

**RBKC
Observations
CONSERVATION AND DESIGN**

Address: 10 Cheyne Row	Appl. No: Pre-app.	D.C. Officer: SW	L.B. II	C.A. 19	Area: S
Description: Proposed additional storey			C&D Officer HB		Code: AS

Comments:

The Cheyne CAPS roof policy advice places this group of buildings in Category 1, which means in the case of this CAPS an 'on its merits' assessment.


However, our team have been working this year on the SPG for roof policy guidance for all conservation areas and all the CAPS roof guidances have been re-assessed. The proposed advice for no. 10, Cheyne Row will be that roof addition may be acceptable here. This is because there are additional storeys on both of the adjoining properties and no. 10 appears as a gap in the roofline.

I have looked at the 1997 withdrawn application (copies of relevant documents attached) and can confirm that the scale, profile and most of the detail shown with regards to the additional storey here may be acceptable. We shall need to check however the relationship of the proposed roof level to that of the adjoining roof storeys.

The glazing pattern of the front and rear dormers may need to be slightly amended.

N.B. I am not able to comment on the internal proposals without a site visit.

Helena Benes
Conservation and Design Officer



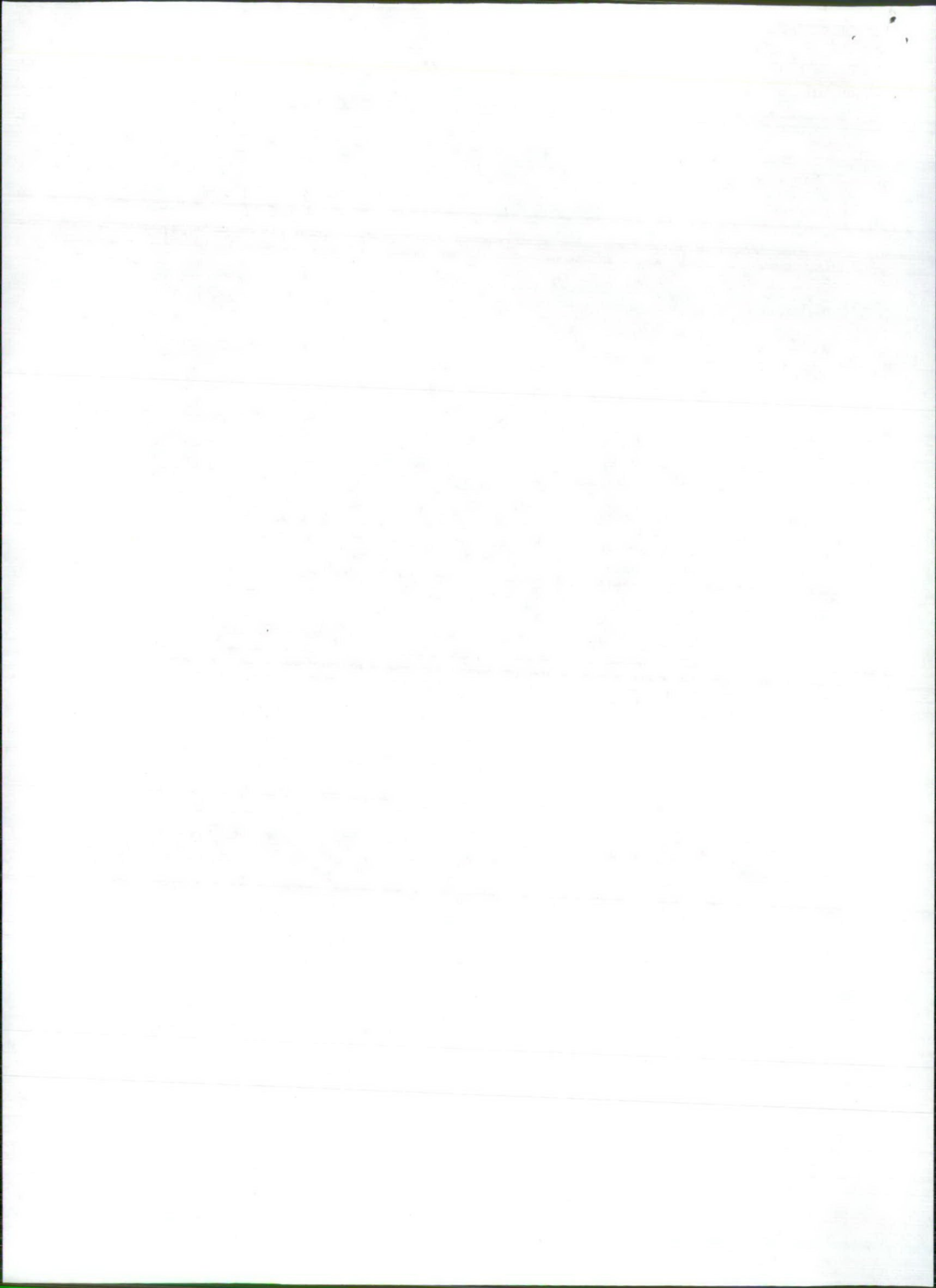
8/11/2006

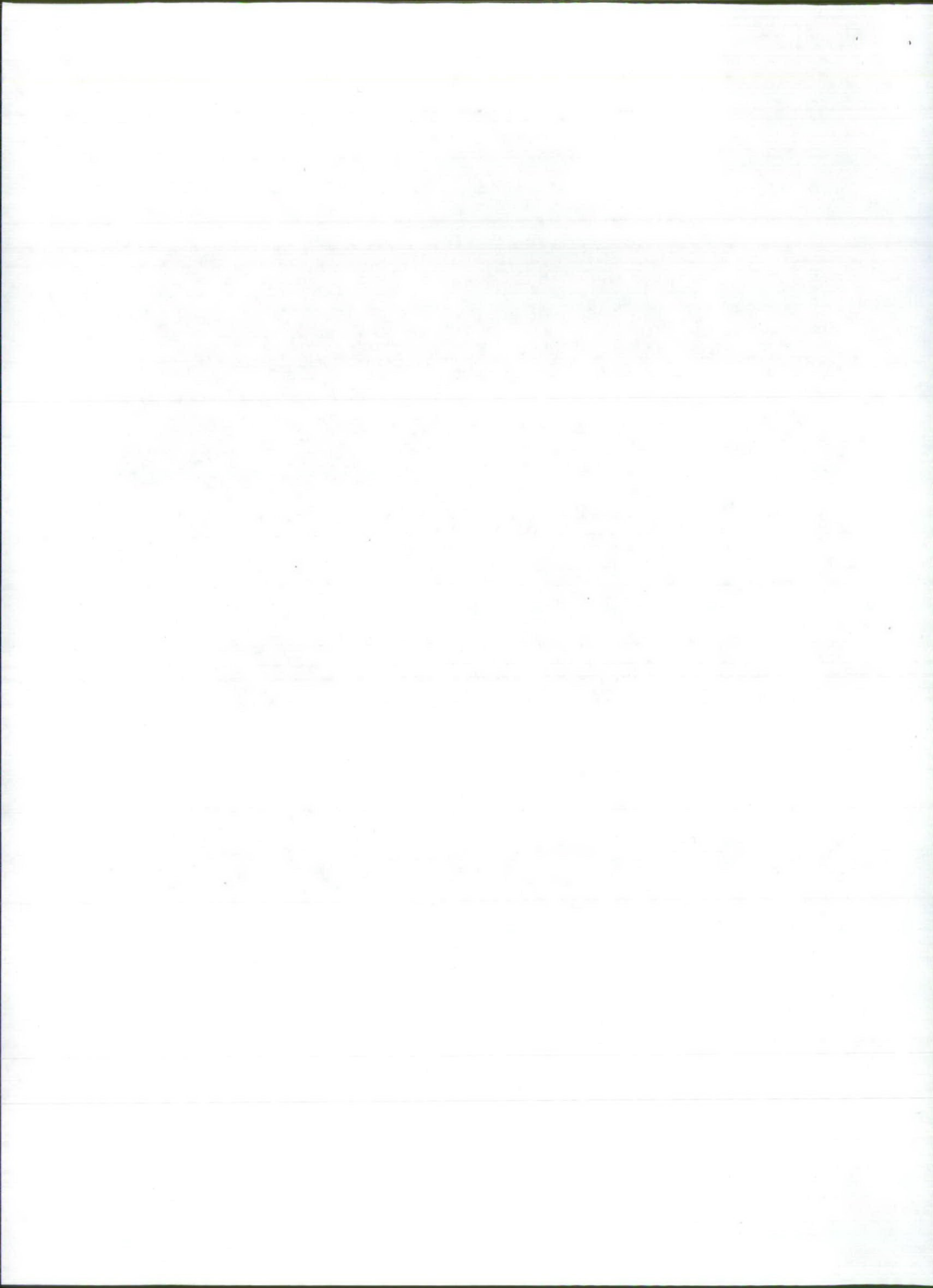
97/0543
0544



*A amended
Drawing
following officer's
advice.*

*But applic. withdrawn
then.*





WILLIAM GRAY ASSOCIATES
CHARTERED ARCHITECTS

Eggleston Hall Barnard Castle
County Durham DL12 0AG
Telephone & Facsimile: 01833 650553



195/TP/5.5

For the attention of Mr Cassells

Director of Planning
The Royal Borough of Kensington and Chelsea
The Town Hall
Hornton Street
London W8

