

STUART & DUFFY

SURVEYORS CONSULTING ENGINEERS
PROJECT DESIGN & MANAGEMENT

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Debrah Silver
Royal Borough of Kensington and Chelsea
Planning and Borough Development
Kensington Town Hall
Hornton Street
London W8 7NX

31 July 2008

RE: 41 FIRST STREET LONDON SW3 2LB

Our ref: MA/6154

Dear Debrah,

Subject: PLANNING ENQUIRY TO APPROVED PERMISSION

Further to my telephone call please find enclosed the following:

- 1: Letter from Mr. David Prout Executive Director confirming that planning approval TP/92/0345 relating to the construction of a mansard extension and rear addition roof terrace at the above property is still valid.
- 2: Existing and proposed drawings prepared by ourselves numbered 08.6154.01 & 02A.
- 3: Front elevation photographs of numbers 41/39 and 56 First Street.

? As discussed our proposed drawing shows a vertical face of brick work to the right hand flank with a mansard roof extension constructed between this and the raised section of Party Wall with no 39 First street which has a mansard roof extension. This is instead of the hipped mansard roof extension that was approved. Additionally we would also like to increase the size of the French doors down onto the rear roof terrace form a pair to a three door set which will allow more light into the rear of the property.

The enclosed photographs show the front elevation of our property and the start of the mansard extension at No39 and also the front elevation of the No 56 on the opposite side of First Street which like ours is the end of terrace property and this incorporates a mansard roof extension with a vertical face of brick work on the end flank.

Our enquiry as discussed is whether we would be allowed to alter the approved design inline with No56 and have faces of brick work either side with the mansard roof extension constructed between.

From a design point of view I believe this alteration will be more in keeping with the existing street scene and it will also allow for better and more practical use of the internal floor space.

Can	HDC	HSS	HPD	Poi	Des	ARB	Rec
Reg	PIO	04 AUG 2008				RBKC Planning	APP
DC Nth	DC Cer	DC Sth	Obj	Supp	No Obj	Rev	Other
						Cond	PDA

11

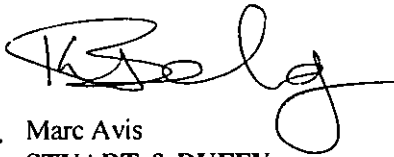
PS

August 1, 2008

I would be grateful if you could confirm whether our proposals are in essence acceptable, and additionally whether the alterations could be carried out as an amendment to the original permission.

I look forward to hearing from you in due course but in the interim should you require any additional information please do not hesitate in contacting the writer.

Yours sincerely



B.B.

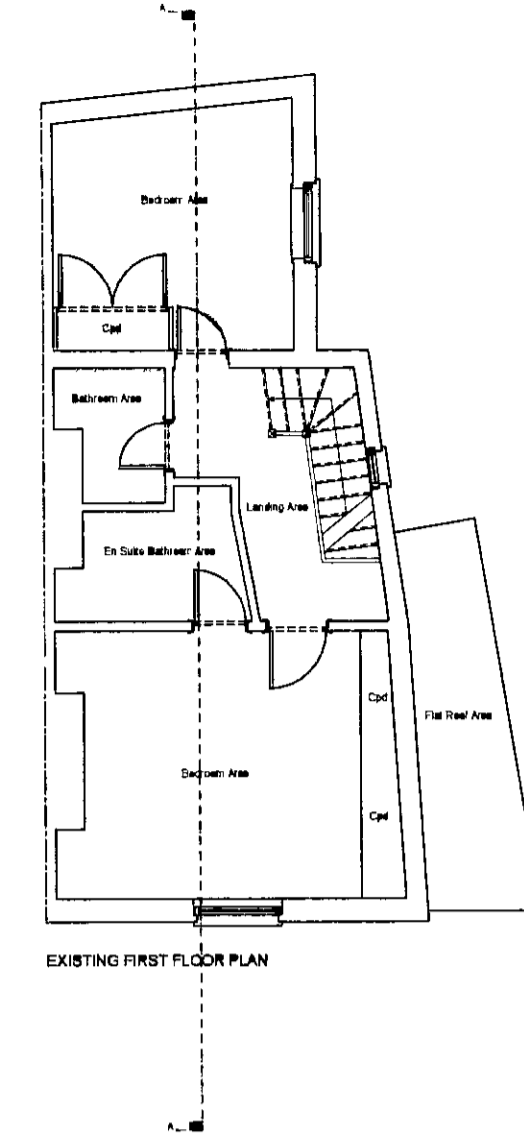
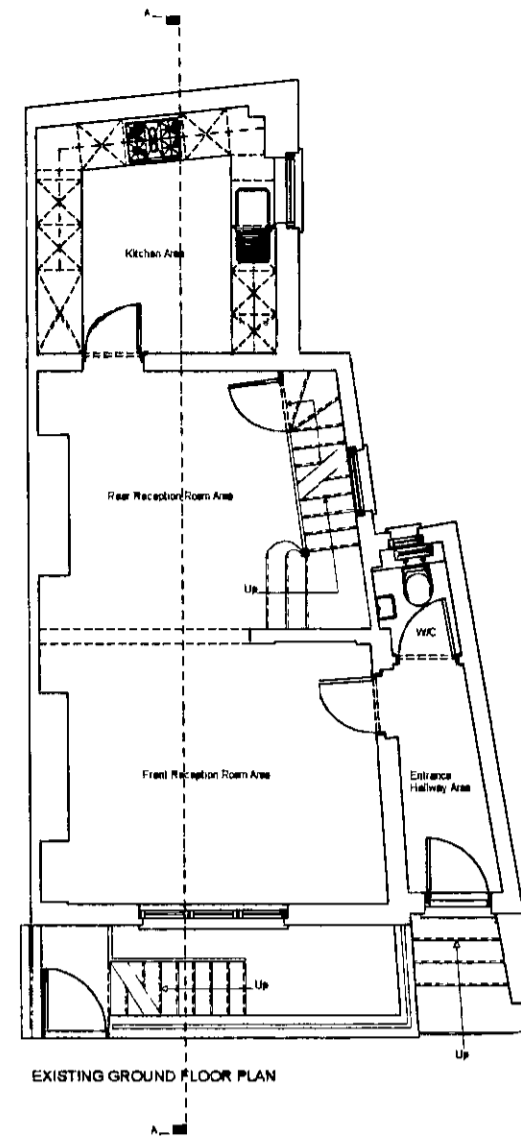
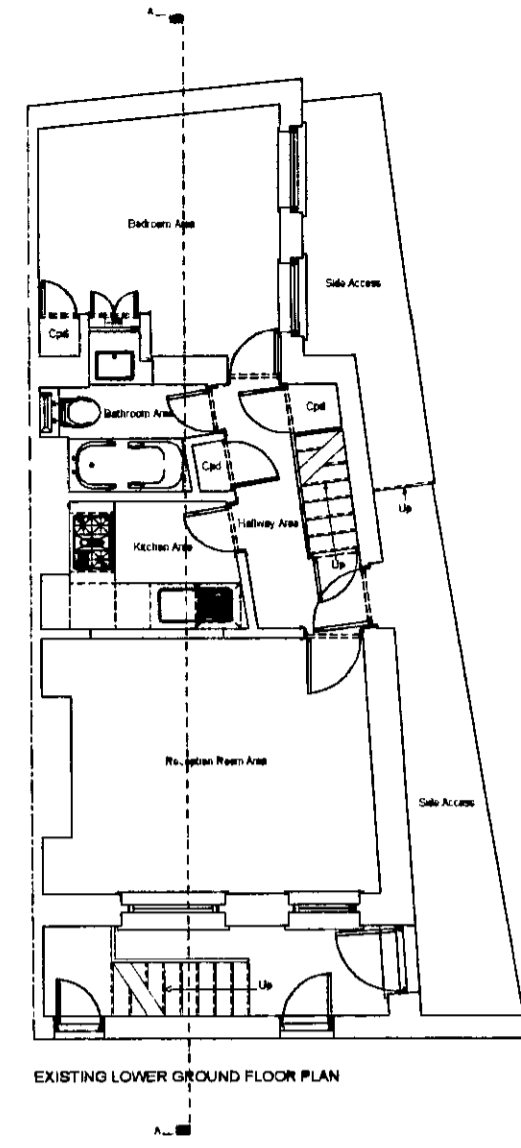
Marc Avis
STUART & DUFFY

Enclosure As noted above.

