


Number	<b>T/P:</b> <u>93/1517</u>	
Date Opened:	<u>14.9.93.</u>	

CONS AREA 3.

# **TOWN PLANNING DEVELOPMENT CONTROL**

Property:	<u>109 Elgin Crescent, W11.</u>
	_____
	_____

PK-14.9.93

FW-20.9.93

**The Royal Borough of  
Kensington & Chelsea**



BLenheim CRESCENT

ELGIN CRESCENT

ROSMEAD ROAD

CLARENDON ROAD

LANSLOWNE

Crescent Mansion

X

↑

11.3m

13.3m

82

84

78

82

84

100

91

98

96

108

111

120

79

80

124

126

128

117

2

77

87

87

89

90

86

# PLANNING SERVICES APPLICATION CONSULTATION SHEET

APPLICANT:

Application No:  

Application dated  

*FW.*

SITE:

NATURE OF PROPOSAL:

Application complete
Date to be decided by
Date Acknowledged

*10*  
*20/9/93*

	Address to be consulted	Letter sent	Reply received	Observations		Decision letter sent
				For	Against	
1	107 <sup>10</sup> , 110 <sup>10</sup> , 106 <sup>10</sup> , 104, 103 <sup>10</sup> Elgin Cres. 104 + bus int					
2	83, 85 Landowne Park Road, 83(1-3), 85					
3						
4						
5						
6						
7						
8						
9						
10						

NOTIFIED  
 - 1 DEC 1993

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

**CONSULT STATUTORILY (GDO)**

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

**ADVERTISE**

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

**OTHER SITE NOTICES**

If Site Notice required for case not in above catagories

**OTHER CONSULTATION**

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

*20/9/93*  *10*  
 *5*

# 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

Richard Burnett Associates,  
Studio 12,  
142 Battersea Park Road,  
London SW11 4NB

Telephone: 071-937 5464

Extension: 2646

Facsimile: 071-376 1130

-1 DEC 1993



My reference:

Your reference:

Please ask for:

DPS/PV/TP/93/1517/M/36/301

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**

Enlargement of rear dormer window, installation of a dormer window to front roofslope and elevational alterations, at 109 ELGIN CRESCENT, KENSINGTON, W.11, as shown on submitted drawing No. TP/93/1517, Applicant's drawings Nos. 101, 121, 102, 122, 103, 123, 104, 124, 105, 125, 106, 126, 107, 127, 108, 128, 109, 129 and 110, in accordance with your application dated 03/09/93, completed 10/09/93.

/ 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 windows hereby approved shall be timber framed, painted white and so maintained.
4. Details of the front dormer window hereby approved shall be submitted to and approved by the Director of Planning Services, in writing, before any work is commenced on site. (C.57)
5. The reinstatement of the windows at front and rear 2nd floor level shall be carried out at the same time as the alterations to the dormer window at the rear.

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 ensure that the external appearance of the building is satisfactory. (R.5)
4. In order that the Council may be satisfied as to the detail of the proposal. (R.4)
5. To safeguard the appearance of the premises and the character of the immediate area. (R.8)

INFORMATIVES

1. 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.14 8PT (071-373-6099), must be consulted in these respects.

/In the case....

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)

2. The premises subject of this permission are within a Conservation Area designated under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act, 1990, The Council accordingly request that every care be taken to ensure that new external facing work and detailed elevational treatment be carried out in a manner sympathetic to the external treatment and appearance of the existing building. A schedule of detailed requirements is set out below. You should consult with the Council's Officers before commencing works, if these requirements (where appropriate) cannot be met. This is particularly so as the design and architectural detailing on many buildings is often all important to the character of a Conservation Area. Proposals for alteration, extension and other external changes must therefore be clearly indicated on drawings submitted for planning permission.

1. The following is a schedule of items to be retained. They must not be removed or altered in any way without the prior agreement of the Council's Planning and Conservation Department, unless their removal or alteration has been approved by the Council, either in writing or by a specific written reference on approved plans.

- (a) roof and ridge covering
- (b) chimney stacks and pots
- (c) parapets
- (d) cornices
- (e) windows (including mullions, transoms and glazing bars)
- (f) window jambs, reveals, soffits, sills, arches or heads
- (g) external door reveals, architraves
- (h) railings or balustrading to balconies and boundary walls
- (i) boundary walls and gate piers
- (j) decorative features or embellishments

2. The following items of work should only be carried out after prior consultation with the Council's officers responsible both for the administration of the Town and Country Planning Acts, 1990, and the London Buildings Acts, 1930/39.

- (a) the concreting or paving of front gardens
- (b) the construction of front garden dustbin enclosures

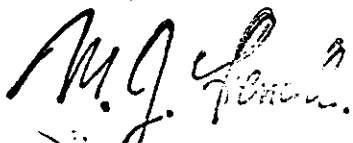
/(Dustbin enclosures...

(Dustbin enclosures should also be agreed with the Director of Cleansing and Recycling at the Council Offices, 37 Pembroke Road, W8 6PW).

Should the above requirements be infringed in any way the Council will vigorously pursue enforcement action, in the appropriate circumstances, to ensure facsimile reinstatement of any items removed or altered. (I.31)

3. The development hereby approved must be carried out in strict compliance with the plans referred to in this permission. Any alteration to the approved scheme resulting either from the requirements of the District Surveyor, or for any other cause, must not take place except with the written agreement of the Council as local planning authority. (I.36)

Yours faithfully,

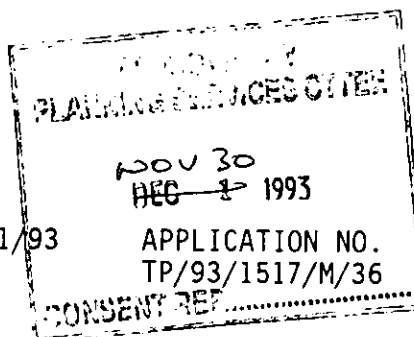


Director of Planning Services

THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA

PLANNING SERVICES COMMITTEE

30/11/93



AGENDA ITEM  
301

REPORT BY THE DIRECTOR OF PLANNING SERVICES

APPLICANTS NAME/ADDRESS

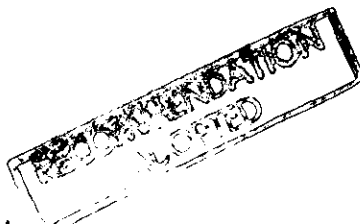
Richard Burnett Associates,  
Studio 12,  
142 Battersea Park Road,  
London SW11 4NB

Application dated 06/09/93

Revised

Completed 10/09/93

Polling Ward F17



ON BEHALF OF : Mr. Philippe Schwarz,  
INTEREST : Not known

District Plan Proposals Map:

<u>Cons. Area</u>	<u>CAPS</u>	<u>Article 4</u> <u>Direction</u>	<u>Listed</u> <u>Building</u>	<u>HBMC</u> <u>Direction</u>	<u>A/O</u> <u>Consulted</u>	<u>Objectors</u> <u>( to date )</u>
3	YES	NO	NO	NO	10	1

RECOMMENDED DECISION :-

GRANT planning permission for the enlargement of the rear dormer window, the installation of a dormer window to the front roofslope and elevational alterations.

At: 109 ELGIN CRESCENT, KENSINGTON, W.11

As shown on submitted drawing(s) No(s): TP/93/1517

Applicants drawing(s)No(s) : 101, 121, 102, 122, 103, 123,  
104, 124, 105, 125, 106, 126, 107, 127,  
108, 128, 109, 129 and 110

CONDITIONS

1. C.22 2. C.50
3. The windows hereby approved shall be timber framed, painted white and so maintained.
4. C.57 (the front dormer window hereby approved)
5. The reinstatement of the windows at front and rear 2nd floor level shall be carried out at the same time as the alterations to the dormer window at the rear.

REASONS FOR THE IMPOSITION OF CONDITIONS

1. R.13 2. R.28 3. R.5 4. R.4 5. R.8

INFORMATIVES

1. I.12 2. I.31 3. I.36



1.0 THE SITE

1.1 109 Elgin Crescent is a mid-terrace property located on the eastern side of the Crescent. It overlooks communal gardens to the rear and is within the Ladbroke Conservation Area.

2.0 PLANNING HISTORY

2.1 There is no relevant planning history relating to this property.

3.0 THE APPLICATION

3.1 Planning permission is sought for the enlargement of a rear dormer window and the installation of a small dormer window in the front roof slope. Elevational alterations including the reinstatement of traditional sash windows to the front and rear are also proposed.

4.0 PLANNING STANDARDS

4.1 There are no planning standards relevant to this case.

5.0 PLANNING CONSIDERATIONS

5.1 The main issues are the effect of the proposal on the building and Conservation Area as a whole.

5.2 The rear of properties in Elgin Crescent have been altered in the past and including a variety of dormer windows in the rear roof slopes. 109 Elgin Crescent has a large dormer window measuring 2.3 metres in width with metal windows at 2nd floor level. The neighbouring property has a dormer window extending almost the full width of the property. It is proposed to replace the rear dormer at 109 Elgin Crescent with a slightly larger window measuring 2.9 metres in width. It is also proposed to replace the existing metal casement windows at rear 2nd floor level with traditional timber sashes.

5.3 Works to the front of the property include altering the fenestration detail on the front dormer and the installation of an additional small arch head dormer window. It is also proposed to replace the existing casement window at second floor level with a traditional sash.

5.4 Policy contained in the Council's District Plan and Unitary Development Plan, as deposited, seek to safeguard or enhance the character and appearance of Conservation Areas. All new development and alterations should therefore be of a high standard. Of particular relevance to this case, policy CD45(b) states;

"(b) the alterations are architecturally sympathetic to the age and character of the building."

5.5 In this case, the rear elevations of properties in Elgin Crescent have been altered in the past and the enlarged dormer is considered acceptable in principle. It is carefully detailed and in light of the fenestration alteration at rear 2nd floor level, the combined impact of the works to the rear are considered to be an improvement.

5.6 The proposed dormer to the front of the property is small and inobtrusive and is considered to be acceptable. The replacement window at front second floor level is considered to be a welcome improvement.

5.7 The Design Officer raises no objection to the proposal.

#### 6.0 PUBLIC CONSULTATION

6.1 One objection has been received from the Ladbroke Association who state "welcome general restoration but the dormers at the front and back should have pitched roofs as at No. 113".

6.2 The Design officer has considered the detail carefully. Although pitched roofs may be preferable, the design proposed has been carefully negotiated to minimise the impact on the building. In particular it is considered inappropriate to insist on further modifications for the following reasons:

1. There are many examples of flat roof dormers in the vicinity, and it would be difficult to argue that these are out of character with the area.
2. The introduction of a design to match No. 113 would involve a substantial reduction in the size of the dormer to the rear. The applicant is opposed to any further reduction, and the alterations proposed are considered to represent an improvement over the existing design.
3. The principal dormer to the front exists already. Only its window is to be renewed to a more appropriate design, and the net effect is therefore a substantial improvement.

4. Overall the scheme involves substantial restorations to the appearance of the building, including the reinstatement of all the timber sash windows and stucco ornamentation. On balance the proposals are considered to be most welcome.

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/93/1517 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: 12/11/93

PSC9311.FW.REP

✓ 11/10/93.

# The Ladbroke Association



please reply to

Robert Meadows  
19 Stanley Crescent  
W11 2NA

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

31	07 October 1993
31	07
31	07

Dear Sir

At a recent meeting of our committee we discussed the Planning Applications currently before you regarding buildings in this Conservation Area. We would like to comment on some of them as follows:

- 3/1259/FW On system 24 Arundel Gardens. How does the proposed extension relate to the existing extension on the east? What about the rights of light over the adjoining owner on the west?
- 3/1348/KO On system 9 Ladbroke Road. Is there a policy regarding the loss of 'bed-sits'?
- 3/1359/PP Obj 85 Lansdowne Road. There is welcome restoration to the front of the house. The roofline is Category 2 in the CAPS, so the proposed changes are unacceptable. The gable at the back should be restored to its original shape. The roofline of these houses is very visible both from the front and the back.
- 3/1517/FW Obj 109 Elgin Crescent. Welcome general restoration, but the dormers at the front and the back should have pitched roofs - cf. No 113.
- 3/1531/FW Obj 45-47 Arundel Gardens. A welcome attempt to improve this building, but more detail is needed as to materials and colours.

Yours faithfully

Robert Meadows

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

Details are set out below.

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

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

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## SCHEDULE

Reference: TP/93/1517/FW

Date: 01/10/93

109 ELGIN CRESCENT,  
W.11

Enlargement of existing dormer window at rear 3rd floor level;  
Installation of new dormer window at front 3rd floor level and  
elevational alterations.                      APPLICANT                      Mr. Philippe Schwarz,

✓  
cb

PC MK RW

23/9/93

Richard Burnett D.Arch. FRIBA

Studio 12, Mandeville Courtyard  
142 Battersea Park Road  
London SW11 4NB

**RICHARD BURNETT ASSOCIATES**  
Chartered Architects and Designers

RBL 246/ 12 04

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

RECEIVED BY DESK			
Telephone 071-720 3852			
Fax 071-6221215			
DC	DC	DC	DC
II	C	S	?
On 23 SEP 1993			
REC'D	PLANNING SERVICES		
OFFICER	10	FEE'S OFFICER	DR. PLAN
20th September 1993			

Ack/DC/W

Dear Sirs

Re: TP/93/ 1517, 109 Elgin Crescent, W11

Further to the recent submission for planning permission to enlarge the rear (South East facing) dormer, the documentation of which was acknowledged as received by your office on the 13th inst, we now enclose two sets of photographs of a number of the adjoining and neighbouring houses, which illustrate the fact that the majority of the rear dormers have been enlarged and altered over the years.

Due to the trees we were unable to produce a complete panorama of the terraces from the rear communal gardens, but the photographs do show clearly the variations in size and design and fully support our contention that the proposal for No 109 is in not unreasonable. The photographs have been numbered, No 1 to 5, reading from left to right, and No 109 has been marked on Photograph No 1.

As a matter of interest, would you please tell Miss Winder that we have been told that there were balustrades atop the main cornice at 3rd floor level on these terraces. They ran the full length of each section and returned round the side and along the back of each end of terrace house. A section which still exists at No 105 Elgin Crescent can be seen in Photograph No 1

Would you please add this letter and the photographs to the application file and confirm their receipt to this office. A telephone call will suffice.

