



EMPEROR'S

Hotel Regina

93 of 1

PLANNING SERVICES APPLICATION

CONSULTATION SHEET

APPLICANT:

Le Riche Maw
Chartered Architects,
103A Oxford Street,
London,
W1R 1TF

APPLICATION NO: PP/01/00013

APPLICATION DATED: 21/12/2000

DATE ACKNOWLEDGED: 3 January 2001

APPLICATION COMPLETE: 03/01/2001

DATE TO BE DECIDED BY: 28/02/2001

SITE: 22 Cornwall Mews South, London, SW7 4RZ

PROPOSAL: Erection of an extension to provide new kitchen and dining area by extending into the lightwell area and construction of new external steps. Enlargement of Bedroom 2

basement level
now red
OM 5/1

ADDRESSES TO BE CONSULTED

1. 21 & 22 Cornwall Mews South
2. " " " "
3. 4 & 6/7 " " " "
4. " " " "
5. 88-92 (consec.) Cornwall Gardens
6. " " " "
7. 88-0-KM FIRE FLATS
8. " " " "
9. 89-72-72-6 & A
10. " " " "
11. 90-71-3 & A
12. " " " "
13. 91- F.A-C
14. " " " "
15. 92-71-8 & A

(3)

(Can this be double checked on CIP address system - to make sure adj. owners are included and sure about nos)

9/8/1

CONSULT STATUTORILY

- HBMC Listed Buildings
- HBMC Setting of Buildings Grade I or II
- HBMC Demolition in Conservation Area
- Demolition Bodies
- DoT Trunk Road - Increased traffic
- DoT Westway etc.,
- Neighbouring Local Authority
- Strategic view authorities
- Kensington Palace
- Civil Aviation Authority (over 300')
- Theatres Trust
- The Environment Agency
- Thames Water
- Crossrail
- LRT/Chelsea-Hackney Line
- Victorian Society

OM 5/1

ADVERTISE

- Effect on CA
- Setting of Listed Building
- Works to Listed Building
- Departure from UDP
- Demolition in CA
- "Major Development"
- Environmental Assessment
- No Site Notice Required
- Notice Required other reason
- Police
- L.P.A.C
- British Waterways
- Environmental Health
- GLA
- Govt Office for London
- Twentieth Century Society

OM 5/1

28 FEB 2001
28 FEB 2001
28 FEB 2001

PLANNING AND BOROUGH DEVELOPMENTTHE TOWN HALL HORNTON STREET LONDON W8 7NX

**THE ROYAL
BOROUGH OF**

Executive Director David Prout

Mr. T. V. Maw
Watermans,
Mile Oak,
Brenchley,
Kent,
TN12 6NFSwitchboard: 02073615464
Extension: 2236
Direct Line: 02073612236
Email: Sarah.Madyausiku@rbkc.gov
Web: www.rbkc.gov.uk**KENSINGTON
AND CHELSEA**

12 March 2008

My reference: **DPS/DCC/SM/PP/** Your reference:
01/00013 and
LB/01/00014

Please ask for: Sarah Madyausiku

Dear Sir,

Town and Country Planning Act 1990
22 Cornwall Mews, London, SW7 4RZ

Thank you for your letter received by us on the 16 July 2007 and subsequent letters received on the 14 August 2007 and the 4 December 2007 in relation to discharge of Conditions at the above mentioned property. Please accept my apology for the delayed response.

You have submitted drawings numbered 987 SK9A, /SK10A, /SK11A, /SK12A, /WD01D, /WD03C, /WD07A, /WD08, WDJ1B, /WDJ2 and WDJ3 in relation to the architectural details together with an e-mail from Alan Saxby with regard to detailed specifications of the proposed rooflights. These have been assessed and are considered to be acceptable. Conditions 6 and 7 of the listed building consent (ref: LB/01/00014) and Conditions 5 and 7 of the planning permission (ref: PP/01/00013) both granted on the 28 February 2001 are discharged.

Please be aware that separate approval for the works may be required under the Building Act 1984 and/or the Building Regulations 2000 (as amended).

If you have any further queries please contact the above named officer.

Yours faithfully

David Prout

Executive Director, Planning and Borough Development

Dear Sarah,

I have looked through my desk and do not have the copy correspondence from Terence Maw.

I do recollect seeing the information he sent in, on 30th November 2007, and considering it acceptable.

I would have sent everything on to you for the relevant condition to be discharged.

Kind regards,

Hilary

Hilary Bell



TERENCE V MAW

MA. Dipl. Arch. ARIBA

CHARTERED ARCHITECT
Specialist in Church and Listed Building Restoration

Watermans, Mile Oak, Brenchley, Kent, TN12 6NF Tel: 01892 837241 Mobile: 07977 000 826

10/12
SM

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

30th.November 2007

Your Ref: PP/01/00013/CHSE and LB/01/00014/CLBA.

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B. K.C.	- 4 DEC 2007				PLANNING	
N	S		APP	IO	REC	
HBS		ARB	FPLN	DES	FEEES	

For the attention of Ms.Hilary Bell.

Dear Ms.Bell

Re:22, Cornwall Mews South, London.SW7 4RZ.

With reference to my telephone conversations with you and Ms. Madyausiku regarding my letters of 12.07.2007 and 13.08.2007, I thought that to save time I would send a copy of everything again. I therefore enclose the following:-

1. Letter to you of 12th. July 2007
2. Copies of my drawings
987/SK9A.SK10A.SK11A,SK12A,WDO1D,WDO3C,WDO7A,WDO8,WDJ1B,
WDJ2and WDJ3A.
3. Letter to you of 13th. August 2007.
- 4.Specification of rooflight glass from Glazing Vision Ltd., dated 10th.August 2007.

*for her details
don't details*

I look forward to your clearing of planning and listed building conditions.

Yours sincerely,

Terence Maw

T.V.Maw

cc. Professor R. Toema
Ms. S. Madyausiku



Ms. S. Madzauziku,
Planning & Conservation,
The Royal Borough of Kensington & Chelsea,
The Town Hall,
Hornton Street
London W8 7NX

Spey

TERENCE V MAW

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R.B. K.C.	- 4 DEC 2007				PLANNING	
N	S		APP	IO	REC	
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- 4.Specification of rooflight glass from Glazing Vision Ltd., dated 10th.August 2007.

*For her details
don't delete*

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Yours sincerely,

Terence Maw

T.V.Maw

cc. Professor R. Toema
~~Ms. S.Madyausiku~~

Design Surgery. 14th August 2007.

RBKC
Observations
CONSERVATION AND DESIGN

Address: 22, Cornwall Mews South, London, SW7.	Appl. No: LB/01/014.	D.C. Officer: SM	L.B. II	C.A. 9D.	Area:
Description: Discharge of Conditions.			C&D Officer HSB		Code:

Comments:

RE: Letters received from Terence V. Maw, Chartered Architect, date stamped 16th July 2007 and 14th August 2007.

Letter and drawings submitted 16th July 2007.
The architectural details supplied are wholly acceptable.

Condition 6 of the Listed Building Approval and Condition 7 of the Planning Approval may be discharged.

Letter and specification submitted 14th August 2007.
The specification for the frame and glazing of the new roof light is wholly acceptable.

The relevant Listed Building Approval and Planning Approval Conditions may be discharged.

Hilary Bell



Senior Conservation Architect
The Directorate of Planning and Borough Development

14th August 2007.



TERENCE V MAW

MA. Dipl. Arch. ARIBA

CHARTERED ARCHITECT

Specialist in Church and Listed Building Restoration

Watermans, Mile Oak, Brenchley, Kent, TN12 6NF Tel: 01892 837241 Mobile: 07977 000 826

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

13th.August 2007.

Your Ref: PP/01/00013/CHSE and LB/01/00014/CLBA

For the attention of Ms. Hilary Bell.

Dear Ms. Bell,

Re: Town and Country Planning Act 1990.
Planning (Listed Building and Conservation Areas) Act 1990- Section 7.
22, Cornwall Mews South, London.SW7 4RZ.

Further to my letter to you dated 12th.July 2007 and in particular the last paragraph, I have at last received a specification for glass from the company concerned. The 'recent enquiry' mentioned in the letter was in fact six weeks ago!

The glass we envisage would be the clear specification with a pure white (RAL9010) frame.

Yours sincerely,

Terence Maw.

T.V.Maw

cc. Professor R. Toema
Ms S.Madyausiku

99

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B. K.C.	14 AUG 2007				PLANNING	
N	C	S		APP	IO	REC
HBS			ARB	FPLN	DES	FEEES

To: Terrance Maw
From: Alan Saxby
Co:
Pages: 1 of 3
Email: mamaw@ukf.net
Date: 10th August 2007
Re: 22 Cornwall Mews, ^{SOUTH} London SW 7 (Quote Ref. SPQ-6455/AS)

Thank you for your recent enquiry, for which our quotation is below. (Please note that all quoted sizes refer to overall external kerb/upstand dimensions, supplied by others)

1 No. Fixed Flushglaze (Walk on Specification) Rooflight 2500mm x 1000mm - £2,003

1 No. Fixed Flushglaze (Walk on Specification) Rooflight 1000mm x 1000mm - £1,073

Standard Glass Specification:

44mm DGU – Clear:

~~OK~~

44mm DGU – Obscure:

21.5mm Toughened Clear Laminated Outer, 16mm Black Silicone Sealed Spacer Bar, 6mm Toughened Low E Inner.

21.5mm Toughened White Laminated Outer, 16mm Black Silicone Sealed Spacer Bar, 6mm Toughened Low E Inner.

Standard Framework Finish:

Polyester Powder Coated Aluminium Frame To Either: RAL9010 (Pure White) or RAL7015 (Slate Grey)
(Alternative RAL Colours Are Available to Order at an extra over charge – Please Specify on Enquiry)

FlushGlaze Walk-On Key Features:

- **Low Profile - No Internally Visible Framework - U Value of 1.4W/m² k - Easy Clean & Low Maintenance - Simple Installation - Non Standard Sizes, Glass Specifications & Finishes - Domestic Floor Load Only – UDL = 1.8KN/m² (Additional Concentrated Load = 1.4KN Point Load)**

Anti-Slip: A Frit of Grey 8mm Diameter dots on a 12mm pitch with a 7 spot pattern providing 40% coverage is available at an extra over charge of £125/m²

Drawings:

Glazing Vision Standard Drawings for this product: S0001 & 402/ASS/003D

2 No. Total Price (Supply & Installation, excluding strip out & access/craneage, structural steelwork and upstand/kerb. Our Installation service does not include moving the product(s) from an un-loading point to the area of installation. For information on product weights please contact us directly) - £3,076 + £164 Delivery + £650 Installation (Optional)

Supply time from receipt of payment: Approx 6 weeks (confirmed at time of order)

The above products are supplied ex works, if required, carriage to London is £164

Quote validity: 90 Days.

Warranty: 3 Years (Supply only) or 5 Years (if Installed by GV).

Typical payment terms: 100% advance payment.

Repeat customer discounts are available.

Please note we do not offer 2.5% main contractors discount.

Please note that the above prices do not include VAT.

Standard GV terms & conditions apply.

I trust you find the above of interest, should you, however, have any queries please do not hesitate to call.

Kind regards

Alan Saxby
Account Manager

GLAZING VISION Ltd. 36 Wimbledon Avenue Brandon Suffolk IP27 ONZ
Telephone 01842 815581 Facsimile 01842 813867
Email: alan@glazing-vision.co.uk Website: www.glazing-vision.co.uk

Terence V.Maw,
Chartered Architect,
Watermans,
Mile Oak,
Brenchley,
Kent.
TN12 6NF.
Tel: 01892 837241.

With Compliments.

TERENCE V MAW

MA. Dipl. Arch. ARIBA

CHARTERED ARCHITECT

Specialist in Church and Listed Building Restoration

Watermans, Mile Oak, Brenchley, Kent, TN12 6NF Tel: 01892 837241 Mobile: 07977 000 826

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

13th.August 2007.

Your Ref: PP/01/00013/CHSE and LB/01/00014/CLBA

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T.V.Maw

cc. Professor R. Toema
Ms S.Madyausiku

83

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B. K.C.	14 AUG 2007				PLANNING	
N	CV	S		APP	IO	REC
HBS			ARB	FPLN	DES	FEES

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From: Alan Saxby
Co:
Pages: 1 of 3
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Planning and Conservation,
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I refer to our recent telephone conversation regarding Condition 6 of the Listed Building Approval and Condition 7 of the Planning approval dated 28.02.2001 and enclose the following Architectural details for your approval:-

987/SK9A

SK10A

SK11A

SK12A

WD01D

WD03C

WD 07A

WD08

987/WDJ1B

WDJ2

WDJ3

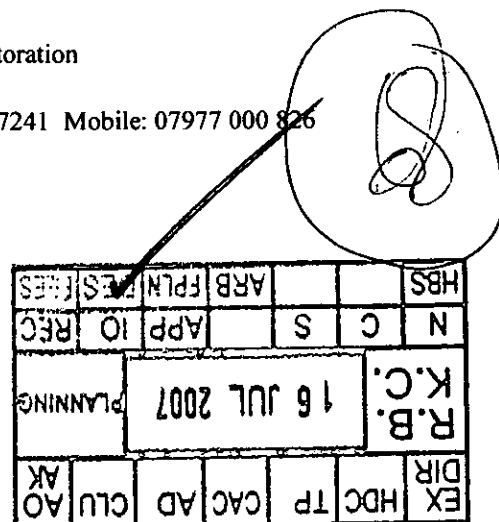
With regard to the rooflight glass, as I said on the telephone, the glass is made in Germany and it is almost impossible to get a sample. The Company providing the rooflights are sending me the specification and I will pass this on to you as soon as I get it.

Yours sincerely,



T.V.Maw

cc. Ms S.Madyausiku



The stamp consists of a grid of boxes with the following labels: HBS, N, C, S, ARB, FPLN, RES, REC, R.B., K.C., 16 JUL 2007, PLANNING, DIR, EX, HDC, TP, CAC, AD, CLU, AO, AK. A handwritten signature is circled and has a line pointing to the 'RES' box in the top row.

TERENCE V MAW

MA. Dipl. Arch. ARIBA

CHARTERED ARCHITECT

Specialist in Church and Listed Building Restoration

Watermans, Mile Oak, Brenchley, Kent, TN12 6NF Tel: 01892 837241 Mobile: 07977 000 826

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

12th July 2007.

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987/SK9A
SK10A
SK11A
SK12A
WD01D
WD03C
WD 07A
WD08

987/WDJ1B
WDJ2
WDJ3

(125)

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B. K.C.	16 JUL 2007				PLANNING	
N	C	S		APP	IO	REC
HBS			ARB	FPLN	DES	FEEES

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Terence Maw

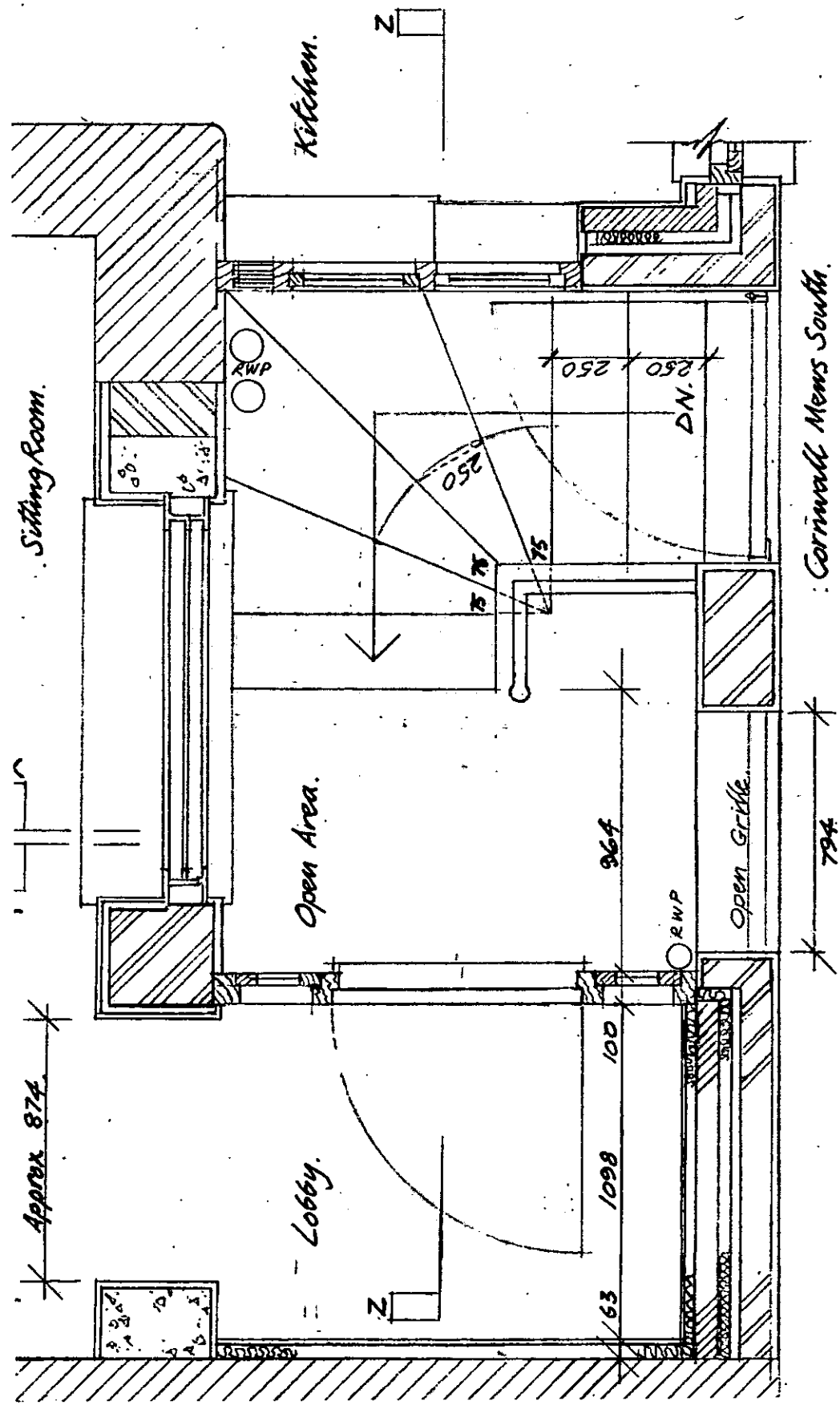
T.V.Maw

cc: Ms S.Madyausiku

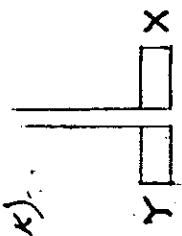
ALL AREAS AND DIMENSIONS ARE APPROXIMATE AND SUBJECT TO SITE SURVEY

EX DIR	HDC TP	CAC AD	CLU AO	AK
R.B.	K.C.	16 JUL 2007		
PLANNING	APP IO	REC	DES	FEE
S	C	N	HBS	
ARB	FPLN	DES	FEE	

Client: Professor R. Toema,
 Project: 22, Cornwall Mens Sem
 London, SW7 4RZ.
 Scale: 1:20 Date: Nov 2006
 Dwg. No. 987/SK 0A
 Terence V. Maw, M.A., ARIBA,
 Watermans, Mile Oak,
 Brenchley, Kent TN12 6NF.
 Tel: 01892 837241.



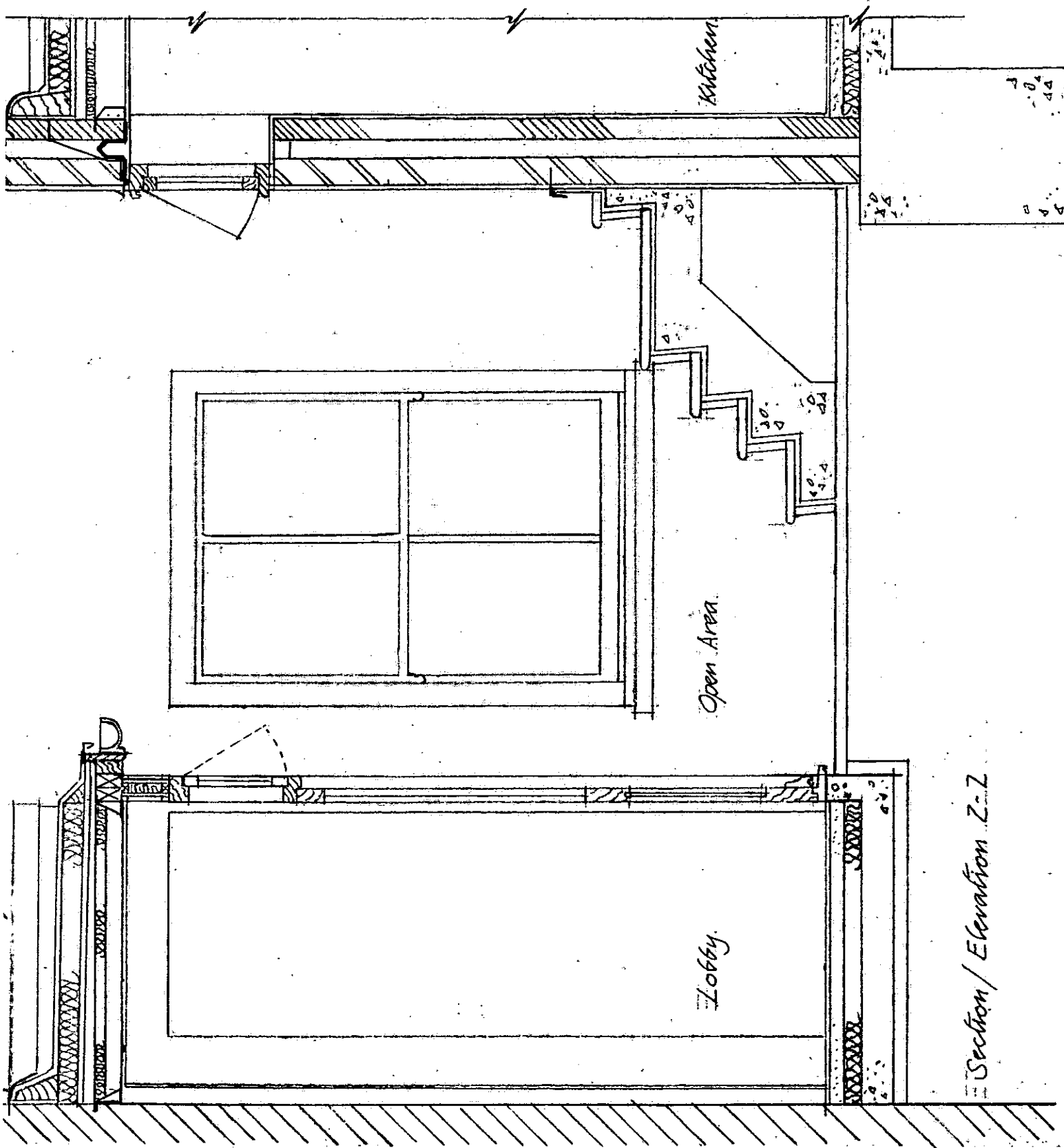
Plan. (see also dwg. No 987/01K).



NB: This drawing to be read
 in conjunction with drawings
 No's 987/WD01C, WD01, SK 9A,
 SK11, & WD03.

EX	HDC	TP	CAC	AD	CLU	AO	AK	DIR
R.B.	K.C.	16 JUL 2007	PLANNING					
N	C	S	ARB	FPLN	DES	FEEES		HBS
			APP	IO	REC			

Client: Professor . R. Tooma.
 Project: 22, Cornwall Mens South,
 London, S.W.7 ARZ.
 Scale: 1:20 Date: Nov 2006
 Dwg. No 987/SK10A.
 Terence V. Maw, M.A., ARIBA,
 Watermans, Mile Oak,
 Brunchley, Kent, TN12 6NF
 Tel: 01892 837241

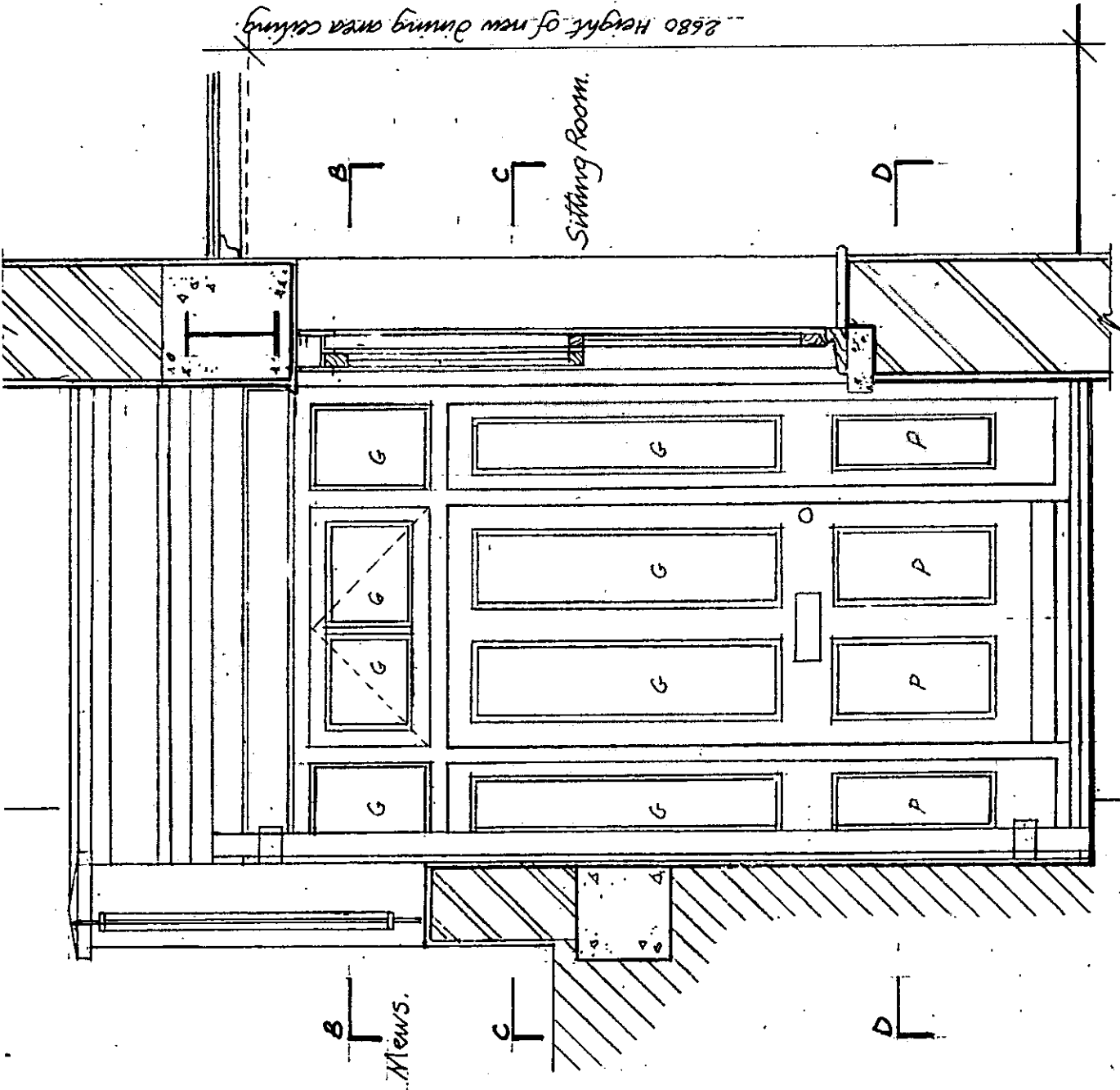


Section / Elevation Z-Z

N.B. This drawing to be read in conjunction with drawings Nos. 987/ND01c, HDJ1, SK9A, & SK10.

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B.	16 JUL 2007			PLANNING		
K.C.						
N	C	S		APP	IO	REC
HBS			ARB	FPLN	DES	FEEs

Client: Professor. R. Toema
 Project: 22, Cornmarket Mens South, London, S.W.7 4.R.Z.
 Scale: 1:20 Date: Nov 2006
 Ding. No. 987/SK11A
 Terence. V. Mann, M.A., ARIBA,
 Watermans, Mile Oak,
 Branchley, Kent, TN12 6NF.
 Tel: 01892 857241.



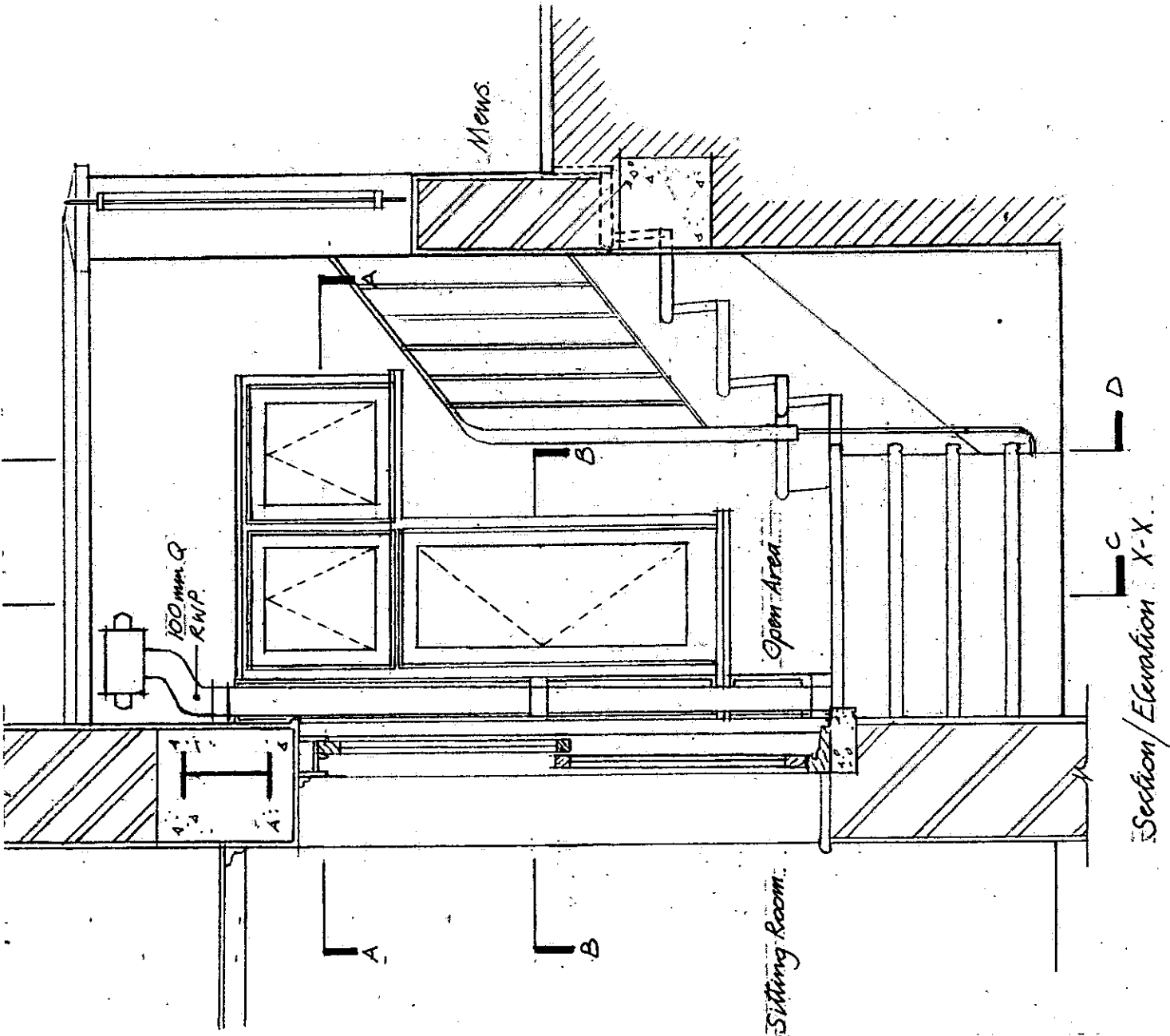
Section/Elevation Y-Y.

NB. This drawing must be read
 in conjunction with drawing
 Nos. 987/WDO/C, SK9A, SK10A,
 WDT2 & WDT3.

Top hung opening out
 windows are to have
 Teleflex winding gear.

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B. K.C.	16 JUL 2007			PLANNING		
N	C	S	APP IO REC			
HBS			ARB	FPLN	DES	FEES

Client: Professor. R. Toema.
 Project: 22, Cornwall Mens South,
 London, SW7 4RZ.
 Scale: 1:20 Date: Nov 2006.
 Dwg. No 987/SK12A.
 Terence V. Maw, M.A, ARIBA,
 Watermans, Mile Oak,
 Brunchley, Kent, TN12 6NF.
 Tel: 01892 837241



PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Mr. T.V. Maw
Terence V Maw,
Watermans,
Mile Oak,
Brenchley,
Kent,
TN12 6NF

Switchboard: 02073615464
Extension: 2236
Direct Line: 02073612236
Email: Sarah.Madyausiku@rbkc.gov
Web: www.rbkc.gov.uk



**KENSINGTON
AND CHELSEA**

04 January 2007

My reference: DPS/DCN/SM/PP/
01/00013 and
LB/01/00014

Please ask for: Sarah Madyausiku

Dear Sir,

Town and Country Plannin, Act 1990
22 Cornwall Mews, London, SW7 4RZ

Thank you for your letter received by us on the 30 November 2006 in relation to proposed amendments to the planning permission and listed building consents granted on the 28 February 2001. This letter proposes further amendments to those detailed in your previous letters received by us on the 27 January 2006 and the 16 March 2006 and should be read in conjunction with those letters and plans.

The proposed amendments to the scheme are shown in the drawings numbered 987/01 Rev K, 987/SK10, 987/SK11A and 987/SK12. I can confirm that these drawings and the amendments as described in your letter (received by the Council 30 November 2006) are considered acceptable. They can be treated as non-material amendments to the planning permission granted on 28 February 2001 (ref: PP/01/00013) and the listed building consent granted on the 28 February 2001 (Ref: LB/01/00014). Please be advised that any further amendments will require a further site inspection and possibly the submission of a new application.

As with the previous letters your attention is drawn to Condition 6 of the planning permission that states: *The roof of the extension hereby permitted shall not be used at any time as a terrace without the prior written approval of the Local Planning Authority.*

Please also be advised that further details in respect of Condition 7 of the planning permission and Condition 6 of the listed building consent will be required prior to each stage of the works being commenced.

If you have any further queries please contact the above named officer.

Yours faithfully

Michael J. French
Executive Director, Planning and Conservation



INVESTOR IN PEOPLE

Madyausiku, Sarah: PC-Plan

From: Bell, Hilary: PC-Plan
Sent: 29 December 2006 18:21
To: Madyausiku, Sarah: PC-Plan
Subject: 22, Cornwall Mews South.

Dear Sarah,

Terence Maw has been chasing me for my views on this latest set of revisions to the approved scheme. I have looked at the revised drawings and have no objections to raise. The file is on my desk if you would like to retrieve it and advise Terence Maw that he can proceed.

Many thanks,

Hilary

Book
Peak SM
✓ 11/2/06

TERENCE V MAW
MA. Dipl. Arch. ARIBA

CHARTERED ARCHITECT
Specialist in Church and Listed Building Restoration

Watermans, Mile Oak, Brenchley, Kent, TN12 6NF Tel: 01892 837241 Mobile: 07977 000 826

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

29th. November 2006.
Your Ref: DPS/DCN/SM/PP.
01/00013 & LB/01/00014

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B. K.C.		30 NOV 2006			PLANNING	
N	C	S		APP	IO	REC
HBS			ARB	FPLN	DES	FEEES

(97)

For the attention of Ms. Sarah Madyausiku.

Dear Ms.Madyausiku,
Re: Town and Country Planning Act 1990.
22, Cornwall Mews South, London.SW7 4RZ.

During the course of alterations to the above flat, my client Professor Toema has had second thoughts with regard to part of the design which was last-approved by you on 3rd. April 2006. (See copies of my letter dated 10:03:06 and your reply dated 03:04:06 enclosed) The approved and proposed amendments are as follows:

Approved Scheme.

The proposals were to demolish the existing kitchen, conservatory and concrete steps leading up to the Mews and construct a new kitchen,dining area and stone steps running from the mews level down (adjacent to the South Mews wall) into the open area.

From the landing of these steps, at Mews level, another flight of stairs would ascend to the new kitchen roof.
An en suite bathroom to the Master bedroom was also approved.

