


Number T/P: <u>93/0583</u>	
Date Opened: <u>5.4.93</u>	

CONS AREA 6.

**TOWN PLANNING
DEVELOPMENT CONTROL**

Property: <u>11 Aubrey Road, W8</u>

PK-6.4.93.

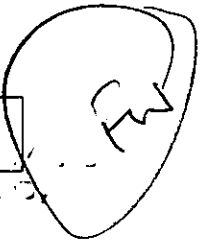
The Royal Borough of
Kensington & Chelsea



PLANNING SERVICES APPLICATION CONSULTATION SHEET

APPLICANT:

123/123/123/123
123/123/123/123
123/123/123/123



Application No:

Application dated

SITE: 111/111/111/111

NATURE OF PROPOSAL:

CONVERSION OF 111/111/111/111
TO 111/111/111/111
COMMERCIAL USE (111/111/111/111)
(111/111/111/111).

Application complete 12/05/93
Date to be decided by 25/05/93
Date Acknowledged 01/05/93

	Address to be consulted	Letter sent	Reply received	Observations		Decision letter sent
				For	Against	
1	123/123/123/123 + any other objectors					
2						
3	(1)					
4						
5	* J + E Leaver, 45 Campden Hill Sq. W8. 7JR.					
6	* K.C. Mellen 50 Campden Hill Square, W8					
7						
8	* Nicholas Garthwaite					
9	46 Campden Hill Sq. W8. 7JR.					
10						

OBJECTORS NOTIFIED
 25 MAY 1993

CHECK Section 26 certificate/Section 27 certificate/ Environmental Impact Statement

CONSULT STATUTORILY

- 1. HBMC
 - (a) Circ. 8/87 (Para. 82) Listed Buildings.
 - (b) Demolition in a Conservation Area.
 - (c) Circ. 9/87 (Para. 28) setting of Grade I or II.
 - 2. Circ. 8/87 (para. 81) bodies.
 - 3. (a) Department of Transport (Trunk Roads) - increased traffic.
 - (b) (WEIR safeguarding).
 - 4. Neighbouring local authority.
 - 5. Dept. of Environment (Kensington Palace) amenity and security.
 - 6. Civil Aviation Authority (over 300').
 - 7. Development affecting Theatres (Theatre Trust).
- Police: Assist. Commissioner of Police.
 Chief Supt. Notting Hill Traffic/Architectural Liason.
 Chief Supt. Kensington Traffic/Architectural Liason.
 Chief Supt. Chelsea Traffic/Architectural Liason.

ADVERTISE

- L. & C.P. Dev. Plan Direction 1981 (subs. dptrs)
- S. 28 Town and Country Planning Act, 1971
- Town and Country Planning (Listed Buildings and Buildings in a Conservation Area Regulations 1987
- Environmental impact statement

OTHER CONSULTATION

- L.P.A.C. (strategic proposals)
- Safeguarded School Site: Director of Education
- Likely to affect school premises: Director of Education.
- London Regional Transport (AWS/17/1C)
- British Waterways Board
- P.L.A.
- Local Associations
- Thames Water

THIS IS A CARRIER SHEET. The company. For more information

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Decision letter sent	Observations		Reply received	Letter sent	Address to be consulted
	For	Against			
				9, 9A, 10, 12	Arbury Rd. 19, 20, 12
				1 each.	4744 CHS

CAM 10/11/07
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PLANNING AND CONSERVATION

THE TOWN HALL • HORNTON STREET • LONDON W8 7NX

Executive Director Miss C M DENT BSc M Phil FRICS FRTPI

Director of Planning Services M J FRENCH FRICS Dip TP MRTPI Cert TS

Edward Hill Associates,
39 Marloes Road,
London W8 6LA

Telephone: 071-937 5464

Extension: 2646

Facsimile: 071-376 1130

28 MAY 1993



My reference:

Your reference:

Please ask for:

DPS/PV/TP/93/0583/M/18/112

861

Miss P. Vallely

Dear Sir/Madam,

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

Permission for development (Conditional) (TP6a)

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

SCHEDULE

DEVELOPMENT

Erection of a two storey rear extension and elevational alterations, at 11 AUBREY ROAD, KENSINGTON, W.8, as shown on submitted drawing No. TP/93/0583/A, Applicant's drawing No. 861.5A, in accordance with your application dated 26/03/93, completed 02/04/93, revised 05/05/93.

/ CONDITIONS ...

CONDITIONS

1. The development to which this permission relates shall be begun before the expiration of five years from the date of this permission. (C.22)
2. All elevational alterations shall be carried out exactly in the manner indicated on drawings hereby approved. (C.50)
3. The window and French door hereby approved shall be of timber, painted white and so maintained.
4. The brickwork, including the brick arches in all the work hereby approved, shall match those of the existing building.
5. All new or replacement external work shall be carried out in materials that resemble, as closely as possible, in colour and texture, those of the existing building. (C.9)
6. No lift motor room, tank enclosure, flue or other structure shall be erected on or above the roof of the building or its additions, and any proposals shown on the drawings now approved which would necessitate such a structure do not form part of this permission. (C.52)
7. No further additions, extensions or enlargements shall, at any future time, be erected or constructed to any part of the premises without the prior permission of the Council. (C.20)

REASONS FOR THE IMPOSITION OF CONDITIONS

1. To prevent an accumulation of permissions which have not been acted upon, and as required by Section 91 of the Town and Country Planning Act, 1990. (R.13)
2. To ensure that the proposed work is carried out exactly in accord with the intentions shown on the approved drawings. Any variation from those drawings may not be acceptable to the Council. (R.28)
3. To safeguard amenities. (R.10)
4. To safeguard amenities. (R.10)
5. To safeguard the appearance of the premises and the character of the immediate area. (R.8)

/6. To safeguard....

6. To safeguard amenities. (R.10)
7. The erection of any further additions or extensions would result in an overdevelopment of this restricted site. (R.11)

INFORMATIVE

Your attention is drawn to the Building Act, 1984, the Building Regulations, 1985, and, insofar as they are applicable, the London Building Acts, 1930-39. The Council's District Surveyors, at 102-108 Warwick Road, London, W.8 6PW, (071-373-6099), must be consulted in these respects.

In the case of new residential accommodation (or works to existing residential premises) attention is drawn also to S.604 (Fitness for Human Habitation) of the Housing Act 1985. The Director of Environmental Health, (071-373-6099) can advise on requirements necessary to satisfy this legislation. (I.12)

Yours faithfully,



Director of Planning Services

Committee 25/5/93

11 AUBREY RD

1) letters from Mr + Mrs Weaver Re: 11 Aubrey Rd

- No new points raised

- I have replied to them recently explaining different schemes (letter is on file)

2) Photographs of the rear showing trees from the architect

(H) 10/5/93.

Already on system (0)

93/0380 + 93/0583.

000045

45 Campden Hill Square,
London W8 7JR.

Your ref: DPS/DCN/FW/TP/93/0380

7th May, 1993

By Hand

The Director of Planning Services,
The Town Hall,
Hornton Street,
London W8 7NX.

Dear Sir,

11 Aubrey Road, London W8

RECEIVED BY PLANNING SERVICES				
DC 11	DC C	DC S	E	AO DCR
On 10 MAY 1993				
EXEC DIR	CHIEF PLANNING SERVICES			ENV PLAN
APPEALS OFFICER	10	PLANNING OFFICER CWO	FORWARD PLAN	HEAD DC

We thank you for your letter dated 15/04/93 and for your letters dated 20/04/93.

It is difficult to keep pace with this applicant, but if we understand the present position correctly he has now abandoned his appeal on 93/0019 but is seeking two permissions based on his applications 93/0380 and 93/0583.

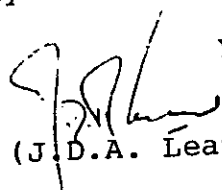
Further the proposal under 93/0380 is quite different from what it was because the applicant has submitted drawings which are very different from what he originally put forward.


We urge the Council to reject both current applications for the same reasons as we gave in our letter of the 7th February of which we enclose a copy. We would add that the proposal in application 93/0583 is even more objectionable than what has previously been asked in that it envisages development at second floor level as well as at first floor level.

We were also interested in the additional drawing comparing the sizes and shapes of Nos. 10, 11 and 12 Aubrey Road because it illustrates so well how important it is for the Council to hold the line on these applications.

The implication from that drawing is that because an unwise consent must, in the past, have been given on No. 10 consent should now be given for something of like bulk at No. 11. Not only so but the drawing shows No. 12 not as it is but as the applicant thinks it will be if and when the owner of No. 12 (which is a slightly wider property) makes use of a planning permission which he recently extracted.

It is a classic case of leapfrogging. And if the applicant were now to get what he wants at No. 11 no doubt some other occupier in Aubrey Road would soon use that to contend that he should be allowed to extend his property likewise.


(J.D.A. Leaver)

Yours faithfully,

(Mrs. E.M. Leaver)

45 Campden Hill Square,
London W8 7JR.

7th February, 1993

Your Ref: DPS/DCN/PW/TP/93/0019

The Director of Planning Services,
The Town Hall,
Hornton Street,
London W8 7NX.

Dear Sir,

11 Aubrey Road, London W8

We thank you for your letter of the 20th January.

The Council has shown itself to be aware of the need, in this Conservation Area, to preserve the still-remaining uneroded space between the houses on the West side of Campden Hill Square (some of which are listed) and the houses on the East side of Aubrey Road. The Council's decision last September in the case of 2A Aubrey Road is an indication of this.

It may not, therefore, be necessary for us to elaborate again in detail the reasons why those houses on the East side of Aubrey Road, many of which have already been permitted to grow to be too large, should not be allowed to increase in size any further.

In the case of this application the request to increase the height of the building significantly by adding a parapet should, we urge, be firmly refused. Not only would it be undesirable in itself but it could easily lead later to an application for another floor, perhaps with a mansard roof.

Equally we would ask you to reject the application for a conservatory which would be one more step in the continuous nibbling process to reduce the essential space between the two rows of houses.

Yours faithfully,



(J. D. A. Leaver)

(Mrs. E. M. Leaver)

✓ (17) 10/5/93.
000045

(0) 93/0380
✓ 93/0583.

45 Campden Hill Square,
London W8 7JR.

Your ref: DPS/DCN/FW/TP/93/0380

7th May, 1993

By Hand

The Director of Planning Services,
The Town Hall,
Hornton Street,
London W8 7NX.

RECEIVED BY PLANNING SERVICES				
DC N	DC C	DC B	E	AS/AG
On 10 MAY 1993				
EXEC DIR	DIRECTOR PLANNING SERVICES			ENV PLAN
APPEALS OFFICER	10	REC OFFICER TWO	FORWARD PLAN	HEAD DC

Dear Sir,

11 Aubrey Road, London W8

We thank you for your letter dated 15/04/93 and for your letters dated 20/04/93.

It is difficult to keep pace with this applicant, but if we understand the present position correctly he has now abandoned his appeal on 93/0019 but is seeking two permissions based on his applications 93/0380 and 93/0583.

Further the proposal under 93/0380 is quite different from what it was because the applicant has submitted drawings which are very different from what he originally put forward.

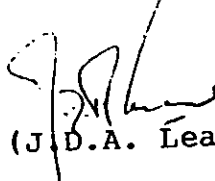
We urge the Council to reject both current applications for the same reasons as we gave in our letter of the 7th February of which we enclose a copy. We would add that the proposal in application 93/0583 is even more objectionable than what has previously been asked in that it envisages development at second floor level as well as at first floor level.

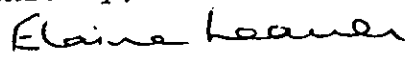
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It is a classic case of leapfrogging. And if the applicant were now to get what he wants at No. 11 no doubt some other occupier in Aubrey Road would soon use that to contend that he should be allowed to extend his property likewise.

Yours faithfully,


(J.D.A. Leaver)


(Mrs. E.M. Leaver)

EDWARD HILL ASSOCIATES

ARCHITECTS

WENTWORTH HOUSE · 39 MARLOES ROAD
LONDON W8 6LA · TELEPHONE 071-938 4358
TELEX 8951859 · FAX 071-376 1242

✓ (17)
11/5/93

EH/ELW/861/K&C6

May 10, 1993

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

RECEIVED BY PLANNING SERVICES				
DC M	DC C	DC S	E	AO ACK
On: 11 MAY 1993				
EXEC DIR	DIRECTOR PLANNING SERVICES	ASST DIR	ASST DIR	ENVY PLAN
APPEALS OFFICER	10	FEES OFFICER	FORWARD PLAN	HEAD DC

For the attention of Miss Winder

Dear Sir

11 Aubrey Road, London W8
Planning Application No. DPS/DCN/TP/93/0583

Following my telephone conversation with Miss Winder at the end of last week, we now enclose three sheets of photographs showing the trees between No. 11 Aubrey Road and the houses in Campden Hill Square. The photographs clearly show the two large trees and other vegetation which effectively screen No. 11 from Campden Hill Square. In particular the large evergreen oak will completely hide the two storey extension both in summer and in winter.

We understand that the application will go to Committee at the end of May and will be recommended for approval. If you have any queries, please do not hesitate to let us know.

Yours faithfully

000075

C E W HILL

cc. Robin Chapman Esq

APPROVED BY
PLANNING SERVICES CTTEE

MAY 25 1993

THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA

PLANNING SERVICES COMMITTEE

25/05/93
CONSENT REF..... APPLICATION NO.
TP/93/0583/M/18;

AGENDA ITEM
112

REPORT BY THE DIRECTOR OF PLANNING SERVICES

APPLICANTS NAME/ADDRESS

Application dated 26/03/93

Edward Hill Associates,
39 Marloes Road,
London W8 6LA

Revised 05/05/93

Completed 02/04/93

Polling Ward I24

RECOMMENDATION
ADOPTED

ON BEHALF OF : R. Chapman,
INTEREST : Owner

District Plan Proposals Map:

<u>Cons.Area</u>	<u>CAPS</u>	<u>Article 4 Direction</u>	<u>Listed Building</u>	<u>HBMC Direction</u>	<u>A/O Consulted</u>	<u>Objectors (to date)</u>
6	NO	NO	NO	NO	8	1

RECOMMENDED DECISION :-

GRANT planning permission for the erection of a 2 storey rear extension and elevational alterations.

At: 11 AUBREY ROAD, KENSINGTON, W.8

As shown on submitted drawing(s) No(s): TP/93/0583/A

Applicants drawing(s)No(s) : 861.5A

CONDITIONS

1. C.22
2. C.50
3. The window and French door hereby approved shall be timber, painted white and so maintained.
4. The brickwork, including the brick arches in all the work hereby approved, shall match those of the existing building.
5. C.9
6. C.52
7. C.20

REASONS FOR THE IMPOSITION OF CONDITIONS

1. R.13
2. R.28
3. R.10
4. R.10
5. R.8
6. R.10
7. R.11

INFORMATIVE

1. I.12

1.0 The Site

- 1.1 No. 11 is located on the eastern side of Aubrey Road and backs onto Listed properties on the western side of Campden Hill Square.
- 1.2 The premises fall within the Kensington Conservation Area.
- 1.3 The property comprises of 3 storeys and is currently used as a single family dwelling house.

2.0 The Application

- 2.1 Planning permission is sought for the erection of a two storey rear extension on the existing terrace at rear first floor level.
- 2.2 It is also proposed to raise the height of the rear parapet at 3rd floor level by 0.75 metres.

3.0 Planning History

- 3.1 In 1977 an appeal against the refusal of an additional storey was dismissed. In April 1982 planning permission was granted for the erection of a full width rear extension at 1st and 2nd floor level. This permission was not implemented and a similar application was refused by the Planning Services Committee in October 1991.
- 3.2 An application and an appeal against non-determination have recently been made, but then withdrawn for the erection of a single storey conservatory over the existing terrace. An application by the same architect which is a duplicate of the above application is also with the Council but is likely to be withdrawn if this scheme is granted planning permission.

4.0 Planning Standards

- 4.1 There are no infringements to neighbouring properties daylight and sunlight.

5.0 Planning Considerations

- 5.1 The main issues are the impact of the proposal on residential amenities of surrounding properties, and on the character and appearance of the Conservation Area.
- 5.2 The rear of 11 Aubrey Road comprises a full width, ground floor extension with a balcony/terrace at 1st floor level. The property has no rear amenity space.

- 5.3 It is proposed to erect a two storey extension measuring 2.7 metres in length and 3 metres in depth. 9.1 sq.m. of the terrace will remain at the southern end. The original scheme included a conservatory at rear 1st floor level and the inclusion of windows in the East facing elevation of the proposed extension. After negotiations with the architect the scheme has now been revised. The conservatory and East facing windows have been omitted from the scheme to overcome problems of overlooking to the rear of properties in Campden Hill Square.
- 5.4 The neighbouring property, No. 10 Aubrey Road, has a full width 2 storey rear extension, but this pre-dates District Plan policies regarding extensions and development in Conservation Areas. This was why the permission, granted in 1982 at this property, but which was not implemented, was subsequently refused in 1991.
- 5.5 A recent planning permission was granted at No. 12 Aubrey Road for a 2 storey rear extension and an additional storey.
- 5.6 However, unlike No. 12, No. 11 Aubrey Road has no rear garden space and the property is approximately 1 metre from gardens in Campden Hill Square. In order to overcome problems of overlooking into this garden, the extension does not include any windows on the eastern (rear) elevation.
- 5.7 Policies regarding rear extensions are contained within Chapter 4 of the Council's District Plan and the Unitary Development Plan, Conservation and Development Chapter. Section 4.7 of the Council's District Plan concentrates on development in Conservation Areas. Paragraph 4.7.2 states:

"The Council will be particularly attentive to those small-scale developments and extensions whose significance lies in the incremental and cumulative effects which can so easily be detrimental to the local environment."

Policy CD48 of the Council's Unitary Development Plan as deposited states:

"CD48 Normally to resist proposals for rear extensions if:

- (a) the extension would extend rearward beyond the general rear building line of any neighbouring extensions;
- (b) the extension would significantly reduce garden space of amenity value, or spoil the sense of garden openness when viewed from properties around;

- (c) the extension would rise above the general height of neighbouring and nearby extensions, or rise to or above the original main rear eaves or parapet;
- (d) the extension would not be visually subordinate to the parent building;
- (e) on the site boundary, the extension would cause an undue cliff-life effect or sense of enclosure to neighbouring property;
- (f) the extension would spoil or disrupt the even 'rhythm' of rear additions. Full width extensions will not usually be allowed (except in some cases at garden level);
- (g) the adequacy of sunlight and daylight reaching neighbouring dwellings and gardens would be impaired, or existing below standard situations made significantly worse;
- (h) there would be a significant increase in overlooking of neighbouring properties or gardens; and
- (i) the detailed design of the addition, including the location or proportions or dimensions of fenestration or the external materials and finishes, would not be in character with the existing building (some exception may be allowed at basement level)."

5.8 The proposed extension will not project rearwards of the general building line. Rear amenity space will not be lost apart from part of the existing terrace half of which will remain. The extension will not rise above the general height of neighbouring properties or above the original main rear eaves or parapet. The proposal has a volume of 41 cubic metres and it is considered that an extension of this size will be visually subordinate to the parent building. The rear garden of 95 Campden Hill Square is already shadowed by a large oak tree and it is not considered that the proposed extension will affect daylight to the property behind. With regard to point h) of Policy CD48, the proposal will not increase problems of overlooking. The extension will match the brickwork of the parent building and the Design Officer raises no objection to the proposal.

5.9 It is considered that the proposal complies with Council policy and an approval of planning permission can be recommended.

5.10 The proposal also includes building up the parapet at the side and rear 3rd floor level by 0.75 metres to conceal the existing water tank. This is a modest alteration and is considered acceptable in design terms.

6.0 Public Consultation

6.1 No letters have been received regarding this specific proposal but three letters were received regarding the previous application which has now been withdrawn.

6.2 The objections raised were mainly in connection with the proposed conservatory (now omitted from the current scheme), but one objector stated that the building up of the parapet may result in a significant increase in the height of the building (this is not considered to be the case).

6.3 Neighbours have been re-consulted regarding the revised application. To date no objections have been received.

7.0 Recommendation

7.1 Grant planning permission.

M.J. FRENCH
DIRECTOR OF PLANNING SERVICES

LIST OF BACKGROUND PAPERS

1) The contents of the file number TP/93/0583 referred to at the head of this report save for exempt or confidential information as defined by the Local Government (Access to Information) Act, 1985.

REPORT PREPARED BY: FW
REPORT APPROVED BY: PK/AD
DATE REPORT APPROVED: 07/05/93

PSC9305/FW.REP

R

Mr. and Mrs. Leaver.
45 Campden Hill Square.
London W8 7JR.

3266

17 May 1993

DPS/DCN/93/0583/0380/FW

F. Winder.

Dear Mr and Mrs Leaver,

TOWN AND COUNTRY PLANNING ACT 1990
11 AUBREY ROAD W8.

I refer to your letter dated 8th May 1993 regarding the above address. There are currently two applications for 11 Aubrey Road. The first, ref. TP/93/0380 for the erection of a conservatory and elevational alterations has now been amended to the erection of a single storey rear extension and alterations to the rear. Neighbours were notified of the revised scheme by a letter dated 20th April 1993. This scheme is currently been held in abeyance by this Council.

The second scheme, reference TP/93/0583 was originally for the erection of a two storey rear extension, a conservatory at rear first floor level and elevational alterations. This scheme has now been amended to the erection of a two storey rear extension and elevational alterations. The revised drawings are date stamped 5th May 1993 and neighbours were notified of this scheme by letters dated 7th May 1993 and 11th May 1993 respectively. This scheme will be put forward to the Planning Services Committee on 25th May 1993 with a recommendation for approval.

I hope this clarifies the situation but should you require any further information, please do not hesitate to contact Fiona Winder on extension 3266.

Yours sincerely,



P. Kelsey. Area Planning Officer.
For the Director of Planning Services.

000011

✓
47) 11/5/93
Book In.
REPLY. → FW

45 Campden Hill Square,
London W8 7JR.

The Director of Planning Services,
The Town Hall,
Hornton Street,
London W8 7NX.

8th May 1993				
RECEIVED BY PLANNING SERVICES				
DC D	DC C	DC S	E	DC ACH
On 11 MAY 1993				
EXEC DIR	PLANNING SERVICES			ENV. DIP
APPEALS OFFICER	10	PLANNING SERVICES	WARD M	PLANNING SERVICES

Dear Sir,

11 Aubrey Road, London W8

We thank you for your letter dated 07/05/93 under reference
DPS/DCN/FW/TP/93/0583 which has crossed with our letter to you on
which ~~are~~ quoted your earlier reference DPS/DCN/FW/TP/93/0380.

You will recall that you previously wrote to us by letter dated
15/04/93 under the 0583 reference and we think (hope) that we
have seen the plans which are referred to in that letter. Are
you now saying (in your letter of 07/05/93) that you have
received yet more plans under the 0583 reference?

If so could we ask you to tell us their reference numbers and
dates and also the dates on which they were stamped as having
been received by the Council.

✓ We enclose a copy of our letter to you of the 7th May.

Yours faithfully,

(J. D. A. Leaver)

(Mrs. E. M. Leaver)

45 Campden Hill Square,
London W8 7JR.

Your ref: DPS/DCN/FW/TP/93/0380

7th May, 1993

By Hand

The Director of Planning Services,
The Town Hall,
Hornton Street,
London W8 7NX.

Dear Sir,

11 Aubrey Road, London W8

We thank you for your letter dated 15/04/93 and for your two letters dated 20/04/93.

It is difficult to keep pace with this applicant, but if we understand the present position correctly he has now abandoned his appeal on 93/0019 but is seeking two permissions based on his applications 93/0380 and 93/0583.

Further the proposal under 93/0380 is quite different from what it was because the applicant has submitted drawings which are very different from what he originally put forward.

We urge the Council to reject both current applications for the same reasons as we gave in our letter of the 7th February of which we enclose a copy. We would add that the proposal in application 93/0583 is even more objectionable than what has previously been asked in that it envisages development at second floor level as well as at first floor level.

We were also interested in the additional drawing comparing the sizes and shapes of Nos. 10, 11 and 12 Aubrey Road because it illustrates so well how important it is for the Council to hold the line on these applications.

The implication from that drawing is that because an unwise consent must, in the past, have been given on No. 10 consent should now be given for something of like bulk at No. 11. Not only so but the drawing shows No. 12 not as it is but as the applicant thinks it will be if and when the owner of No. 12 (which is a slightly wider property) makes use of a planning permission which he recently extracted.

It is a classic case of leapfrogging. And if the applicant were now to get what he wants at No. 11 no doubt some other occupier in Aubrey Road would soon use that to contend that he should be allowed to extend his property likewise.

Yours faithfully,

JAL

(J.D.A. Leaver)

E.M. Leaver

(Mrs. E.M. Leaver)

FILE NUMBER:

TP/93/0583

ADDRESS:

11 Aubrey Rd
W8

✓ HD 6/5/93

✓ "245793"
HD 10/5/93

REVISED DRAWINGS RECEIVED ✓

+ AOs

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

"Revised ^{proposal} ~~drawings~~ received. Any further comments must be received by" *

25/5/93

Please note the new date.

2. Please re-advertise *

* delete or add as appropriate

(Description changed to:

The construction of a rear extension at 1st and 2nd floor level and elevational alterations.

9, 9A, 10, 12 - Aubrey Rd ^{W8} - ① each

44 + 47 Camden Hill Sq. ^{W8} - ① each

J+E Leaver, 45 C.H.S., W8

K.C. Peller, 50 C.H.S., W8

N. Gethwaite, 46 C.H.S., W8

PLANNING AND CONSERVATION

THE TOWN HALL • HORNTON STREET • LONDON W8 7NX

Executive Director Miss C M DENT BSc M Phil FRICS FRTPI
Director of Planning Services M J FRENCH FRICS Dip TP MRTPI Cert TS



COUNCIL NOTIFICATION OF DEVELOPMENT

FILE COPY

Telephone: 071-937 5464

Extension: 2079/2080

Facsimile: 071-376 1130

Date: 11/05/93

My reference: **DPS/DCN/FW/TP/93/0583** Your reference:

Please ask for: Town Planning Information Office

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

Dear Sir/Madam,

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

Address of application property

11 AUBREY ROAD,
W.8

Proposed development for which permission is sought

REVISED PROPOSAL RECEIVED
The construction of a rear extension at first and second floor level and elevational alterations. Any further comments must be received by **24/5/93**.

PLEASE NOTE THE NEW DATE

Further details are printed overleaf.

Yours Sincerely,

M.J. FRENCH

Director of Planning Services

TOWN AND COUNTRY PLANNING ACTS, 1990

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

The reasons for any objection should be clearly stated.

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

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

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

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

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

WHERE TO EXAMINE THE PLANS

The plans and/or application details referring to this proposal may be inspected at the Planning Information Office on the 3rd floor at the Town Hall, Hornton Street, W8 7NX, between the hours of 9.15 a.m. and 4.45 p.m., Mondays to Fridays.

Alternatively, copies of all planning applications relating to:

- (a) the Chelsea area can be examined at the Information Office, Chelsea Old Town Hall, King's Road, SW3. Tel. 071-352 1856.
- (b) the postal areas W10, W11, or W2 can be examined at the Borough Council's Advisory Service Office, The Information and Aid Centre, Ladbroke Grove, W10 (under Westway, opposite Ladbroke Grove tube station.) Tel. 081-969 2433

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

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

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

MESSAGE FORM

To Fiona

WHILE YOU WERE OUT

Mrs Cartwright

of _____

Tel. No. 071-797-7900

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

re 11 Hubery Road

MESSAGE 12/5

I telephoned above + explained that TP/93/0380 would probably been withdrawn + that TP/93/0583 has now been revised to a 2 story ext.

