Place, Colwyn Bay, Clwyd LL29 7BY  
Tel: 01492 532735 Fax: 01492 531034

Partners:  
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H. R. T. Williams, B.Sc., B.Arch., R.I.B.A.  
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R. J. Howard, B.Arch., R.I.B.A., M.R.T.P.I.



**Royal Borough of Kensington and Chelsea  
Directorate of Planning Services - Policy Observations**

T.P. Number <b>94/2545</b>	Address <b>2 Berkeley Gdns, W8</b>	Date Received <b>10.1.95</b>	Date of Obs. <b>16.1.95</b>	
District Plan Paras/Policies		Obj.	No Obj. <input checked="" type="checkbox"/>	
UDP Paras/Policies	Development <b>COU undertakers → residential</b>	For proposals involving residential uses:-		
		HMO? <b>-</b>	No. of Dwelling Units	
			Existing <b>1</b>	Proposed <b>3</b>
		D.C. Officer <b>KO</b>		Policy Officer <b>PH</b>

Comments:

Site: mid-terrace five storey property incl. basement.

History: none

Existing: B/GF - undertaker's (unauthorised)  
FF/SF/TF - residential

Proposed: B/GF - 1 No. s/c two bedroom maisonette  
FF - 1 No. s/c one bedroom flat  
SF/TF - 1 No. s/c two bedroom maisonette.

Issues: reversion to residential use is supported by UDP H3.  
The provision of additional dwellings is supported by UDP  
STRAT 13 and 14, and RPG 3 (para. 51).

Density =  $10 \text{ h.c.} \times \frac{10,000}{168} = 595 \text{ h.c./ha.}$  which is fairly typical  
for a conversion.

Size mix - OK, with lower maisonette having access to garden.  
Room sizes and layout OK.

Loss of an unauthorised undertakers (A1) is outweighed by gain  
in residential.

No objection.

PH 16.1.95

To Policy Person -

I've visited site &  
checked history -

I'm happy that this  
has not been used as  
an HMO -

bst/gr/bst - used as  
caretakers + ancillary  
2nd + 3rd - spc flat for  
a number of yrs.

Kate O.

P.S would you have liked  
to have lived upstairs?!





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

Address 2, Berkeley Gardens	Appl. No. 72546 74/2548/KO	L.B. -	C.A. 7	N C S
Description Rear extensions, terraces, front elev. Code alts, front area + boundary changes	X	4A	C	

I will need to visit site to assess properly. The rear conservatories + terraces may be controversial. I have a number of other queries. Kate could you please check histories at rear of nos 3-7, B. Gardens and then arrange a site mtg.

J. 5/1/95

---

# 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

---

Historic Buildings & Monuments  
Commission, (London Division), Second  
Floor, Chesham House, 30 Warwick  
Street, London W.1R 5RD

Switchboard: 0171-937 5464  
Direct Line: 0171-361 2096

Facsimile: 0171-361 3463

Date: 15/12/94

---

My reference: **DPS/DCN/KO/TP/94/2545**

Your reference: Please ask for:

TOWN AND COUNTRY PLANNING ACT, 1990, PART III

2 BERKELEY GARDENS,  
W.8

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 06/02/95.

Application relates to demolition within a Conservation Area.

Yours faithfully,

**M.J. FRENCH**

Executive Director, Planning and Conservation

MEMORANDUM

From: DIRECTOR OF PLANNING  
SERVICES

To: FOR FILE USE ONLY

My Ref: TP/94/2545/KO  
Room No. 322

Your Ref:  
Room No.

P.A.X.No. 2096

Date: 15/12/94

DEVELOPMENT

2 BERKELEY GARDENS, W.8

Change of use and conversion of basement, ground and first floors into 1 self-contained maisonette and 1 self-contained flat including erection of rear conservatory style extensions (with balconies and stairs to garden) at ground and first floor levels, elevational alterations and retention of 2nd and 3rd floors as a self-contained maisonette.

Would you please advertise the above development under:-

1. Section 28 (i) (a) of the Town and Country Planning Act, 1971 (development affecting the character or appearance of a Conservation Area or adjoining Conservation Area).
5. Town and Country Planning (LISTED BUILDINGS AND BUILDINGS IN CONSERVATION AREAS) Regulations, 1987 (demolition in a conservation area).

**M.J. FRENCH**  
DIRECTOR OF PLANNING SERVICES

---

**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: 071-361 2079/2080

Facsimile: 0171 - 361 3463

Date: 16/12/94

---

My reference: DPS/DCN/KO/TP/94/2545

Your reference:

Please ask for: Planning Information Office

NOTE: YOU ARE NOW ASKED TO RESPOND WITHIN 21 DAYS, NOT 14 DAYS AS STATED OVERLEAF.

**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**2 BERKELEY GARDENS,  
W.8**Proposal for which permission is sought**

Change of use and conversion of basement, ground and first floors into 1 self-contained maisonette and 1 self-contained flat including erection of rear conservatory style extensions (with balconies and stairs to garden) at ground and first floor levels, elevational

alterations and retention of 2nd and 3rd floors as a self-contained maisonette.

**KENSINGTON & CHELSEA INFORMATION OFFICE HOURS OF OPENING FOR THE CHRISTMAS PERIOD ARE:-**  
FRIDAY 22ND DEC. OPEN 9.15AM-1.00PM. MON 26TH + TUE 27TH DEC. CLOSED. WED 28TH + THUR 29TH  
OPEN 9.15AM-1.00PM AND 2PM-4.30PM. FRI.30TH DEC. OPEN 9.15AM-1.00PM. CLOSED MON. 2ND JAN.

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, Hornton Street, W8 7NX, between the hours of 9.15 a.m. and 4.45 p.m., Mondays to Thursdays and 9.15am to 4.30pm 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. 071-352 1856.
- (b) the postal areas W10, W11, or W2 can be examined at the Borough Council's Advisory Service Office, The Information and Aid Centre, Ladbrooke Grove, W10 (under Westway, opposite Ladbrooke Grove tube station.) Tel. 071-969 2433

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.

TP + CAC



TP942545

1A

The Royal Borough of Kensington and Chelsea  
Development Control  
Technical Information

*[Handwritten initials]*

(N)

Address: 2 BERKELEY GARDENS W8

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Comp Index Data:

Conserv. Area	HB	CPO	TPO	Specif. Inc. Area	CSF	LSC No.	PSC	Unsuit. Dip. Use	Area: Local Interest	Area: Local Character	Met. Open Land	ART IV
7												

Density
Site Area
Habitable rooms proposed
Proposed density

13 DEC 1994

Plot Ratio	
Site Area	
Zoned Ratio	2:1
Floor area proposed	
Proposed Plot Ratio	

Daylighting

Complies / Infringes

Car Parking:

Spaces required:

Spaces provided:

NUMBER/NAME OF PROPERTY

ADDRESS

TP. ARCHIVE NO.

2

BERKELEY GARDENS

W8

APPLICATION NUMBER

DATE OF APPLICATION/ RECEIPT

BRIEF DESCRIPTION OF PROPOSAL

DECISION AND DATE

CONTROL OF ADVERTS & HISTORY NO.

94

2545

94

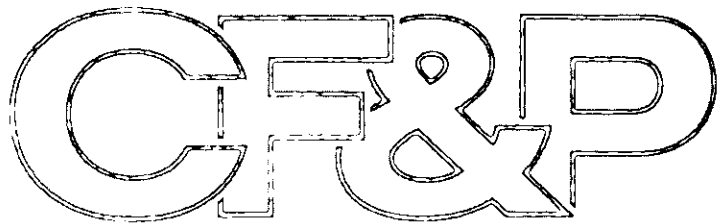
2546

CROSS REFERENCE

OFFICES

04/403

Our Ref: L173/LA/RW/tf/4067

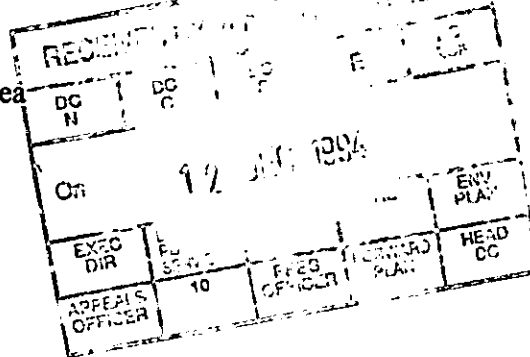


## Colwyn Foulkes and Partners

Chartered Architects, Project Managers, Planning,  
Landscape and Environmental Consultants

5 December 1994

Ms Kate Orme  
Royal Borough of Kensington & Chelsea  
Planning Department  
The Town Hall  
Hornton Street  
London W8 7NX



Dear Ms Orme,

2 Berkeley Gardens, London W8

We are pleased to submit our application for Planning and Conservation area consent in relation to the above property.

We enclose a cheque in the sum of £140.00 as agreed, and the following documents (3 copies of each);

- i) Application Form TP 1 Town and Country Planning Act 1971.
- b) Application Form TP 1 (H.B.) Part 1 Conservation Consent.
- c) Drawing numbers  
L173/01  
L173/02  
L173/03  
L173/04
- d) Photographs  
L173/05

The application follows our detailed discussions on site and the principles agreed and comprises the following;

1. Change of use from: Business/Residential to the lower ground, ground and first floor.  
Presently in Business use to the LG and G with integral Residential at FF.

to: Residential  
LG and G floor maisonette  
First floor flat

The self contained flat at Second and Third floors remains with minor internal modifications.

**229 Kensington High Street, London W8 6SA**  
**Tel: 0171 938 2464 Fax: 0171 938 2847**

Merton Place, Colwyn Bay, Clwyd LL29 7BY  
Tel: 01492 532735 Fax: 01492 531034

Partners:  
A. N. Colwyn Foulkes, B.Sc., B.Arch., R.I.B.A.  
H. R. T. Williams, B.Sc., B.Arch., R.I.B.A.  
M. Marnalls, B.A. (Hons), Dip. Arch., R.I.B.A.  
C. Hardman, Dip. Arch., R.I.B.A., H.K.I.A.

Consultants:  
I. Clare, B.Sc. (Hons), Dip. L.A. (Edin).  
E. M. Foulkes, D.L., M.B.E., B.Arch. R.I.B.A., F.R.S.A.  
R. J. Howard, B.Arch., R.I.B.A., M.R.T.P.I.



2. Demolition of wide steps to front LG courtyard, with new extension under path above to provide ensuite bedroom as per similar schemes within the street.
3. New dwarf wall and railings to pavement.
4. Extension to rear elevation at ground level, to provide conservatory kitchen within present building line, and new metal staircase to garden level.
5. 'Conservatory' Extension at first floor level to provide access to ensuite bathroom. Building line to match that of adjacent corner property at this level.
6. Reopening dummy windows on front elevation at first, second and third floor levels. We have retained the simple window surround to match the other openings on the facade, and believe the embellished treatment to similar windows on the adjoining properties not to be appropriate in that they reflect the other openings on their related facades.

We would obviously be happy to discuss this in more detail.

7. New external joinery and detailing will be carried out to match existing work and to be in keeping with the Conservation Area.

We believe the proposals are in line with those agreed and that they will receive your favourable report to committee.

Should you require further information, please contact the writer.

Yours sincerely



H Richard T Williams  
**COLWYN FOULKES & PARTNERS**

encl.

IF 20 DAYS BEFORE MAKING THE APPLICATION YOU ARE THE ONLY OWNER OF ALL THE LAND AND HAVE SIGNED CERTIFICATE A ON PART ONE OF THE FORM THEN DO NOT COMPLETE PART TWO OF THE FORM. For definition of 'owner' see General Notes.

**PART TWO** TOWN AND COUNTRY PLANNING ACT 1971 CERTIFICATE UNDER SECTION 27

PLEASE READ THE NOTES OVERLEAF BEFORE FILLING IN PART TWO.

**CERTIFICATE B**

I hereby certify that:

1. I have/~~the applicant has~~ given the requisite notice to all persons, who 20 days before the date of the accompanying application, were owners of any part of the land to which the application relates, viz:

Name of owner Mrs Sweet Address Berkeley Gardens Date of service of notice 8/12/94

\*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 the 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:~~

Name and Address of Tenant .....

Date of Service of Notice .....

Signed *Wyn Jones* on behalf of Watchet Ltd Date 8/12/94

† see note (a) to Certificate A

\*strike out whichever is inapplicable

**CERTIFICATE C**

I hereby certify that:

1. (i) I am/the applicant is\* unable to issue a certificate in accordance with either paragraph (a) or paragraph (b) of Section 27 (1) of the Act, in respect of the accompanying application dated

(ii) I have/the applicant has\* given the requisite notice to the following persons who, 20 days before the date of the application, were owners of any part of the land, to which the application relates, viz:

Name of owner Address Date of service of notice

(ii) I have/the applicant has\* taken the steps listed below, being steps reasonably open to me/him\*, to ascertain the names and addresses of the other owners of the land or part thereof and have/has\* been unable to do so:

(a) .....