Proposed Amendments

- a)Demolition remains the same but a small vestibule to the sitting room will replace the existing kitchen, the main elevation of which will be similar to the front door screen of 90, Cornwall Gardens. (See dwg. No.987/SK11).
- b)Stone steps will now wind down to the open area adjacent to the new kitchen wall and the south elevation of the flat. There will be no flight of steps up to the new kitchen roof from this position.

TERENCE V MAW

MA. Dipl. Arch. ARIBA

CHARTERED ARCHITECT

Specialist in Church and Listed Building Restoration

Watermans, Mile Oak, Brenchley, Kent, TN12 6NF Tel: 01892 837241 Mobile: 07977 000 826

c) My Client would however, like to return to the proposal of having a short flight of steps up to the kitchen roof from the Mews which you approved on 21st. February 2006, subject to Condition 6.

d) The new kitchen and dining area stays the same but we are omitting the window to the kitchen on the south side and replacing it with a window on the west side. Reasons are i) security ii) more wall space for high level cupboards and iii) reflects design of other properties along the same side of the Mews.

e) We find now that it is not necessary to have a recess at the end of the wall to the internal light well which is being moved over.

I enclose two copies of the following drawings to clarify these amendments and I trust that you and Ms. Bell will be able to agree them.

EX	HDC	TP	CAC	AD	CLU	AO
DIR						AK
R.B.	30 NOV 2006				PLANNING	
K.C.				APP	IO	REC
N	C	S		ARB	FPIN	DEB
HBS						ILES

987/01K

987/SK9A

987/SK10

987/SK11A

987/SK12

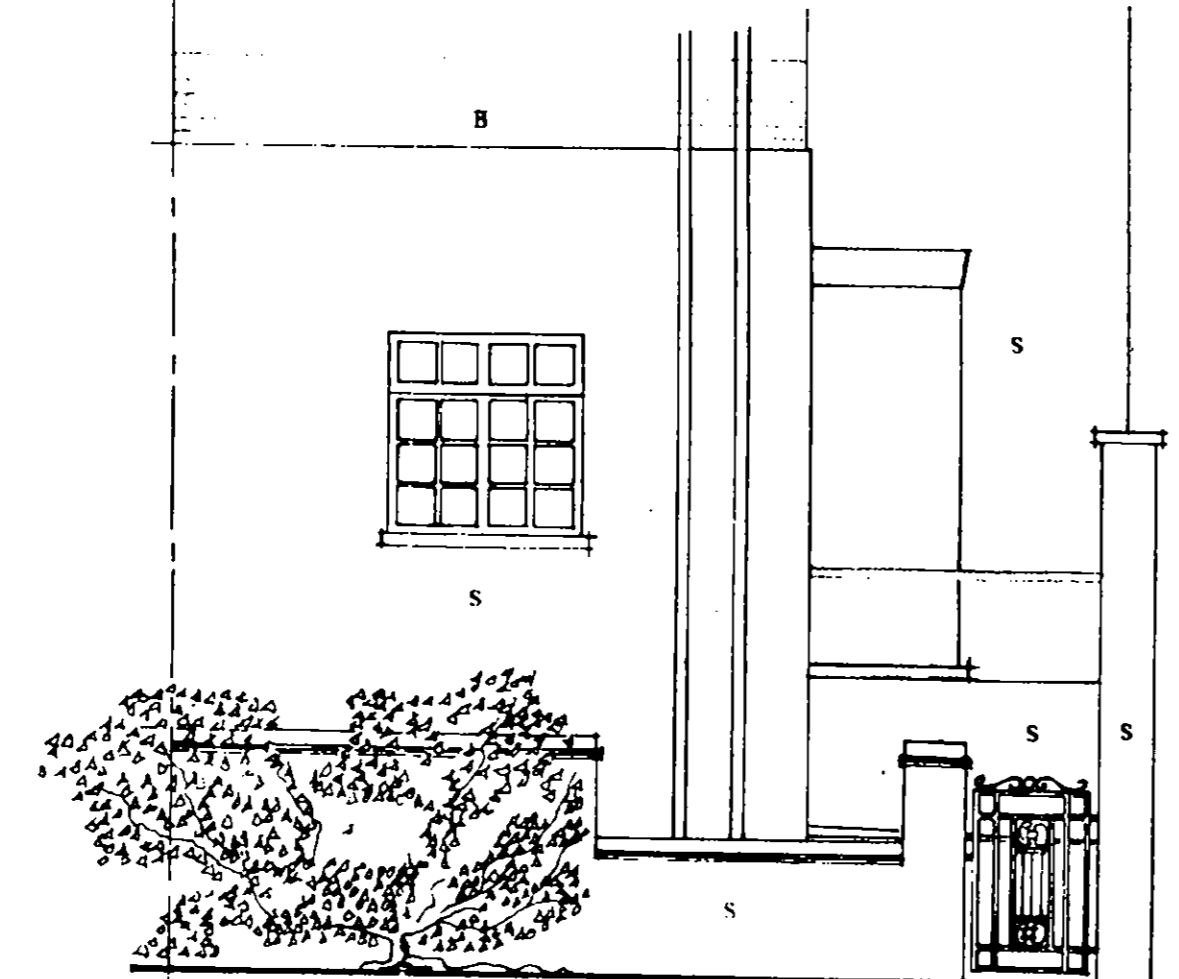
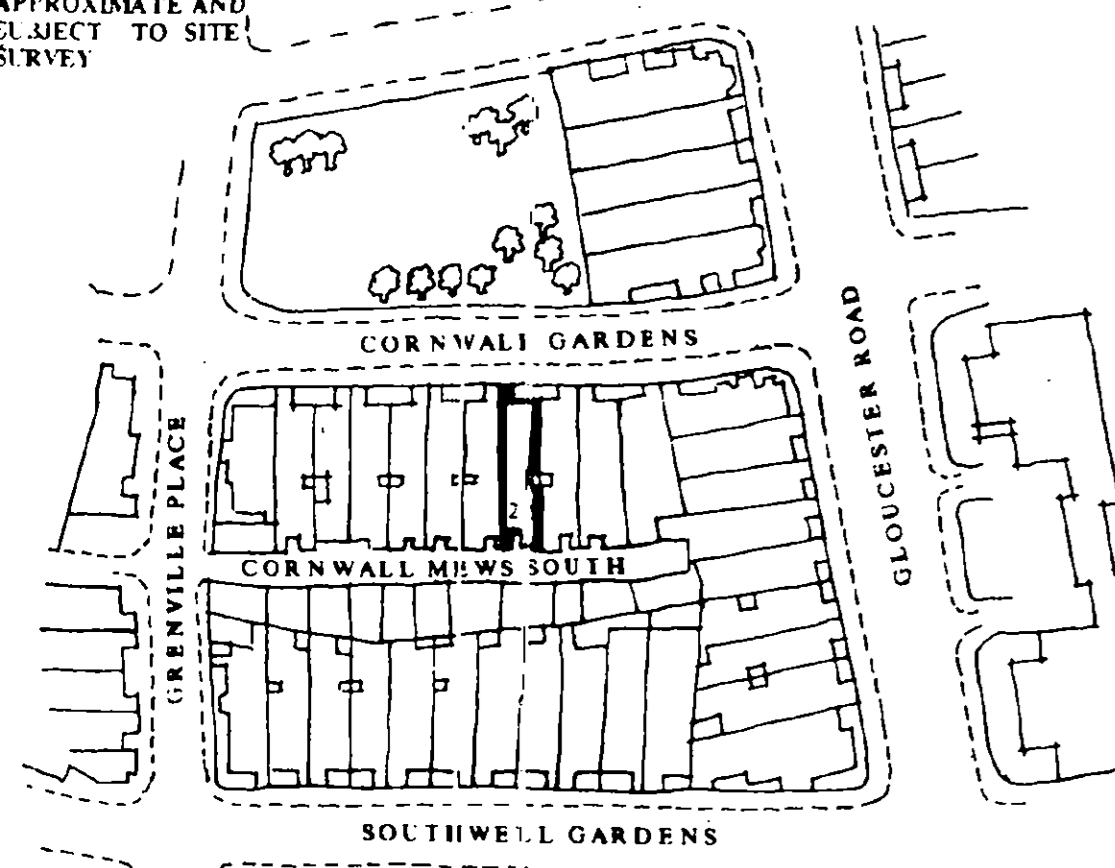
Yours sincerely,

Terence Maw

T.V.Maw

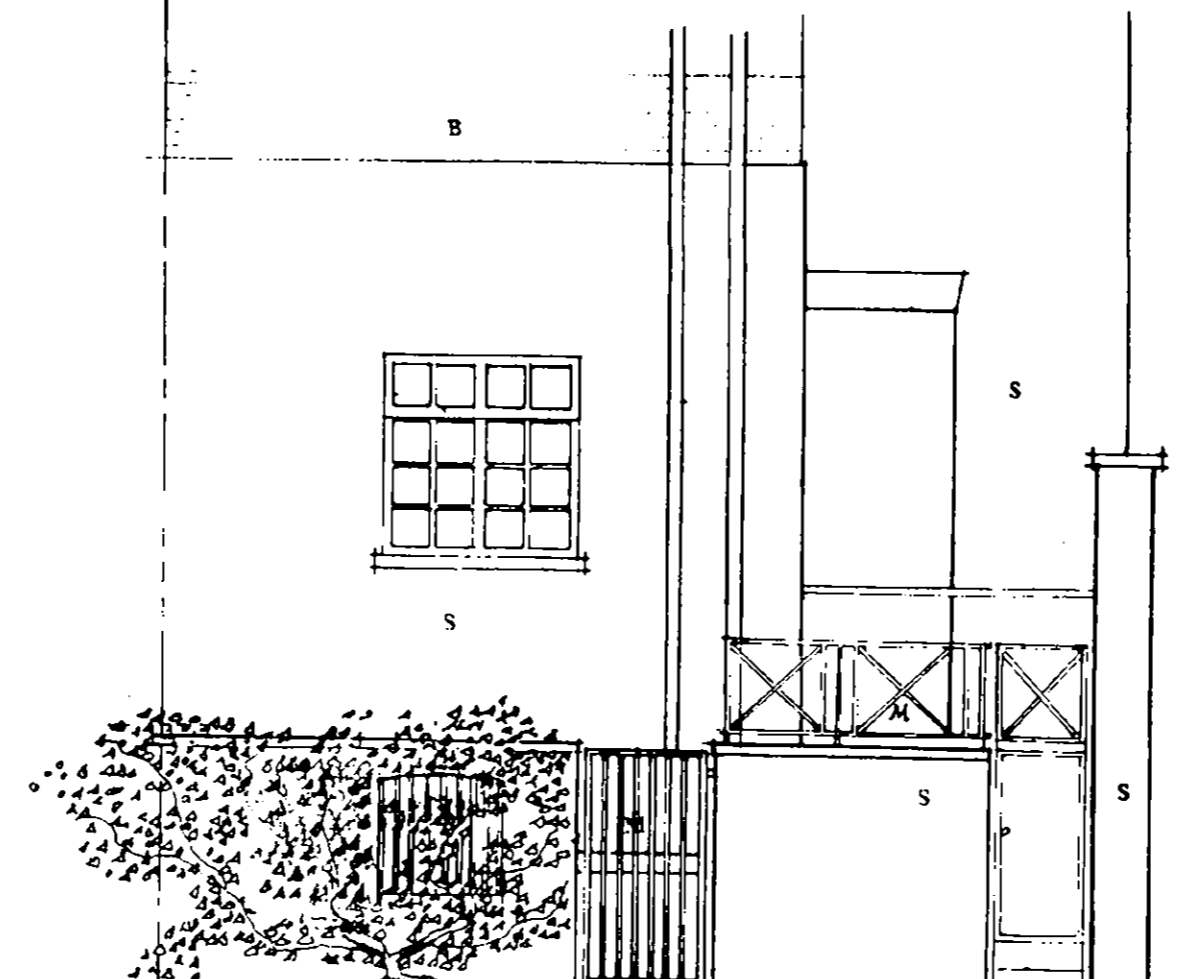
cc. Professor R. Toema.

AREAS AND DIMENSIONS ARE APPROXIMATE AND SUBJECT TO SITE SURVEY



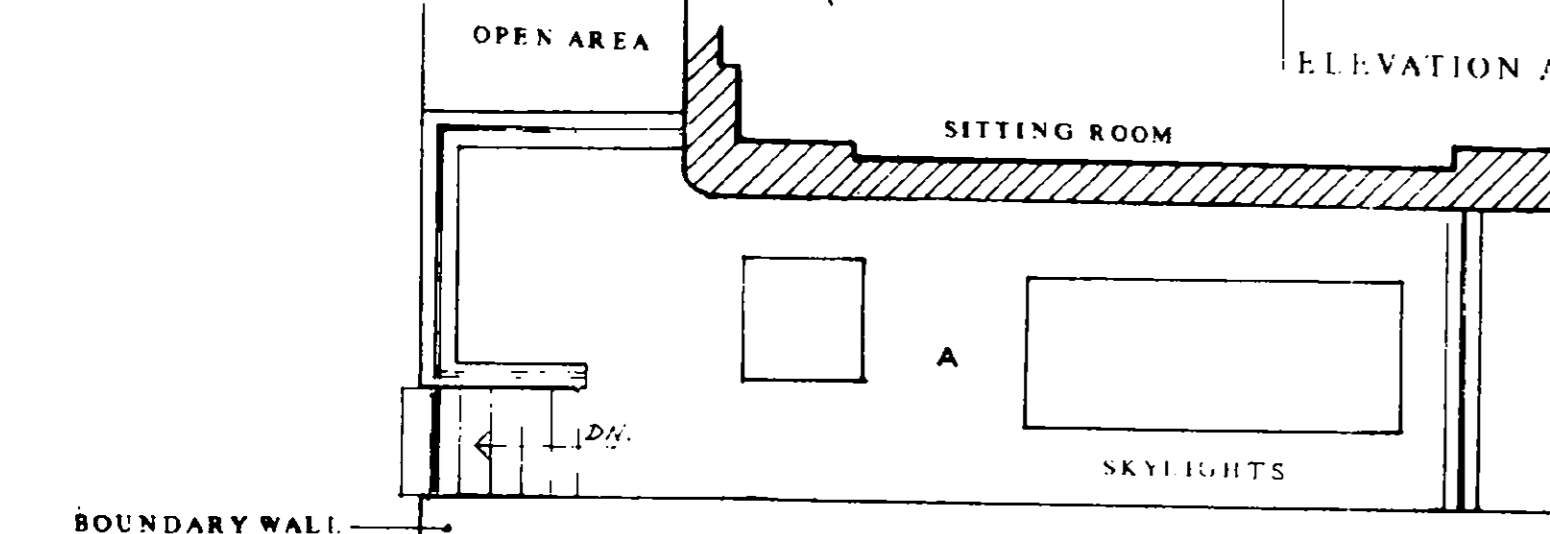
ELEVATION AS EXISTING

SCALE 1:50

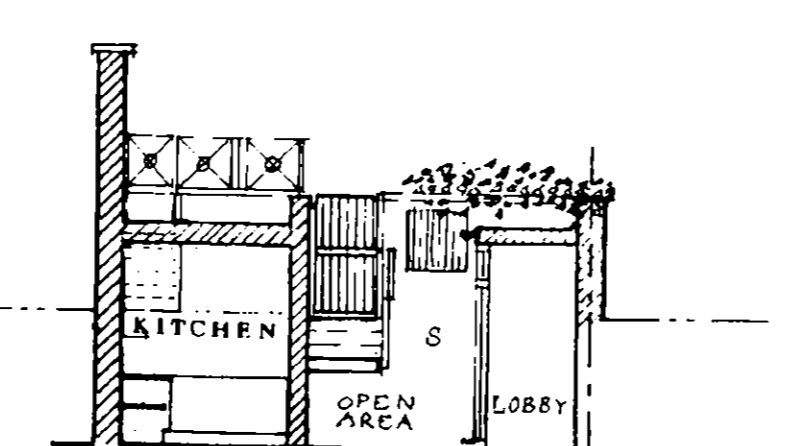


ELEVATION AS PROPOSED

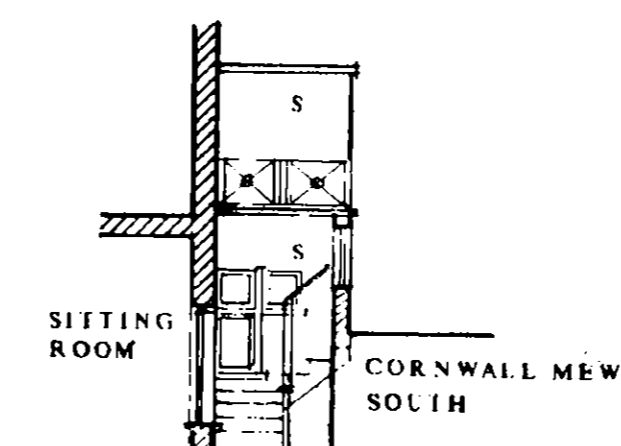
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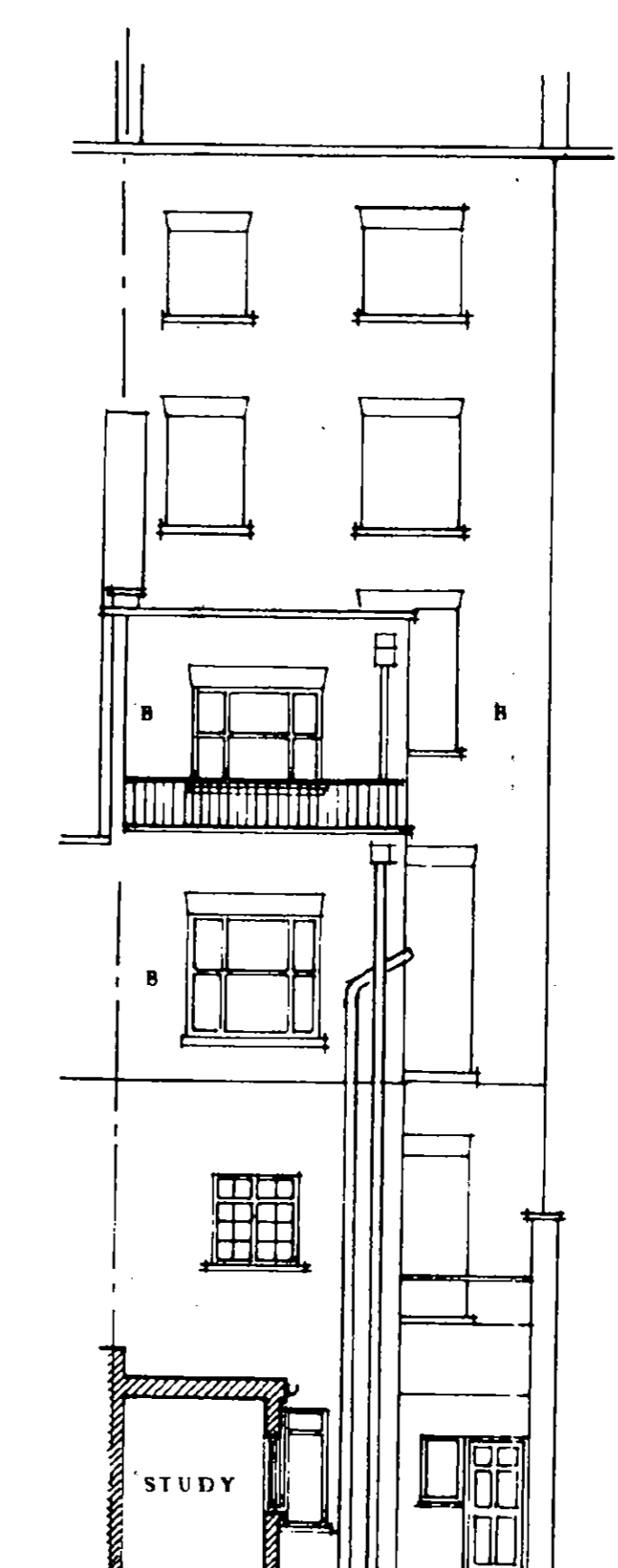
PART ROOF PLAN



SECTION/ELEVATION E-E (PROPOSED)



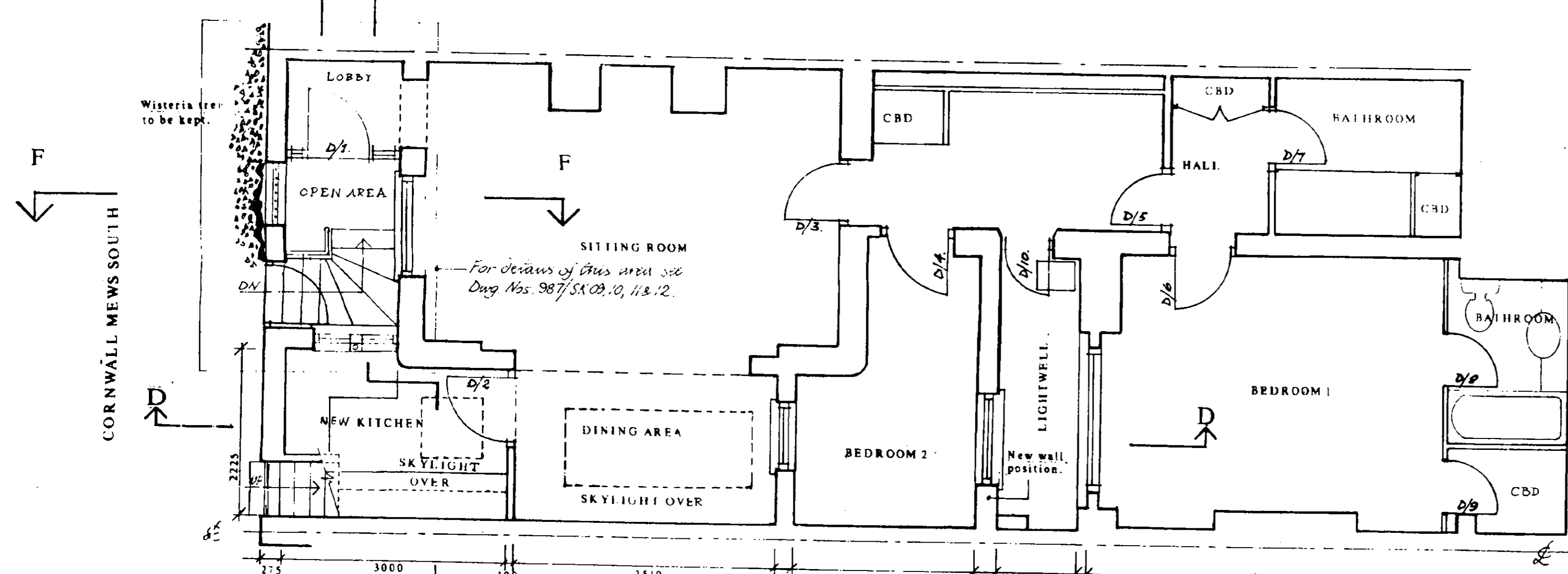
ELEVATION F-F (PROPOSED)



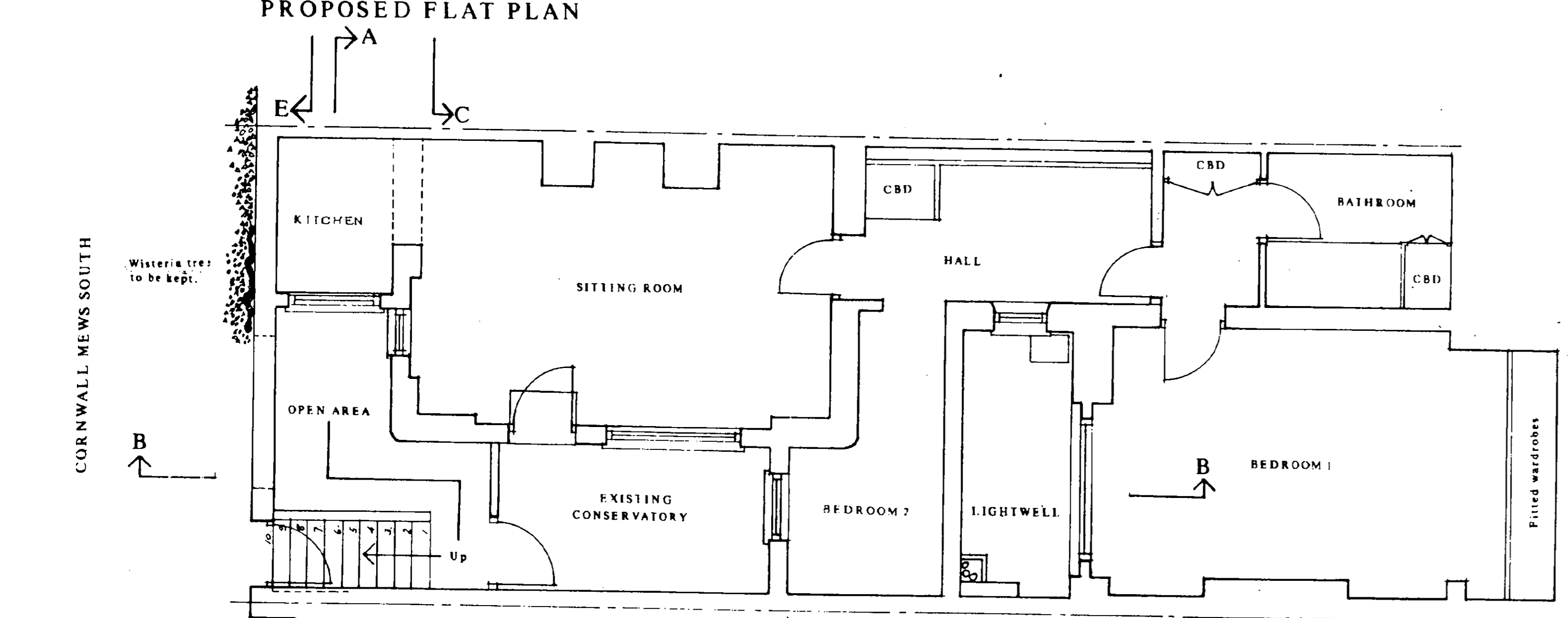
SECTION A-A (EXISTING)



SECTION B-B (EXISTING)

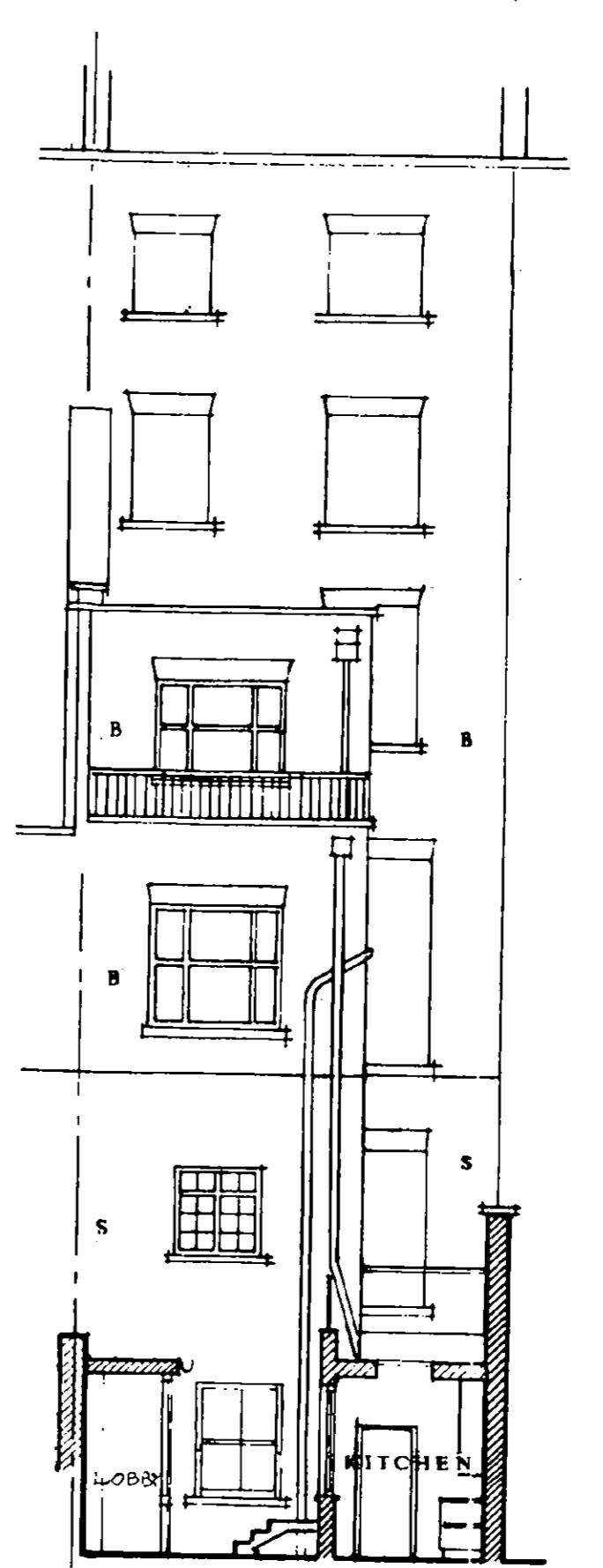


PROPOSED FLAT PLAN

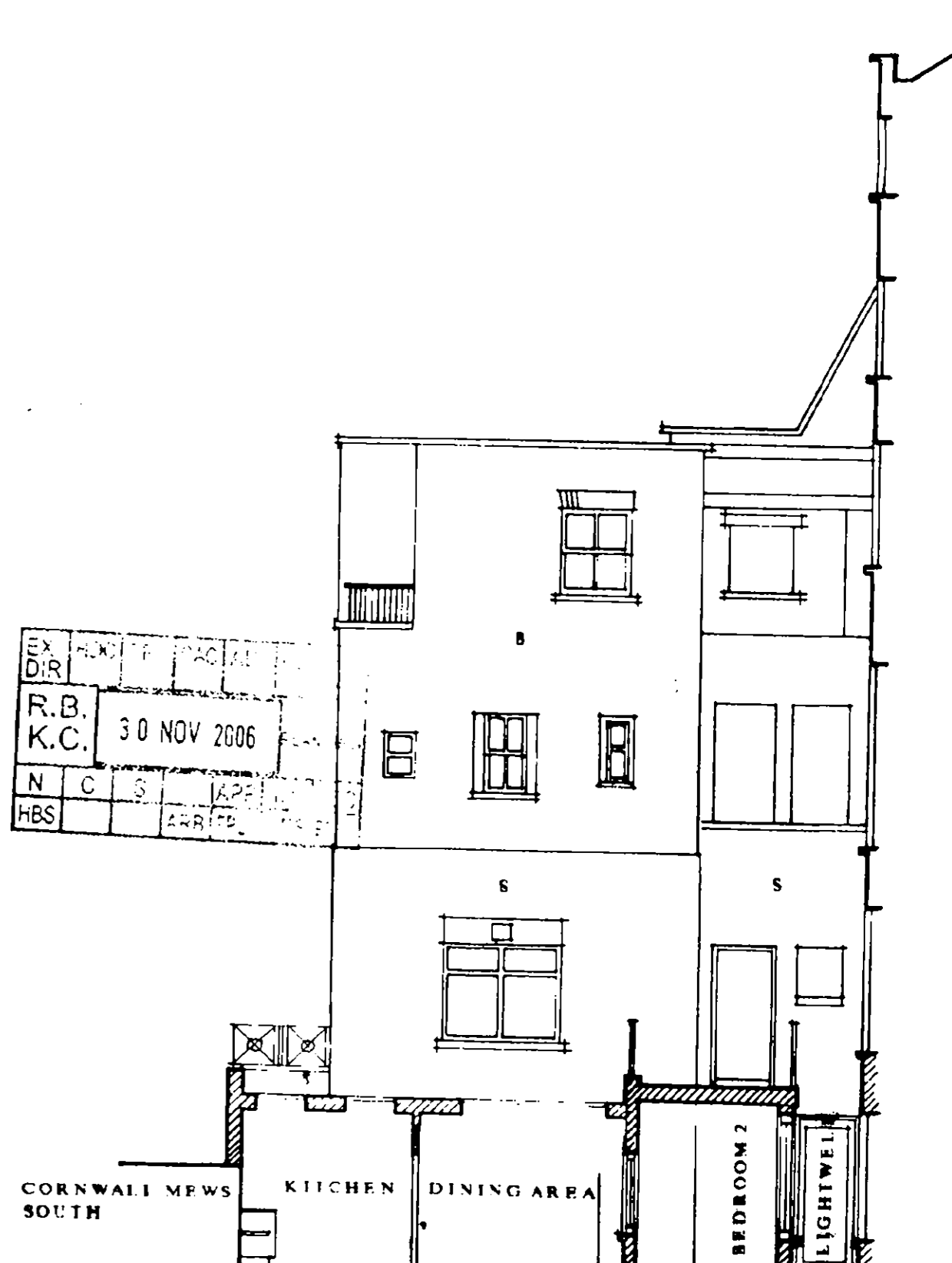


EXISTING FLAT PLAN

KEY TO MATERIALS
 A ASPHALT ROOF
 B BRICKWORK
 M-METALWORK
 S-STUCCO FINISH



SECTION C-C (PROPOSED)



SECTION D-D (PROPOSED)

Revisions Cont.
 J Kitchen window on West side increased in width. One rooflight omitted from Kitchen. Window on South side of Kitchen covered in height. Wall in lightwell moved over for complete length.
 K Lobby added to Sitting Room in Open Area in lieu of existing Kitchen. Stairs from Area 40 to Mews level rearranged. Kitchen window to Mews Elevation removed.

Revisions:
 H. En suite bathroom added to Bedroom 1. Door and roof access from Mews omitted. New roof access added on West side. Shower room in corridor omitted. Ceiling height/roof over Kitchen and Dining Area lowered.
 I. Design of bathroom amended. Door and roof access from Mews reinstated and access to roof on West side removed.

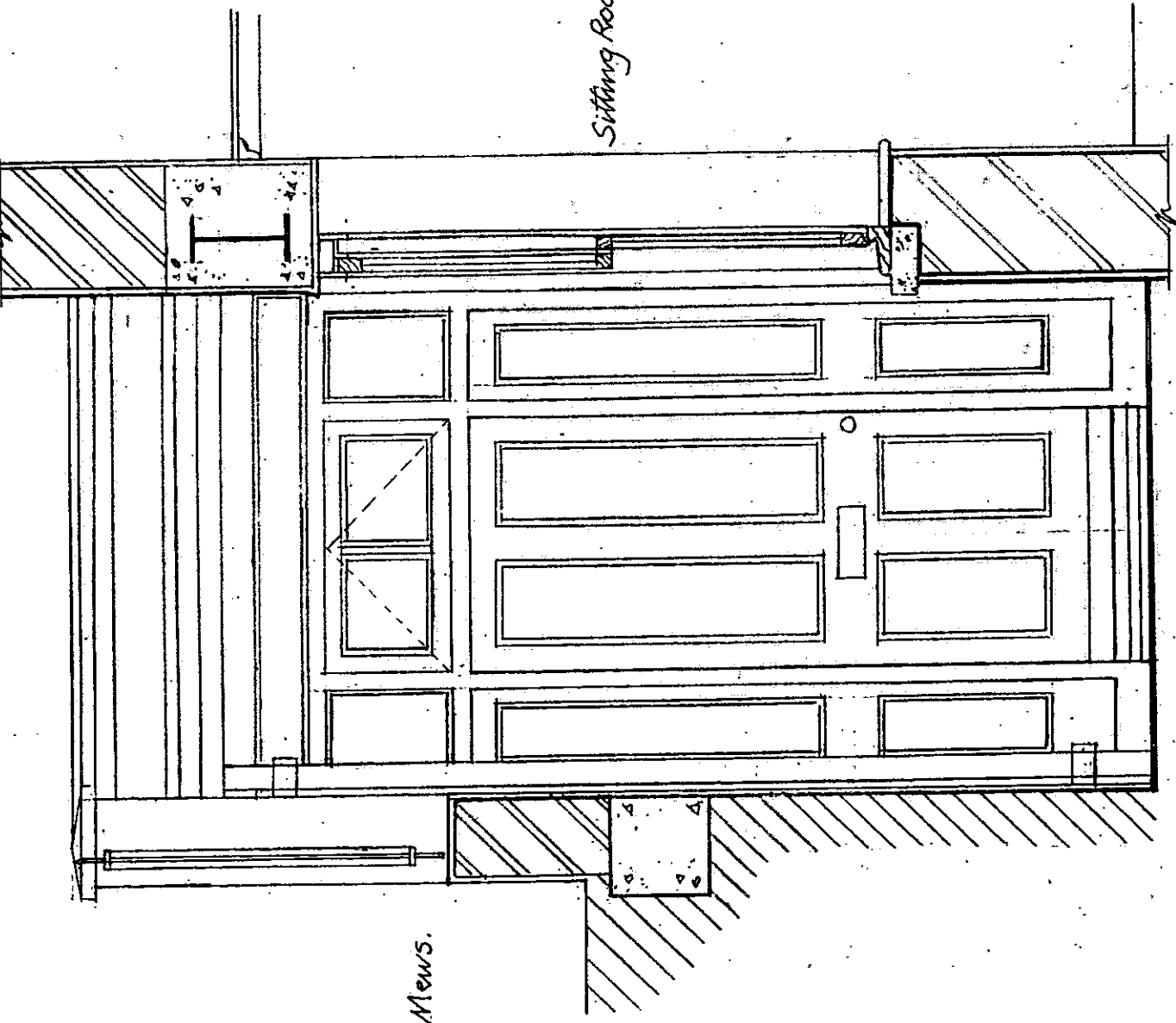
EX. D.R. R.B. K.C. 30 NOV 2006
 N C S HBS

PROJECT	22 CORNWALL MEWS SOUTH	Terence V. Maw, Chartered Architect, Watermans, Mile Oak, Brenchley Kent TN12 6NF TEL: 01892 837241
CLIENT	PROFESSOR R. JOEMA	
DRWG NO	987/01 K	SCALE 1:50 DATE DEC 05

Client: Professor R. Toema
 Project: 22, Cornwall Mens South
 London, S.W.7 4.R.Z.
 Scale: 1:20 Date: Nov 2006
 Dwg. No. 987/SX11A
 Terence V. Maw, M.A., A.R.I.B.A.,
 Watermans, Mike Oak,
 Branchley, Kent, TN12 6NF.
 Tel: 01892 857241.