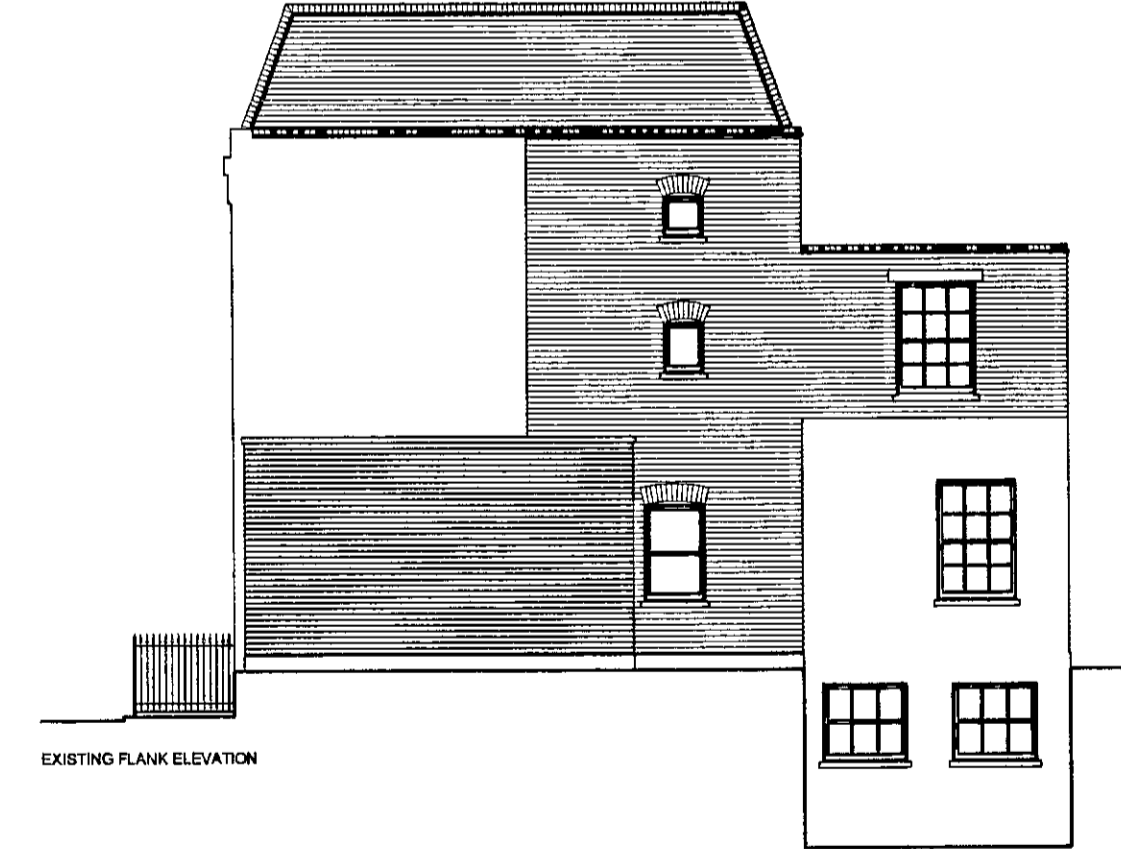
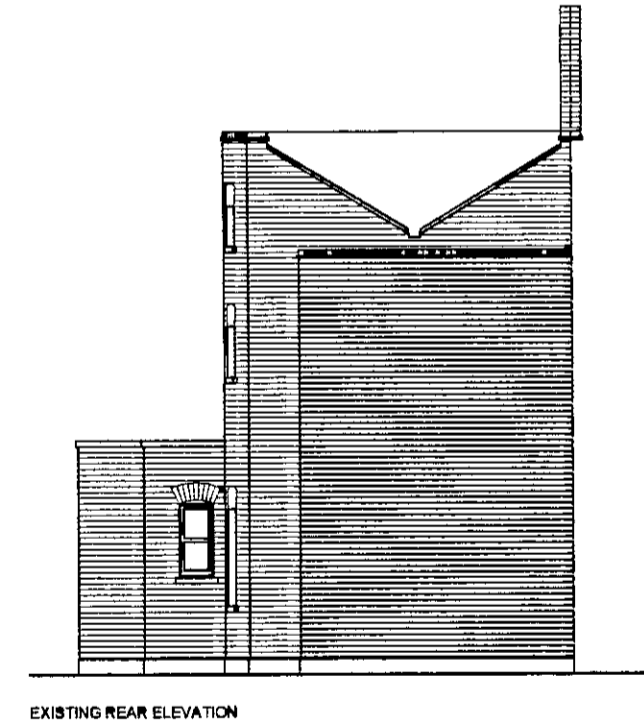
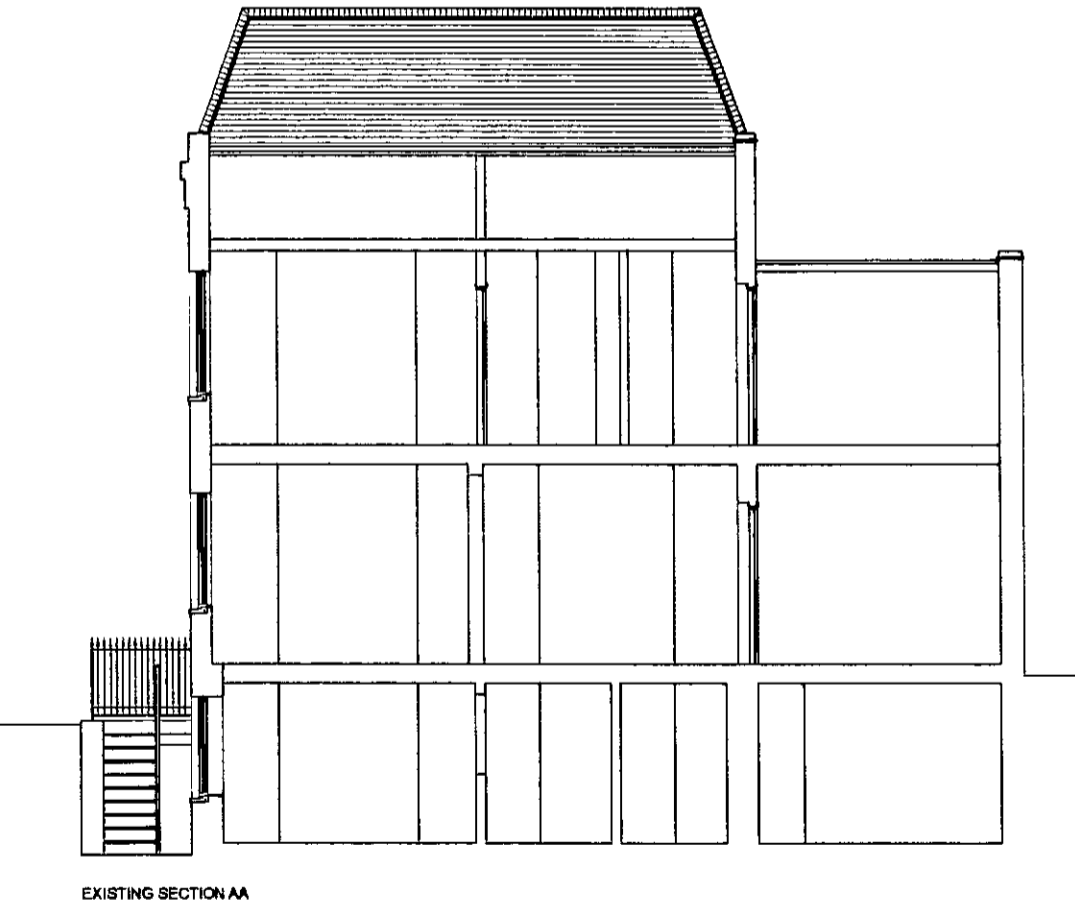
Cc: Mr. M. Walker