5th May 1997

RECEIVED BY PLANNING SERVICES				
DC N	DC C	DC E	E	Ao Ack
7 MAY 1997			108	
Exec Dir		Records	ARB	Con Des
Appeals Office	10	Fees Officer	Forward Plan	Head DC

Dear Sir,

10 CHEYNE ROW, LONDON SW3

Following our meeting on site on the 15th April, I have pleasure in enclosing a revised drawing [195/P1 rev C] incorporating the points discussed as follows:

- 1 The glazed conservatory has been replaced with a masonry addition. The fenestration on the upper floor will match the existing windows at the rear, with a smaller 6 pane window to the ground floor.
- 2 The 12 pane sash window set aside from the staircase to be utilised in the existing kitchen opening replacing the present door.
- 3 The line of the central valley roof has been retained, but dropped to allow for improved clearance for the new dormer windows. The roof would run behind with a parapet gutter running down to the hopper head.
- 4 I have retained the proposed internal arrangement on the first floor. I am making arrangements for a report to be prepared on the panelling as discussed.
- 5 On the ground floor, I have shown a nib retained where the chimney breast is to be removed which will indicate the original division of the rooms.

continued...

Mr D Cassells
5th May 1997

12

6 I have modified the layout of the chimney flues to run to a centrally located chimney stack rather than an offset position towards the front of the property.

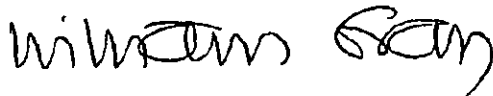
7 On site investigations have determined that the basement does not have a damp proof membrane. It is proposed to hack up the existing concrete floor and insert a new concrete floor with a DPM.

8 I have altered the fenestration to the front elevation to show 12 pane sash windows to match those at the rear of the house. I have also added a fan light over the front door.

9 I have shown a new cast iron downpipe and hopper running down the right hand side of the front elevation to serve the new roof terrace.

Please let me know if you have any further queries in respect of the proposals.

Yours faithfully,



WILLIAM GRAY

Encs.

David

Helena - 6 NOV 2006 Sensitive!

May I have a Design Ob on this.
See BC comments on the attached
Eddie says he spoke to you. If
S.V. needed I will arrange.

Sarah 2/11.

I think it is ←
okay in principle because it fills a
gap and the 2nd flow is not critical
∴ no historic problems
D.

10 Cheyne Row
London SW3 5HL
Tel (0)20 7352 1778 Fax (0)20 7352 1851

Swales - please see
edited draft reply attached
to the FAXED version of
this, which I have refused
to sign

Planning & Conservation
The Town Hall
Hornton Street
London W8 7NX

PC ACK (SW)

25 October 2006

RB
27/10

For the attention of Mr E Adamczyk

Dear Sirs

Re: 10 Cheyne Row, SW3

Following my meeting with Mr Adamczyk this afternoon I am writing to ask for confirmation that you would be likely to grant permission for an extra floor to be built on our house, subject to the usual caveats.

As you will see from the photos that I left with Mr Adamczyk, the houses on each side of ours already have such extra floors and they are almost invisible from the street.

Obviously the new building would be in keeping with the size and style of adjoining buildings and the interior (eg. staircase) would be in keeping with that existing. Please refer to the planning application submitted in February 1997 for a proposed plan and elevations of this extra floor. (This application was subsequently withdrawn before full consideration).

I would very much appreciate a quick reply, hopefully to confirm Mr Adamczyk's opinion that there seems no prima facie objection, subject to final designs.

Sincerely

Peter Rusby

13

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B.	27 OCT 2006				PLANNING	
K.C.						
N	C			APP	IO	REC
HBS				ARE	EPLN	DES
					FEES	

10 Cheyne Row
 London SW3 5HL
 Tel (0)20 7352 1778 Fax (0)20 7352 1851

P. Rusby / SW

Planning & Conservation
 The Town Hall
 Hornton Street
 London W8 7NX

25 October 2006

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B. K.C.	25 OCT 2006			PLANNING		
N	C	V		APP	20	DEC
HBS			ARB	FPLN	RES	FEEES

For the attention of Mr E Adamczyk

Dear Sirs

Re: 10 Cheyne Row, SW3

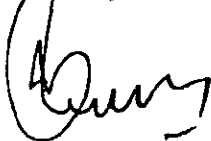
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Sincerely



Peter Rusby

Chelsea Sales

csf.sales@johndwood.co.uk 020 7352 1484

Andy Buchanan
Director



CHEYNE ROW, SW3

A wonderful early 18th Century period house with enormous charm and a wealth of period features, in this superb historic location in the heart of Old Chelsea. 3 bedrooms, bathroom, drawing room, dining room, library, cloakroom, garden.

FREEHOLD GUIDE PRICE £1,750,000

Thoughts for the month



Peter Young
Managing Director, John D Wood & Co.