EX DIR	HDC	TP	CAC	AD	CLU	AO	AK
R.B.		30 NOV 2006		PLANNING			
N	C	S	APPL	O	REC		
HBS			ARB	FP	DES	FEE	S

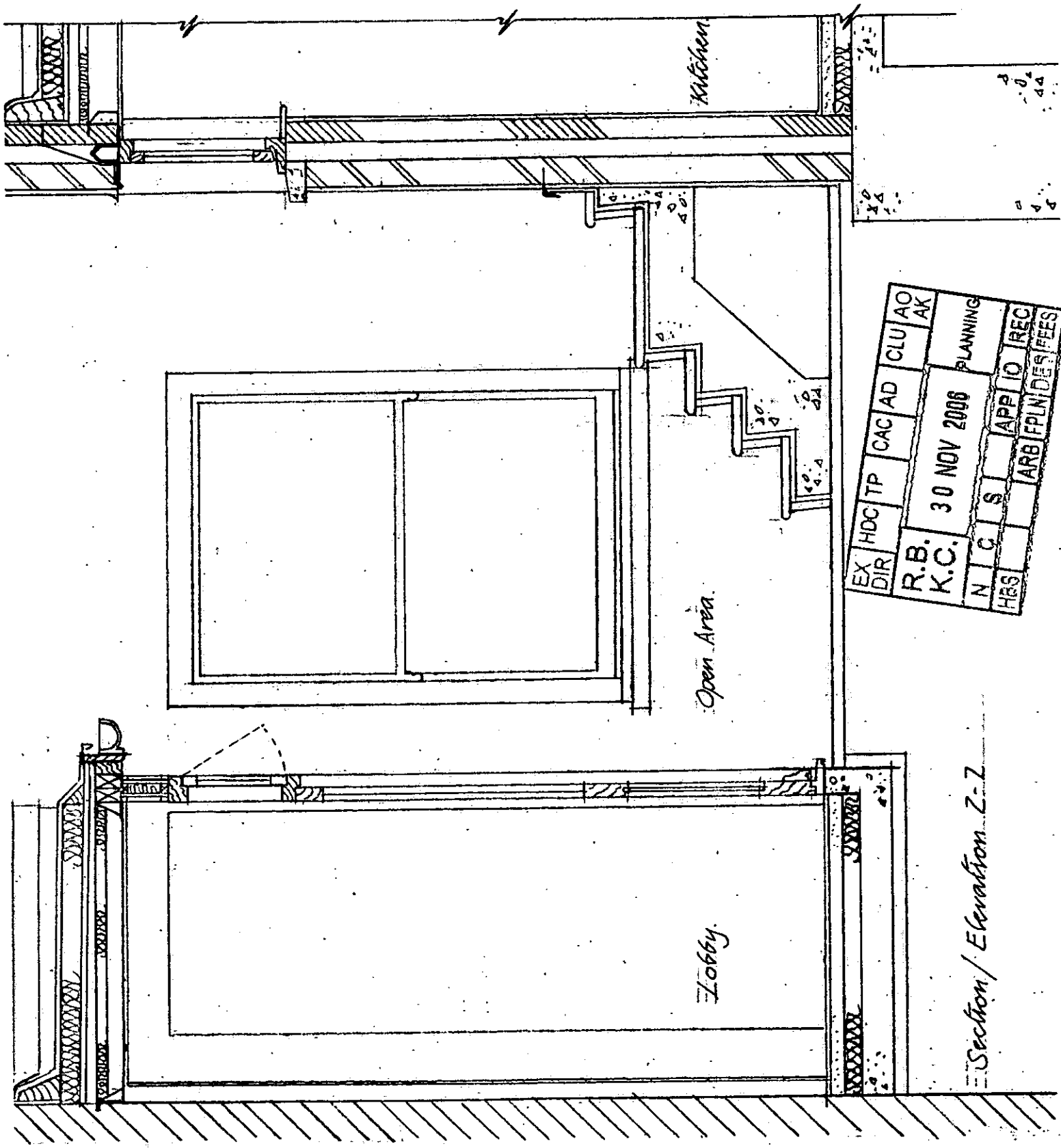
Sitting Room.



Mews.

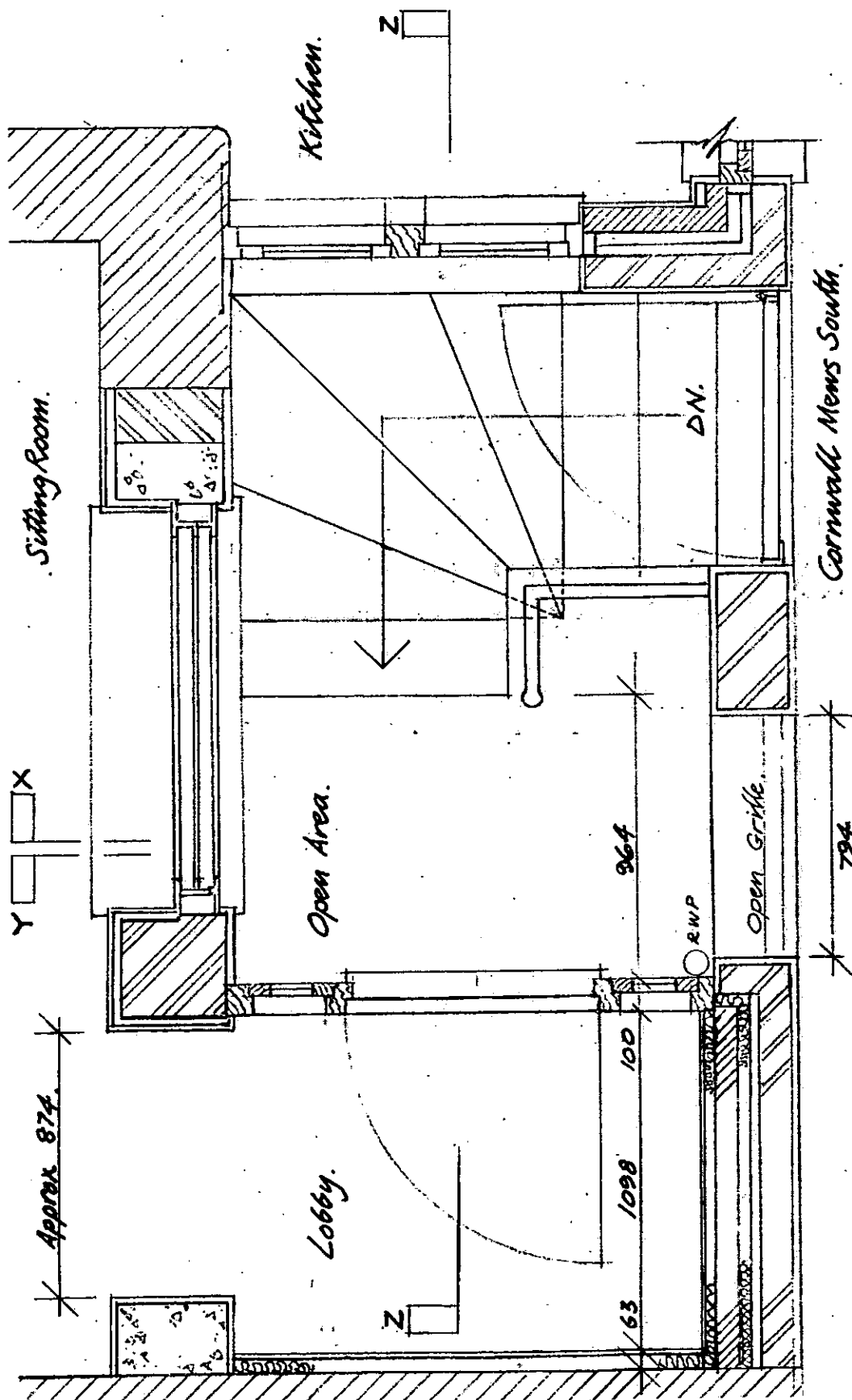
Section / Elevation Y-Y.

Client: Professor. R. Tooma.
 Project: 22, Cornwall Mens South,
 London, S.W.7 ARZ.
 Scale: 1:20 Date: Nov. 2006
 Dwg. No. 987/SK10
 Terence V. Mann, M.A., ARIBA,
 Watermans, Mile Oak,
 Brighthelm, Kent, TN12 6NF
 Tel: 01892 037241



EX DIR	HDC TP	CAC AD	CLU	AO
R.B.	K.C.	30 NOV 2006	PLANNING	AK
N	C	S	APP	IO
HES			ARB	FPLN
			DES	FEE

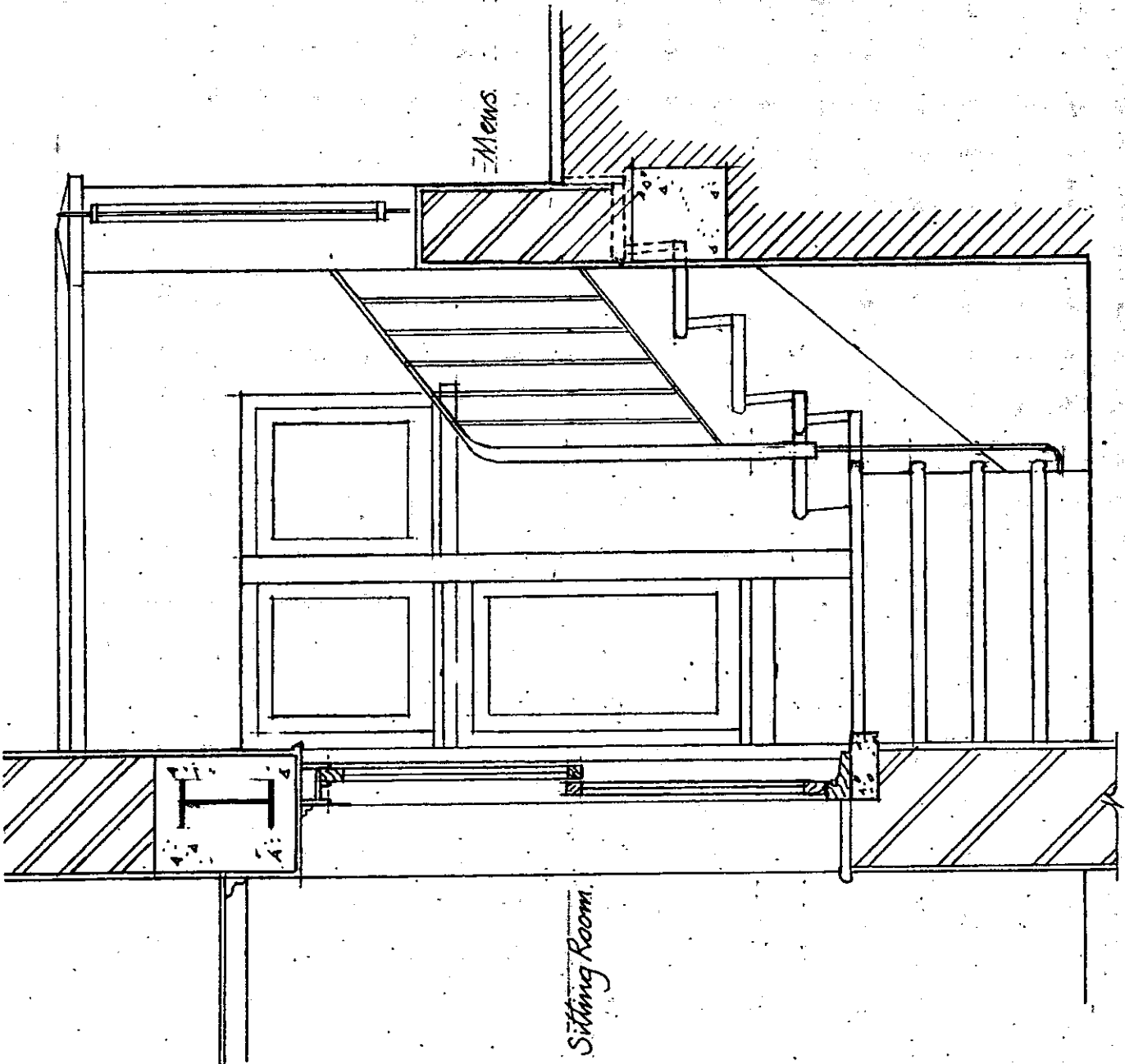
Section / Elevation Z-Z



Plan. (see also Dwg. No 987/01K)

EX DIR	HDC	TP	CAC	AD	CLU	AO	AK
R.B.		30 NOV 2006		PLANNING			
N	C	S	ARB	FPLN	DES	FEE	
HBS			APP	IO	REC		

Client: Professor. R. Toema,
 Project: 22, Gormall Mens South
 London, SW7 4RZ.
 Scale: 1:20 Date: Nov 2006
 Dwg No. 987/SK 0A
 Terence V. Maw, M.A., ARIBA,
 Watermans, Mile Oak,
 Branchley, Kent TN12 6NF.
 Tel: 01892 837241.



Sitting Room

Mens

EX DIR	HDC	TP	CAC	AD	CLU	AO	AK
R.B.	30 NOV 2006			PLANNING			
K.C.	N	C	S	APP	O	REC	
HBS				ARB	FIN	DES	FEES

Client: Professor R. Toema
 Project: 22, Cornwall Mens South,
 London, SW7 4RZ
 Scale: 1:20 Date: Nov 2006
 Dwg. No 987/SK.12
 Terence V. Maw, M.A., A.R.I.B.A.,
 Watermans, Mile Oak,
 Branchley, Kent, TN2 6NF.
 Tel: 01892 837241.

Section/Elevation X-X

TERENCE V MAW

MA. Dipl. Arch. ARIBA

CHARTERED ARCHITECT

Specialist in Church and Listed Building Restoration

Watermans, Mile Oak, Brenchley, Kent, TN12 6NF Tel: 01892 837241 Mobile: 07977 000 826

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

16th.March 2006.
Your Ref: DPS/DCN/SM/PP.
01/00013 & LB/01/00014

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B. K.C.	30 NOV 2006				PLANNING	
N	C	S		APP	IO	REC
HBS			ARB	FPLN	DES	TECH

For the attention of Ms. Sarah Madyausiku.

Dear Ms.Madyausiku,

Re: Town and Country Planning Act 1990.
22, Cornwall Mews South, London.SW7 4RZ.

Further to your letter of 21st.February 2006 (Copy enclosed), my Client has revised his ideas with regard to the point of access to the new roof of the proposed kitchen.In lieu of the new door and stairs from the Mews, the intention now is to reach the roof from a small landing extension to the main staircase leading down to the basement, and then by a winding stair up to the roof. This solution is neater and creates a better elevation to the Mews. The roof to the new kitchen and Dining Area has been lowered to improve the proportion of the rooms and to enable the access stair to the roof to be reduced in length.

My Client would also like permission to install a new en suite bathroom to Bedroom 1 The new shower room and door access from Bedroom 1. through to the existing bathroom shown on my drawing 987/01G will now no longer be required.

I draw to your attention that the area stays the same but the height and volume of the development decreases.

I enclose a copy of my drawing No: 987 /01H showing these amendments and trust that you and Ms. Bell will be able to agree these..

I shall be away on business for a few days so if you require access to the flat, please arrange this with Professor Toema on Tel: 0207 589 3064.

Yours sincerely,

T.V.Maw

cc. Professor R. Toema.

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



Mr. T.V. Maw
Terence V Maw,
Watermans,
Mile Oak,
Brenchley,
Kent,
TN12 6NF

Switchboard: 02073615464
Extension: 2236
Direct Line: 02073612236
Email: Sarah.Madyausiku@rbkc.gov
Web: www.rbkc.gov.uk

**KENSINGTON
AND CHELSEA**

03 April 2006

My reference: .DPS/DCN/SM/PP/ Your reference:
01/00013 and
LB/01/00014

Please ask for: Sarah Madyausiku

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B. K.C.		30 NOV 2006			PLANNING	
N	C	S	APP	IO	REC	
HBS			APP	FPLN	DES	FEES

Dear Sir,

Town and Country Planning Act 1990
22 Cornwall Mews, London, SW7 4RZ

Thank you for your letter received by us on the 16 March 2006 in relation to proposed amendments to the planning permission and listed building consents granted on the 28 February 2001. This letter proposes further amendments to those detailed in your previous letter received by us on the 27 January 2006.

The proposed amendments to the scheme are shown in the drawing numbered 987/01 Rev H. I can confirm that this drawing and the amendments as described in your letter proposing a new landing extension from the main staircase leading down to the basement and then up to the roof is considered acceptable. The installation of a new en suite bathroom to bedroom 1 is acceptable. They can be treated as non-material amendments to the planning permission granted on 28 February 2001 (ref: PP/01/00013) and the listed building consent granted on the 28 February 2001 (Ref: LB/01/00014).

With regard to the proposed amendments to the staircase, I draw your attention to Condition 6 of the planning permission that states: *The roof of the extension hereby permitted shall not be used at any time as a terrace without the prior written approval of the Local Planning Authority.*

Please also be advised that further details in respect of Condition 7 of the planning permission and Condition 6 of the listed building consent will be required prior to each stage of the works being commenced.

If you have any further queries please contact the above named officer.

Yours faithfully

Michael J. French
Executive Director, Planning and Conservation



INVESTOR IN PEOPLE

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Mr. T. V. Maw
Terence V Maw,
Watermans,
Mile Oak,
Brenchley,
Kent,
TN12 6NF

Switchboard: 02073615464
Extension: 2236
Direct Line: 02073612236
Email: Sarah.Madyausiku@rbkc.gov
Web: www.rbkc.gov.uk



**KENSINGTON
AND CHELSEA**

03 April 2006

My reference: DPS/DCN/SM/PP/ Your reference:
01/00013 and
LB/01/00014

Please ask for: Sarah Madyausiku

Dear Sir,

2nd

Town and Country Planning Act 1990
22 Cornwall Mews, London, SW7 4RZ

Thank you for your letter received by us on the 16 March 2006 in relation to proposed amendments to the planning permission and listed building consents granted on the 28 February 2001. This letter proposes further amendments to those detailed in your previous letter received by us on the 27 January 2006.

The proposed amendments to the scheme are shown in the drawing numbered 987/01 Rev H. I can confirm that this drawing and the amendments as described in your letter proposing a new landing extension from the main staircase leading down to the basement and then up to the roof is considered acceptable. The installation of a new en suite bathroom to bedroom 1 is acceptable. They can be treated as non-material amendments to the planning permission granted on 28 February 2001 (ref: PP/01/00013) and the listed building consent granted on the 28 February 2001 (Ref: LB/01/00014).

With regard to the proposed amendments to the staircase, I draw your attention to Condition 6 of the planning permission that states: *The roof of the extension hereby permitted shall not be used at any time as a terrace without the prior written approval of the Local Planning Authority.*

Please also be advised that further details in respect of Condition 7 of the planning permission and Condition 6 of the listed building consent will be required prior to each stage of the works being commenced.

If you have any further queries please contact the above named officer.

Yours faithfully

Michael J. French
Executive Director, Planning and Conservation



INVESTOR IN PEOPLE

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Mr. T. V. Maw
Terence V Maw,
Watermans,
Mile Oak,
Brenchley,
Kent,
TN12 6NF

Switchboard: 02073615464
Extension: 2236
Direct Line: 02073612236
Email: Sarah.Madyausiku@rbkc.gov.uk
Web: www.rbkc.gov.uk



**KENSINGTON
AND CHELSEA**

21 February 2006

My reference: DPS/DCN/SM/PP/ Your reference:
01/00013 and
LB/01/00014

Please ask for: Sarah Madyausiku

Dear Sir,

JSK

Town and Country Planning Act 1990
22 Cornwall Mews, London, SW7 4RZ

Thank you for your letter received by us on the 27 January 2006, that included a copy of a letter dated 24 December 2005 and an amended drawing, in relation to proposed amendments of the planning permission and listed building consents granted on the 28 February 2001.

The proposed amendments to the scheme are shown in the drawing numbered 987/01 Rev G. I can confirm that this drawing and the amendments as described in your letter proposing alterations to the glass block windows on the front elevation to create traditional timber sashes, the removal of only a partial section of the new wall between bedroom 2 and the lightwell and the modifications to include flat glass skylights inserted into the new roof instead of timber raised rooflights are considered acceptable. They can be treated as non-material amendments to the planning permission granted on 28 February 2001 (ref: PP/01/00013) and the listed building consent granted on the 28 February 2001 (Ref: LB/01/00014).

The addition of a door to the front elevation with steps leading up to the roof to provide access for the purpose of maintenance is also acceptable and can be treated as a non-material amendment. However, I draw your attention to Condition 6 of the planning permission that states: *The roof of the extension hereby permitted shall not be used at any time as a terrace without the prior written approval of the Local Planning Authority.*

Please also be advised that further details in respect of Condition 7 of the planning permission and Condition 6 of the listed building consent will be required prior to each stage of the works being commenced.

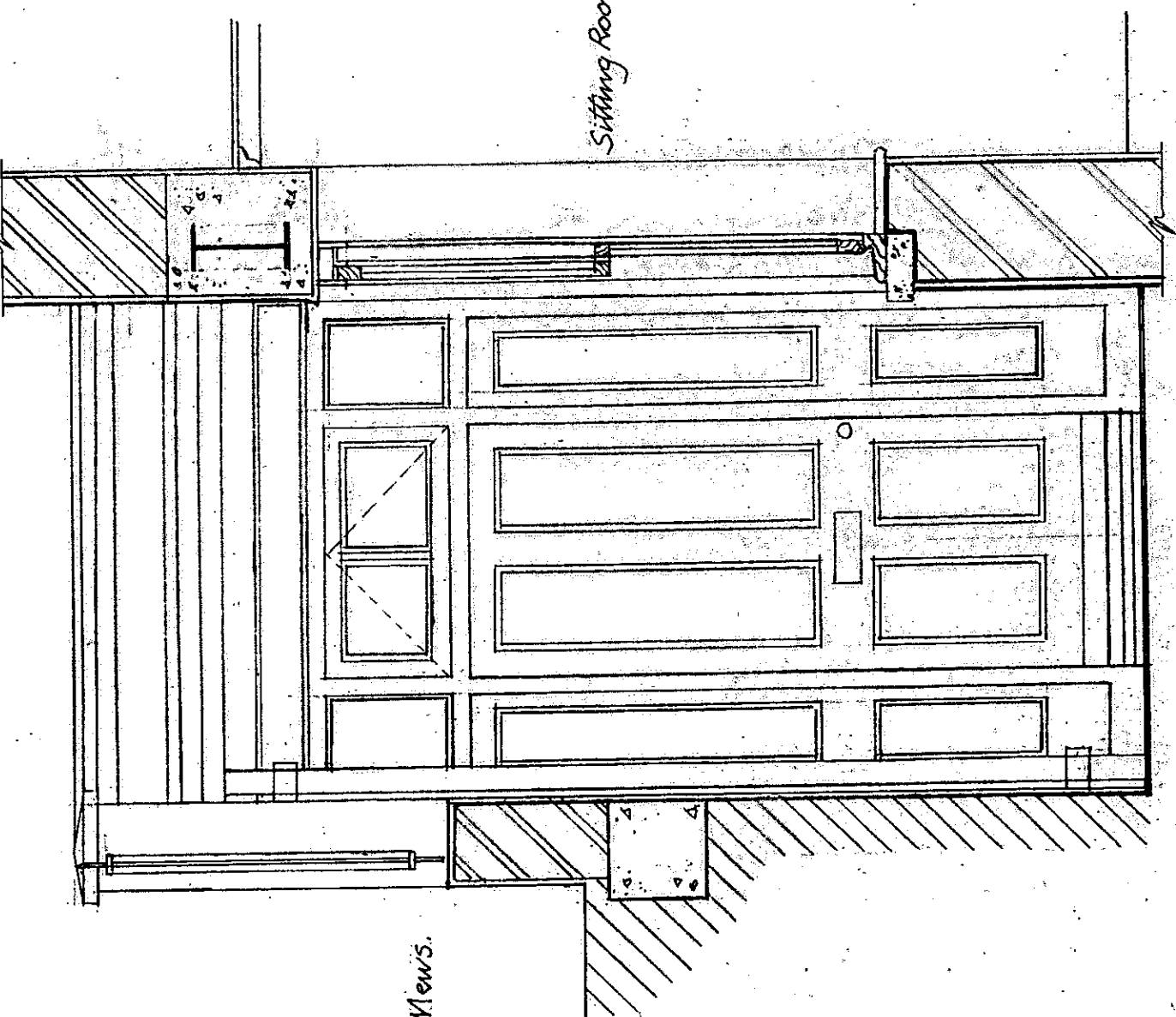


INVESTOR IN PEOPLE

If you have any further queries please contact the above named officer.

Yours faithfully

Michael J. French
Executive Director, Planning and Conservation



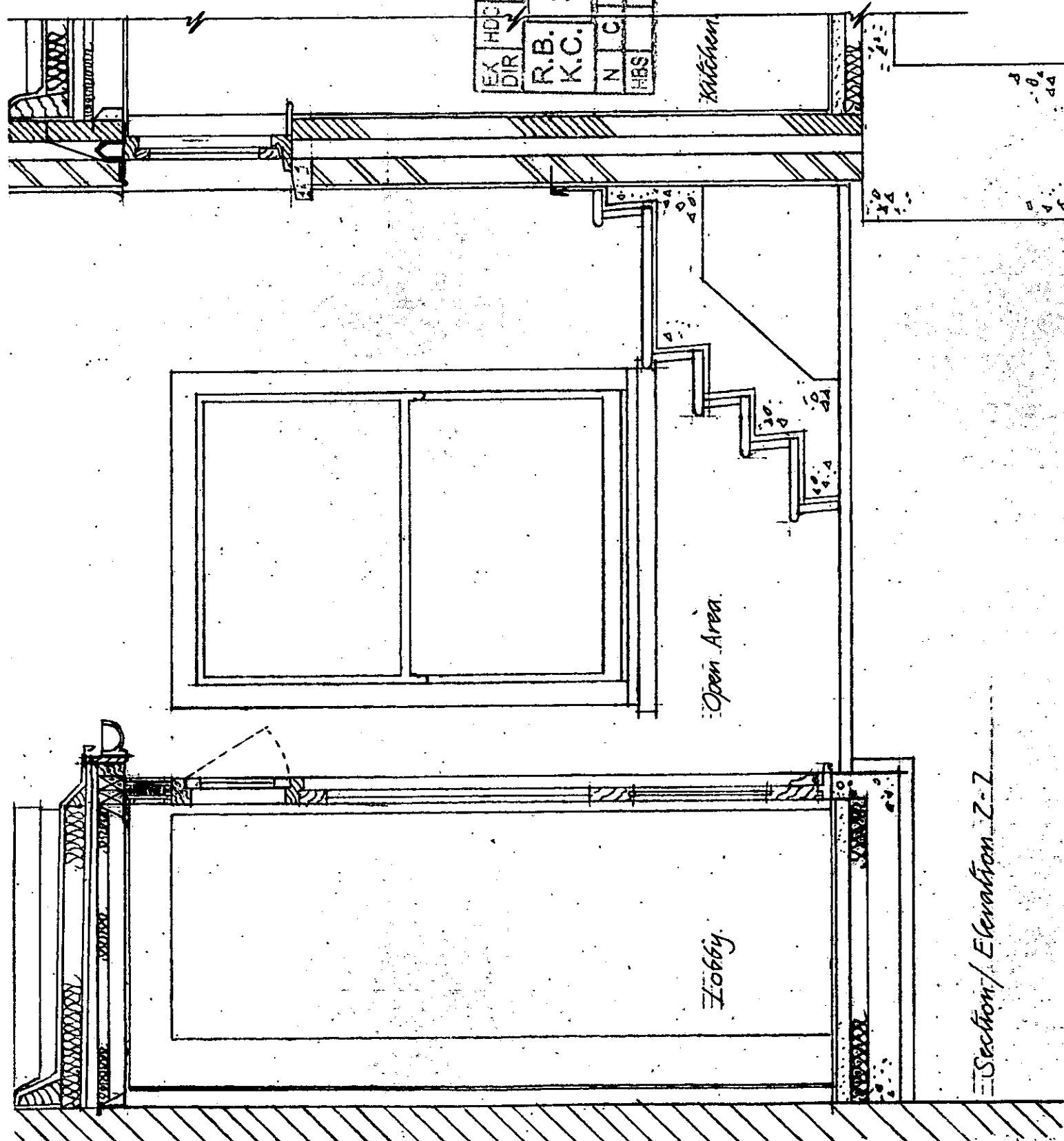
Mews.

Sitting Room.

EX DIR	HDC	TP	CAC	AD	CLU	AO	AK
R.B.		30 NOV 2006		PLANNING			
K.C.		N	C	S	APP	IO	REC
HBS			ARB	FPLN	DES	FEES	

Client: Professor R. Toema
 Project 22, Cornwall Mens South
 London, S.W.7 F.R.Z.
 Scale: 1/20 Date: Nov 2006
 Dwg. No. 987/SK11A
 Terrace: V. Mann, M.A., A.R.I.B.A.,
 Watermans, Mill Oak,
 Branchley, Kent, TN12 6NF.
 Tel: 01892 857241.

Section/Elevation Y-Y.



EX DIR	HDC	TP	CAC	AD	CLU	A
R.B. K.C.						
30 NOV 2006						
PLANNIT						
N	C	S	APP	IO	RF	
HBS		ARB	FPLN	DES	EFF	

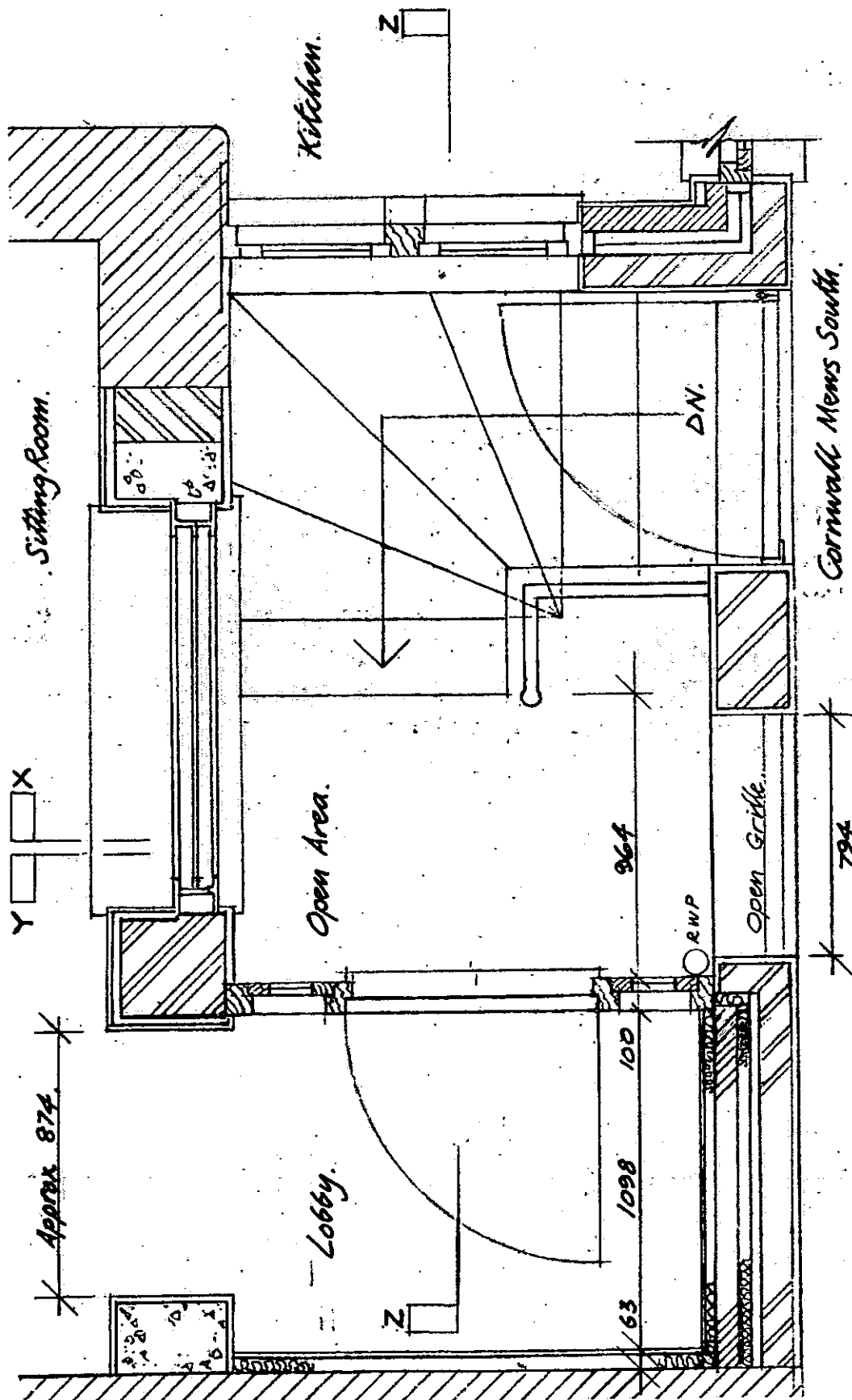
Kitchen

Open Area

Lobby

Client: Professor . R. Toama.
 Project: 22, Cornwall News South,
 London, S.W.7 4RZ.
 Scale: 1/20 Date: Nov. 2006
 Dwg. No. 987/SK10
 Terence V. Mori, M.A., ARIBA,
 Watermans, Mile Oak,
 Brackley, Kent, TN12 6NF
 Tel: 01892 037241

Section/Elevation Z-Z

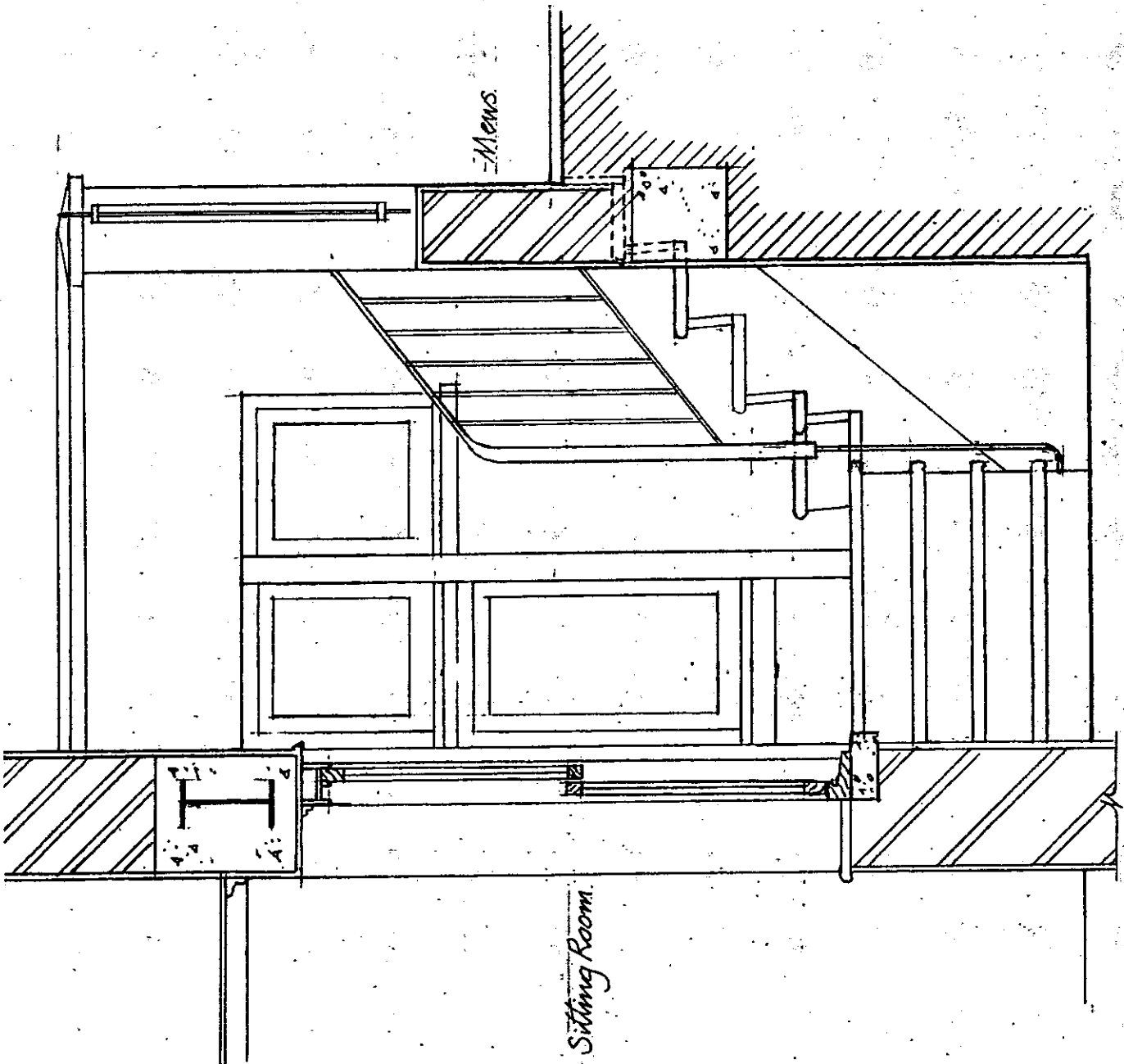


Gormwall Mens South

Plan. (see also Dwg. No 987/01K)

EX DIR	HDC	TP	CAC	AD	CLU	AO	AK
R.B:	N	C	S	APP	IO	REC	
K.C:	HBS			ARB	FPLN	DES	FEES
30 NOV 2006				PLANNING			

Client: Professor. R. Toema,
 Project: 22, Gormwall Mens South
 London, SW7 4RZ.
 Scale: 1:20 Date: Nov 2006
 Dwg. No: 987/SK 9A
 Terence V. Maw, M.A., ARIBA,
 Watermans, Mile Oak,
 Branchley, Kent TN12 6NF.
 Tel: 01892 837241.