TP/92/0345

①

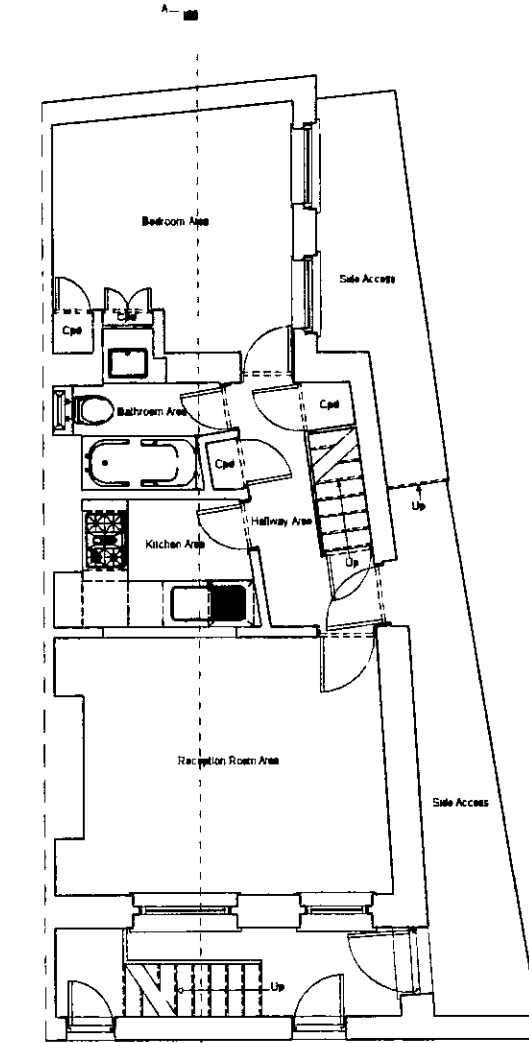


Exd	HDC	HSS	HP	vs	A+B	Rec
Res	PID	04 AUG 2008		RBK	APP	
DC	DC	DC	Obt	Supp	No	2x
Mth	Can	Sth				Clnd

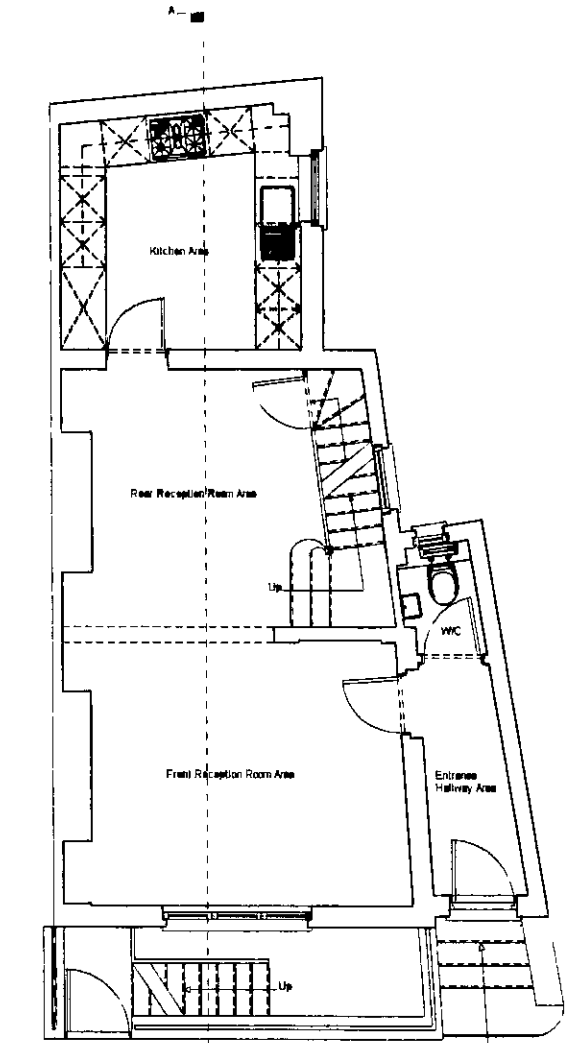


<p><small>Figured dimensions only to be taken from this drawing. Any errors or omissions to be reported to the architect.</small></p>			
		client	STUART & DUFFY
		MR MARTIN WALKER	11 Barmouth Road Wandsworth London SW18 2DT tel: 0208 877 9170 fax: 0208 877 9164 email: post@stuartduffy.com
		drawing title	scale A2 @ 1:100 date 22.07.08 drawing number 08 6154 01 drawn by JG
		property	41 FIRST STREET LONDON SW3
			Copyright retained by the STUART & DUFFY Co Ltd

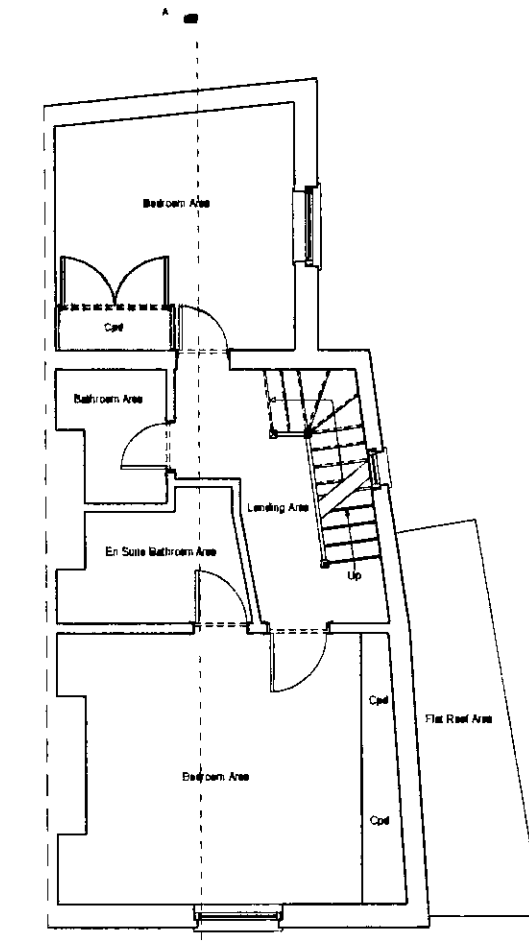
Tp/9210345
②



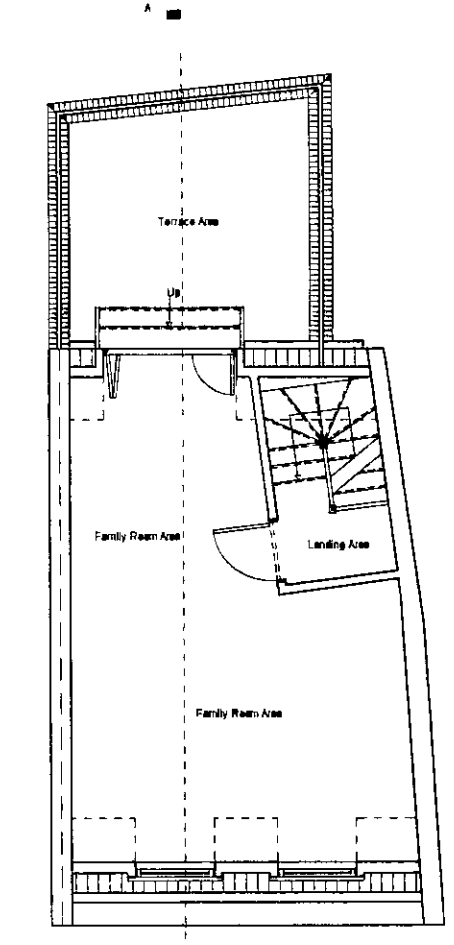
PROPOSED LOWER GROUND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