Signed John

Date _____

Time 10.25



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 have received an application:

(a) for development of land in or adjacent to a Conservation Area.

Details are set out below.

Members of the public may inspect copies of the application, the plans and other documents submitted with it at:

The Planning Information Office, 3rd Floor, The Town Hall, Hornton Street, W8 7NX between the hours of 9.15 and 4.45 Mondays to Fridays;

For applications in the Chelsea area: The information Office, Chelsea Old Town Hall, Tel. 071-352-1856.

For postal areas W10, W11, and W2: The Advisory Service Office, The Information and Aid Centre, 140. Ladbroke Grove, W10 (under Westway, opposite Ladbroke Grove Tube Station), Tel. 071-969-2433

Anyone who wishes to make representations about this application should write to the Director of Planning Services at the Town Hall (Department 705) within 21 days of the date of this notice.

SCHEDULE

Reference: TP/93/0583/FW

Date: 23/04/93

11 AUBREY ROAD,
W.8

Construction of rear extension at 1st and 2nd floor level and conservatory at 1st floor (residential).

APPLICANT R. Chapman,

PLANNING AND CONSERVATION

THE TOWN HALL • HORNTON STREET • LONDON W8 7NX

Executive Director Miss C M DENT BSc M Phil FRICS FRTPI
Director of Planning Services M J FRENCH FRICS Dip TP MRTPI Cert TS



COUNCIL NOTIFICATION OF DEVELOPMENT

FILE COPY

Telephone: 071-937 5464

Extension: 2079/2080

Facsimile: 071-376 1130

Date: 07/05/93

My reference:

Your reference:

Please ask for: Town Planning Information Office

DPS/DCN/FW/TP/93/0583

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

Dear Sir/Madam,

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

Address of application property

11 AUBREY ROAD,
W.8

Proposal for which permission is sought

REVISED PROPOSAL RECEIVED

The construction of a rear extension at first and second floor level and elevational alterations. Any further comments must be received by 25/5/93.

Further details are printed overleaf.

Yours Sincerely,

M.J. FRENCH

Director of Planning Services

TOWN AND COUNTRY PLANNING ACTS, 1990

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

The reasons for any objection should be clearly stated.

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

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

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

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

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

WHERE TO EXAMINE THE PLANS

The plans and/or application details referring to this proposal may be inspected at the Planning Information Office on the 3rd floor at the Town Hall, Hornton Street, W8 7NX, between the hours of 9.15 a.m. and 4.45 p.m., Mondays to Fridays.

Alternatively, copies of all planning applications relating to:

- (a) the Chelsea area can be examined at the Information Office, Chelsea Old Town Hall, King's Road, SW3. Tel. 071-352 1856.
- (b) the postal areas W10, W11, or W2 can be examined at the Borough Council's Advisory Service Office, The Information and Aid Centre, Ladbroke Grove, W10 (under Westway, opposite Ladbroke Grove tube station.) Tel. 081-969 2433

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

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

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

EDWARD HILL ASSOCIATES

A R C H I T E C T S

WENTWORTH HOUSE · 39 MARLOES ROAD
LONDON W8 6LA · TELEPHONE 071-938 4358
TELEX 8951859 · FAX 071-376 1242

EH/ELW/861/K&C5

May 4, 1993

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

✓ (H) 5/5/93

000040

For the attention of Miss Winder

Dear Sir

11 Aubrey Road, London W8
Planning Application No. DPS/DCN/TP/93/0583

RECEIVED BY PLANNING SERVICES				
DC N	DC C	DC S	E	AO ACK
On 5 MAY 1993				
EXEC DIR	DIRECTOR PLANNING SERVICES			ENV PLAN
APPEALS OFFICER	10	FEES OFFICER	FORWARD PLAN	HEAD DC

Following the meeting at the Town Hall on Thursday 29th April, attended by my client Mr Chapman, Miss Winder of the Planning Department and me, we now enclose four copies of our revised drawing No. 861/5A. This drawing incorporates the various amendments which were discussed at our meeting, i.e. the omission of the new windows facing Campden Hill Square, and the omission of the small lean-to conservatory at first floor level. We hope with these changes which represent a major compromise, that the scheme can now be recommended for approval.

It must be emphasised that with regard to the residents of Campden Hill Square, this scheme could be said to be an improvement over what exists by the fact that two of the existing windows have been omitted and there is now only one small window and the existing French windows at first floor level. Any question of over-looking therefore has been completely removed. With regard to day-lighting which was also raised at the meeting, we have now marked on the drawing the positions of the two large trees in the back of the garden of Campden Hill Square. The one nearest to 11 Aubrey Road is about 10 m high and is an evergreen oak which effectively obscures the proposed extension both in summer and in winter. Clearly from a day-lighting point of view, the tree is more obstructive than the extension and therefore the extension cannot be said to make the situation worse. In addition to this evergreen tree, there is also a large deciduous tree with a spread of approximately 7 m which further obscures the view of No. 11.

We strongly believe that this revised scheme answers all the main planning points and that there cannot be any serious and realistic grounds for objection.

At an appropriate moment, we would like to arrange a further site visit with yourselves so that the trees and other matters can be seen in situ. We shall also arrange for photographs to be sent to you.

We hope the application is now complete and in order, but please do not hesitate to let us know if you have any queries.

Yours faithfully

C E W HILL

cc. Robin Chapman Esq



V/x/AD

RBKC District Plan Observations CONSERVATION AND DESIGN

Address 11 Aubrey Road.	Appl. No. TP93/0583 / Fw	L.B. 1	C.A. 6	NV C S
Description Rear Extension at 1st / 2nd fl, conservatory at 1st floor.	Code X			

Principle.

Rear extension is in line with that approved at No 12, * however the first floor conservatory will result in increased overlooking potential of property to the rear by virtue of the increased use of such a structure all year round and at all times!

Recommendation

Remove conservatory.

Condition brick arches to match existing.

JR 22/4

* Condition no greater than that approved at No 12.

PLANNING AND CONSERVATION

THE TOWN HALL • HORNTON STREET • LONDON W8 7NX

Executive Director Miss C M DENT BSc M Phil FRICS FRTPI
Director of Planning Services M J FRENCH FRICS Dip TP MRTPI Cert TS



COUNCIL NOTIFICATION OF DEVELOPMENT

THE OCCUPIER
9 AUBREY ROAD
KENSINGTON
LONDON W8

File Copy

Telephone: 071-937 5464

Extension: 2079/2080

Facsimile: 071-376 1130

Date: 15/04/93

My reference:

Your reference:

Please ask for: Town Planning Information Office

DPS/DCN/FW/TP/93/0583

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

Dear Sir/Madam,

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

Address of application property

11 AUBREY ROAD,
W.8

Proposal for which permission is sought

Construction of rear extension at 1st and 2nd floor level and conservatory at 1st floor (residential).

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

Further details are printed overleaf.

Yours Sincerely,

M.J. FRENCH

Director of Planning Services

MEMORANDUM

From: DIRECTOR OF PLANNING SERVICES	To: FOR FILE USE ONLY
My Ref: TP/93/0583/FW Room No. 322	Your Ref: Room No.

P.A.X.No. 2096

Date: 14/04/93

DEVELOPMENT

11 AUBREY ROAD, W.8

Construction of rear extension at 1st and 2nd floor level and conservatory at 1st floor (residential).

Would you please advertise the above development under:-

1. Section 28 (i) (a) of the Town and Country Planning Act, 1971 (development affecting the character or appearance of a Conservation Area or adjoining Conservation Area).

M.J. FRENCH
DIRECTOR OF PLANNING SERVICES

TP



TP930583

I.

The Royal Borough of Kensington and Chelsea

Development Control
Technical Information

①

Address: 11 RUGGLEY Rd.
LONDON
W8.

Comp Index Data:

Conserv. Area	HB	CPO	TPO	Specif. Ind. Area	CSF	LSC No.	PSC	Unsuit. Dip. Use	Area: Local Interest	Area: Local Character	Met. Open Land	ART IV
6												

Density
Site Area
Habitable rooms proposed
Proposed density

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

Daylighting

Complies / Infringes

Car Parking:

Spaces required:

Spaces provided:

NUMBER/NAME OF PROPERTY

ADDRESS

AUBREY RD.

TP. ARCHIVE NO.

W8

18832

APPLICATION NUMBER	DATE OF APPLICATION/ RECEIPT	BRIEF DESCRIPTION OF PROPOSAL	DECISION AND DATE	CONTROL OF ADVERTS & HISTORY NO.
76/981	19 76A	Extra storey as sub. devg. 7/76/981 yours hold 24 and two unnumbered.	Ref 11.11.76	
77/1181	—	D. & E. T.C.P.A. 1971 - Sec 36 or schedule 9. Appeal against Refusal 11.11.76. Appeal dismissed.	Ref. 19.8.77	
82/187	3.2.82. (revised 23.3.82)	Erection of a rear addition at 1st & 2nd floor level. Sub. devg TP82/187. Year devg was Mark II (in accordance with applicants letter dated 23.3.82 omitting the window to the flank elevation.	Con'd 7.4.82	

CROSS REFERENCE

OFFICES



24/403

APPLICATION NUMBER	DATE OF APPLICATION /RECEIPT	BRIEF DESCRIPTION OF PROPOSAL	DECISION AND DATE	CONTROL OF ADVERTS & HISTORY NO.
90/1912	30.10.90 Completed 9.11.90.	Erection of a 2 storey rear extension	REF 9.10.91	✓
93/0019				
93/0380				
93/0583				

CROSS REFERENCE

0044

020

EDWARD HILL ASSOCIATES

ARCHITECTS

WENTWORTH HOUSE · 39 MARLOES ROAD
LONDON W8 6LA · TELEPHONE 071-938 4358
TELEX 8951859 · FAX 071-376 1242

EH/ELW/861/K&C4

March 29, 1993

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

TP930583

For the attention of Miss Winder

Dear Sir

11 Aubrey Road, London W8

RECEIVED BY PLANNING SERVICES			
PL	PC	TE	LE
On 31 MAR 1993			
EXEC DIR	PLANNING SERVICES		
APPEALS OFFICER	10		

Following the meeting on site on Thursday 11th March with my client and Miss Winder and Miss Bushel and the meeting at the Council Offices on 18th March attended by Miss Winder and Mr Kelsey, we have now decided to take the following action.

1. Withdraw the Planning Appeal for the first Application (we have written to the Department of the Environment and this application is now therefore dead).
2. Amend our second Application such that the extension is no longer a conservatory but a more solid construction.
3. Make a new Application for an extension on two floors.

With reference to item 2. we now enclose our revised scheme shown on our amended drawing No. 861/2a. We are also submitting an additional drawing No. 861/4 which shows the rear of Nos. 10, 11 and 12 as existing, but with No. 12 shown with the development which has recently obtained planning permission. In our amended proposal which is for an extension at first floor level only, the extension itself is now in solid brickwork with windows rather than all glazed as previously. It is hoped that this change will overcome the problem of a conservatory at first floor level which we understand is against planning policy. In addition to the change in material it will be noted that the extension itself has been reduced in size which in turn will increase the size of the remaining roof terrace. The terrace is now quite usable and overcomes the loss of terrace which was one of the possible objections to the previous proposal. From our discussions on the 18th March it would seem that even this revision will not be recommended for approval. However, we hope that now the scheme is seen in context and with particular reference to the adjoining properties that this view might now be reconsidered.

With reference to item 3. above, we now enclose a new application comprising four copies of the completed Form TP1, a cheque for £60.00 and four copies of our drawing No. 861/4 and 5. This scheme is for a two storey extension which mirrors the recently approved proposal at No. 12. In addition there is a small addition at first floor level. This proposal leaves a

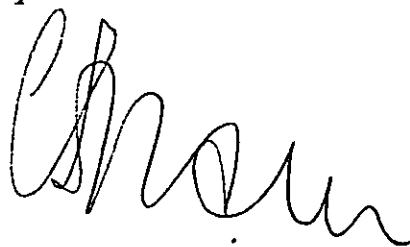
substantial roof terrace. In terms of bulk it is still less than No. 12 as the building line at the rear at second floor level will still be less far out than at No. 12. It will also be considerably less in volume than No. 10 which it must be remembered started life as an almost identical house. Again viewed in the context of its neighbours this proposal cannot be regarded as an over development of the site. The existing floor area at No. 11 is 109 m². With the proposed extension this will increase to 130 m² - still well below No. 10 at 146 m² and No. 12 with its permitted addition also at 146 m². We very much hope that our drawing No. 861/4 will be studied in detail because we believe that this is the key to development on this site. AS we have noted previously, there was a previous permission for filling in the entire rear on both floors. Planning policies change, but not to the extent, one would have thought, that the Council's current thinking would indicate.

Our client and ourselves believe very strongly that in all fairness given the planning history of this site, some additional development at the rear of the property should be permitted. We have not been dogmatic in our views and indeed have been very flexible in our approach. We have been willing to consider different ways of doing the development both in physical form and in materials. So far however, all our efforts have met with a completely negative response.

Now that we have looked into it even further, we very much hope that the Council may take a different view. We hope both our amended application and our new application are complete and in order, but please do not hesitate to let us know if you have any queries or require any additional information.

Yours faithfully

C E W HILL



cc. Robin Chapman Esq



TOWN & COUNTRY PLANNING ACT 1990

FORM TP1

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

FOR OFFICE USE ONLY

Fee £ 60

Cheque/Postal Order/Cash 001085

Receipt No. Issued 1020096

APPLICATION

COMPLETE

Borough Ref. E AC

Registered No. 31 MAR 1993 92
Date Received

EXEC. DIR. SERVICES

PLEASE READ 'MAKING A PLANNING APPLICATION' BEFORE COMPLETING THE FORMS

PART ONE

To be completed by or on behalf of all applicants as far as applicable.

FEE (where applicable)

£60

1. APPLICANT (in block capitals)

Name R CHAPMAN
Address 46 PAN MAN LONDON SW15 5JY

AGENT (if any) to whom correspondence should be sent

Name EDWARD AM BLOKS
Address 39 MARLBOROUGH LONDON W8 6LA

Tel. No. 071-408 1067

Tel. No. 071-938 4358 Ref. 861

2. PARTICULARS OF PROPOSAL FOR WHICH PERMISSION IS SOUGHT

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

11 AUBREY ROAD LONDON W8

TP930583

(b) Site area

0.005

hectares

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

ALTERATION AND EXTENSION TO REAR OF EXISTING SINGLE FAMILY HOUSE.

Construction of Rear extension at 1st and 2nd floor level and conservatory at 1st floor (Residential)

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

No

(e) State whether the proposal involves:-

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

State Yes or No
 YES

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

20.5 m²

(ii) Alterations

YES

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

/

(iii) Change of use

NO

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

/
hectares/m²

(iv) Construction of a new access to a highway

vehicular
pedestrian

NO
 NO

(v) Alteration of an existing access to a highway

vehicular
pedestrian

NO
 NO

3. PARTICULARS OF APPLICATION

State whether this application is for

- (i) Outline planning permission
- (ii) Full planning permission
- (iii) Renewal of a temporary permission or permission for retention of building or continuance of use without complying with a condition subject to which planning permission has been granted.

State Yes or No

NO
YES
NO

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

- 1 siting
- 2 design
- 3 landscaping
- 4 external appearance
- 5 means of access

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

Date Number

The condition

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

State:-

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

SINGLE FAMILY HOUSE

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

DRG NOS. 861/4, 5 TPI

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?
- (ii) How will foul sewage be dealt with?

AS EXISTING

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

(i) Walls BRICK WORK TO MATCH EXISTING

(ii) Roof WELSH SLATES

(iii) Means of enclosure

I/We hereby apply for (strike out whichever is inapplicable)

- OR (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 land already instituted as described on this application and accompanying plans.~~

Signed  on behalf of R. CHAPMAN Date 26 March 1993

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

If you are the ONLY owner of ALL the land at the beginning of the period 21 days ending with the date of the application, complete certificate 'A' otherwise see PART TWO of this form

CERTIFICATE A

Certificate under Section 66 of the Town and Country Planning Act 1990

I hereby certify that:-

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

1. No person other than the applicant was an owner (a) of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the application.

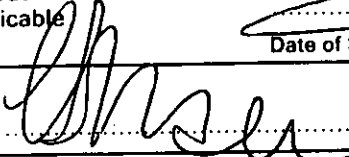
*2. None of the land to which the application relates constitutes or forms part of an agricultural holding; or * I have

~~*3. The applicant has given the requisite notice to every person other than myself/himself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of any agricultural holding any part of which was comprised in the land to which the application relates, viz:-~~

Name and Address of Tenant

* strike out whichever is inapplicable

Date of Service of Notice

Signed  on behalf of R. CHAPMAN Date 26 March 1993



11 AUBREY ROAD - VIEW TOWARDS HOUSES IN
CAMDEN HWY SQUARE.

EVER-GREEN OAK.



VIEW FROM
TERRACE.



11 AUBREY ROAD W.8.
-TREES AT REAR.

TOWN & COUNTRY PLANNING ACT 1990

FORM TP1

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

APPLICATION

FOR OFFICE USE ONLY

Fee £ 60

Cheque/Postal Order/Cash 001085

Receipt No. Issued 1020896

31/3/93

COMPLETE

02 APR 1993

Borough Ref.

Registered No.

Date Received

1 MAR 1993 92

EXCO

ENV.

PLEASE READ 'MAKING A PLANNING APPLICATION' BEFORE COMPLETING THE FORMS

PART ONE

To be completed by or on behalf of all applicants as far as applicable.

FEE (where applicable)

£60

1. APPLICANT (in block capitals)

Name: R CHAPMAN
Address: 46 PAN MAN LONDON SW1Y 5JG

AGENT (if any) to whom correspondence should be sent

Name: EDUARDO AMBROSIO
Address: 39 MARLBOROUGH RD. LONDON W8 6 LA

Tel. No. 071-408 1067

(M)

Tel. No. 071-938 4358 Ref. 866

2. PARTICULARS OF PROPOSAL FOR WHICH PERMISSION IS SOUGHT

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

11 AUBREY ROAD 30583 LONDON W8

(b) Site area

0.005

hectares

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

ALTERATION AND EXTENSION TO REAR OF EXISTING SINGLE FAMILY HOUSE.

(Construction of rear extension at 1st and 2nd floor level and conservatory at 1st floor (Residential))

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

No

(e) State whether the proposal involves:-

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

State Yes or No

YES

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

20.5 m²

(ii) Alterations

YES

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

/

(iii) Change of use

NO

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

/

(iv) Construction of a new access to a highway

vehicular pedestrian

NO

(v) Alteration of an existing access to a highway

vehicular pedestrian

NO

hectares/m²

3. PARTICULARS OF APPLICATION

State whether this application is for

State Yes or No

- (i) Outline planning permission
- (ii) Full planning permission
- (iii) Renewal of a temporary permission or permission for retention of building or continuance of use without complying with a condition subject to which planning permission has been granted.

NO
YES
NO

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

- 1 siting
- 2 design
- 3 landscaping
- 4 external appearance
- 5 means of access

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

Date Number.....
The condition

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

State:-

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

SINGLE FAMILY HOUSE

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

DRG NOS. 861/4, 5 TPI

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?
- (ii) How will foul sewage be dealt with?

AS EXISTING

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

- (i) Walls BRICK WORK TO MATCH EXISTING
- (ii) Roof WELSH SLATES
- (iii) Means of enclosure

I/We hereby apply for (strike out whichever is inapplicable)

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

Signed *[Signature]* on behalf of R. CHAPMAN Date 26 March 1993

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

If you are the ONLY owner of ALL the land at the beginning of the period 21 days ending with the date of the application, complete certificate 'A' otherwise see PART TWO of this form

CERTIFICATE A

Certificate under Section 66 of the Town and Country Planning Act 1990 I hereby certify that:-

- 1. No person other than the applicant was an owner (a) of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the application.
- *2. None of the land to which the application relates constitutes or forms part of an agricultural holding; or
- * I have
- *3. The applicant has ~~given the requisite notice to every person other than myself/himself~~ who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of any agricultural holding any part of which was comprised in the land to which the application relates, viz:-

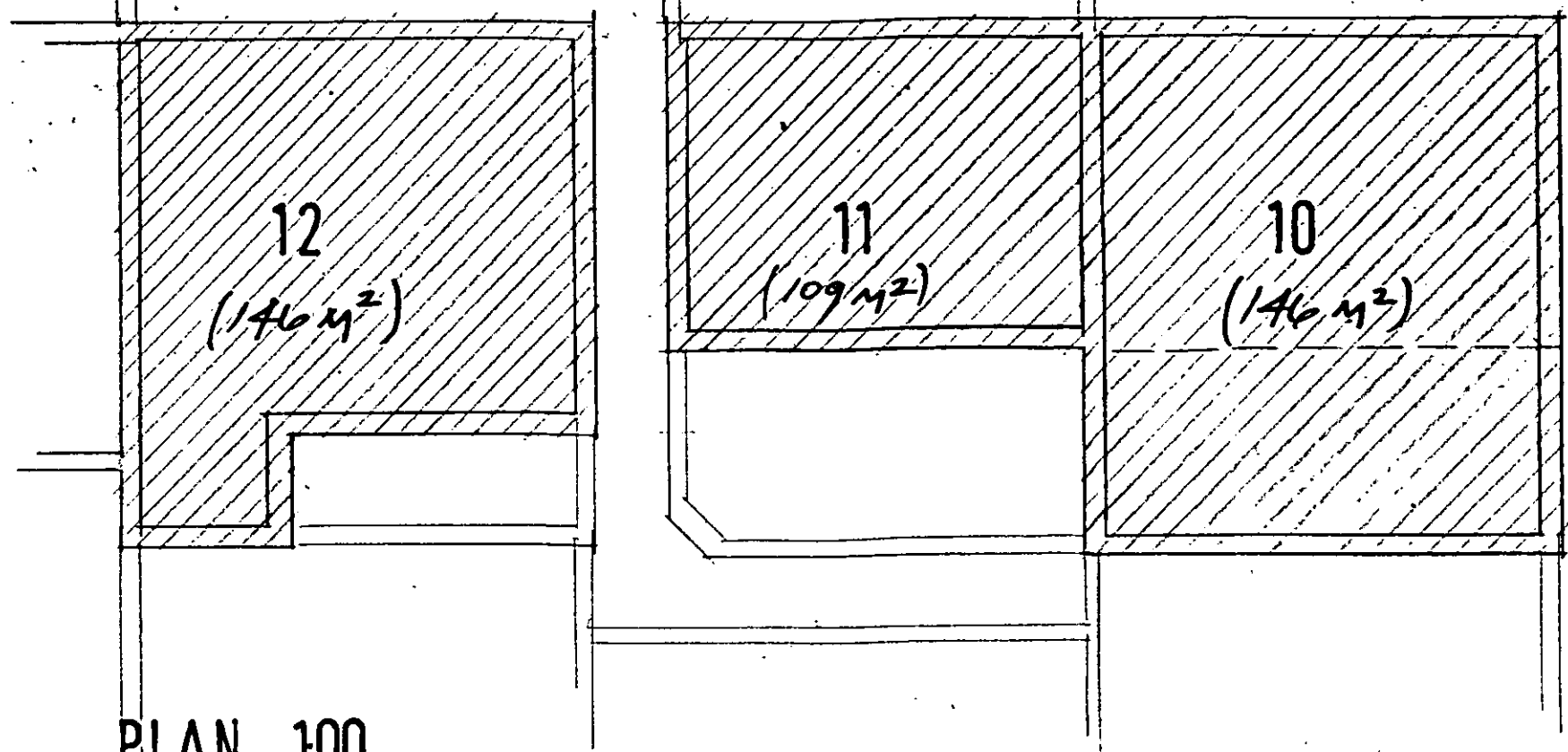
Name and Address of Tenant

* strike out whichever is inapplicable

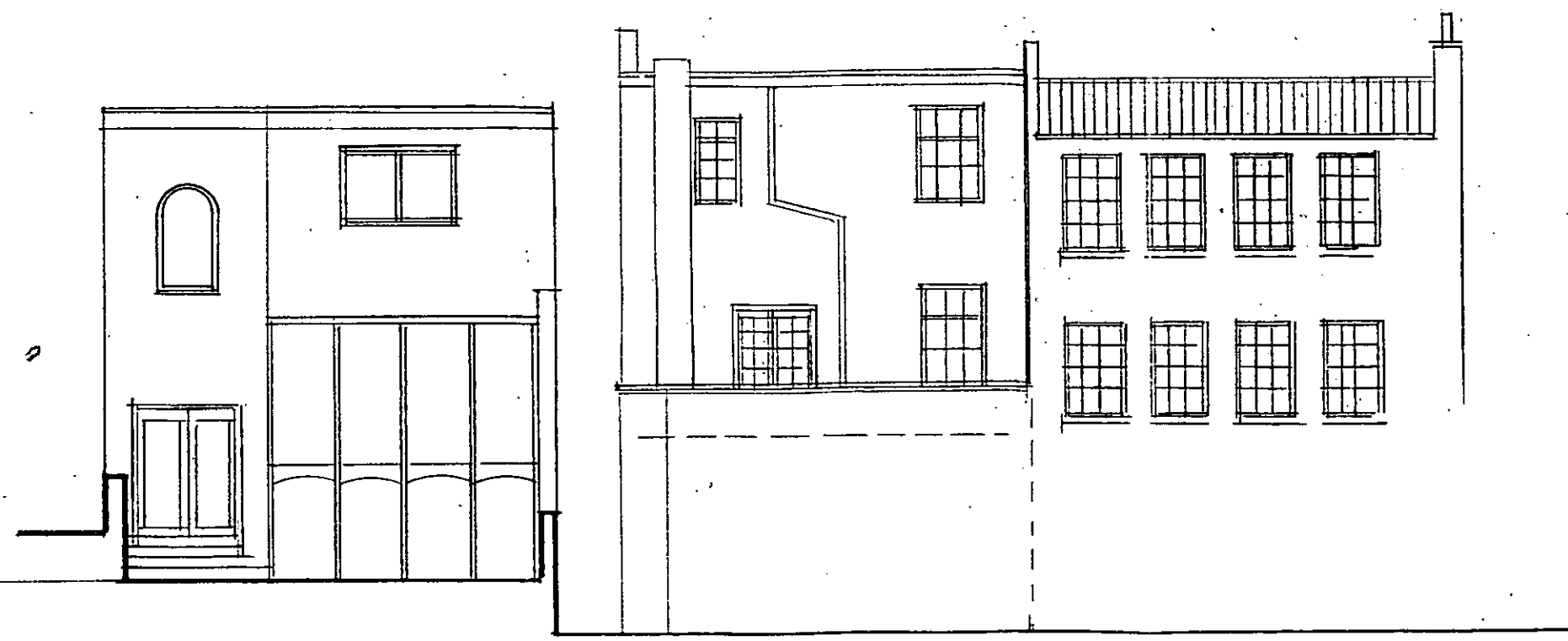
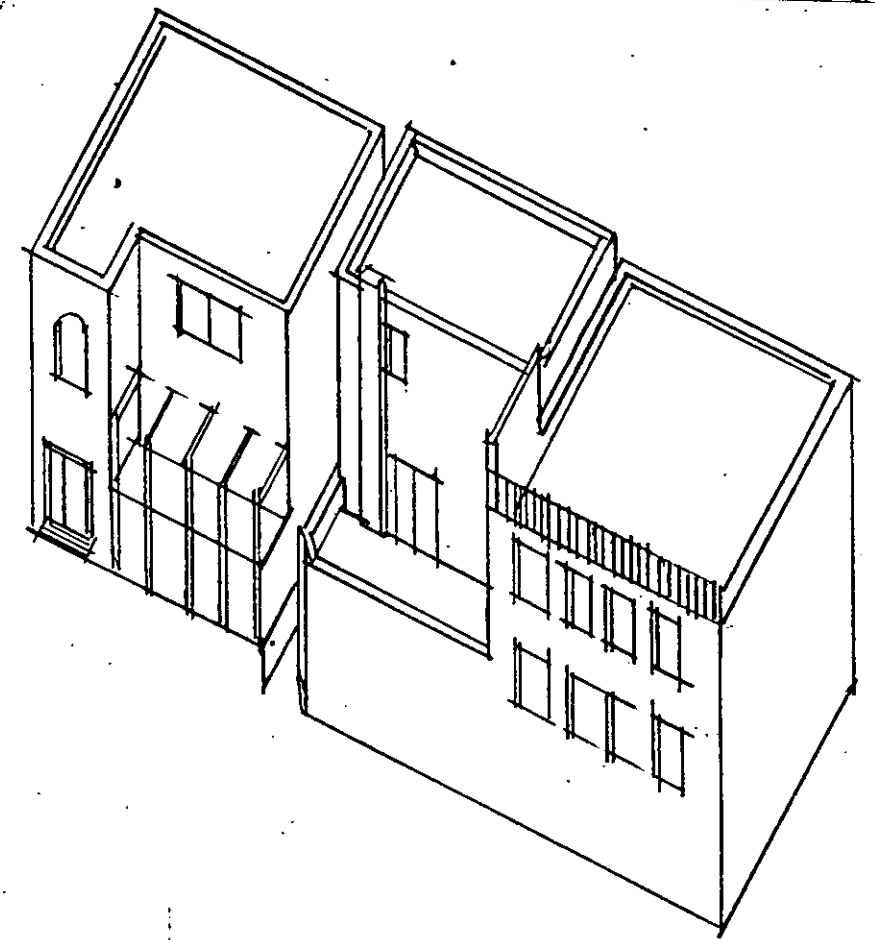
Date of Service of Notice