Mens

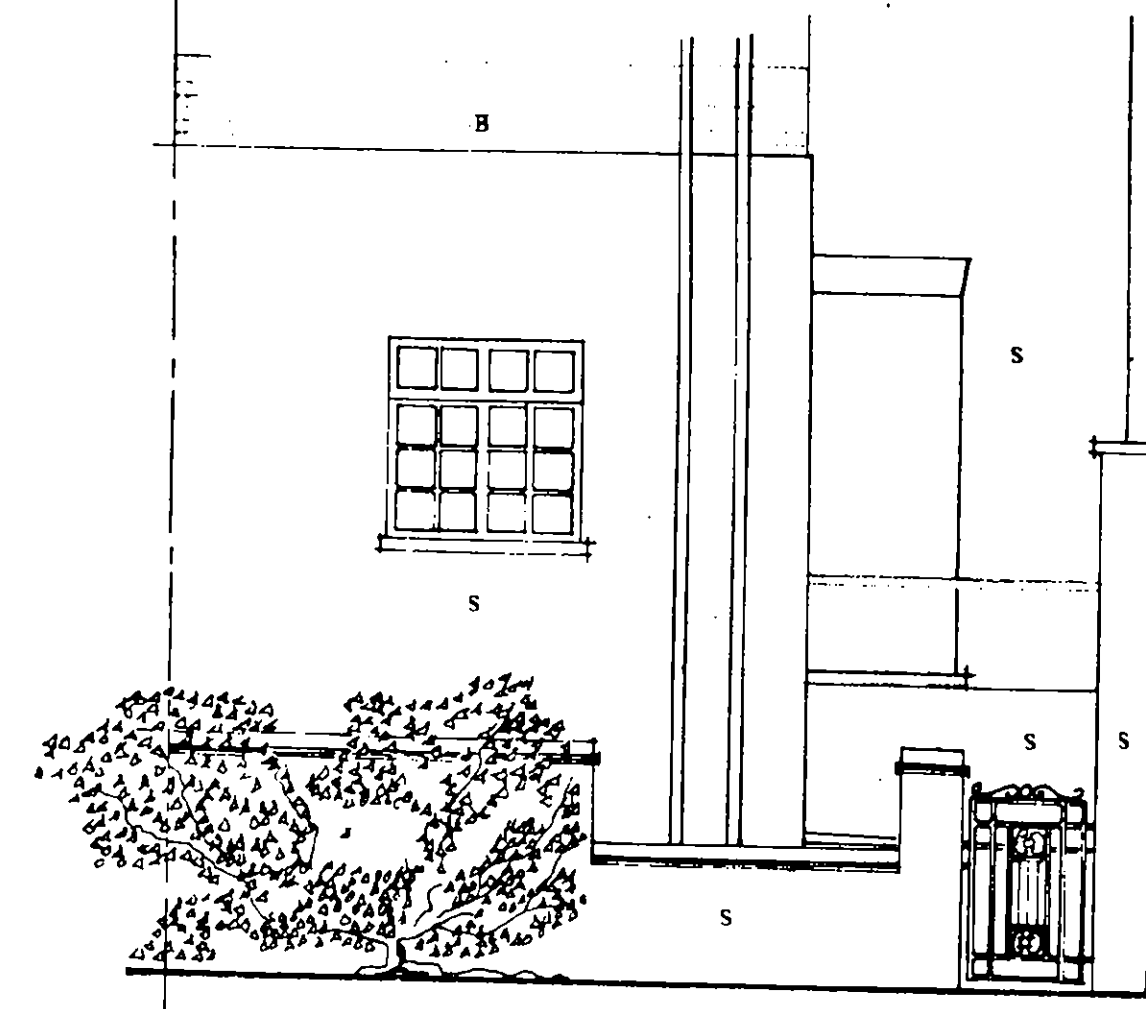
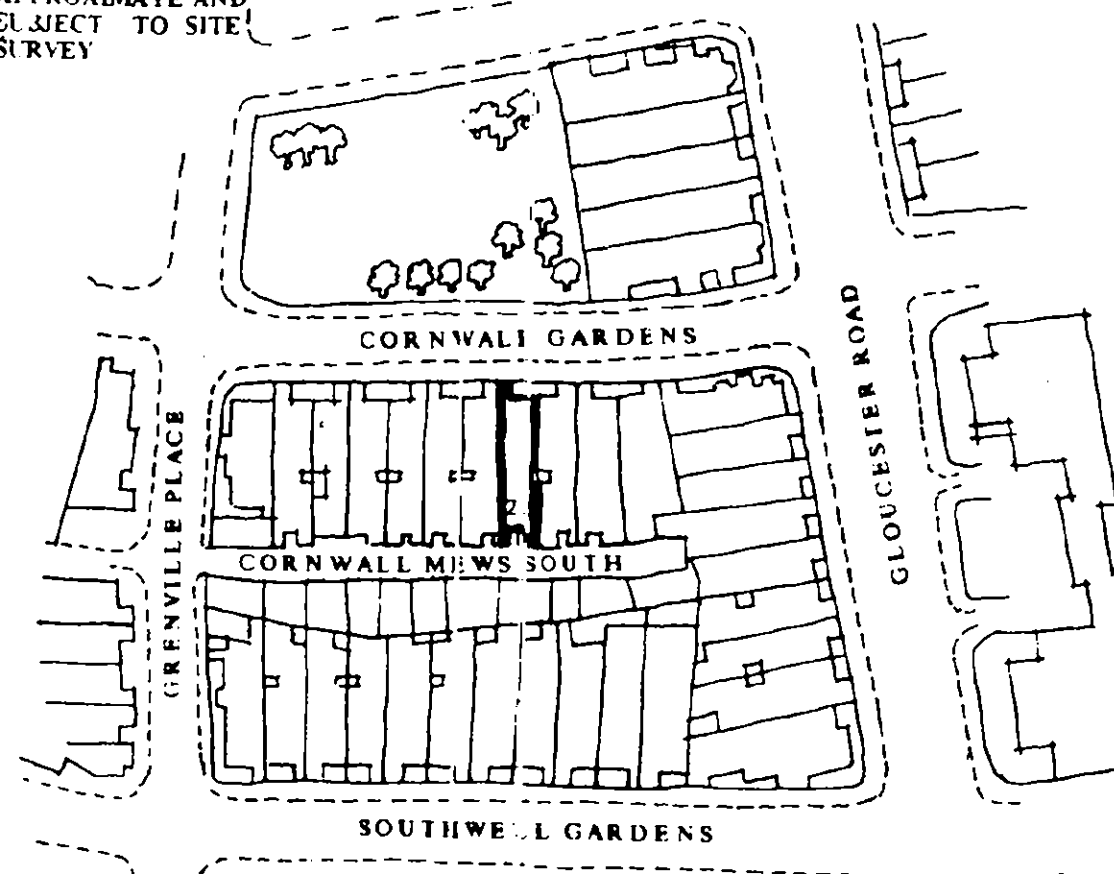
Sitting Room

Section/Elevation X-X

EX	HDC	TP	CAC	AD	CLU	AO	AK
DIR							
R.B.		30 NOV 2006		PLANNING			
K.C.				APP	IO	REC	
N	C	S		ARB	FPLN	DES	FEES
HES							

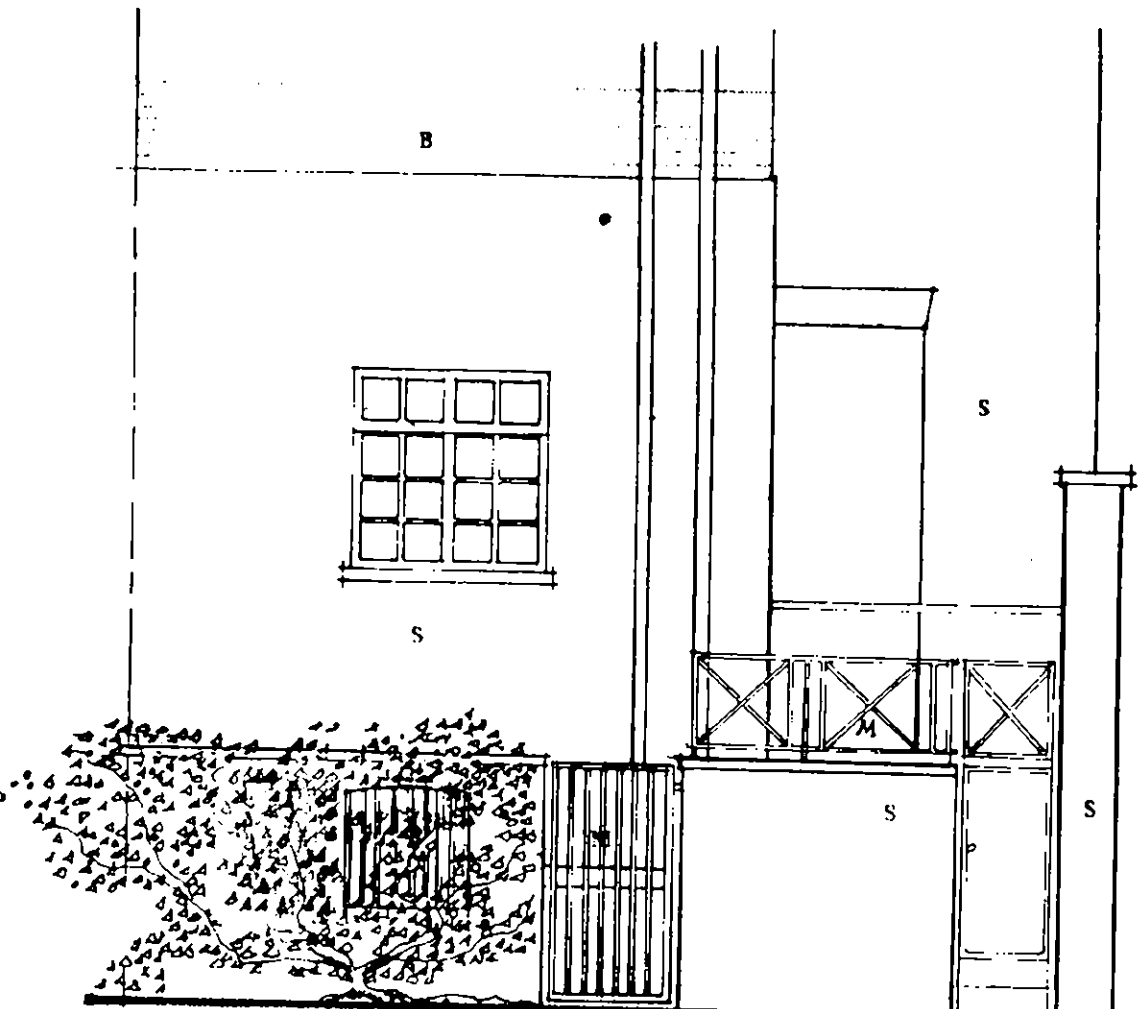
Client: Professor R. Toema
 Project: 22, Cornwall Mens South,
 London, SW1 4RZ
 Scale: 1:20 Date: Nov. 2006
 Dwg No 987/SK 12
 Terence V. Mau, M.A., ARI/BA,
 Watermans, Mile Oak,
 Branchley, Kent, TN12 6NF.
 Tel: 01892 837241.

ALL AREAS AND DIMENSIONS ARE APPROXIMATE AND SUBJECT TO SITE SURVEY



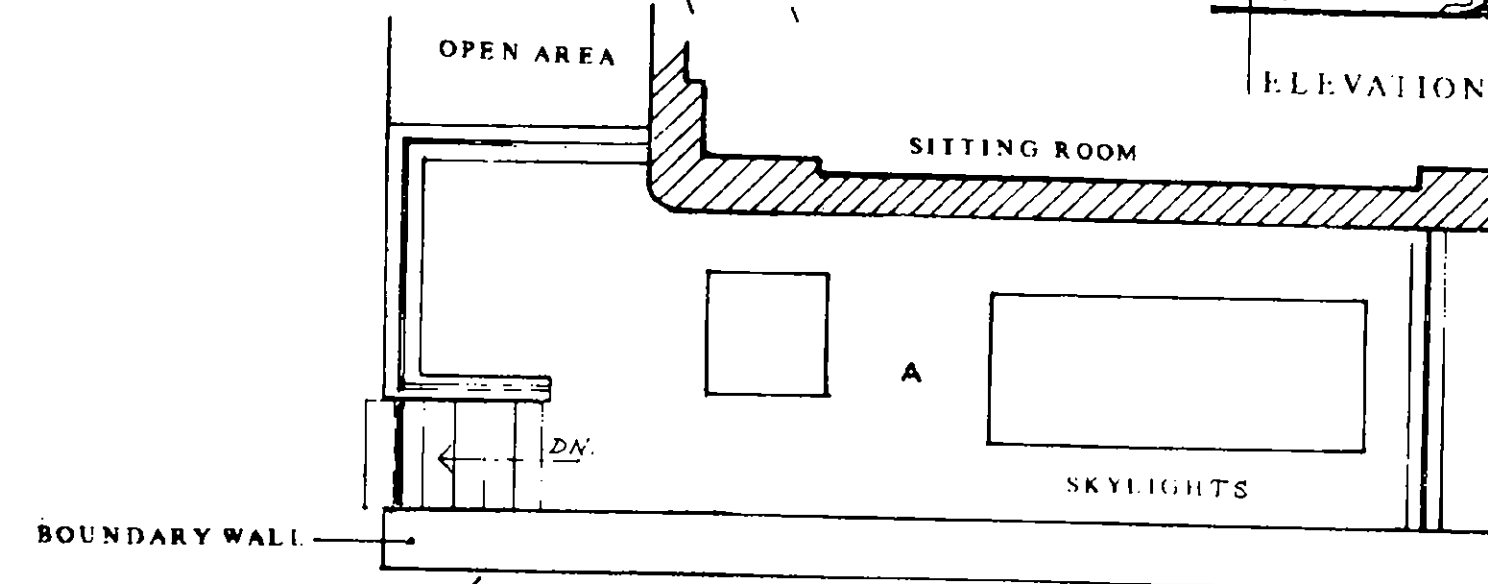
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SCALE 1:50

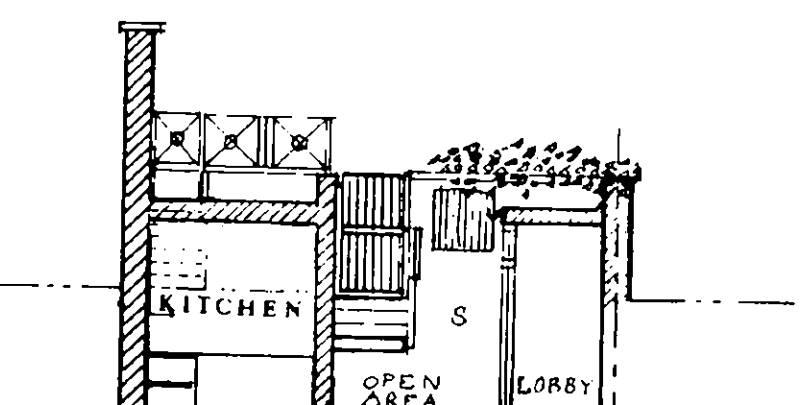


ELEVATION AS PROPOSED

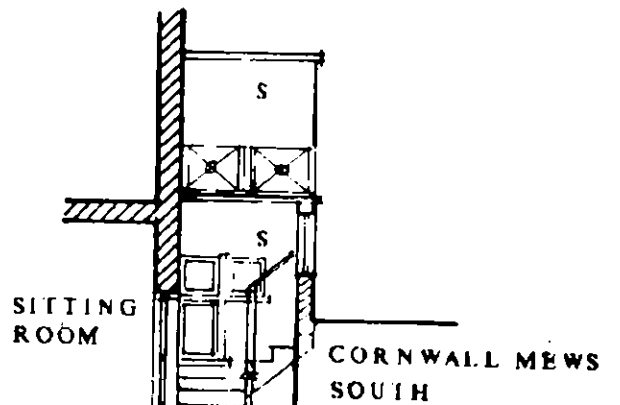
SCALE 1:50



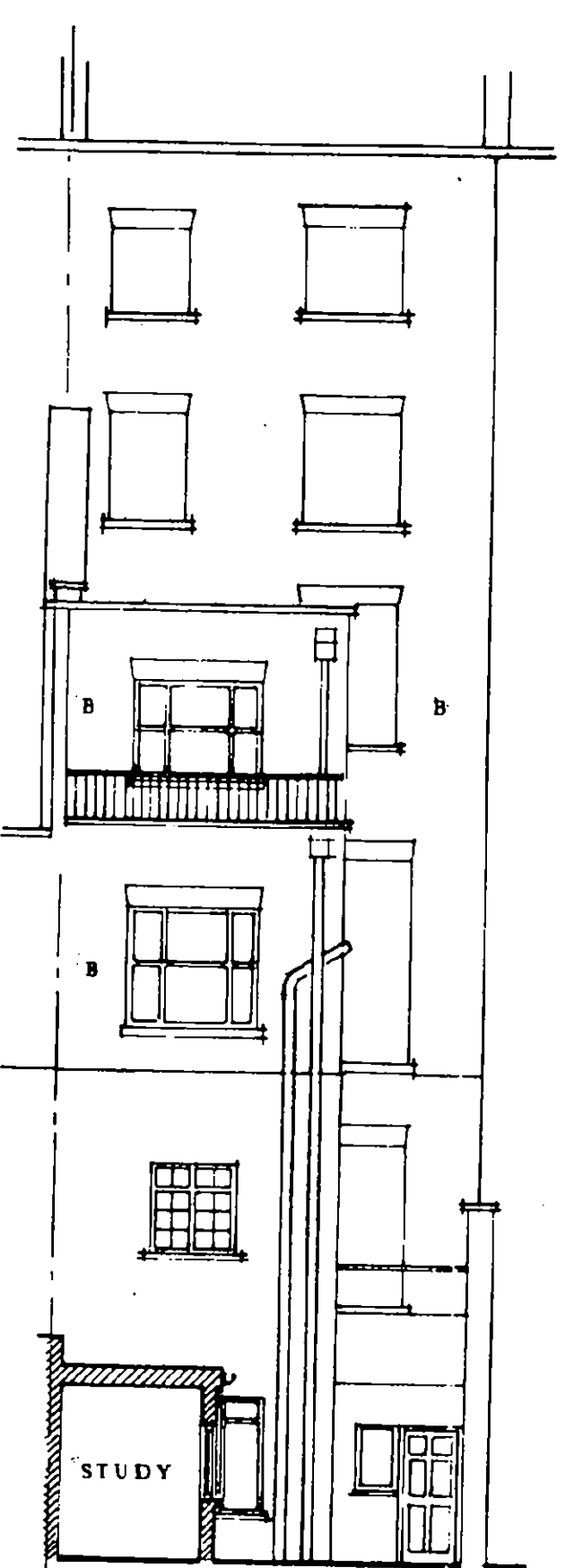
PART ROOF PLAN



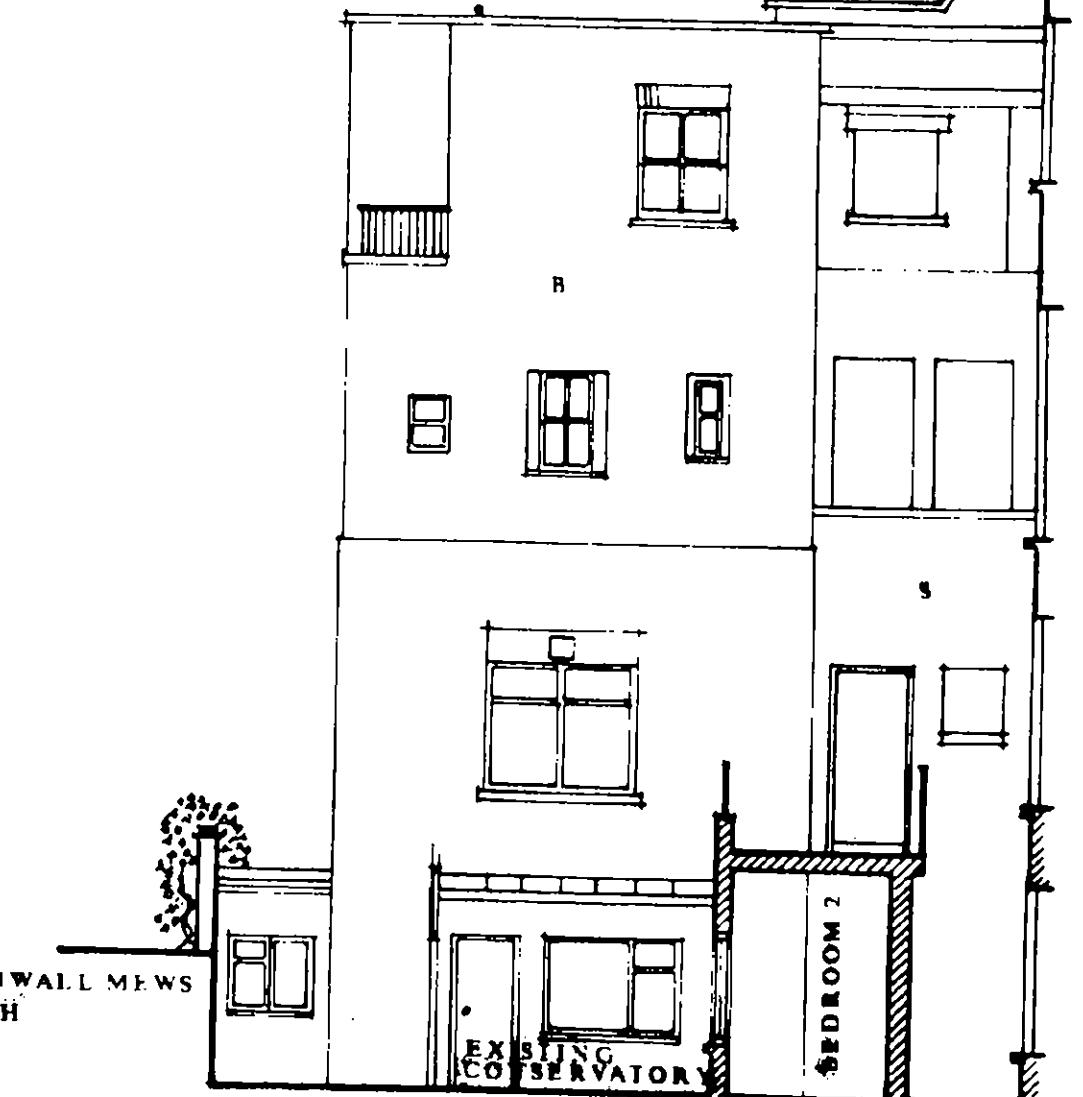
SECTION/ELEVATION E-E (PROPOSED)



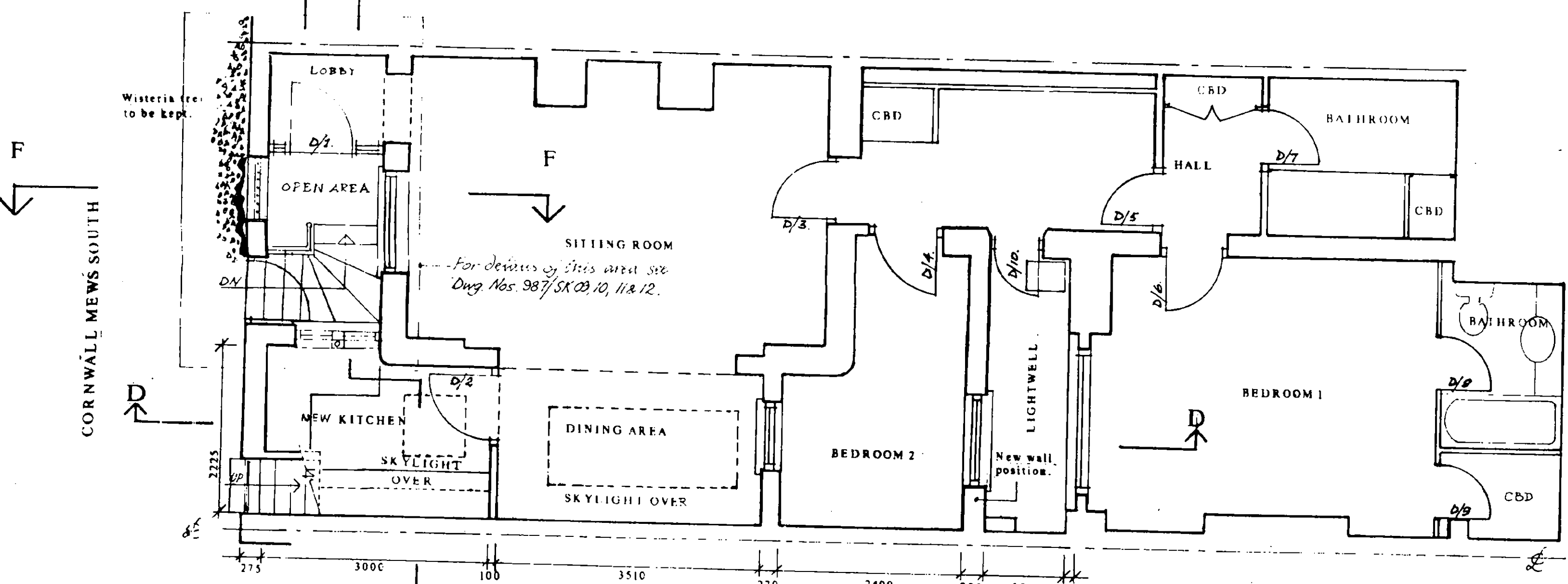
ELEVATION F-F (PROPOSED)



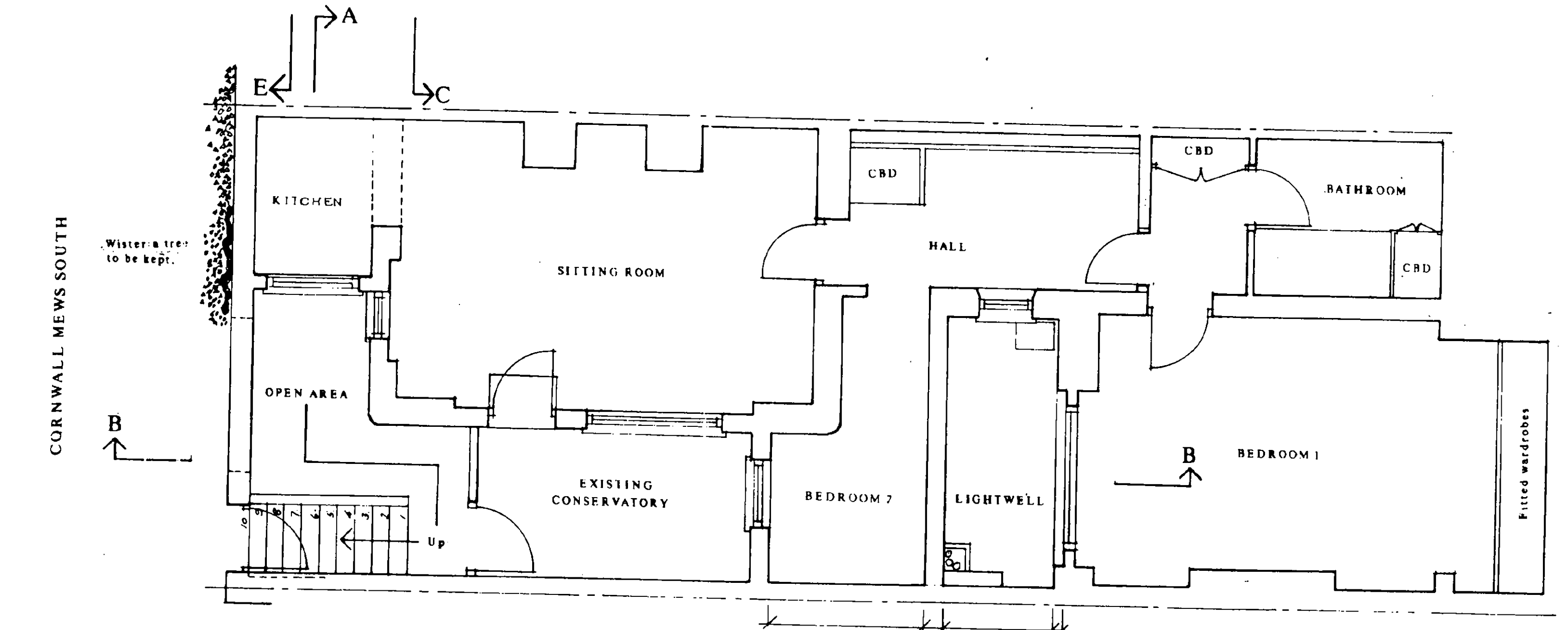
SECTION A-A (EXISTING)



SECTION B-B (EXISTING)

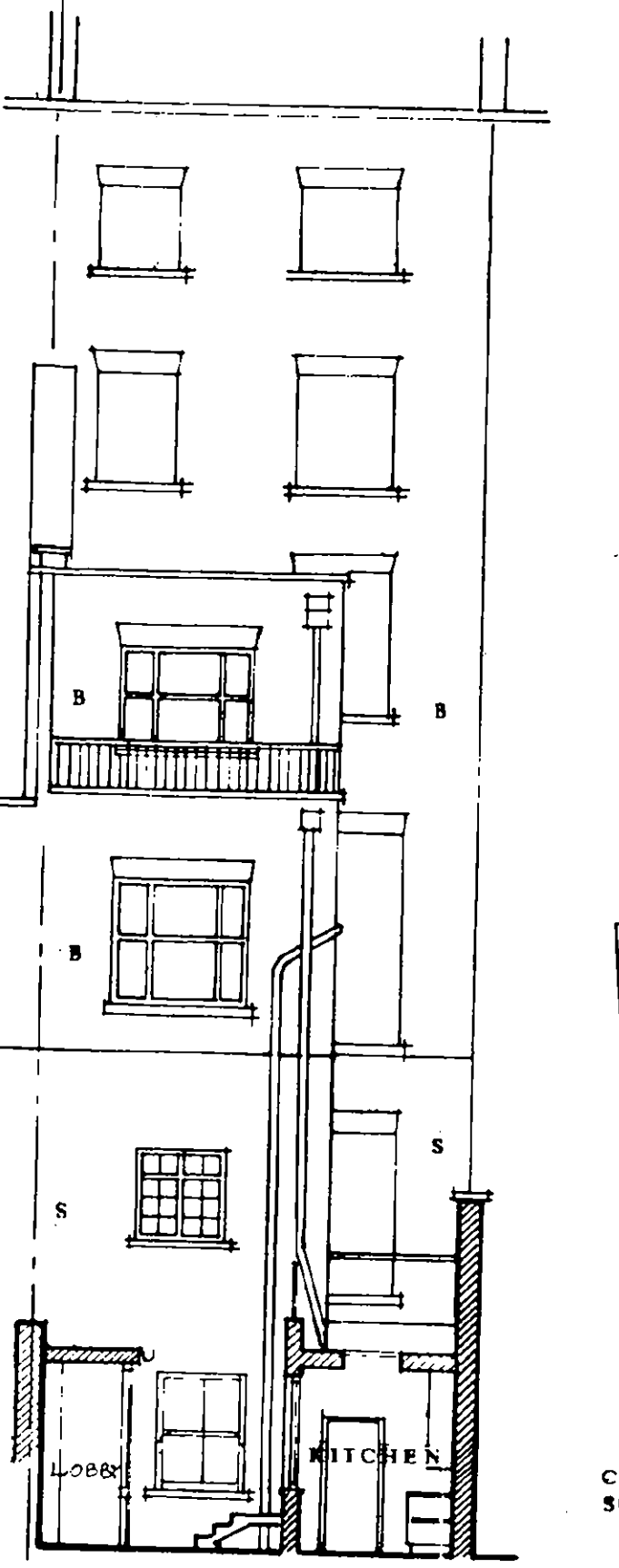


PROPOSED FLAT PLAN



EXISTING FLAT PLAN

KEY TO MATERIALS
 A- ASPHALT ROOF
 B- BRICKWORK
 M- METALWORK
 S- STUCCO FINISH



SECTION C-C (PROPOSED)



SECTION D-D (PROPOSED)

Revisions Cont.

- J Kitchen window on West side increased in width. One rooflight omitted from Kitchen. Window on South side of Kitchen lowered in height. Wall in lightwell moved over for complete length.
- K Lobby added to Sitting Room in Open Area in lieu of existing Kitchen. Stairs from Area up to Mews level rearranged. Kitchen window to Mews Elevation removed.

Revisions:

- H. En suite Bathroom added to Bedroom 1. Door and roof access from Mews omitted. New roof access added on West side. Shower room in corridor omitted. Ceiling height/roof over Kitchen and Dining Area lowered.
- I. Design of bathroom amended. Door and roof access from Mews reinstated and access to roof on West side removed.