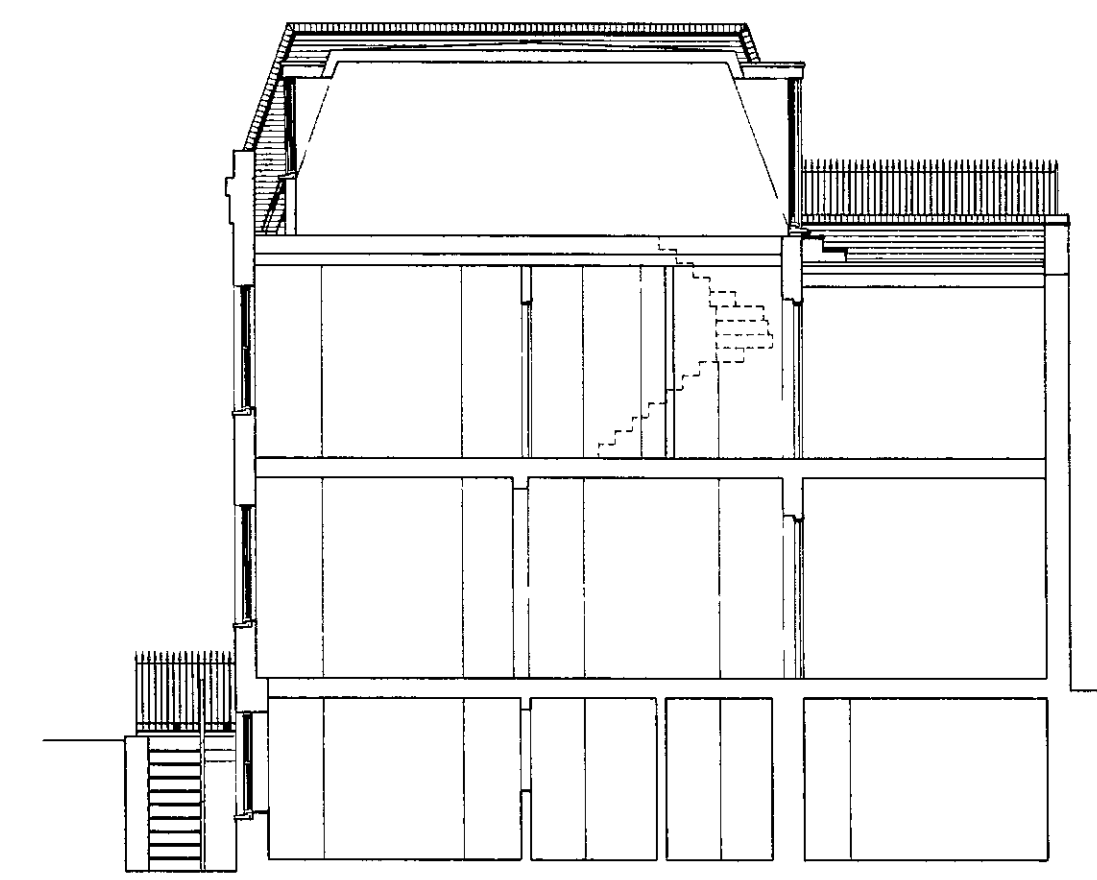


PROPOSED SECOND FLOOR PLAN

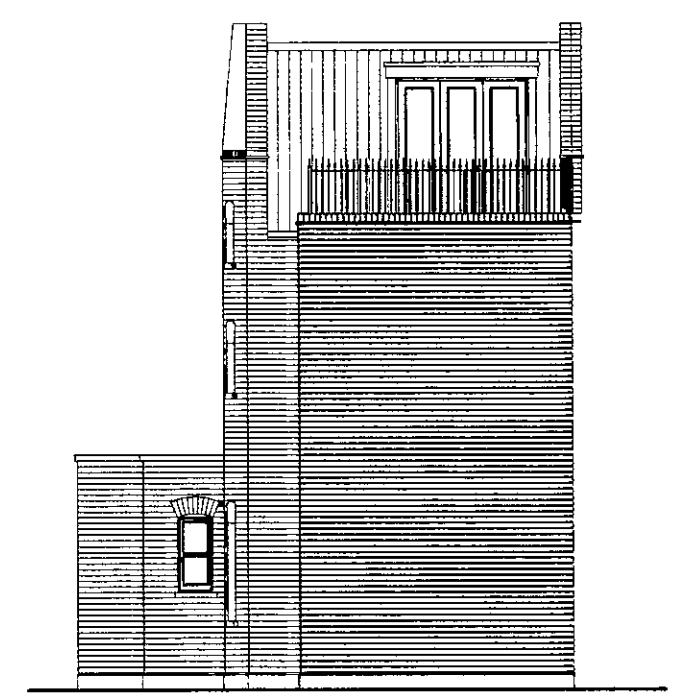
Ext	HDU	PLD	HPD	AMB	REC
Reg	PIO	04 AUG 2009			RJKC PDA
DC	DC	LU	Obj	supp	NO
NH	Can	15th	Obj	supp	NO
					Rev
					Onst
					Cond
					PDA



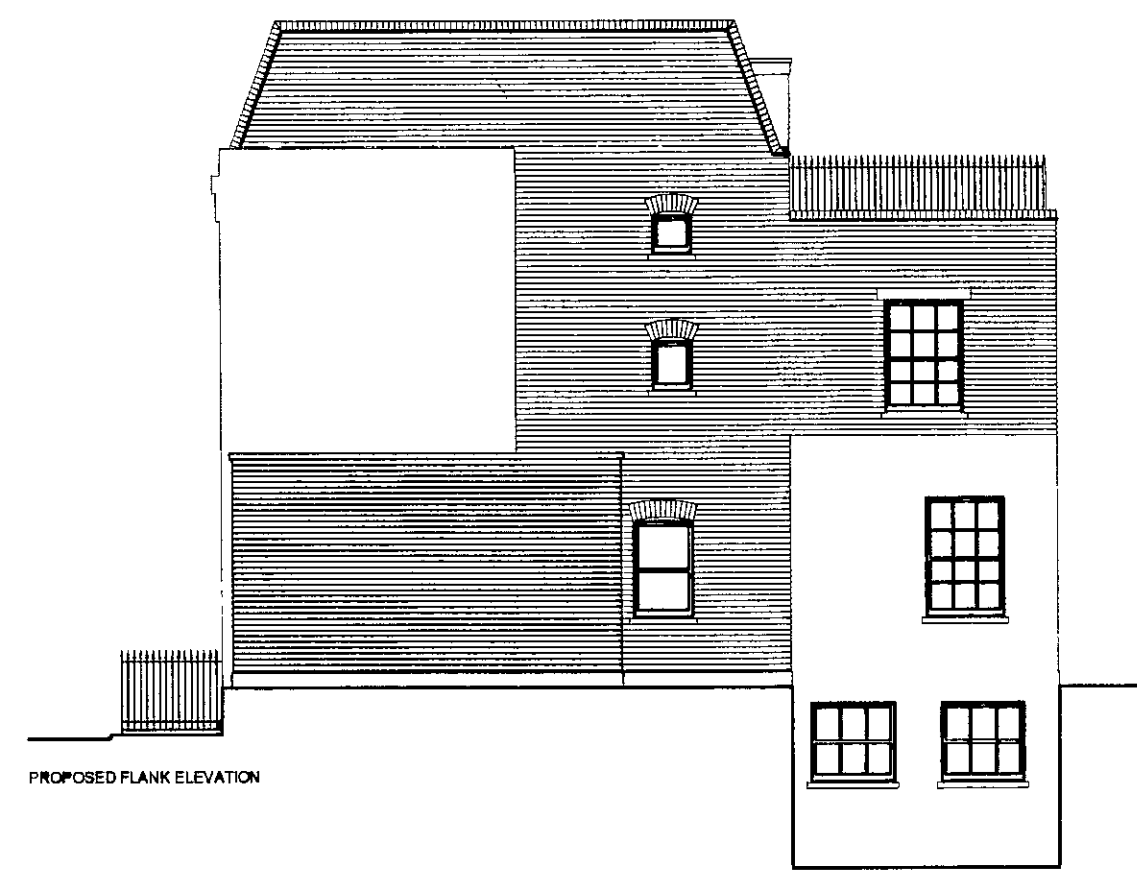
PROPOSED FRONT ELEVATION



PROPOSED SECTION AA



PROPOSED REAR ELEVATION



PROPOSED FLANK ELEVATION

<p>Figured dimensions only to be taken from this drawing Any areas or elements to be repeated in the schedule</p>		<p>31 07 08 MJA</p>	<p>client MR MARTIN WALKER</p>	<p>STUART & DUFFY 11 Barmouth Road Wandsworth London SW18 2DT tel 0208 877 9170 fax 0208 877 9164 email post@stuarduffy.com</p>
			<p>drawing title PROPOSED FLOOR PLANS SECTION & ELEVATIONS</p>	<p>scale A2 @ 1:100 date 22 07 08 drawing number 08 6154 02A drawn by JG</p>
			<p>property 41 FIRST STREET LONDON SW3</p>	<p>Copyright retained by the STUART & DUFFY Co Ltd</p>

Exd	HDC	HSS	HPD	Pol	Des	ARB	Rec
Reg	PIO	04 AUG 2008				RBKC Planning	APP
DC Nth	DC Cen	DC Sth	Obj	Supp	No Obj	Rev Cond	Other PDA