Signed *[Signature]* on behalf of R. CHAPMAN Date 26 March 1993

PLANNING	APPEALS	FEES	PLANNING
31	10		
On 31 MAR 1993			
EXEC DIR	PLANNING SERVICES		PLAS
APPEALS OFFICER	10	FEES OFFICER	HEAD DC



PLAN 100



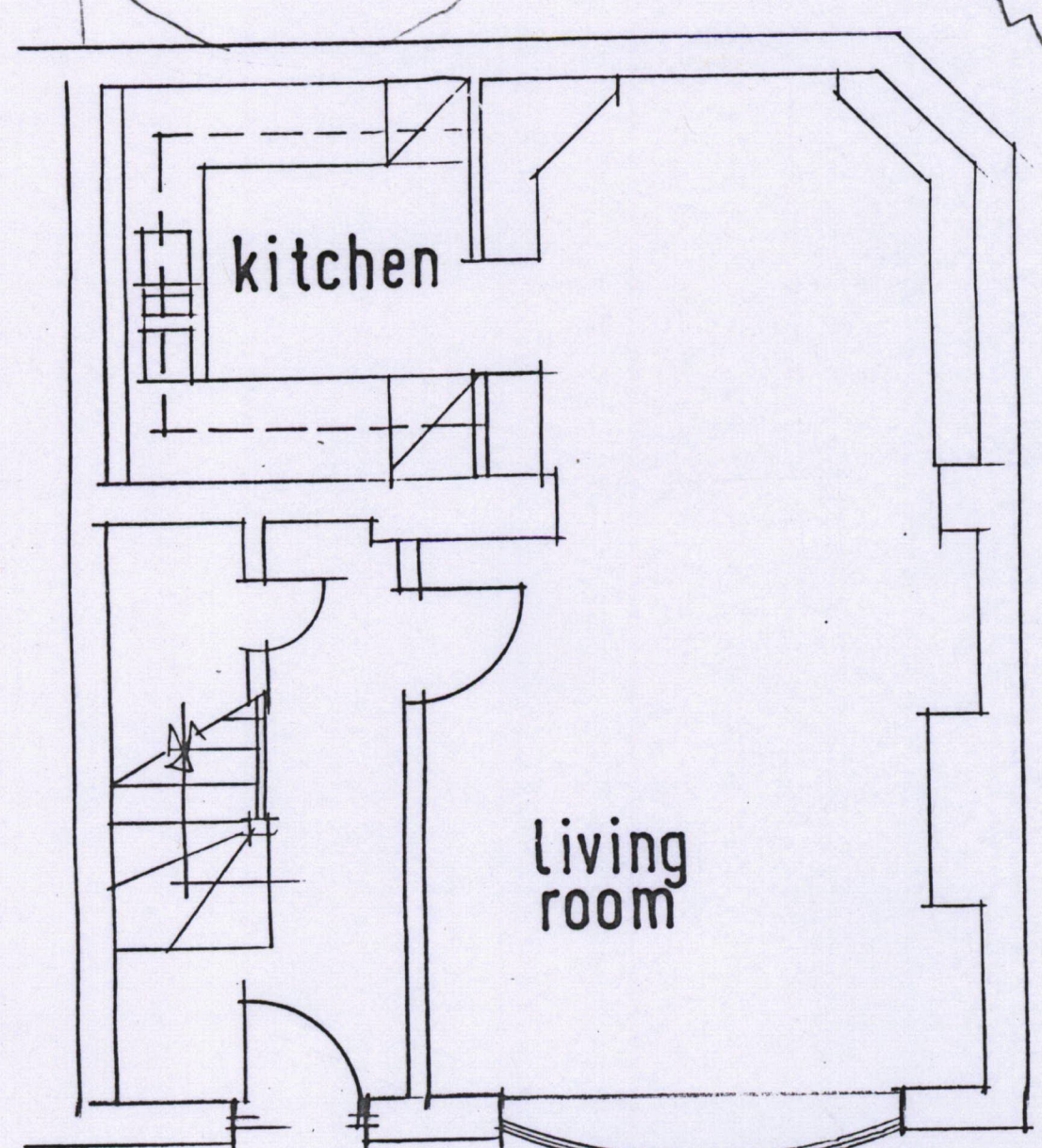
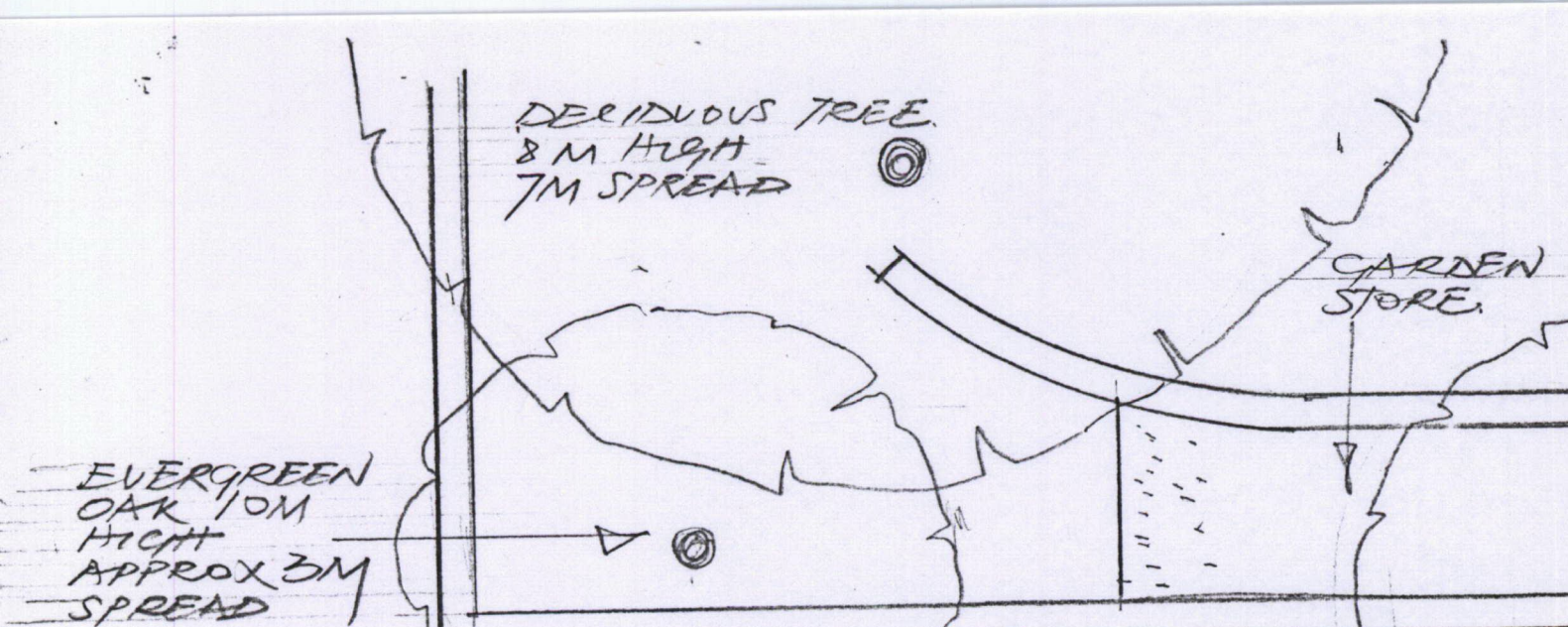
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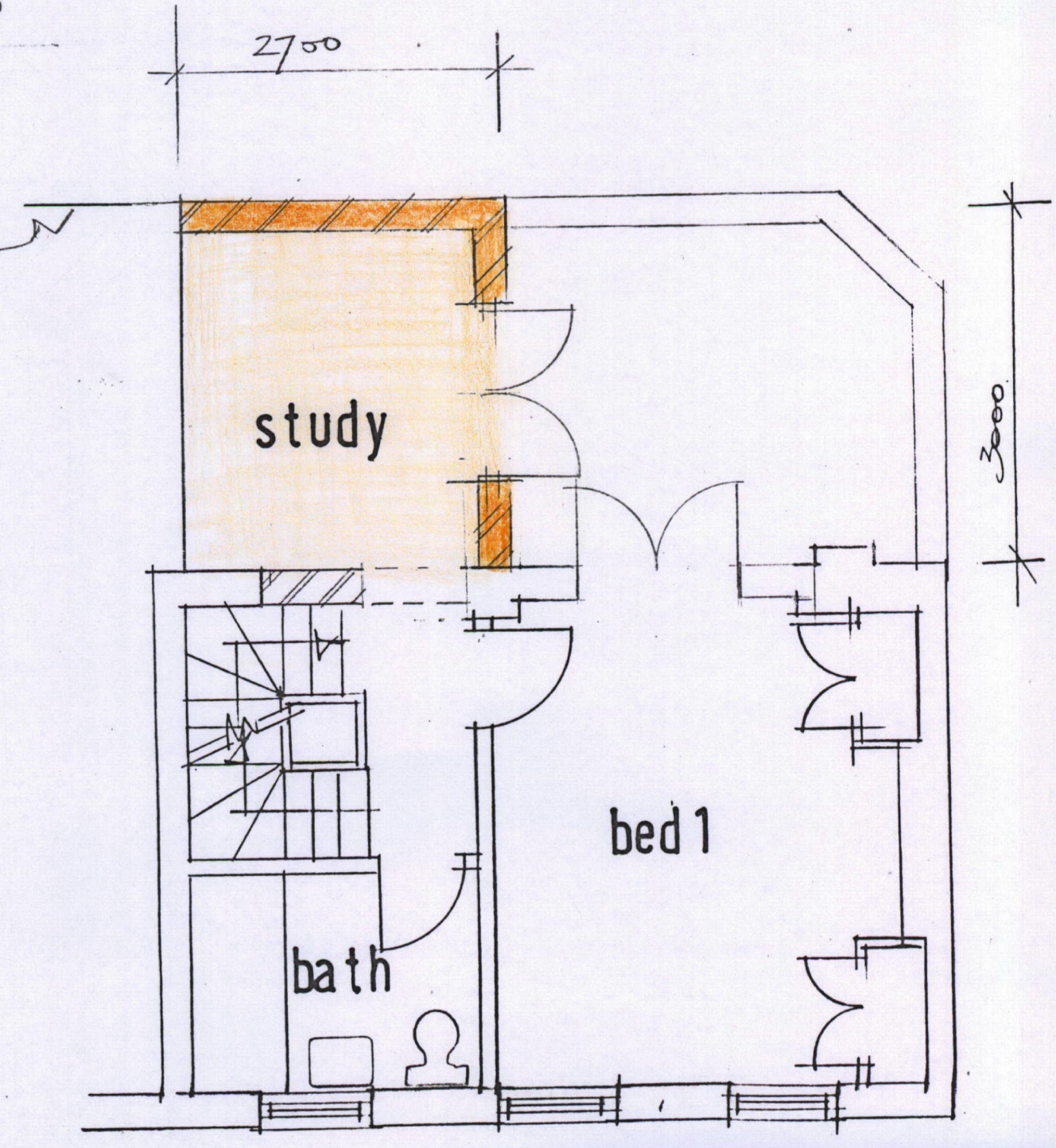
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10, 11, 12, AUBREY ROAD W8
 [10, 11* as existing,
 12 as permitted] 930383
 March 1993 Drg.no. 861-4

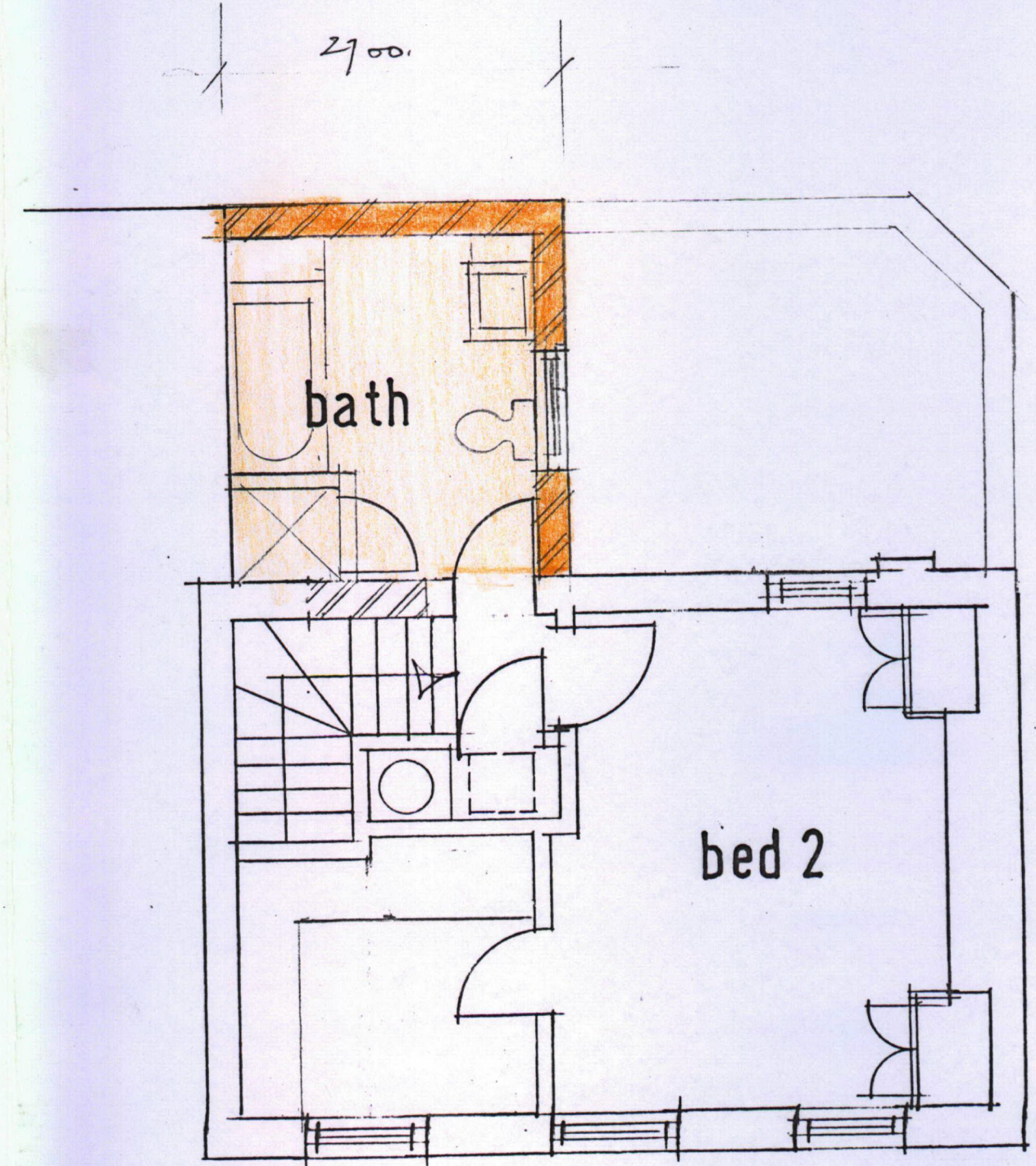
EDWARD HILL ASSOCIATES
ARCHITECTS
 WENTWORTH HOUSE · 39 MARLOES ROAD
 LONDON W8 6LA · TELEPHONE 071-938 4358
 FAX: 071-376 1242



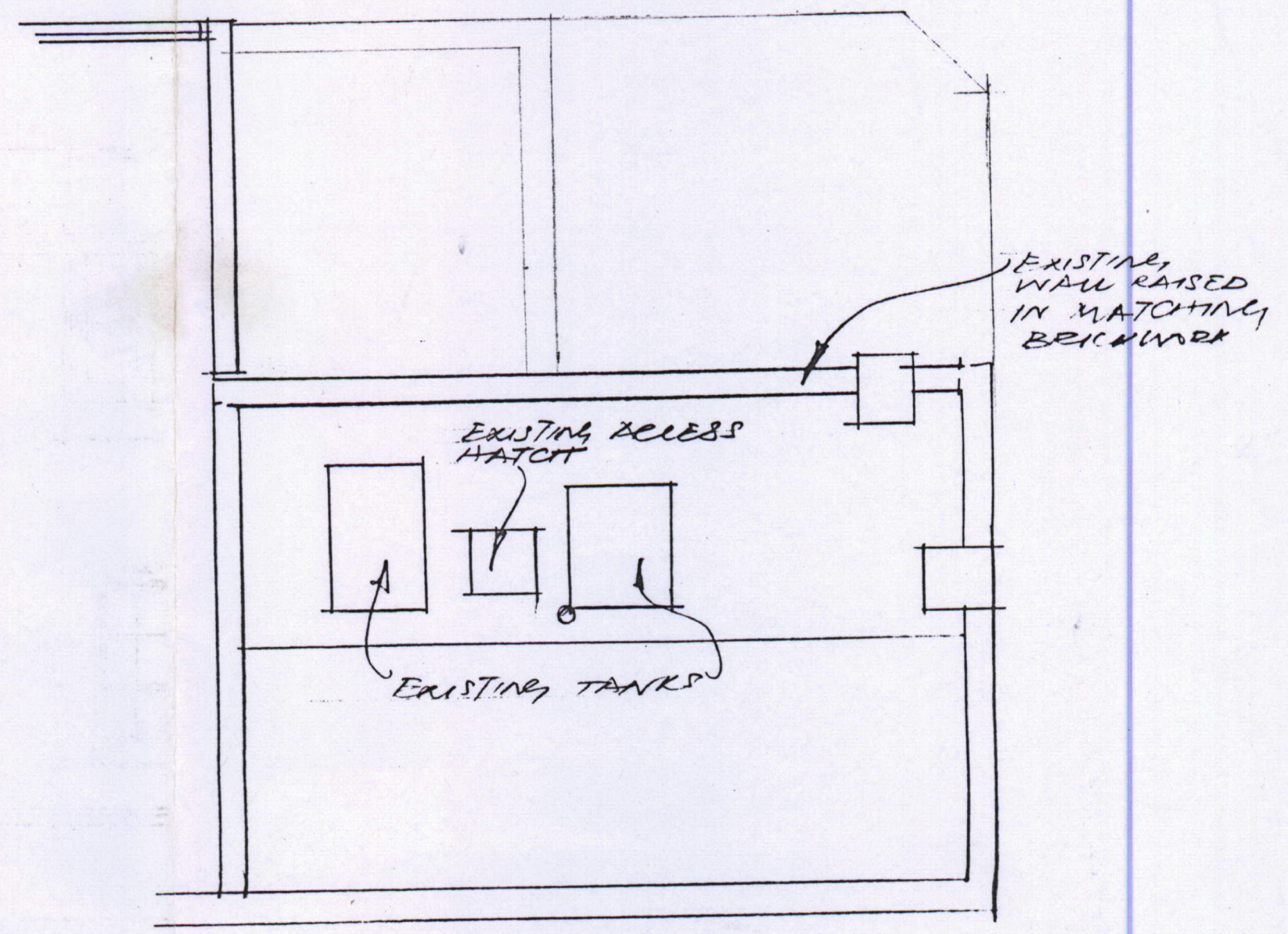
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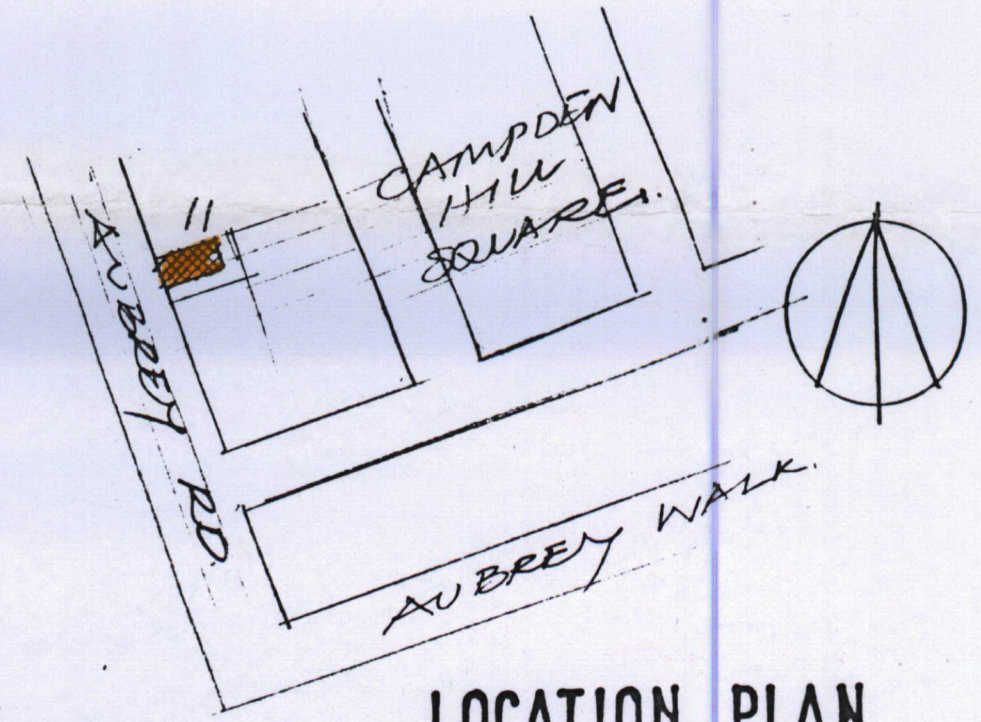
FIRST FLOOR