(iv) Notice of application as set out below has been published in the (b) on (c)

Copy of notice as published.

\*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 the 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:

Name and Address of Tenant .....

Date of Service of Notice .....

Signed ..... on behalf of ..... Date .....

† see note (a) to Certificate A

\*strike out whichever is inapplicable

(a) Insert description of steps taken.

(b) Insert name of local newspaper circulating in the locality in which the land is situated.

(c) Insert date of publication (which must not be earlier than 20 days before the application).

† see note (a) to Certificate A.

**CERTIFICATE D**

I hereby certify that:

1. (i) I am/the applicant is\* unable to issue a certificate in accordance with Section 27(1) (a) of the Act in respect of the accompanying application dated and have/has\* taken the steps listed below, being steps reasonably open to me/him\*, to ascertain the names and addresses of all the persons who, 20 days before the date of the application were owners of any part of the land to which the application relates and have/has\* been unable to do so:

(a) .....

(ii) Notice of application as set out below has been published in the (b) on (c)

Copy of notice as published.

\*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 the 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:

Name and Address of Tenant .....

Date of Service of Notice .....

Signed ..... on behalf of ..... Date .....

\*strike out whichever is inapplicable

1. If you are NOT the sole owner of all the land to which the application relates, you should take one of the following three courses:

- (a) If you know the names and addresses of all the owners of the land to which the application relates, you should give them notice in the form shown in Notice No. 1 below and complete certificate B overleaf.
- (b) If you know the names and addresses of some of the owners of the land to which the application relates, but not all of them, you should give notice in the form shown in Notice No. 1 below to those whose names and addresses you know, and also give notice of the application in a local newspaper, in the form shown in Notice No. 2 below. The newspaper notice should be published not earlier than twenty days before the date of the application. You should then complete certificate C overleaf.
- (c) If you do not know the names and addresses of any of the owners of the land to which the application relates, you should give notice of the application in a local newspaper, in the form shown in Notice No. 2 below. This notice should be published not earlier than twenty days before the date of the application. You should then complete certificate D overleaf.

2. If the application does not relate to land any part of which is an agricultural holding, paragraph 2 of the certificate may be ignored. Should this not be so, notice has to be given to the tenant(s) of the holding(s) in the form shown in Notice No.1 below and paragraph 3 should be completed and 2 struck out.

3. Any person who knowingly or recklessly issues a certificate which contains any statement which is false or misleading in a material particular is liable on conviction to a fine not exceeding £100.

**NOTICE No. 1**

**TOWN AND COUNTRY PLANNING ACT, 1971**

*Notice under Section 27 of application for planning permission*

*Proposed development at (a)*

TAKE NOTICE that application is being made to the (b) Council by (c)

for planning permission to (d)

If you should wish to make representations about the application, you should do so in writing, within 20 days of the date of service of this notice, to the (e)

- (a) Insert address or location of proposed development.
- (b) Insert the name of the Authority to which application is being made.
- (c) Insert name of applicant.
- (d) Insert description and address or location of proposed development.
- (e) Insert the name and address of the officer given in the introductory note of T.P.1

Signed.....

on behalf of.....

Date.....

**NOTICE No. 2**

**TOWN AND COUNTRY PLANNING ACT, 1971**

*Notice under Section 27 of application for planning permission*

*Proposed development at (a)*

Notice is hereby given that application is being made to the (b) Council by (c)

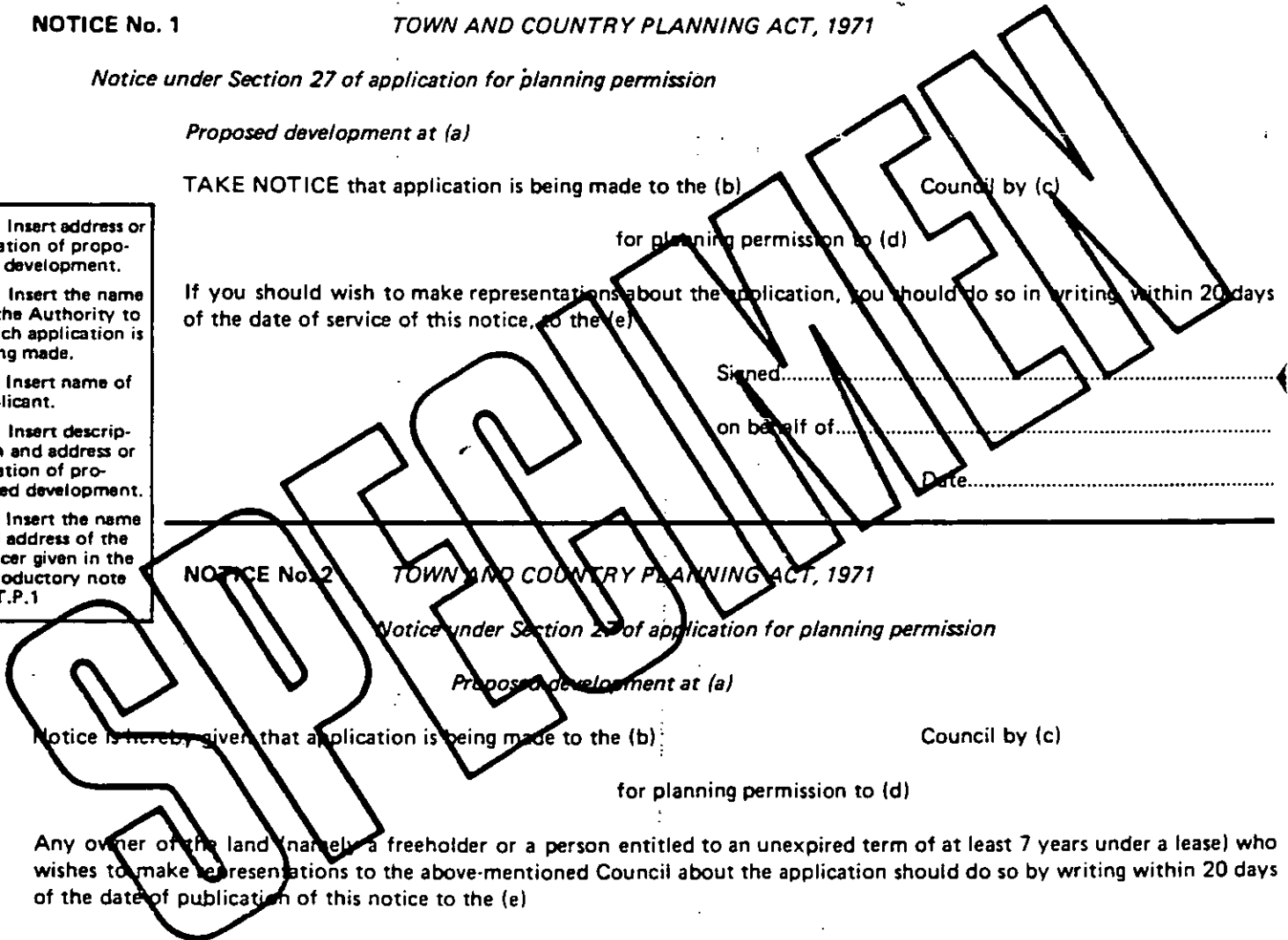
for planning permission to (d)

Any owner of the land (namely a freeholder or a person entitled to an unexpired term of at least 7 years under a lease) who wishes to make representations to the above-mentioned Council about the application should do so by writing within 20 days of the date of publication of this notice to the (e)

Signed.....

on behalf of.....

Date.....



THIS IS A CARRIER SHEET. The EDM Group, Britain's leading document, management company. For more information call 01902 459 907 or visit [www.theedmgroup.co.uk](http://www.theedmgroup.co.uk)

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The change of use and conversion of basement, ground and first floors into 1 no. self-contained maisonette and 1 no. s/c flat including the erection of rear conservatory style extensions (with balconies and stairs to garden) at ground and first floor levels and elevational alterations, and retention of the 2nd & 3rd floors as a s/c maisonette.

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# TOWN & COUNTRY PLANNING ACT 1971

FORM TP1

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

R.B.K.C. TOWN PLANNING  
**APPLICATION**  
**COMPLETE**  
12 DEC 1994

FOR OFFICE USE ONLY

Fee £ 140-00  
Cheque/Postal Order/Cash 01/10/12  
Receipt No. Issued 1010070

Borough Ref. ....  
Registered No. ....  
Date Received 17/12/94

PLEASE READ THE GENERAL NOTES ON FILLING IN THE FORM

<b>PART ONE</b>	To be completed by or on behalf of all applicants as far as applicable.	£ 140.00
-----------------	---	----------

<p><b>1. APPLICANT (in block capitals)</b></p> <p>Name Watchet Ltd Address Henrietta House 17-18 Henrietta Street London WC2E 8QX Tel. No. 071 379 6941</p>	<p><b>AGENT (if any) to whom correspondence should be sent</b></p> <p>Name Colwyn Foulkes &amp; Partners Address 229 Kensington High Street London W8 6SA Tel. No. 071 938 2464 Ref. ....</p>
---	---

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

(a) Full address or location of the land to which this application relates 2 Berkeley Gardens W8

TP942545

(b) Site area 0.0143 hectares

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

~~Change of use from Business/Residential at lower ground, ground & first floor to Residential (LG and G Maisonette FF 1 bed flat) & modification to existing 2 bed flat at second & third floors. Extension to rear at ground floor & first floor levels.~~

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

(e) State whether the proposal involves: -

<p>(i) New building(s) or extension(s) to existing building(s)</p>	<p>State Yes or No</p> <p><input type="checkbox"/> YES</p>	<p>▶ If "Yes" state gross floor area of proposed building(s).</p> <p style="text-align: center;">▼</p> <p>If residential development state number of dwelling units proposed and type if known, e.g. houses, bungalows, flats.</p>	<p>Area of proposed Extension: 9.2 m<sup>2</sup></p>
<p>(ii) Alterations</p>	<p><input type="checkbox"/> YES</p>		<p>3 flats</p>
<p>(iii) Change of use</p>	<p><input type="checkbox"/> YES</p>	<p>▶ 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).</p>	<p>120 squares/m<sup>2</sup></p>
<p>(iv) Construction of a new access to a highway</p>	<p>vehicular... <input type="checkbox"/> NO pedestrian <input type="checkbox"/> NO</p>		
<p>(v) Alteration of an existing access to a highway</p>	<p>vehicular... <input type="checkbox"/> NO pedestrian <input type="checkbox"/> NO</p>		

\* Strike out whichever is inapplicable

**3. PARTICULARS OF APPLICATION**

State whether this application is for

- (i) Outline planning permission
- (ii) Full planning permission
- (iii) Renewal of a 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.
- (iv) Consideration under Section 72 only (Industry)

State Yes or No

NO

YES

NO

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 particular condition

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

The condition .....

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

State:—

- (i) Present use of building(s)/land Residential at 2nd & 3rd floors
- (ii) If vacant the last previous use and period of use with relevant dates. Business/Residential Ground Lower Ground & 1st floors - vacant since 1989

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

L/173/01, 02, 03, 04, 05

**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? To existing drains
- (ii) How will foul sewage be dealt with?

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

- (i) Walls Brickwork to match existing
- (ii) Roof N/A
- (iii) Means of enclosure White rendered dwarf wall & black metal railings

I/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.
- OR
- (b) ~~planning permission to retain the building(s) or work(s) already constructed or carried out, or a use of land already instituted as described on this application and accompanying plans.~~

Signed [Signature] on behalf of Watchet Ltd Date 8/12/94

**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 days before the date of the application, complete Certificate A. If otherwise see **PART TWO** of this form

**CERTIFICATE A**

Certificate under Section 27 of the Town and Country Planning Act 1971.

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 given the requisite notice to every person other than myself 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:—

Name and Address of Tenant .....

strike out whichever is inapplicable

Date of Service of Notice .....

Signed ..... on behalf of ..... Date .....

This drawing must not be scaled.  
 Figured dimensions, levels, etc. only are to be used.  
 Any inaccuracies, etc. must be notified to the Architect.  
 This drawing is copyright.  
 Detail drawings and larger scale drawings take precedence over smaller scaled drawings.

no	date	revisions
A	FEB 95	rear eav altered cornice restored to front binstore and steps added front garden wall detail added
B	FEB 95	ADDED NOTE TO REAR ELEV. *RWP AMENDED PAT. GLAZING ADDED
C	FEB 95	rear external flank wall re-drawn following survey, added note to clarify previous position of parapet wall.

