

**ROYAL BOROUGH OF
KENSINGTON AND
CHELSEA**

DOCUMENT TYPE

PLANNING APPLICATIONS

LATE UPDATE

TP/99/01826

TOWN & COUNTRY PLANNING ACT 1990

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

FOR OFFICE USE ONLY

Fee £ **90 = 00** PP991826
 Borough Ref
 Registered No.
 Date Received

1999 TOWN PLANNING ACT 1990 APPLICATION COMPLETE

1

1 SEP 1999

Cheque / Postal Order / Cash **066687.**
 Receipt No. Issued **1040010. (RECEIVED 31/8/99)**

PLEASE READ CAREFULLY THE GENERAL NOTES BEFORE FILLING IN THE FORM

PART ONE	To be completed by or on behalf of all applicants as far as applicable
FEE (where applicable)	£

1. APPLICANT (in block capitals)
 Name **MRS MANGAT**
 Address **232, OLD BROMPTON RD**
LONDON
SW5 0DE.
 Tel. No.

AGENT (if any) to whom correspondence should be sent
 Name **Mountain Flanagan Briscoe Associates**
ROYAL VICTORIA HOUSE
THE PANTILES
TUNBRIDGE WELLS
KENT TN2 5TE
TEL : 01892 521525.

2. PARTICULARS OF PROPOSAL FOR WHICH F

(a) Full address or location of the land to which this application applies **136 Cromwell Road London**

(b) Site area **0.017 hectares**

(c) Give details of proposal indicating the purpose for which the land/buildings are to be used and including any change(s) of use.
PROPOSED ALTERATIONS TO PROVIDE SHARED ACCOMMODATION
(THIS APPLICATION IS LINKED TO CURRENT APPLICATION REF. PP/99/1815 REGARDING 232 OLD BROMPTON ROAD, SW5)

PP991826

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

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

(i) New buildings or extensions to existing buildings

RECEIVED BY PLANNING SERVICES		NO		NO		NO		NO		NO	
TPC	N	C	SW	SE	ENF	ACK	AO	ACK	AO	ACK	AO
20 AUG 1999											
TPC											
105											
APPLS	IO	REL	PLN	USE	FRES						

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

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

- (ii) Alterations Yes
- (iii) Change of use Yes
- (iv) Construction of new access to a highway } vehicular No
 } pedestrian No
- (v) Alteration of an existing access to } vehicular No

01 SEP 1999

If "Yes" state gross area of land or building(s) affected by proposed change of use (if more than one use involved state gross area of each use). **0.017 hectares**

3. PARTICULARS OF APPLICATION

PP 991826

State whether this application is for: State Yes or No

- (i) Outline planning permission No
- (ii) Full planning permission Yes
- (iii) Renewal of temporary permission or permission for retention of building or continuance of use without complying with a condition subject to which planning permission has been granted. No
- (iv) Consideration under Section 72 only (Industry) No

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

- 1. Siting
- 2. Design
- 3. Landscaping
- 4. External appearance
- 5. Means of access

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

Date Number
 The Condition

2

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

- State :-
- (i) Present use of buildings/land Residential/Commercial
 - (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

2171.05

6. ADDITIONAL INFORMATION State Yes or No

- (a) Is the application for non-residential development No If "Yes" complete PART THREE of this form (See PART THREE for exemptions)
- (b) Does the application include the winning and working of minerals No If "Yes" complete PART FOUR of this form
- (c) Does the proposed development involve the felling of any trees No If "Yes" state numbers and indicate precise position on plan
- (d) (i) How will surface water be disposed of? As existing
- (ii) How will foul sewage be dealt with? As existing
- (e) Materials - Give details (unless the application is for outline permission) of the colour and type of materials to be used for:
 - (i) Walls N/A
 - (ii) Roof
 - (iii) Means of enclosure

We hereby apply for (strike out whichever is inapplicable)

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

Signed [Signature] on behalf of Mrs. Mangat Date 17.8.94

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 day before the date of application, complete Certificate A. If otherwise see PART TWO of this form.