SECOND FLOOR



ROOF

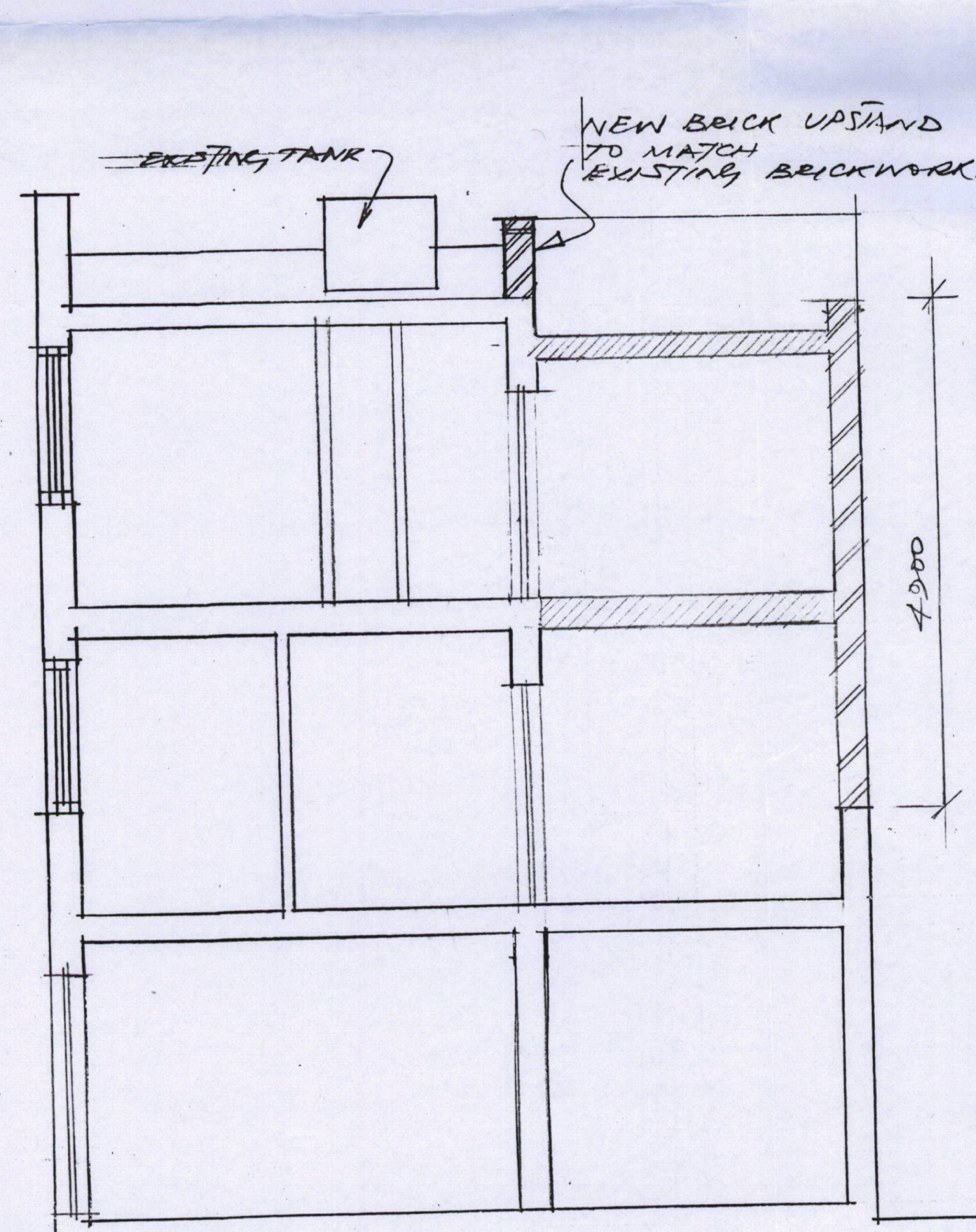


LOCATION PLAN

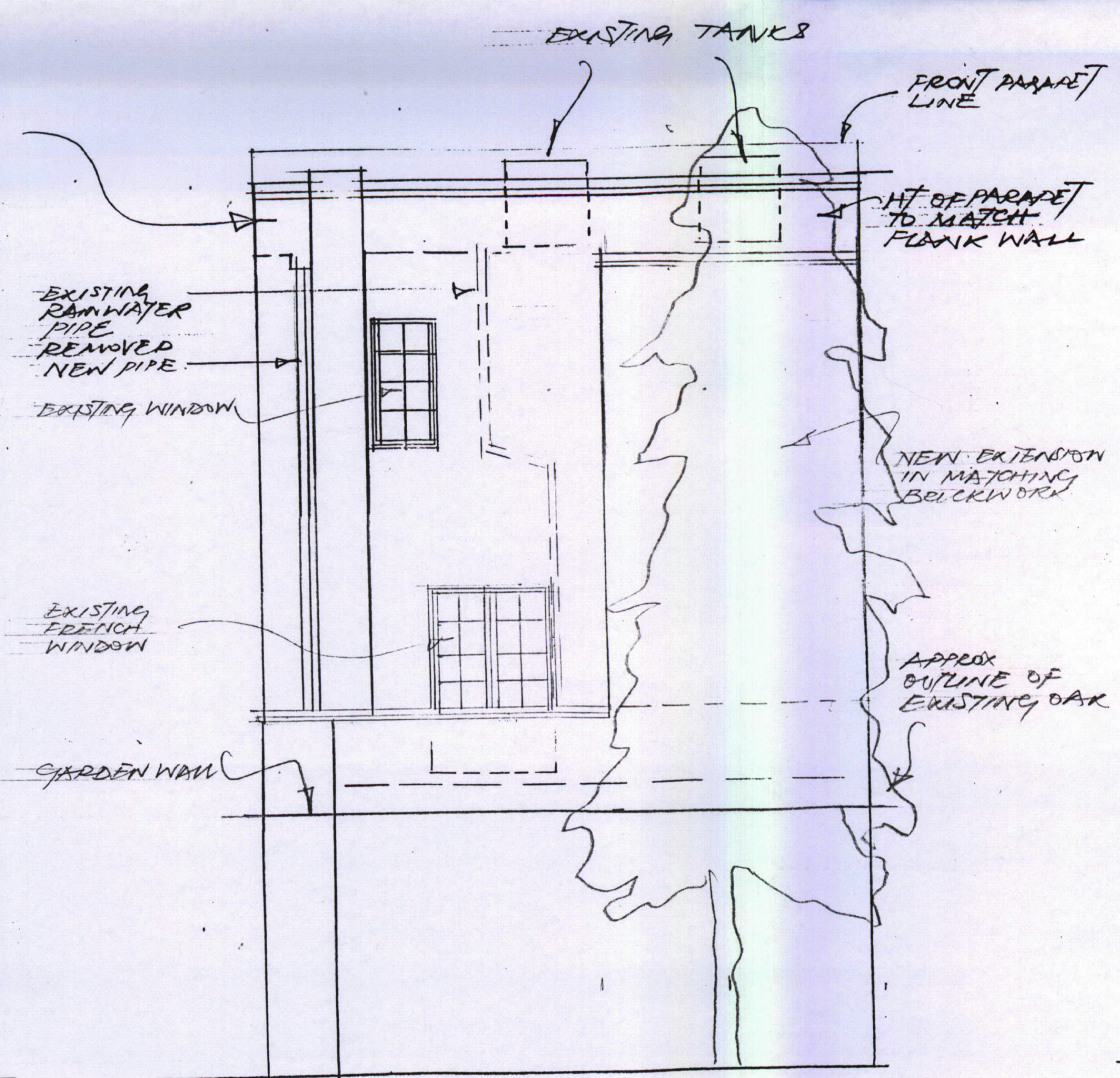
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DC	DP	DP	EE	AG
On	15 MAY 1993			ENV PLAN
EXEC DIR	DIRECTOR PLANNING SERVICES	PROPOSED	OFFICER	PLAN

job	11 AUBREY ROAD W 8
title	PROPOSED ALTERATIONS
scale	1:50
date	MARCH 1993
dwg. no.	861-5 A

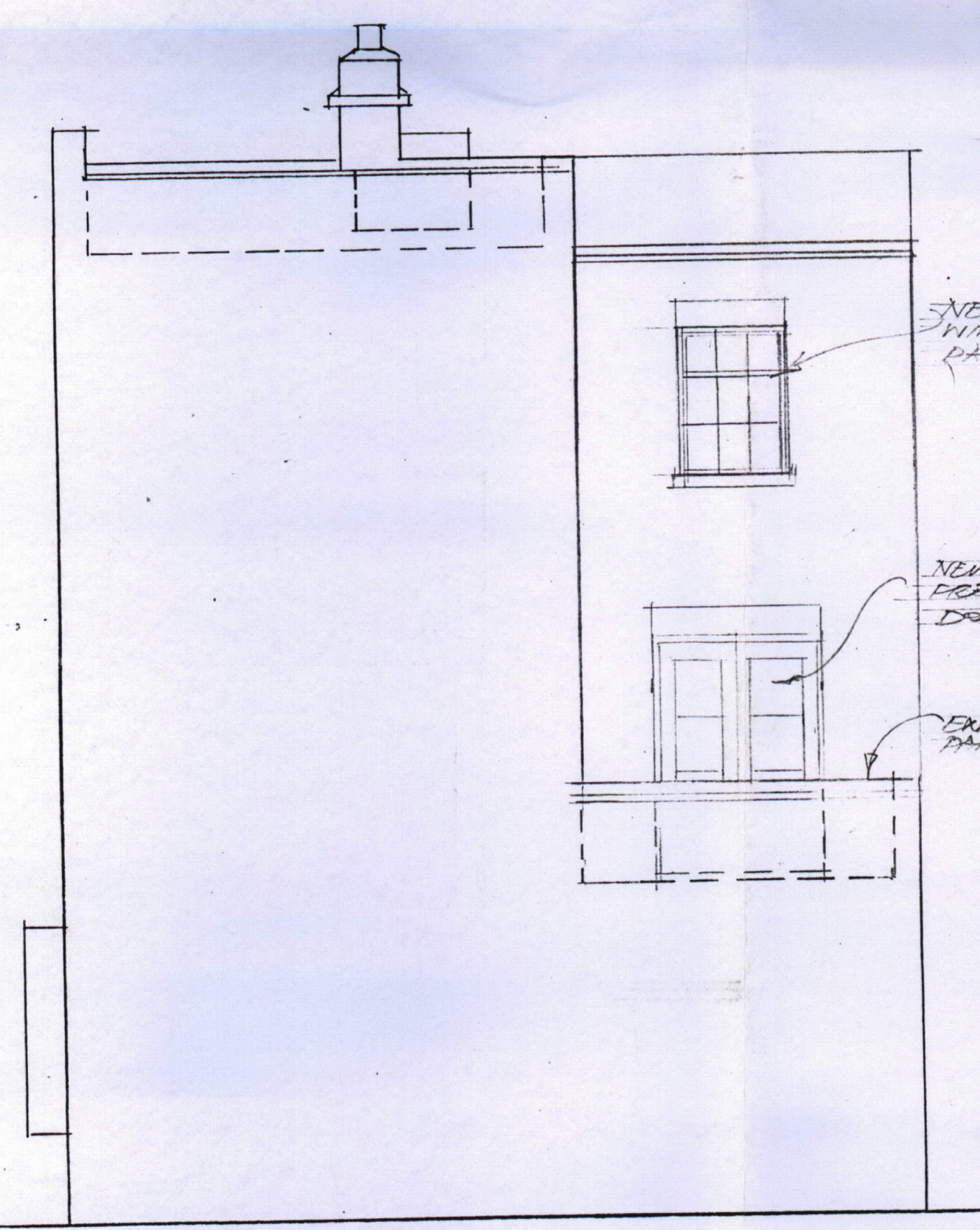
EDWARD HILL ASSOCIATES
ARCHITECTS
WENTWORTH HOUSE · 39 MARLOES ROAD
LONDON W8 6LA · TELEPHONE 071-938 4558
FAX: 071-376 1242



SECTION



REAR ELEVATION



SIDE ELEVATION

TP/93/0553/A



11 AUBREY ROAD W.8.



- VIEW FROM TERRACE
TOWARDS CAMPDEN HILL SQ.

TOWN & COUNTRY PLANNING ACT 1990

FORM TP1

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

APPLICATION COMPLETE

FOR OFFICE USE ONLY

Fee £ 60

Cheque/Postal Order/Cash 001085

Receipt No. Issued 1020096

31/3/93

02 APR 1993

Borough Ref.

Registered No.

Date Received

MAR 1993

92

PLEASE READ 'MAKING A PLANNING APPLICATION' BEFORE COMPLETING THE FORMS

PART ONE

To be completed by or on behalf of all applicants as far as applicable.

FEE (where applicable)

£60

1. APPLICANT (in block capitals)

Name: **CHAPMAN**

Address: **46 PAN MAN LONDON SW1Y5JY**

Tel. No. **071-408 1067**

AGENT (if any) to whom correspondence should be sent

Name: **EDWARD AM ASSOC.**

Address: **39 MARLBOROUGH RD. LONDON W8 6 LA.**

Tel. No. **071-938 4358** Ref. **866**

2. PARTICULARS OF PROPOSAL FOR WHICH PERMISSION IS SOUGHT

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

11 AUBREY ROAD. LONDON W8. 1-030583

(b) Site area

0.005

hectares

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ALTERATION AND EXTENSION TO REAR OF EXISTING SINGLE FAMILY HOUSE.

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(e) State whether the proposal involves:-

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State Yes or No

YES

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

20.5 m²

(ii) Alterations

YES

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

/

(iii) Change of use

NO

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

/

(iv) Construction of a new access to a highway

vehicular pedestrian

NO

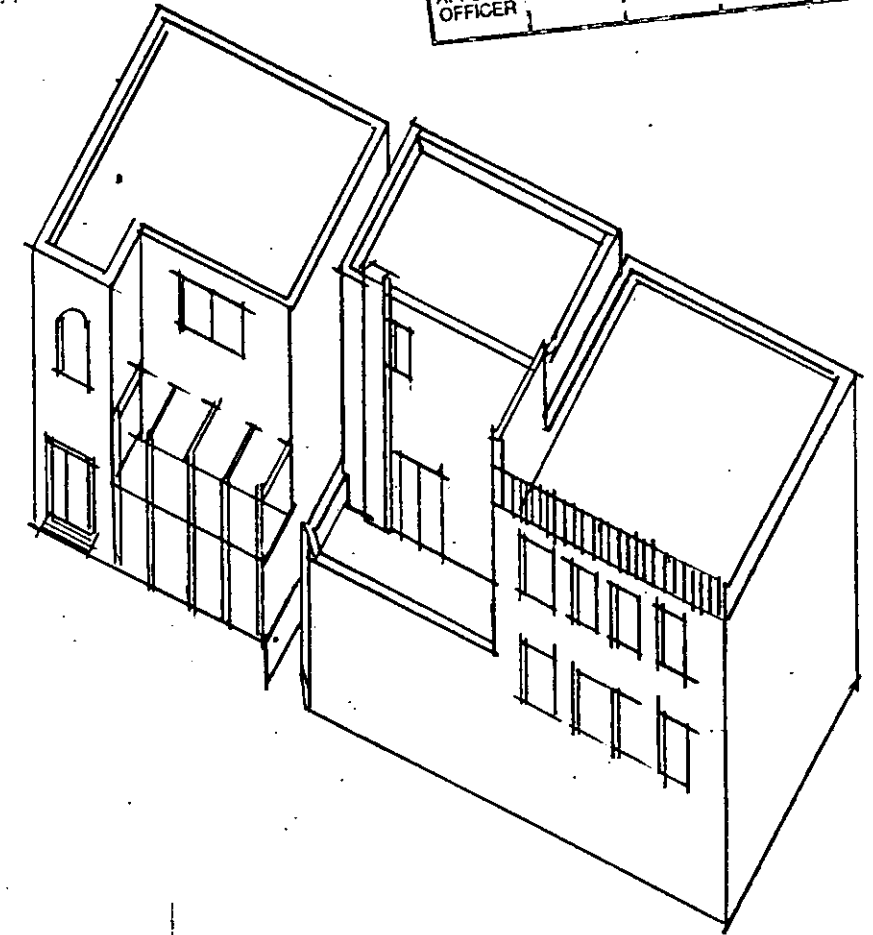
(v) Alteration of an existing access to a highway

vehicular pedestrian

NO

hectares/m²

RECEIVED BY PLANNING SERVICES				
DC N	DC C	DC S	E	AS ACK
On 31 MAR 1993				
EXEC DIR	D. HEWITT PLANNING SERVICES	APPS	ENV PLAN	
APPEALS OFFICER	10	FEE'S OFFICER	FORWARD PLAN	HEAD DC

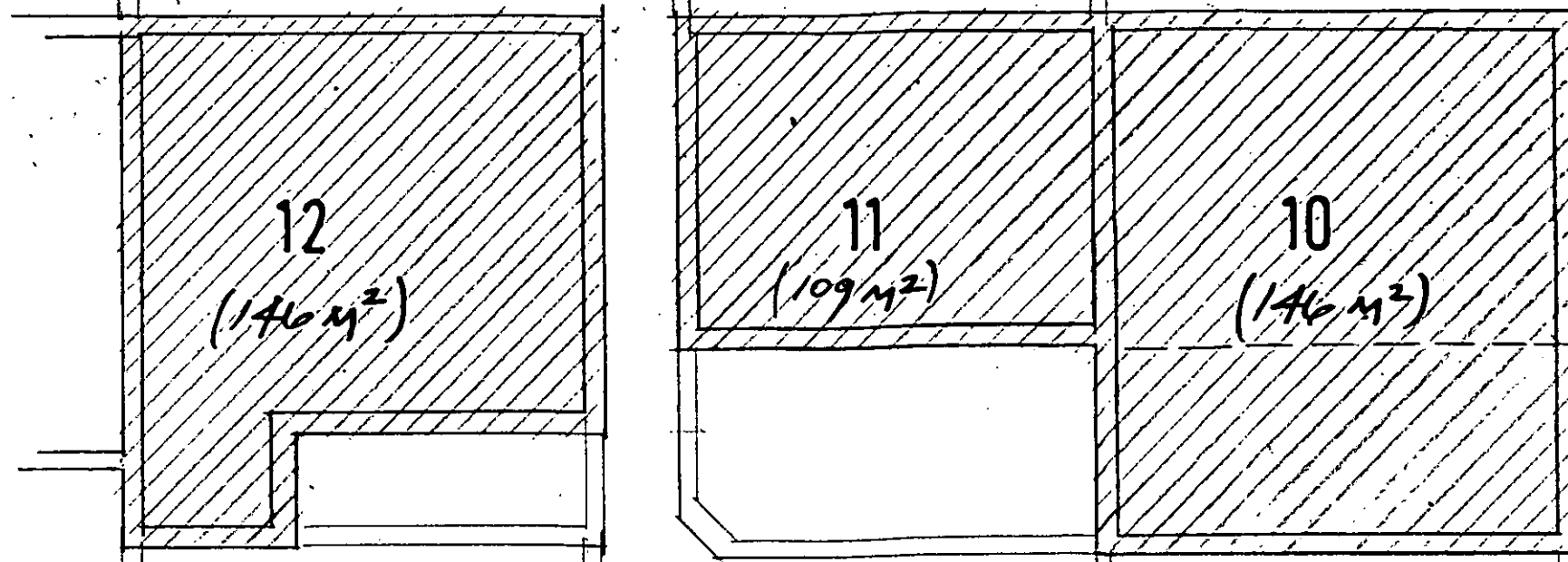


10, 11, 12, AUBREY ROAD W8
 [10, 11* as existing, 1-230583
 12 as permitted]
 March 1993 Drg.no. 861.4

EDWARD HILL ASSOCIATES

ARCHITECTS

WENTWORTH HOUSE · 39 MARLOES ROAD
 LONDON W8 6LA · TELEPHONE 071-938 4358
 FAX: 071-376 1242



PLAN 100



12

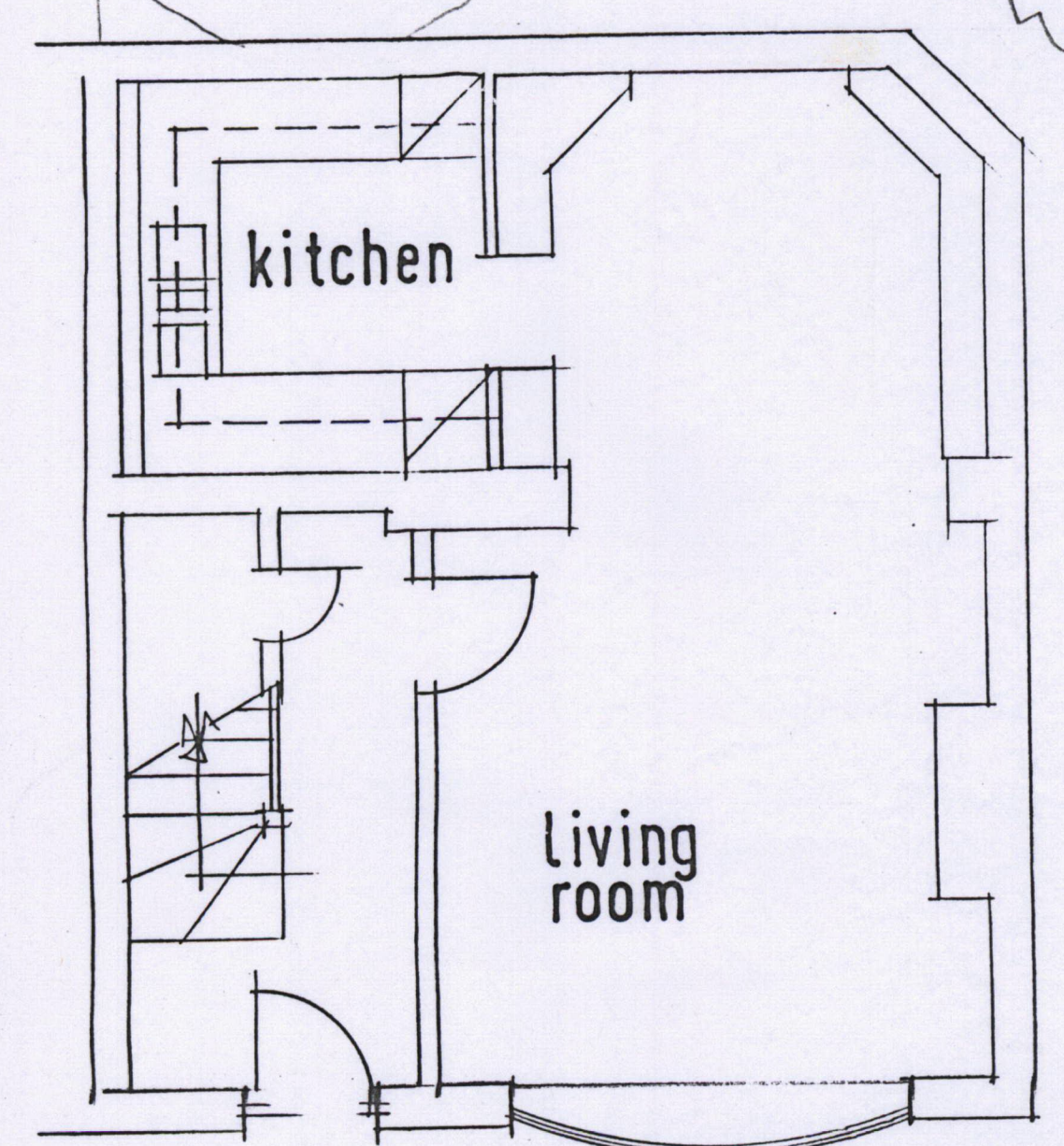
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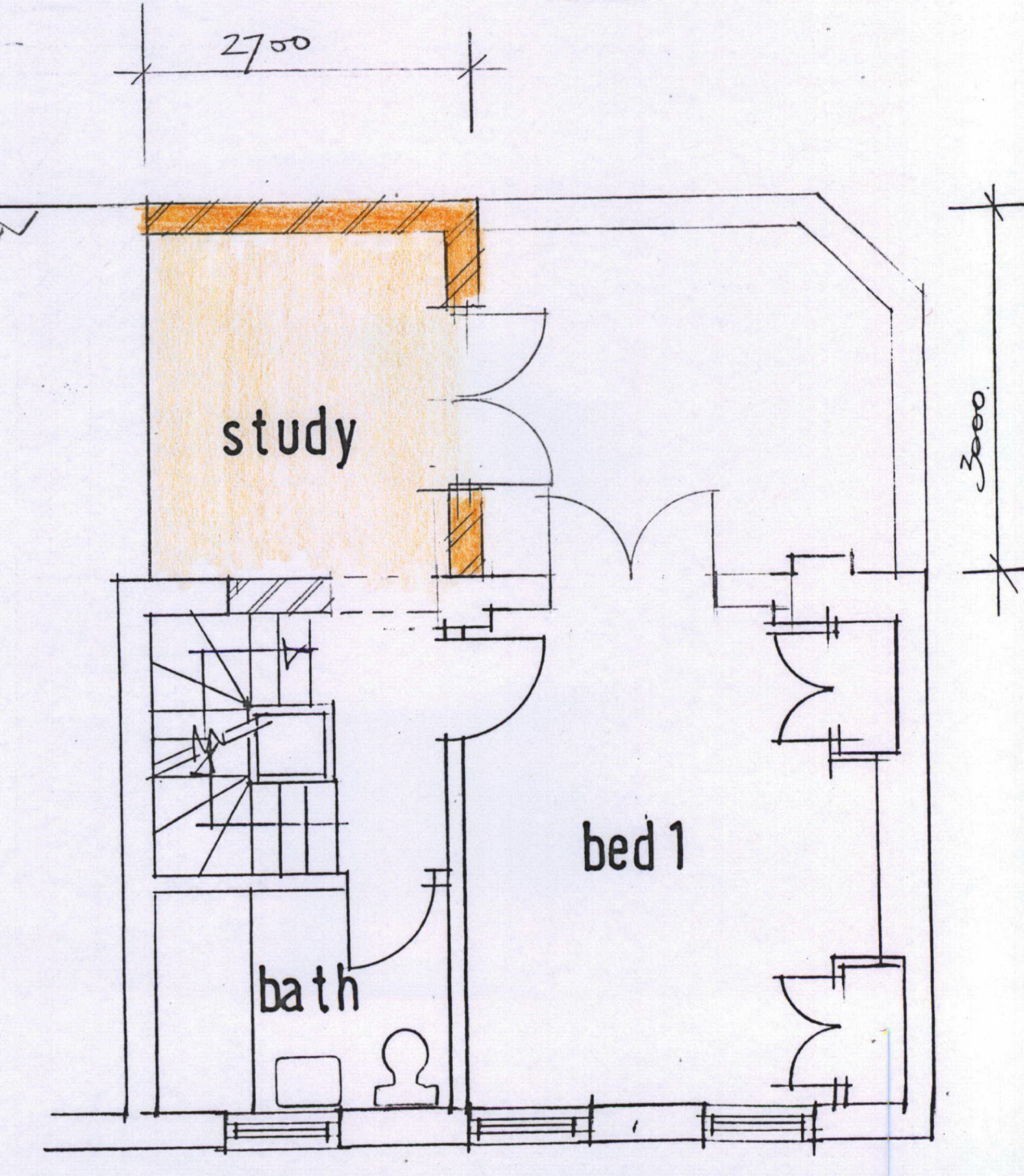
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DECIDUOUS TREE 8M HIGH 7M SPREAD