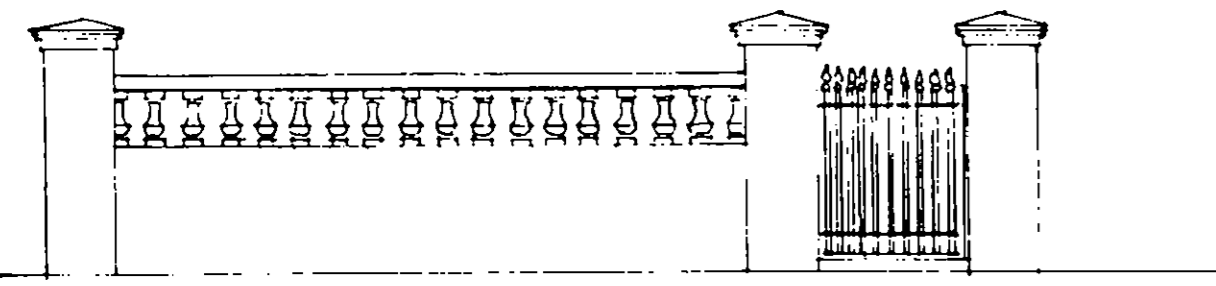


FRONT ELEVATION  
( PROPOSED )

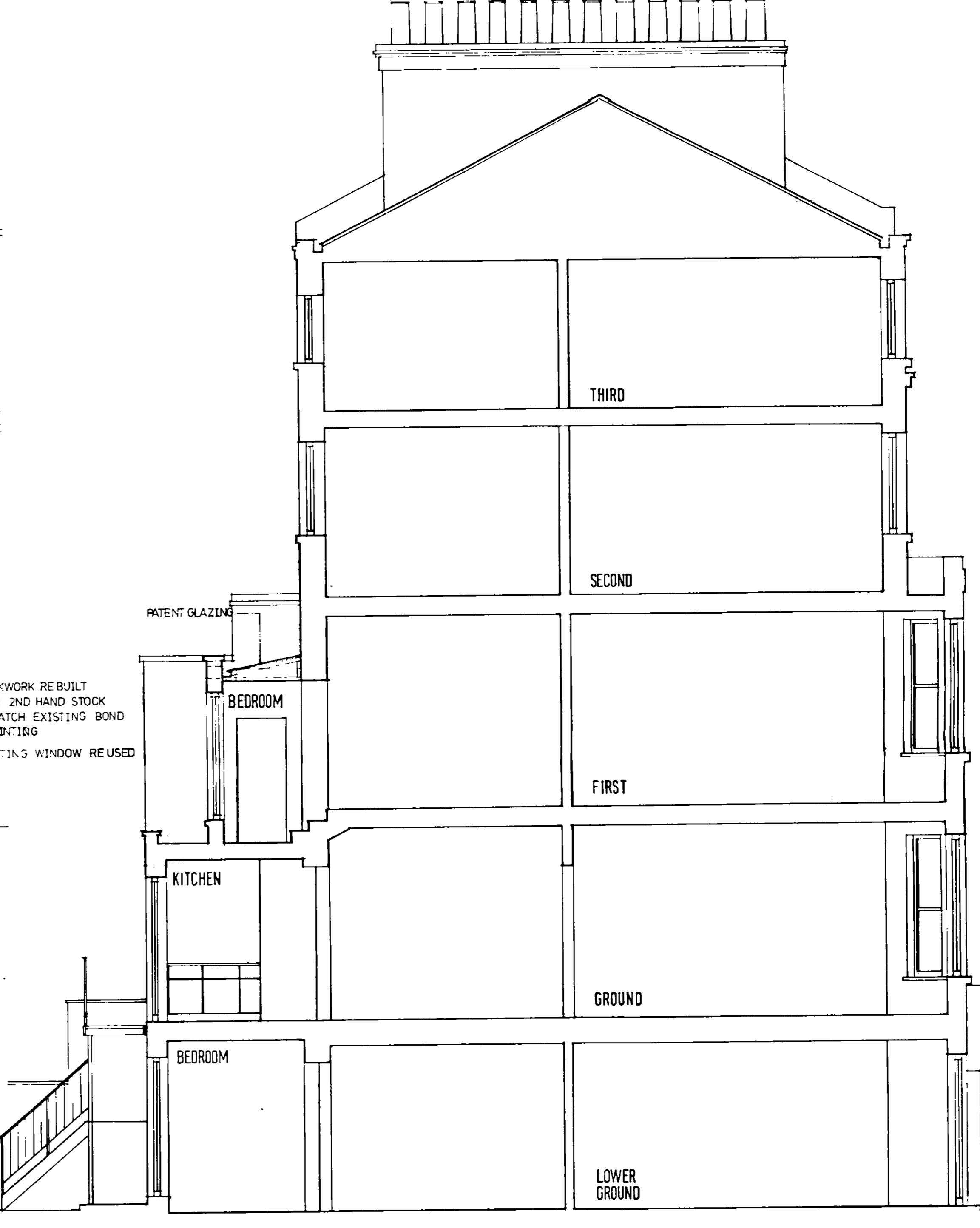


REAR ELEVATION  
( PROPOSED )

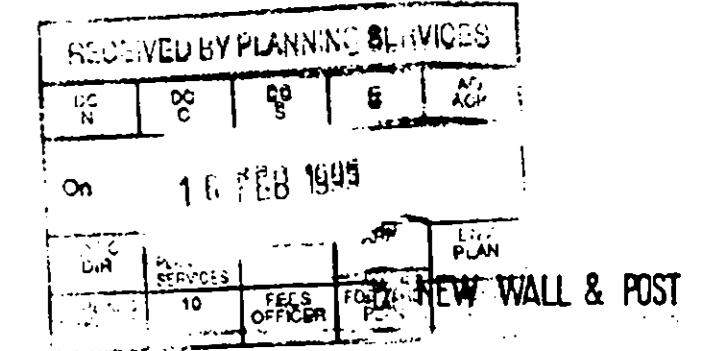
NOTE ALL NEW GLAZING BARS TO BE TIMBER PAINTED WHITE  
 ALL NEW BRICKWORK & POINTING TO MATCH EXISTING  
 NEW METALWORK TO BE PAINTED BLACK



GARDEN WALL PIERS & BALUSTERS AS NEIGHBOURING PROPERTY



SECTION AA  
( PROPOSED )



TP/94/25458

**CF&P**  
 Colwyn Foulkes and Partners  
 Chartered Architects  
 Planning and Landscape Consultants  
 Colwyn Bay G492 932135 London 071 938 2484

Project  
**2 BERKLEY GARDENS LONDON W8**

Title  
**PROPOSED ELEVATIONS & SECTION A.A**

Drawn \_\_\_\_\_ Date \_\_\_\_\_

Drawing No  
**L 173 / 04 REV C**

Scale  
**1:50**

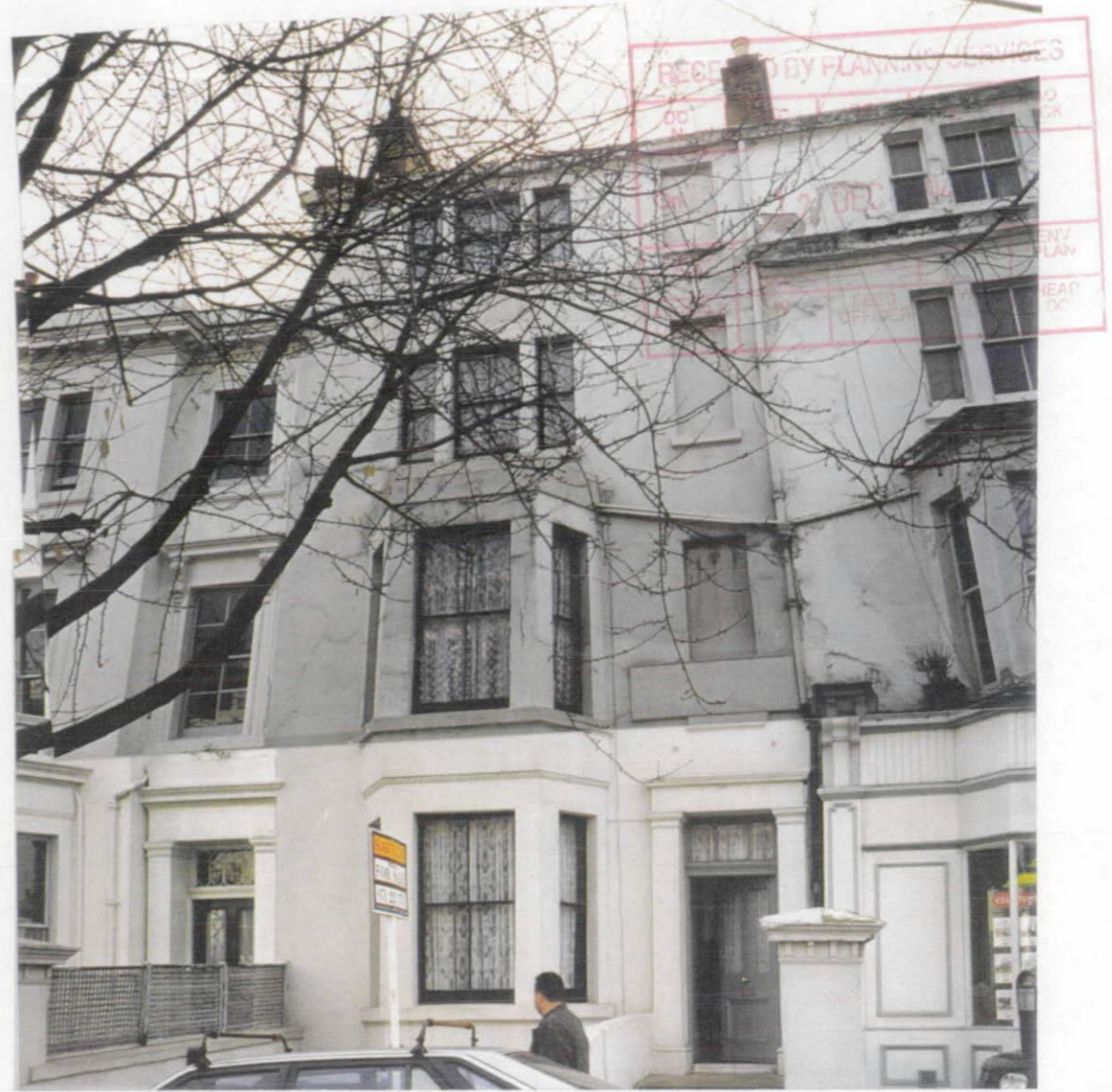
APPROVED BY  
PLANNING SERVICES CTTEE  
MAR 1 1995  
CONSENT REF

L173/05



REAR ELEVATION  
( INSET SHOWS SET BACKS OF NEIGHBOURING HOUSE)