EX. POINT: CADAD GEN
 R.B. K.C. 30 NOV 2006
 N C S
 HBS

PROJECT: 22 CORNWALL MEWS SOUTH
 CLIENT: PROFESSOR R. IOEMA
 DRG NO: 987/01 K SCALE: 1:50 DATE DEC 05
 Terence V. Maw, Chartered Architect, Watermans, Mile Oak, Brenchley Kent TN26NF, TEL: 01892 837241

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Le Riche Maw,
Chartered Architects,
103A Oxford Street,
London,
W1R 1TF

Switchboard: 020-7937-5464
Direct Line: 020-7361-2771
Extension: 2771
Facsimile: 020-7361-3463



**KENSINGTON
AND CHELSEA**

28 FEB 2001

My Ref: PP/01/00013/CHSE
Your Ref: MR. MAW

Please ask for: Central Area Team

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988

Permission for Development (Conditional) (DP1)

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 in so far as may otherwise be required by those plans or by the said conditions. Your attention is drawn to the enclosed information sheet.

SCHEDULE

DEVELOPMENT: Erection of an extension at rear basement level, enlargement of Bedroom 2 by extending into the lightwell area, construction of new external steps and associated alterations.

SITE ADDRESS: 22 Cornwall Mews South, London, SW7 4RZ

RBK&C Drawing Nos: PP/01/00013/A

Applicant's Drawing Nos: 987/01E and 4 No. photographs.

Application Dated: 21/12/2000

Application Completed: 03/01/2001

Application Revised: 14/02/2001

**FULL CONDITION(S), REASON(S) FOR THEIR IMPOSITION AND INFORMATIVE(S)
ATTACHED OVERLEAF**

CONDITION(S) AND REASON(S) FOR THEIR IMPOSITION

1. **The development hereby permitted shall be begun before the expiration of five years from the date of this permission. (C001)**
Reason - As required by Section 91 of the Town and Country Planning Act 1990, to avoid the accumulation of unexercised Planning Permissions. (R001)

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. (C068)**
Reason - The details are considered to be material to the acceptability of the proposals, and for safeguarding the amenity of the area. (R068)

3. **All new windows shall be of timber construction, single glazed, finished in white and so maintained.**
Reason: In order to preserve the special architectural and historic character of this listed building.

4. **All new external finishes shall be in materials to match those of the exterior of the existing building(s) unless otherwise agreed by the Executive Director, Planning and Conservation.**
Reason - To protect the character and appearance of the building which is statutorily Listed. (R073)

5. **The rooflights hereby approved are as shown in Section C-C and Section DD of drawing No. 987/01E and not as shown in Section/Elevation E-E.**
Reason: In order to protect the amenities of neighbouring residential properties.

6. **The roof of the extension hereby permitted shall not be used at any time as a terrace without the prior written approval of the Local Planning Authority. (C080)**
Reason - To protect the privacy and amenity of neighbouring property. (R080)

7. **Full particulars of the following shall be submitted to and approved in writing by the Executive Director, Planning and Conservation before the development hereby permitted commences and the development shall not be carried out otherwise than in accordance with the details so approved:**
 - (a) all architectural details;
 - (b) sample of glass to rooflights.

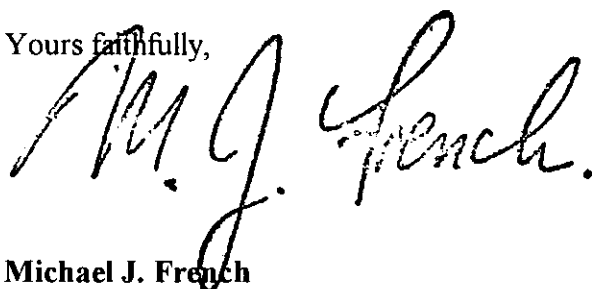
(C011)

Reason - The particulars hereby 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. (R011)

INFORMATIVE(S)

1. Conditional Planning Permission is hereby granted for the development as shown on the approved drawings. 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 work commences if this is the case. (I09)
2. 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. (I10)
3. 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, Town Hall, Hornton Street, W8 7NX should be consulted before works commence. (I21)
4. Demolition and building works are subject to the Environmental Protection Act, 1990, and appropriate controls over methods, screening, and protection of site, noise, or hours of 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. (I30)
5. You are advised that a number of relevant policies of the Unitary Development Plan were used in the determination of this case, in particular, Policies CD28, CD30, CD41, CD52, CD53 and CD58. (I51)

Yours faithfully,



Michael J. French
Executive Director, Planning and Conservation

10

THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA
MEMORANDUM - SECTION 101 - LOCAL GOVERNMENT ACT, 1972

AK
DPI.

To: Chief Administrative Officer (Planning) Date: ²⁶ 28 February 2001
From: The Executive Director, Planning & Conservation

Our Ref: PP/01/00013 /CHSE

Applicant's Ref: MR. MAW

Application Date: 21/12/2000 Complete Date: 03/01/2001 Revised Date: 14 February 2001

Applicant: Le Riche Maw Chartered Architects, 103A Oxford Street, London,
W1R 1TF

Address: 22 Cornwall Mews South, London, SW7 4RZ

This application is for a class of development to be determined under powers delegated to me by the Council on 21st July, 1976, and/or by the Town Planning Committee 6th November, 1979, and/or by the Town Planning Committee on 18th March 1986, 23rd May 1988 and 8th January 1990 and is not such as I wish to refer to the Planning Application Committee. No relevant planning objections have been received.

Class (i) - 8th Schedule development

Class (vi) - listed building consent for above Classes.

Class (ii) - shop fronts

Class (vii) - approval of facing materials

Class (iii) - conversion from non
s/c dwellings etc

Class (viii) - grant of planning permission for a
change from one kind of
non-residential use except from one
kind of non-residential use except
where this would involve the
loss of shop use

Class (iv) - amendments as required
by T.P. Committee

DELEGATED
APPROVAL
28 FEB 2001

Class (iv) - amendments as required
by T.P. Committee

Class (ix) - grant permission licence or no
objection by T.P. Committee
under Sections 73, 74, 138, 143, 152,
153, 177 & 180 of the Highways Act

Class (v) - above classes after D.P.
Committee agree

Class (x) - Crossover under S. 108 of the Highways
Act 1980

Consent under T&CP Control of Advertisement Regulations 1984-90; incl. refusal of consent for Reg. 15 applications.

DESCRIPTION OF PROPOSED DEVELOPMENT

Erection of an extension to provide new kitchen and dining area at rear basement level, enlargement of Bedroom 2 by extending into the lightwell area, construction of new external steps and associated alterations.

RECOMMENDED DECISION Grant planning permission

RBK&C drawing(s) No. PP/01/00013A

Applicant's drawing(s) No. 987/01E and 4 No. photographs.

I hereby determine and grant/refuse this application (subject to HBMC Direction/Historic Building authorisation) under the powers delegated to me by the Council, subject to the condition(s) indicated above imposed for the reason(s) appearing thereunder, or for the reasons stated.

Exec. Director, Planning and Conservation Head of Development Control Area Planning Officer

PP/01/00013 1

isus
26/2/01

W.R.L.

CONDITION(S) AND REASON(S) FOR IMPOSITION

1. **The development hereby permitted shall be begun before the expiration of five years from the date of this permission. (C001)**
Reason - As required by Section 91 of the Town and Country Planning Act 1990, to avoid the accumulation of unexercised Planning Permissions. (R001)
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. (C068)**
Reason - The details are considered to be material to the acceptability of the proposals, and for safeguarding the amenity of the area. (R068)
3. **All new windows shall be of timber construction, single glazed and finished in white. *and so maintained***
Reason: In order to preserve the special architectural and historic character of this listed building.
4. **All new external finishes shall be in materials to match those of the exterior of the existing building(s) unless otherwise agreed by the Executive Director, Planning and Conservation. *Reason - To protect the character and appearance of the building which is statutorily Listed. (R073)***
5. **The rooflights hereby approved ^{*are*} shall be as shown in Section C-C and Section DD of drawing No. 987/01E and not as shown in Section/Elevation E-E.**
Reason: In order to protect the amenities of neighbouring residential properties.
6. **The roof of the extension hereby permitted shall not be used at any time as a terrace without the prior written approval of the Local Planning Authority (C080)**
Reason - To protect the privacy and amenity of neighbouring property (R080)
7. **Full particulars of the following shall be submitted to and approved in writing by the Executive Director, Planning and Conservation before the development hereby permitted commences and the development shall not be carried out otherwise than in accordance with the details so approved:**
 - (a) all architectural details
 - (b) sample of glass to rooflights.**(C011)**
Reason - The particulars hereby 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. (R011)

INFORMATIVE(S)

1. 109

2. I10

3. I21

4. I30

5. You are advised that a number of relevant policies of the Unitary Development Plan were used in the determination of this case, in particular, Policies CD52, CD53 and CD58. (I51)

^
CO28, CO30
CO41.

DELEGATED REPORT

Address 22 Cornwall Road
South

Reference PP/01/0013

Conservation Area Yes

Listed Building Yes/~~No~~

Type of Application

Planning Permission/Approval of Materials/Variation of Condition/Listed Building Consent/Conservation Area Consent

Type of Development

Residential Extension

Roof

Rear

Storeys _____

Side

Front

Garden

Residential Alterations

Residential Conversion

From _____

To _____

Other

Shopfront

Non-Residential Extension

Listed Building Demolition

whole

part

Listed Building Alterations

Unlisted Building – Demolition

whole

part

continued

D4/51(a)

Objections (withdrawn etc.) (incl. internal - Design, Policy, Transportation etc.)

Who _____

Overcome by Amendment/Withdrawn/Not Relevant/Other _____

Existing

Issues/Policy/Precedent/Conditions/Third Schedule

see above

Standards

satisfactory

- Light
- Privacy
- Room Sizes
- Parking
- Trees
- HBMC** Direction/Obs
- Obs. Rec'd
- Direction Rec'd *Case*
- Consultation Expired

GRANT/APPROVE

subject to conditions

Informatives

Report by *ko*

Date

Agreed *WRHous*
26/2/07.

1.0 Planning Considerations

1.1 The main consideration with regard to this proposal relates to design and impact on the special architectural and historic interest of the building. Policies CD52, CD53 and CD58 of the Council's Unitary Development Plan are relevant. *CD28, CD30, CD41*

1.2 English Heritage have authorised this Council to determine the application for listed building consent as it sees fit. The Formal Observations of the Council's Conservation and Design Officer are attached. The Observations describe the proposed works and confirm that they will preserve the special architectural and historic interest of the building.

1.3 It is considered that the proposal will not have a significant impact on the residential amenities of neighbouring properties.

2.0 Public Consultation

2.1 Thirty-three neighbouring properties on Cornwall Mews South and Cornwall Gardens were consulted with regard to this proposal. One response has been received confirming that the respondent raised no objection.

M.J. FRENCH
EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION

RBKC
CONSERVATION & DESIGN

GRADE II LISTED BUILDINGS
FORMAL OBSERVATIONS

Address: 22, Cornwall Mews South, SW7.

Description: Extensions and Alterations.

Application No: LB/01/00014

DC Case Officer: KO.

Drawing Nos: 987/01E.

CD Case Officer: HSB.

4 no photographs.

Date: 22 February 2001.

Grant/Refuse: GRANT.

Formal Observations:

The property is located in a rear portion of a 19thc terraced town house, the frontage of which lies within Cornwall Gardens.

The design intention is to improve the existing layout which is poorly lit, being at basement level, and also exposed to water penetration from a retaining wall.

The works include the removal of a small extension, conservatory and concrete steps within the lightwell, which is welcomed.

The scheme proposed will retain the 19thc. building fabric, create a new flight of external steps, and construct a new kitchen and dining area within a side lightwell. The boundary wall will be pierced with a new sash window, entrance gate and an iron work grille. The new areas created will be lit by two new roof lanterns, protected by a balustrade. The design details and materials selected are all in keeping with the period and style of the main house and with the character of the Conservation Area.

Associated works include the repositioning of one non-original wall within the Bedroom 2.

It is considered that the scheme proposed will not be detrimental to the special architectural and historic character of the building and is therefore acceptable.

Conditions:

C205.

Chimney breast to be retained.

All new architectural details to be submitted for approval.

New windows to be of timber construction, single glazed and finished in white .

Signed: *H. Lambell*

Date: *22.02.01*

Approved: *David McQuill*

Date: *22/2/01*

Other Notes:

Franko
4/2
LR·M
LE RICHE·MAW
CHARTERED ARCHITECTS

103A Oxford Street
London W1R 1TF
Telephone 020 7734 4148
Facsimile 020 7734 4149

TVM/fe/987/4.1/003

13 February 2001

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

For the attention of Ms C Orme

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	G	SW	SE	ENF	AO ACK
(61) 14 FEB 2001							
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEEES	

Dear Sirs

Re: (1) Planning (Listed Buildings & Conservation Areas) Act 1990
(2) Town & Country Planning Act 1990
22 Cornwall Mews South, London SW7 4RZ

With reference to our telephone conversation yesterday we now enclose 3No. copies of our drawing no. 987/01E as requested.

This drawing shows, as agreed, the rooflights reduced in height so that they are lower than the adjacent neighbours' windows.

Yours faithfully

Terence Maw.

T V Maw
For Le Riche Maw

Enc.

Cc: Professor R Toema

KO
COPY OF PLANS
FOR INFORMATION
OFFICE PLEASE

David M Le Riche
BSc Hons B Arch RIBA
Terence V Maw
MA Urban Design Dip Arch ARIBA



ENGLISH HERITAGE

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

Your refs: DCC/PP/01/00013

Our ref: LRS/8998/0

Contact: P Calvocoressi

Direct Dial: 020-7973-3763

For the attention of K Orme

30 JAN 2001

Dear Sir/Madam

**Planning (Listed Buildings and Conservation Areas) Act, 1990:
22 CORNWALL MEWS SOUTH, LONDON SW7**

Applicant: Miss Iman R Toema, Mr Ayman Toema, Mr Osama Toema,
Mrs A A Toema

Grade of building(s): II

Proposed works: Demolition of existing single storey extension & conservatory & erection of new extension. Enlargement of bedroom 2 by extending into the lightwell area. Demolition of existing external steps & construction of new & internal alterations, including demolition of chimney breast.

Drawing numbers: 987/01D

Date of application: 21.12.2000

Date of referral by Council: 05.01.2001

Date received by English Heritage: 22.01.2001

Date referred to GOL: 22.01.2001

RECEIVED BY PLANNING SERVICES								
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK	
PA - 1 FEB 2001						75		
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES		

You are hereby authorised to determine the application for listed building consent referred to above as you think fit. In so doing English Heritage would stress that it is not expressing any views on the merits of the proposals which are the subject of the application, nor any parallel application for planning permission.

Yours faithfully

Paul Calvocoressi
P Calvocoressi
London Region

The Secretary of State has considered the information given above and does not intend to require the application concerned to be referred to him
Signed *J R*
Date 18/1/01

LR/F

The National Monuments Record is the public archive of English Heritage.

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

THE OCCUPIER

* FLAT 3
89 CORNWALL GARDENS
KENSINGTON
SW7

020-7937-5464
Switchboard:
2079/2080
Extension:
Direct Line: 020-7361- 2079/2080

Facsimile:
020-7361-3463

Date: 8 January 2001

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCC/PP/01/00013/KO

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: 22 Cornwall Mews South, London, SW7 4RZ

Brief details of the proposed development are set out below. Members of the public may inspect copies of the application, the plans and any other documents submitted with it. The Council's Planning Services Committee, in considering the proposal, welcomes comments either for or against the scheme. Anyone who wishes to make representations about the application should write to the Council at the above address **within 21 days** of the date of this letter. Unfortunately, the Council does not have the resources to advise objectors of the Committee date, and you should telephone for further information.

Proposal for which permission is sought

Erection of an extension to provide new kitchen and dining area at rear basement level. Enlargement of Bedroom 2 by extending into the lightwell area and construction of new external steps.

Applicant Mrs. A. A. Toema, Miss Iman R. Toema, Mr. Ayman R. Toema & Mr. Osama R. Toema, C/o 90 Cornwall Gardens, London, SW7 4AX

Yours faithfully,

M. J. FRENCH

Executive Director, Planning and Conservation

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	<input checked="" type="checkbox"/>	SW	SE	ENF	AD ACK
DM 16/11		15 JAN 2001			68		
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES	

Dear Mr French - I have No objection whatsoever to the development - the basement flats need improving to make them properly habitable

Yours sincerely

Dulubele Ackenzie 3-/89 - Cornwall (the SW) 4AX

WHAT MATTERS CAN BE TAKEN INTO ACCOUNT

When dealing with a planning application the Council has to consider the policies of the Borough Plan, known as the Unitary Development Plan, and any other material considerations. The most common of these include (not necessarily in order of importance):

- The scale and appearance of the proposal and impact upon the surrounding area or adjoining neighbours;
- Effect upon the character or appearance of a Conservation Area;
- Effect upon the special historic interest of a Listed Building, or its setting;
- Effect upon traffic, access, and parking;
- Amenity issues such as loss of Sunlight or daylight, Overlooking and loss of privacy, Noise and disturbance resulting from a use, Hours of operation.

WHAT MATTERS CANNOT BE TAKEN INTO ACCOUNT

Often people may wish to object on grounds that, unfortunately, cannot be taken into account because they are not controlled by Planning Legislation. These include (again not in any order of importance):

- Loss of property value;
- Private issues between neighbours such as land covenants, party walls, land and boundary disputes, damage to property;
- Problems associated with construction such as noise, dust, or vehicles (If you experience these problems Environmental Services have some control and you should contact them direct);
- Smells (Also covered by Environmental Services);
- Competition between firms;
- Structural and fire precaution concerns; (These are Building Control matters).

WHAT HAPPENS TO YOUR LETTER

Planning applications where objections have been received are presented to the Planning Services Committee which is made up of elected Ward Councillors. Planning Officers write a report to the Committee with a recommendation as to whether the application should be granted or refused. Letters received are summarised in the report, and copies can be seen by Councillors and members of the public including the applicant. The Councillors make the decisions and are not bound by the Planning Officer's recommendation. All meetings of the Committee are open to the public.

If you would like further information, about the application itself or when it is likely to be decided, please contact the Planning Department on the telephone number overleaf.

WHERE TO SEE THE PLANS

Details of the application can be seen at the Planning Information Office, 3rd floor, Town Hall, Hornton Street W.8. It is open from 9am to 4.45pm Mondays to Thursdays (4pm Fridays). A Planning Officer will always be there to assist you.

In addition, copies of applications in the Chelsea Area (SW1, SW3, SW10) can be seen at The Reference Library, Chelsea Old Town Hall, Kings Road SW3 (020 7361 4158), for the Central Area (W8, W14, SW5, SW7) can be viewed in the Central Library, Town Hall, Hornton Street, W.8. and applications for districts W10, W11 and W2 in the North of the Borough can be seen at The Information Centre, North Kensington Library, 108 Ladbroke Grove, London W11 (under the Westway near Ladbroke Grove Station 020 7727-6583). Please telephone to check the opening times of these offices.

If you are a registered disabled person, it may be possible for an Officer to come to your home with the plans. Please contact the Planning Department and ask to speak to the Case Officer for the application.

PLEASE QUOTE THE APPLICATION REFERENCE NUMBER ON YOUR REPLY

NOTICE OF A PLANNING APPLICATION



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

Notice is hereby given the Royal Borough of Kensington and Chelsea Council has received an application:

- (a) for development of land in or adjacent to a Conservation Area.
- (d) for consent to demolition and/or alteration of a building which is of architectural or historic interest.

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 (Dept. 705) within 21 days of the date of this notice.

SCHEDULE

Reference: PP/01/00013/KO

Date: 12/01/2001

22 Cornwall Mews South, London, SW7 4RZ

Erection of an extension to provide new kitchen and dining area at rear basement level. Enlargement of Bedroom 2 by extending into the lightwell area and construction of new external steps.

APPLICANT Mrs. A. A. Toema, Miss Iman R. Toema, Mr. Ayman R. Toema & Mr. Osama R. Toema,

gate -

12/11

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

FILE COPY

2079/2080

020-7361- 2079/2080

020-7937-5464

Switchboard:

Extension:

Direct Line:

Facsimile:

020-7361-3463

Date: 8 January 2001

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCC/PP/01/00013/KO

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: 22 Cornwall Mews South, London, SW7 4RZ

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Proposal for which permission is sought

Erection of an extension to provide new kitchen and dining area at rear basement level. Enlargement of Bedroom 2 by extending into the lightwell area and construction of new external steps.

Applicant Mrs. A. A. Toema, Miss Iman R. Toema, Mr. Ayman R. Toema & Mr. Osama R. Toema, C/o 90 Cornwall Gardens, London, SW7 4AX

Yours faithfully,

M. J. FRENCH

Executive Director, Planning and Conservation

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- Effect upon the special historic interest of a Listed Building, or its setting;
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Often people may wish to object on grounds that, unfortunately, cannot be taken into account because they are not controlled by Planning Legislation. These include (again not in any order of importance):

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- Smells (Also covered by Environmental Services);
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WHERE TO SEE THE PLANS

Details of the application can be seen at the Planning Information Office, 3rd floor, Town Hall, Hornton Street W.8. It is open from 9am to 4.45pm Mondays to Thursdays (4pm Fridays). A Planning Officer will always be there to assist you.

In addition, copies of applications in the Chelsea Area (SW1, SW3, SW10) can be seen at The Reference Library, Chelsea Old Town Hall, Kings Road SW3 (020 7361 4158), for the Central Area (W8, W14, SW5, SW7) can be viewed in the Central Library, Town Hall, Hornton Street, W.8. and applications for districts W10, W11 and W2 in the North of the Borough can be seen at The Information Centre, North Kensington Library, 108 Ladbrooke Grove, London W11 (under the Westway near Ladbrooke Grove Station 020 7727-6583). Please telephone to check the opening times of these offices.

If you are a registered disabled person, it may be possible for an Officer to come to your home with the plans. Please contact the Planning Department and ask to speak to the Case Officer for the application.

PLEASE QUOTE THE APPLICATION REFERENCE NUMBER ON YOUR REPLY

REASON FOR DELAY

CASE NO. _____

This case has been identified as a "Target" application, which has the target for being passed through to the Head of Development Control within 6 weeks of the date of completion.

In the case of this application, there has been a delay of.....

..... have been unable to pass through the case within the target period for the following reason(s) [*highlight as necessary*]

- 1) Delays due to internal Consultation
[highlight one or all]
 - (i) Design
 - (ii) Transportation
 - (iii) Policy
 - (iv) Environmental Health
 - (v) Trees
 - (vi) Other
- 2) Further neighbour notification/external consultation necessary (spread or time period)
- 3) Awaiting Direction from English Heritage/other EH delays...
- 4) Revisions requested, but not received in time
- 5) Revisions received but inadequate
- 6) Revisions received but reconsultation necessary
- 7) Of the Committee cycle
- 8) Applicant's instruction
- 9) OTHER REASON.....

Signed..... (Case Officer)

MEMORANDUM

TO: FOR FILE USE ONLY

**From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION**

My Ref: PP/01/00013/KO

CODE 1D

Room No:

Date: 5 January 2001

DEVELOPMENT AT:

22 Cornwall Mews South, London, SW7 4RZ

DEVELOPMENT:

**Erection of an extension to provide new kitchen and dining area at rear basement level.
Enlargement of Bedroom 2 by extending into the lightwell area and construction of new external steps.**

The above development is to be advertised 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)

4. Town and Country Planning (Listed Buildings and Conservation Areas) Regulations 1990 (applications for Listed building consent)

M.J. French

Executive Director, Planning & Conservation

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

English Heritage
Historic Building and Monuments Commission
London + South East Region
23 Saville Row, London
W1X 1AB

Switchboard: 020-7937-5464
Direct Line: 020-7361-2771
Extension: 2771
Facsimilie: 020-7361-3463



**KENSINGTON
AND CHELSEA**

Date: 5 January 2001

My Ref: DPS/DCC/PP/01/00013 Your ref: MR. MAW Please ask for: K. Orme

Dear Sir / Madam

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: 22 Cornwall Mews South, London, SW7 4RZ

I enclose a copy of an application, with relevant drawings and/or supporting information, and should be pleased to receive your observations on these proposals as soon as possible.

It is hoped to present this application to the Planning Services Committee prior to 28/02/2001. I look forward to hearing from you in the near future, in order that your comments may be reported to this Committee.

Should you require any further details in respect of this case, please do not hesitate to contact the Case Officer on the above extension.

Yours faithfully,

M.J. FRENCH

Executive Director, Planning and Conservation

AP & LBC.

DEVELOPMENT CONTROL

TECHNICAL INFORMATION



ADDRESS 22 CORNWALL Mews SOUTH

POLLING DISTRICT JA

PP010013

- | | | | |
|-----|--|--------|--|
| HB | Buildings of Architectural Interest | LSC | Local Shopping Centre |
| AMI | Areas 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						
9D	II														✓	

	Within the line of Safeguarding of the proposed Chelsea/Hackney underground line
	Within the line of Safeguarding of the proposed Eastwest/Crossrail underground line

Density	
Site Area	
Habitable rooms proposed	
Proposed Density	

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

Daylighting	Complies	
	Infringes	

Car Parking	Spaces required	
	Spaces proposed	

Notes:

22 CORNWALL MEWS SOUTH

Property Card N° : 0201 018 00

Sitename :
REAR BASEMENT FLAT AT 90 CORNWALL GARDENS
Comment :
TP Arch/History : H
See Also :

PP010013

Xref :
Notes :

TP No TP/82/1063 Brief Description of Proposal 1 of 1

RETROSPECTIVE PLANNING PERMISSION FOR FORMATION OF
TWO BEDROOM SELF CONTAINED BASEMENT FLAT.

Received	Decision & Date	
Completed	Conditional	27/09/1982
Revised		

> Any Queries Please Phone 0171 361 2199/2206/2015 <
> Fax Requests (FOA Records Section) 0171 361 3463 <

ROYAL BOROUGH OF KENSINGTON & CHELSEA

REPORT BY THE EXECUTIVE DIRECTOR, PLANNING & CONSERVATION

**PLANNING & CONSERVATION COMMITTEE
PLANNING SERVICES COMMITTEE
MEMBERS PANEL**

**APP NO. PP/01/00013
AGENDA NO.**

ADDRESS/SUBJECT OF REPORT:

22 Cornwall Mews London, SW7 4RZ
South,

APPLICATION DATED 21/12/2000

APPLICATION REVISED

APPLICATION COMPLETE 03/01/2001

APPLICANT/AGENT ADDRESS:

Le Riche Maw
Chartered Architects,
103A Oxford
Street,
London, W1R 1TF

CONS. AREA Cornwall CAPS Yes

ARTICLE '4' No WARD Queen's Gate

LISTED BUILDING II

HBMC DIRECTION

CONSULTED OBJ.

SUPPORT PET.

RECOMMENDED PROPOSAL:

RBK& C DRAWING NO(S):

RECOMMENDED DECISION:

CONDITIONS/REASONS FOR THE IMPOSITION OF CONDITIONS:

TVM/fe/987/4.1/001

December 2000

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

Dear Sirs

**Re: Town & Country Planning Act 1990
22 Cornwall Mews South, London SW7 4RZ**

PP010013

PP010013

LR·M

LE RICHE-MAW
CHARTERED ARCHITECTS

103A Oxford Street
London W1R 1TF
Telephone 020 7734 4148
Facsimile 020 7734 4149

RECEIVED BY PLANNING SERVICES

EX	HDC	N	C	SW	SE	ENF	AO
SIR							ACK

22 DEC 2000

TO	IO	REC	ARB	FWD	CON	FEE	
				PLN	DES		

We are applying for planning permission to carry out alterations to the above basement flat. We therefore enclose the following documents:

- (1) 4 Copies of form TP1 and TP1/Part 2.
- (2) 4 Copies of our drawing number 987/01D.
- (3) 2 Sets of photographs (4No.).
- (4) Cheque for £95.00.
- (5) Copy of letter and Section 66 Notice sent to Messrs Dupre, Pilnick and Lord Buckmaster.

The work entails the following demolition and extension works:

- (a) Demolition of built on kitchen (not original).
- (b) Demolition of bedroom wall facing small lightwell and then rebuilding in new position to increase size of bedroom no. 2. Lightwell width will slightly decrease.
- (c) Demolition of modern conservatory and then rebuilding as a permanent dining area.
- (d) Demolition of chimney breast in Sitting Room. Plain plaster, no decoration.
- (e) Construction of new kitchen in outside area.
- (f) Demolition of external steps and construction of new ones in new position from basement level up to Cornwall Mews.
- (g) Changing position of main entrance door.
- (h) Construction of new shower unit in hall.
- (i) Existing bathroom to be en suite to Bedroom 1

Please do not hesitate to get in touch with the undersigned should you require further information.

Yours faithfully



T V Maw
For Le Riche Maw

Encs.

Cc: Professor R Toema

David M Le Riche
BSc Hons B Arch RIBA
Terence V Maw
MA Urban Design Dip Arch ARIBA



LR·M**LE RICHE·MAW**
CHARTERED ARCHITECTS103A Oxford Street
London W1R 1TF
Telephone 020 7734 4148
Facsimile 020 7734 4149

TVM/fe/987/11.1/003

21 December 2000

Lord Buckmaster
Maisonette
90 Cornwall Gardens
London
SW7 4AX

Dear Sir

Re: 22 Cornwall Mews South

We are Architects acting for the Toema family and are intending to seek Planning and Listed Building Consent for some alterations to be carried out to the above property.

Your interest is in 90 Cornwall Gardens but as the two properties are linked we are formerly notifying you of the alterations under Section 66 of the town & Country Planning Act 1990 and we enclose Notice No. 1 for your information.

Yours faithfully

**T V Maw**
For Le Riche Maw

Enc.

Notice No.1**TOWN & COUNTRY PLANNING ACT, 1990***Notice under Section 66 of application for planning permission**Planning (Listed Buildings & Conservation Areas) Act, 1990**Notice under Section 11, Part I, of application for Listed Building Consent/Conservation Area Consent.*

Proposed development at

22 CORNWALL MEWS SOUTH LONDON SW7 4RZ (a)

TAKE NOTICE that application is being made to The Royal Borough of Kensington and Chelsea Council by

LE RICHE MAW, CHARTERED ARCHITECTS. (b)

For planning permission to

DEMOLITION OF EXISTING BUILT-ON KITCHEN AND CONSERVATORY. EXTENSION TO EXISTING FLAT TO PROVIDE NEW KITCHEN AND DINING AREA. ENLARGEMENT OF BEDROOM NO 2. REPOSITIONING OF EXTERNAL STEPS FROM BASEMENT LEVEL UP TO CORNWALL MEWS. CHIMNEY BREAST DEMOLITION (c)

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

Planning Department, The Royal Borough of Kensington and Chelsea Council (d)Signed *Severice Maw* **LE RICHE MAW CHARTERED ARCHITECTS**on behalf of *MISS. I. R. TOEMA, MR. A. R. TOEMA & MR. O. R. TOEMA* Date *21.12.2000*
MRS. A. A. TOEMA.

LR·M

LE RICHE·MAW
CHARTERED ARCHITECTS103A Oxford Street
London W1R 1TF
Telephone 020 7734 4148
Facsimile 020 7734 4149

TVM/fe/987/11.1/002

21 December 2000

Mr Pilnick
90 Cornwall Gardens
London
SW7 4AX

Dear Sir

Re: 22 Cornwall Mews South

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Signed *Terence Maw* **LE RICHE MAW CHARTERED ARCHITECTS**

on behalf of *MISS. I. R. TOEMA, MR. A. R. TOEMA & MR. O. R. TOEMA* Date *21.12.2000*
MRS. A. A. TOEMA.

PP010013

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CHARTERED ARCHITECTS

103A Oxford Street
London W1R 1TF
Telephone 020 7734 4148
Facsimile 020 7734 4149

TVM/fe/987/11.1/001

21 December 2000

Mr Dupree
90A Cornwall Gardens
London
SW7 4AX

Dear Sir

Re: 22 Cornwall Mews South

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For Le Riche Maw

Enc.

David M Le Riche
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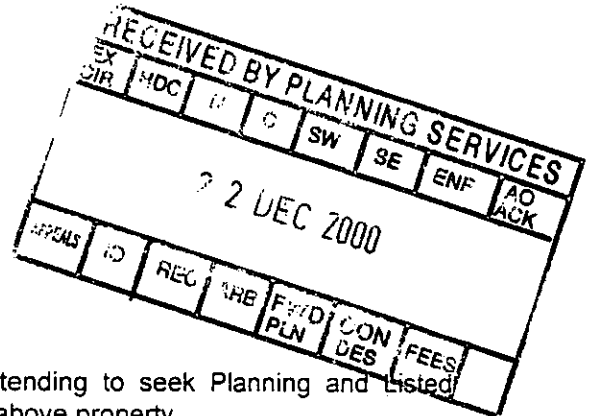
on behalf of MISS. I. R. TOEMA, MR. A. R. TOEMA & MR. O. R. TOEMA Date 21.12.2000
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PP010013

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T V Maw
For Le Riche Maw

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PP010013

LR·M
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London W1R 1TF
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on behalf of MISS. I. R. TOEMA, MR. A. R. TOEMA & MR. O. R. TOEMA Date 21.12.2000
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THIS IS A CA *Section of an extension to provide new* jk
company. *Kitchen & Dining area. Enlargement of* nt

THIS IS A CA *Bedroom 2 by extending into the gutwell area* jk
company. *& construction of new external steps.* nt

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company. nt

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TOWN & COUNTRY PLANNING ACT 1990 FORM TP1

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

FOR OFFICE USE ONLY

Fee £ 95.00 PP010013 Borough Ref: **COMPLETE**

Cheque / Postal Order / Cash 100.25 Registered No.

Receipt No. Issued 0253544 22/12/00 Date Received 3 - JAN 2001

PLEASE READ CAREFULLY THE GENERAL NOTES BEFORE FILING IN THE FORM

PART ONE FEE (where applicable) £ 95-00

1. APPLICANT (in block capitals) MRS. A. A. TOEMA **AGENT** (if any) to whom correspondence should be sent
 Name MR AYMAN. R. TOEMA & MR OSAMA. R. TOEMA Name LE RKHE MAW (CHARTERED ARCHITECTS)
 Address 10 90 CORNWALL GARDENS, Address 103A OXFORD STREET
LONDON LONDON
SW7 4AX W1R 1TF
 Tel. No. 0207-589-3064 Tel. No. 0207 734 4148 Ref. MR MAW

2. PARTICULARS OF PROPOSAL FOR WHICH PERMISSION IS SOUGHT

(a) Full address or location of the land to which this application applies 22 CORNWALL MEWS SOUTH
LONDON
SW7 4RZ

(b) Site area 108.55 SQUARE METRES (FLAT PLUS OPEN AREAS)

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

DEMOLITION OF EXISTING BUILT-ON KITCHEN.
EXTENSION TO EXISTING FLAT TO PROVIDE
NEW KITCHEN AND DINING AREA.
EXTERNAL STEPS TO STREET LEVEL
REPOSITIONED. ENLARGEMENT OF BEDROOM 2
AND DECREASING WIDTH OF OPEN LIGHTWELL.
CHIMNEY BREAST DEMOLITION (NO ORNAMENTATION)
DEMOLITION OF EXISTING CONSERVATORY.

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

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

(i) New buildings (s) YES NO

If "Yes" state gross floor area of proposed building(s). 17.33 m²

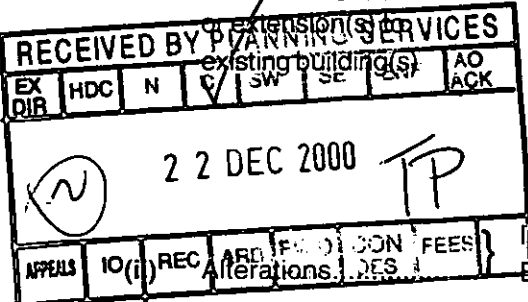
If residential development state number of dwelling units proposed and type if known, e.g. houses, bungalows, flats. EXTENSION TO EXISTING FLAT.

(iii) Change of use..... YES NO

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

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

Hectares/m²
 Strike out whichever is inapplicable



3. PARTICULARS OF APPLICATION

State whether this application is for:

State Yes or No

(i) Outline planning permission

(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.

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 | |

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

BASEMENT FLAT

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

N/A

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

DRAWING No 987/OLD
PHOTOGRAPHS OF EXISTING.