As we all know buying property can be very stressful. For many, it is the most important financial decision one makes with the exception of taking a spouse. It is part of our company's philosophy to reduce the stress in the transaction as much as possible, but it is up to the purchaser to be properly prepared.

I recently had a conversation with a purchaser who thought, as he had offered the guide price, the property was automatically his. Because there is currently a shortage of property we had considerable interest and coincidentally a number of offers over the guide price. In order to give all parties an equal and fair opportunity to acquire the property, we asked for best offers. My potential purchaser declined to participate citing moral reasons, and accusing us of gazumping. I explained we were acting as agents not brokers and as such we had a duty of care to our clients, who in this instance also happened to be executors. As trustees they also have a duty of care to ensure they achieve the best result for their beneficiaries. Our job is to fully market the property and ensure we achieve the best possible price for our client, the vendor.

When I asked if his property was for sale, he replied that it had just been put on the market. On further enquiry, it transpired he was not in a position to proceed, with no offers in sight or any bridging finance arranged, hence the taking of the moral high ground. Indeed, unless one is very fortunate the vast majority of purchasers have to sell in order to buy their new property. My advice to purchasers is to market your property and at the same time start looking for your onward purchase. If you accept an offer on your own property, negotiate a long completion with an option to bring forward the completion date on, say, four weeks notice. Hopefully you will then be able to dovetail your sale and purchase. By adopting this strategy you may not miss out on a property because you cannot perform, and prevent in this instance having to take the moral high ground as an excuse for poor preparation. If you would like stress free planning and advice in either your purchase or your sale then please contact us.



Ronnie Green
Managing Director, John D Wood & Co. Lettings

Most people have goals which they either just think about, or actively set for themselves and strive to achieve through personal effort. These goals can be financial with immediate reward such as a letting deal, or an indirect reward like completing a difficult job well, which comes to the attention of the client or one's colleagues. The goals could be academic where a first class degree may ensure a better prospect for work, or where the individual simply has a thirst for knowledge. In any event achieving a goal in the field of sport, finance, academia or politics is the end result of a journey made.

Just as individuals have goals, likewise football teams, political parties, armies and companies have a collective goal which by necessity requires the individuals within that body to be likeminded, target motivated and driven. A separate goal made up of individuals each 'doing their own thing' will never achieve such an effective outcome. The individual has to reflect the collective good if he or she is to add to the group, thereby gaining personally through the group success, and their peer's recognition of the individual's contribution.

By definition therefore, each individual's shortcomings are seen as a threat to the well being of the group and the person is made aware of this. Every complaint is investigated and traced back to the culprit who is re-trained to ensure this does not recur. Some stick and lots of carrot make a great combination to ensure we continue to increase market share in the letting and management business by doing a first class job in what can be a tough and competitive environment.

If we can be the first to let a property, the quickest to respond to management issues and the most efficient in our back office operation, we will be rewarded by achieving the shared goal we set out to reach – to be the best in the business. And what then? To continue holding our position. And our cohesive team certainly combines to make a force to be reckoned with.

As featured on the front cover

FERNSHAW ROAD, SW10

An exceptionally elegant and particularly wide period family house modernised with great style, providing excellent entertaining rooms, two off-street parking spaces and a delightful garden. 4 bedrooms, dressing room, 2 bathrooms (1 en suite), double drawing room, conservatory/dining room, family room, study, gym, utility room, store room, cloakroom. **FREEHOLD GUIDE PRICE £3,450,000**

CHELSEA 020 7352 1484 cst.sales@johndwood.co.uk





IMG_0079.JPG 002 0001 NNNN S *
2073667934 [667934] <2> APM20736



IMG_0078.JPG 001 0001 NNNN S *
2073667934 [667934] <2> APM20736

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Mr Peter Rusby
10 Cheyne Row
Chelsea
London
SW3 5HL

Direct Line: 0207 361 2189
Facsimile: 0207 361 3463
Email: eddie.adamczyk@rbkc.gov.uk
Web: www.rbkc.gov.uk



**KENSINGTON
AND CHELSEA**

26 October 2006

My reference: DPS/DCS/EA/H Your reference:

Please ask for: Mr E Adamczyk

Dear Sir,

**Town and Country Planning Act 1990
10 Cheyne Row Chelsea SW3
Re: erection of a mansard roof extension.**

Thank you for your faxed letter dated 25 October 2006. I would advise you that as an informal officers view, the erection of a mansard roof extension would not be considered contentious as there are already mansard roof extensions on both your immediate neighbours at 12 and 8 Cheyne Row. The building dates from the early eighteenth century and therefore any alteration would have to be carried in keeping with the special architectural and historic character of the grade II listed building and the Cheyne Conservation Area.

As you are aware both planning permission and listed building consent applications would need to be made to the Council for the proposed development. As already mentioned above, this advice is only an informal officers opinion. As always all planning application decisions are subject to formal approval by the Councils Planning Services Committee.