2 BERKELEY GARDENS  
LONDON W8  
SITE PHOTOGRAPHS  
L173 / 05



FRONT ELEVATION

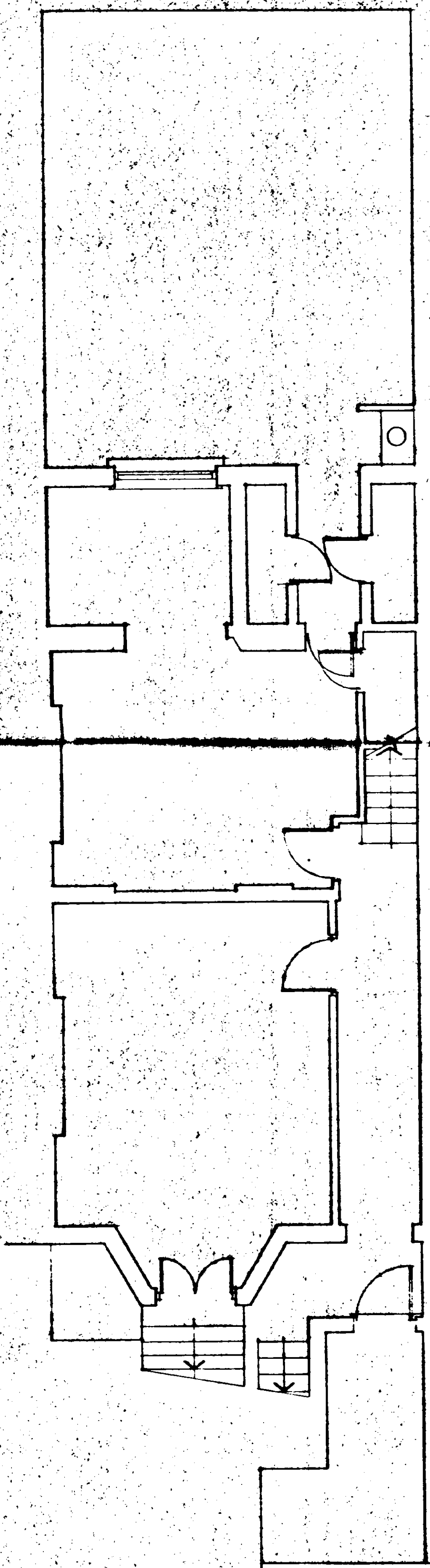


REAR ELEVATION-NEIGHBOURING PROPERTIES

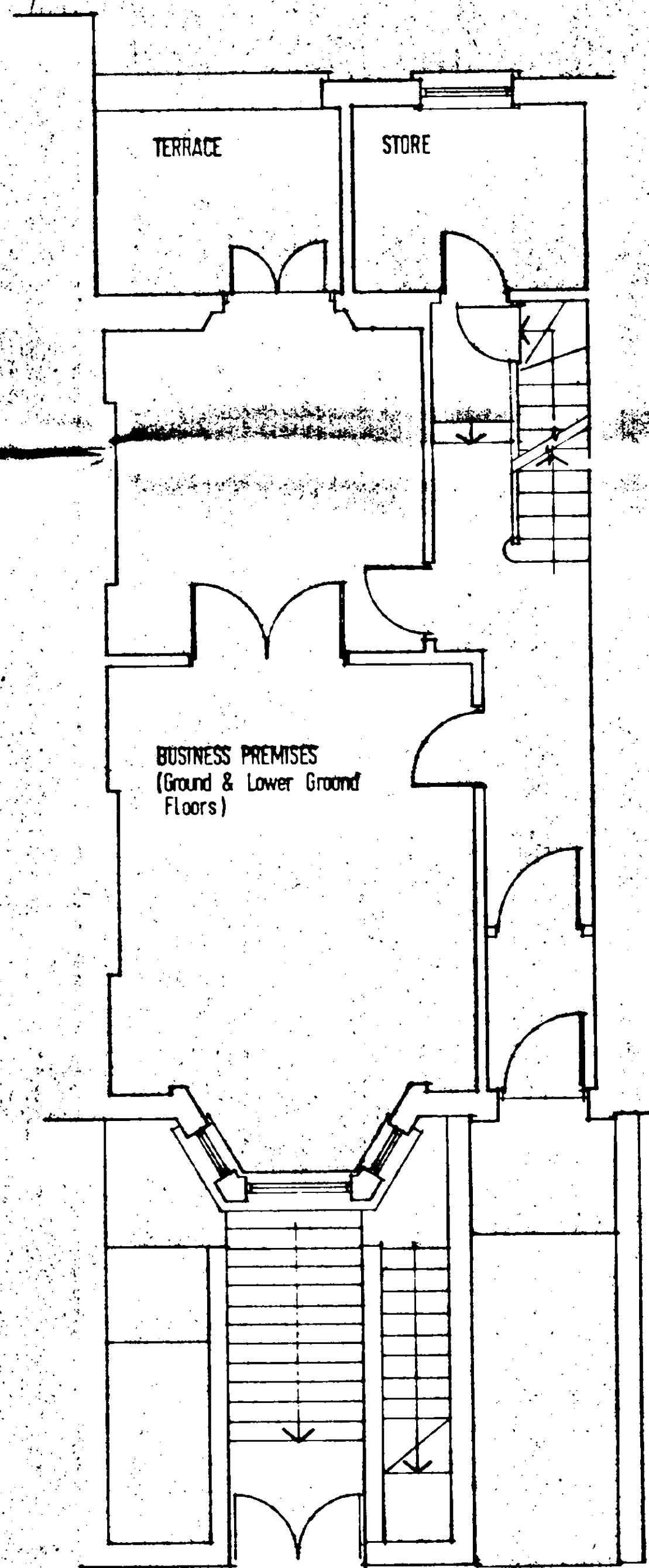


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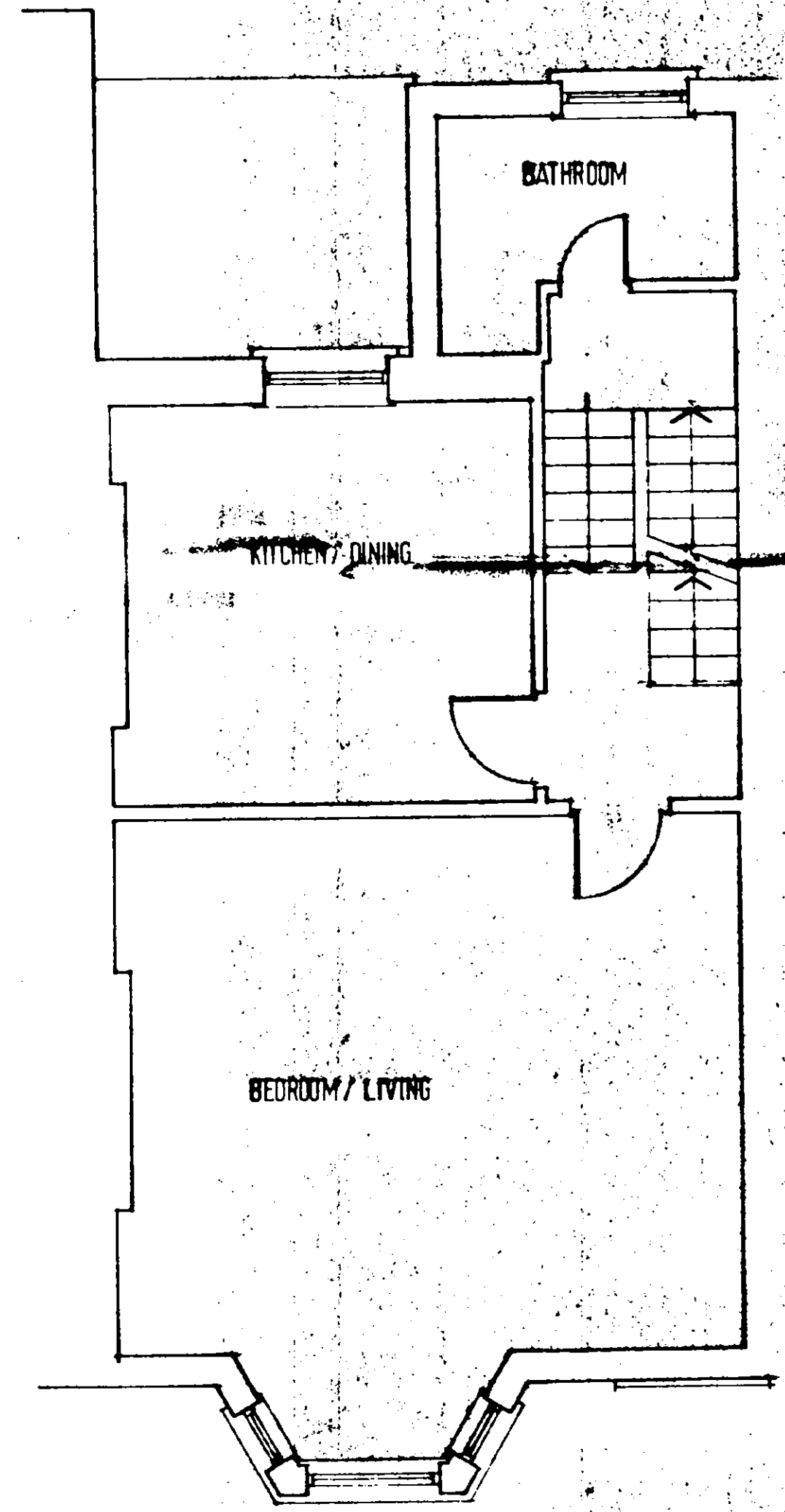
no	date	revisions