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 ? INTO EXISTING DRAINAGE

(ii) How will foul sewage be dealt with ? INTO EXISTING DRAINAGE

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

(i) Walls RENDERED BRICKWORK TO MATCH EXISTING & PAINTED

(ii) Roof ASPHALT WITH SOLAR REFLECTING PAINT & ROOFLIGHTS.

(iii) Means of enclosure RENDERED BRICK WALL WITH MILD STEEL GATE & BALUSTRA

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 Severice V Maw on behalf of MESSRS TOEMA'S Date 21.12.2000

AN APPROPRIATE CERTIFICATE MUST ACCOMPANY THIS APPLICATION (See Notes For Applicants)

Certificate A: Where all the land/building is owned* by the applicant

Certificate B: Where some or all of the land/building is not owned* by the applicant but the name and address of the owner(s) is known.

Certificate C: Where some or all of the land is not owned* by the applicant and where the ownership of only part of the remainder is known.

Certificate D: Where some or all of the land/building is not owned* by the applicant and the applicant has not been able to find out who owns it.

* Freeholder or leaseholder with more than 7 years to run.

THE ROYAL BOROUGH OF KENSINGTON & CHELSEA

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT
PROCEDURE) ORDER 1995
CERTIFICATE UNDER ARTICLE 7 PP010013**

Complete only one certificate, either A, B, C or D to accompany your application
(see notes for applicants)

CERTIFICATE A

I certify that:

- 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 21 days before the date of this application.
- None of the land to which this application relates constitutes or forms part of an agricultural holding.

Signed:

On behalf of:

Date:

CERTIFICATE B

I certify that:

- I have/The applicant has given requisite notice to the persons specified below, being persons who on the day 21 days before the date of the application were owners (a) of any part of the land to which the application relates.
- None of the land to which the application relates constitutes or forms part of an agricultural holding.

Owner's name	Address at which notice was served	Date on which notice was served
--------------	------------------------------------	---------------------------------

MR DUPREE	90A CORNWALL GARDENS LONDON, SW7 4AX	
-----------	---	--

MR ALNICK	GROUND FLOOR FLAT 90 CORNWALL GARDENS LONDON, SW7 4AX	
-----------	---	--

LORD BUCKMASTER	MAISONETTE 90 CORNWALL GARDENS LONDON, SW7 4AX	
-----------------	--	--

Signed: <i>Terence V Maw</i> LE RICHE MAW	On behalf of: MISS J. R. TOEMA MR. A. R. TOEMA MR. O. R. TOEMA	Date: 21.12.2000 MRS. A. A. TOEMA
--	--	--------------------------------------

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995
CERTIFICATE UNDER ARTICLE 7

CERTIFICATE C

I certify that:

- I/The applicant cannot issue a Certificate A or B in respect of the accompanying application.
- I have/The applicant has given the requisite notice to the persons specified below, being persons who on the day 21 days before the date of the application were owners (a) of any part of the land to which the application relates.

Owner's name	Address at which notice was served	Date on which notice was served

- I have/The applicant has taken all reasonable steps open to me/him/her to find out the names and addresses of the owners (a) of the land, or of a part of it, but have/has been unable to do so. These steps were as follows (b):
 - Notice of the application, as attached to this Certificate, has been published in the (c):
- on (d):

Signed: _____ **On behalf of:** _____ **Date:** _____

CERTIFICATE D

I certify that:

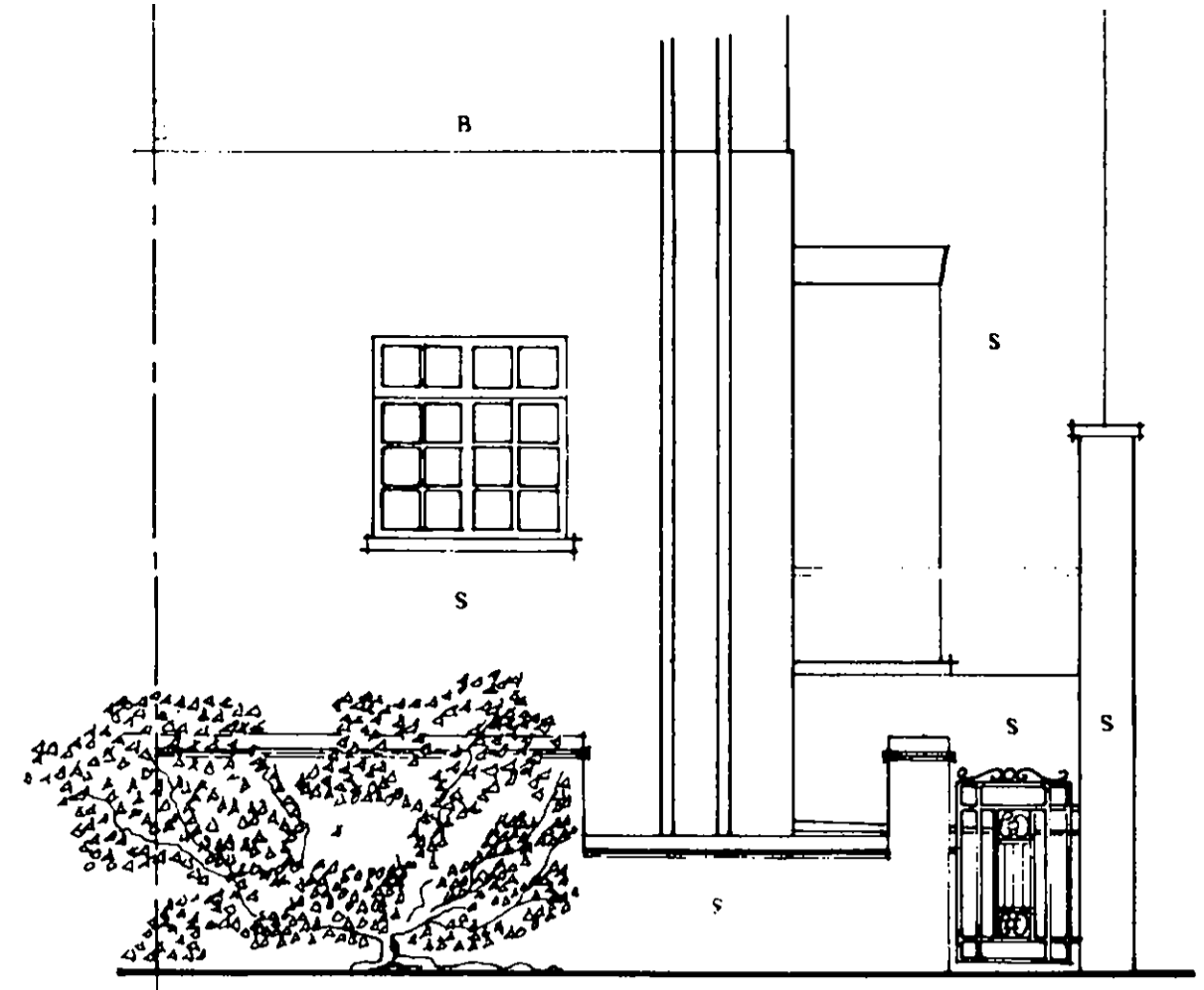
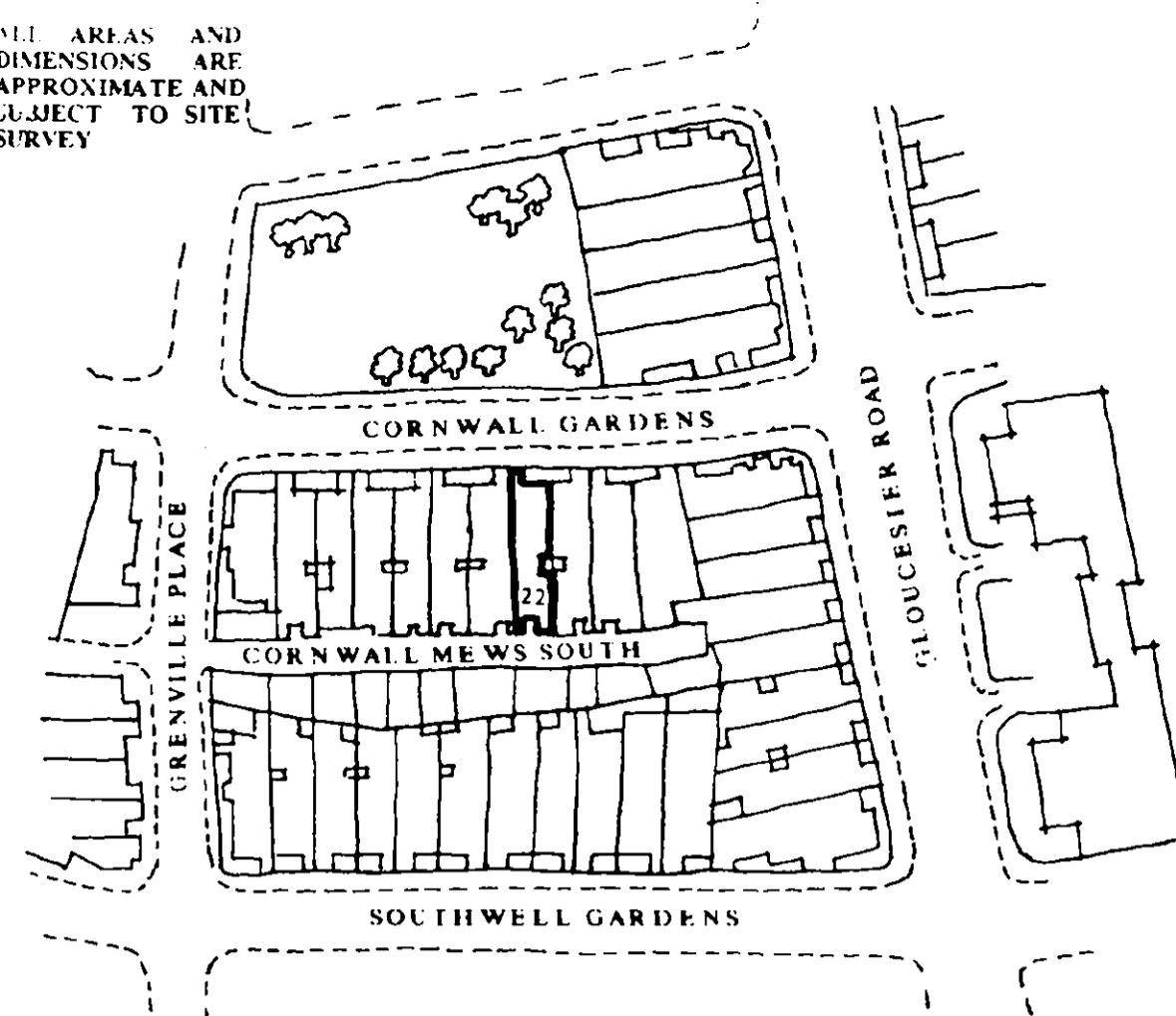
- I/The applicant cannot issue a Certificate A in respect of the accompanying application.
 - I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, on the day 21 days before the date of the application, was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows (b):
 - Notice of the application, as attached to this certificate, has been published in the (c):
- on (d):

Signed: _____ **On behalf of:** _____ **Date:** _____

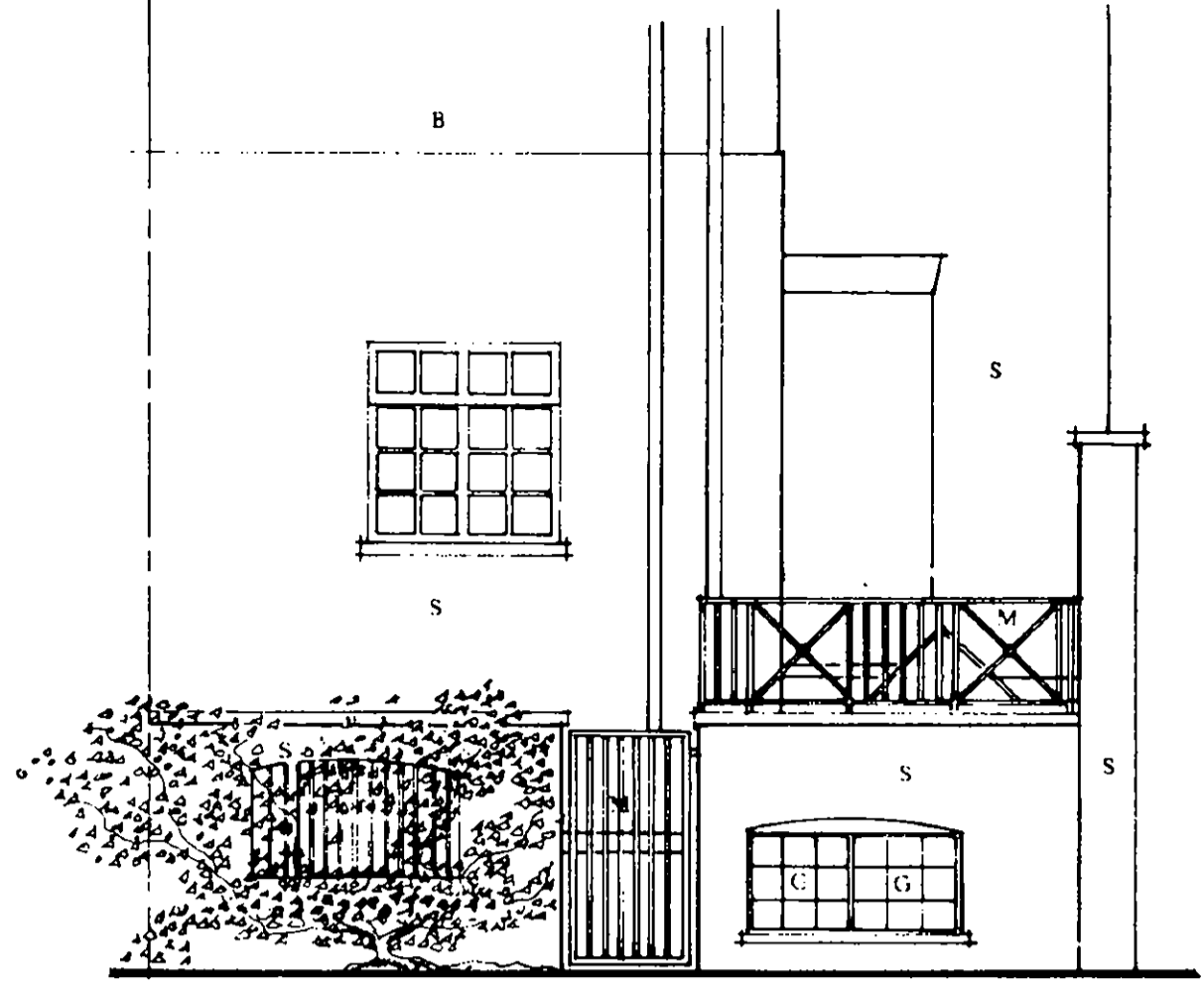
Notes:

- (a) "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than seven years.
- Insert:*
- (b) description of steps taken
- (c) name of newspaper circulating in the area where the land is situated
- (d) date of publication (which must be not earlier than the 21 days before the date of the application)

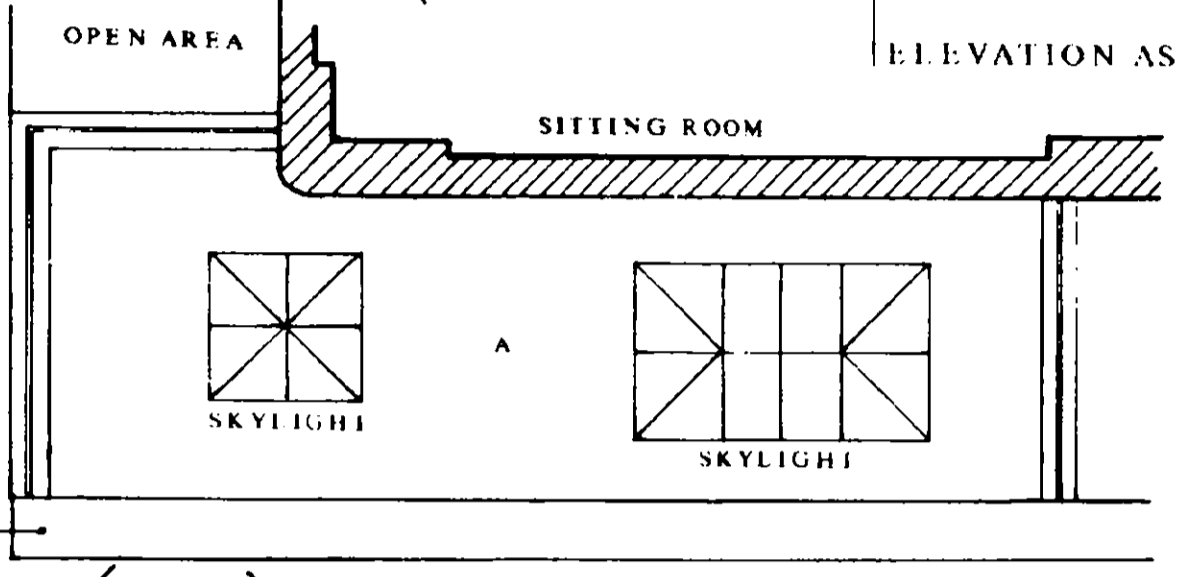
ALL DIMENSIONS ARE APPROXIMATE AND SUBJECT TO SITE SURVEY



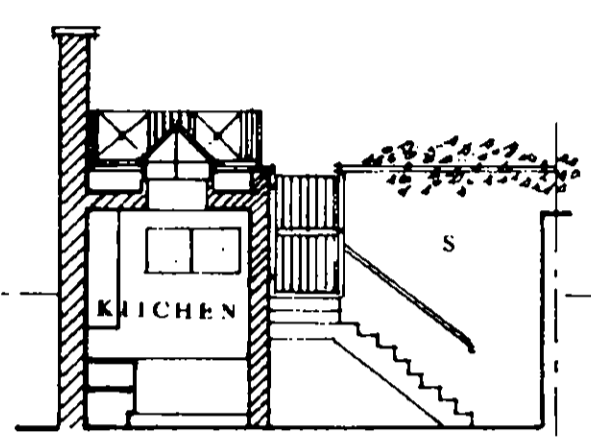
ELEVATION AS EXISTING SCALE 1:50



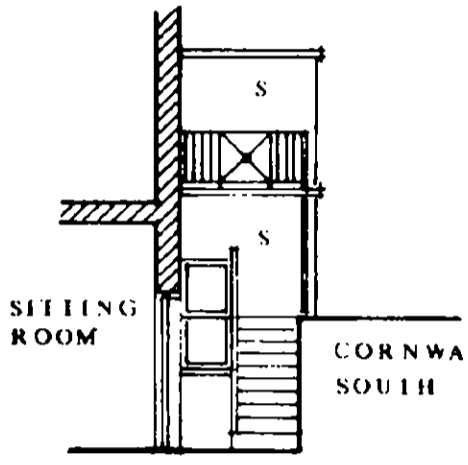
ELEVATION AS PROPOSED SCALE 1:50



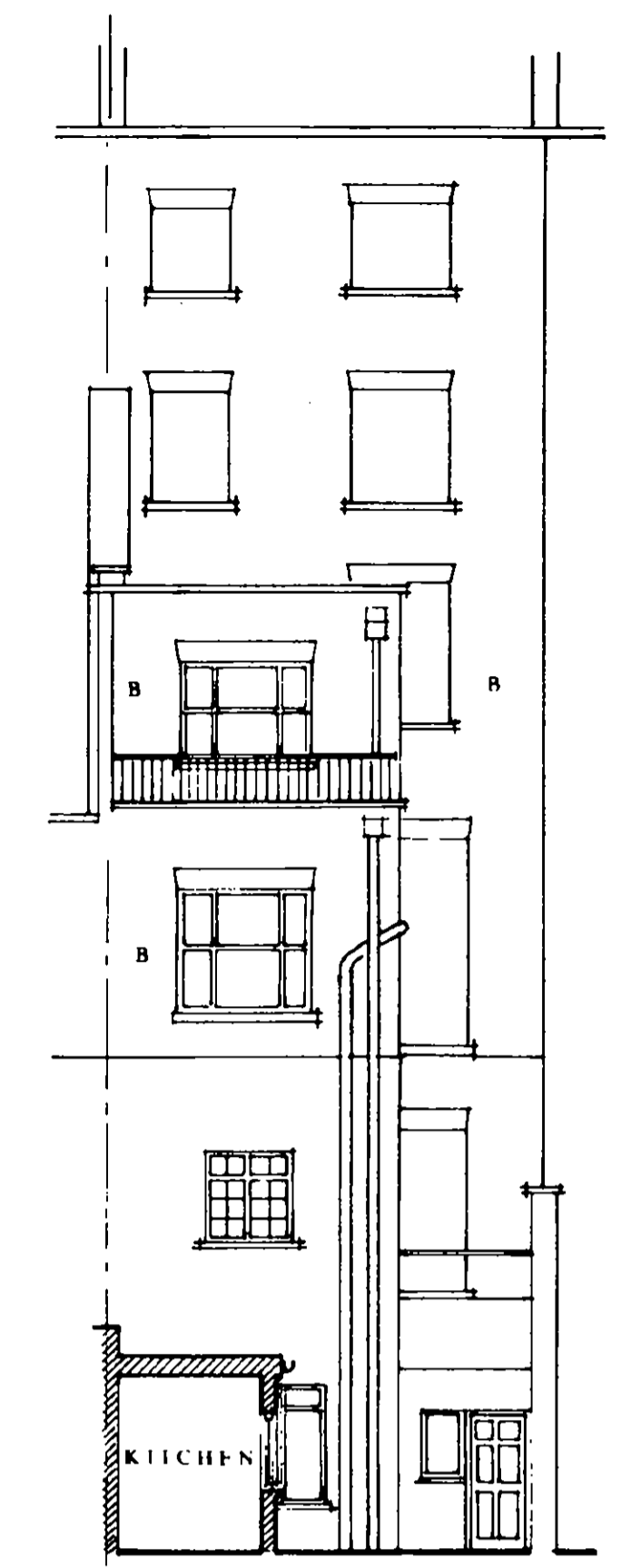
PART ROOF PLAN



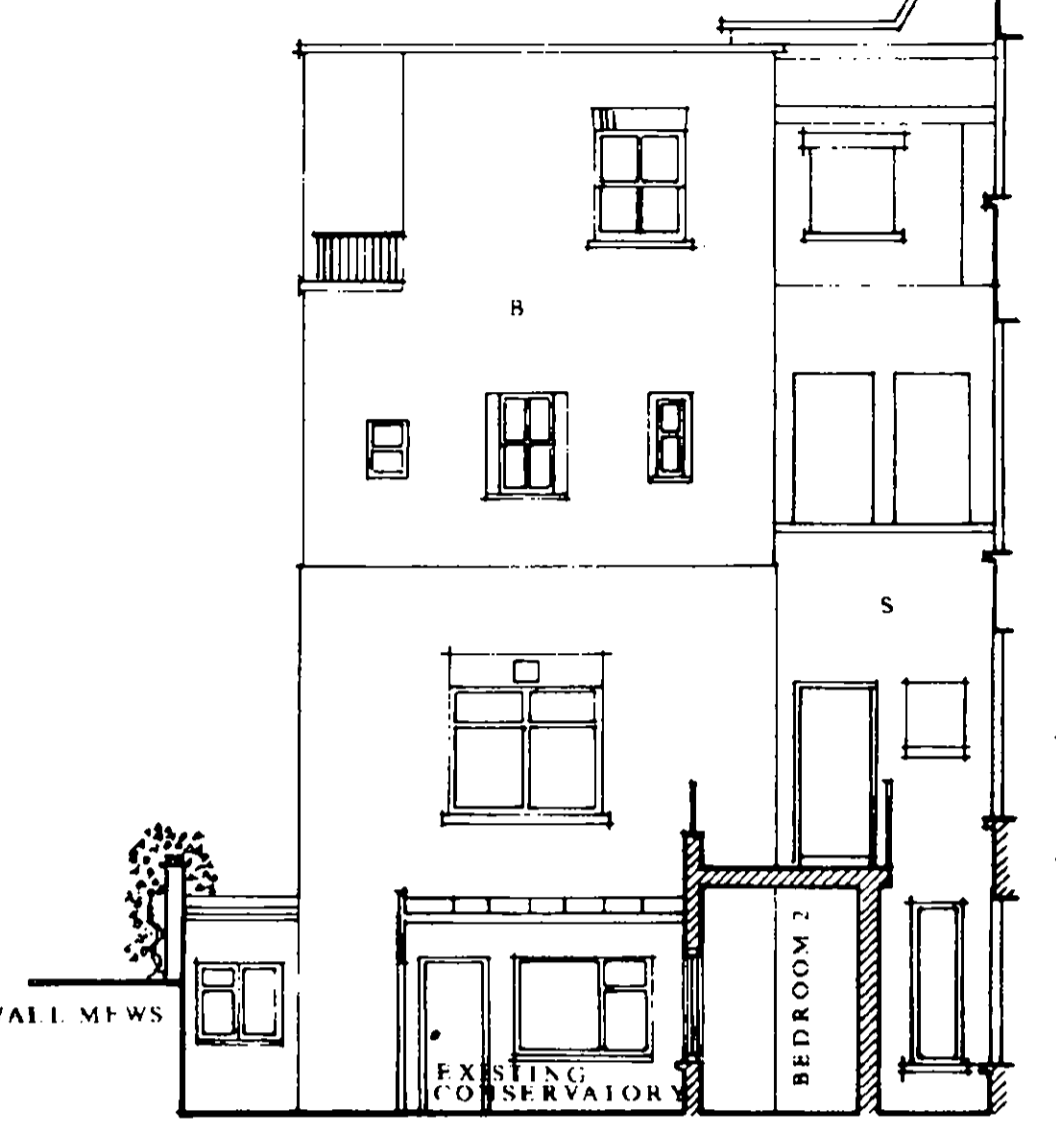
SECTION/ELEVATION E-E (PROPOSED)



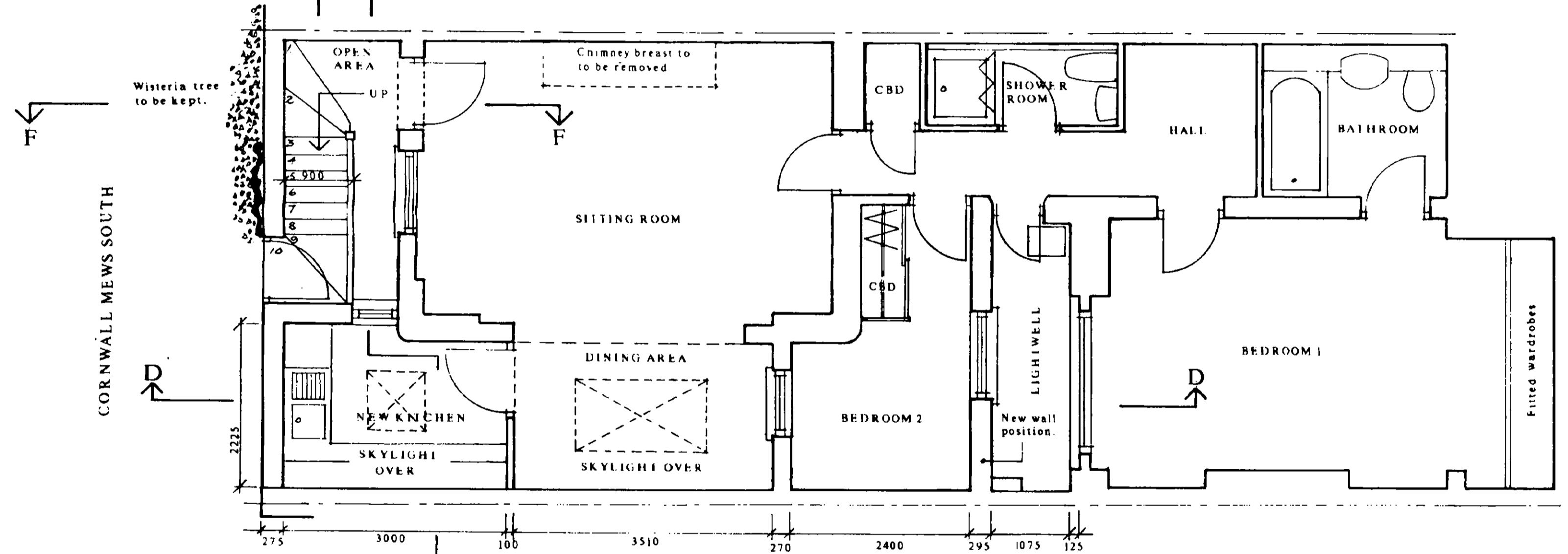
ELEVATION F-F (PROPOSED)



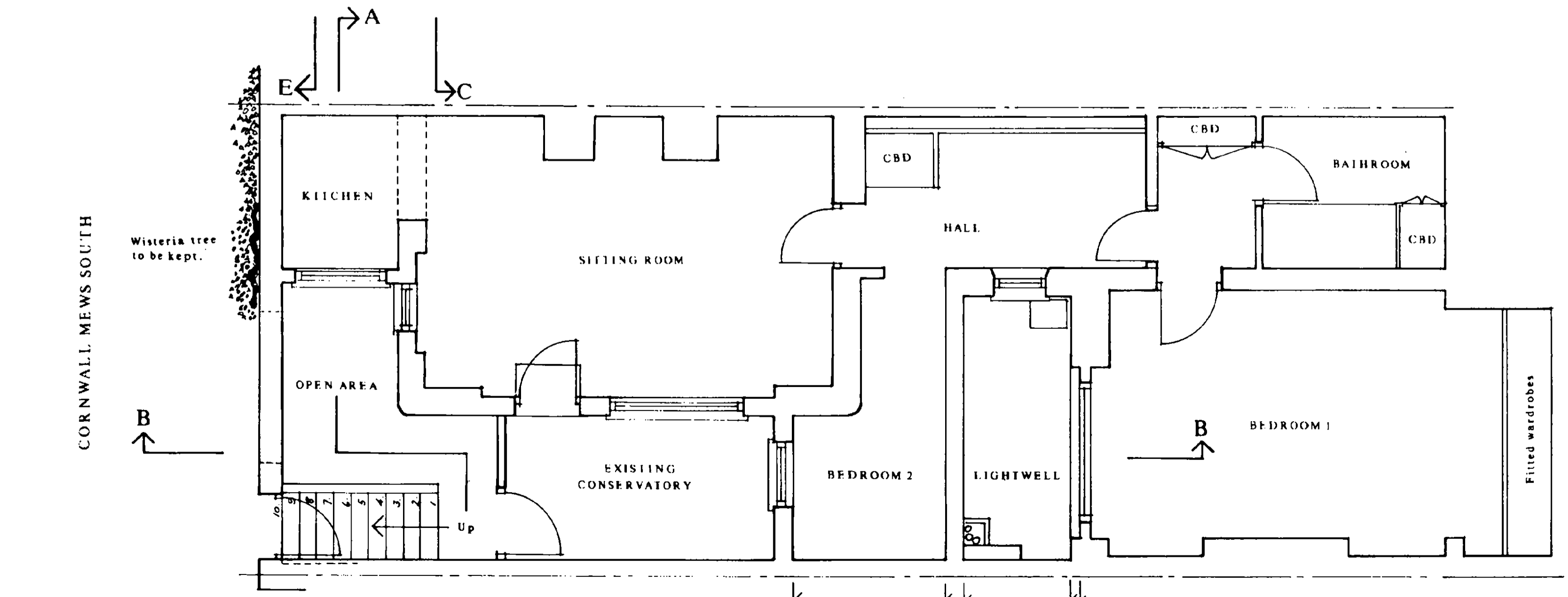
SECTION A-A (EXISTING)



SECTION B-B (EXISTING)

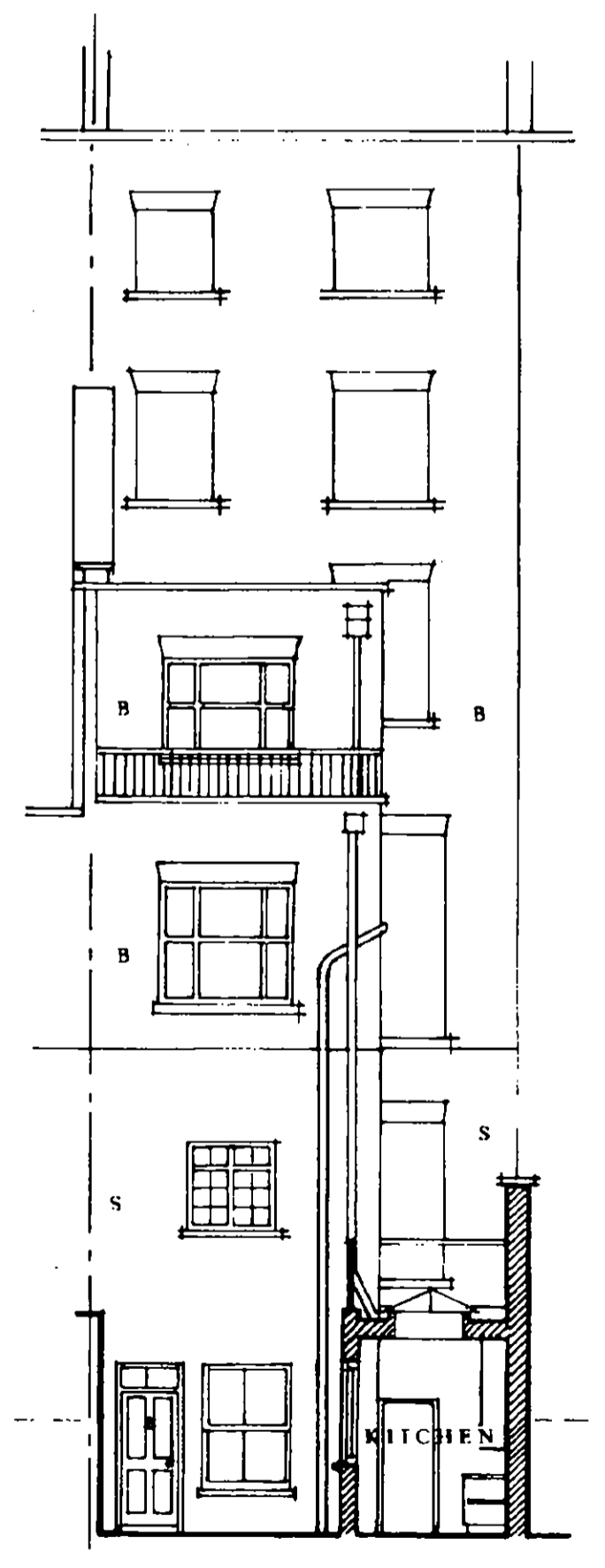


PROPOSED FLAT PLAN

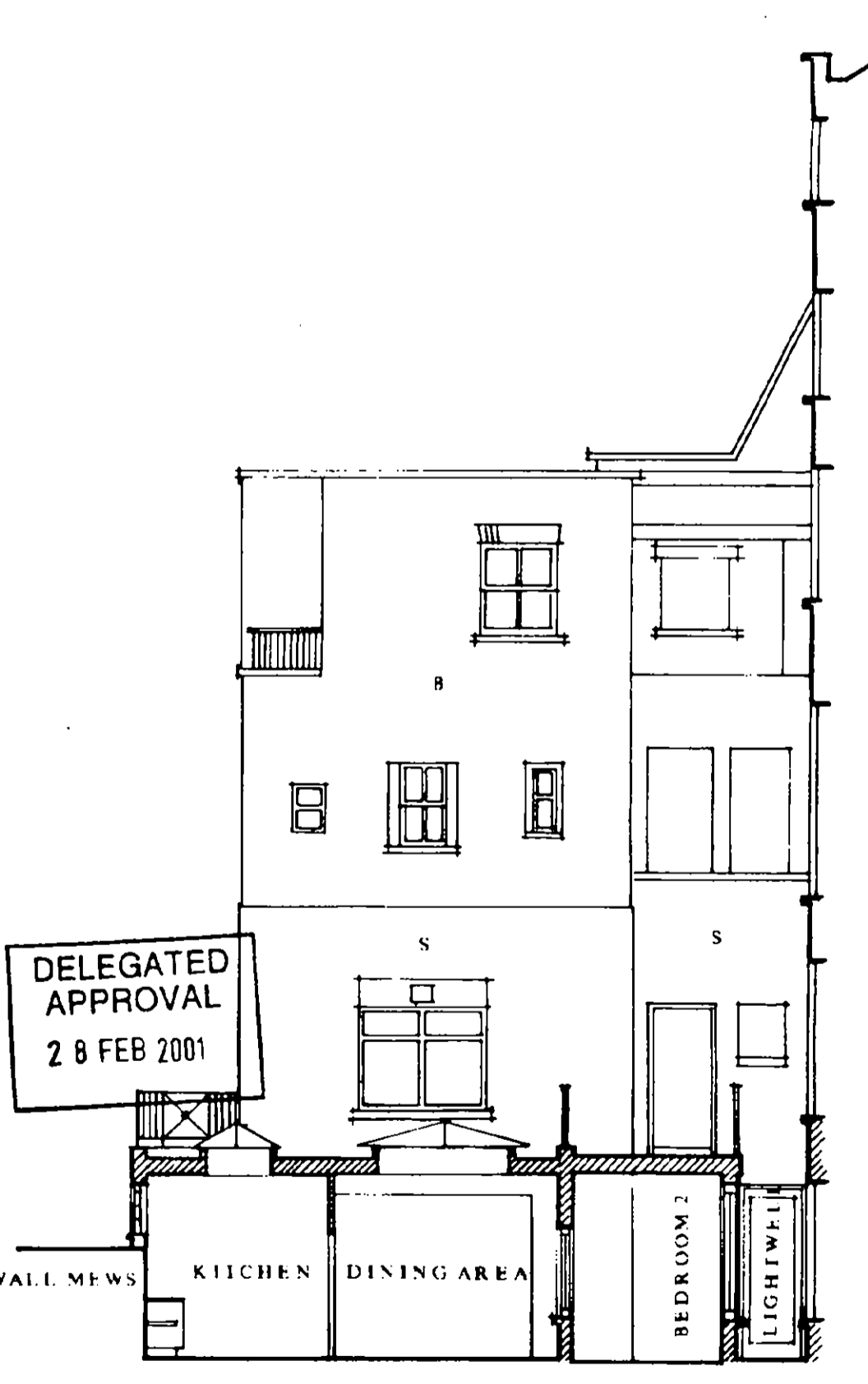


EXISTING FLAT PLAN

- KEY TO MATERIALS
- A ASPHALT ROOF
 - B BRICKWORK
 - G GLASS BLOCKS
 - M METALWORK
 - S STUCCO FINISH



SECTION C-C (PROPOSED)



SECTION D-D (PROPOSED)

PP/01/0013A

PROJECT 22 CORNWALL MEWS SOUTH	LE RICHE MAW CHARTERED ARCHITECTS 101A Oxford Street London W1R 1TF Telephone 020 7734 4148 Facsimile 020 7734 4149 E-mail l.r.m@le-richemaw.com
CLIENT PROFESSOR R. IOEMA	DATE 8/2000
DWG NO 987/01	SCALE 1:100 1:50

LRM

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



Le Riche Maw,
Chartered Architects,
103A Oxford Street,
London,
W1R 1TF

LE RICHE MAW
CHARTERED ARCHITECTS
RECEIVED
1 MAR 2001

Switchboard: 020-7937-5464
Direct Line: 020-7361-2771
Extension: 2771
Facsimile: 020-7361-3463

**KENSINGTON
AND CHELSEA**

20 FEB 2001

My Ref: LB/01/00014/CLBA
Your Ref: MR. MAW

Please ask for: Central Area Team

Dear Sir/Madam,

PLANNING (LISTED BUILDING AND CONSERVATION AREAS) ACT 1990- SECTION 7
WORKS OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST
(DL1)

The Borough Council, hereby consent to the works to the Listed Buildings referred to in the undermentioned 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 drawn to the enclosed Information Sheet.