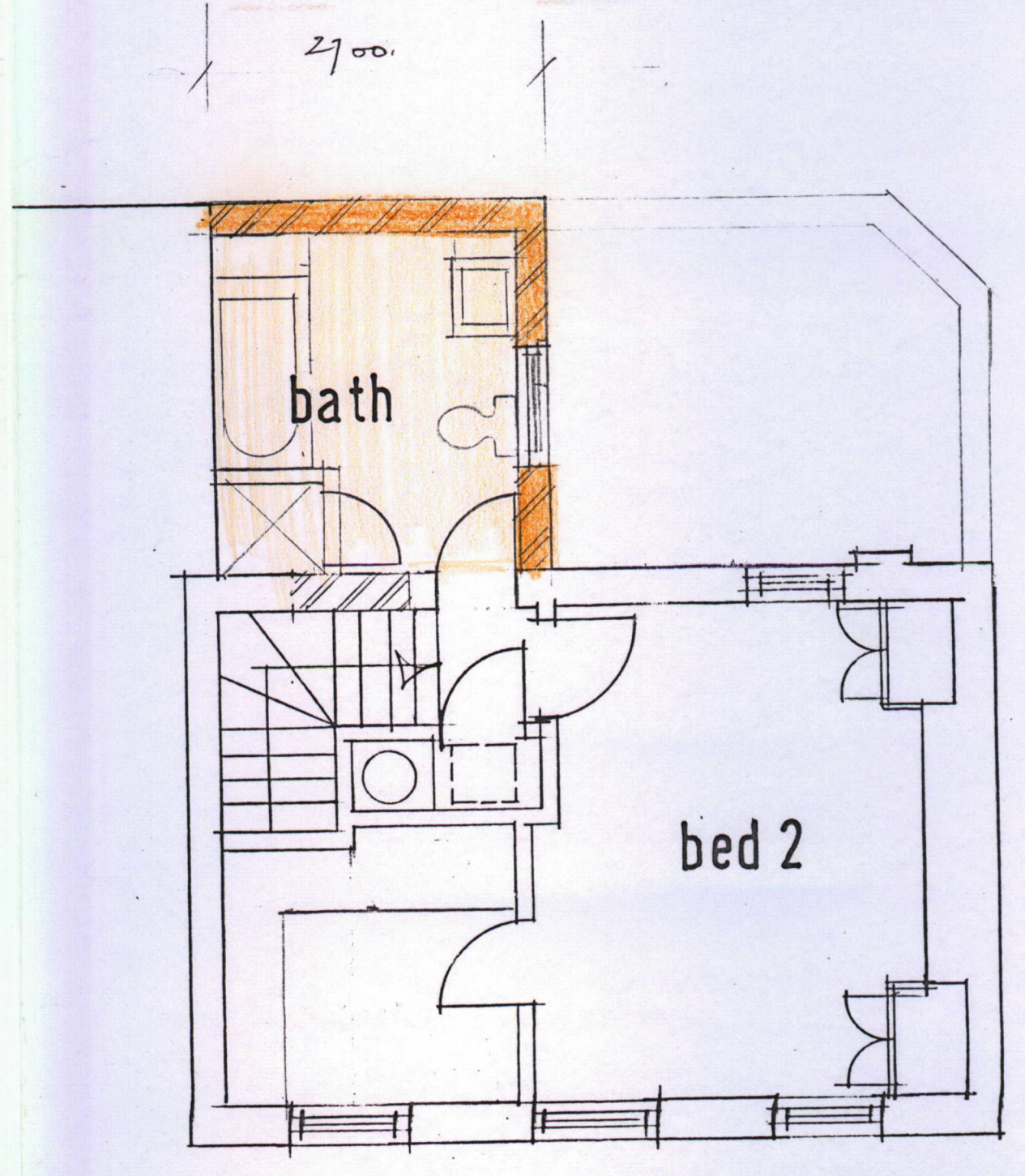
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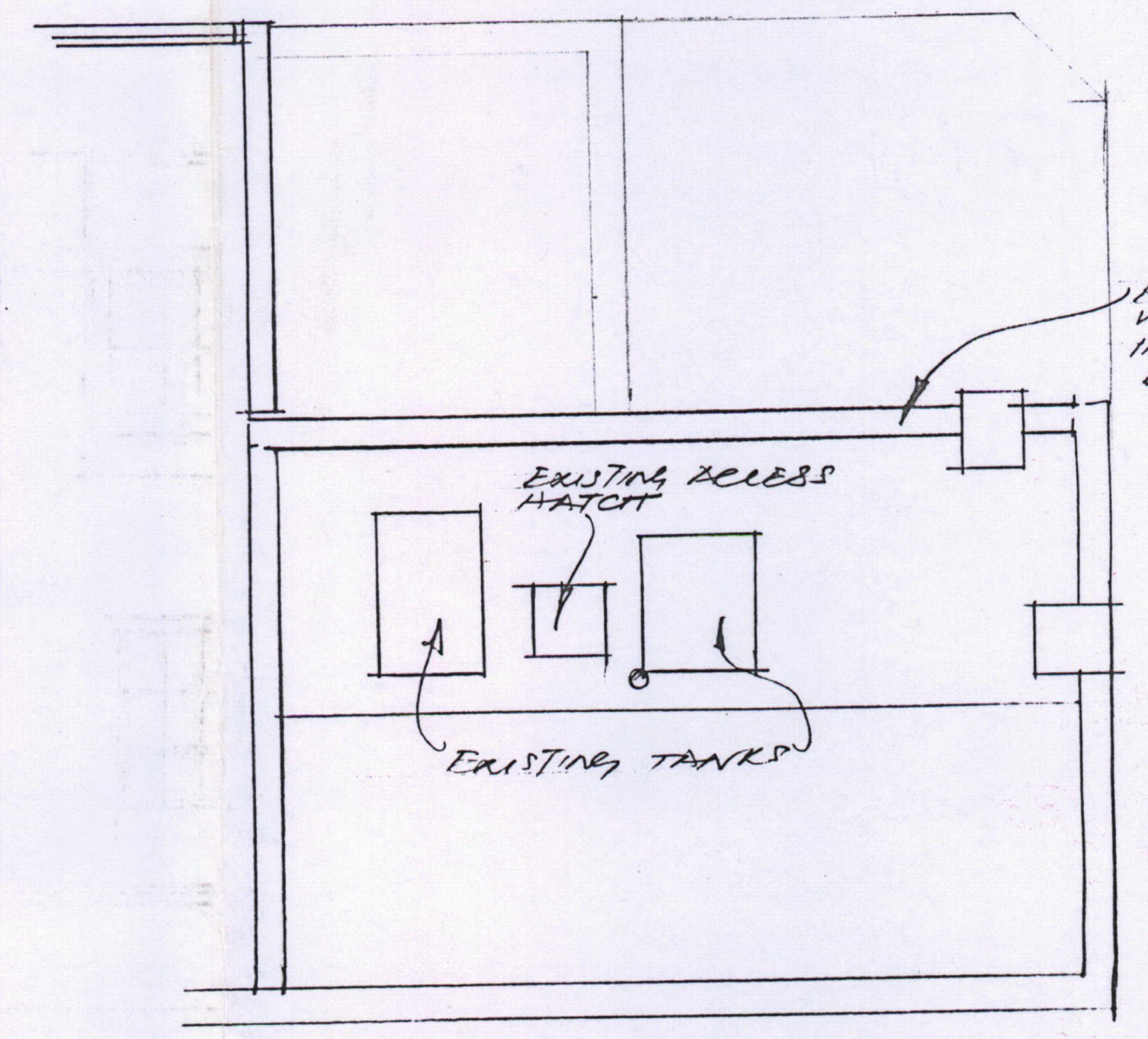
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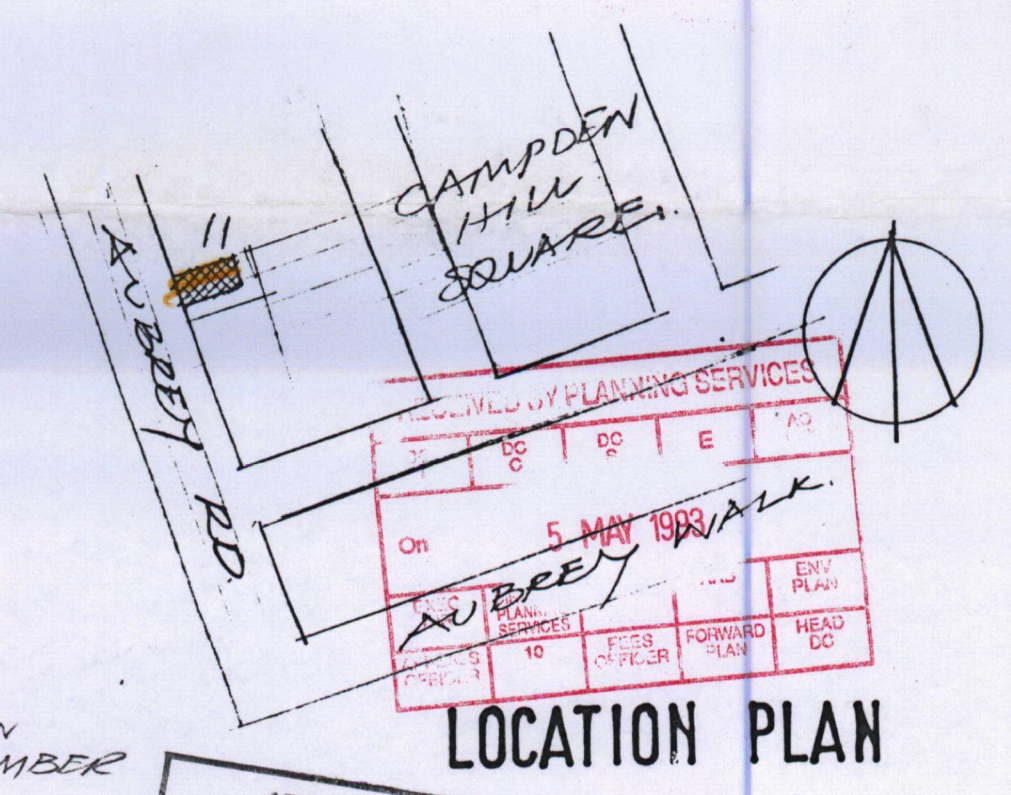
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SECOND FLOOR



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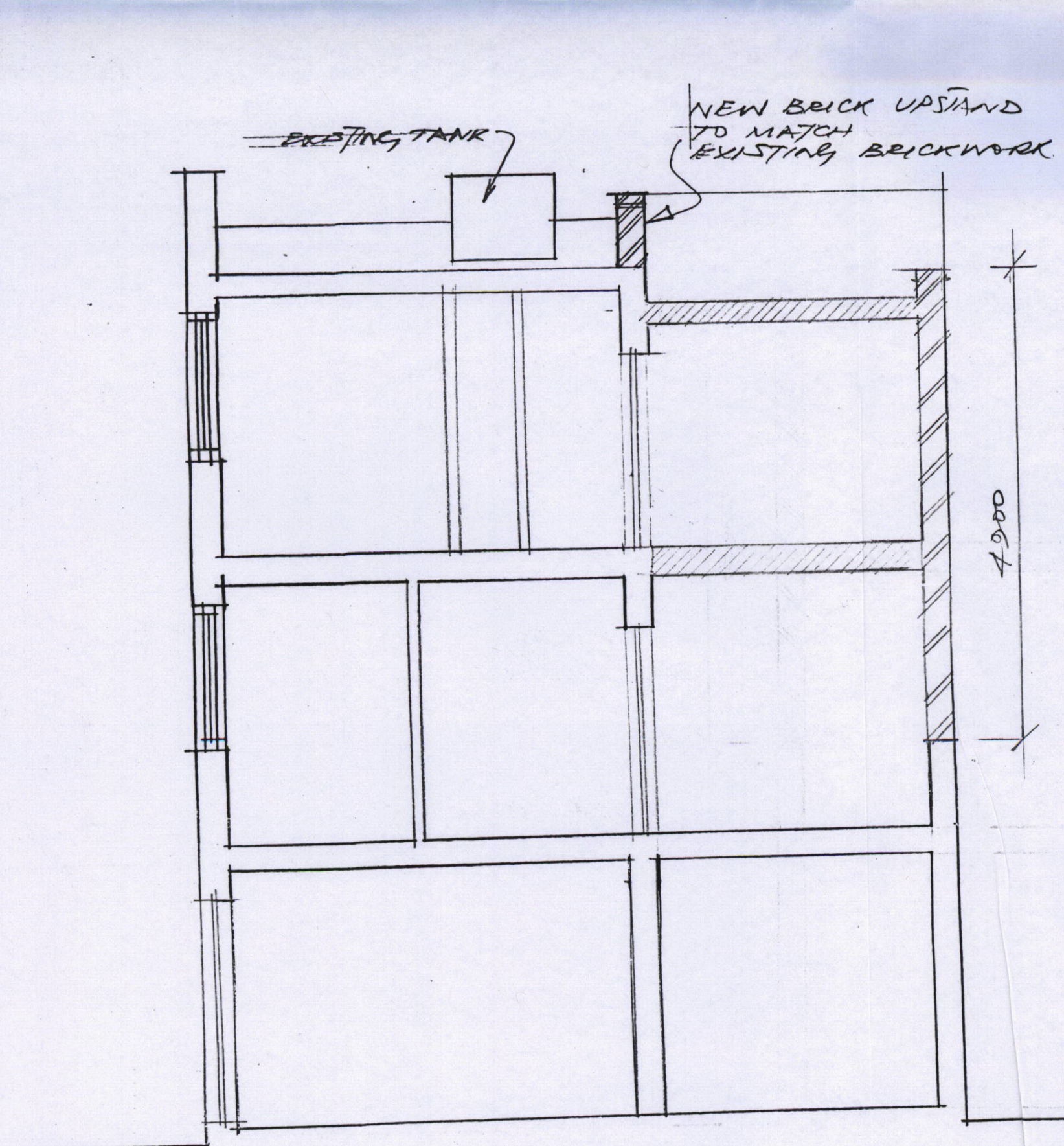
LOCATION PLAN

APPROVED BY PLANNING SERVICES CITEE
MAY 25 1993
CONSENT REF.

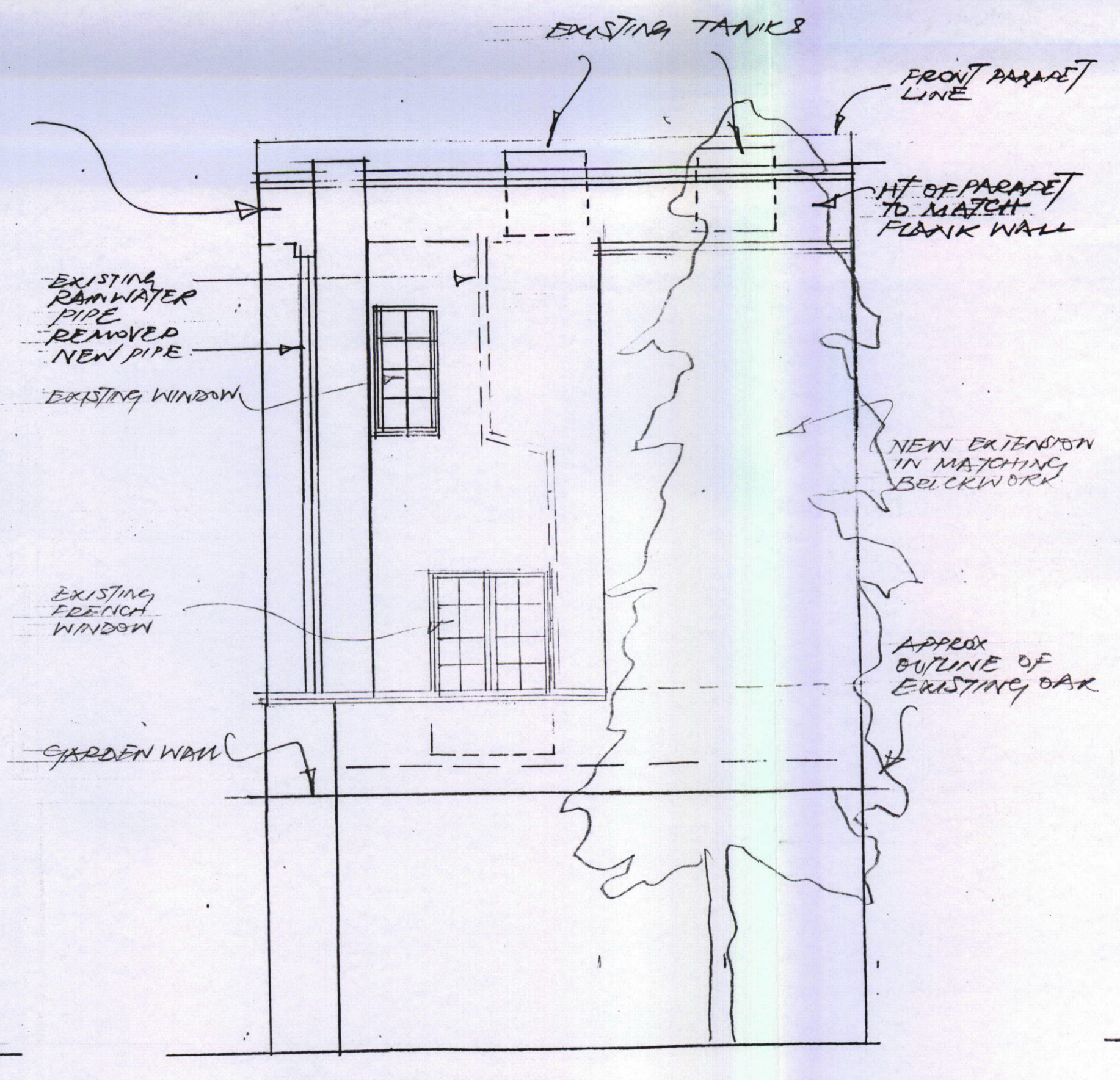
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title	PROPOSED ALTERATIONS
scale	1:50
date	MARCH 1993
dwg. no.	861.5 A

EDWARD HILL ASSOCIATES
ARCHITECTS
WENTWORTH HOUSE - 39 MARLOES ROAD
LONDON W8 6LA - TELEPHONE 071-938 4358
FAX: 071-576 1242