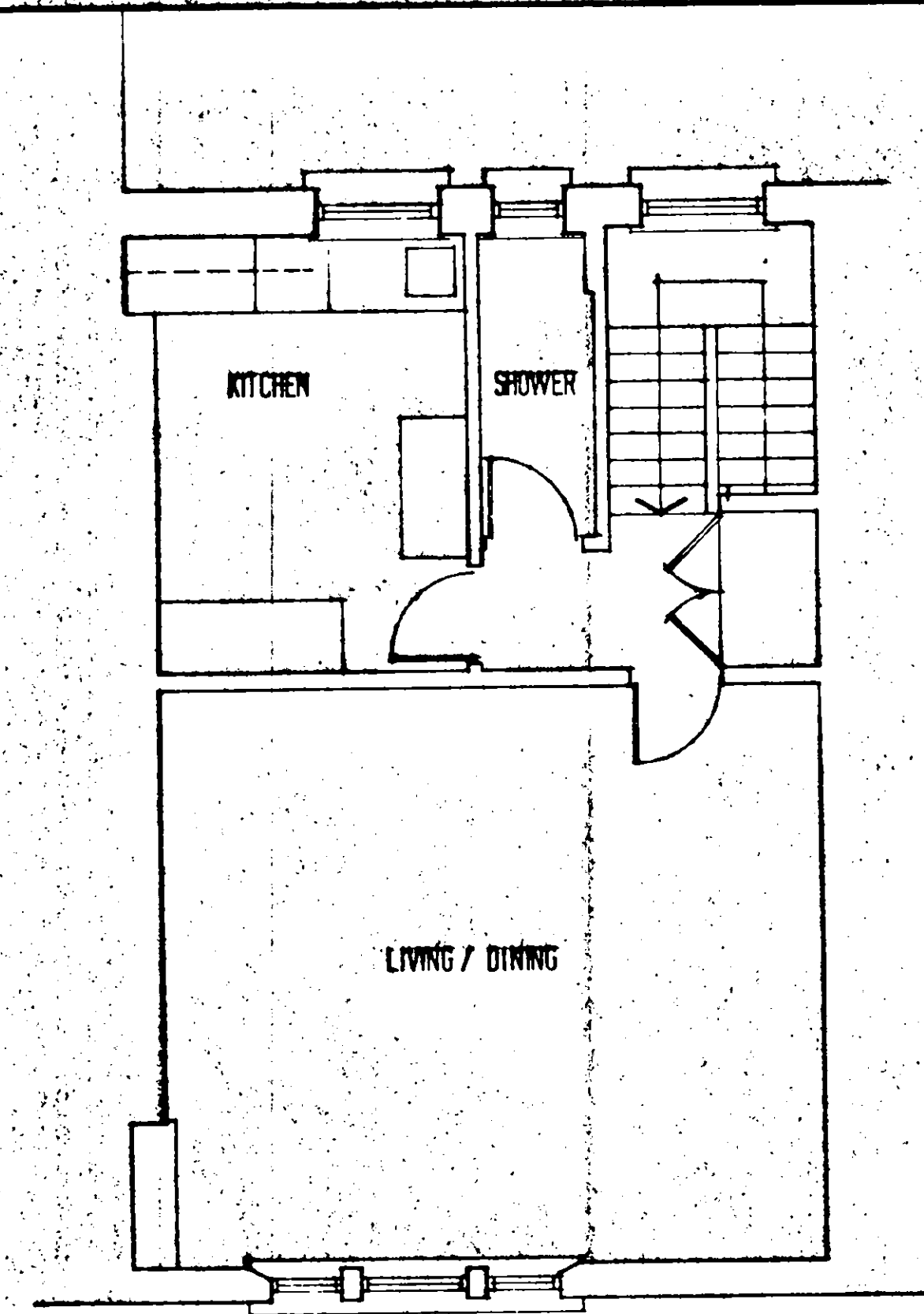
LOWER GROUND FLOOR



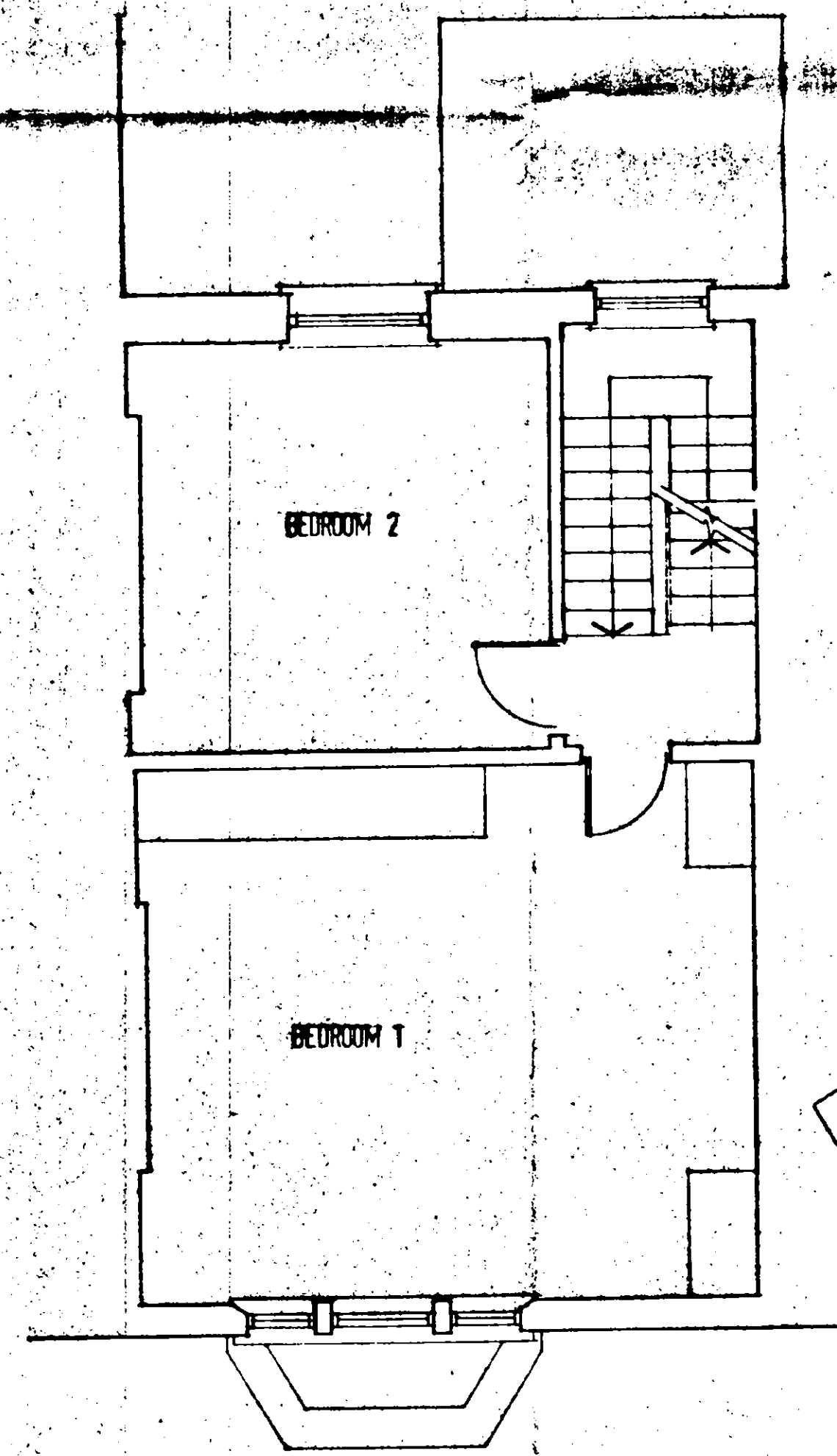
GROUND FLOOR



FIRST FLOOR



THIRD FLOOR



SECOND FLOOR

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PLANNING SERVICES OFFICE  
MAR 1 1995  
CONSENT FEE

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12 DEC 1994

**CF&P**  
Colwyn Foulkes and Partners  
Chartered Architects  
Planning and Landscape Consultants  
Colwyn Bay London  
0487 537758 071 638 2464

Project  
**2 BERKELEY GARDENS LONDON W8**

Title  
**EXISTING FLOOR PLANS**

Drawn Date  
**DEC 94**

Drawing No  
**L173 / 01**

Scale  
**1:50**

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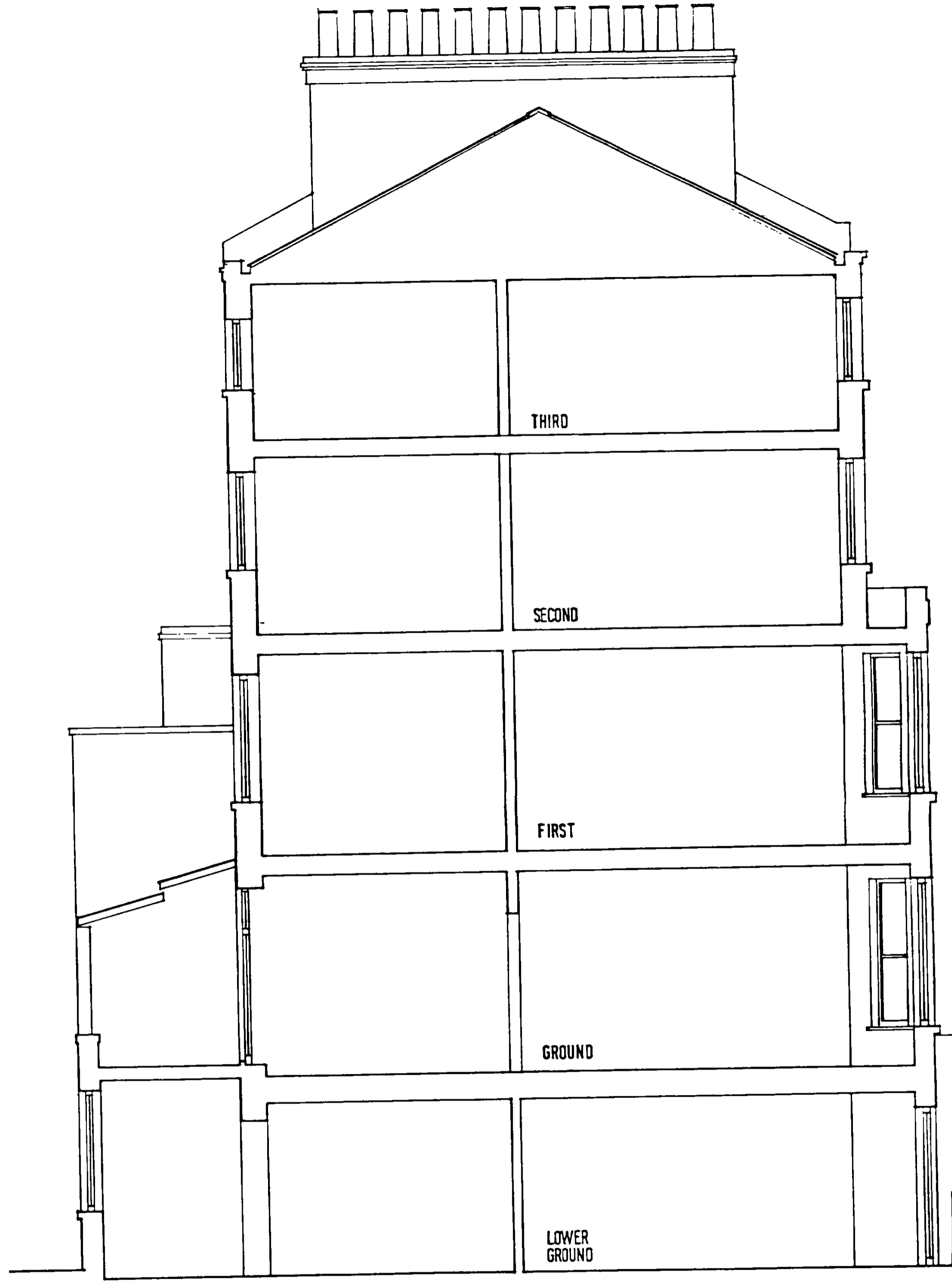
no	date	revisions
A	FEB95	External flank wall to rear advec following further survey.



FRONT ELEVATION



REAR ELEVATION



SECTION AA

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DC	SP	SP	E	ACR
On 16 FEB 1995				
EXEC DIR	PLANNING SERVICES	ENV PLANN		
APPLS OFFICER	10	FREE OFFICER		HEAD DC

APPROVED  
 PLANNING SERVICE  
 MAR 1 1995

11/14/2545A

**CF&P**  
 Colwyn Foulkes and Partners  
 Chartered Architects  
 Planning and Landscape Consultants  
 Colwyn Bay: 0495 833736 | London: 071 838 2484

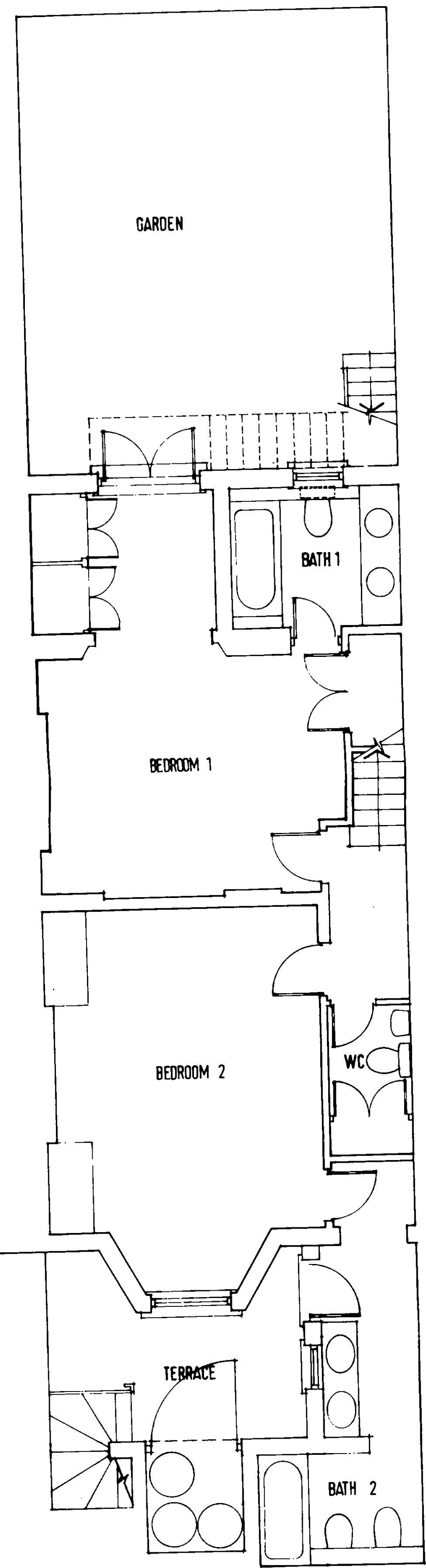
Project  
 2 BERKLEY GARDENS LONDON W8

Title  
 EXISTING ELEVATIONS & SECTION A.A

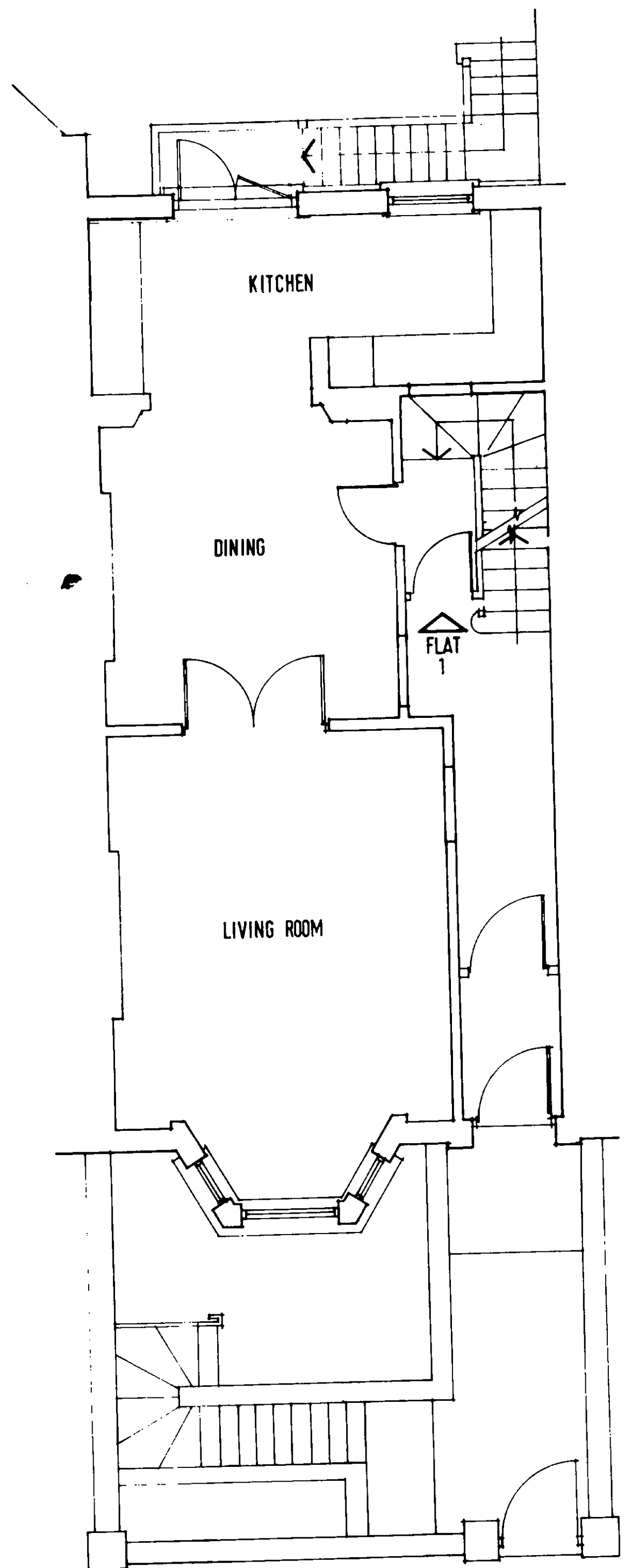
Drawn	Date
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Drawing No  
 L 173 / 03 Rev A