SCHEDULE

DEVELOPMENT: Demolition of existing single storey extension and conservatory, erection of an extension at rear basement level, extension into the lightwell area, construction of new external steps and associated alterations.

SITE ADDRESS: 22 Cornwall Mews South, London, SW7 4RZ

RBK&C Drawing Nos: LB/01/00014/A

Applicant's Drawing Nos: 987/01E and 4 No. photographs.

Application Dated: 21/12/2000

Application Completed: 03/01/2001

Application Revised: 14/02/2001

LA	IND	TP	CAC	AD	CLU	AO
DIR						AK
R.B.	27 JAN 2006				PLANNING	
K.C.						
N	C	SW	SE	APP	IG	REG
HLS			ARB	FF	LS	FEES

FULL CONDITION(S), REASON(S) FOR THEIR IMPOSITION AND INFORMATIVE(S) ATTACHED OVERLEAF

CONDITION(S) AND REASON(S) FOR THEIR IMPOSITION

1. **The works hereby permitted shall be begun before the expiration of five years from the date of this consent. (C201)**
Reason - As required by Section 18 of the Planning (Listed Buildings and Conservation Areas Act) 1990, to avoid the accumulation of consents. (R201)

2. **The works hereby permitted shall be carried out in their entirety exactly and only in accordance with the drawings, and other particulars, forming part of the Consent, and there shall be no variation therefrom without the prior written approval of the Local Planning Authority. (C205)**
Reason - In order to safeguard the special architectural or historic interest of the building. (R205)

3. **All new works and works of making good to the retained fabric, whether internal or external, shall be finished to match the adjacent work with regard to the methods used and to colour, material, texture, and profile. (C206)**
Reason - In order to safeguard the special architectural or historic interest of the building. (R206)

4. **The existing chimney breast shall be retained.**
Reason: In order to preserve the special architectural and historic interest of this listed building.

5. **All new windows shall be of timber construction, single glazed and finished in white and so maintained.**
Reason: In order to preserve the spacial architectural and historic interest of this listed building.

6. **Detailed drawings or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun:**

EX	PL	AL	SAO
10R			AK
R.B.	27 JAN 2006		PLANNING
K.C.			
N	C	SW	SE
HRS			APP
			IO
			REC
			FEES

 - (a) all new architectural details;
 - (b) sample of glass to rooflights.*Reason - In order to safeguard the special architectural or historic interest of the building. (R206)*

7. **The rooflights hereby approved are as shown in Section C-C and Section DD of drawing No. 987/01E and not as shown in Section/Elevation E-E.**
Reason: In order to protect the amenities of neighbouring residential properties.

INFORMATIVE(S)

1. Conditional Planning Permission is hereby granted for the development as shown on the approved drawings. 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 work commences if this is the case. (I09)

2. Separate approval for the works forming the subject of this application may be required under the Building Act 1984 and/or the Building Regulations 1991, and this decision does not imply that such a consent will be given. The Director of Building Control, Town Hall, Hornton Street W8 7NX should be consulted before works commence. (I21A)

3. Demolition and building works are subject to the Environmental Protection Act, 1990, and appropriate controls over methods, screening, and protection of site, noise, or hours of 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. (I30)

4. You are advised that a number of relevant policies of the Unitary Development Plan were used in the determination of this case, in particular, Policies CD52, CD53 and CD58.(I51)

5. You are reminded that no work should commence on implementing this Listed Building Consent until all matters, samples, and details reserved by Condition have been submitted and approved by this Authority. It is an offence to carry out work to a Listed Building unless all such Conditions have been complied with. This Council will use its Enforcement powers, including use of Breach of Condition Notices or Prosecution, to ensure compliance with Conditions and prevent harm to the special historic character and historic interest of Listed Buildings. You are advised that there is currently a maximum fine of £20,000 if the offence is dealt with summarily, but if the offence is dealt with by indictment the fine is unlimited. (I10A)

Yours faithfully,



Michael J. French
Executive Director, Planning and Conservation

EX DIR	HDC	TP	CAC	AD	PLANNING	AG TAK
R.B. K.C.	27 JAN 2006				PLANNING	
N	C	SW	SE	RE	PLANNING	RES
HDS						RES

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

Le Riche Maw,
Chartered Architects,
103A Oxford Street,
London,
W1R 1TF

LE RICHE MAW
CHARTERED ARCHITECTS
RECEIVED
1 MAR 2001

Switchboard: 020-7937-5464

Direct Line: 020-7361-2778

Extension: 2771

Facsimile: 020-7361-3463



**KENSINGTON
AND CHELSEA**

28 FEB 2001

My Ref: PP/01/00013/CHSE
Your Ref: MR. MAW

Please ask for: Central Area Team

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988

Permission for Development (Conditional) (DPI)

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 in so far as may otherwise be required by those plans or by the said conditions. Your attention is drawn to the enclosed information sheet.

SCHEDULE

DEVELOPMENT: Erection of an extension at rear basement level, enlargement of Bedroom 2 by extending into the lightwell area, construction of new external steps and associated alterations.

SITE ADDRESS: 22 Cornwall Mews South, London, SW7 4RZ

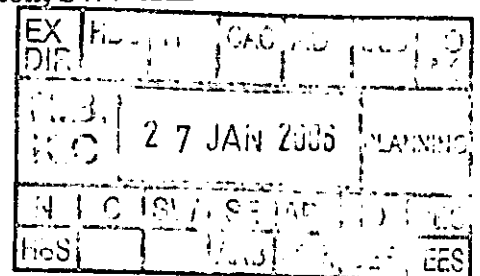
RBK&C Drawing Nos: PP/01/00013/A

Applicant's Drawing Nos: 987/01E and 4 No. photographs.

Application Dated: 21/12/2000

Application Completed: 03/01/2001

Application Revised: 14/02/2001



FULL CONDITION(S), REASON(S) FOR THEIR IMPOSITION AND INFORMATIVE(S) ATTACHED OVERLEAF

CONDITION(S) AND REASON(S) FOR THEIR IMPOSITION

1. **The development hereby permitted shall be begun before the expiration of five years from the date of this permission. (C001)**
Reason - As required by Section 91 of the Town and Country Planning Act 1990, to avoid the accumulation of unexercised Planning Permissions. (R001)

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. (C068)**
Reason - The details are considered to be material to the acceptability of the proposals, and for safeguarding the amenity of the area. (R068)

3. **All new windows shall be of timber construction, single glazed, finished in white and so maintained.**
Reason: In order to preserve the special architectural and historic character of this listed building.

4. **All new external finishes shall be in materials to match those of the exterior of the existing building(s) unless otherwise agreed by the Executive Director, Planning and Conservation.**
Reason - To protect the character and appearance of the building which is statutorily Listed. (R073)

5. **The rooflights hereby approved are as shown in Section C-C and Section DD of drawing No. 987/01E and not as shown in Section/Elevation E-E.**
Reason: In order to protect the amenities of neighbouring residential properties.

6. **The roof of the extension hereby permitted shall not be used at any time as a terrace without the prior written approval of the Local Planning Authority. (C080)**
Reason - To protect the privacy and amenity of neighbouring property. (R080)

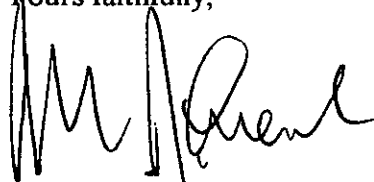
7. **Full particulars of the following shall be submitted to and approved in writing by the Executive Director, Planning and Conservation before the development hereby permitted commences and the development shall not be carried out otherwise than in accordance with the details so approved:**
 - (a) all architectural details;
 - (b) sample of glass to rooflights.

(C011)
Reason - The particulars hereby 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. (R011)

INFORMATIVE(S)

1. Conditional Planning Permission is hereby granted for the development as shown on the approved drawings. 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 work commences if this is the case. (I09)
2. 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. (I10)
3. 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, Town Hall, Hornton Street, W8 7NX should be consulted before works commence. (I21)
4. Demolition and building works are subject to the Environmental Protection Act, 1990, and appropriate controls over methods, screening, and protection of site, noise, or hours of 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. (I30)
5. You are advised that a number of relevant policies of the Unitary Development Plan were used in the determination of this case, in particular, Policies CD28, CD30, CD41, CD52, CD53 and CD58. (I51)

Yours faithfully,



Michael J. French
Executive Director, Planning and Conservation

27/01/06
30

Hilary,

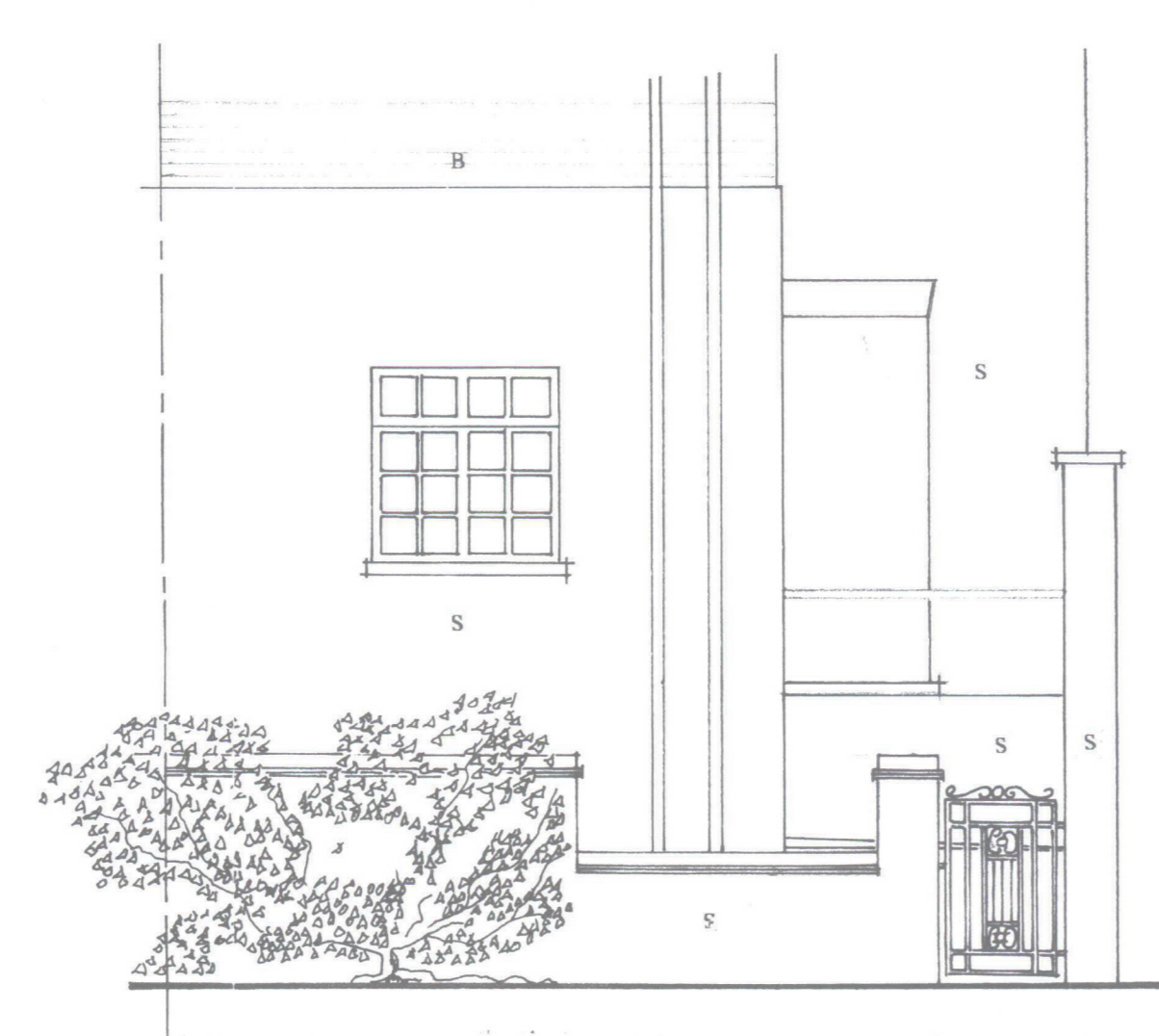
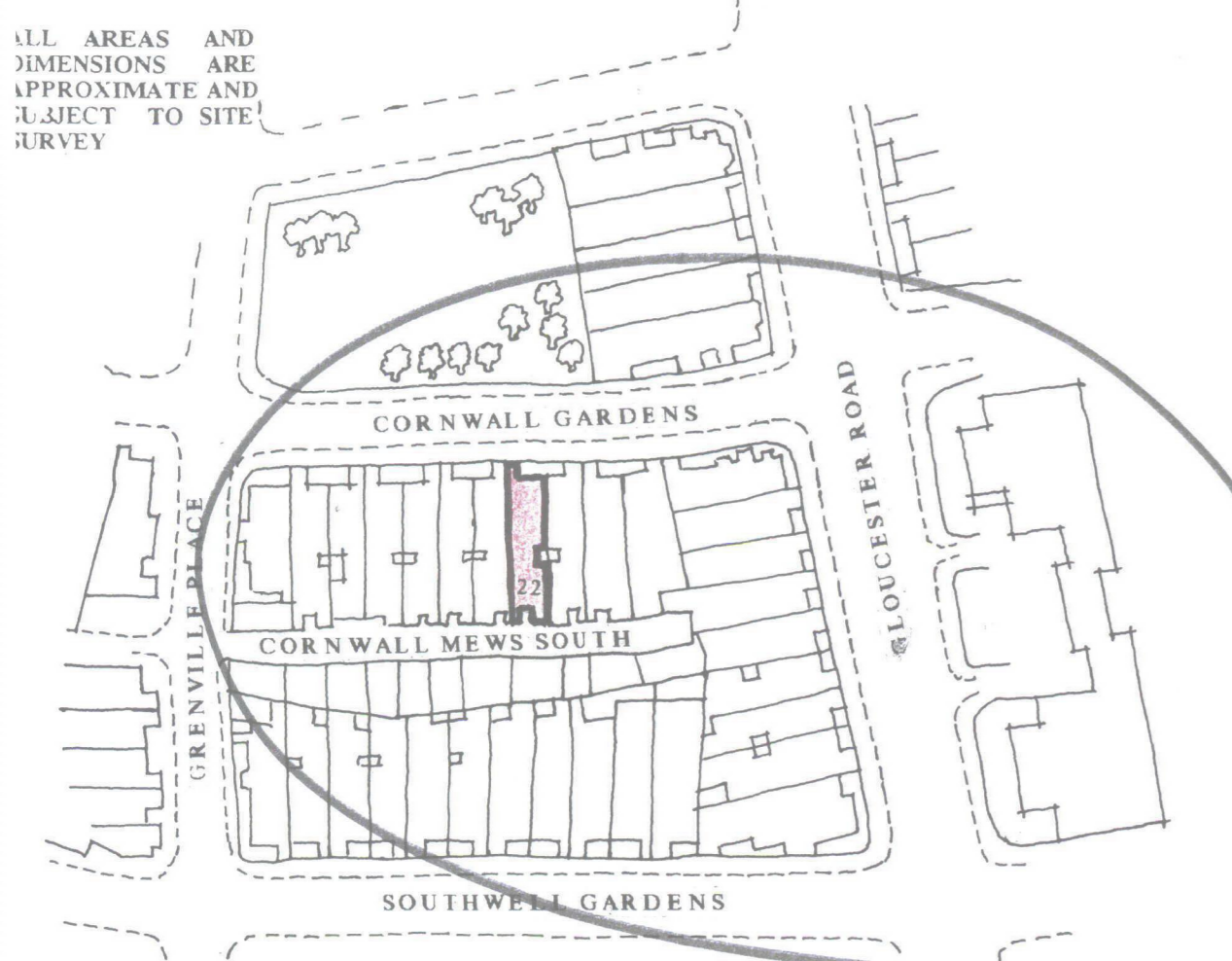
Please could I have your
comments. Thanks

SM

PP/01/0013 (Old app. that you and
LB/01/0014 (Kate Orme dealt with.)

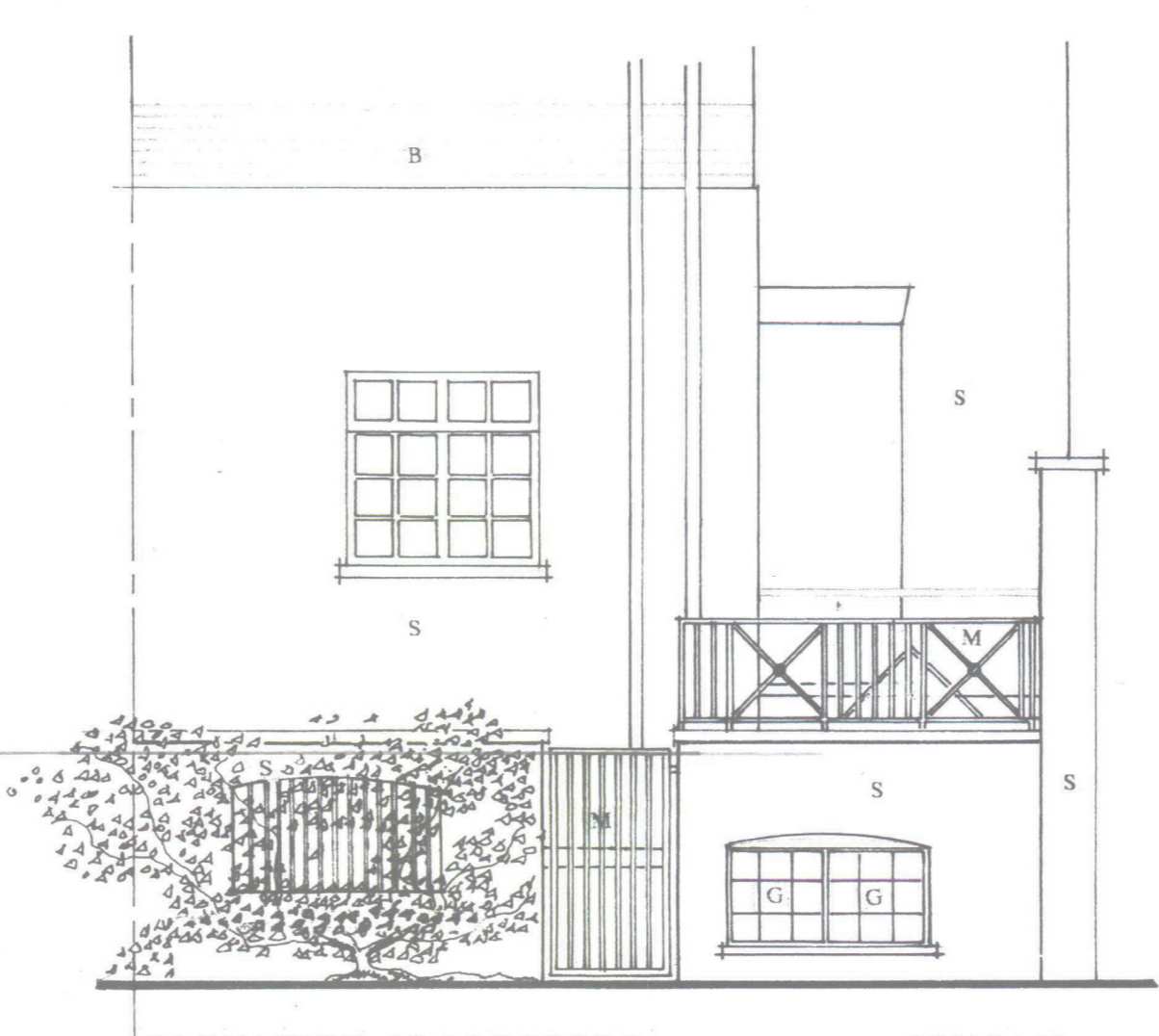


ALL AREAS AND DIMENSIONS ARE APPROXIMATE AND SUBJECT TO SITE SURVEY



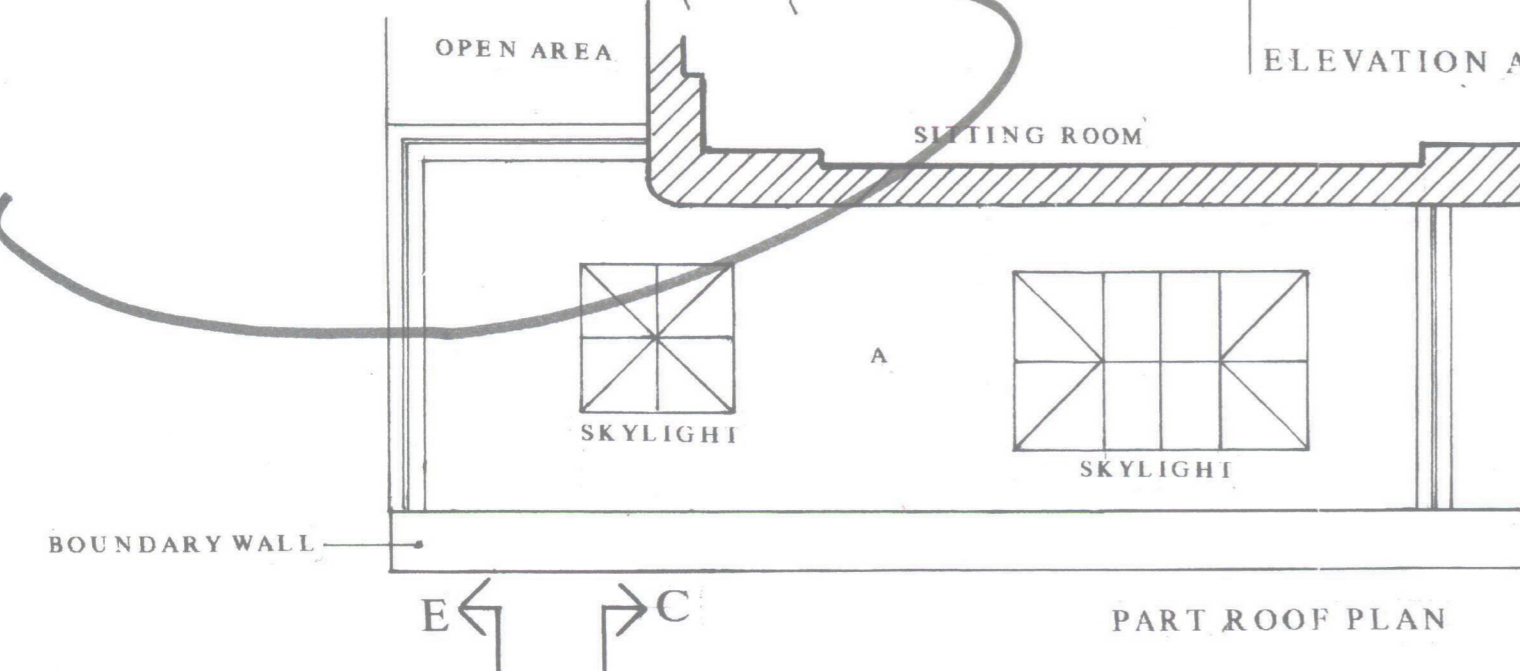
ELEVATION AS EXISTING

SCALE 1:50

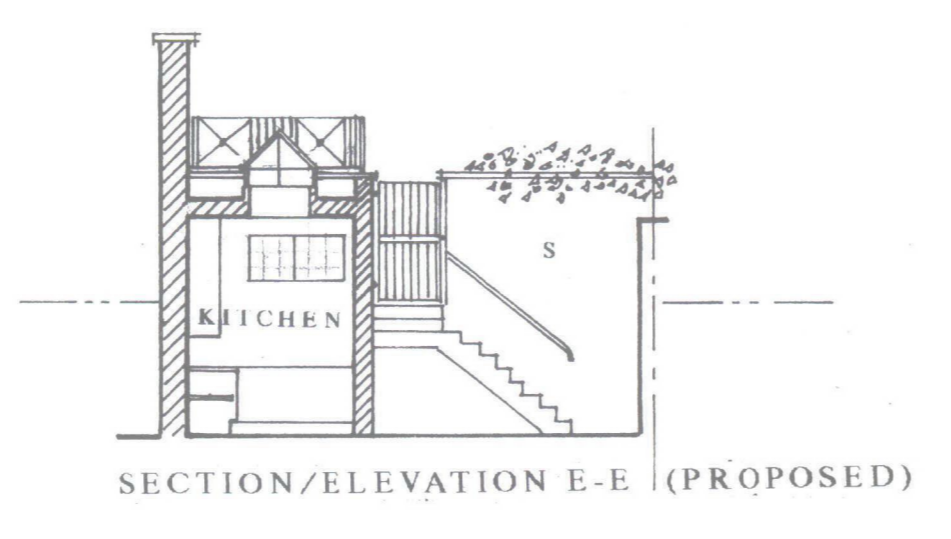


ELEVATION AS PROPOSED

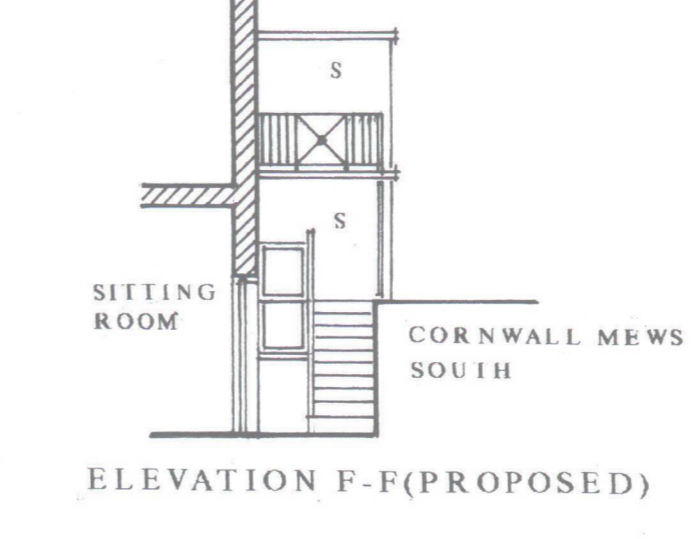
SCALE 1:50



PART ROOF PLAN



SECTION/ELEVATION E-E (PROPOSED)



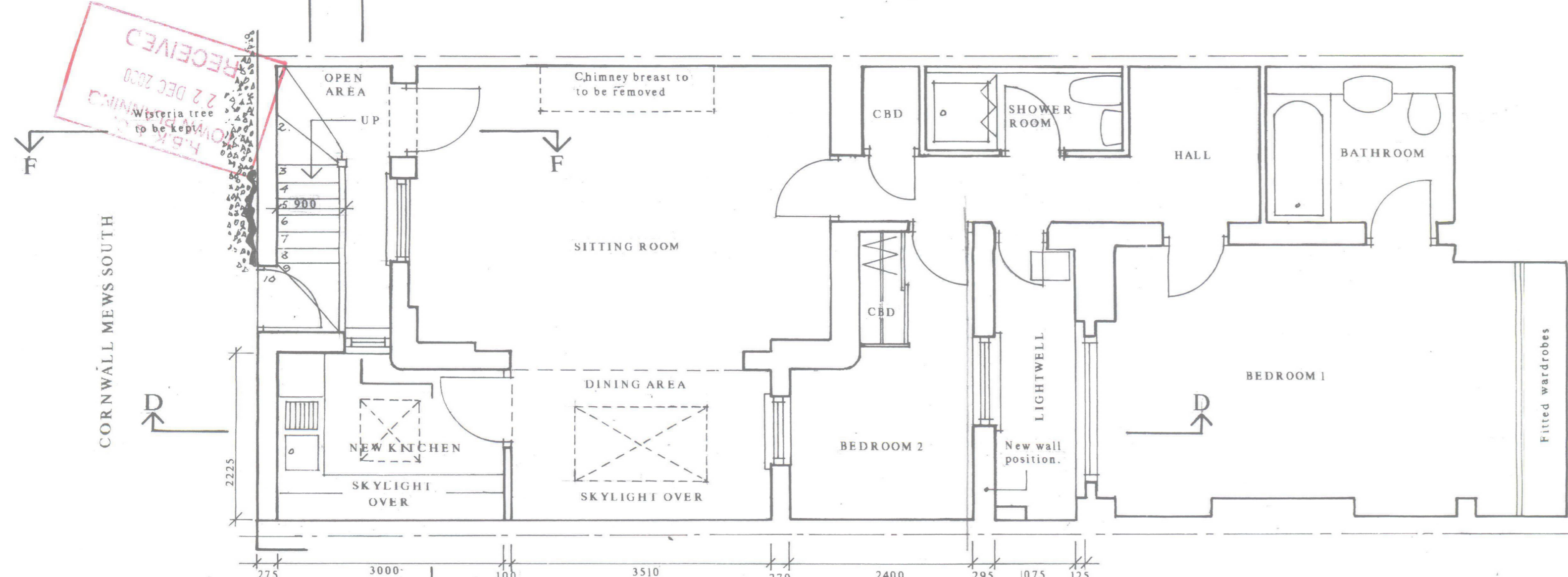
ELEVATION F-F (PROPOSED)



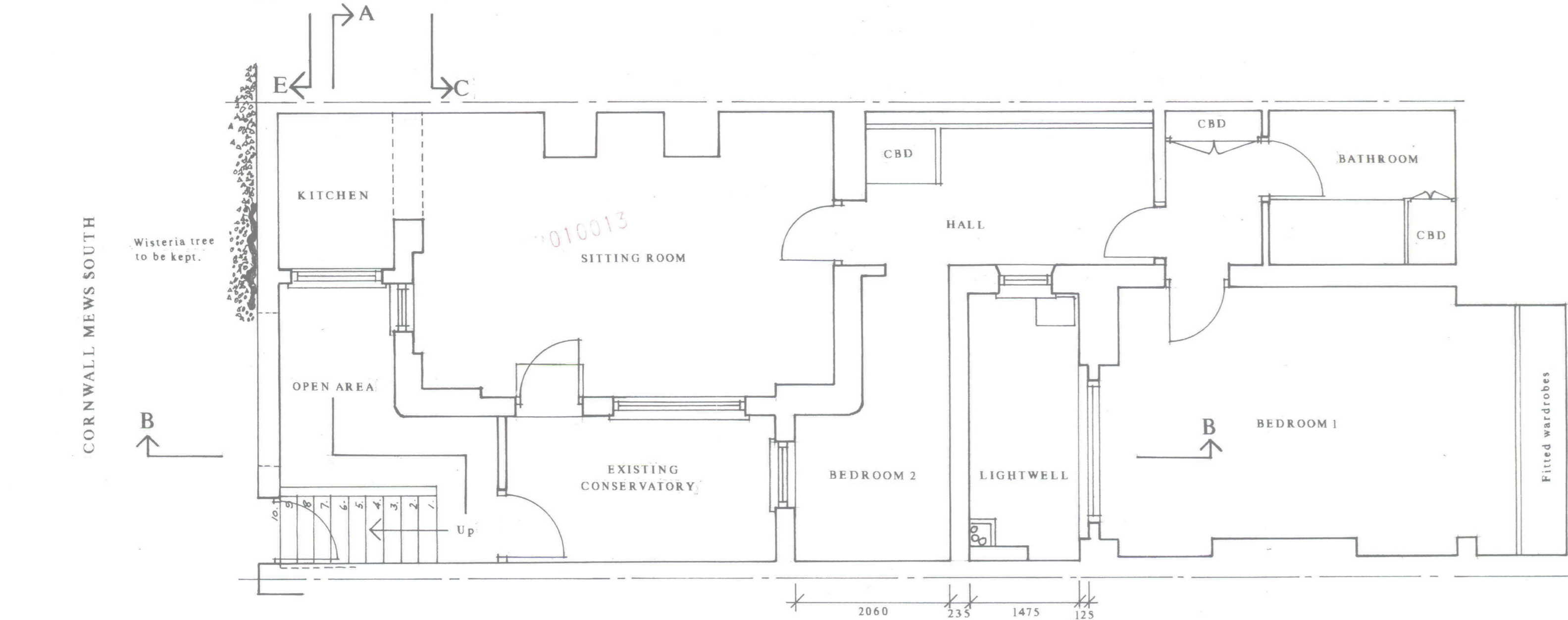
SECTION A-A (EXISTING)



SECTION B-B (EXISTING)