Yours faithfully

*Richard Burnett*

- JT + TW have met Mr. Burnett on site.
- Concern RE: the principle of extending the existing rear dormer. However, in light of the overall improvements the scheme includes it now appears to be acceptable  $\Rightarrow$  Approve subject to JT conditions



✓ x40

# RBKC District Plan Observations CONSERVATION AND DESIGN

Address	109 Elgin Crescent	Appl. No.	93/1517 FW	L.B.	—	C.A.	3	(N) C S
Description	New Dormer windows and fenestration improvements			Code	EA	AS		X

PRINCIPLE ① The rear elevation has been heavily altered in the past with a large dormer window and metal windows below. Restorations would be welcome.

② The front elevation seems fine. Only alterations in keeping with the character would be acceptable.

DESIGN ① The enlarged dormer to the rear is acceptable only because it is well detailed. This is an enlargement ~~and~~ of an existing dormer rather than a new one, and because the combined impact of all the works to this elevation are considered to be an improvement over the existing situation.

② The small dormer window to the front seems rather quirky. The combined impact of numerous small alterations would be detrimental to the appearance of the terrace. It is acceptable only because it is ~~an~~ one-off and because of the improvements made to the rest of the property.

RECOMMENDATION Approve subject to the following conditions:

- A. Reinstatement of the windows to the rear must be carried out at the same time as the alterations to the dormer, so that the dormer cannot be enlarged without the over-all improvements which make this development palatable.
- B. Generally materials, profiles and details are to match existing.
- C. The small dormer window lacks detailed supporting information. Drawings at 1:20 and specification of materials must be submitted and approved before construction.

Jr. 19/10/13



# 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**  
**FILE COPY**

Telephone: 071-937 5464

Extension: 2079/2080

Facsimile: 071-376 1130

Date: 21/09/93

My reference:

Your reference:

Please ask for: Town Planning Information Office

DPS/DCN/FW/TP/93/1517

**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**

109 ELGIN CRESCENT,  
W.11

**Proposal for which permission is sought**

Enlargement of existing dormer window at rear 3rd floor level; Installation of new dormer window at front 3rd floor level and elevational alterations.

**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

## TOWN AND COUNTRY PLANNING ACTS, 1990

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

The reasons for any objection should be clearly stated.

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

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

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

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

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

## WHERE TO EXAMINE THE PLANS

The plans and/or application details referring to this proposal may be inspected at the Planning Information Office on the 3rd floor at the Town Hall, Hornton Street, W8 7NX, between the hours of 9.15 a.m. and 4.45 p.m., Mondays to Thursdays and 9.15am to 4.30pm Fridays.

Alternatively, copies of all planning applications relating to:

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

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

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

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

MEMORANDUM

From: DIRECTOR OF PLANNING SERVICES	To: FOR FILE USE ONLY
My Ref: TP/93/1517/FW Room No. 322	Your Ref: Room No.
P.A.X.No. 2096	Date: 20/09/93

DEVELOPMENT

109 ELGIN CRESCENT, W.11

Enlargement of existing dormer window at rear 3rd floor level;  
Installation of new dormer window at front 3rd floor level and  
elevational alterations.

Would you please advertise the above development under:-

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

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

# PLANNING AND CONSERVATION

THE TOWN HALL • HORNTON STREET • LONDON W8 7NX

Executive Director Miss C M DENT BSc M Phil FRICS FRTPI

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

Historic Buildings & Monuments Commission,  
(London Division), Second Floor,  
Chesham House, 30 Warwick Street,  
London W.1R 6AB

Telephone: 071-937 5464

Extension: 2096

Facsimile: 071-376 1130

Date: 20/09/93



My reference:

Your reference:

Please ask for:

DPS/DCN/FW/TP/93/1517

## TOWN AND COUNTRY PLANNING ACT, 1990, PART III

109 ELGIN CRESCENT,  
W.11

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

I intend to present this application to the Town Planning Committee prior to 05/11/93.

Application relates to demolition within a Conservation Area.

Yours faithfully,

**M.J. FRENCH**

Director of Planning Services.

TP + CAC



2

F

# The Royal Borough of Kensington and Chelsea

## Development Control Technical Information

~~IP931517~~

Address: 109 Elgin Crescent  
W.11

### Como Index Data:

Conserv. Area	HB	CPO	TPO	Specif. Ind. Area	CSF	LSC No.	PSC	Unsuit. Dio. Use	Area: Local Interest	Area: Local Character	Met. Open Land	ART IV
3			✓					✓				

8661 235 8 1

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

TP. ARCHIVE NO.

109

ELGIN CRESCENT.

81782  
H. 6023

APPLICATION NUMBER	DATE OF APPLICATION/ RECEIPT	BRIEF DESCRIPTION OF PROPOSAL	DECISION AND DATE	CONTROL OF ADVERTS & HISTORY NO.
	15.4.58	The use of the basement of No. 109 Elgin Crescent. Will. as a social club.	Ref. 23.5.58	
	10.11.58	The use of the basement of No. 109 Elgin Crescent. Will. as a social club.	Ref. 5.12.58	
43/1517				

CROSS REFERENCE

OFFICES

04/403

APPLICATION NUMBER	DATE OF APPLICATION /RECEIPT	BRIEF DESCRIPTION OF PROPOSAL	DECISION AND DATE	CONTROL ADVERTS HISTORY N
43/1518				

CROSS REFERENCE

0287

105

Richard Burnett D.Arch. FRIBA

Studio 12, Mandeville Courtyard  
142 Battersea Park Road  
London SW11 4NB

**RICHARD BURNETT ASSOCIATES**  
Chartered Architects and Designers

Telephone 071-720 3852  
Fax 071-6221215

RBL 246/ 12 03

For the attention of Mr Austin  
Arboreoculturalist Office

Department of Planning Services  
The Royal Borough of Kensington  
the Town, Hornton Street  
London, W8 7NX

TP 931517

CO	W	CP	CP	CP	CP	CP	CP	CP	CP
On 7 SEP 1993									
and Chelsea									
D.A.									
APPEALS OFFICER									
10									
September 2 1993									

Dear Sirs

Re: 109 Elgin Crescent, W11

There is a large lime tree in the front garden of the above property which has been neglected for many years. It has grown to it's present height of well over 15 metres and is now considerably oversize.

My clients are the new owners of the house and they intend to put in hand a fairly comprehensive refurbishment programme for the house, starting in the very near future. Therefore we would wish to receive permission to reduce the tree's height and spread down by at least 30% to a reasonable size.

Would you please let me know by how much we may be allowed to reduce the tree by as I wish to obtain some estimates and to integrate this work in with the overall works programme.

I look forward to your early reply.

Yours faithfully

Richard Burnett FRIBA

cc P Schwarz

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London SW11 4NB

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Chartered Architects and Designers

RBL 246/ 12 01

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

Telephone 071-720 4852  
Fax 071-6221215

RECEIVED
DC N
On 7 SEP 1993
EXCC DIR
APPEALS OFFICER 10
2nd September 1993

Dear Sirs

Re: 109 Elgin Crescent, W11

TP931517

Further to the recent meeting at the above property with Miss Fiona Winder and Mr Jonathon Taylor to discuss the new owner's proposals to generally refurbish the house and to replace many of the missing original features, we have now completed the drawings showing the intended alterations. Accordingly these are now enclosed in quadruplicate, together with the surveys showing the house as existing and the appropriate forms and fee. Would you advise us by telephone if require any further information or details as we wish to receive a determination as soon as possible.

During the site discussions, I was told that the proposals to replace the main front door and the second floor windows with new which match the original detailing posed no problem. Neither did the new small front arch-headed dormer to the front elevation (North West) pose a problem, however neither were too happy with the proposal to extend the existing rear dormer.

The reasons for this particular proposal are four-fold and are as follows :-

- i...)
  - ii..)
- The floor area of the newly created studio/ playroom on the third floor is 25.6 m<sup>2</sup> and the existing dormer is under the recommended minimum areas for windows of 10% at 2.26m<sup>2</sup>. This requires an enlargement of a minimum 13% to the width of the window to attain the required percentage.
- The existing dormer is of very poor design, clearly carried out with little appreciation for the balance and feeling of the rear elevation.

Cont/



Cont/

- iii.) This dormer is off centre. The requested permission is to install a new dormer to the same height, but extended on the left side (looking at the exterior) to balance with the existing right. This will extend the internal width of the dormer from the original 1.97 metres to 2.80 metres, an increase of 42%.
- iv..) It our clients' stated intention to generally restore the original detailing as far as is possible and practical, but to only replace the windows within the existing dormer structure without improving the either external balance or increasing the light to the top floor studio would be an expensive exercise with no discernable gain.

From the communal garden at the rear of the property, one can see the dormers to the other houses. These are of various designs and sizes and range from small centralised dormers to those which extend to virtually full-width, indeed there is one which takes up almost the entire rear roof. We do not understand why this proposal, which is of a similar width and height as at least four other long established and possibly original examples already existing along the crescent, should be contentious.

We look forward therefore to receiving your approval for all the alterations which we are submitting as we feel that the proposed works to the house constitute a positive contribution to the area in the true spirit of conservation.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Richard Burnett'. The signature is written in a cursive, flowing style with large loops and is positioned above the printed name.

Richard Burnett FRIBA

cc P Schwarz



**3. PARTICULARS OF APPLICATION**

- State whether this application is for
- (i) Outline planning permission  NO  YES
- (ii) Full planning permission  YES  NO
- (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
- (iv) Consideration under Section 72 only (Industry)  -

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

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

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

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

The condition .....

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

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

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

AS EXISTING 101 - 110 W.M.  
 AS PROPOSED 121 - 129 W.M.  
 SEE PHOTOCOPIES OF PHOTOGRAPHS

**6. ADDITIONAL INFORMATION**

State Yes or No

- (a) Is the application for non-residential development  NO  YES If Yes complete **PART THREE** of this form (See **PART THREE** for exemptions)
- (b) Does the application include the winning and working of minerals  NO  YES If Yes complete **PART FOUR** of this form
- (c) Does the proposed development involve the felling of any trees  NO  YES If Yes state numbers and indicate precise position on plan
- (d) (i) How will surface water be disposed of? **EXISTING**  
 (ii) How will foul sewage be dealt with? **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 ..... **NOT RELEVANT**  
 (ii) Roof ..... **LEAD / SLATES AS EXISTING**  
 (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 work(s) already constructed or carried out, or a use of land already instituted as described on this application and accompanying plans.

Signed *[Signature]* on behalf of **MR. P. SCHWARZ** Date **30th SEPT 93**

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

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

**CERTIFICATE A**

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

I hereby certify that:-

- (a) "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which was not less than 7 years.
- No person other than the applicant was an owner (a) of any part of the land to which the application relates at the beginning of the period of 20 days before the date of the accompanying application.
  - None of the land to which the application relates constitutes or forms part of an agricultural holding; or
  - ~~I have given the requisite notice to every person other than myself who, 20 days before the date of the application, was a tenant of any agricultural holding any part of which was comprised in the land to which the application relates, via:~~

Name and Address of Tenant: .....

\*strike out whichever is inapplicable

Date of Service of Notice: .....

Signed *[Signature]* on behalf of **MR. P. SCHWARZ** Date **30th SEPT 93**

**CERTIFICATE B ATTACHED 24 SEPT 93**  
**MR SCHWARZ COMPLETED PURCHASE TODAY.**

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

TP931517

PART TWO

TOWN AND COUNTRY PLANNING ACT 1971 CERTIFICATE UNDER SECTION 27

PLEASE READ THE NOTES OVERLEAF BEFORE FILLING IN PART TWO.

CERTIFICATE B

I hereby certify that:

↑ see note (a) to Certificate A

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

Name of owner: Mr. CLIVE FRANCIS; Address: 109 ELGIN Crescent, W.11; Date of service of notice: 30 July 93

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

~~3. I have/the applicant has\* given the requisite notice to every person other than myself/himself\* who 20 days before the date of the application, was a tenant of any agricultural holding any part of which was comprised in the land to which the application relates, viz:~~

Name and Address of Tenant.....

~~Date of Service of Notice.....~~

\*strike out whichever is inapplicable

Signed: [Signature] on behalf of P. SCHWARTZ Date: 3 Sept 93

CERTIFICATE C

I hereby certify that:

↑ see note (a) to Certificate A

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

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

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

(a) .....

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

Copy of notice as published.

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

\*3. I have/the applicant has\* given the requisite notice to every person other than myself/himself\* who, 20 days before the date of the application, was a tenant of any agricultural holding any part of which was comprised in the land to which the application relates, viz:

Name and Address of Tenant.....

Date of Service of Notice.....

\*strike out whichever is inapplicable

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

- (a) Insert description of steps taken.
(b) Insert name of local newspaper circulating in the locality in which the land is situated.
(c) Insert date of publication (which must not be earlier than 20 days before the application).

CERTIFICATE D

I hereby certify that:

↑ see note (a) to Certificate A.

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

(a) .....

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

Copy of notice as published.

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

\*3. I have/the applicant has\* given the requisite notice to every person other than myself/himself\* who, 20 days before the date of the application, was a tenant of any agricultural holding any part of which was comprised in the land to which the application relates, viz:

Name and Address of Tenant.....

Date of Service of Notice.....

\*strike out whichever is inapplicable

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

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

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

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

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

**NOTICE No. 1**

**TOWN AND COUNTRY PLANNING ACT, 1971**

*Notice under Section 27 of application for planning permission*

*Proposed development at (a)*

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

for planning permission to (d)

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

Signed.....

on behalf of.....

Date.....