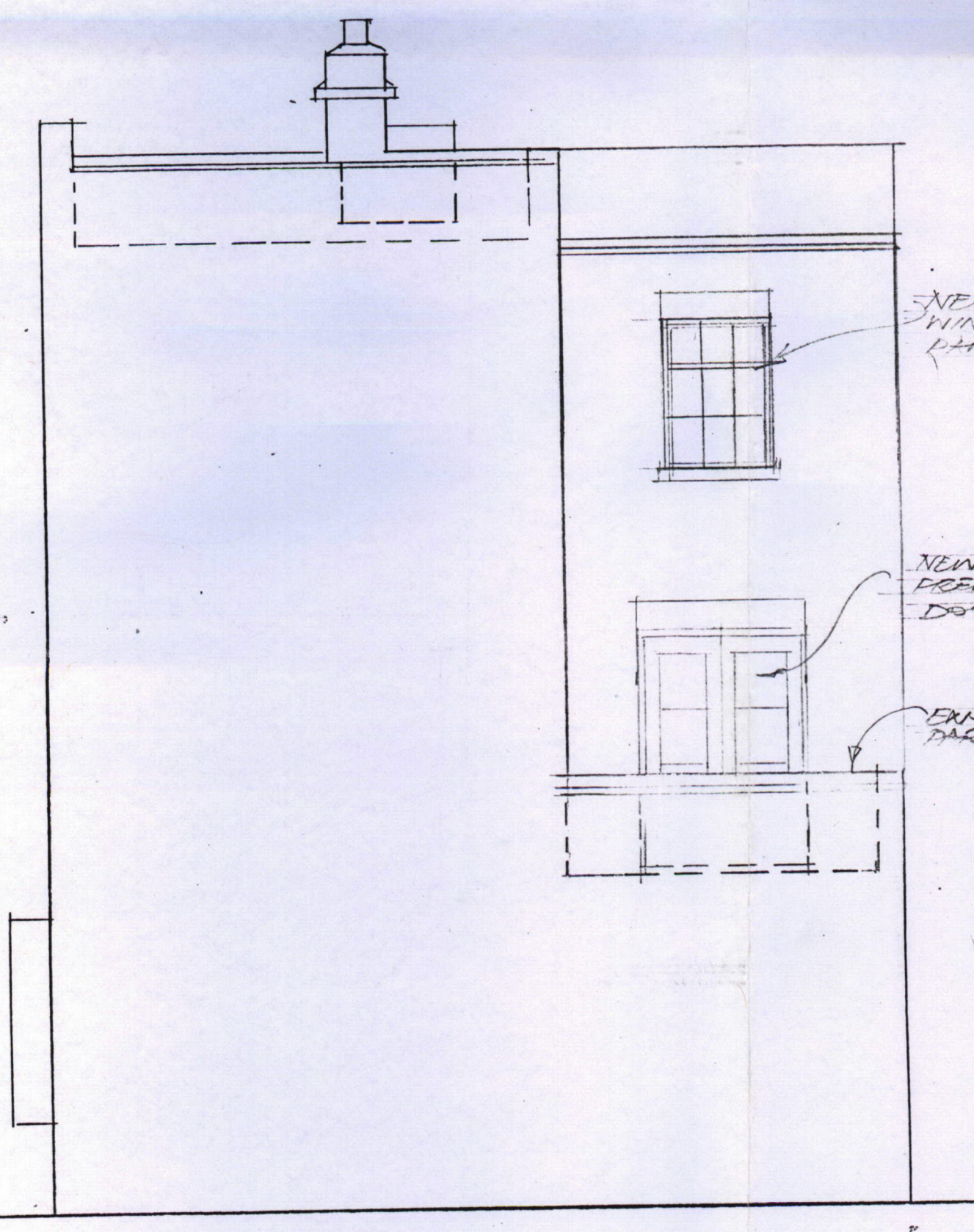
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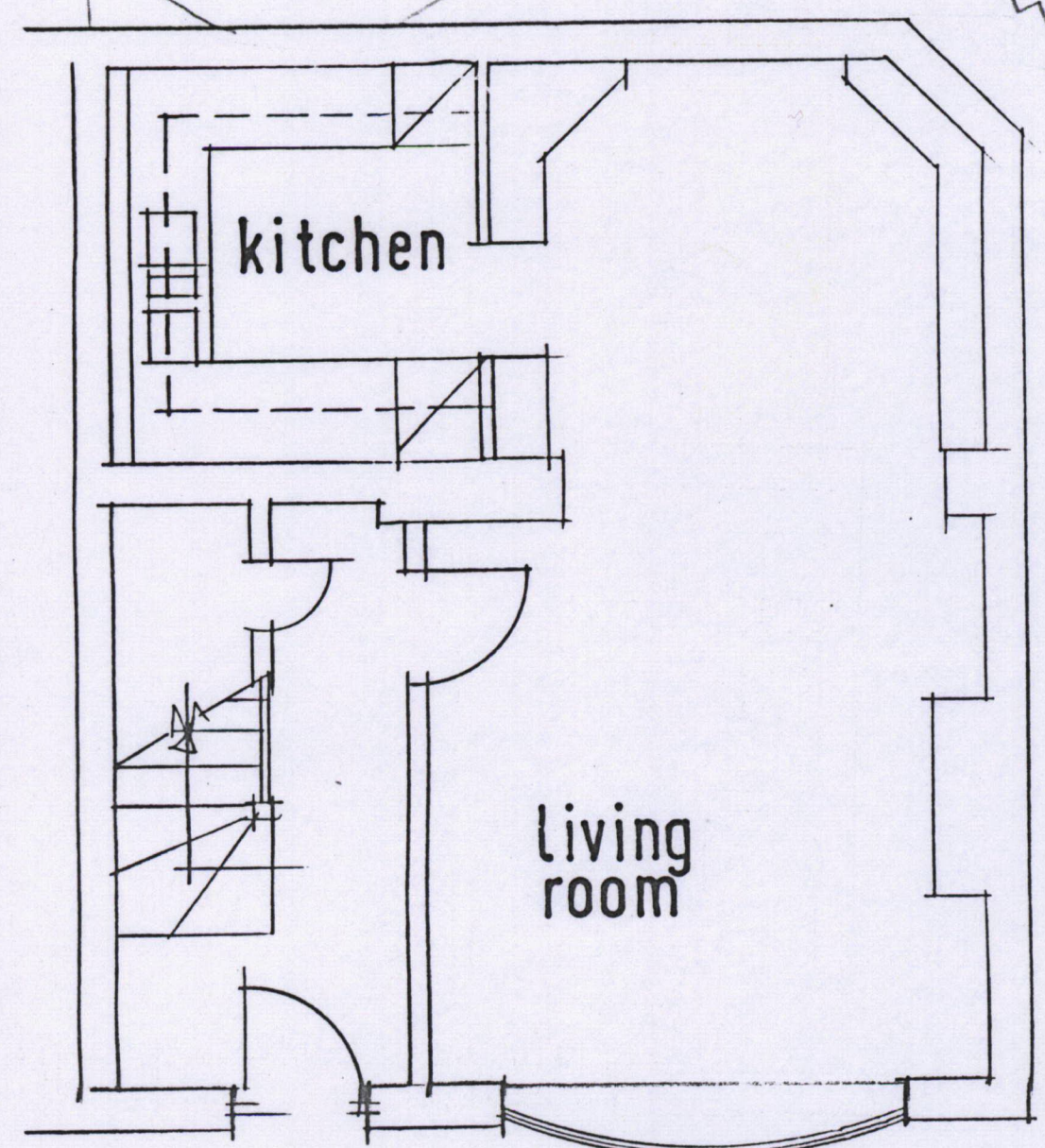
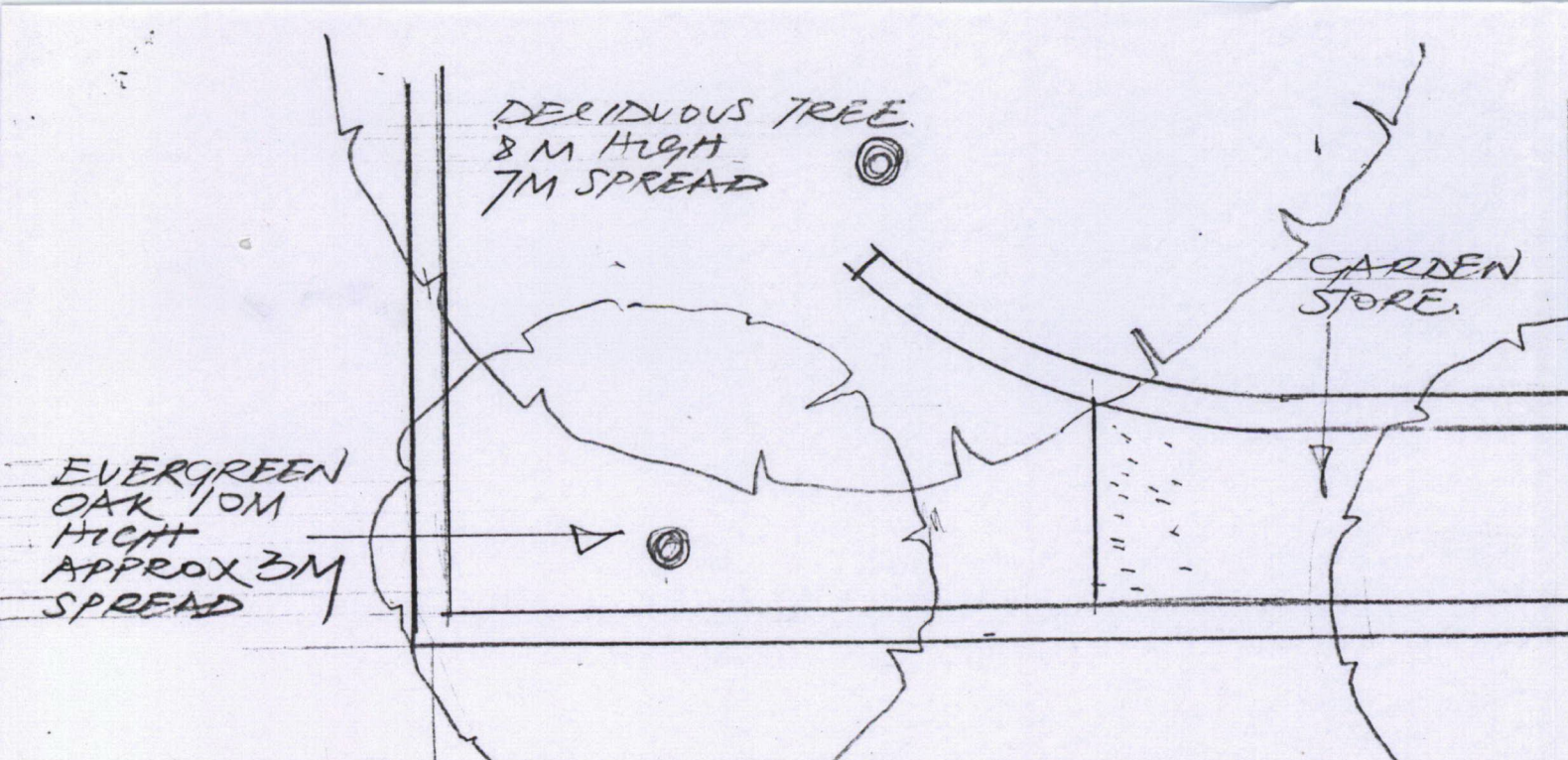
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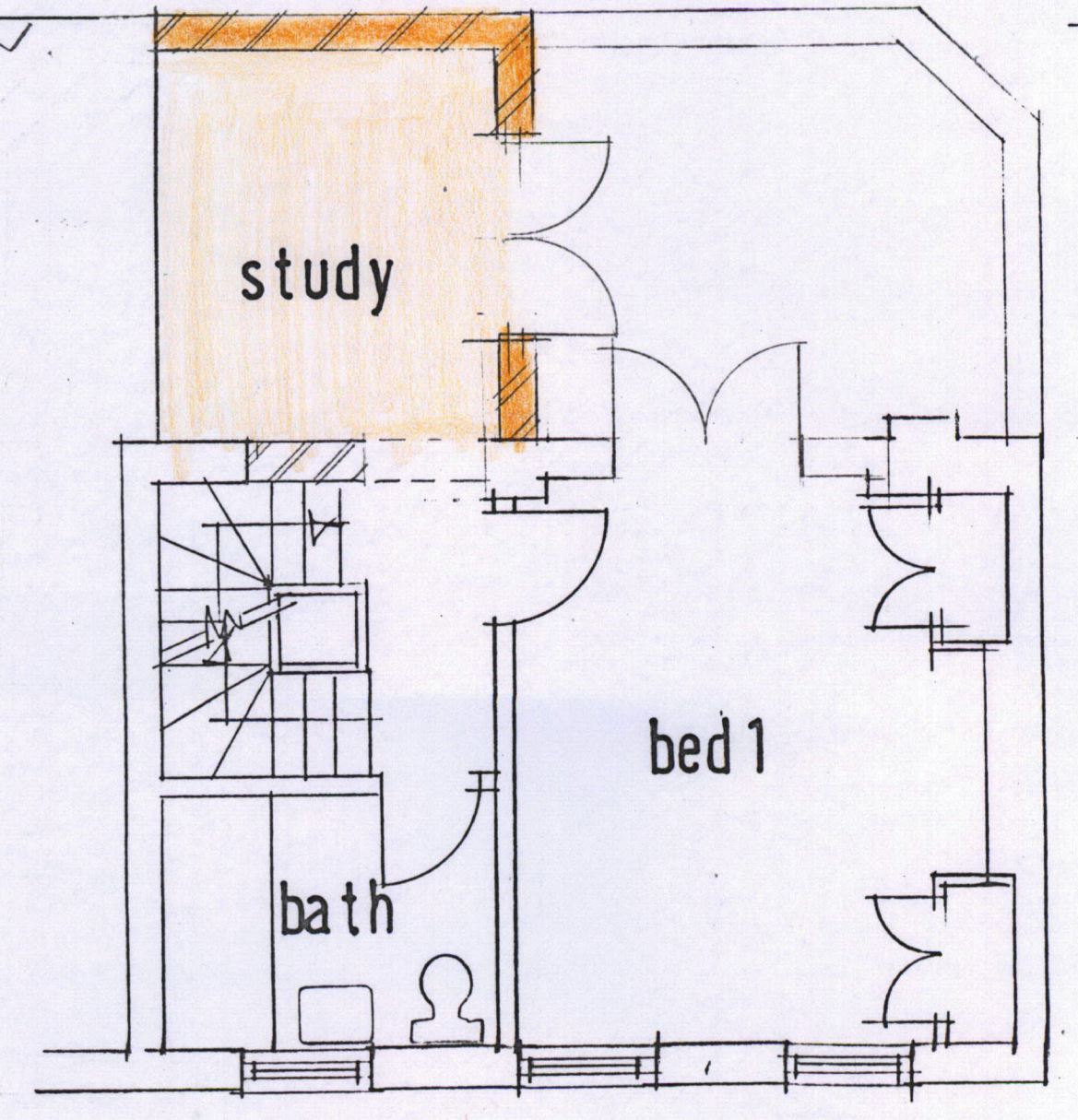
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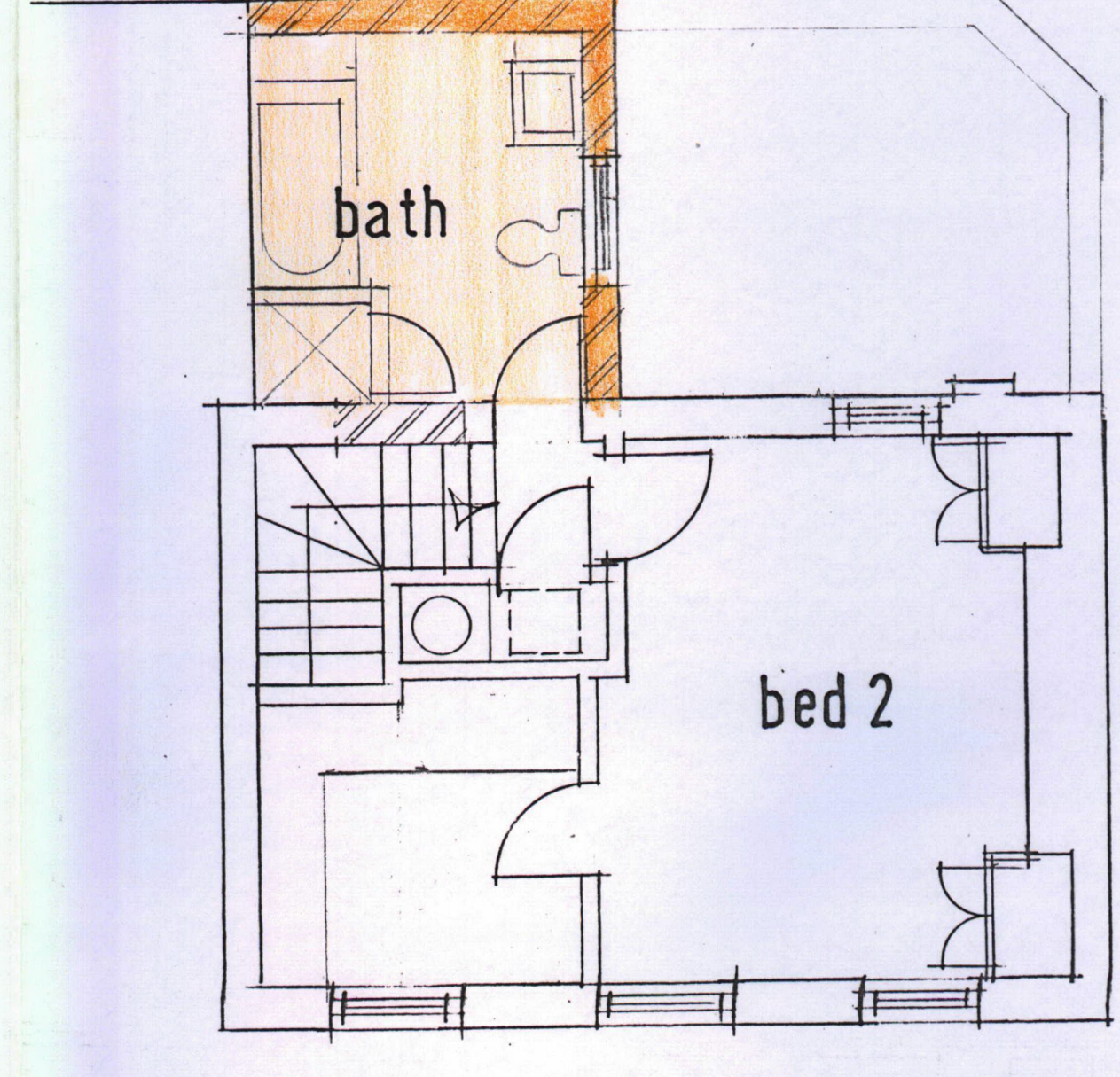
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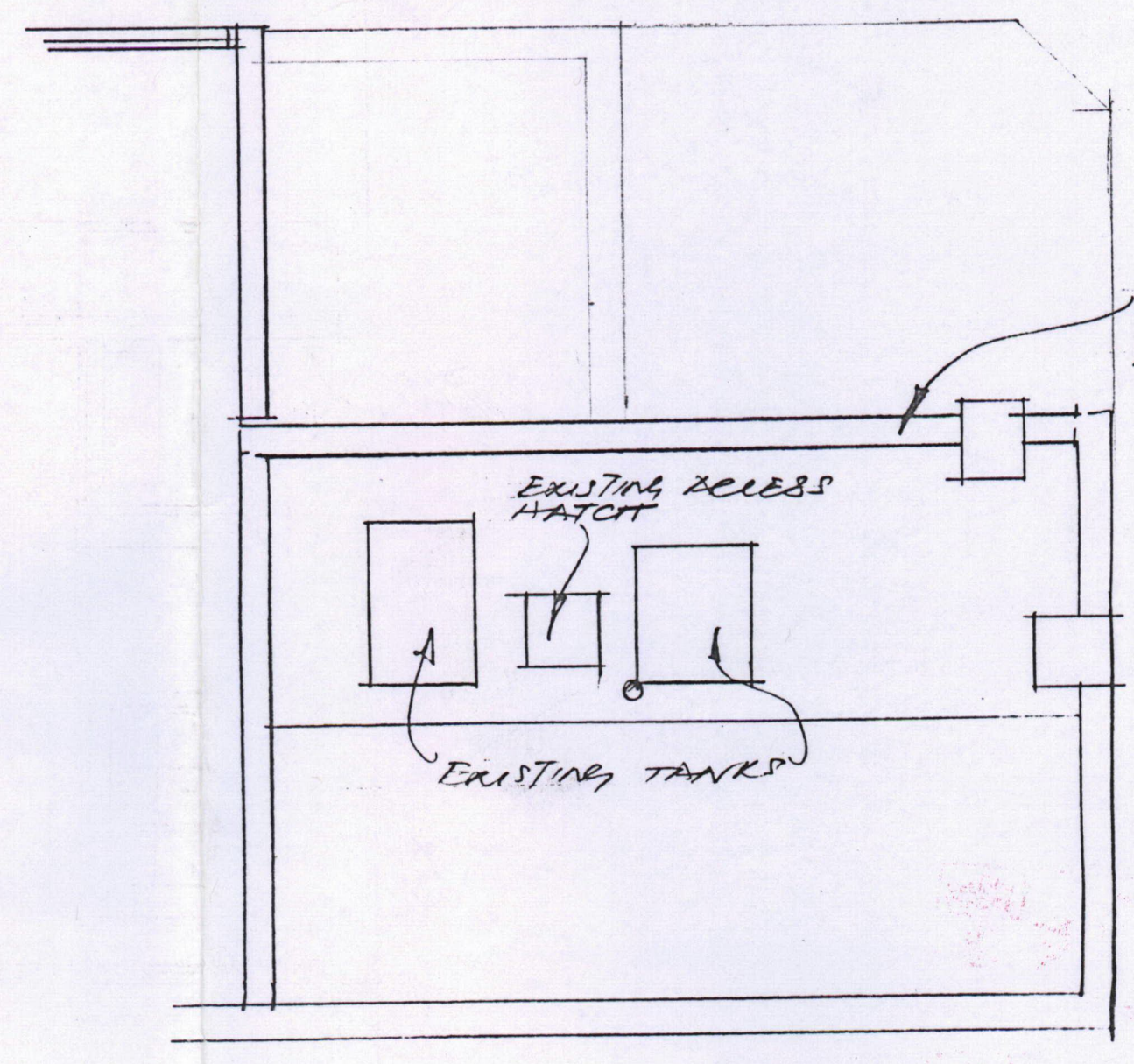
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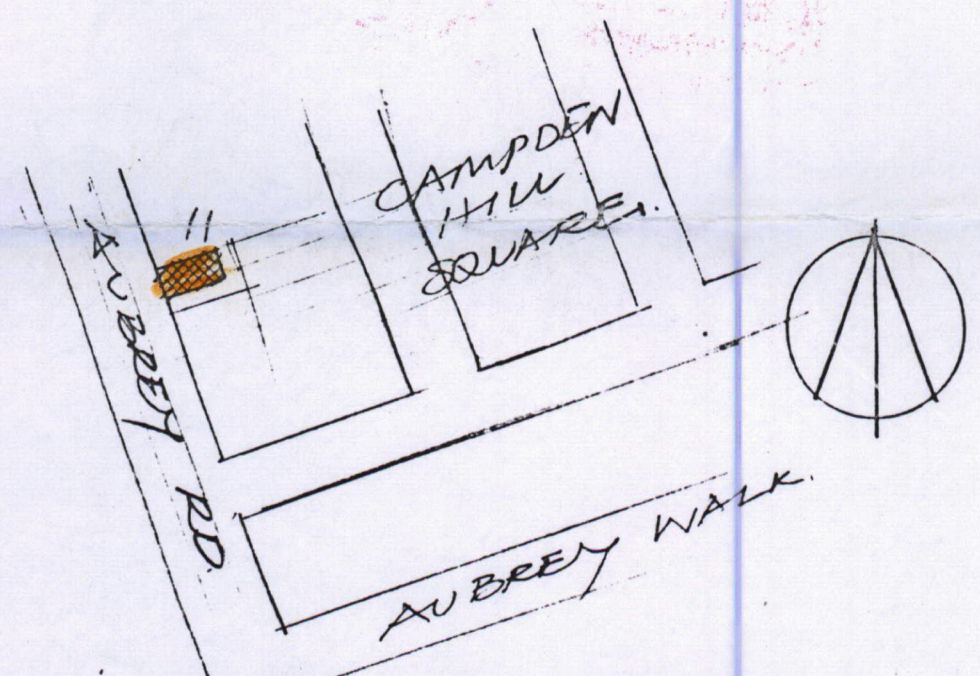
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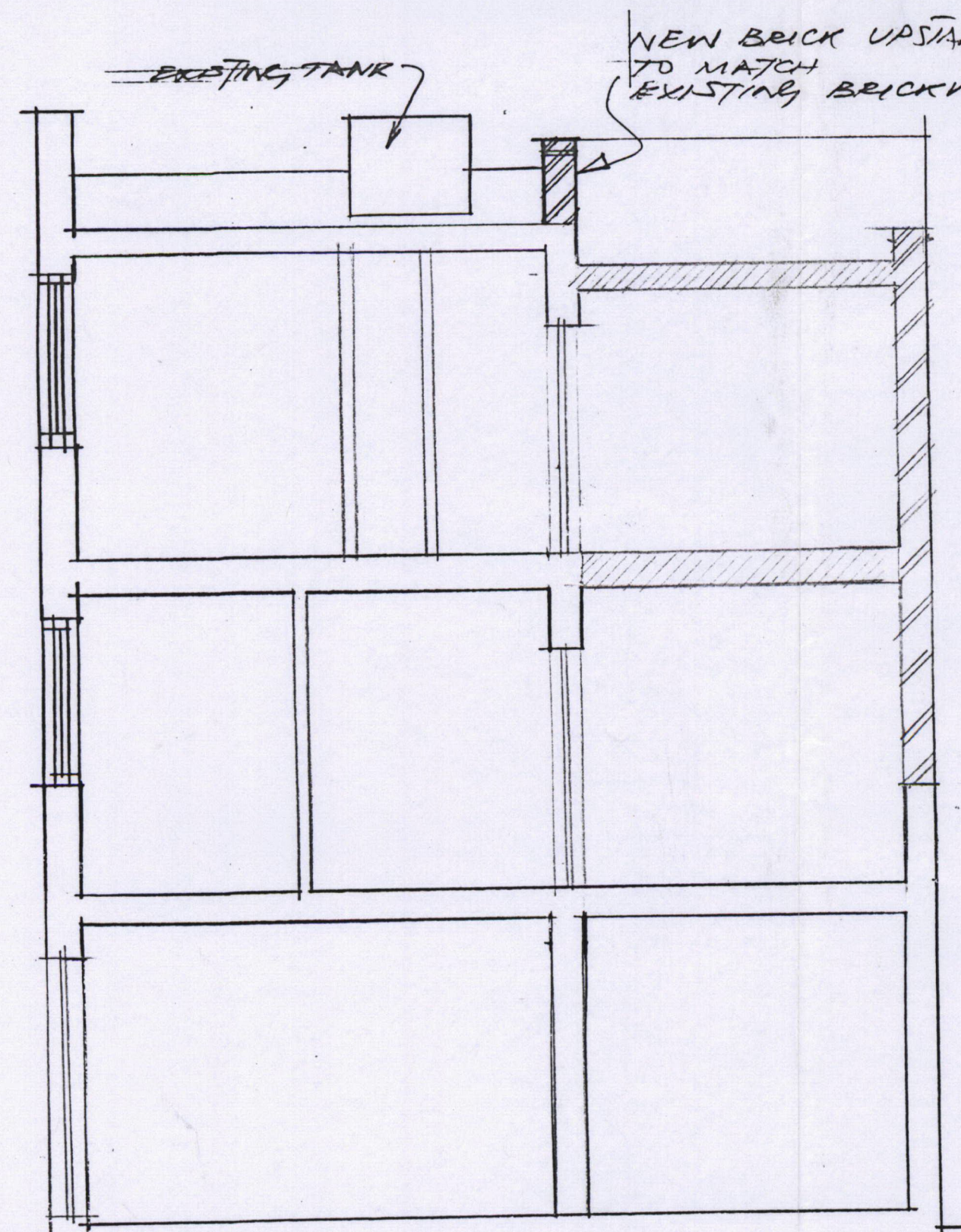


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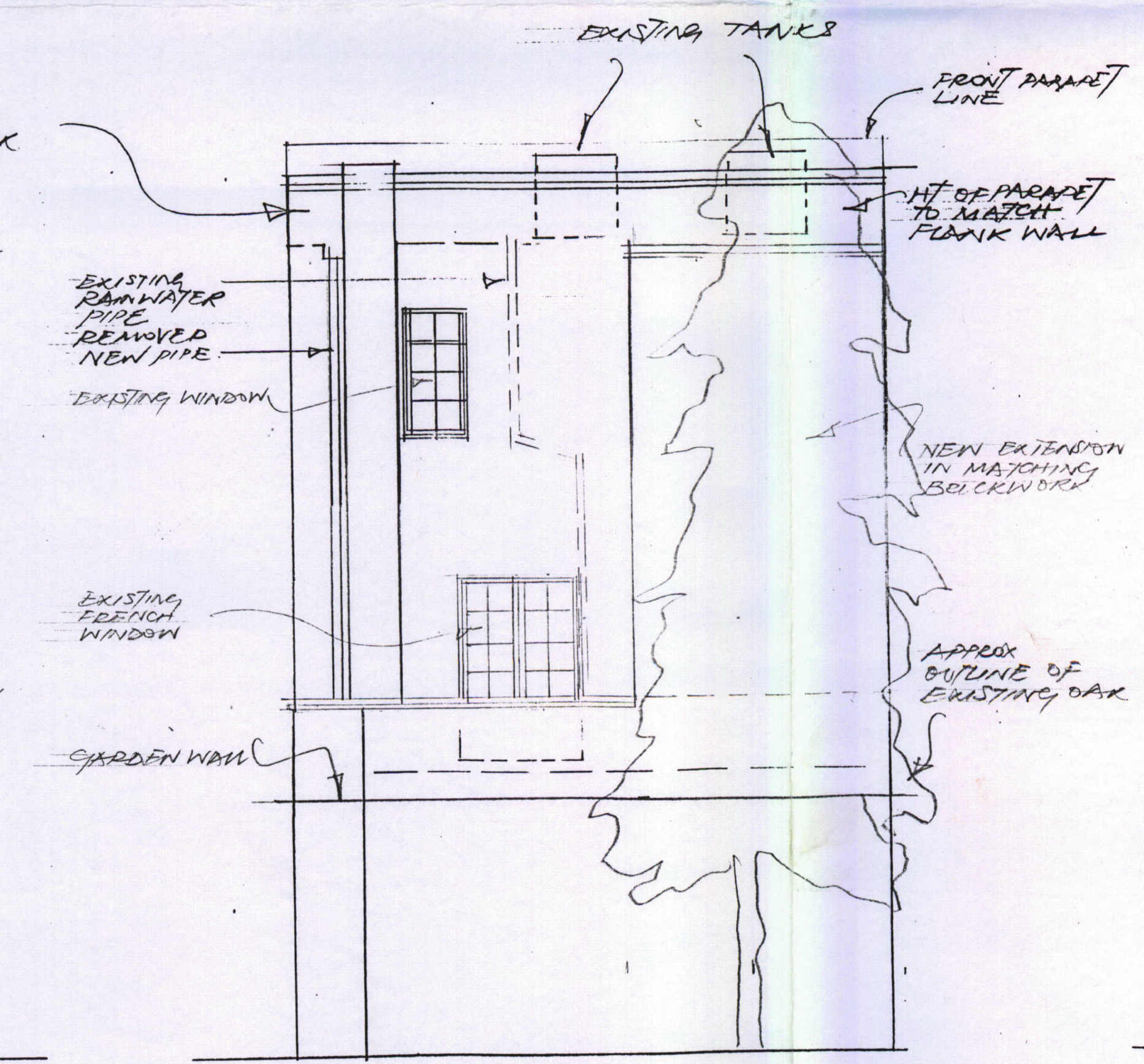


LOCATION PLAN

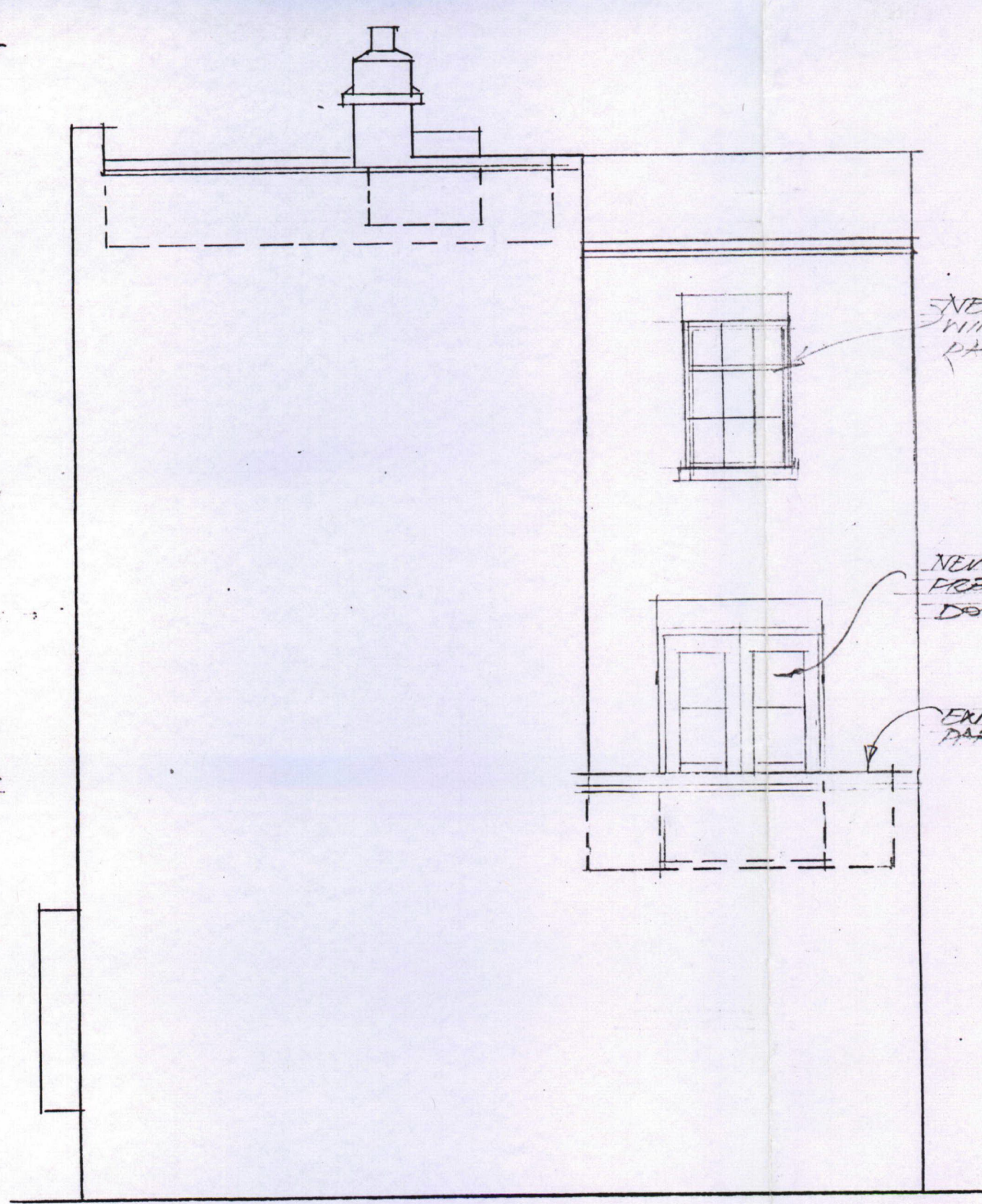
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On 5 MAY 1993				
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APPEALS OFFICER	10	FEE OFFICER	FORWARD PLAN	HEAD DC