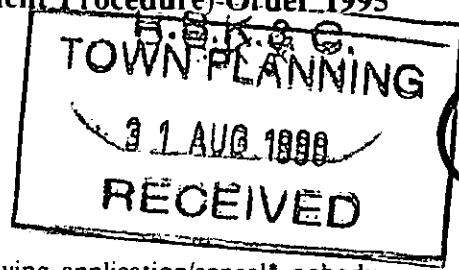
CERTIFICATE A - Certificate under Section 66 of the Town & Country Planning Act 1990. I hereby certify that:-

- 1. No person other than the applicant was an owner (a) of any part of the land to which the application relates at the beginning of the period of 20 days before the date of the accompanying application.
- 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 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 PLEASE REFER TO SEPARATE CERTIFICATE A
 Date of Service of Notice

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

CERTIFICATE UNDER ARTICLE 7



3

Certificate A(a)

I certify that:

on the day 21 days before the date of the accompanying application/appeal* nobody, except the applicant/appellant*, was the owner(b) of any part of the land to which the application/appeal* relates.

Signed *[Handwritten Signature]*

*On behalf of *[Handwritten Name]*

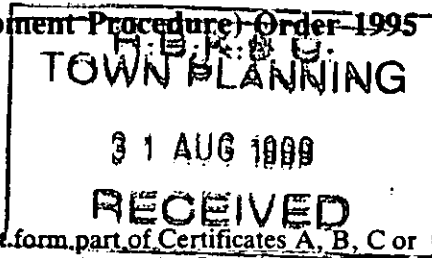
Date *24.8.99*

PP 991826

*delete where inappropriate

- (a) This Certificate is for use with applications and appeals for planning permission (articles 7 and 9(1) of the Order). One of Certificates A, B, C or D (or the appropriate certificate in the case of certain minerals applications) must be completed, together with the Agricultural Holdings Certificate.
- (b) "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than seven years, or, in the case of development consisting of the winning and working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).

CERTIFICATE UNDER ARTICLE 7



4

Agricultural Holdings Certificate (a)

Whichever is appropriate of the following alternatives must form part of Certificates A, B, C or D. If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

- None of the land to which the application/appeal* relates is, or is part of, an agricultural holding.

or

- I have/The applicant has/The appellant has* given the requisite notice to every person other than my/him/her* self who, on the day 21 days before the date of the application/appeal*, was a tenant of an agricultural holding on all or part of the land to which the application/appeal* relates, as follows:

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

PP 991826

Signed [Signature]
*On behalf of
Date

*delete where inappropriate

(a) This Certificate is for use with applications and appeals for planning permission (articles 7 and 9(1) of the Order). One of Certificates A, B, C or D (or the appropriate certificate in the case of certain minerals applications) must be completed together with the Agricultural Holdings Certificate.



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Fountain Flanagan Briscoe Associates
Architects & Surveyors

PP 991826

Royal Victoria House The Pantiles Tunbridge Wells Kent TN2 5TE
Telephone: (01892) 521525, 520741, 544924
Fax: (01892) 510414

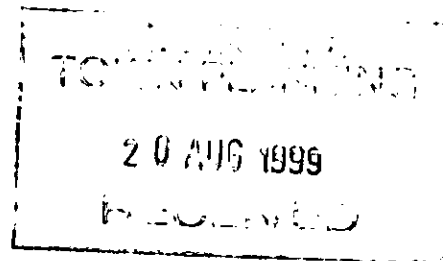
Our Ref. DB/CVA

Project No.

2171

Your Ref.

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



17 August 1999

Dear Sirs

Ref: Detailed Planning Application, 136 Cromwell Road, London SW7

We enclose the following in connection with the above:-

1. 4 copies of the Planning Application Form, including Certificate A
2. 4 prints off our drawing number 2171.05

Please advise me of the Prescribed Fee required.

The accommodation proposed to be provided as a result of this Application is to replace accommodation at 232, Old Brompton Road, London SW5 0DE.

Yours sincerely

D BRISCOE
FOUNTAIN FLANAGAN BRISCOE ASSOCIATES
copy to Mrs Mangat

THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA



M. J. FRENCH, ARCS, Dip. T. P.
Executive Director of Planning and Conservation

Department 705,
Room 325,
The Town Hall,
Horton Street,
London,
W8 7NX

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BRISCOE ASSOCIATES

FOUNTAIN FLANAGAN
ROYAL VICTORIA HOUSE
THE PANTILES
TUNBRIDGE WELLS
KENT TN2 5TE

Telephone: 0171-361-2010

Facsimile: 0171-361-3463

PP991826

23rd AUGUST 1999

My reference: TP/PEND/BR Your reference: DB/CVA Please ask for: BRIAN ROCHE
Dear Sir (Madam), FAD D. BRISCOE || (FEES & REGISTRATIONS)

Town and Country Planning Act, 1990 - Town and Country Planning (General Permitted Development) Order 1995 and (Applications) Regulations, 1998 Town and Country Planning (Fees for Applications and Deemed Applications) Regulations 1989 and (Amendment) Regulations 1993

136 CROMWELL ROAD

I refer to your Town Planning Application dated 17/8/99 for

(RECEIVED 20/8/99)

LONDON SW7.