**FRONT ELEVATION
41 FIRST STREET, LONDON SW3**

Exd	HDC	HSS	HPD	Pol	Des	ARB	Rec
Reg	PIO	04 AUG 2008				RBK Planning	APP
DC Nth	DC Cen	DC Sth	Obj	Supp	No Obj	Rev	Other
						Cond	PDA



**FRONT ELEVATION
56 FIRST STREET, LONDON SW3**

Planning and Borough Development
Kensington Town Hall, Hornton Street, LONDON, W8.7NX

Executive Director Planning and Borough Development
Mr David Prout



THE ROYAL BOROUGH OF
**KENSINGTON
AND CHELSEA**

Martin Walker
41 First Street
London
SW3 2LB

Exd	HDC	HSS	HPD	DC	Des	ARd	Rec
Reg	PIO	04 AUG 2008				RBKC Planning	APP
DC Nth	DC Cen	DC Sth	Obj	Supp	No Obj	Rev Cond	Other PDA

Date: 10 June 2008

My reference: TP/92/0346

Your reference:

Please ask for: Debrah Silver

Dear Mr Walker

Town and Country Planning Act 1990 (as amended)
Re: 41 First Street, London

I refer to your letter, dated 5 June 2008, requesting clarification on the status of a previous planning permission at the subject site. According to the Council's records, an application was submitted in 1992 (TP/92/0345) proposing the "erection of a mansard roof extension, second floor terrace and single storey side extension". This application was granted planning permission on 20 September 1993. Our records indicate that the works proposed by the application were completed on 29 March 1995.

The Council's records also indicate another application submitted at a similar time for the site. This application sought Conservation Area Consent (TP/92/0346) for the "demolition of roof in connection with new roof extension" and was approved on 20 September 1993. Our records do not indicate that these works have been commenced or completed and as such is no longer valid.

Since these applications were submitted to the Council for determination, the legislation surrounding Conservation Area Consent being required for demolitions has been changed. The legislation now states that Conservation Area Consent is only required where the proposal involves the substantial demolition of the dwelling. In this instance, it is my opinion that the demolition of the existing roof structure is not substantial, and does not therefore require an application to be submitted to the Council.

The application (TP/92/0345) proposing the mansard roof extension is still valid and any outstanding work that was approved, for example the roof extension, may be constructed.

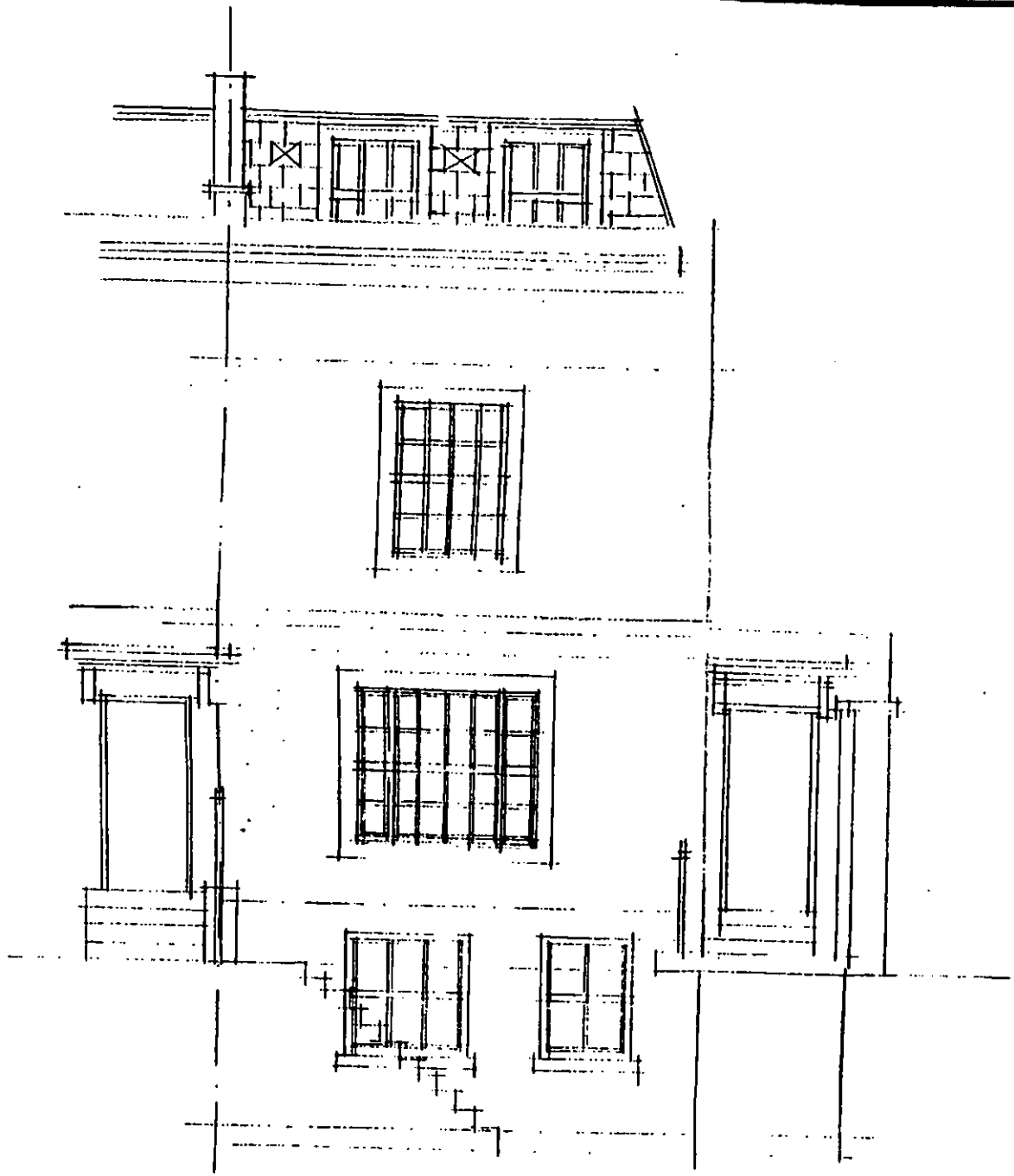
Direct Line: 020 7361 2699
Fax: 020 7361 3463
Email: debrah.silver@rbkc.gov.uk
Web: www.rbkc.gov.uk

Should you wish to discuss the content of this letter in more detail please contact the Council's Planning Officer, Debrah Silver, on the extension below.

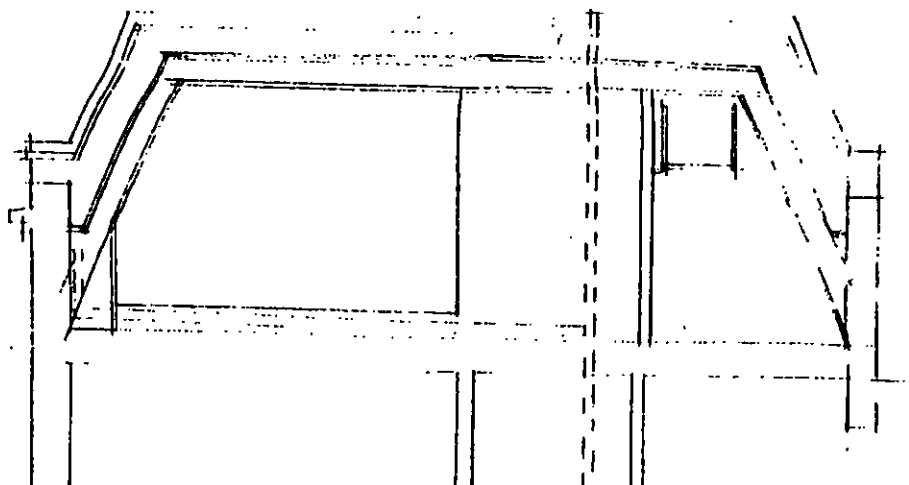
Yours sincerely

A handwritten signature in black ink, appearing to read "David Prout". The signature is written in a cursive style with a large initial "D".