SECTION



REAR ELEVATION

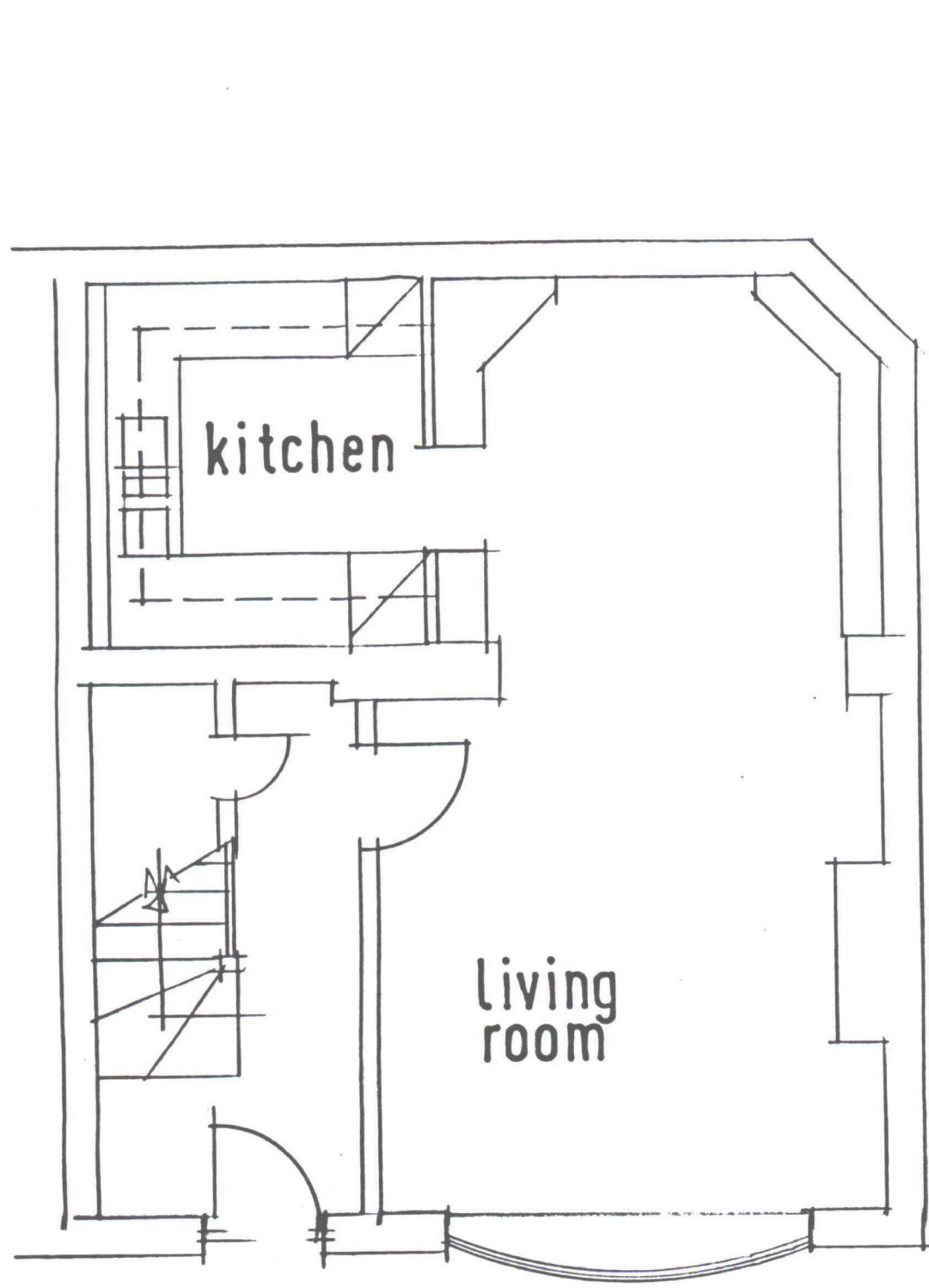


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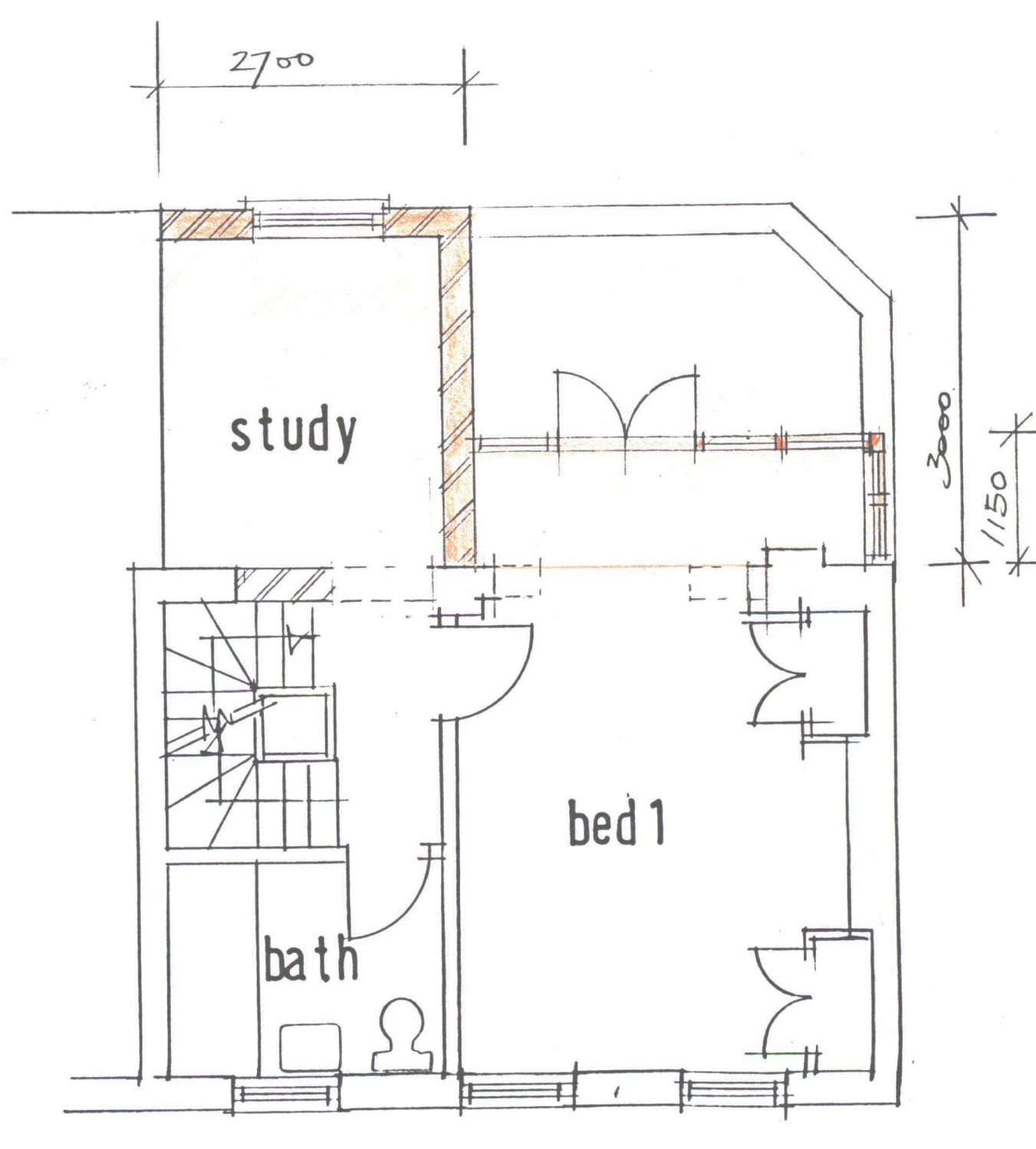
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title	PROPOSED ALTERATIONS
scale	1:50
date	MARCH 1993
dwg. no.	861.5 A

EDWARD HILL ASSOCIATES
ARCHITECTS
WENTWORTH HOUSE - 39 MARLOES ROAD
LONDON W8 6LA - TELEPHONE 071-958 4558
FAX: 071-576 1242

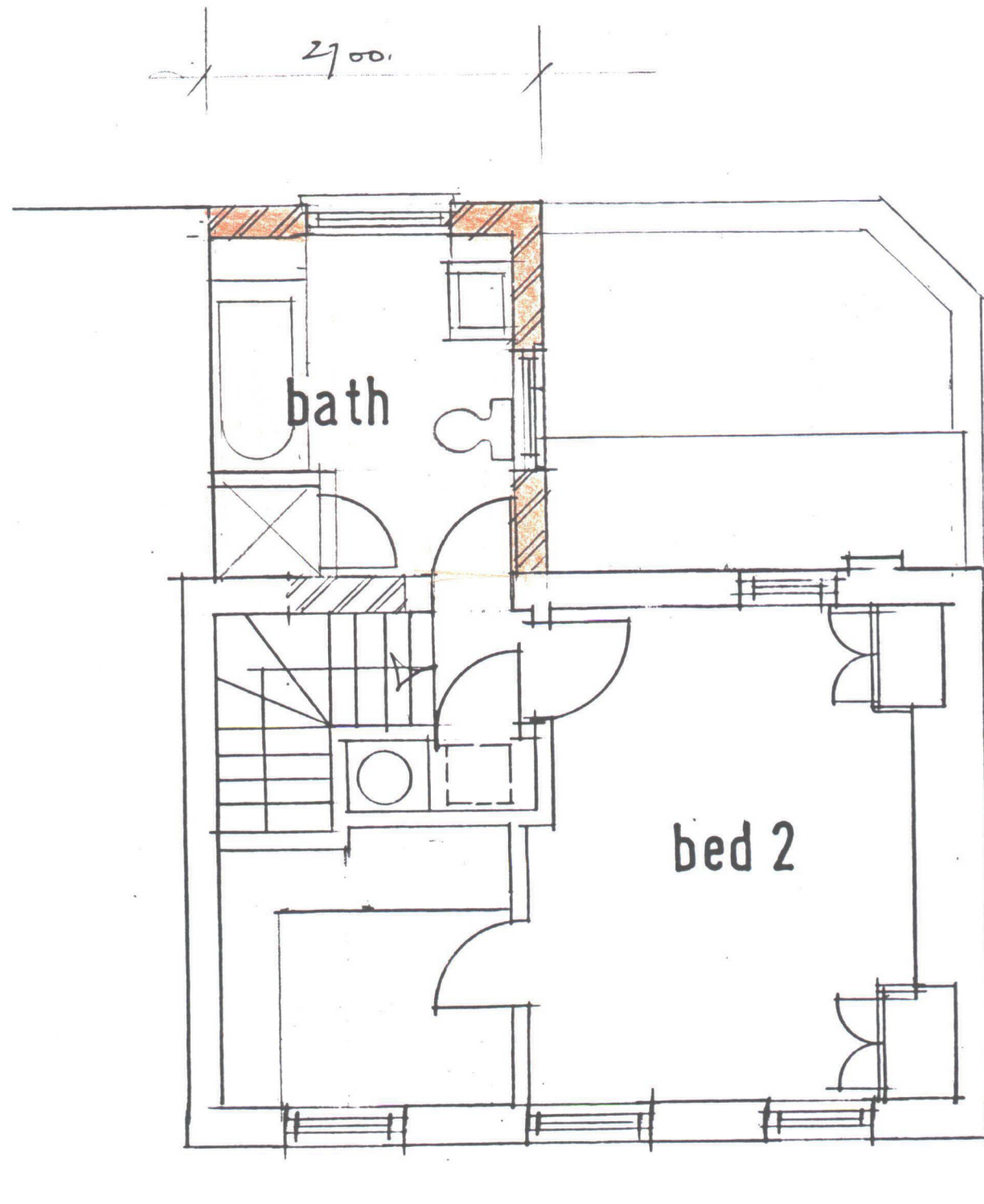
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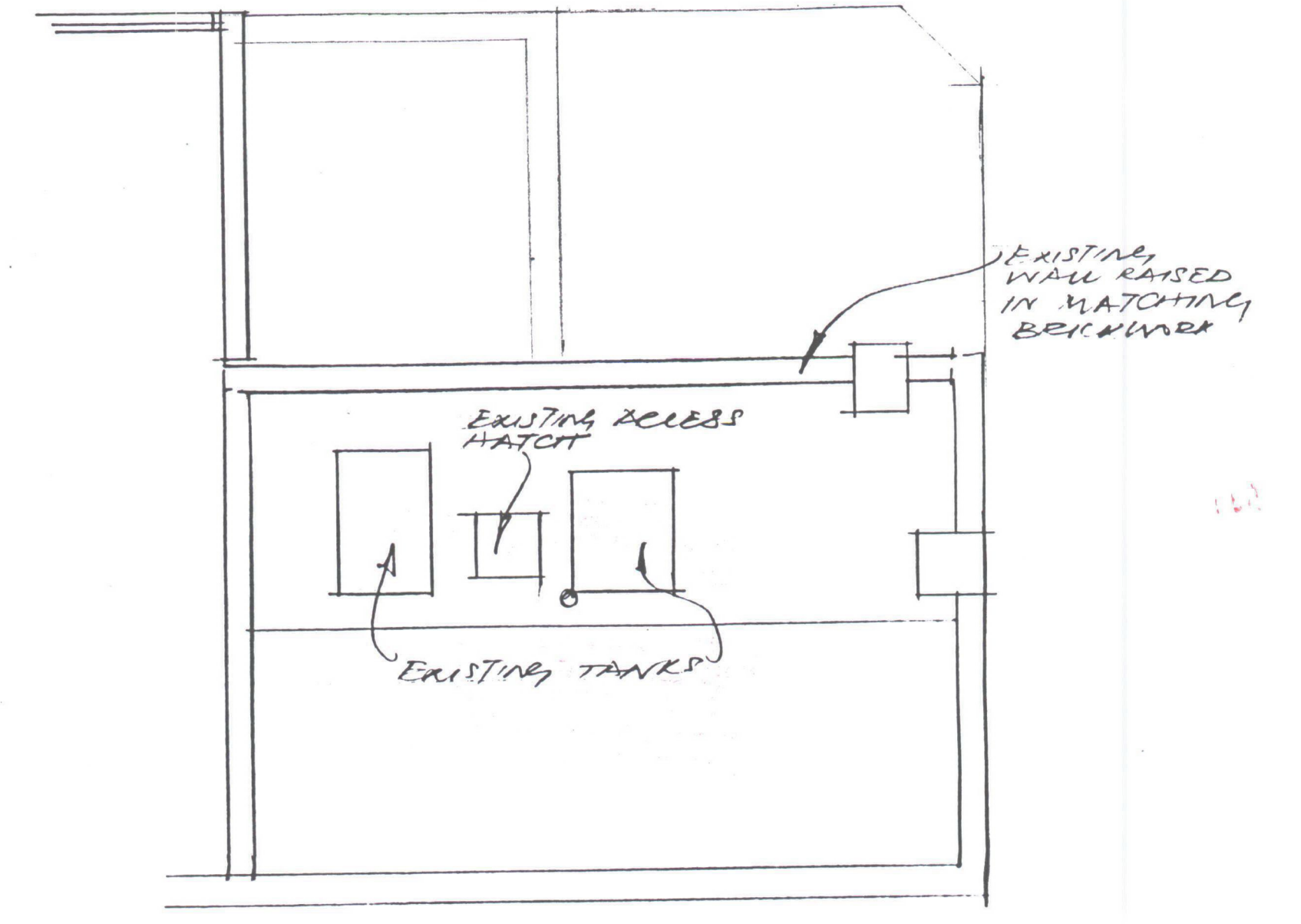
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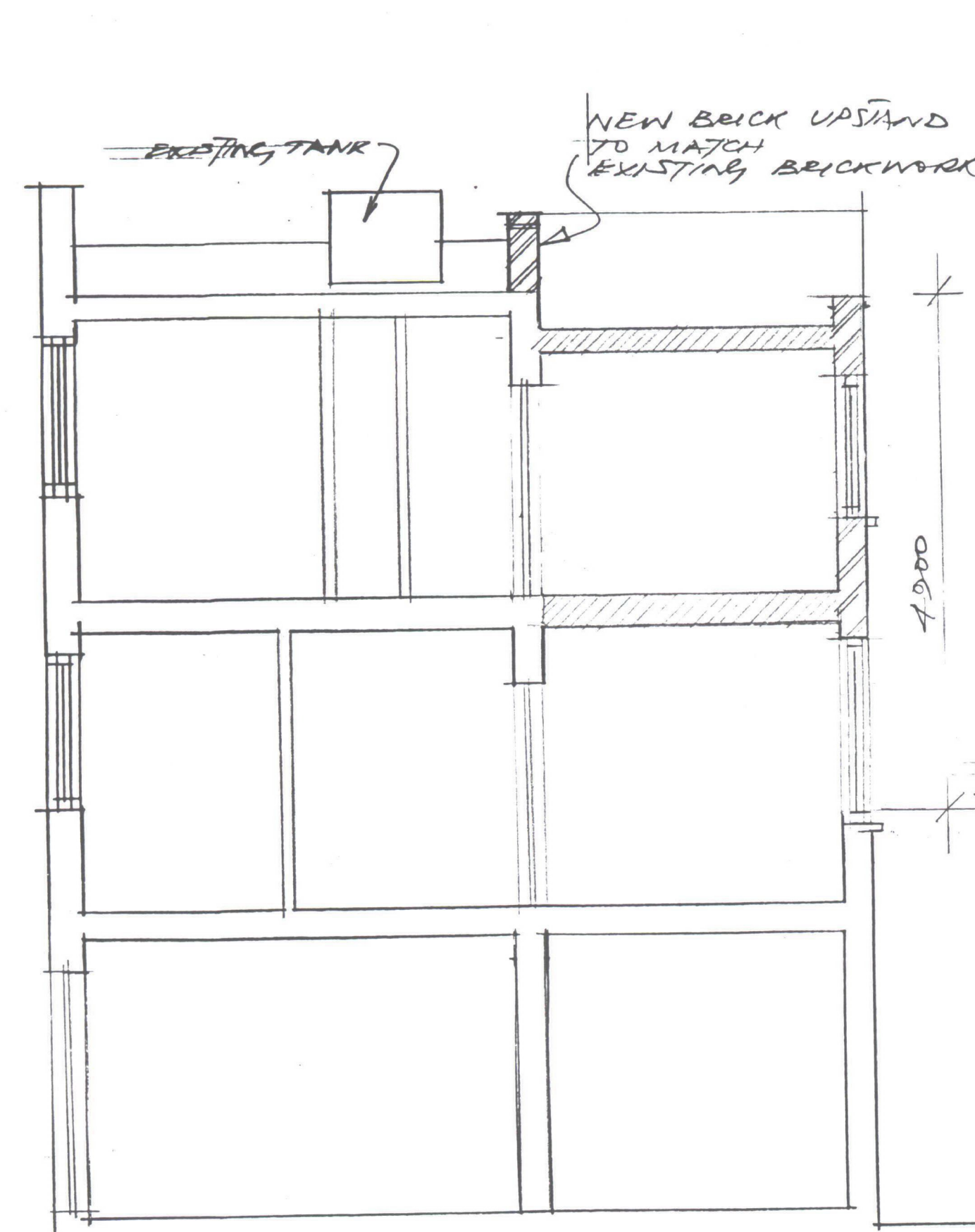
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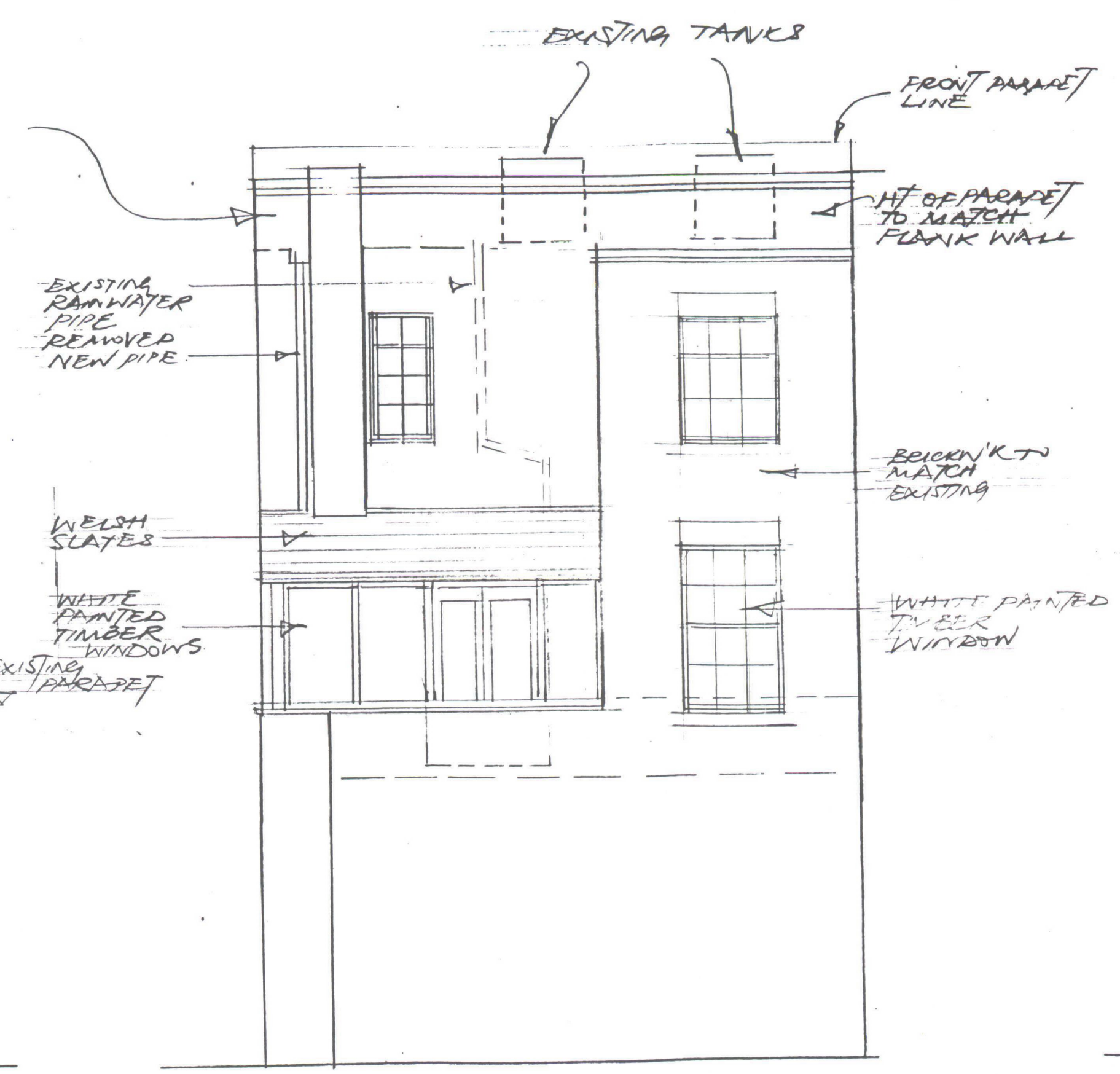
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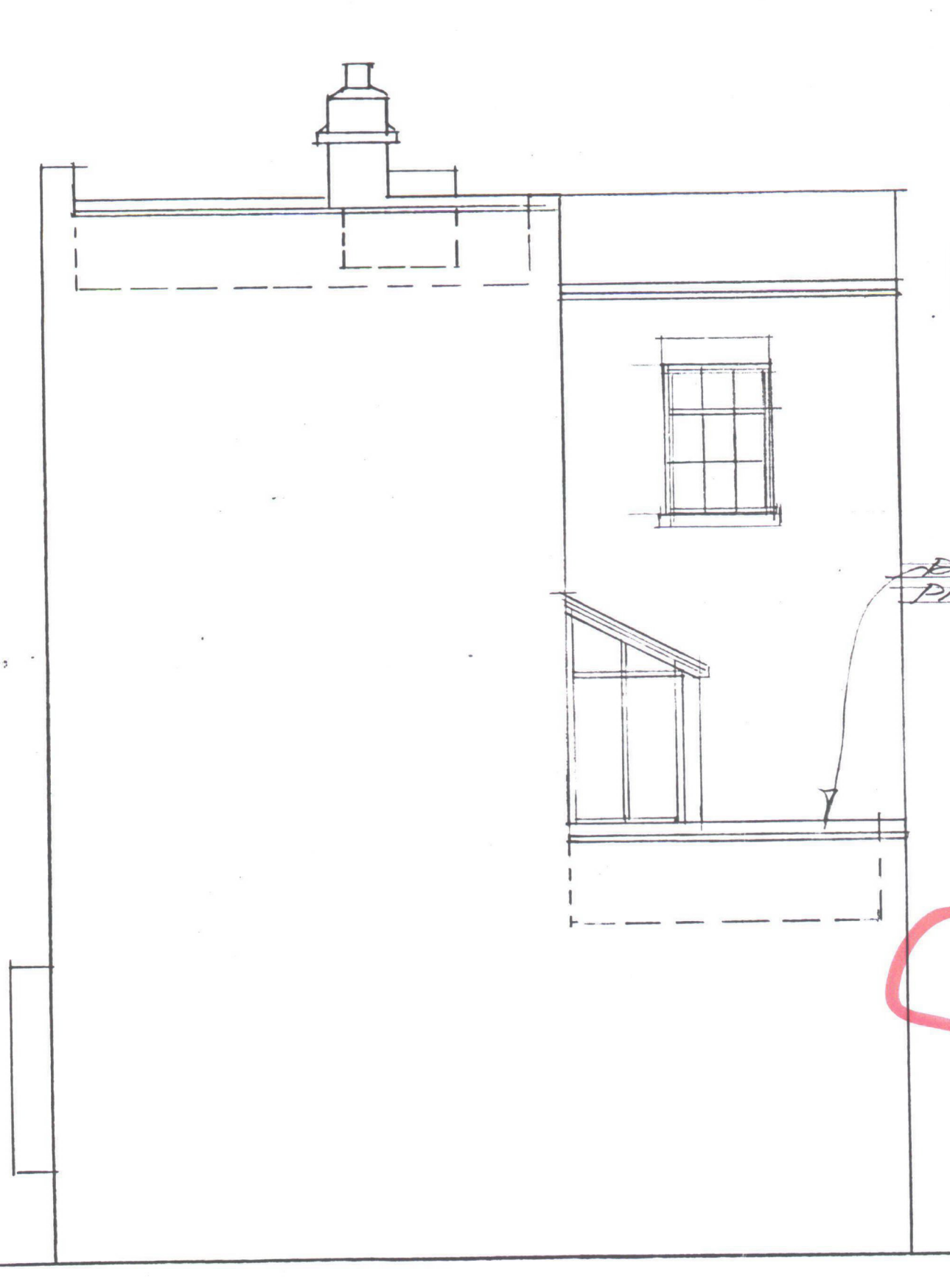
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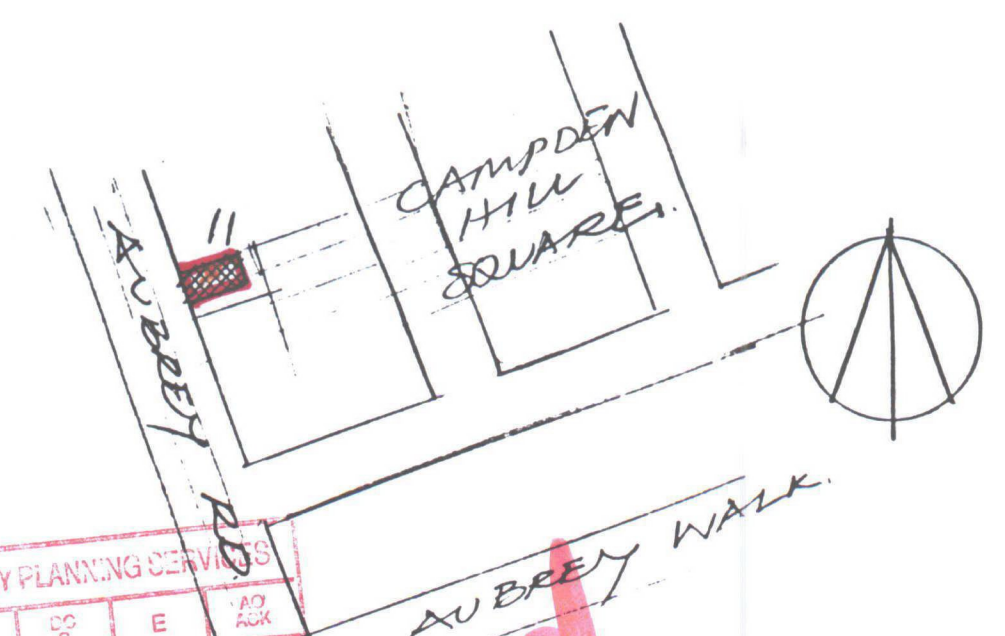
SECTION



REAR ELEVATION



SIDE ELEVATION



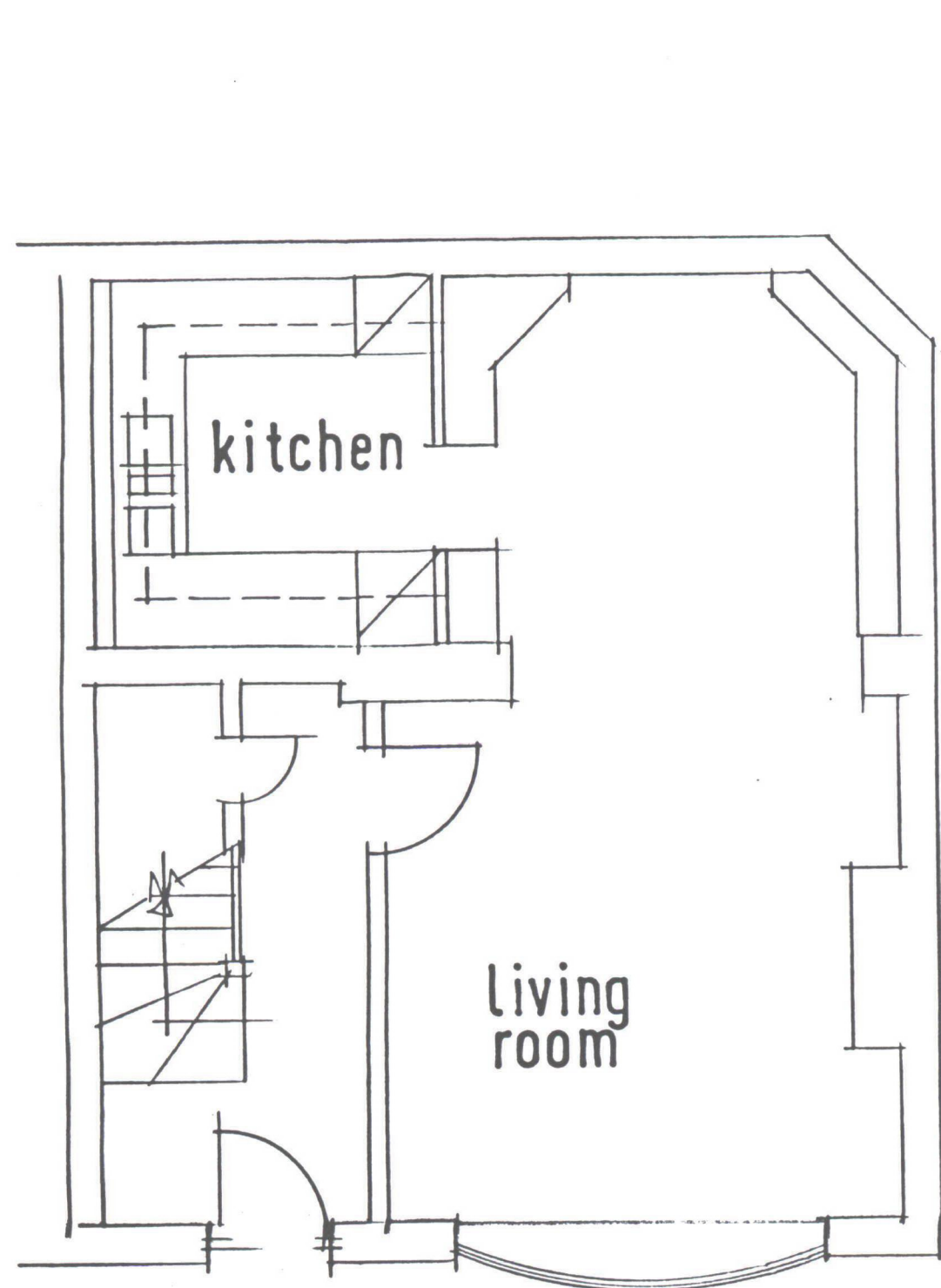
LOCATION PLAN

RECEIVED BY PLANNING DEPT
 On 31 MAR 1993
 EXD DIR: [] DESKING: [] APPROVALS: []
 APPEALS OFFICER: [] FILE NO: []