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

**NOTICE No. 2**

**TOWN AND COUNTRY PLANNING ACT, 1971**

*Notice under Section 27 of application for planning permission*

*Proposed development at (a)*

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

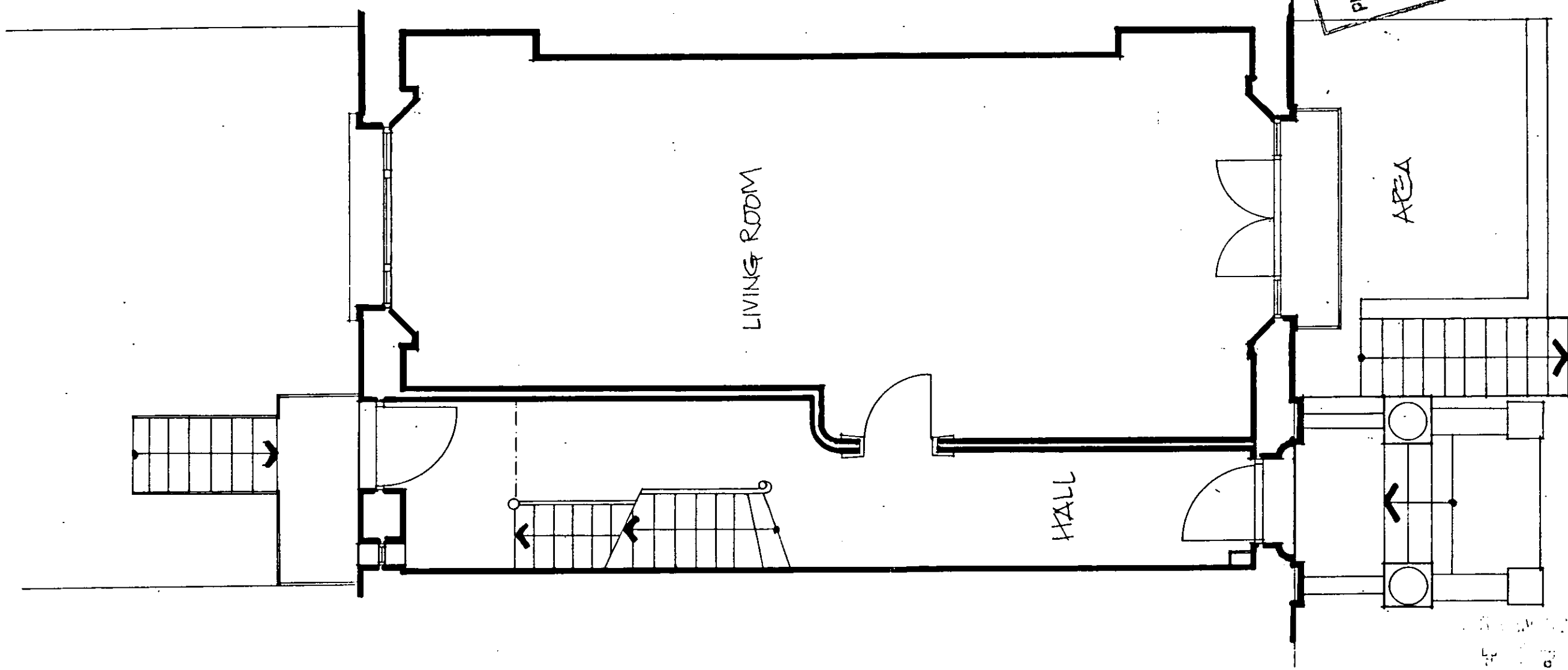
for planning permission to (d)

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

Signed.....

on behalf of.....

Date.....



LIVING ROOM

HALL

AREA

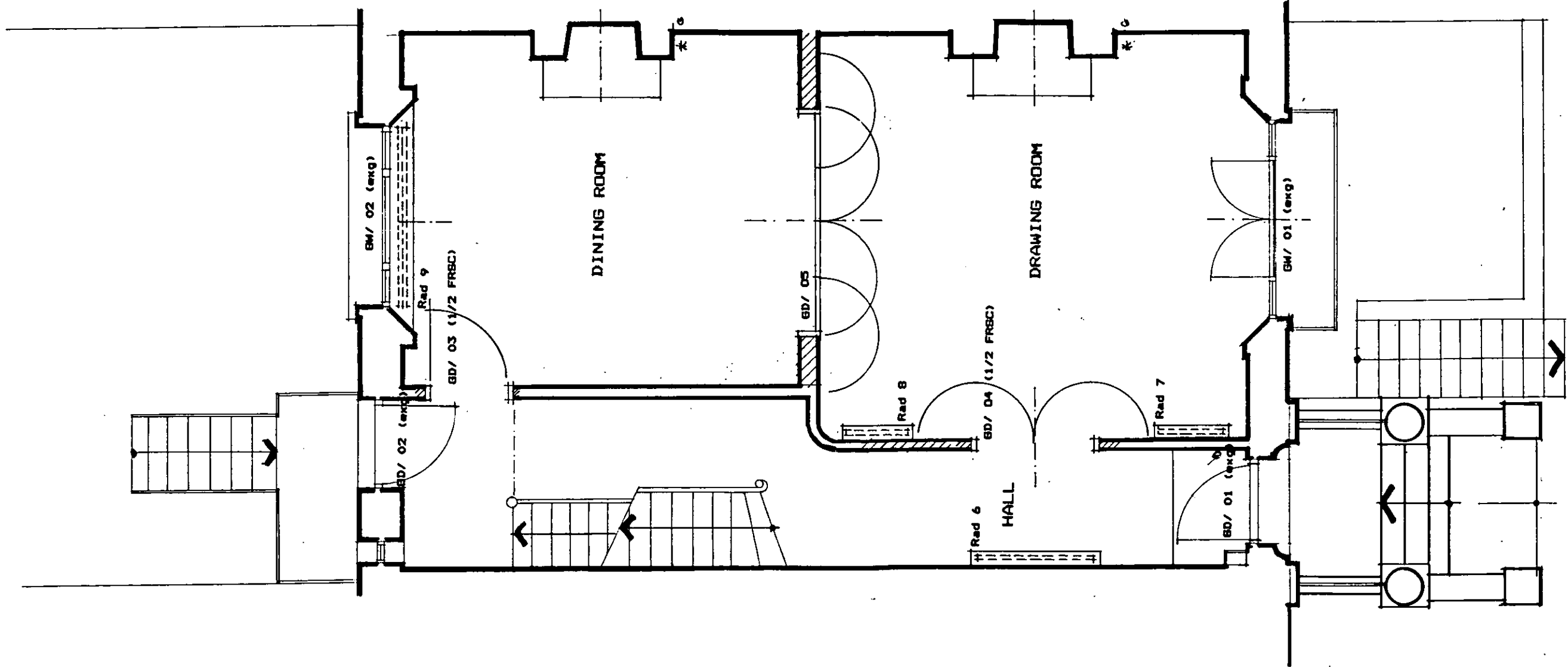
APPROVED BY  
PLANNING SERVICES CITEE  
12 JUL 1993  
BEG  
CONSENT REF. 1993/1517

AS EXISTING

RICHARD BURNETT ASSOCIATES ARCHITECTS & DESIGNERS  
Studio 12, Mandeville Courtyard  
142, Battersea Park Road, London SW11 4NB  
Telephone no. 071 720 3852 Fax no. 071 622 1215

job 109 ELGIN CRESCENT no. 246  
dwg GROUND FLOOR PLAN - EXISTING  
date JULY 1993 scale 1:50 dwg. no. 101

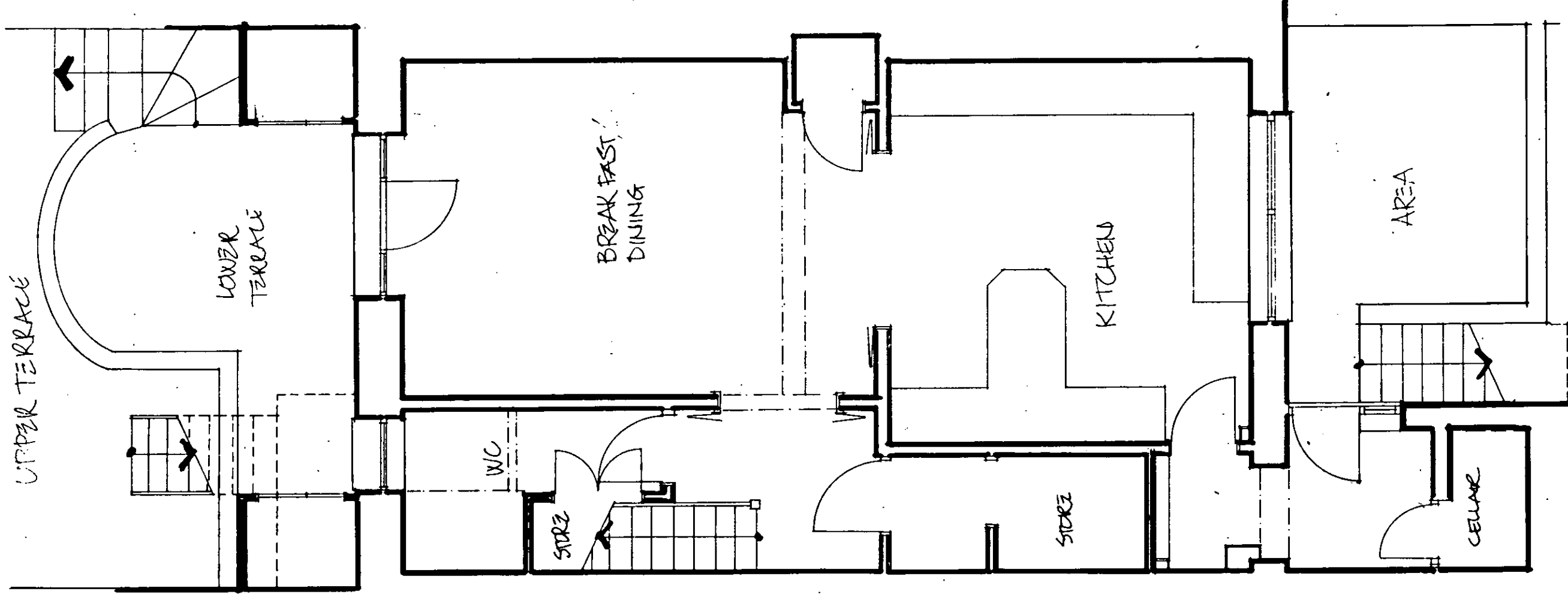
7 JUL 1993



GROUND FLOOR  
 APPROVED BY  
 PLANNING SERVICES C/TEE  
 NOV 30 1993  
 CONSENT REF: 93/517

1 SEP 1993  
 CR

RICHARD DURNETT ASSOCIATES ARCHITECTS & DESIGNERS		job 109 ELGIN CRESCENT no. 246
Studio 12, Mandeville Courtyard 142, Battersea Park Road, London SW11 4NB Telephone no. 071 720 3852 Fax no. 071 622 1215		dwg GROUND FLOOR PLAN: NEW WORKS
date JULY 1993	scale 1:50	dwg. no. 121



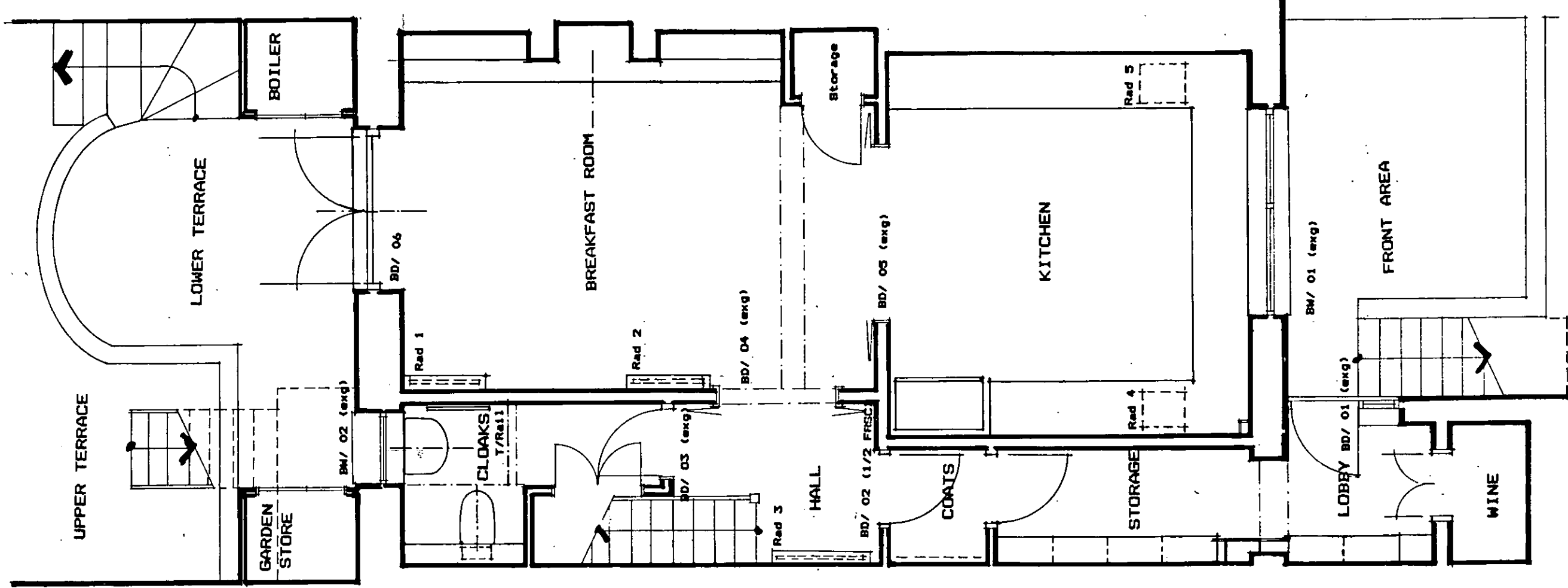
PLANNING PERMISSIONS CTTEE  
 DEC 28 1993  
 CONSENT REF: 31517