I would advise you that before I can accept your application as a complete application - it will be necessary for you to provide the following information:-

- PLEASE FIND ENCLOSED A COPY OF YOUR POORLY PHOTOCOPIED CERTIFICATE A; I ENCLOSE A FRESH COPY OF A CERTIFICATE A. PLEASE COMPLETE AND RETURN IF THIS IS THE CORRECT CERTIFICATE.
- PLEASE ALSO SEND FOUR COPIES OF SURVEY FLOOR PLAN DRAWINGS INDICATING THE EXISTING USE AND ARRANGEMENTS.
- PLEASE NOTE THAT I HAVE NOT YET RECEIVED A REPLY TO THE ATTACHED LETTER REGARDING N° 232 OLD BROMPTON ROAD
- £190 Total Fee Required } RE 136 CROMWELL ROAD.
Received }
Outstanding } £190

You are requested to note that the eight weeks statutory period will not begin until the application has been completed.

Yours faithfully,

M. J. French
Executive Director of Planning and Conservation

PLEASE RETURN TEAR OFF SLIP BELOW WITH INFORMATION REQUIRED

REF: TPC / APP/PEND / BR

ATT/PM

Address:

136 CROMWELL ROAD
LONDON SW7.

To be completed by applicant: Please find enclosed the following:

Signed _____

Date _____



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Fountain Flanagan Briscoe Associates
Architects & Surveyors

PP991826

Royal Victoria House The Pantiles Tunbridge Wells Kent TN2 5TE
Telephone: (01892) 521525, 520741, 544924
Fax: (01892) 510414



Our Ref. DB/CVA

Project No.

2171

Your Ref.

Attention: Mr Roche

Royal Borough of Kensington and Chelsea
The Town Hall
Horton Street
London
W8 7NX

25 August 1999

Dear Mr Roche

Ref: Planning Application, 136 Cromwell Road, London, SW7

I refer to your letter dated 23 August 1999 and enclose the following:

- 4 copies of certificate A
- 4 prints off our drawing number 2171.01 being the 1.50 survey plans.

By a copy of this letter I am requesting our client to forward the Prescribed Fee cheque of £190.00 to you.

Yours sincerely

D BRISCOE
FOUNTAIN FLANAGAN BRISCOE ASSOCIATES
Copy to Mrs Mangat

PLANNING SERVICES APPLICATION

Deal with
10/10/99

CONSULTATION SHEET

APPLICANT:

Fountain Flanagan Briscoe Associates,
Royal Victoria House,
The Pantiles,
Tunbridge Wells, Kent,
TN2 5TE

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APPLICATION NO: PP/99/01826 / ALS

APPLICATION DATED: 17/08/1999

DATE ACKNOWLEDGED: 1 September 1999

APPLICATION COMPLETE: 01/09/1999

DATE TO BE DECIDED BY: 27/10/1999

SITE: Part of Ground and Lower Ground Floor Levels, 136 Cromwell Road, Kensington, S.W.7
PROPOSAL: Proposed alterations to provide shared accommodation. (This application is linked to current application Ref. PP/99/01815 regarding 232 Old Brompton Road, S.W.5)

ADDRESSES TO BE CONSULTED

- 1. 134 + } FLAT
- 2. 134 + } Cromwell Road 1-8 Cromwell House + 136A
- 3. 136 } FLAT
- 4. 136 } FLAT
- 5. 138 + A } FLAT

13
13-9

- 6.
- 7. plus objectors to TP/98/1168
- 8.
- 9. if not included in above
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.

CONSULT STATUTORILY

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

ADVERTISE

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

13-9

DEVELOPMENT CONTROL

TECHNICAL INFORMATION

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

ADDRESS 136 Cromwell Road
PART OF GROUND AND LOWER
GROUND FLOOR LEVELS
136 CROMWELL ROAD SW7
POLLING DISTRICT JA PP991826

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- | | | | |
|-----|--|--------|--|
| HB | Buildings of Architectural Interest | LSC | Local Shopping Centre |
| AMI | Areas of Metropolitan Importance | AI | Sites of Archeological Importance |
| MDO | Major Sites with Development Opportunities | SV | Designated View of St Paul's from Richmond |
| MOL | Metropolitan Open Land | SNCI | Sites of Nature Conservation Importance |
| SBA | Small Business Area | REG 7 | Restricted size and use of Estate Agent Boards |
| PSC | Principal Shopping Centre (Core or Non-core) | ART IV | Restrictions of Permitted Development Rights |