DAVID PROUT
EXECUTIVE DIRECTOR,
PLANNING AND BOROUGH DEVELOPMENT



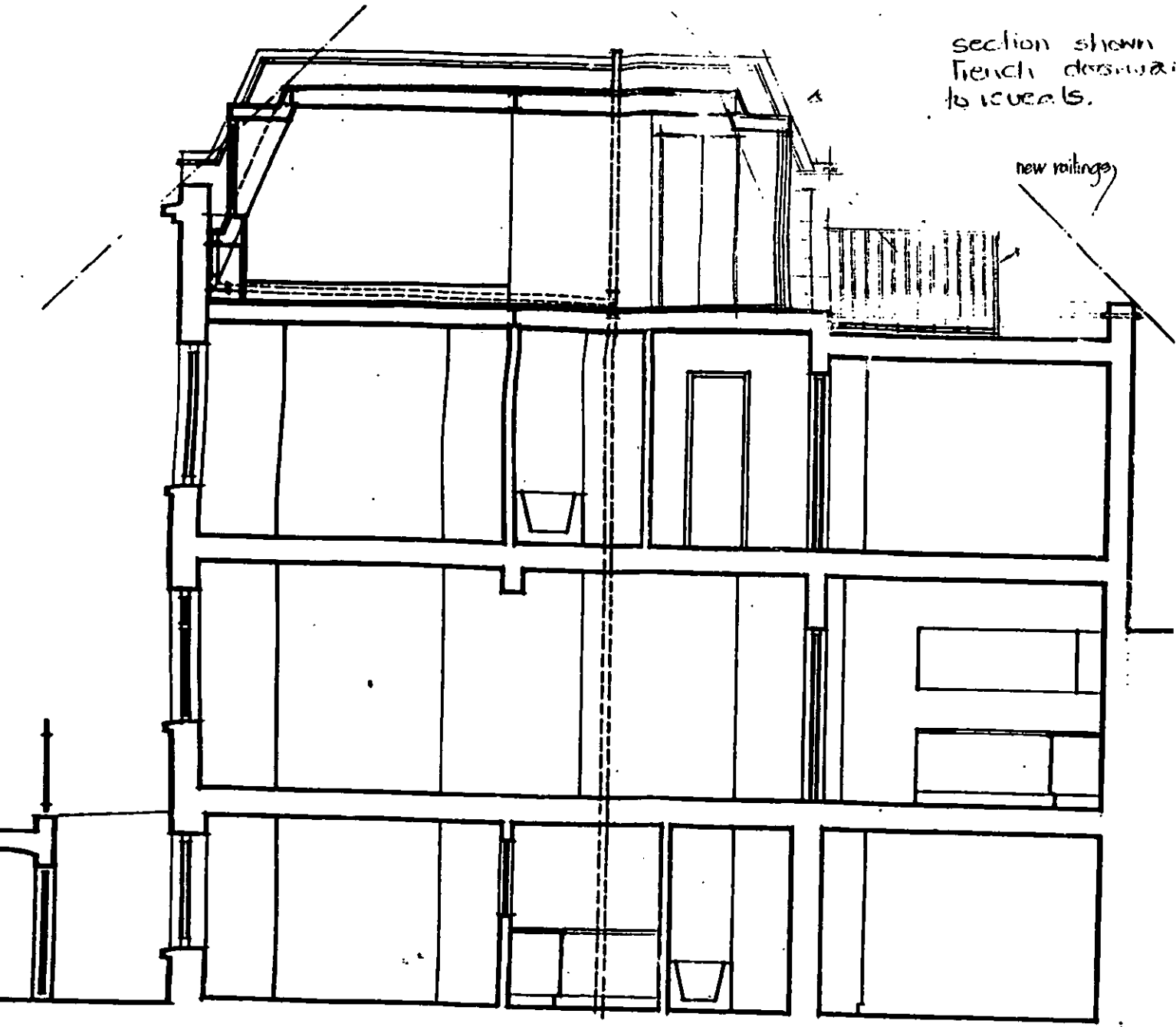
FRONT ELEVATION 1150



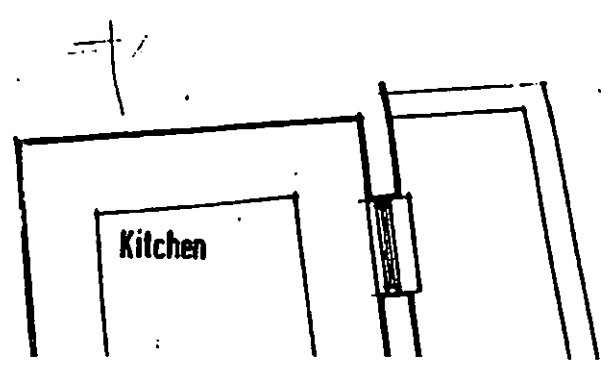
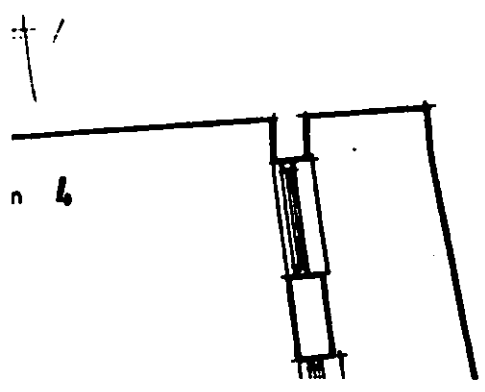
- Blended
- Artificial
- Lead to window

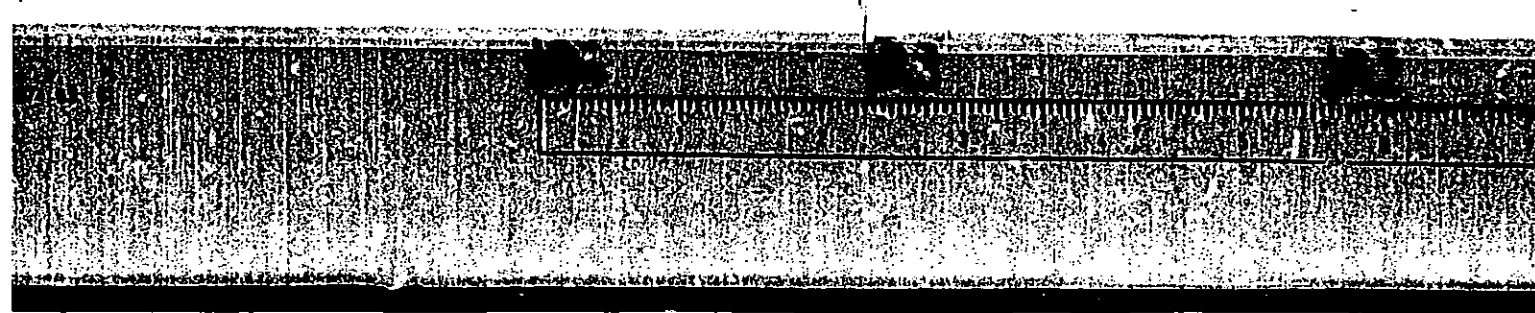
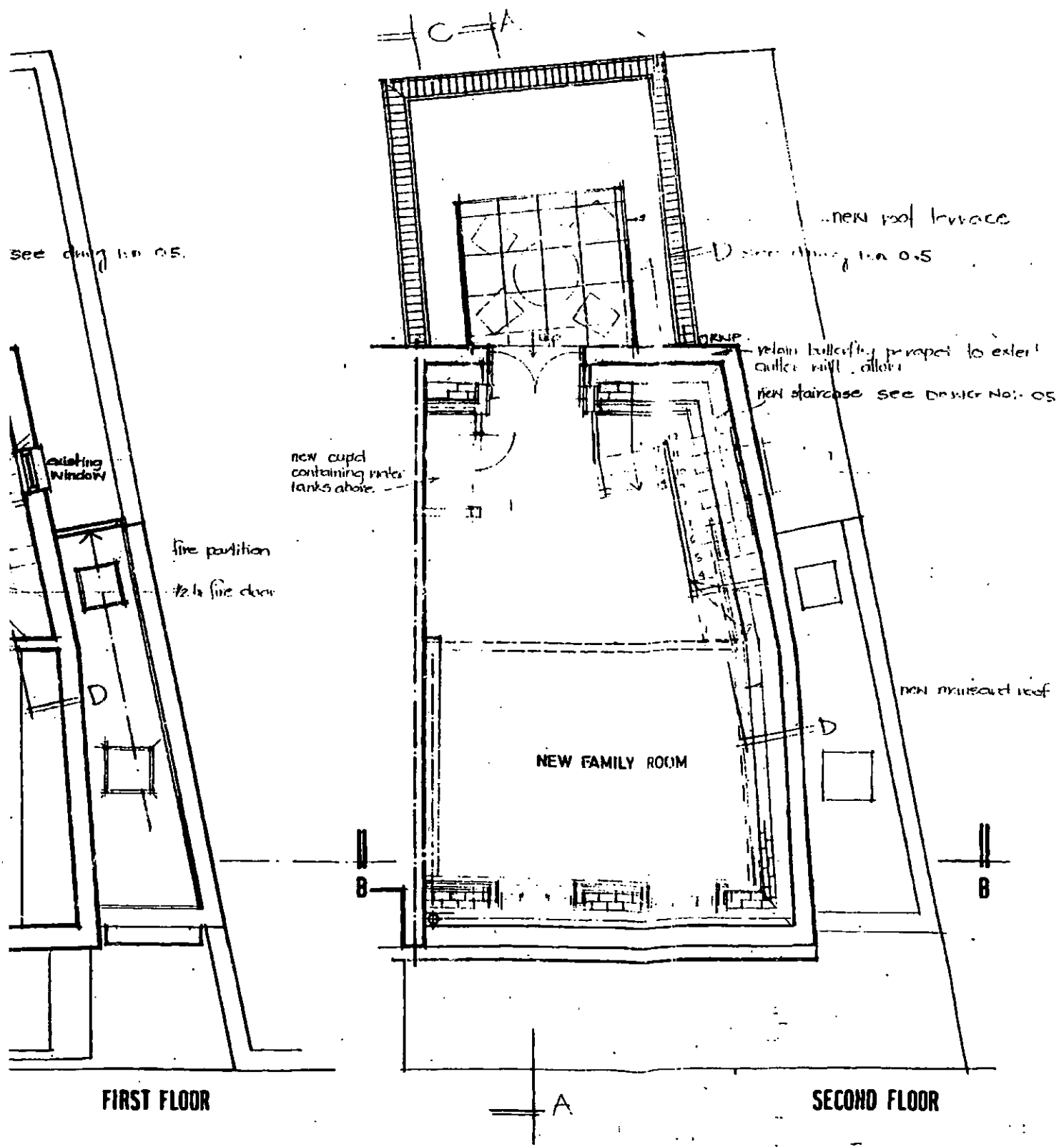
section shown
trench drawn
to reveals.