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**AS EXISTING**

RICHARD BURNETT ASSOCIATES ARCHITECTS & DESIGNERS	job 109 ELGIN CRESCENT	no. 246
Studio 12, Mandeville Courtyard 142, Battersea Park Road, London SW11 4ND Telephone no. 071 720 3852 Fax no. 071 622 1215	dwg BASEMENT PLAN - EXISTING	dwg no. 102
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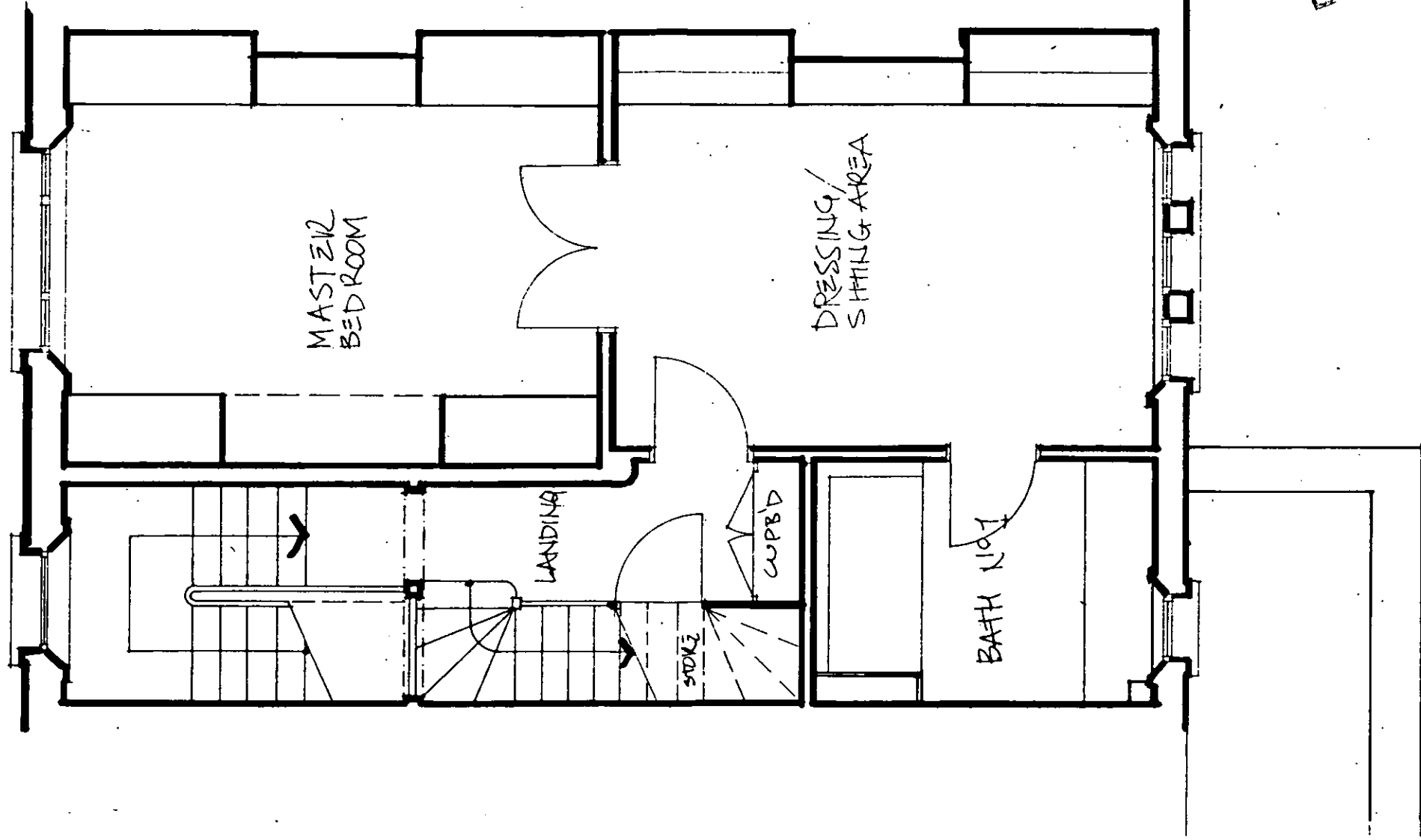


PLANNING SERVICES LTD  
 APPROVED BY COUNCIL  
 17 DEC 20 1993  
 31517

BASEMENT

7 20 1993

RICHARD BURNETT ASSOCIATES ARCHITECTS & DESIGNERS	job 109 ELGIN CRESCENT	no. 246
Studio 12, Mandeville Courtyard 142, Battersea Park Road, London SW11 4ND Telephone no. 071 720 3852 Fax no. 071 622 1215	dwg BASEMENT PLAN: NEW WORKS	dwg no. 112
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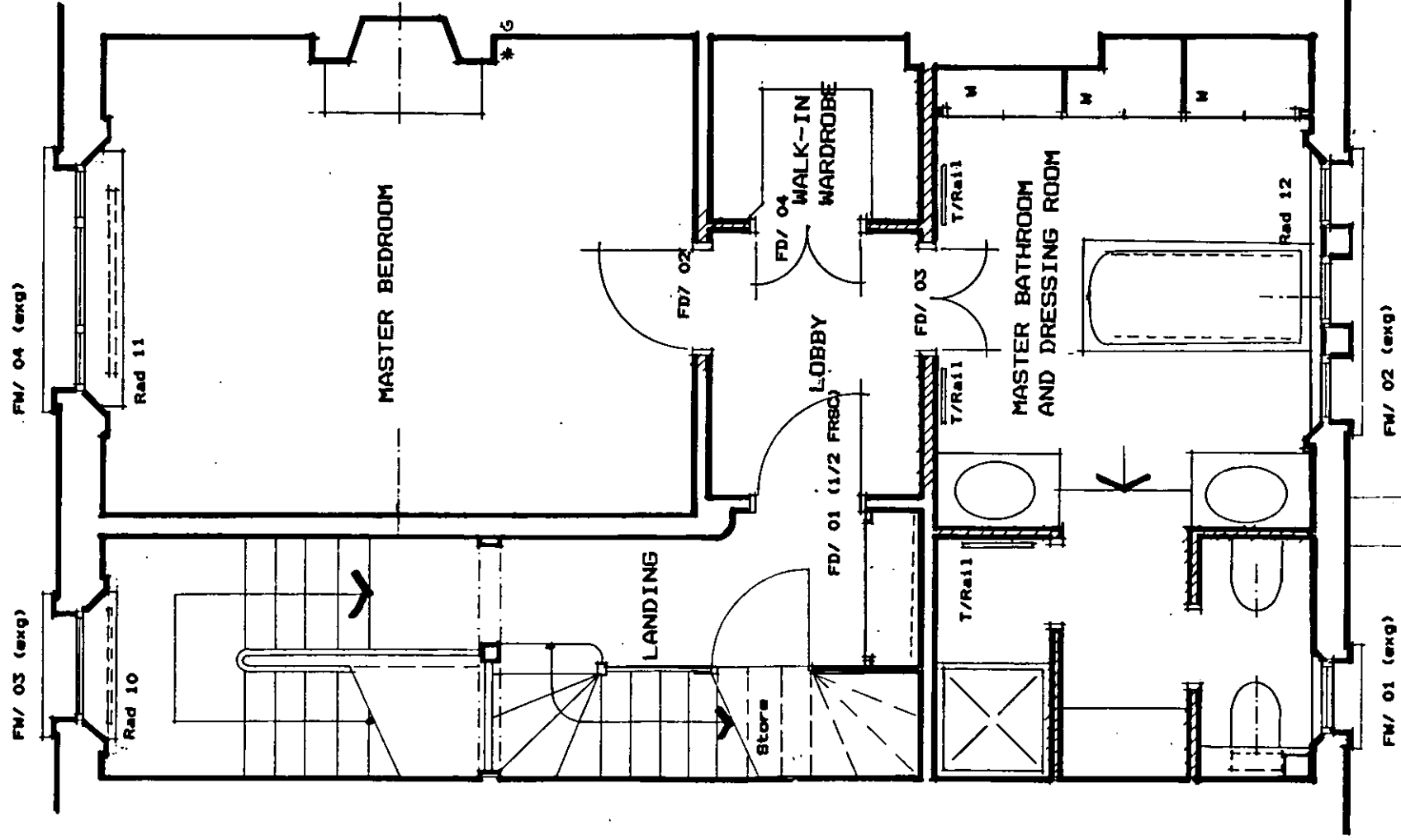
CONSULTING SERVICES CTR  
 1200 30 1993  
 CONSENT REF 31517

**AS EXISTING**

job 109 ELAIN CRESCENT no. 246  
 dwg FIRST FLOOR PLAN - EXISTING  
 date JULY 1993 scale 1:50 dwg no. 103

**RICHARD BURNETT ASSOCIATES ARCHITECTS & DESIGNERS**  
 Studio 12, Mandeville Courtyard  
 142, Battersea Park Road, London SW11 4NB  
 Telephone no. 071 720 3852 Fax no. 071 622 1215

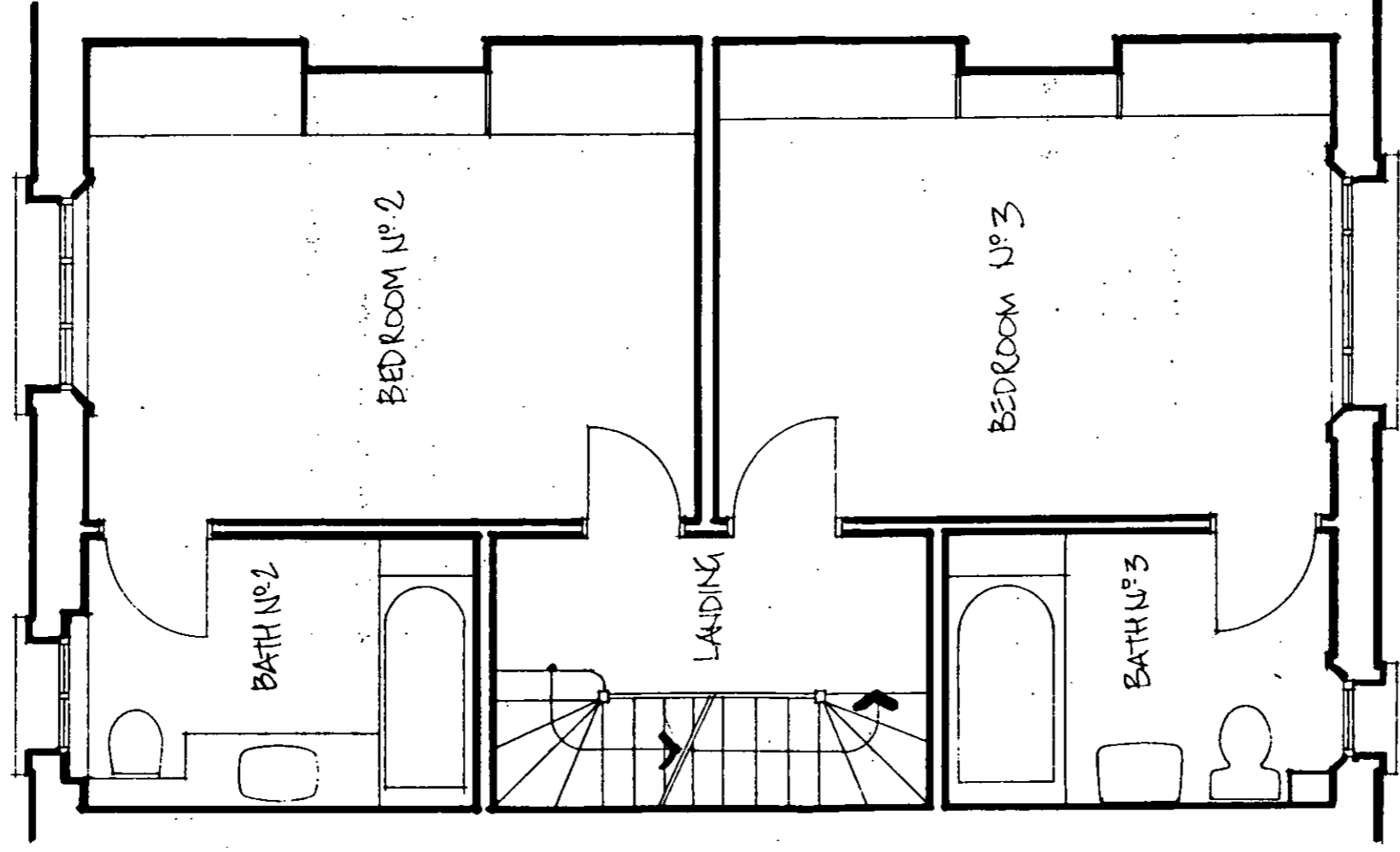
7 20 1993  
 103



FIRST FLOOR

CONSENT REF. 13/25/1317  
 DEC 30 1993  
 CONSULTING ARCHITECTS  
 RICHARD BURNETT ASSOCIATES

RICHARD BURNETT ASSOCIATES ARCHITECTS & DESIGNERS		job 109 ELAIN CRESCENT no. 246
Studio 12, Mandeville Courtyard 142, Battersea Park Road, London SW11 4NB Telephone no. 071 720 3852 Fax no. 071 622 1215		dwg FIRST FLOOR PLAN: NEW WORKS
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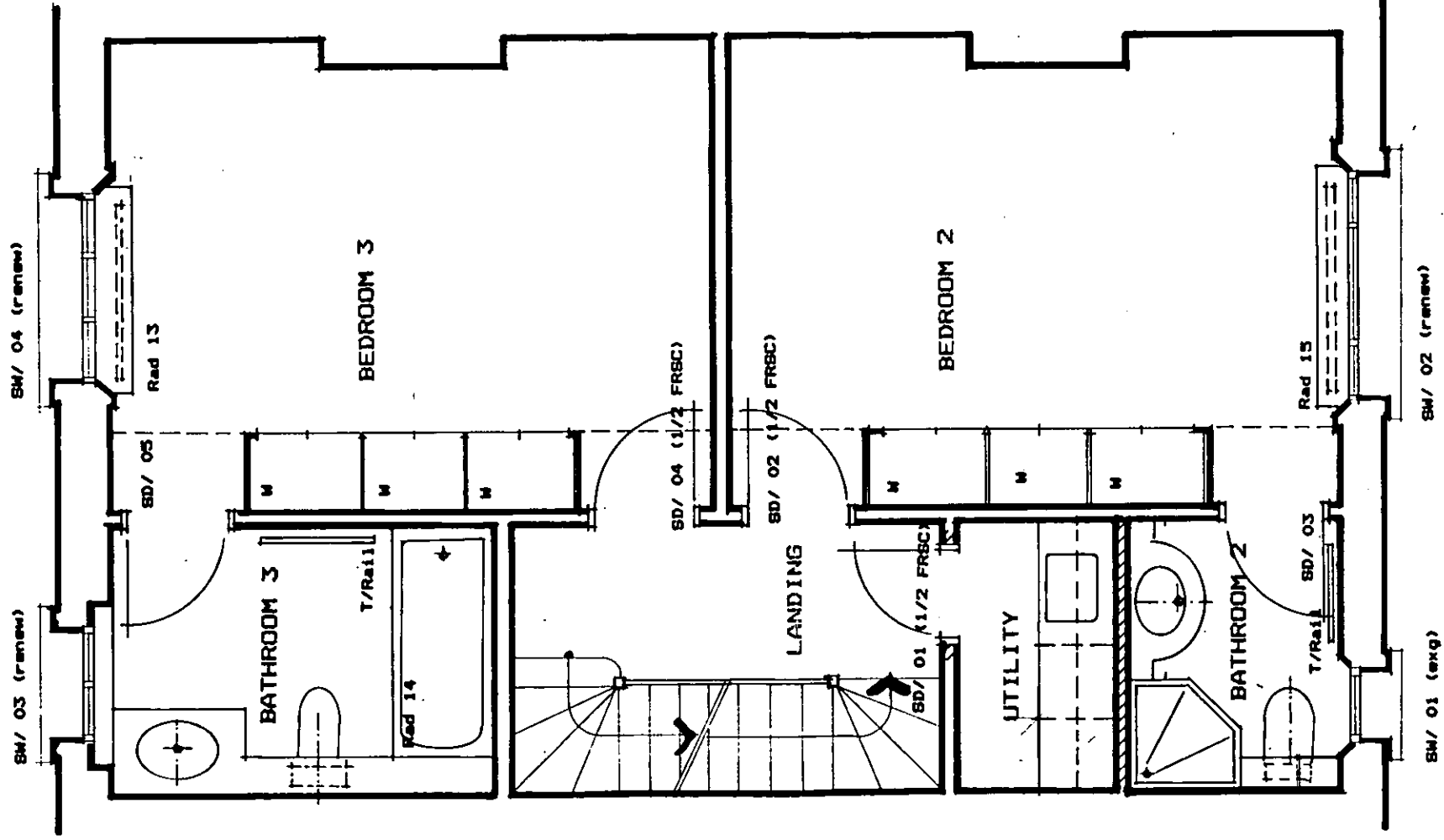