If you have any further queries regarding this matter please do not hesitate to contact my officer Mr Adamczyk on the above mentioned telephone number.

Yours faithfully,

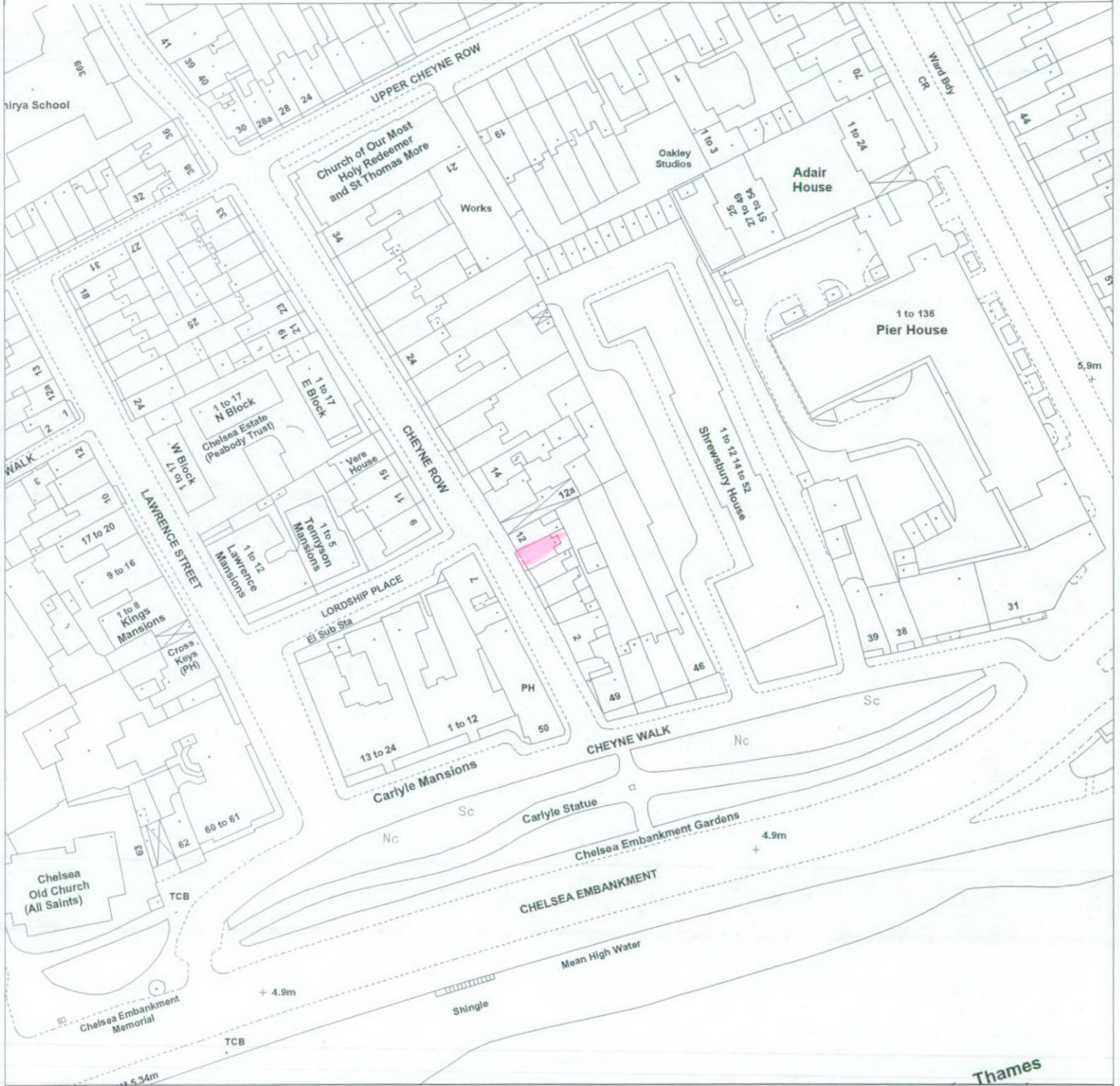
Bruce Coey
Area Planning Officer
For the Executive Director, Planning and Conservation