Conservation Area	HB	CPO	TPO	AMI	MDO	MOL	SBA	Unsuitable for Diplomatic use	PSC		LSC	AI	SV	SNCI	REG 7	ART IV	
									C	N							
								✓									

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

Density	
Site Area	
Habitable rooms proposed	
Proposed Density	

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

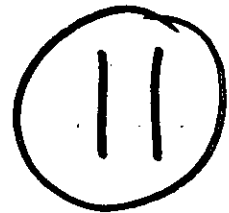
Daylighting	Complies	
	Infringes	

Car Parking	Spaces required	
	Spaces proposed	

Notes:

01 SEP 1999

01 SEP 1999



MEMORANDUM

TO: FOR FILE USE ONLY

**From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION**

**My Ref: PP/99/01826/CaseOfficerC>
Room No:**

CODE SP

Date: 13 September 1999

DEVELOPMENT AT:

Part of Ground and Lower Ground Floor Levels, 136 Cromwell Road, Kensington, S.W.7

DEVELOPMENT:

Proposed alterations to provide shared accommodation. (This application is linked to current application Ref. PP/99/01815 regarding 232 Old Brompton Road, S.W.5)

The above development is to be advertised under:-

NOT IN ANY OF THE USUAL CATEGORIES.

M.J. French

Executive Director, Planning & Conservation

PLANNING AND CONSERVATIONTHE TOWN HALL HORNTON STREET LONDON W8 7NX

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**THE ROYAL
BOROUGH OF****Executive Director M J FRENCH FRICS TP MRTPI Cert TS**

The Occupier
1 file copy
file copy
file copySwitchboard: 0171-937-5464
Extension: 2085
Direct Line: 0171-361-2085Facsimile: 0171-361-3463
Date: 13 September 1999**KENSINGTON
AND CHELSEA**

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCC/PP/99/01826/ALS

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990**Proposed development at: Part of Ground and Lower Ground Floor Levels, 136
Cromwell Road, Kensington, S.W.7**

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

Proposal for which permission is sought

Proposed alterations to provide shared accommodation. (This application is linked to current application Ref. PP/99/01815 regarding 232 Old Brompton Road, S.W.5)

Applicant**Fountain Flanagan Briscoe Associates, Royal Victoria House, The Pantiles, Tunbridge
Wells, Kent,
TN2 5TE**

Yours faithfully,

M. J. FRENCH

Executive Director, Planning and Conservation

WHAT MATTERS CAN BE TAKEN INTO ACCOUNT

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

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

WHAT MATTERS CANNOT BE TAKEN INTO ACCOUNT

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

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

WHAT HAPPENS TO YOUR LETTER

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

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

WHERE TO SEE THE PLANS

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

In addition, copies of applications in the **Chelsea Area (SW1, SW3, SW10)** can be seen at **The information Office, Chelsea Old Town Hall, Kings Road SW3 (0171-352 1856)**, for the **Central Area (W8, W14, SW5, SW7)** can be viewed in the **Central Library, Town Hall, Hornton Street, W.8.** and applications for districts **W10, W11 and W2** in the **North** of the Borough can be seen at **The Information Centre, North Kensington Library, 108 Ladbroke Grove, London W11** (under the Westway near Ladbroke Grove Station **0171-727-6583**). Please telephone to check the opening times of these offices.

If you are unable to come to the Office due to illness or disability, it may be possible for a Officer to come to your home with the plans. Please contact the Planning Department and ask to speak to the Case Officer for the application.

PLEASE QUOTE THE APPLICATION REFERENCE NUMBER ON YOUR REPLY

136 Cromwell Rd

(14)

This seems to be a sort of swap with 232 dd Brompton Road

Present use - not clear - existing plan ref. Show any details!!
- buses 1998 hte attached

Reposal relates to bot + part g/f

Intended use is as

3 x 2 person rooms
+ 2 x 1 person room
Sharing 2 + showers
+ 2 + wc's.

Sy/fri
8 to Oct
9.30
+ Mr Bonsor

g/f part - 3 x 2 person rooms
Sharing 1 + shower
+ wc

This needs to be discussed in conjunction with 232 06 Brompton Rd.