PLANNING AND ARCHITECTS  
 No 20 1993  
 CONSENT REF. 12031517

**AS EXISTING**

RICHARD BURNETT ASSOCIATES ARCHITECTS & DESIGNERS		job 109 ELAIN CRESCENT	no. 246
Studio 12, Mandeville Courtyard 142, Battersea Park Road, London SW11 4NB Telephone no. 071 720 3852 Fax no. 071 622 1215		dwg SECOND FLOOR PLAN - EXISTING	
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300 7 1993 1000

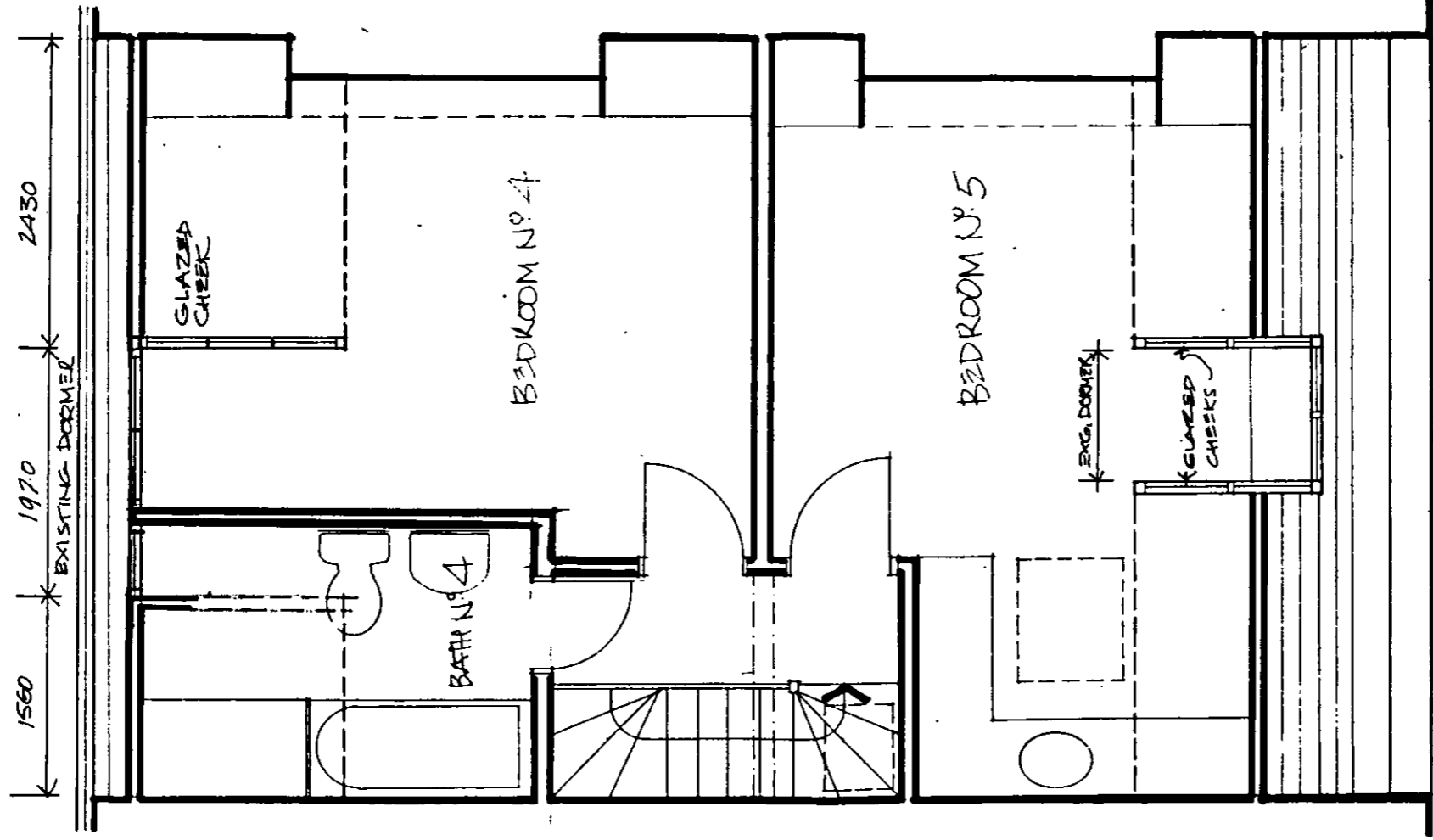


SECOND FLOOR

RICHARD BURNETT ASSOCIATES  
 ARCHITECTS & DESIGNERS  
 142, BATTERSEA PARK ROAD, LONDON SW11 4NB  
 TEL: 071 720 3852 FAX: 071 622 1215  
 1993 FEB 20 1993  
 CONCEPT REF: 293/517

1993  
 142  
 071 720 3852  
 071 622 1215

RICHARD BURNETT ASSOCIATES ARCHITECTS & DESIGNERS	job 109 ELAIN CRESCENT	no. 246
Studio 12, Mandeville Courtyard 142, Battersea Park Road, London SW11 4NB Telephone no. 071 720 3852 Fax no. 071 622 1215	dwg SECOND FLOOR PLAN: NEW WORKS	date 1993
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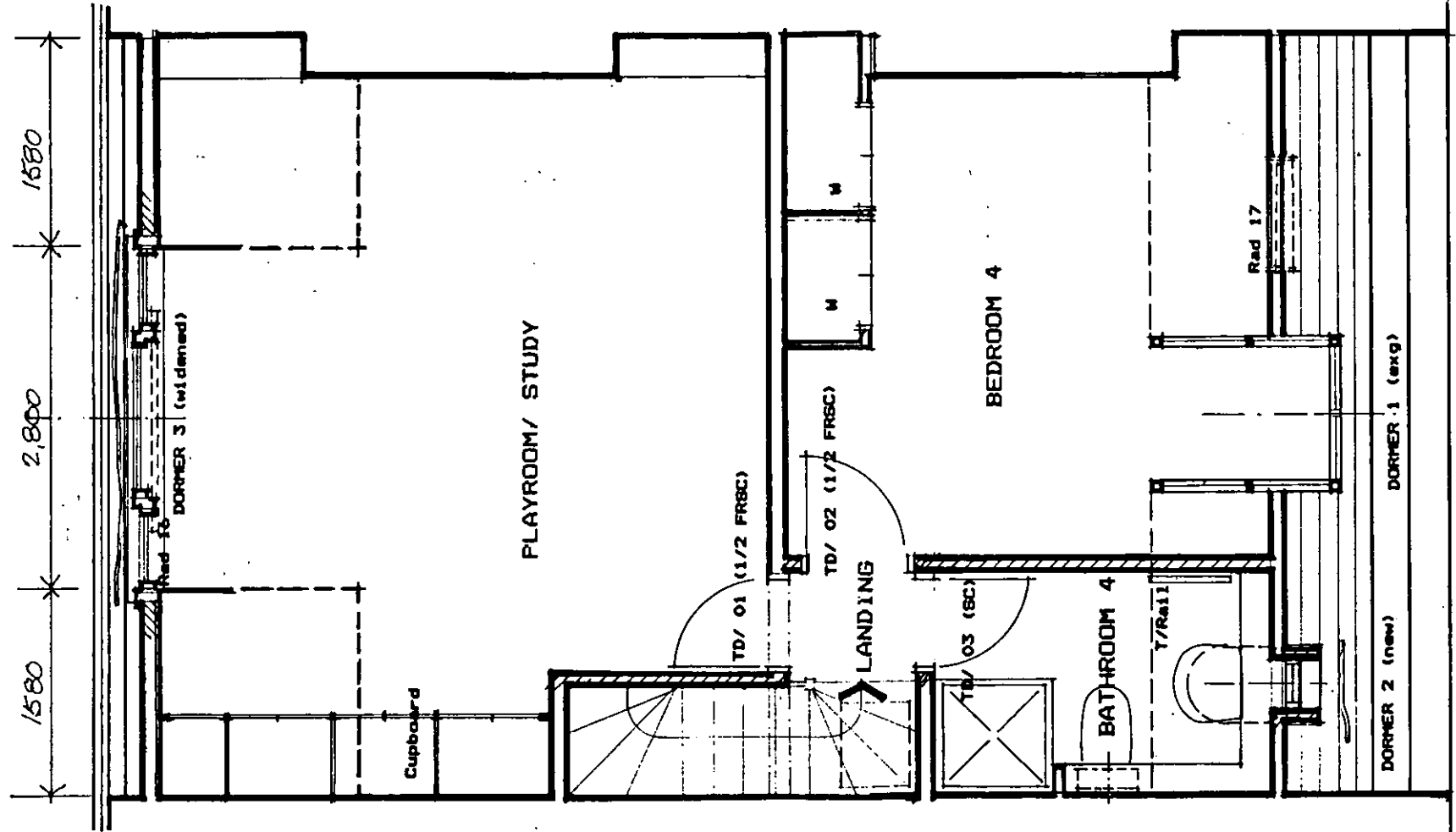


109 ELGIN CRESCENT  
 142, BATTERSEA PARK ROAD, LONDON SW11 4NB  
 7 220 1022  
 071 720 3852

APPROVED FOR CONSTRUCTION  
 14/07/1993  
 DEC 1 1993  
 NO. 30  
 12931517  
 CONSENT REF. 12931517

AS EXISTING

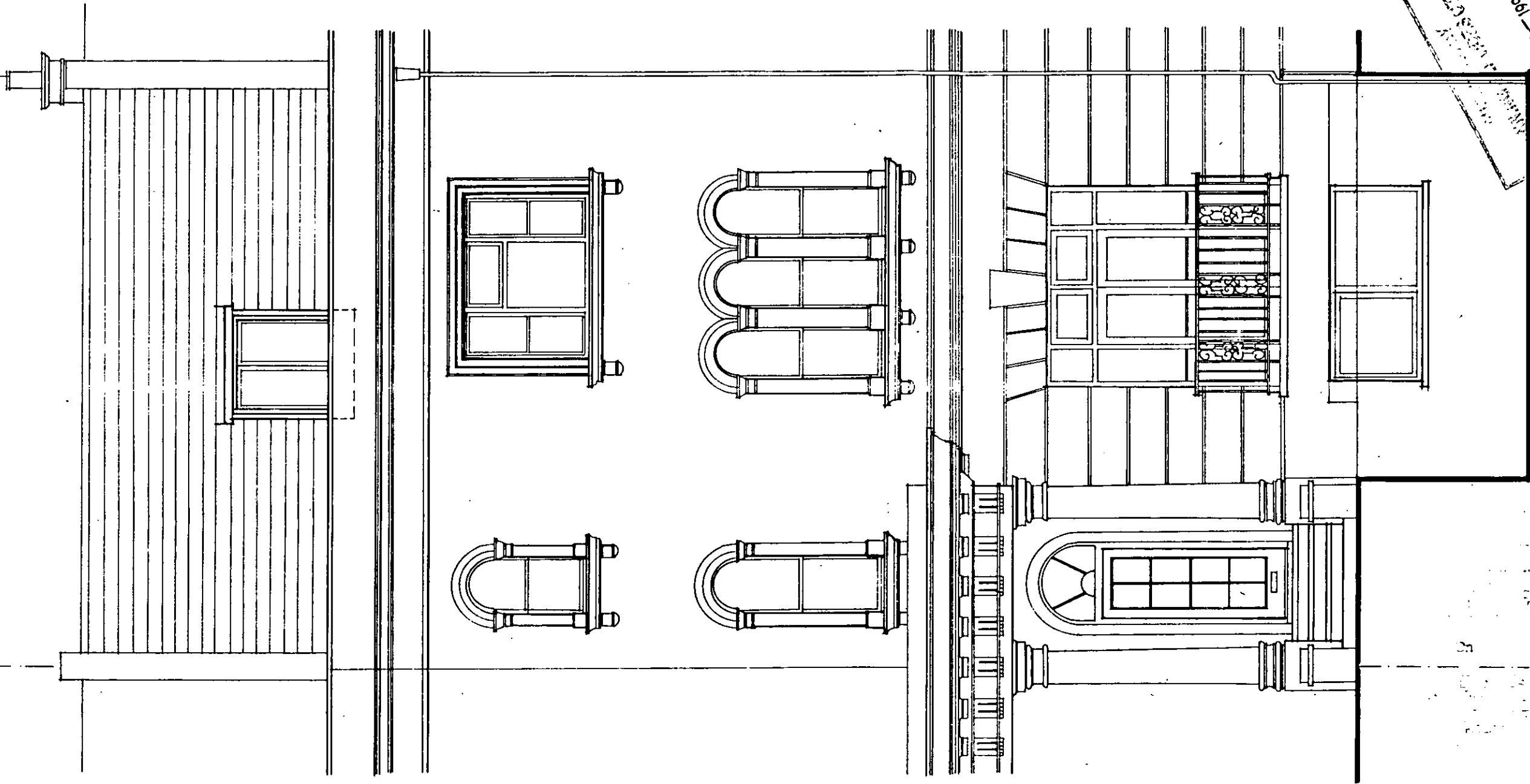
RICHARD BURNETT ASSOCIATES ARCHITECTS & DESIGNERS		job 109 ELGIN CRESCENT	no. 246
Studio 12, Mandeville Courtyard 142, Battersea Park Road, London SW11 4NB Telephone no. 071 720 3852 Fax no. 071 622 1215		dwg THIRD FLOOR PLAN - EXISTING	dwg no. 105
		date JULY 1993	scale 1:50