*not signed;
not agreed with
(see CAPS!!)
BC*



INVESTOR IN PEOPLE
INVESTOR IN PEOPLE

RBKC - Planning and Conservation - Card Index - Site Map

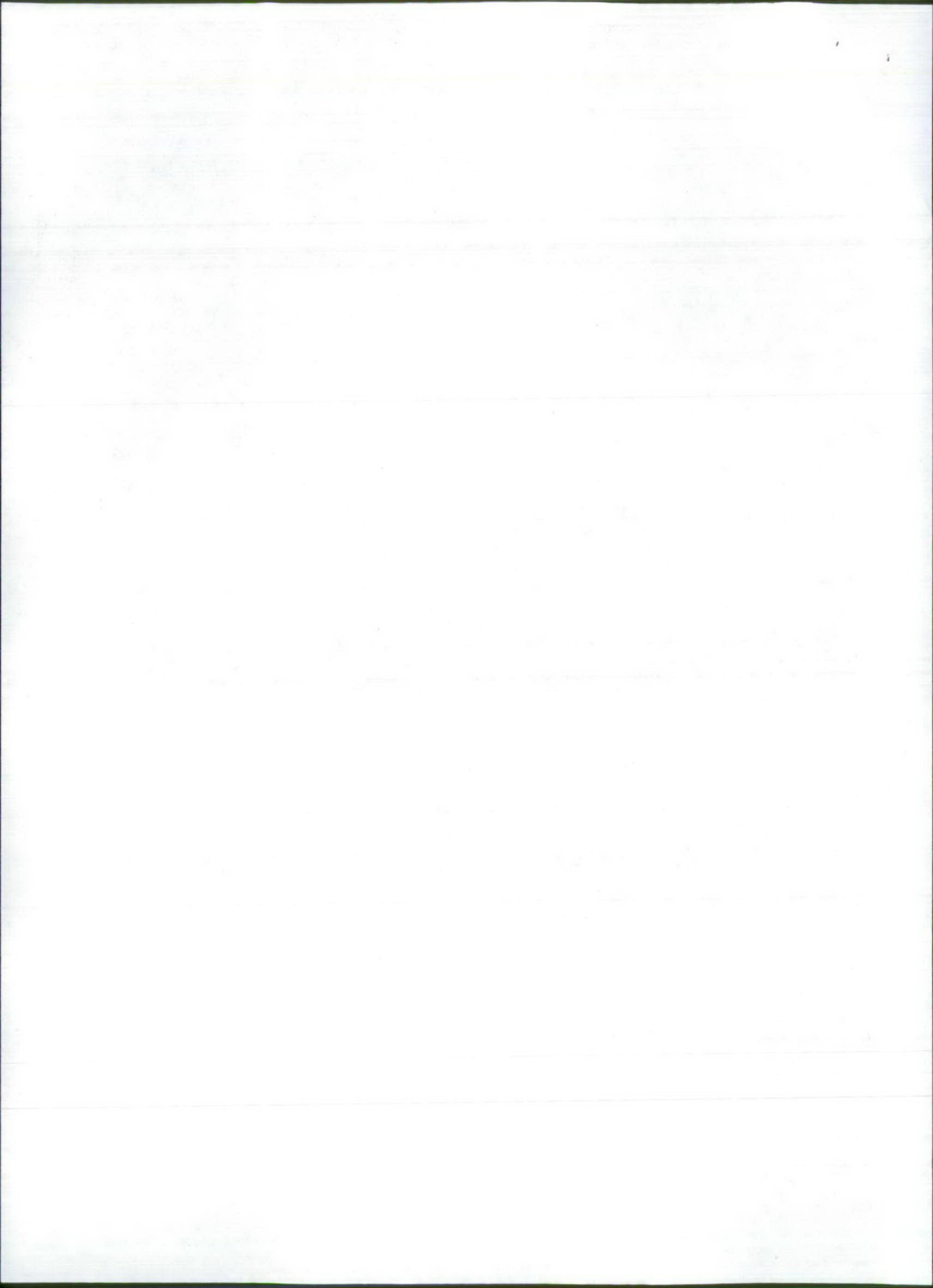


Ordnance Survey Map Extract - Crown Copyright Reserved - RBKC Internal Use Only

QuickMap(01/11/2006)

Map width : 243.74m

Scale 1 : 1250



8 CHEYNE ROW

Property Card N° : 0160 009 00

Sitename :
Comment :
TP Arch/History :
See Also : 6 & 8

Xref :
Notes :

TP No	Brief Description of Proposal	1	of	1
	ERECT EXTRA STOREY.			

Received	Decision & Date	
Completd	Conditional	28/02/1967
Revised		

> Any Queries Please Phone 0207 361 2199/2206/2015 <
> Fax Requests (FOA Records Section) 0207 361 3463 <

10 CHEYNE ROW

Property Card N° : 0160 011 00

Sitename :

Comment :

TP Arch/History : 80189 H10459

See Also :

Xref :

Notes :

TP No TP/86/0667 Brief Description of Proposal 1 of 6

THE REINSTATEMENT OF THE CHIMNEY STACK AND FLUE

Received	18/03/1986	Decision & Date	
Completd	24/03/1986	Conditional	25/06/1986
Revised	12/05/1986		

TP No TP/86/0668 Brief Description of Proposal 2 of 6

THE REINSTATEMENT OF THE CHIMNEY STACK AND FLUE
SECT. 55

Received	18/03/1986	Decision & Date	
Completd	24/03/1986	Conditional	25/06/1986
Revised	12/05/1986	LBC	

TP No TP/86/1477 Brief Description of Proposal 3 of 6

INTERNAL ALTERATIONS

Received	14/07/1986	Decision & Date	
Completd	18/07/1986	Conditional	30/09/1986
Revised		LBC	

TP No TP/97/0543 Brief Description of Proposal 4 of 6

FORMATION OF NEW MANSARD ROOF FOR NEW THIRD STOREY AND
ENLARGE EXISTING REAR ADDITION FOR RESIDENTIAL USE AS SINGLE
FAMILY DWELLING.