NB - measure room sizes

See DT with Andy P

Units look a small -
not v much light

Intend to remove glass/ concrete
from front & create open
well with logs &

Change door to window in
this area

→ need plan + elev's of
this.



Units

1-3 share

1 shower + 2 wc.

* Room 1 $4.4 \times 3.1 = 13.64$

* Room 2 $4.4 \times 3 = 13.2$

Room 3 $4.4 \times 3.22 = 14.08$

* Room 4 $4.4 + 3.1 = 13.64$

* Room 5 $3 \times 3.4 = 10.2$

Room 6 $4.4 \times 2.9 + 12 = 24.76$

Room 7 $2.4 \times 4.2 + 2.8 + 1.5 = 14.38$

Room 8 $4 \times 4 = 16$

(all
2 person)

below
standard

4.4
3.1
4.4
132.0
1364
4.4
2.9
3.2
8.8
12.76
2.4
4.2
9.6
1008

10.08
4.30
14.38

may need to
contact B&O
re room sizes

1 person = 11sqm
2 person = 16sqm

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Royal Borough of Kensington and Chelsea
Directorate of Planning Services - Policy Observations

TP No: TP/99/1815 & 1826	Address: 232 Old Brompton Road, SW5 & 136 Cromwell Road, SW7	Date Received 14 Sept 1999	Date of Obs. 30/9/99
UDP Paras/Policies		Obj. ***	No obj.
H20 & CD37	Development: Proposed land use swap involving the relocation of non-self contained units for the provision of self contained flats.	HMO? Yes	No. of Dwelling Units Existing 15 Proposed 15
		D.C. Officer AP & ALS	Policy Officer DC

Comments:

These applications involve a land use swap.

Site:

No. 232 is located on the north side of Old Brompton Road. No. 136 is located on the north side of Cromwell Road opposite its junction with Courtfield Gardens. These properties do not lie within a shopping centre.

Existing Use:

No. 232

The lawful use is as 17 non-self contained flats. However, 3 rooms have been amalgamated to form a self-contained flat without the benefit of planning permission.

No. 136

Vacant office and storage.

Planning History:

No. 232

Planning permission was granted in 1999 (retrospective) for the conversion of three non self-contained bedsitting rooms to a self-contained flat at first floor level subject to a s106 to ensure that the remainder of the property remains as a HMO, and brought up to an acceptable standard of accommodation. The s106 is yet to be signed.

No. 136

In April 1998 planning permission was granted for the provision of 5no. flats at basement & ground floor level. The permission is yet to be implemented.

Proposed use:

The change of use to provide 8 HMOs at no. 136 Cromwell Road and 3 self-contained flats and 4 studio flats at 232 Old Brompton Road.

Policy Issues:

There is currently 14 HMOs and 1 self-contained flat, albeit unauthorised at no. 232 Old Brompton Road. The applicant proposes to relocate the HMOs from no. 232 Old Brompton Road to no. 136 Cromwell Road and introduce 3 self-contained flats and 4 studio flats. Only 8 HMOs are proposed at the Cromwell Road site resulting in the loss of 6 rooms.

The Council has undertaken research which demonstrates the continuing high demand for HMO accommodation in the Borough. They provide low cost rented accommodation for people who cannot afford private rented accommodation. There are three circumstances which may allow an exception to this policy (paras. 5.5. and 5.7):

PL 30.9.99

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**Royal Borough of Kensington and Chelsea
Directorate of Planning Services - Policy Observations**

- in order to secure essential restoration of a listed building where improvement is needed, and in which the existing HMO layout is harmful to the historic character of the building;
- in appropriate locations having regard to the distribution of HMO's within the area; and
- development by a housing association.

* No. 232 is not listed and the development is not by a housing association. However, this part of Cromwell Road is considered appropriate for HMO type accommodation. I am unsure whether the proposal will result in an improvement in the quality of the HMO provision as no information has been submitted regarding the current state of the existing HMO accommodation. However, the loss of 6 rooms is considered to be significant and is, therefore, contrary to policy H20.

With regard to the proposed flats, Policy CD37 ensures that development proposals have regard to the standards set out in the Planning Standards Chapter. The standards set out in Table 3.1 are applied in a flexible manner and applications are not automatically refused if proposal do not meet the minimum standard. The proposed self-contained units are OK in size but the studio apartments, particularly the 4th floor rear, are undersized and falls short of what would generally be desired to provide good quality residential accommodation.

Recommendation:

An objection is raised.