PLANNING SERVICES CENTRE  
 200 30 1993  
 2931517  
 CONSENT REF

109 ELAIN CRESCENT  
 142, BATTERSEA PARK ROAD, LONDON SW11 4NB  
 TELEPHONE NO. 071 720 3852 FAX NO. 071 622 1215

RICHARD BURNETT ASSOCIATES ARCHITECTS & DESIGNERS		job 109 ELAIN CRESCENT	no. 246
Studio 12, Mandeville Courtyard 142, Battersea Park Road, London SW11 4NB Telephone no. 071 720 3852 Fax no. 071 622 1215		dwg THIRD FLOOR PLAN - NEW WORKS	dwg no. 125
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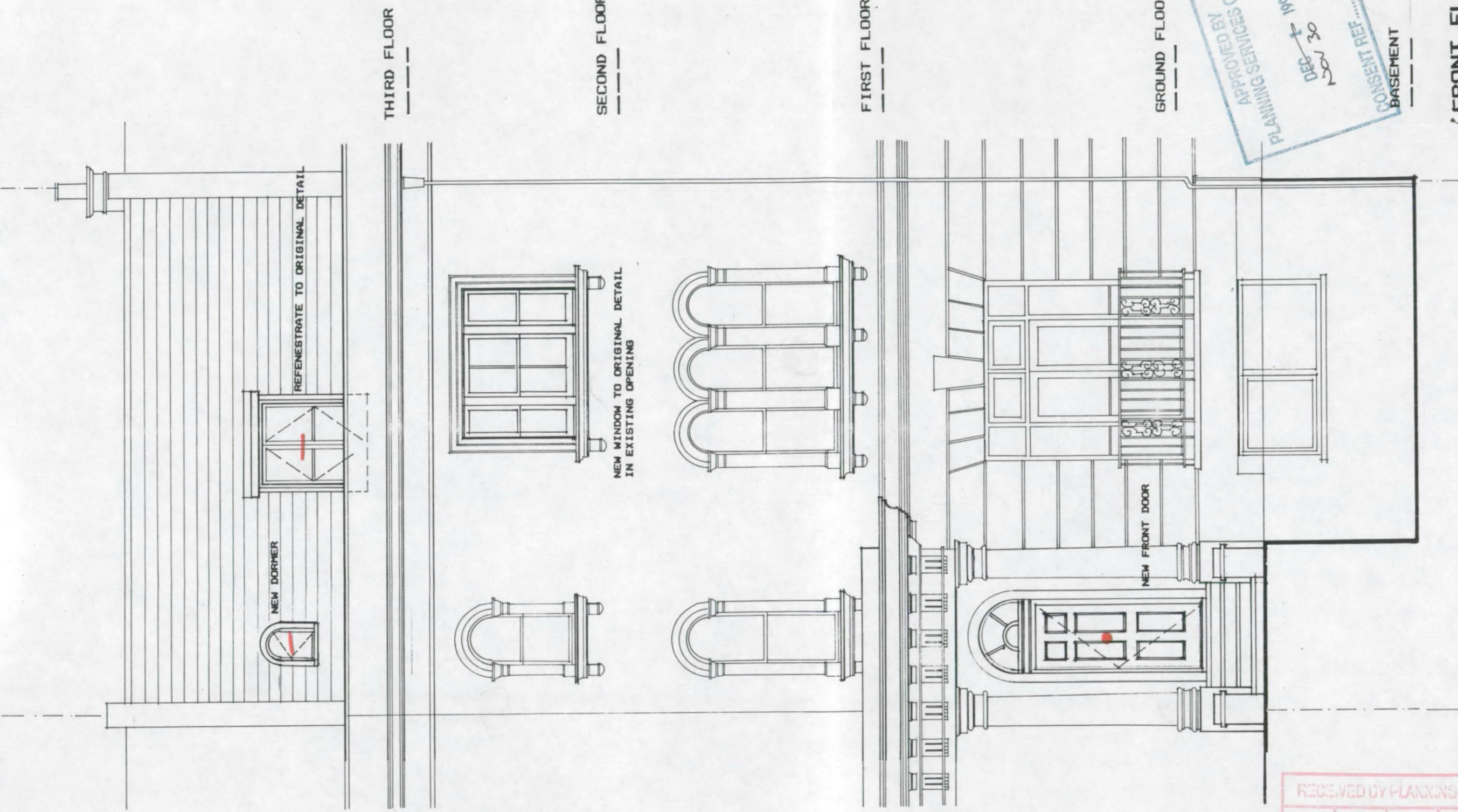


RICHARD BURNETT ASSOCIATES ARCHITECTS & DESIGNERS  
 142, BATTERSEA PARK ROAD, LONDON SW11 4NB  
 TEL: 071 720 3833 FAX: 071 622 1215  
 DEC 1 1993  
 1493/517

**AS EXISTING**

<b>RICHARD BURNETT ASSOCIATES ARCHITECTS &amp; DESIGNERS</b>	job 109 ELGIN CRESCENT	no. Z46
Studio 12, Mandeville Courtyard 142, Battersea Park Road, London SW11 4NB Telephone no. 071 720 3833 Fax no. 071 622 1215	dwg FRONT ELEVATION - EXISTING	dwg no. 106
	date JULY 1993	scale 1:50





THIRD FLOOR  
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SECOND FLOOR  
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FIRST FLOOR  
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GROUND FLOOR  
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FRONT ELEVATION

3/5/7

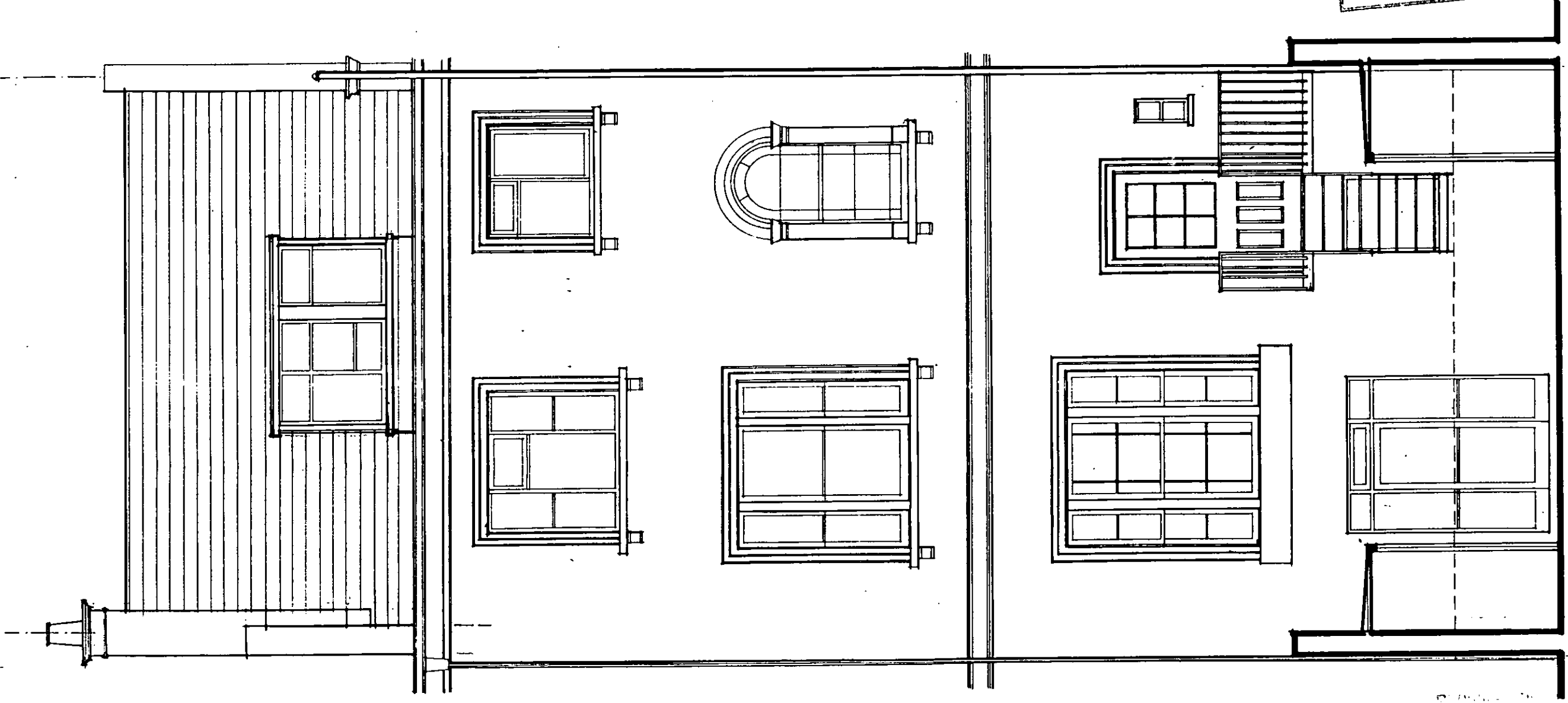
PLANNING SERVICES OFFICE  
APPROVED BY  
DEC 30 1993  
CONSENT REF.....  
BASEMENT

RECEIVED BY PLANNING SERVICES				
CC N	CC C	CC O	E	ACK
On 7 SEP 1993				
EXEC DIR	DIR PLANNING SERVICES		PLANNING OFFICER	ENV PLAN
APPEALS OFFICER	10	FEE OFFICER	PLANNING OFFICER	HEAD DC

RICHARD BURNETT ASSOCIATES ARCHITECTS & DESIGNERS

Studio 12, Mandeville Courtyard  
142, Battersea Park Road, London SW11 4NB  
Telephone no. 071 720 3852 Fax no. 071 622 1215

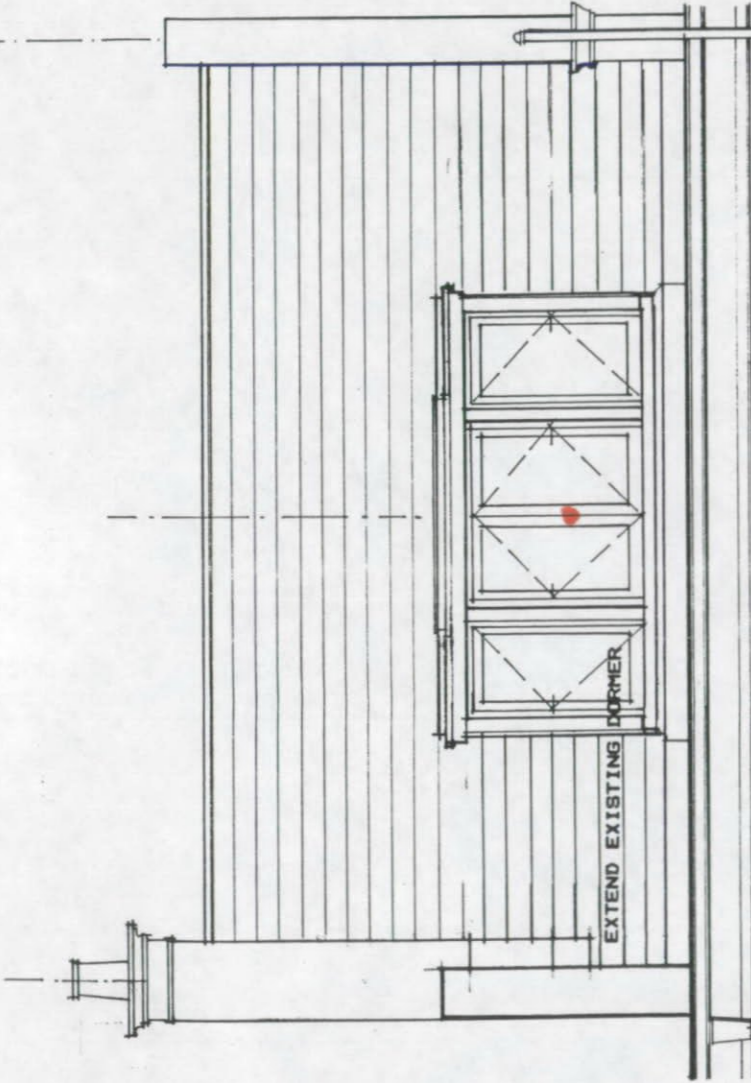
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dwg FRONT ELEVATION	NEW WORKS
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	dwg. no. 126



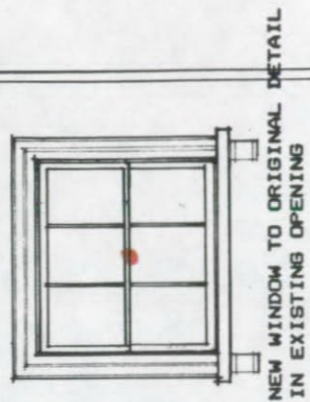
APPROVED BY  
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 NOV 30  
 CONSENT REF: 27517

AS EXISTING

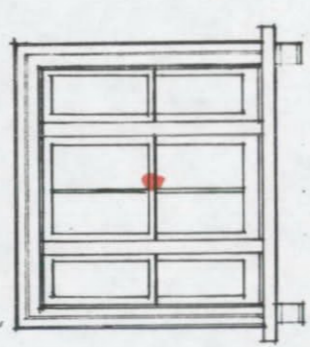
RICHARD BURNETT ASSOCIATES ARCHITECTS & DESIGNERS Studio 12, Mandeville Courtyard 142, Battersea Park Road, London SW11 4NB Telephone no. 071 720 3852 Fax no. 071 622 1215	job 109 ELGIN CRESCENT no. 246
	dwg REAR ELEVATION - EXISTING
	date JULY 1993 scale 1:50 dwg. no. 107



THIRD FLOOR

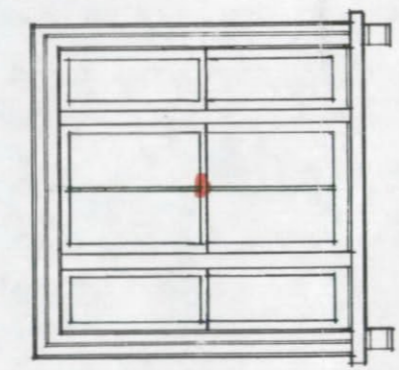
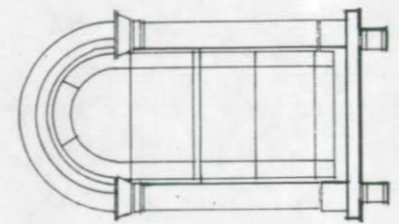