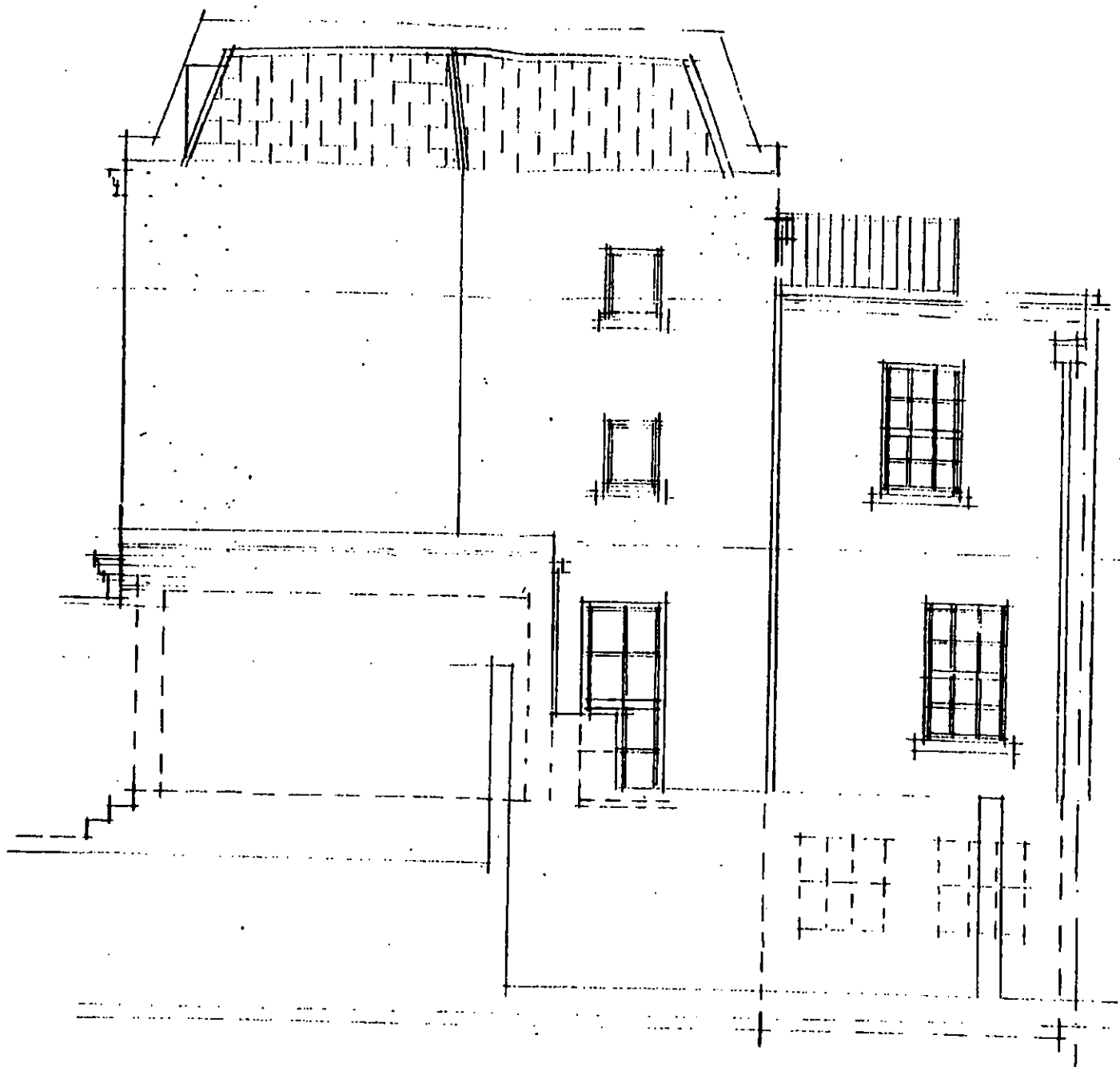
new railings



SECTION A-A

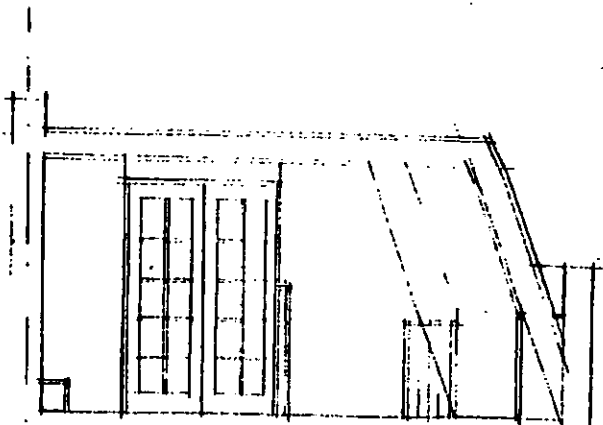






SIDE ELEVATION

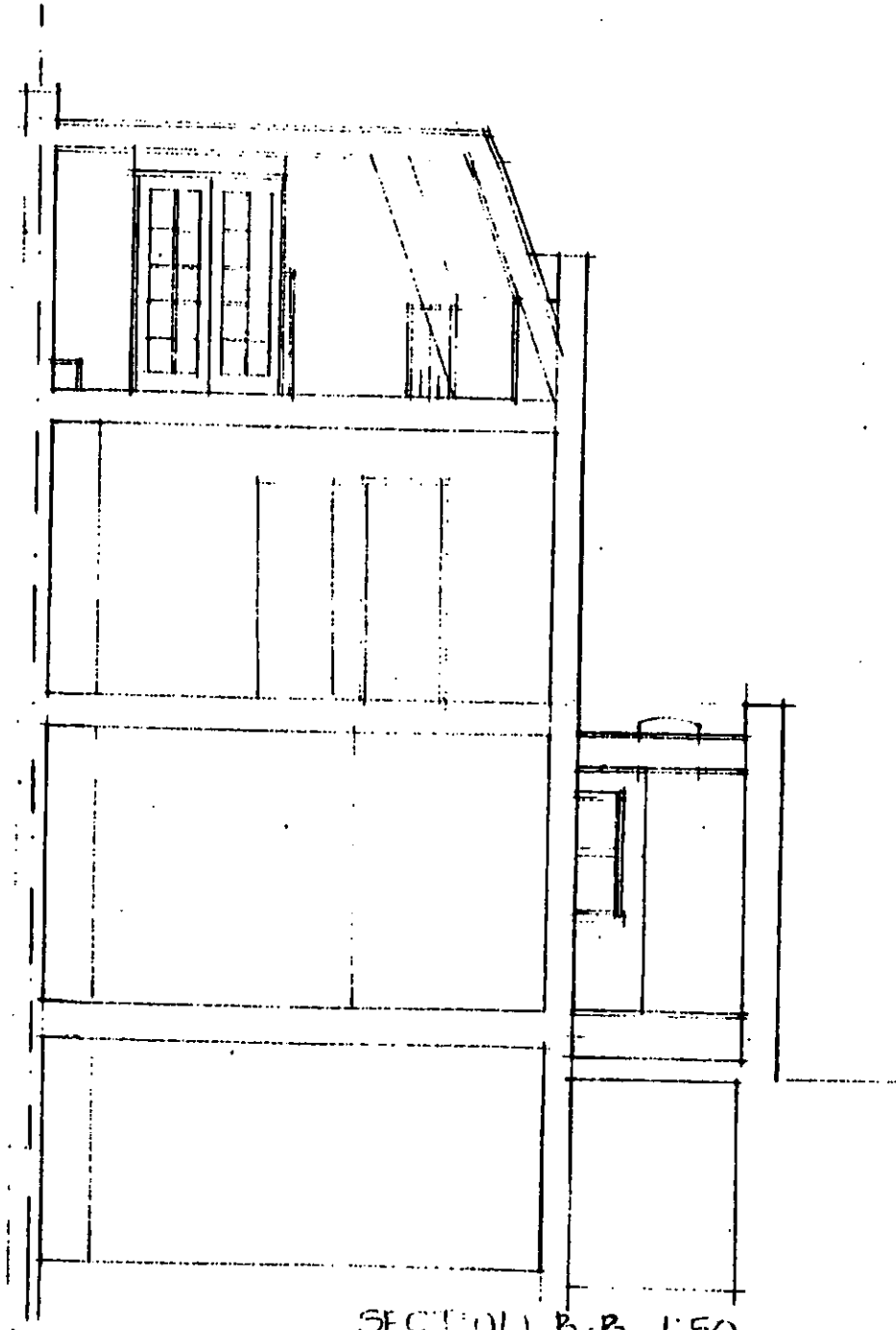
curious aspect to flat roof
 incl. stairs to mansard
 - to stepped finisings, downer