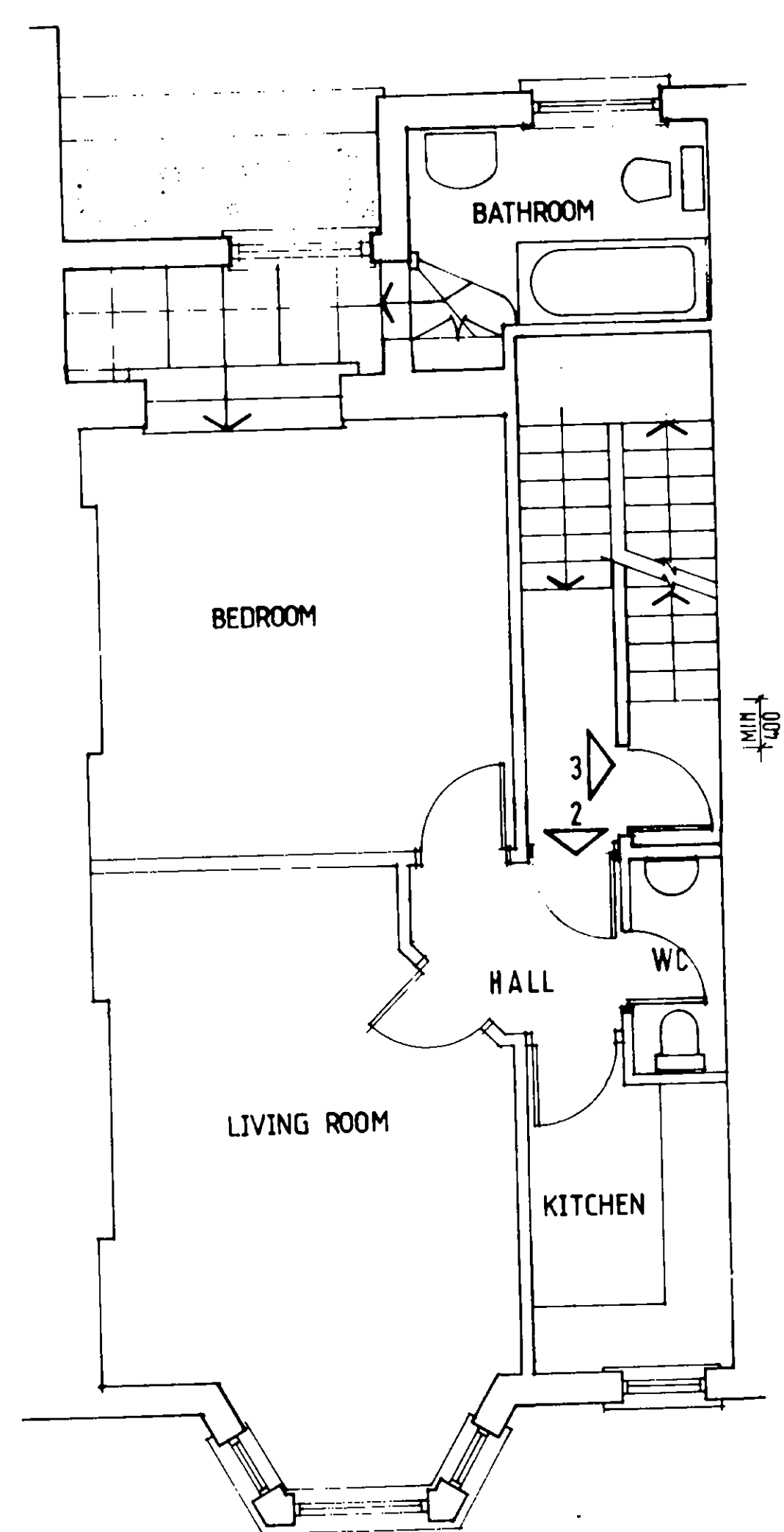
Scale  
 1:50



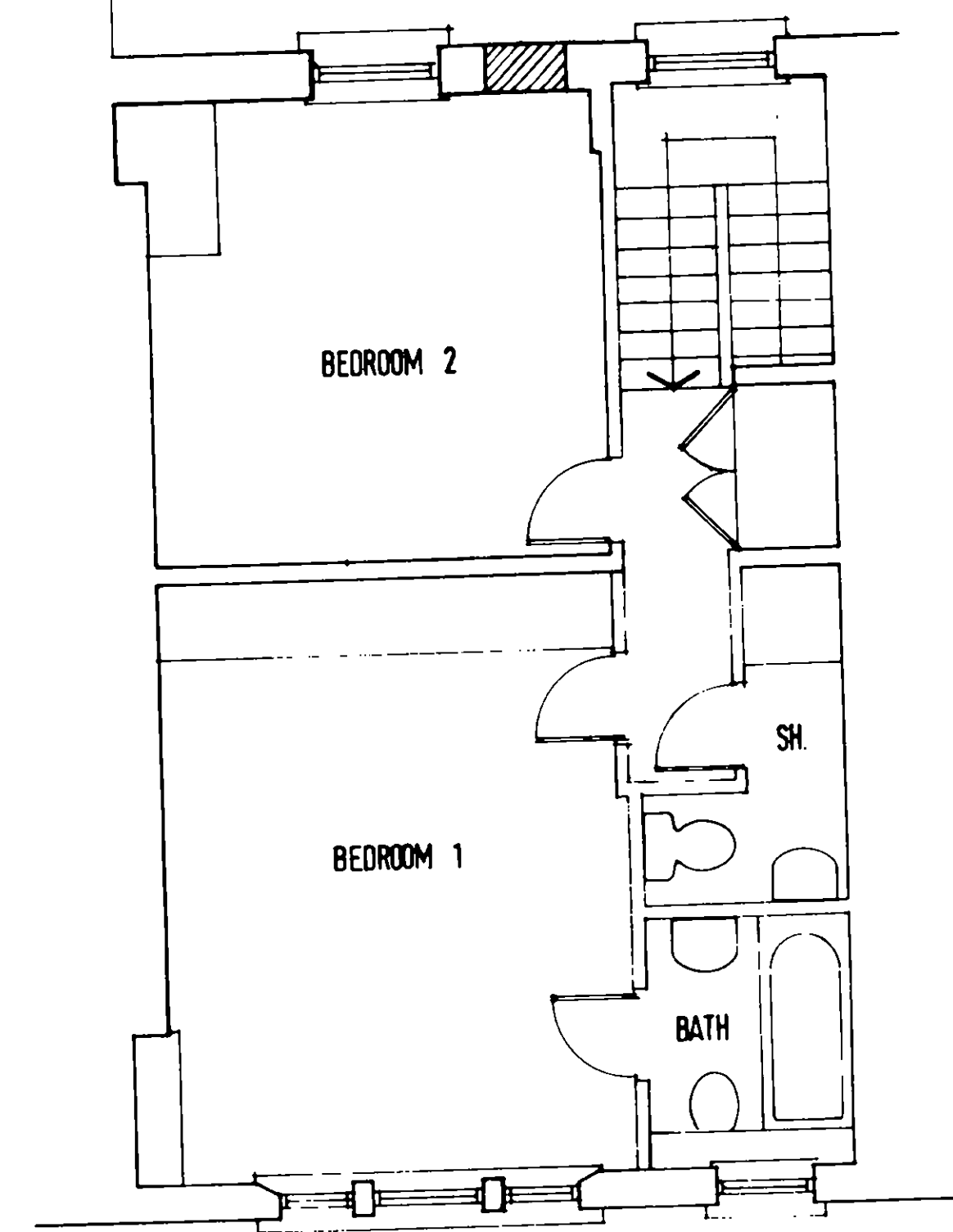
LOWER GROUND FLOOR



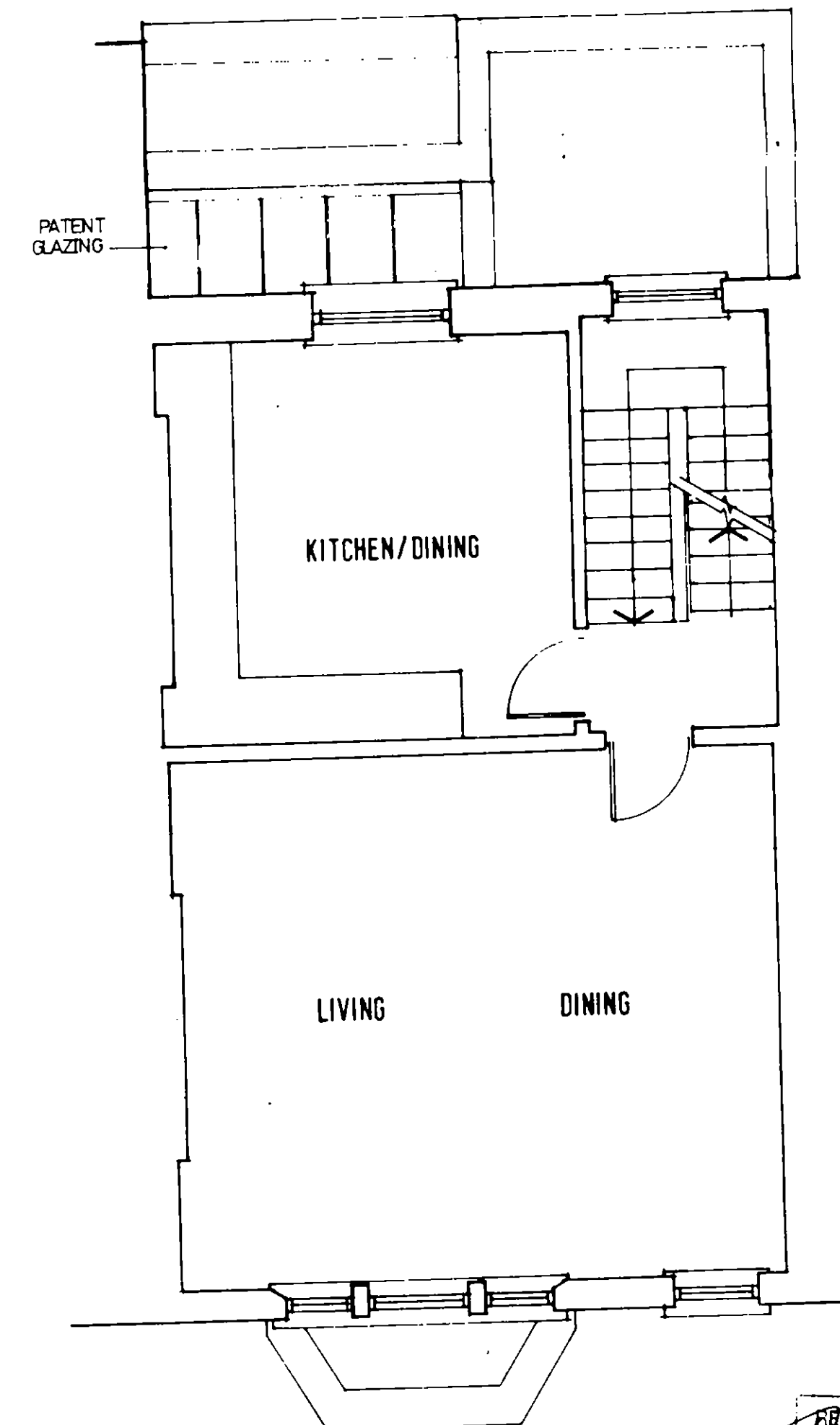
GROUND FLOOR



FIRST FLOOR



THIRD FLOOR



SECOND FLOOR

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no	date	revisions
A	FEB95	BIN STORE & STEPS ADDED REAR ELEVATION ALTERED FRONT GDN WALL ALTERED BALC REAR STEPS ALTERED INTERNAL LAYOUT AMENDED
B	FEB95	PAT. GLAZING ADDED

APPLY  
PLANNING & CONTROL  
COMMITTEE  
MAR 7 1995  
CONSENT FOR

**CF&P**  
Colwyn Foulkes and Partners  
Chartered Architects  
Planning and Landscape Consultants  
Colwyn Bay 0492 522756 London 071 936 2464