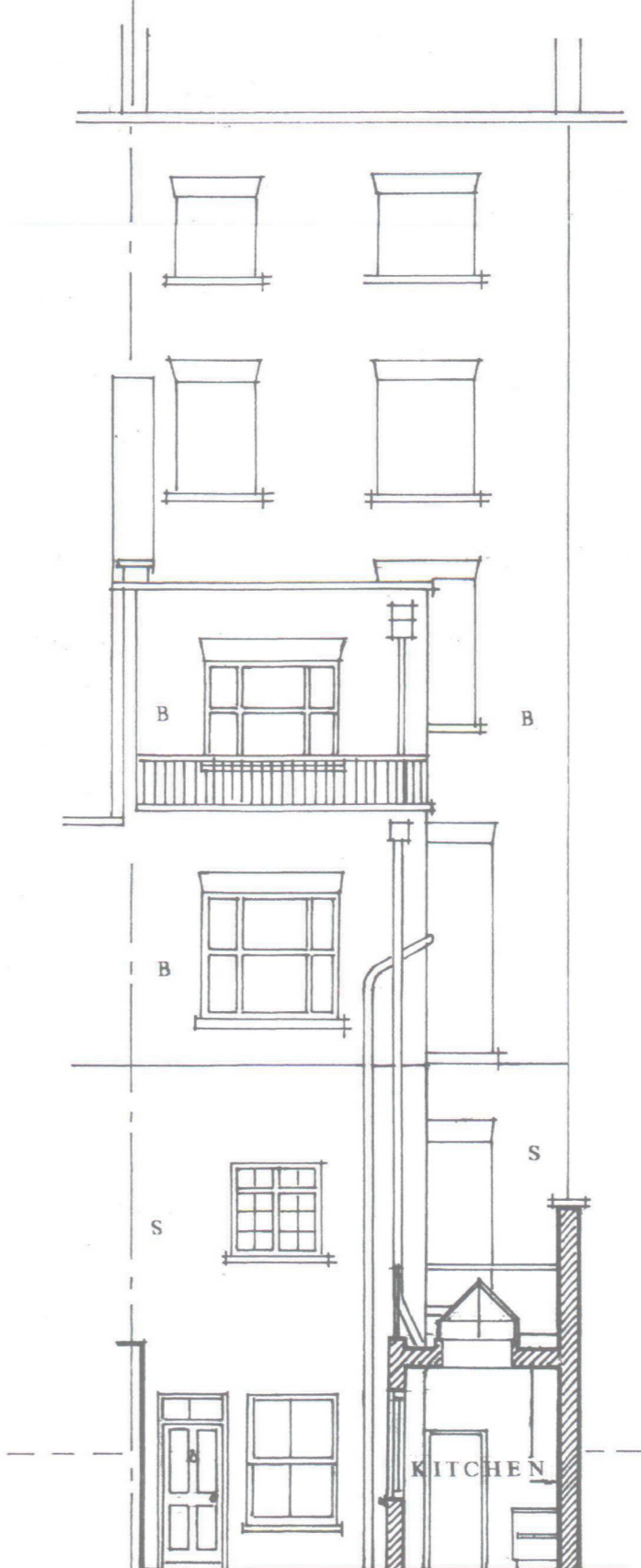


PROPOSED FLAT PLAN



EXISTING FLAT PLAN

- KEY TO MATERIALS
- A ASPHALT ROOF
 - B BRICKWORK
 - G GLASS BLOCKS
 - M METALWORK
 - S STUCCO FINISH



SECTION C-C (PROPOSED)

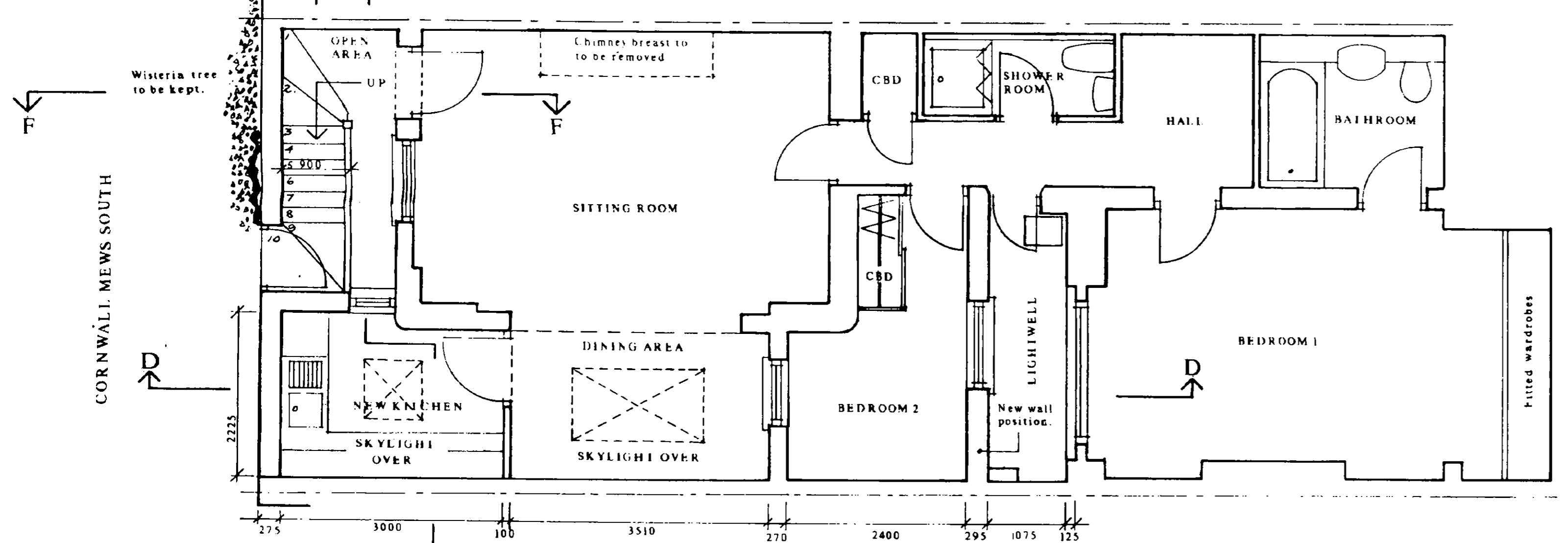
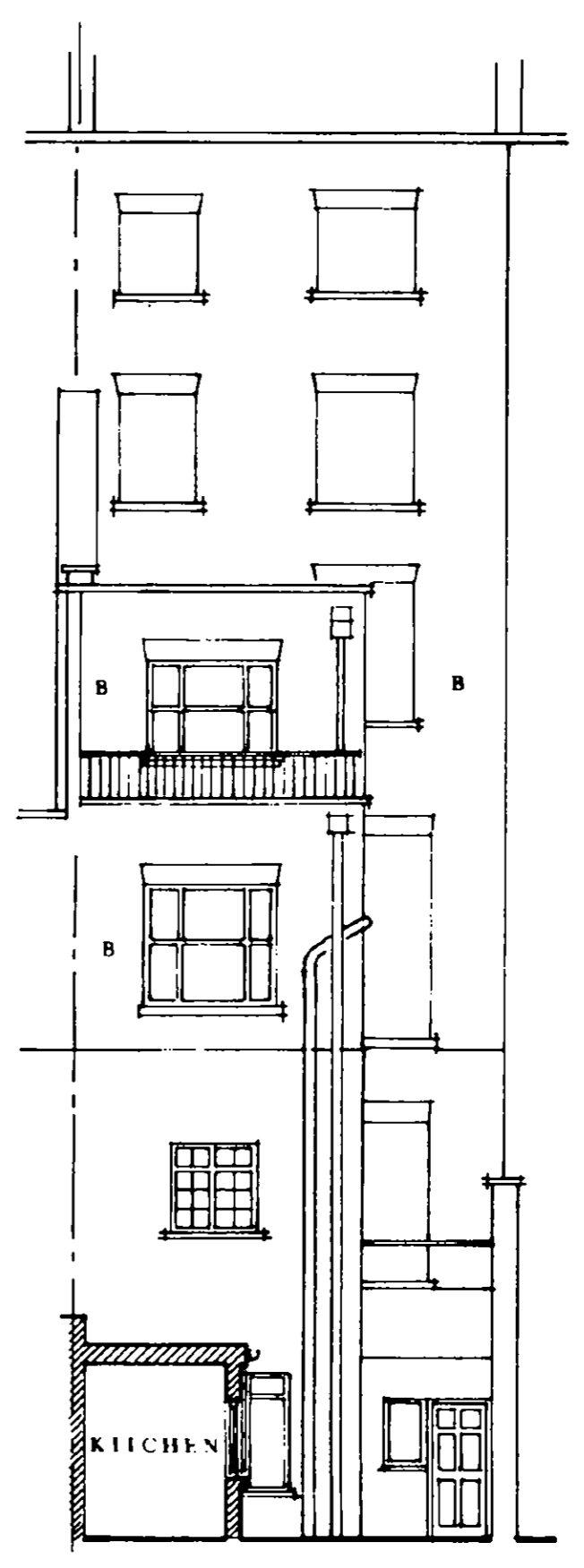
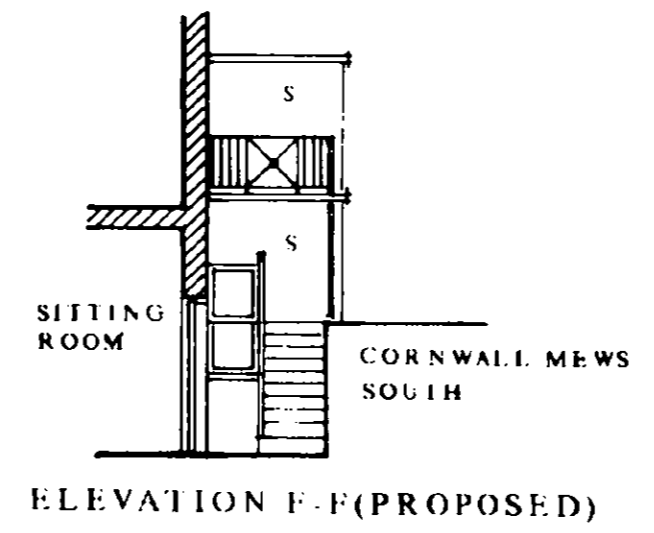
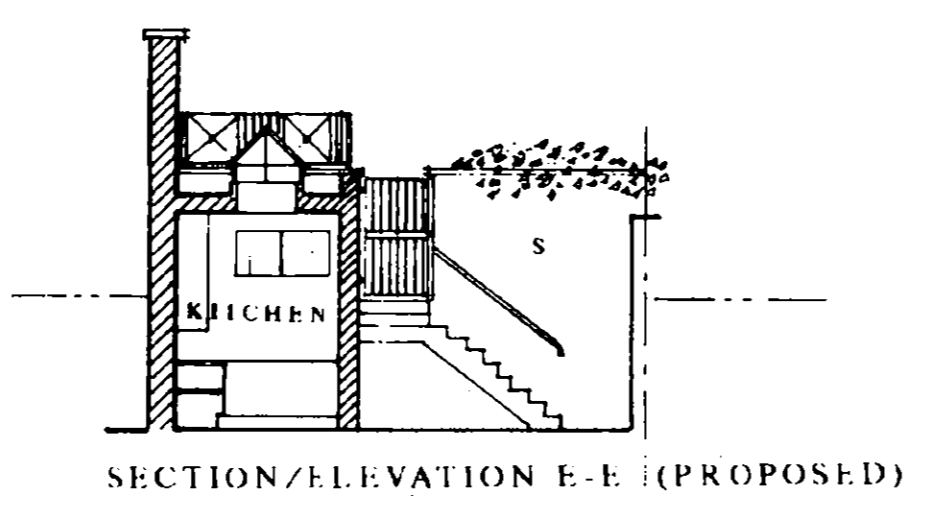
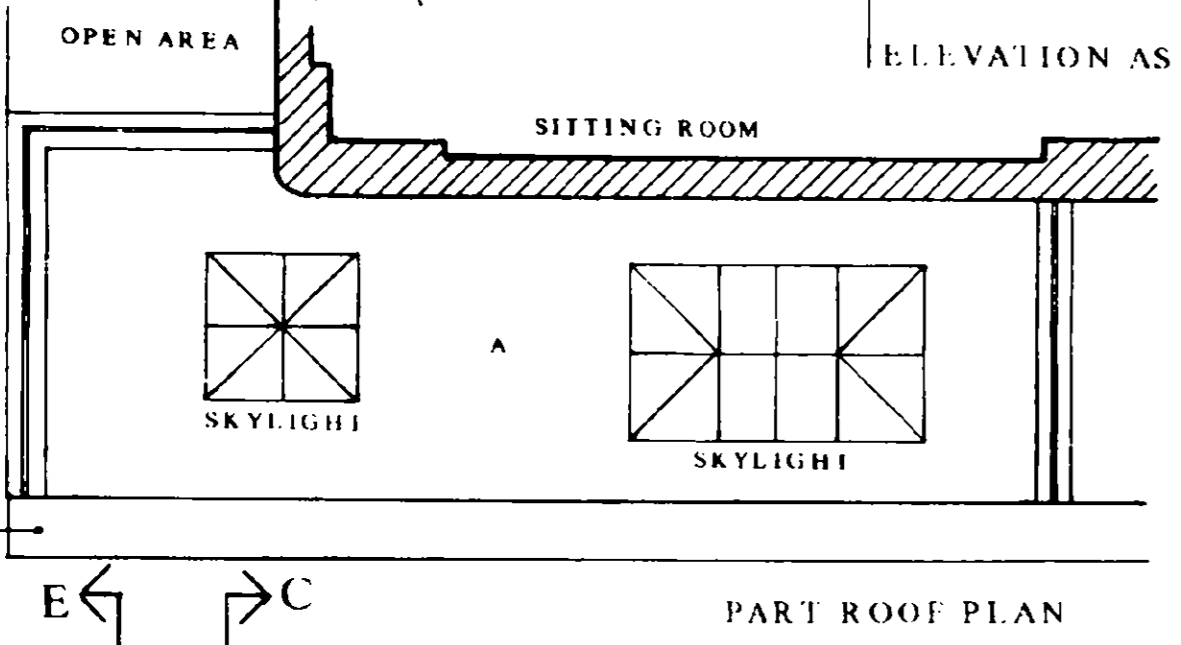
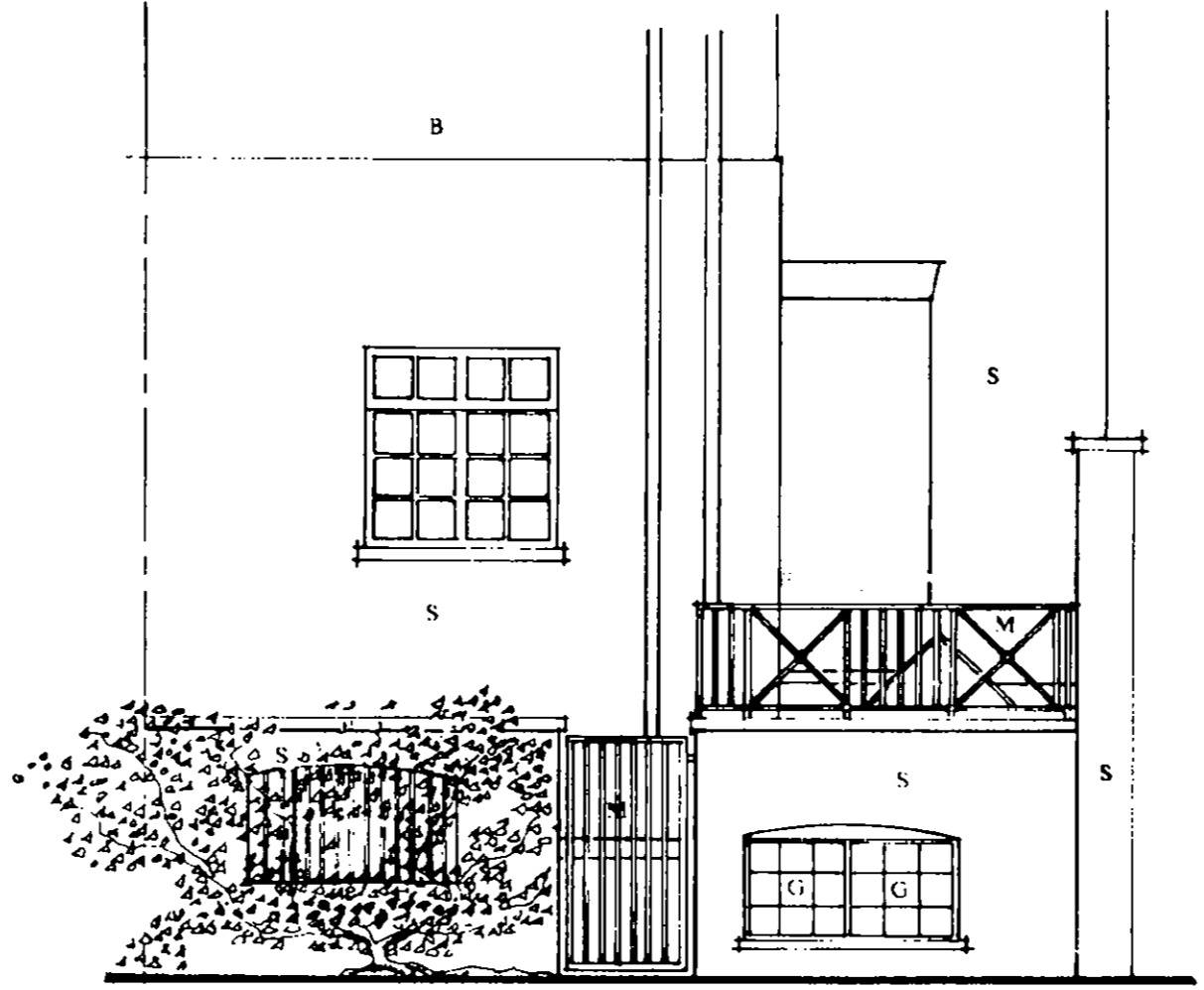
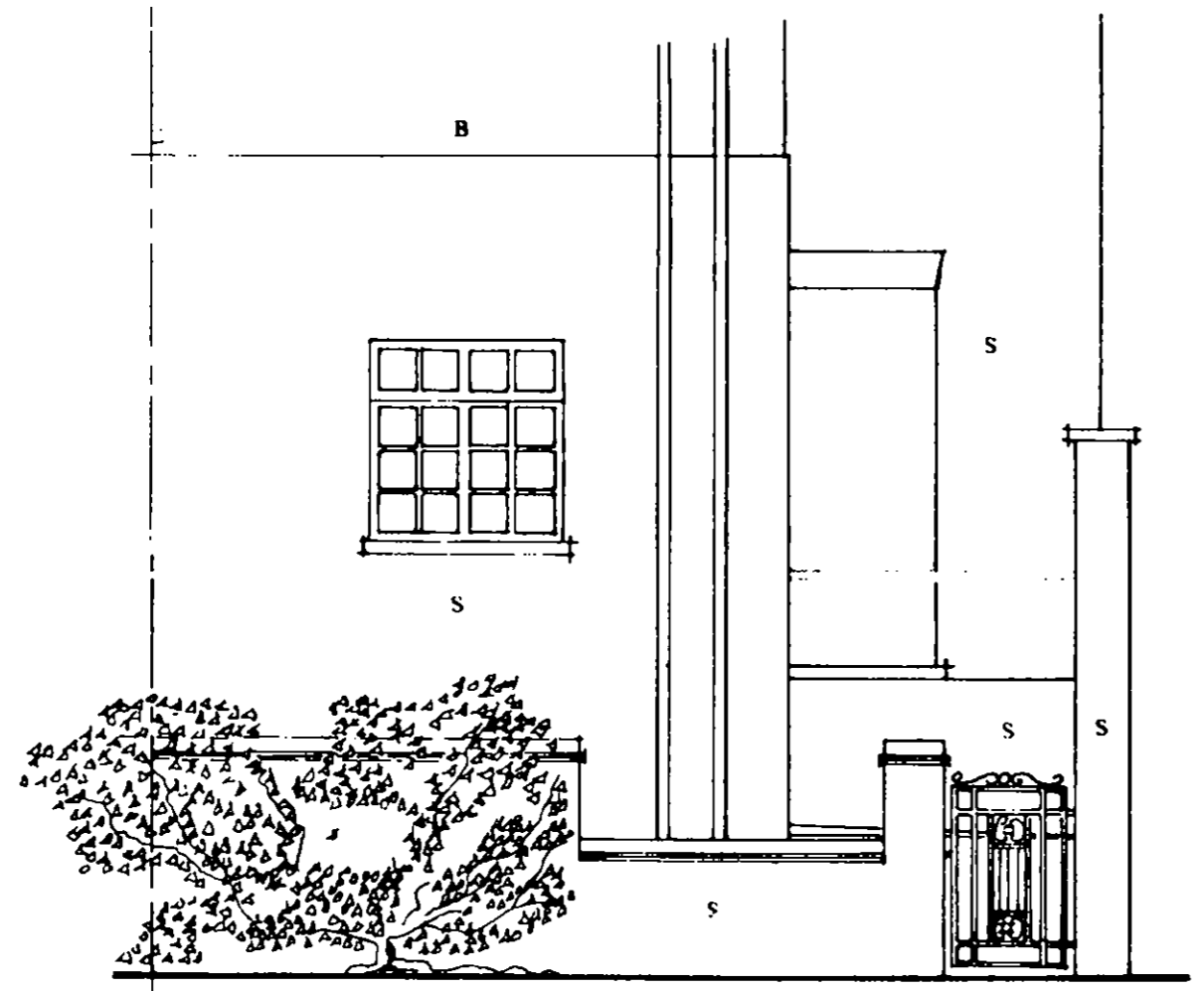
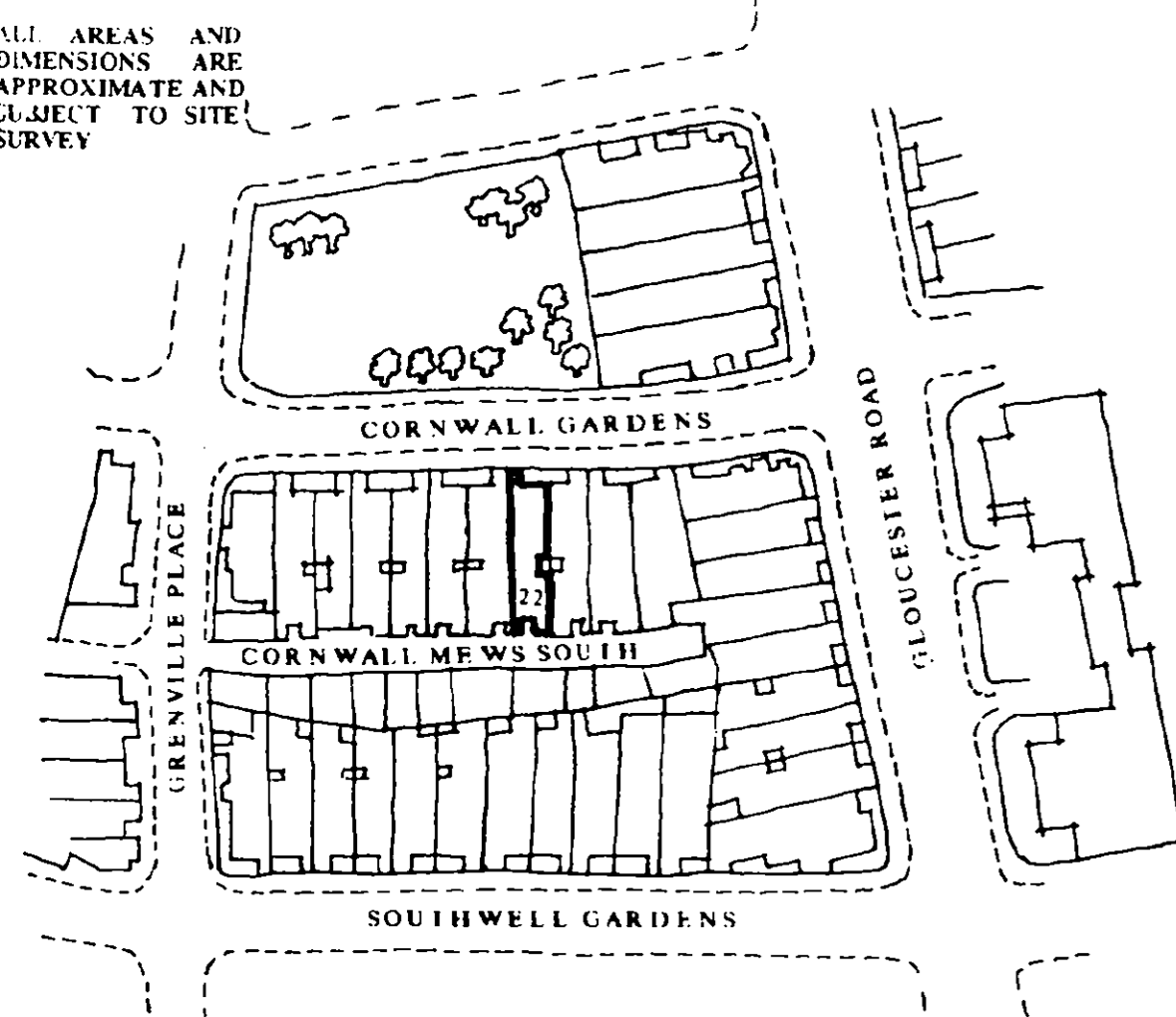


SECTION D-D (PROPOSED)

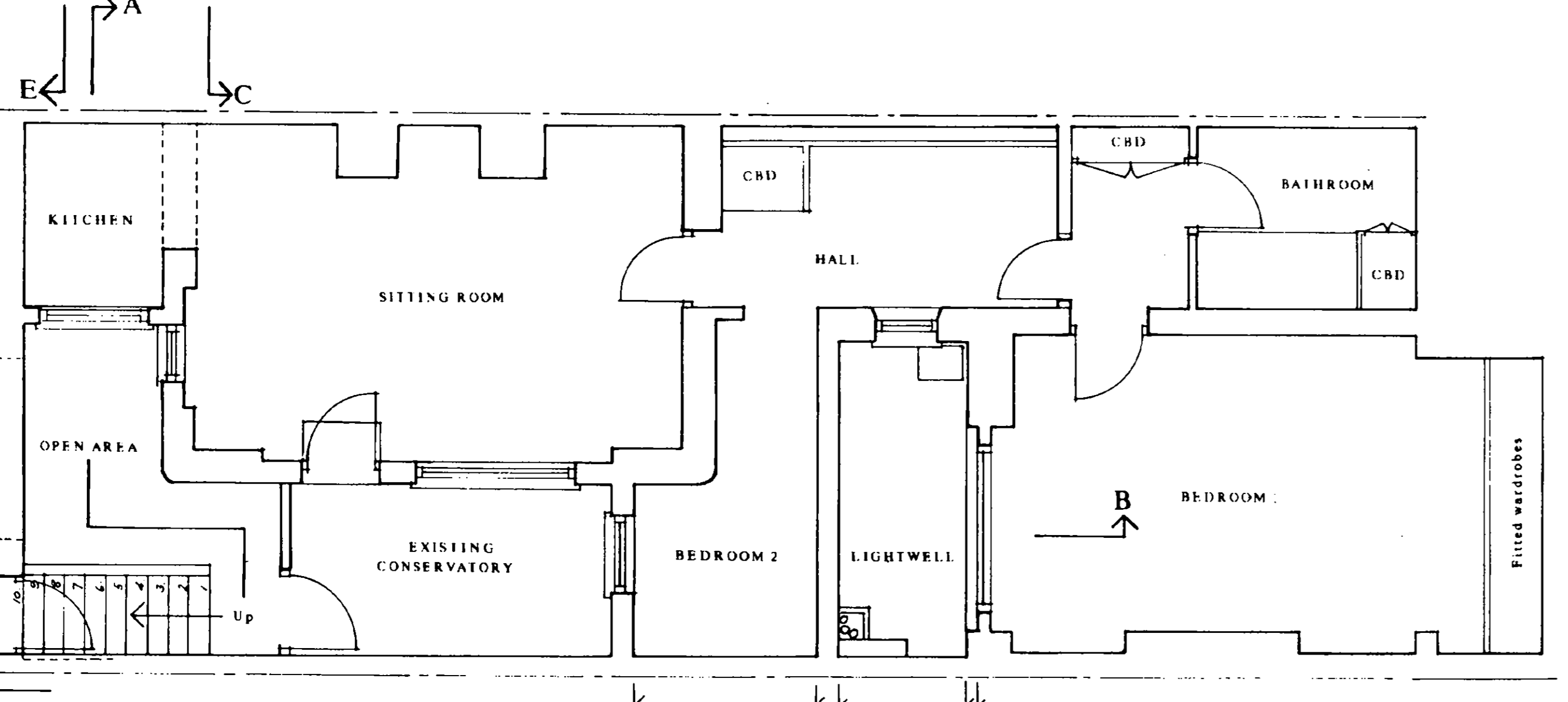
PROJECT 22 CORNWALL MEWS SOUTH	LE RICHE MAW CREATING ARCHITECTS
CLIENT PROFESSOR R. TODEMA	105A ANDREY STREET LONDON W18 7TY Telephone 020 774 4144 Fax 020 774 4144
DWG NO. 917/01 D	SCALE 1:50 DATE 8/2006



ALL AREAS AND DIMENSIONS ARE APPROXIMATE AND SUBJECT TO SITE SURVEY

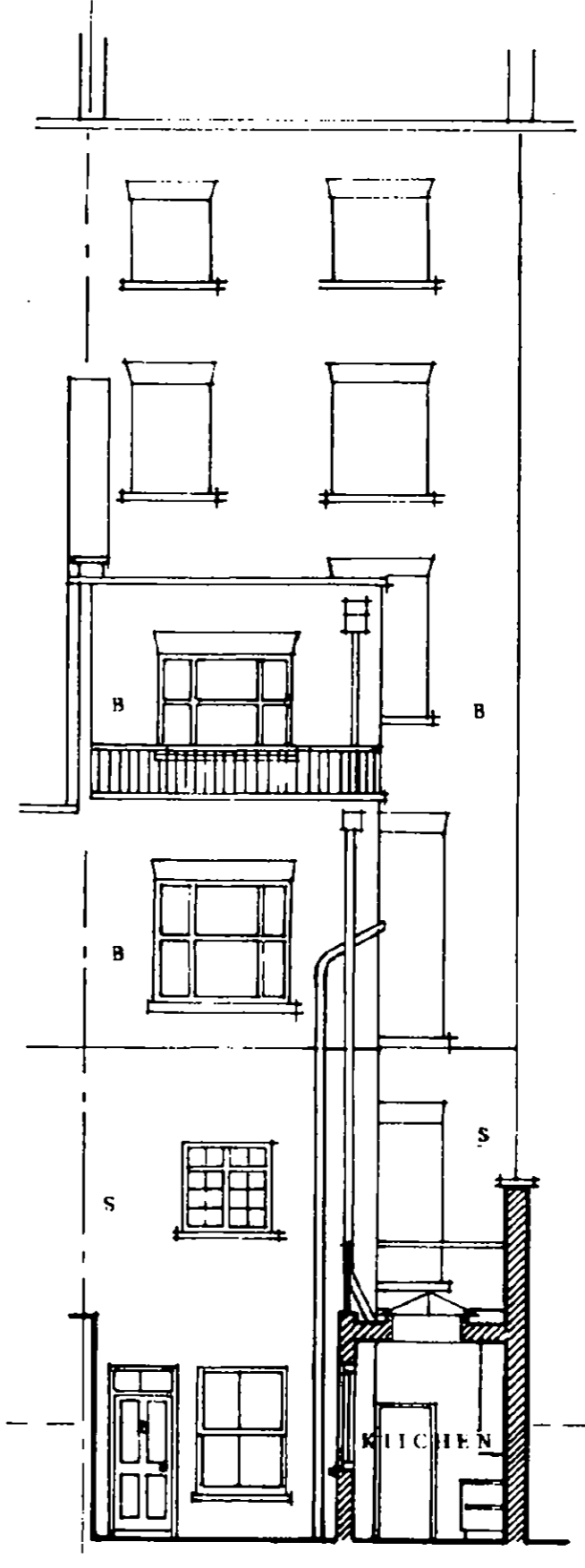


PROPOSED FLAT PLAN

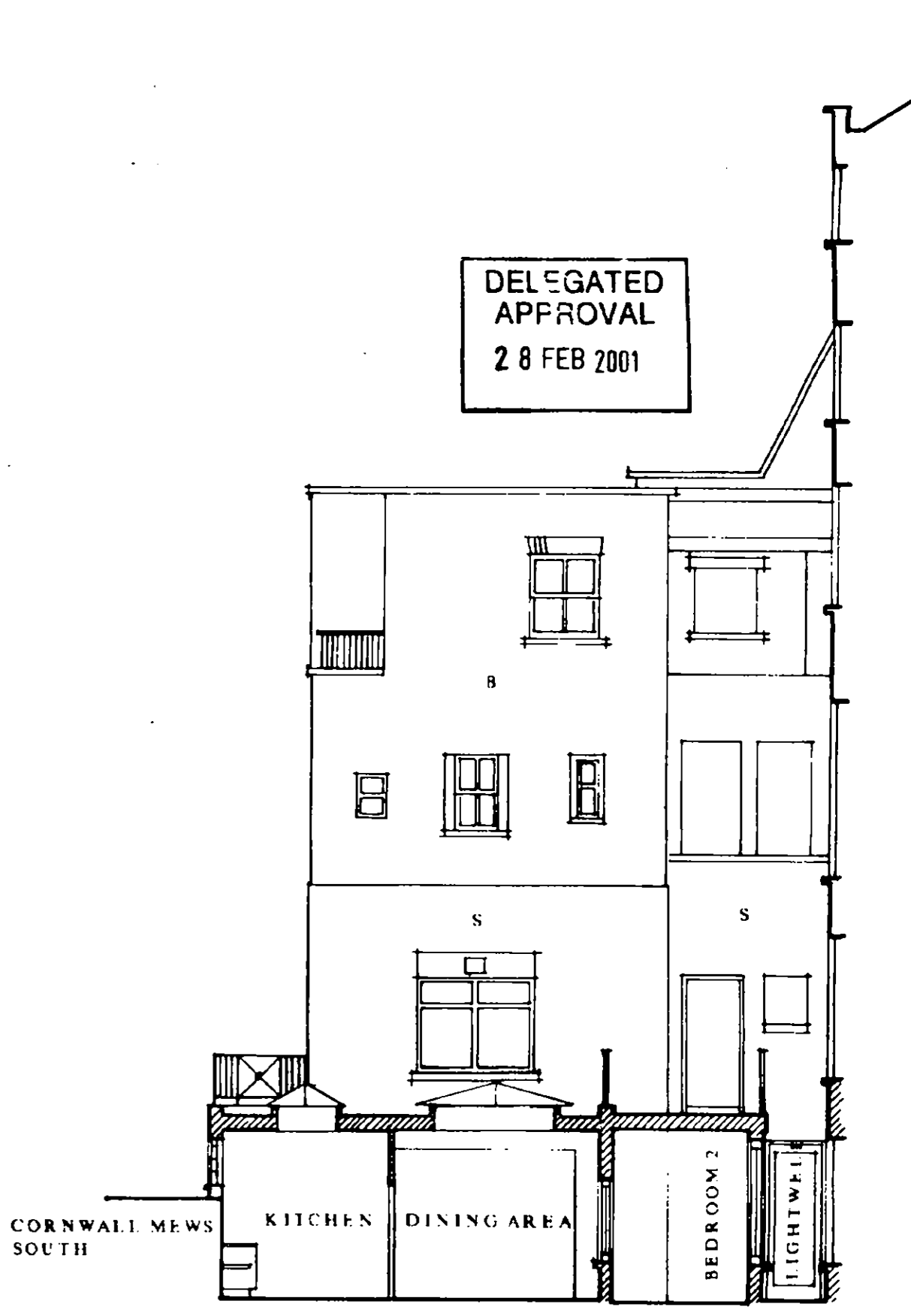


EXISTING FLAT PLAN

- KEY TO MATERIALS
- A ASPHALT ROOF
 - B BRICKWORK
 - G GLASS BLOCKS
 - M METALWORK
 - S STUCCO FINISH



SECTION C-C (PROPOSED)



SECTION D-D (PROPOSED)

LB/00/0014A

PROJECT 22 CORNWALL MEWS SOUTH	LE RICHE MAW CHARTERED ARCHITECTS 103A Oxford Street London W1R 1TF Telephone: 020 7754 4148 Facsimile: 020 7754 4149 E-mail: LRM@lema.com
CLIENT PROFESSOR R. IOEMA	DRG NO 987/01 E SCALE 1:100 DATE 8/2000
	SCALE 1:50

LRM

DELEGATED
APPROVAL
28 FEB 2001

H. Picard

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