NEW WINDOW TO ORIGINAL DETAIL IN EXISTING OPENING

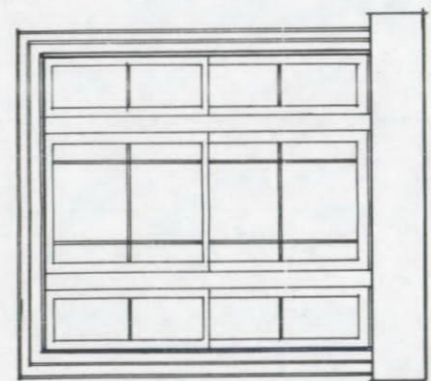


NEW WINDOW TO ORIGINAL DETAIL IN EXISTING OPENING

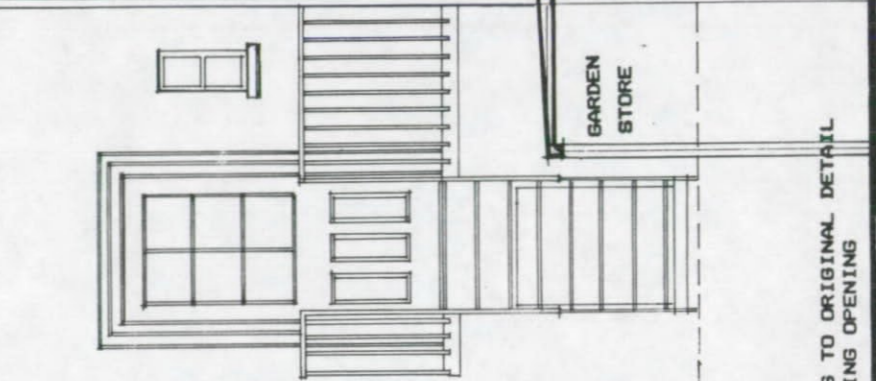
SECOND FLOOR



FIRST FLOOR



NEW DOORS TO ORIGINAL DETAIL IN EXISTING OPENING



GROUND FLOOR

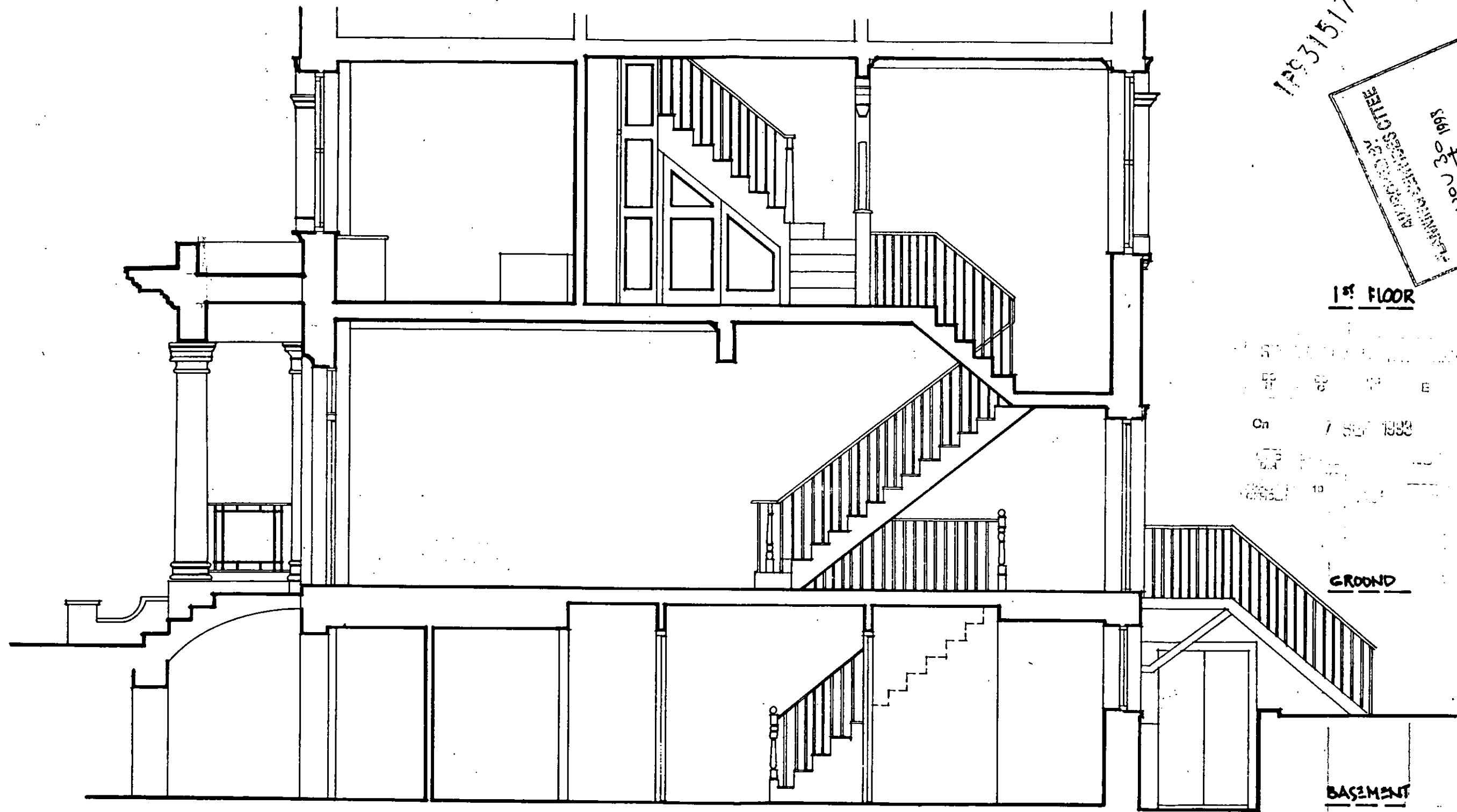
RECEIVED BY PLANNING SERVICES  
 DC H DC C DC R E L3  
 On 7 SEP 1993  
 EXEC DIR DC PLANNING SERVICES L1/1 PLAN  
 APPEALS OFFICER 10 FEES OFFICER 2/1/1 PLAN

APPROVED BY PLANNING SERVICES CTTEE  
 NOV 30 1991  
 DEC 31 5/1  
 CONSENT TO DEVELOP  
 BASEMENT

REAR ELEVATION

RICHARD BURNETT ASSOCIATES ARCHITECTS & DESIGNERS  
 Studio 12, Mandeville Courtyard  
 142, Battersea Park Road, London SW11 4NB  
 Telephone no. 071 720 3852 Fax no. 071 622 1215

job 109 EDWIN CRESCENT no. 246  
 dwg REAR ELEVATION = NEW WORKS  
 date AUGUST 1993 scale 1:50  
 dwg. no. 127



1993/517

CONCRETE  
 REC 20 1993  
 7000  
 APPROVED BY  
 ARCHITECTS OFFICE

1<sup>st</sup> FLOOR

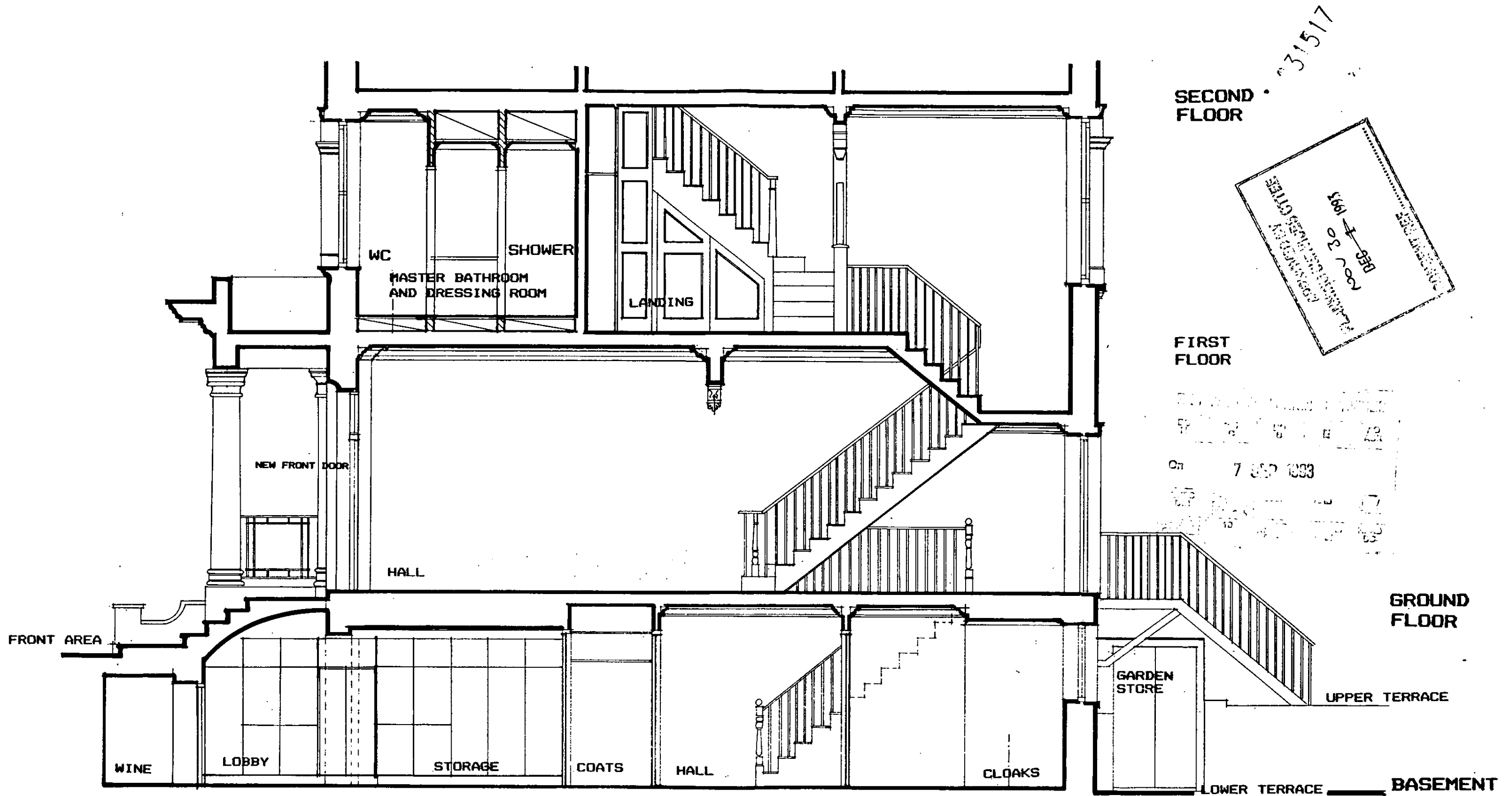
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GROUND

BASEMENT

**AS EXISTING**

RICHARD BURNETT ASSOCIATES ARCHITECTS & DESIGNERS		job 109 ELGIN CRESCENT	no. 246
Studio 12, Mandeville Courtyard 142, Battersea Park Road, London SW11 4NB Telephone no. 071 720 3852 Fax no. 071 622 1215		dwg SECTION A-A - EXISTING	
date JULY 1993	scale 1:50	dwg. no. 108	



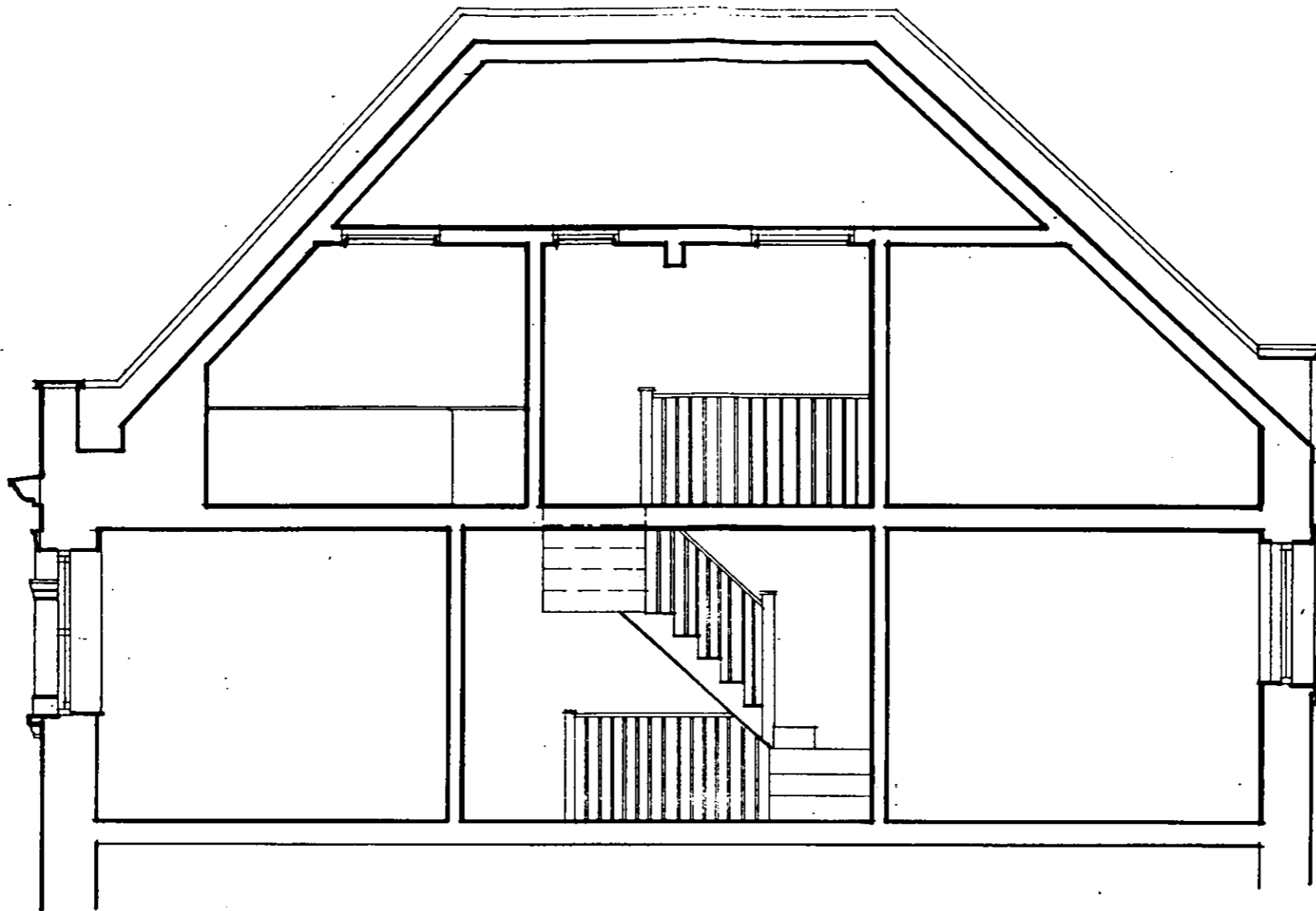
31517

REG. 109 20 1993  
 RICHARD BURNETT ASSOCIATES  
 ARCHITECTS & DESIGNERS

FIRST FLOOR

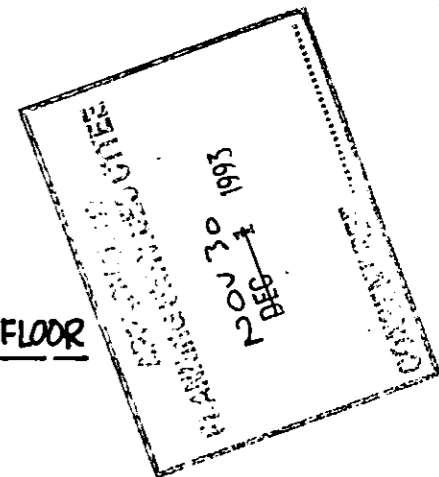
On 7 SEP 1993

RICHARD BURNETT ASSOCIATES ARCHITECTS & DESIGNERS Studio 12, Mandeville Courtyard 142, Battersea Park Road, London SW11 4NB Telephone no. 071 720 3852 Fax no. 071 622 1215	job 109 ELGIN CRESCENT	no. 246
	dwg SECTION A-A =	NEW WORKS
	date AUGUST 1993	scale 1:50