Project  
**2 BERKELEY GARDENS LONDON W8**

Title  
**PROPOSED FLOOR PLANS**

Drawn Date  
DEC 94

Drawing No  
**L173 / 02 REV B**

Scale  
**1:50**

*Handwritten signature*

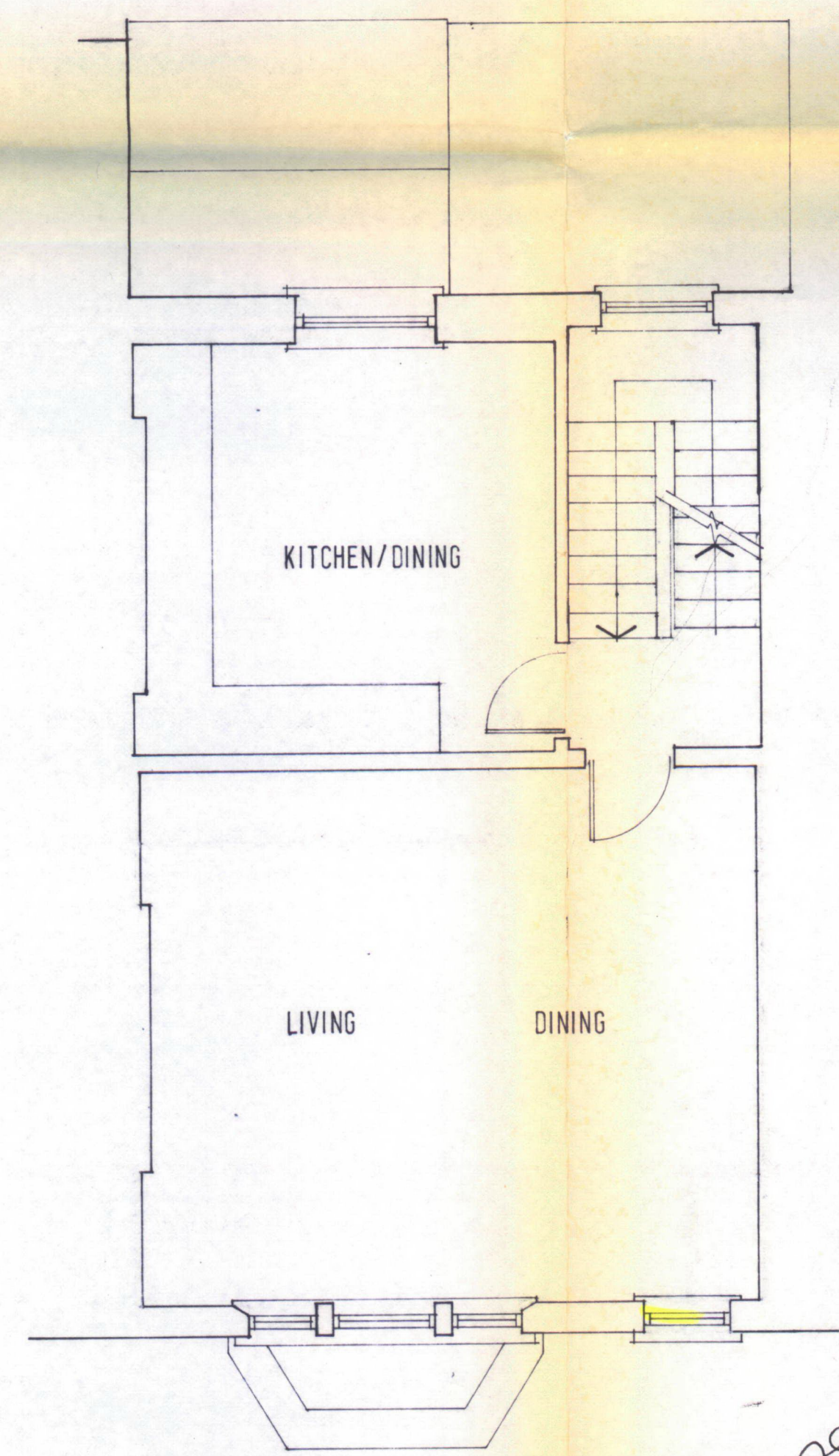
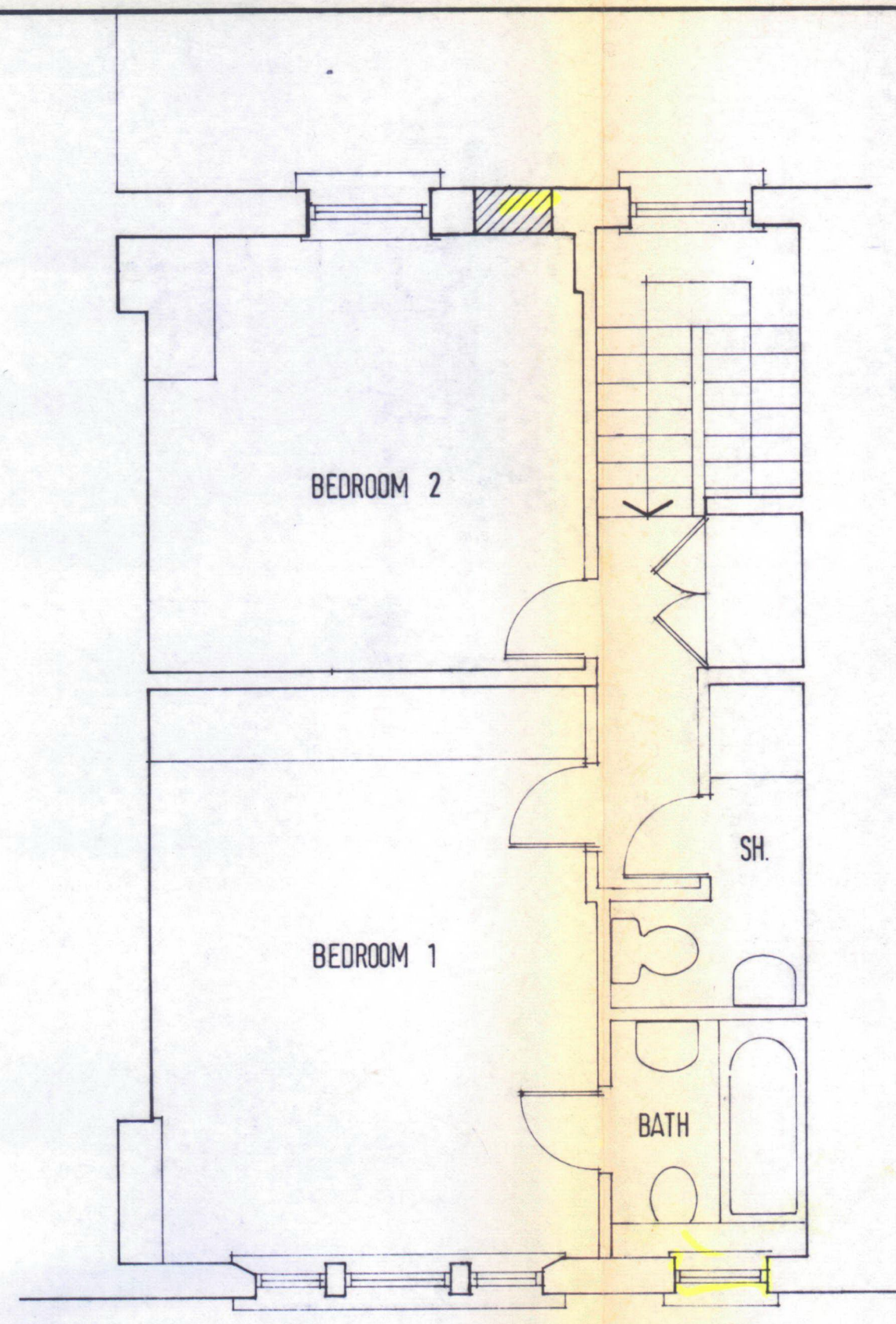
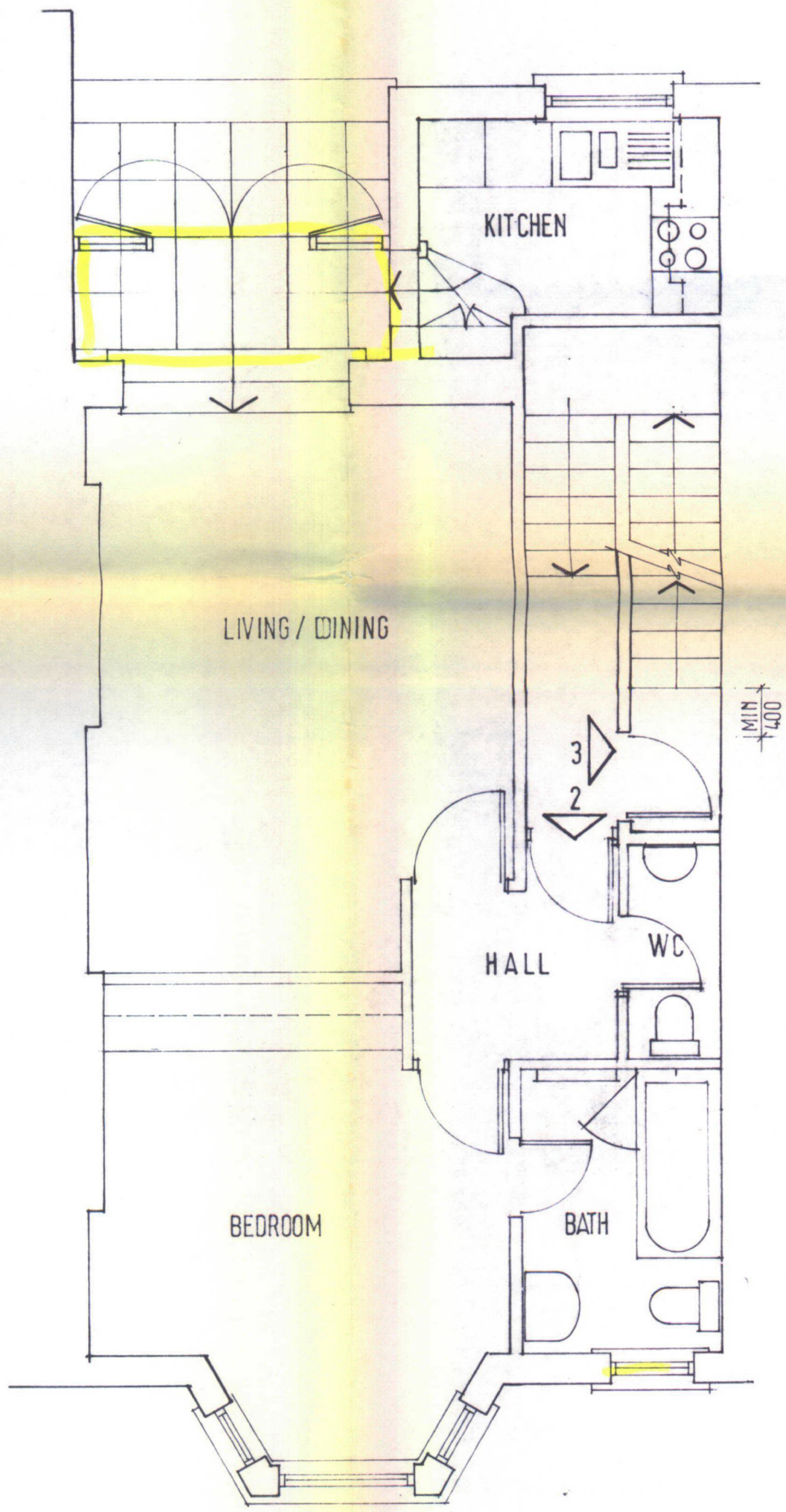
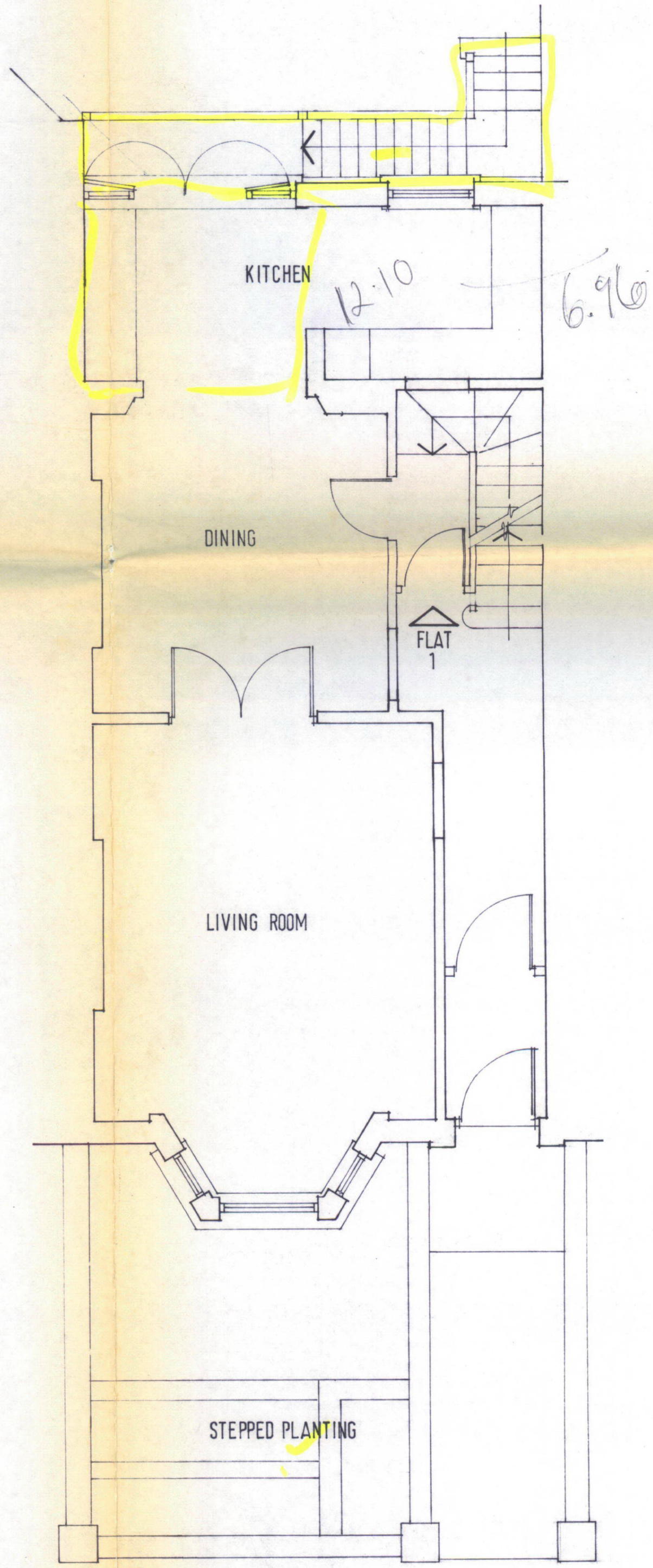
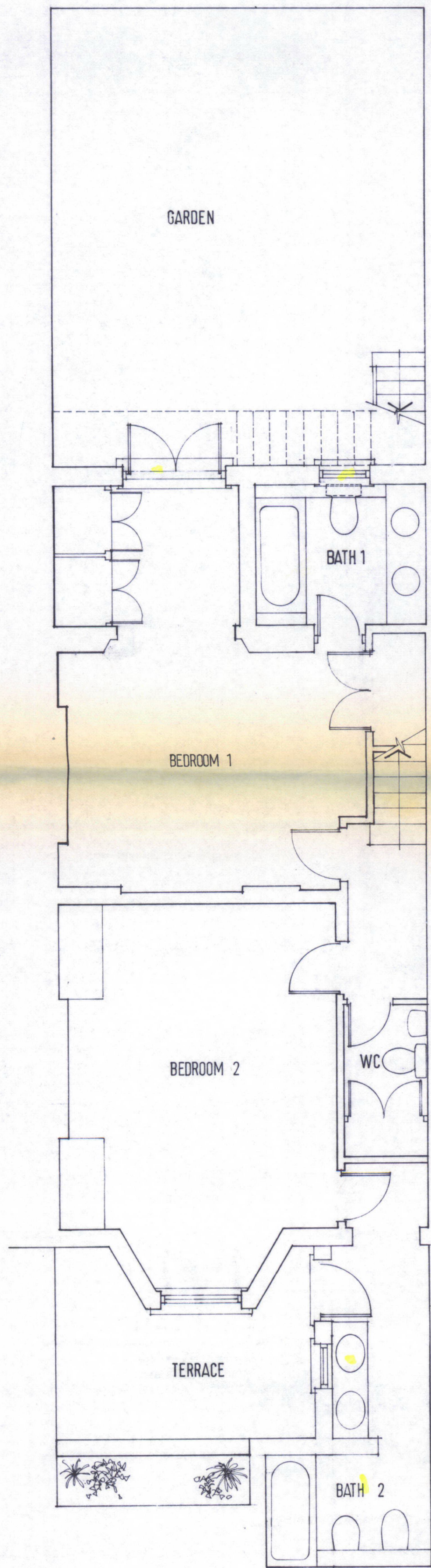
FEB 1995