Received	13/03/1997	Decision & Date	
Completd	18/03/1997		
Revised		CURRENT	

wdn

10 CHEYNE ROW

Property Card N° : 0160 011 00

Sitename :
 Comment :
 TP Arch/History : 80189 H10459
 See Also :
 Xref :
 Notes :

TP No TP/97/0544 Brief Description of Proposal 5 of 6

INTERNAL ALTERATIONS, REAR EXTENSION AND ADDITION OF
 THIRD FLOOR. (LISTED BUILDING CONSENT)

Received 13/03/1997 Decision & Date
 Completd 18/03/1997
 Revised CURRENT

TP No TP/97/1531 Brief Description of Proposal 6 of 6

REMOVAL/MODIFICATION OF INTERNAL WALLS.
 LISTED BUILDING CONSENT

** WITHDRAWN BY THE APPLICANT **

Received 07/07/1997 Decision & Date
 Completd 11/07/1997 Withdrawn 14/07/1997L
 Revised

12 CHEYNE ROW

Property Card N° : 0160 012 00

Sitename :
 Comment :
 TP Arch/History : H16230
 See Also :
 Xref :
 Notes :

TP No Brief Description of Proposal 1 of 7

NEW FLAT ROOF AND PROVIDE FRENCH WINDOWS GROUND FLOOR REAR.

Received Decision & Date
 Complet'd **Conditional** 30/12/1971
 Revised **LBC**

TP No **TP/78/0762** Brief Description of Proposal 2 of 7

ERECTION OF AN ADDITIONAL STOREY.

Received Decision & Date
 Complet'd **Refused** 09/10/1978
 Revised

TP No **TP/84/0285** Brief Description of Proposal 3 of 7

ERECTION OF ADDITIONAL STOREY TO PROVIDE A LIVING ROOM AND STUDIO.

Received Decision & Date Appeal
 Complet'd **Refused** 23/05/1984 Lodged
 Revised **LBC** **Y**

Dismissed

TP No **TP/84/0286** Brief Description of Proposal 4 of 7

ERECTION OF AN ADDITIONAL STOREY TO PROVIDE A LIVING ROOM AND STUDIO.

Received Decision & Date Appeal
 Complet'd **Refused** 23/05/1984 Lodged
 Revised **LBC** **Y**

12 CHEYNE ROW

Property Card N° : 0160 012 00

Sitename :
 Comment :
 TP Arch/History : H16230
 See Also :
 Xref :
 Notes :

TP No **TP/84/1302** Brief Description of Proposal 5 of 7
ERECTION OF AN ADDITIONAL STOREY

Received 27/06/1984 Decision & Date
 Complettd Conditional 18/09/1984
 Revised 17/08/1984

TP No **TP/84/1303** Brief Description of Proposal 6 of 7
ERECTION OF AN ADDITIONAL STOREY

Received 27/06/1984 Decision & Date
 Complettd Conditional 18/09/1984
 Revised 17/08/1984 LBC

TP No **TP/84/0286** Brief Description of Proposal 7 of 7
**SECT. 36: ERECTION OF AN ADDITIONAL
 STOREY TO PROVIDE A LIVING ROOM AND STUDIO.
 APPEAL DISMISSED.**

Received Decision & Date
 Complettd Refused 18/05/1985
 Revised LBC

13

L'Orangerie
Avenue Paul Signac
83990 Saint-Tropez
France

Tel: +33 (0)4 94971466 Fax: +33 (0)4 94971478

TO: Kensington and Chelsea Council, Planning Dept

ATTENTION: Mr David Cassels

FROM: Peter Rusby, on behalf of Stanmo Investments Ltd

DATE: 1 July, 1997

Re: 10 Cheyne Row, Chelsea, SW3

TP/97/0543/
TP/97/0544

R.B.K.&C.
TOWN PLANNING
1 - JUL 1997
RECEIVED

Dear Mr Cassels

Stanmo Investments Limited purchased No.10 Cheyne Row from Verona Export Limited on 27th June 1997.


As Stanmo Investments' representative, I would like to withdraw the planning/ listed building consent applications which have been made by Verona Export Limited, since we do not wish to make the modifications to the building which were envisaged by Verona Export Limited.