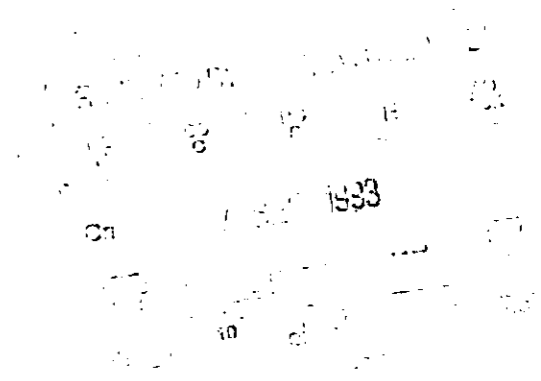


3<sup>RD</sup> FLOOR

2<sup>ND</sup> FLOOR

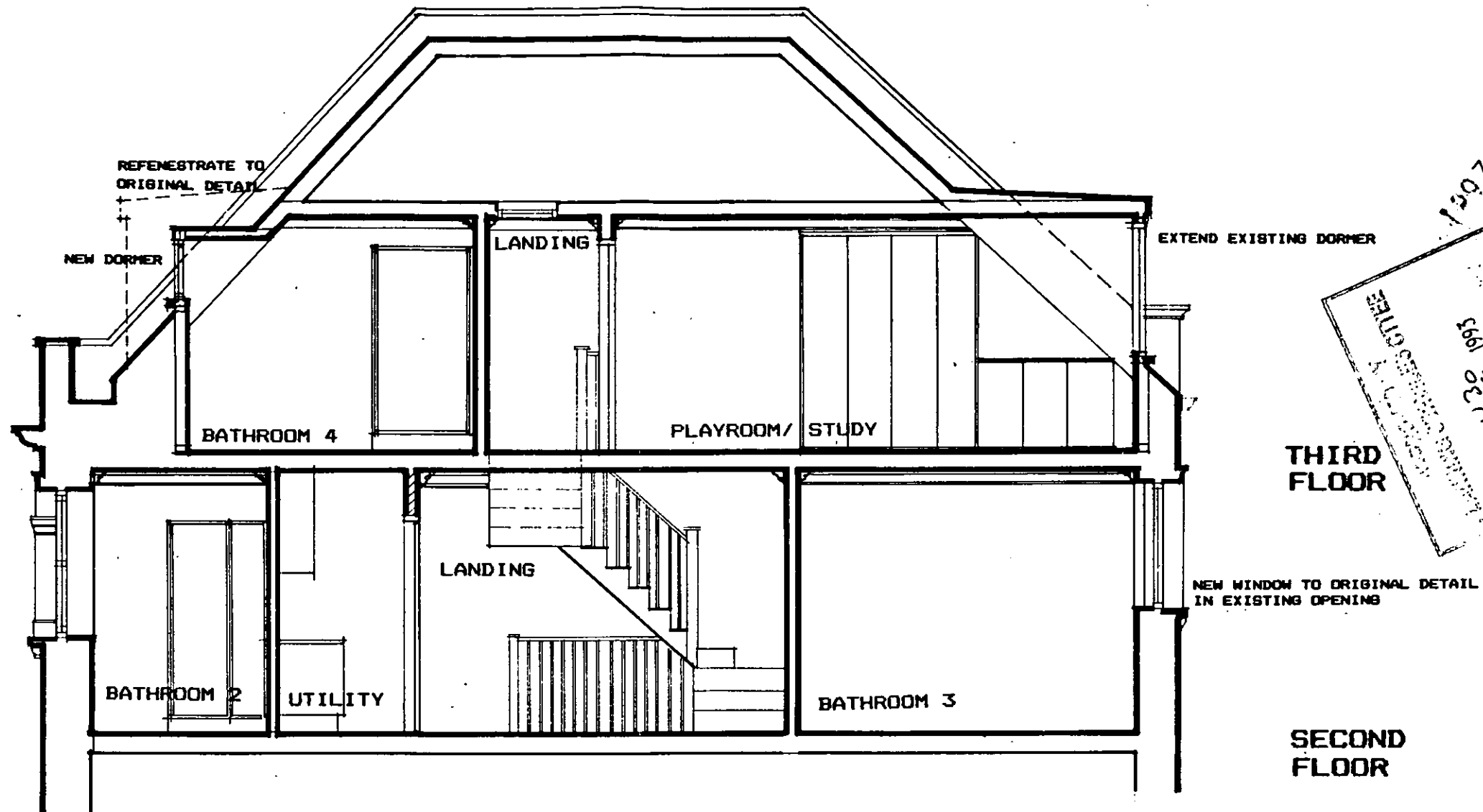


1:50 31517



AS EXISTING

RICHARD BURNETT ASSOCIATES ARCHITECTS & DESIGNERS Studio 12, Mandeville Courtyard 142, Battersea Park Road, London SW11 4NB Telephone no. 071 720 3852 Fax no. 071 622 1215	job 109 ELGIN CRESCENT	no. 246
	dwg SECTION B-B - EXISTING	
	date JULY 1993	scale 1:50



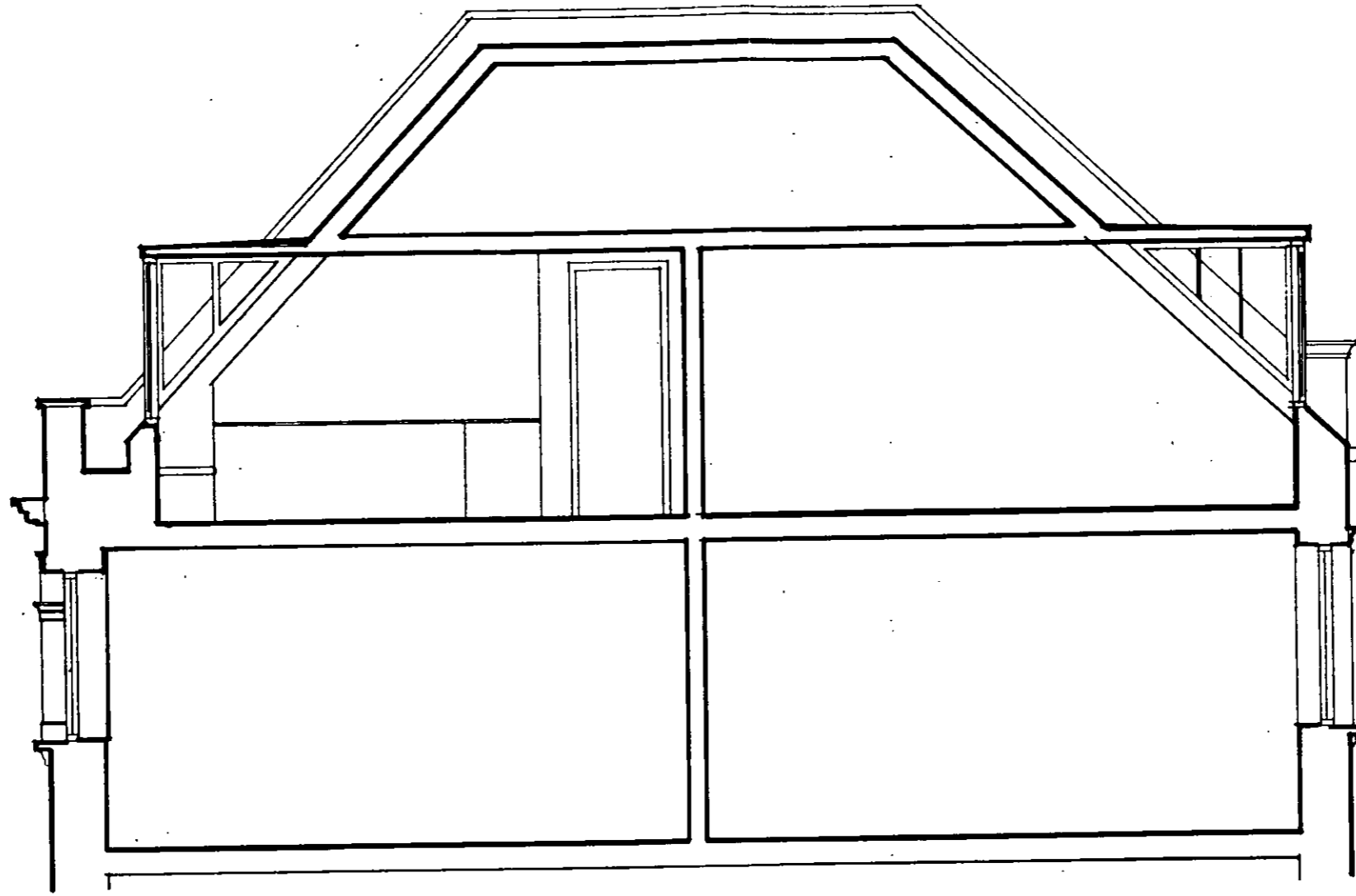
12931517  
 CONSENTED  
 DEC 7 1993  
 200330  
 ELGIN CRESCENT

THIRD FLOOR

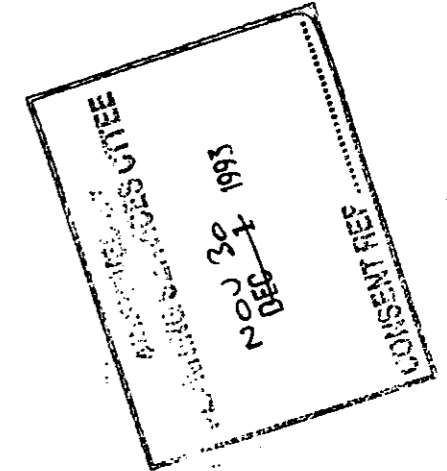
SECOND FLOOR

109 ELGIN CRESCENT  
 SW11 4NB  
 7 SEP 1993

RICHARD BURNETT ASSOCIATES ARCHITECTS & DESIGNERS Studio 12, Mandeville Courtyard 142, Battersea Park Road, London SW11 4NB Telephone no. 071 720 3852 Fax no. 071 622 1215	job 109 ELGIN CRESCENT	no. 246
	dwg SECTION B-B =	NEW WORKS
	date AUGUST 1993	scale 1:50



10931517



7 1993 1993

**AS EXISTING**

<b>RICHARD BURNETT ASSOCIATES ARCHITECTS &amp; DESIGNERS</b> Studio 12, Mandeville Courtyard 142, Battersea Park Road, London SW11 4NB Telephone no. 071 720 3852 Fax no. 071 622 1215	<b>job</b> 109 ELGIN CRESCENT	<b>no.</b> 246
	<b>dwg</b> SECTION C-C - EXISTING	
	<b>date</b> JULY 1993	<b>scale</b> 1:50



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Success 2147000 (11) x 11 12



109 Elgin Cresc.



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109 Elgin Cresc.



55-029

91430024

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109 Elgin Cresc.



SS029

2144305-0111-0001-12

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109 Elgin Creek.





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Handwritten blue text on the roof area, possibly a date or address.

SS029

2 (46) 034 0111 85411-22

(5)

109 Elgin Crescent.



554029 59.59 1076 1079 1081 -12

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109 Elgin Cresc.



931517

OFFICE	NO. 1	DATE	7 SEP 1993
EX-100	EX-100	EX-100	EX-100
EX-100	EX-100	EX-100	EX-100
EX-100	EX-100	EX-100	EX-100

WE WOULD LIKE  
TO INCREASE WIDTH

REPLACE  
AS ↓

REPLACE

DORMER STADJOINING  
WAS VIRTUALLY  
FULL WIDTH.

THERE ARE  
ABOUT SIX OTHERS  
IN THE AREA

RECORDED

On 7 SEP 1993

SPIC

DIR

APPELL

OFFICE

51517

REAR ELEVATION  
109 ELGIN CREEK



109 ELGIN GRES  
 1993

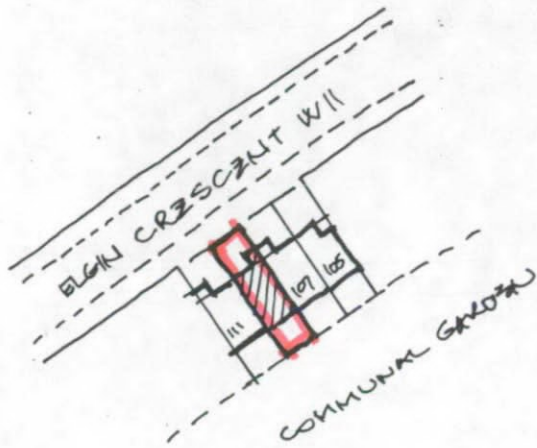
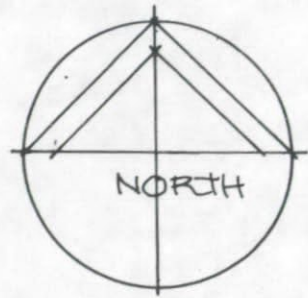
REPLACE - FRONT DOOR  
 OUT OF CHARACTER,  
 COMPLETE RENOVATION  
 OF PORCH & STEPS

VERY DIFFICULT TO  
 PHOTOGRAPH TOP FLOOR  
 DOWNER.

THIS HAS METAL WINDOWS  
 WHICH ARE TO BE REPLACED  
 IN STYLE, SUITABLE TO AREA.

109:517

FRONT OF NO 109 ELGIN GRES



RECEIVED BY PLANNING SERVICES				
CC H	CC S	CC P	E	LR
On		7 SEP 1993		
EXEC DIR	DIR. PLANNING SERVICES			PL PLAN
APPEALS OFFICER	10	FEEG OFFICER	PLANNING MAN	HEAD DO

1-931517

**RICHARD BURNETT ASSOCIATES ARCHITECTS & DESIGNERS**

Studio 12, Mandeville Courtyard  
142, Battersea Park Road, London SW11 4NB  
Telephone no. 071 720 3852 Fax no. 071 622 1215

job	109 = LGN CR = S, W/11	no.	246
type	BLOCK LOCATION PLANS		
date	AUGUST 93	scale	1:250
dwg. no.			