ENV PLAN



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no	date	revisions



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 Chartered Architects  
 Planning and Landscape Consultants  
 Colwyn Bay London  
 0492 532735 071 938 2464

Project  
 2 BERKELEY GARDENS LONDON W8

Title  
 PROPOSED FLOOR PLANS

Drawn Date  
 DEC 94

Drawing No  
 L173 / 02

Scale  
 1:50



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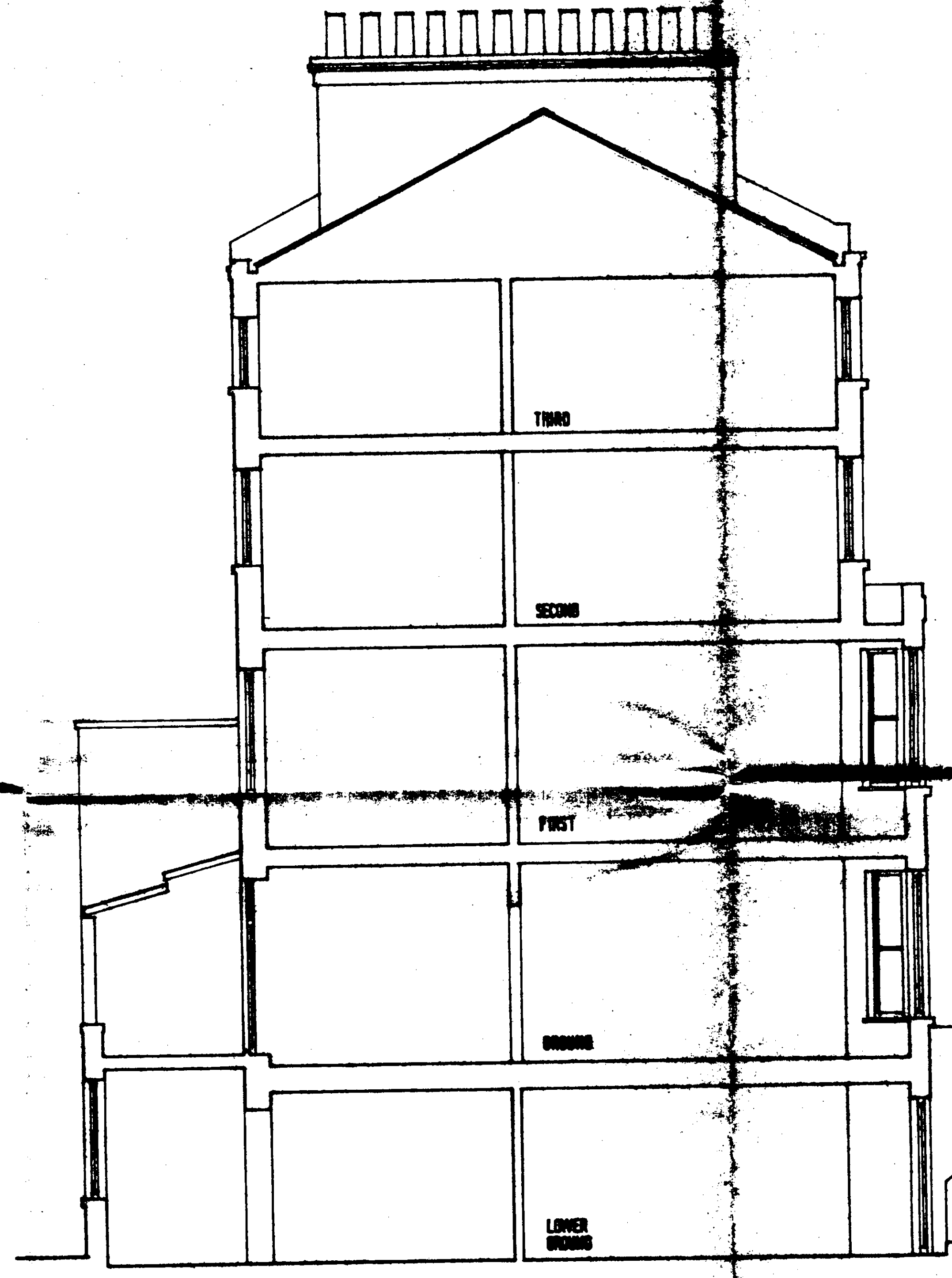
No.	Date	Revision



FRONT ELEVATION



REAR ELEVATION



SECTION AA

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 CONSULTING FIRM

Project  
**2 BERNLEY GARDENS LONDON W9**

Title  
**EXISTING ELEVATIONS & SECTION A.A.**

Drawn: [ ]  
 Date: [ ]

Drawing No.  
**L 173/83**

Scale  
**1:50**

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no	date	revisions

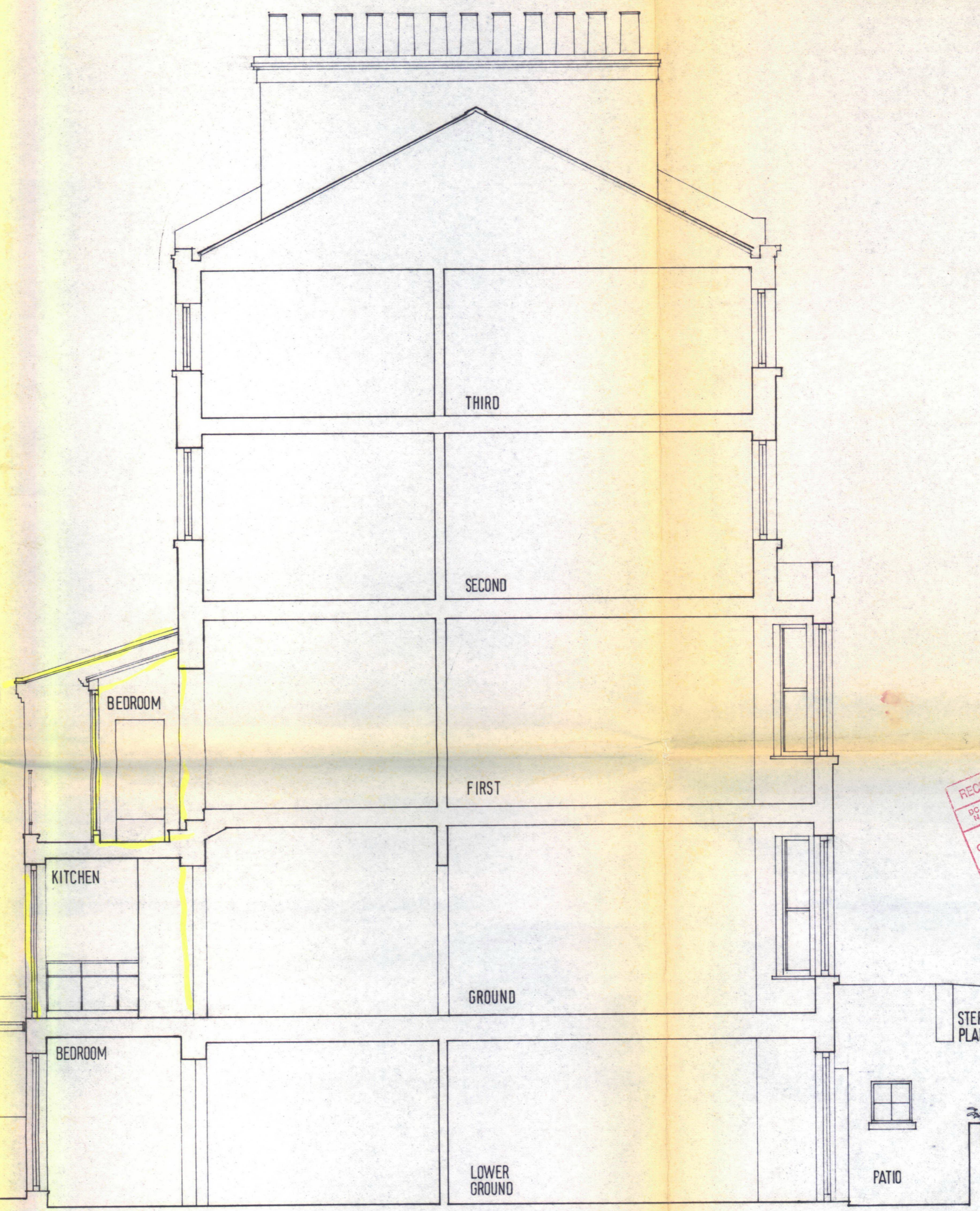


FRONT ELEVATION  
 ( PROPOSED )



REAR ELEVATION  
 ( PROPOSED )

NOTE ALL NEW GLAZING BARS TO BE TIMBER PAINTED WHITE  
 ALL NEW BRICKWORK & POINTING TO MATCH EXISTING  
 NEW METALWORK TO BE PAINTED BLACK



SECTION AA  
 ( PROPOSED )

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 PLANNING OFFICER  
 PLANNING OFFICER  
 PLANNING OFFICER  
 PLANNING OFFICER

NEW WALL & POST  
 & NEW RAILINGS  
 TO MATCH TYPICAL  
 ✓ but  
 detail

**CF&P**  
 Colwyn Foulkes and Partners  
 Chartered Architects  
 Planning and Landscape Consultants  
 Colwyn Bay 0492 532735 London 071 938 2464

Project  
 2 BERKLEY  
 GARDENS  
 LONDON W8  
 Title  
 PROPOSED ELEVATIONS  
 & SECTION A.A

Drawn	Date
Drawing No	L 173 / 04
Scale	1:50

*Superseded.*