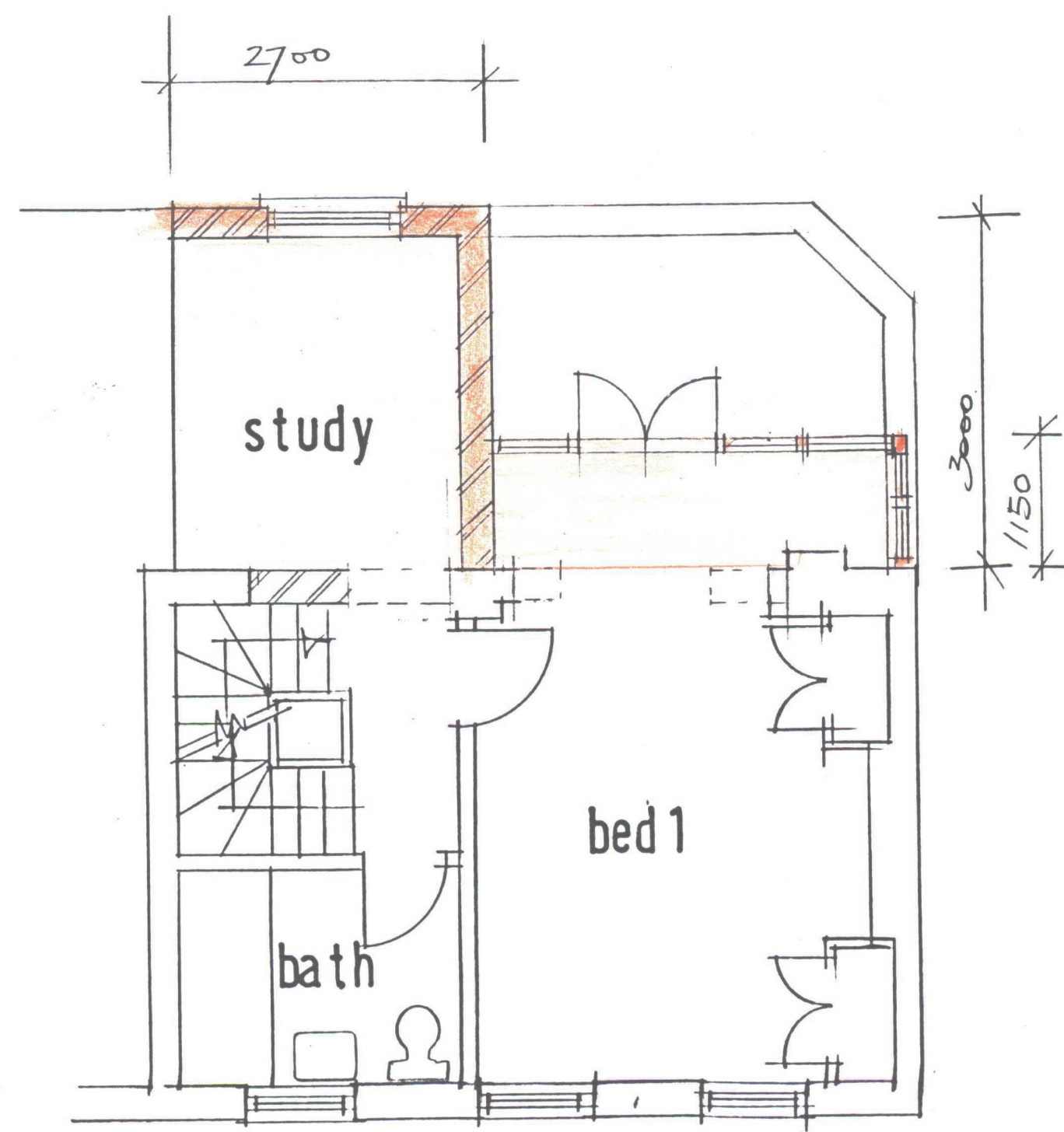
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title	PROPOSED ALTERATIONS 1:230583
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date	MARCH 1993
dwg. no.	861.5

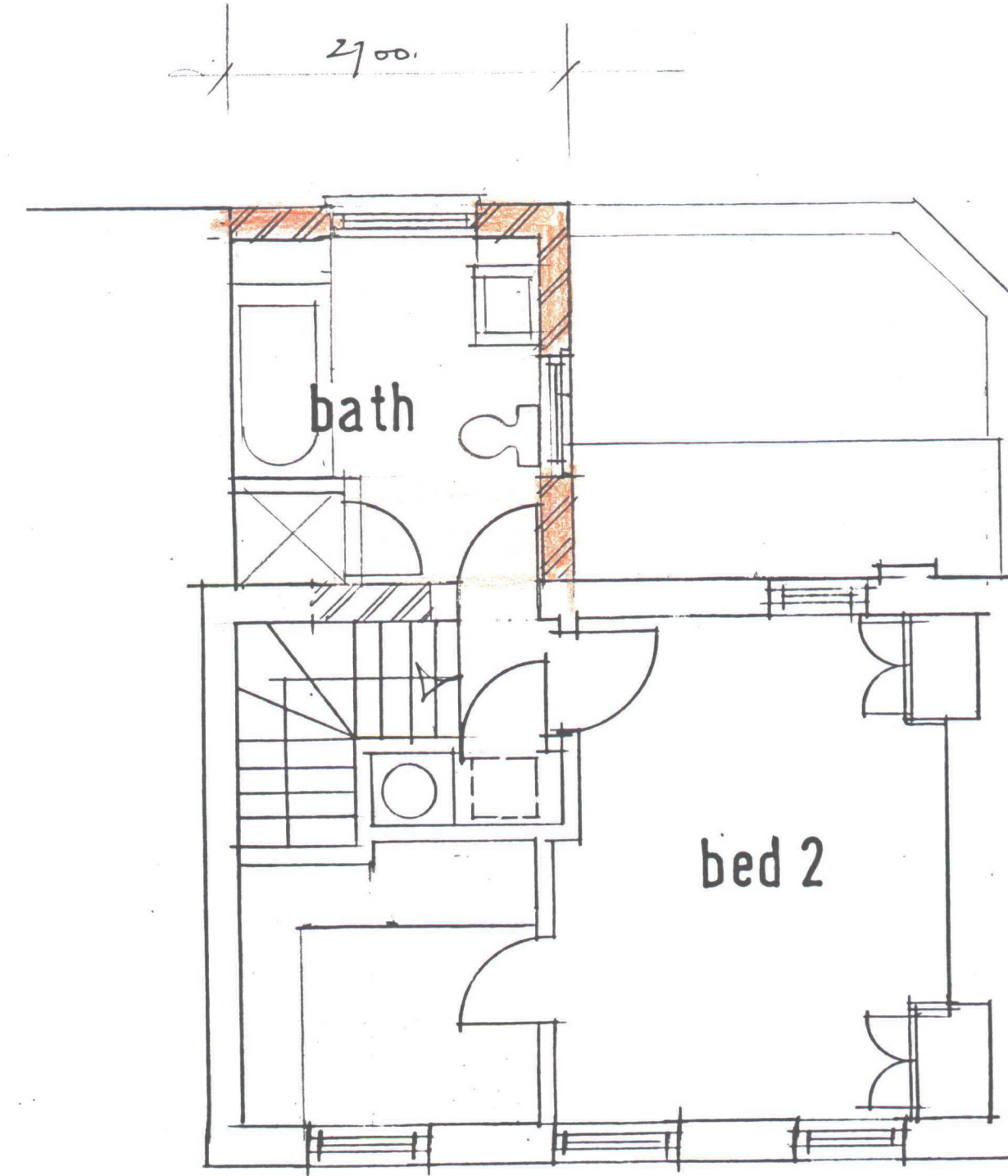
EDWARD HILL ASSOCIATES
 ARCHITECTS
 WENTWORTH HOUSE - 39 MARLOES ROAD
 LONDON W8 6LA - TELEPHONE 071-938 4338
 FAX: 071-376 1242



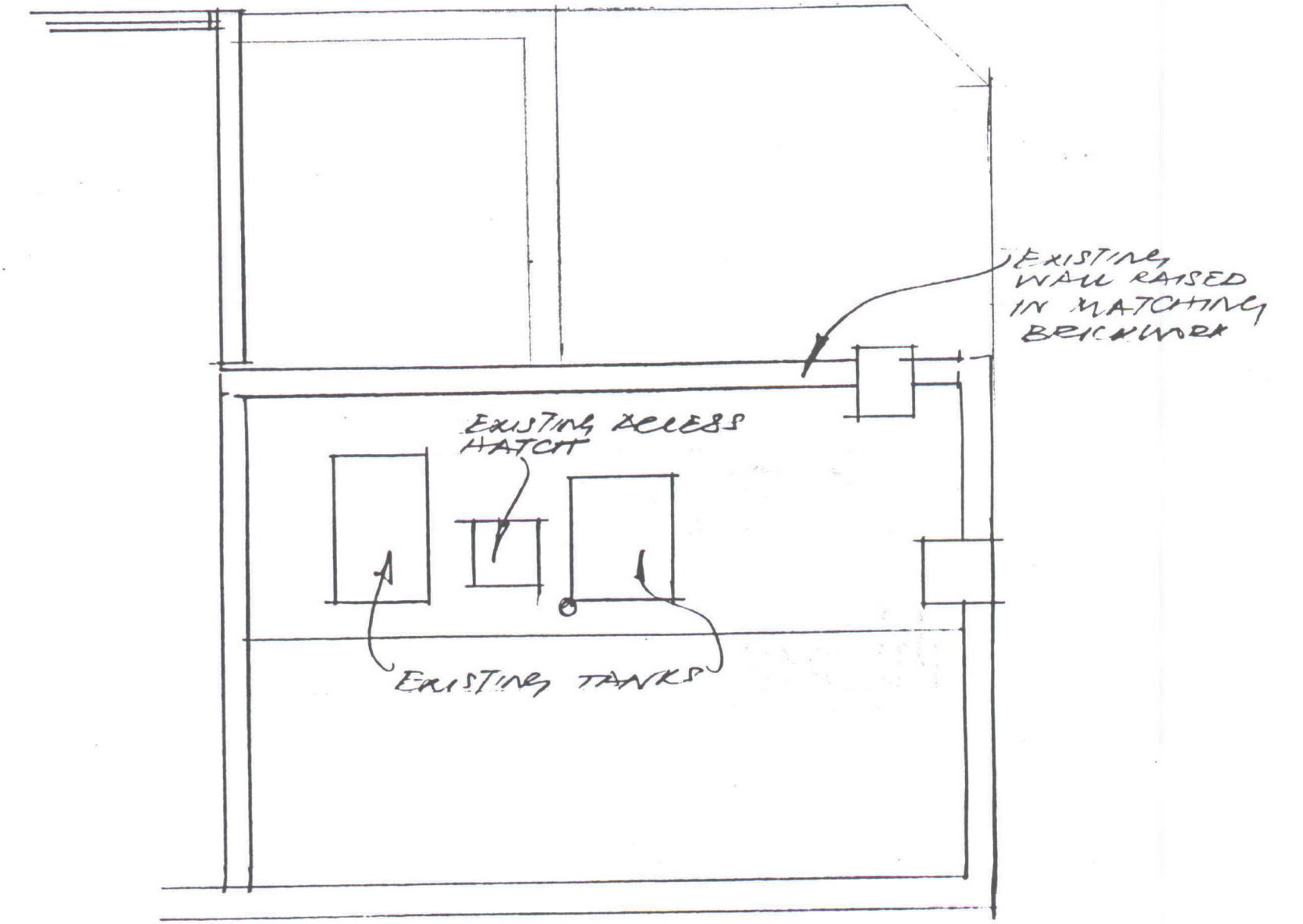
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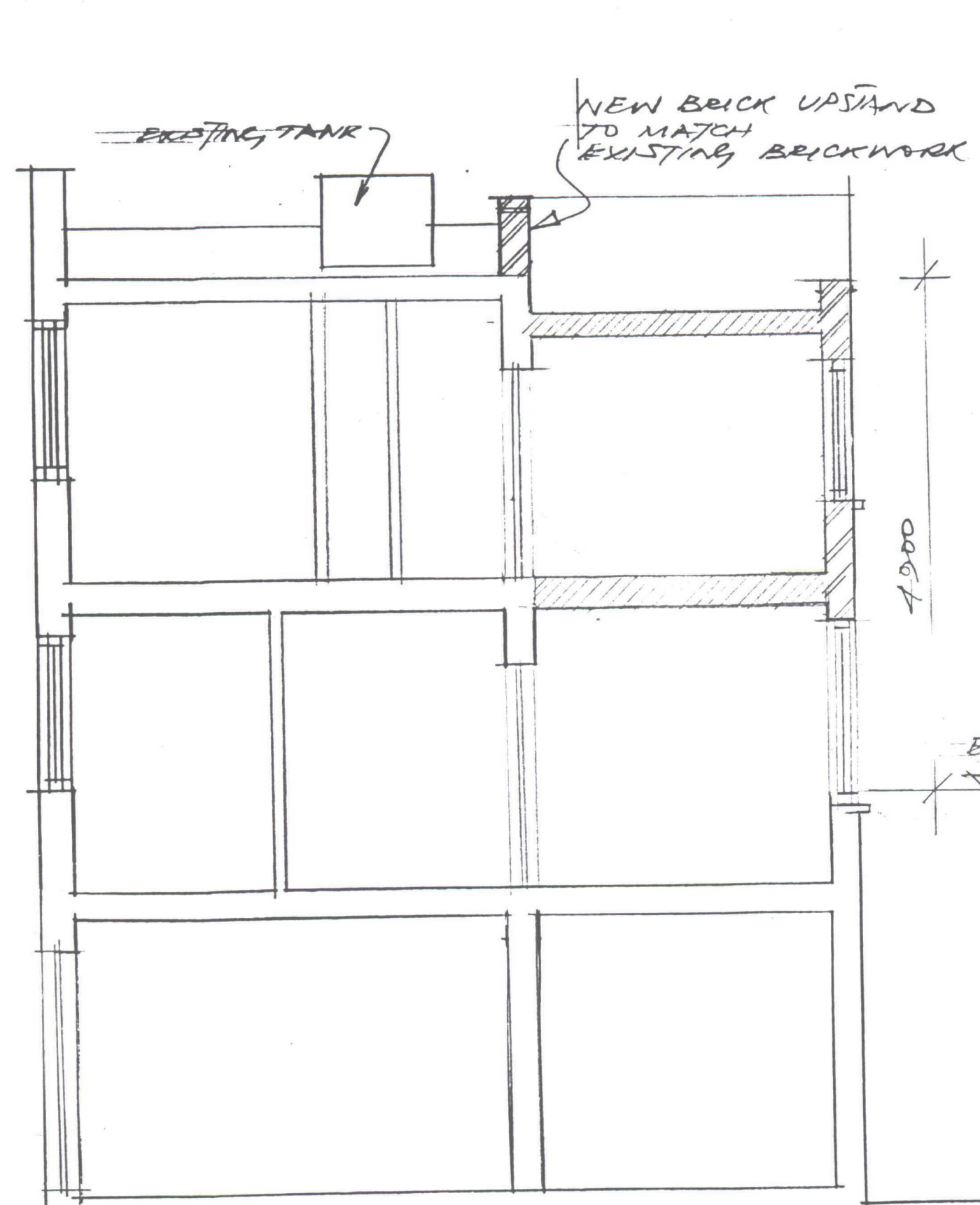
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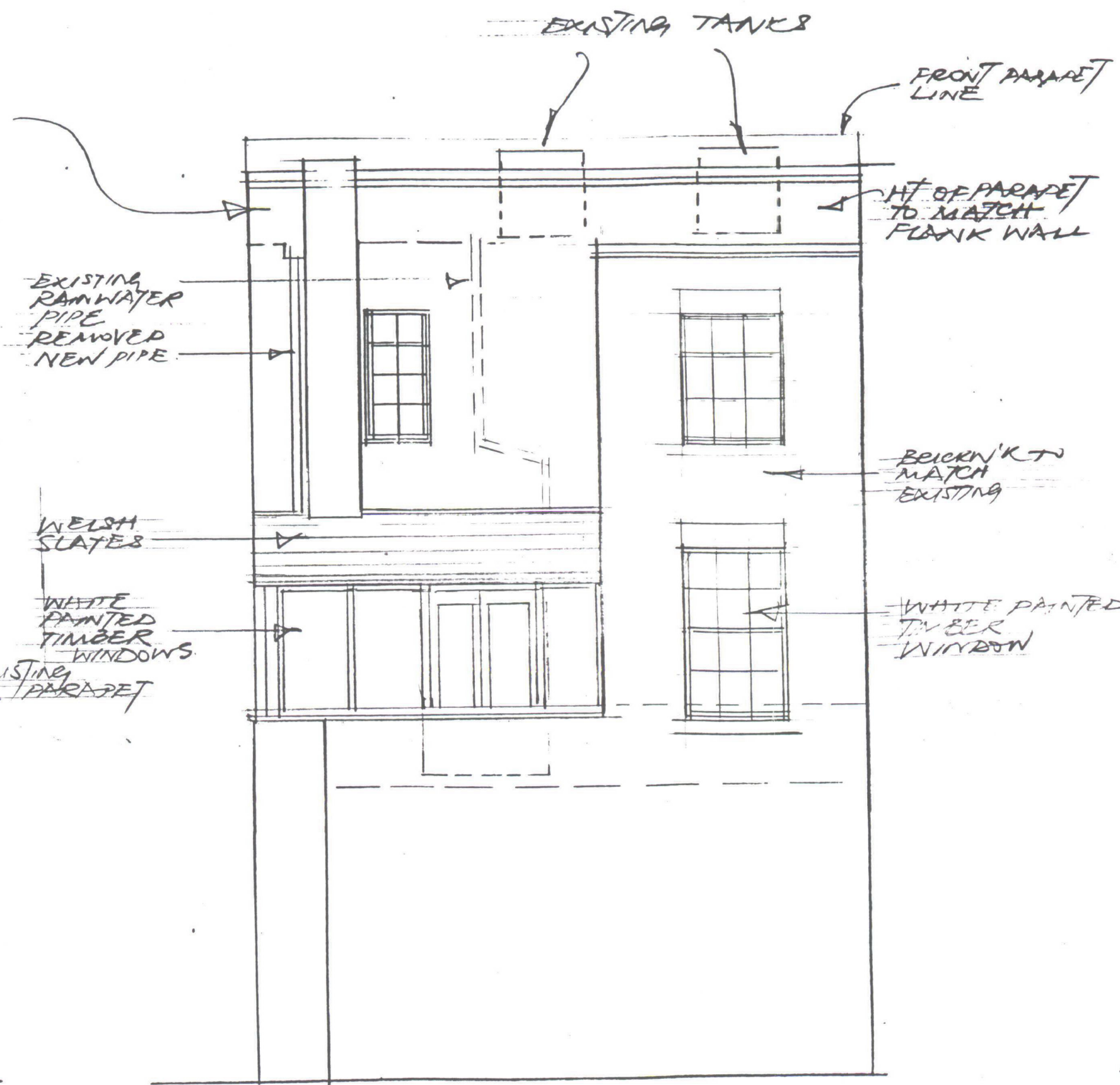
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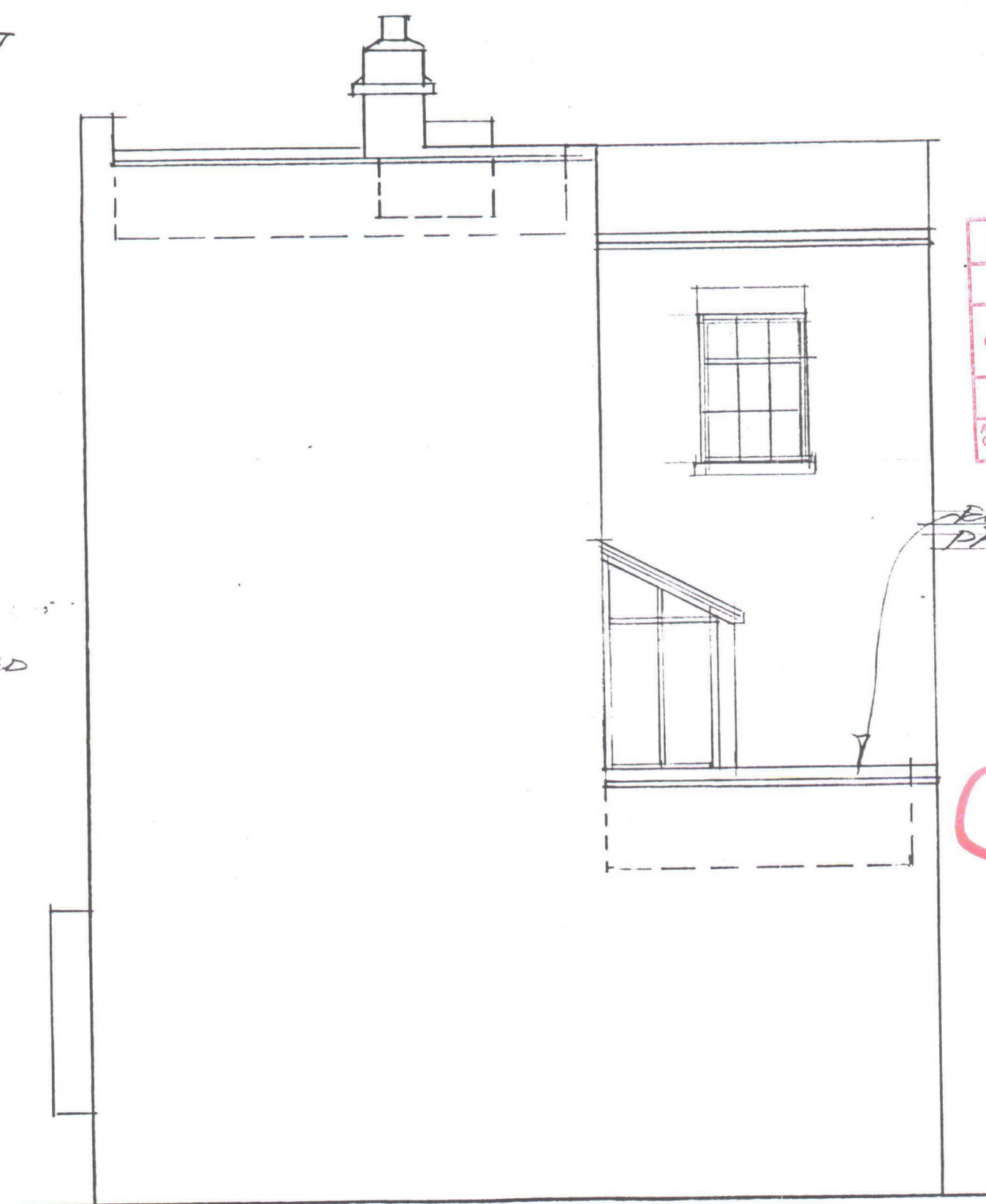
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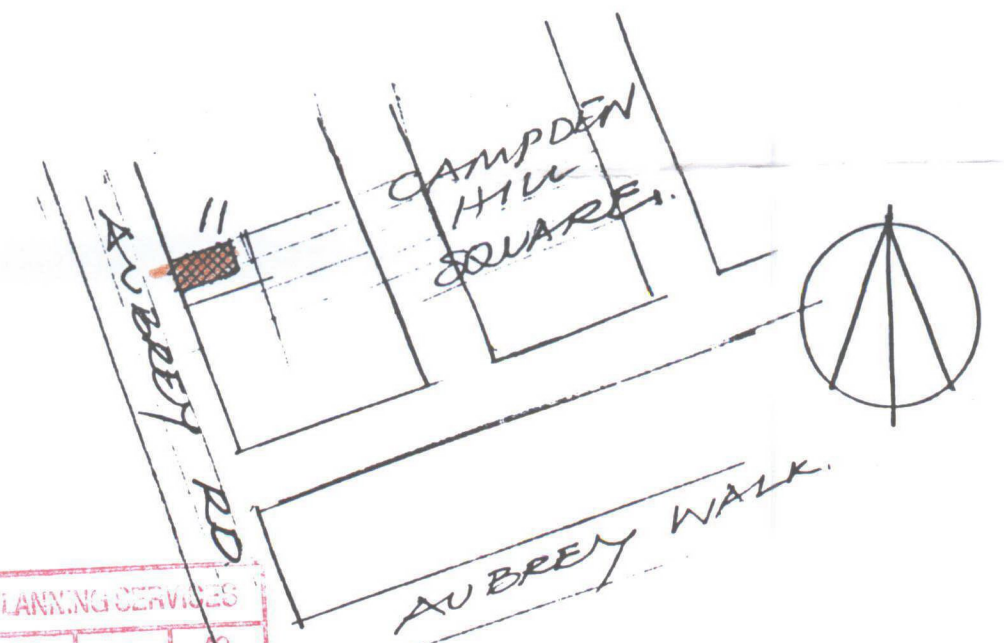
SECTION



REAR ELEVATION



SIDE ELEVATION



LOCATION PLAN

RECEIVED BY PLANNING SERVICES					
DP	SP	CP	E	AR	
On	31 MAR 1993				
EDUC DIR	TRADING PLANNING SERVICE	PLANNING	PLANNING	PLANNING	PLANNING
APPEALS OFFICER	12	12	12	12	12

Superceded

job	11 AUBREY ROAD W 8
title	PROPOSED ALTERATIONS 18930583
scale	1:50
date	MARCH 1993
dwg. no.	861-5

EDWARD HILL ASSOCIATES
ARCHITECTS
WENTWORTH HOUSE - 39 MARLOS ROAD
LONDON W8 6LA - TELEPHONE 071-958 4358
FAX: 071-376 1242