We intend, instead, to retain the external structure of the property in its present state, but to make the following changes to the internal layout (subject to your approval) -

1. Remove the dividing wall between kitchen and dining room in the basement
2. Construct a small shower room on the second floor by reducing the size of each of the two bedrooms
3. Remove the door from the hallway into the front reception room on the ground floor and replace by panelling to match existing

Could you please advise me (by fax if possible) whether the above changes require special approval and, if so, how we should go about requesting this. We would like to start building work as soon as possible.

Yours sincerely


Peter Rusby

Chayne CAPS (1983?)

P58 Roof Map

Category 1 roofline 2-34.

(= basically "on its merits")

Presumption against exp where date from 18th.

May be historic precedent for change & each app. will be considered on its merits & in light of ppd improvements to exp alts.

Relevant Planning history for extra storey in terrace

2	93/1232	PP	add ^l storey	5.11.93
6		Ref	Extra storey	11.5.66
		PP	Erect penthouse	6.9.66
6+8		PP	3rd storey addn	11.10.67
8		PP	Extra storey	28.2.67
12	78/762	Ref	Add ^l storey	9.10.78
	84/285+6	"	"	23.5.84
	84/1302	PP	"	18.9.84
12A	95/94	PP	"	15.3.95
14	78/1557	PP	Renewal & alt of roof storey to provide add ^l bedroom + b room.	30.5.79
18	93/1166	PP	Roof alts	(Allowed on Appeal) 6.1.95
28	04/2220	PP	Donner alts.	23.4.04
30	91/699	Ref	Extra storey	Appeal dismissed 11.3.92.
32	88/1842	PP	"	11.3.88
34	98/672	PP	Alts at roof level.	11.6.98.

CHEYNE ROW SW3
(west side)

Nos 23 to 33 (odd)

II

2777 NW
/11

4.69

arly to mid C19. Three storeys and basements. Two windows. Yellow brick, stucco ground floor. Stucco cornices and blocking courses, and band above first floor. Segmental heads to ground floor windows. Square above. Gauged heads, sashes and glazing bars. Iron balconies at first floor (except No 23). Area railings. The houses have group value in relation to the Grade II* terrace opposite (Nos 10 to 34).

CHEYNE ROW SW3
(east side)

No 10

II

TQ 2777 NW
62/14

24.6.54
GV

House. Probably early C18, altered late C18. Two storeys, plus later upper storey. Two windows wide plus blind half panel to first floor. Amber brick with red dressings. Stucco cornice above first floor windows and one stucco band to parapet. Red brick band to part of first floor. Gauged flat arches to flush framed windows. Later C18 arched entrance.

CHEYNE ROW SW3
(east side)

No 12

II

TQ 2777 NW
62/65

24.6.54
GV

House. Probably late C18. Three storeys, 2 windows wide. Amber brick with rough red arches. Stucco cornice above first floor and stucco band to parapet. Arched entrance.

TQ 2777 NW
62/26

24.6.54
GV

CHEYNE ROW SW3
(east side)

No 14
(Cheyne Cottage)

II

House. Mid C18. One-storey. Brick; tiled roof. One 3-light window with red gauged arch. Late C18 wood doorcase with carved mouldings and pediment.

TQ 2777 NW
62/12

24.6.54
GV

CHEYNE ROW SW3
(east side)

Nos 16 to 22 (even)
No 24 (Carlyle's House)
Nos 26 to 34 (even)

II*

Houses - 1708. (Old stone tablet on No 16 "This is Cheyne Row 1708"). Later alterations. 3 storeys and basements, majority with dormers. Three windows (except No 28 - 2 windows) and $\frac{1}{2}$ blank window. Brown brick, some stucco ground floor. Mostly flush framed windows with red gauged flat arches and dressings, and red brick bands at first and second floor. Nos 16, 18 and 34 wood block bracketed eaves cornice, No 26 retains similar cornice below altered upper storey, Nos 20-24 stucco cornice at eaves. Nos 16, 18 and 30 wood doorcases, Nos 18 and 30 with carved brackets and hoods, No 32 shell hood on carved brackets. Some first floor balconies to 16, 20 and 28. No 28 early C19 rebuilt front in yellow brick. No 24 - residence (1834-81) of Thomas Carlyle and has white marble commemorative tablet with medallion portrait. Good interiors. For garden walls to east of Nos 16, 18, 20, 24 and 26 see Shrewsbury House, Cheyne walls. (R.C.H.M. and Survey of London, Vol IV).

TQ 2777 NE
63/12
24.6.54

GV

CHEYNE WALK SW3

No 2

II

Circa 1717, refronted 1879. Four-storey basement and dormers, 2 windows. Red brick. Projecting ground storey. Segmental arches to windows.