 laws + ridges + low gutters



SIDE ELEVATION

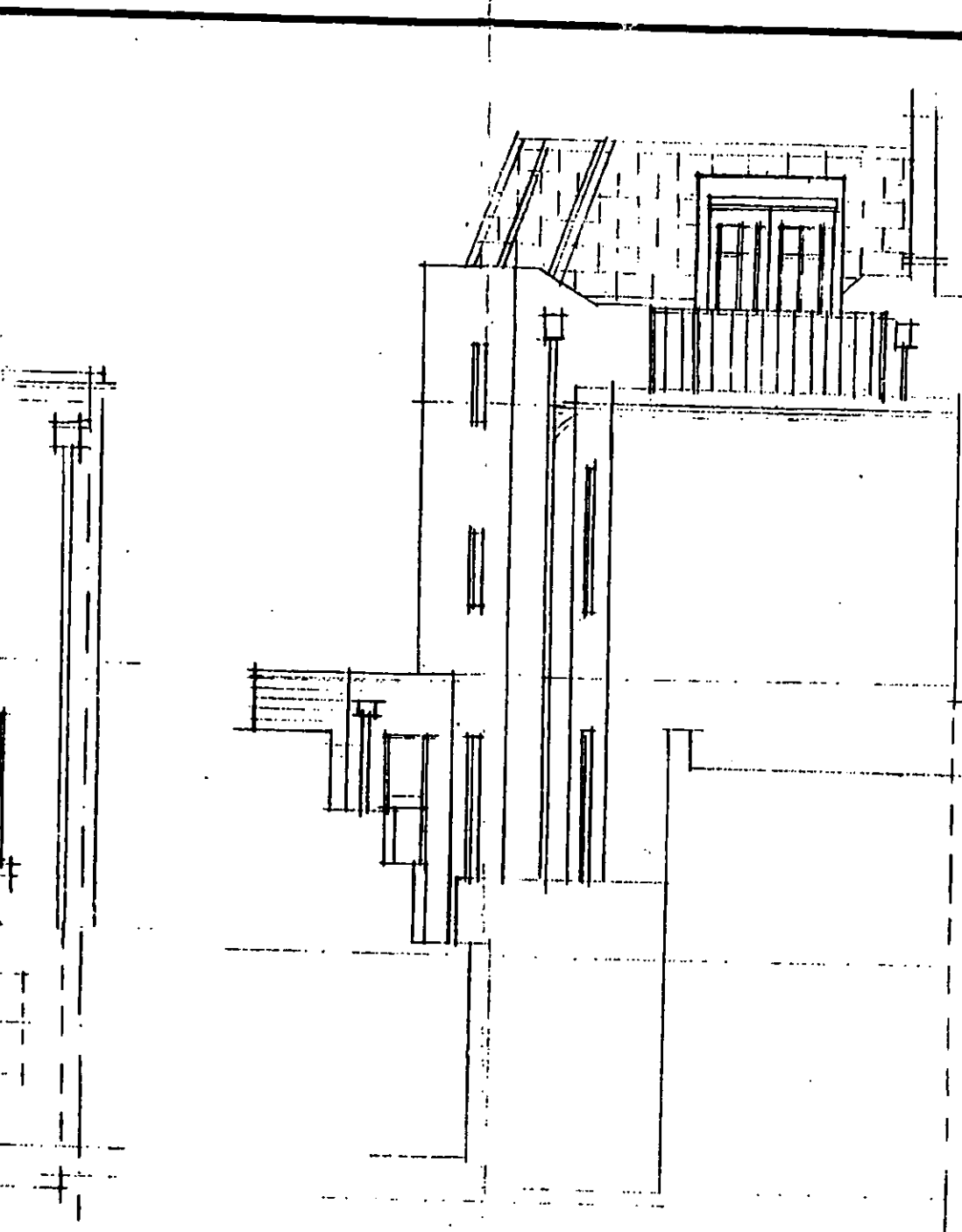
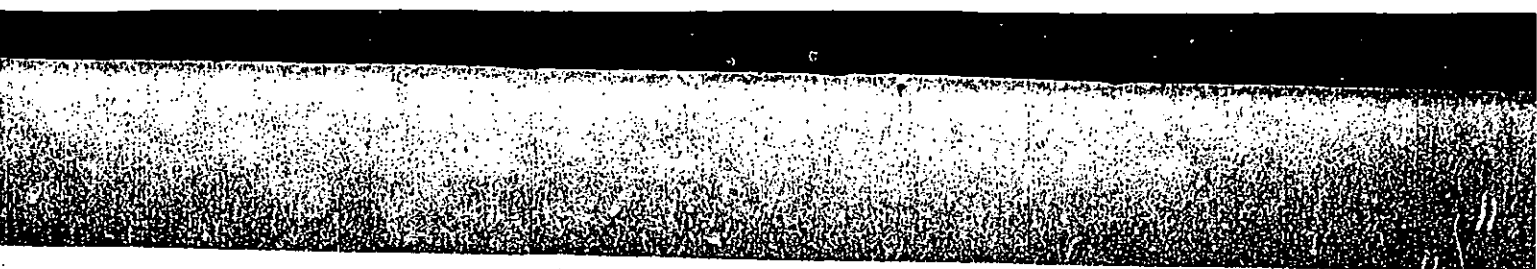
R.E

of
A
down way
pillars



SECTION A-B 1:50

J
M
E
A
A



RECEIVED	
CO N	
On	- 7 JUN 1993
EXEC DIR	APPEALS OFFICER
SERVICES	TO
OFF	DC

REAR ELEVATION

(3)