PH 30.9.99

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THE ROYAL
BOROUGH OF

NOTICE OF A PLANNING APPLICATION

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



KENSINGTON
AND CHELSEA

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

Details are set out below.

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

The Planning Information Office, 3rd floor, The Town Hall, Hornton Street, W8
7NX between the hours of 9.15 and 4.45 Mondays to Thursdays and 9.15 to 4.30
Fridays;

For applications in the Chelsea area: The Reference Library, Chelsea Old Town
Hall, Tel. 0171-361-4158.

For postal areas W10, W11 and W2: The 1st floor, North Kensington Library,
108 Ladbroke Grove, W11, Tel. 0171-727-6583.

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

29/10 SCHEDULE

pdf outside

Reference: PP/99/01826/ALS

Date: ^{08/10}~~17/09~~/1999

ALS 8/10

**Part of Ground and Lower Ground Floor Levels, 136 Cromwell Road, Kensington,
S.W.7**

Proposed alterations to provide shared accommodation. (This application is linked to current
application Ref. PP/99/01815 regarding 232 Old Brompton Road, S.W.5)

APPLICANT Fountain Flanagan Briscoe Associates,



① PC

② ACS

19

Fountain Flanagan Briscoe Associates
Architects & Surveyors

Royal Victoria House The Pantiles Tunbridge Wells Kent TN2 5TE
Telephone: (01892) 521525, 520741, 544924
Fax: (01892) 510414

✓ 19/10

AS
COPY OF PLANS
TO INFORMATION
OFFICE PLEASE

Our Ref. DB/CVA

Project No. 2171

Your Ref.

For attention: Miss A Salman
London Borough of Kensington & Chelsea
Planning Office
Town all
Hornton Street
London
W8

15 October 1999

Dear Miss Salmon

RECEIVED BY PLANNING SERVICES									
EA	HDC	N	E	SW	SE	ENF	AD	ACK	
60		18 OCT 1999							
APPEALS	IO	REC	ARB	FWD	CON	DES	FEES		
				PLN					

Re: 136, Cromwell Road

Further to our meeting, I enclose 4 prints off my drawing number 2171.05A, additionally indicating the opening in the Lenscrete pavement light.

Yours sincerely

D Briscoe
D BRISCOE
FOUNTAIN FLANAGAN BRISCOE ASSOCIATES

will need detail of any rail cuts

1917



✓/AD

RBKC
District Plan Observations
CONSERVATION AND DESIGN

Address 136 CROMWELL RD	Appl. No. 99/1826/AUS	L.B.	C.A.	N C S
Description Front elevational alterations	Code 20			

From the plans this appears to be comprised of a small section of pavement being removed to create a small lightwell in the front of the property.

Although not objectionable in principle I would suggest the following conditions

- Details of the following shall be submitted to get approval in writing by the LPA prior to the commencement of the relevant part of the work
 - railings around lightwell
 - all new windows

No objections

GP (29/11/99)



① PC

② ALS
5 1/12/99

Fountain Flanagan Briscoe Associates
Architects & Surveyors

Royal Victoria House The Pantiles Tunbridge Wells Kent TN2 5TE
Telephone: (01892) 521525, 520741, 544924
E-mail: architects@ffb.freemove.co.uk
Fax: (01892) 510414

RECEIVED BY PLANNING SERVICES							
BY	DATE	TIME	SW	RE	ENF	AD	ACK
30		- 1 DEC 1999		21			
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES	

Our Ref. DB/CVA

Project No.

2252

Your Ref.

Royal Borough of Kensington & Chelsea
For attention: Ms Salmon
Planning
Town Hall
Horton Street
London W8

Intend to speak to
A Paterson
w/ shortly

30 November 1999

Dear Ms Salmon

Ref: 136 Cromwell Road

I refer to our meeting on site and an amended drawings sent on 15 October 1999.

These drawings indicated the removal of the Lensecrete Pavement Light which, you should be aware, had already been approved as part of the previous application.

You advised that in connection with this and the linked application for 132 Old Brompton Road, a meeting has to be held between the 2 no. Planning Teams. My Client is concerned that this meeting has not yet taken place, can you therefore please advise us of the situation.

Yours sincerely

D BRISCOE
FOUNTAIN FLANAGAN BRISCOE ASSOCIATES
cc. Ms Mangat , Fax Mr Mangat

Andy

NB

(22)

1 letter of objection from
next door

dimensions of bedrooms have been
calculated. (see sheet in file)

4 of them are sub standard
(out of 8)

4 person rooms should be 11sq.m.
2 person 14sq.m.

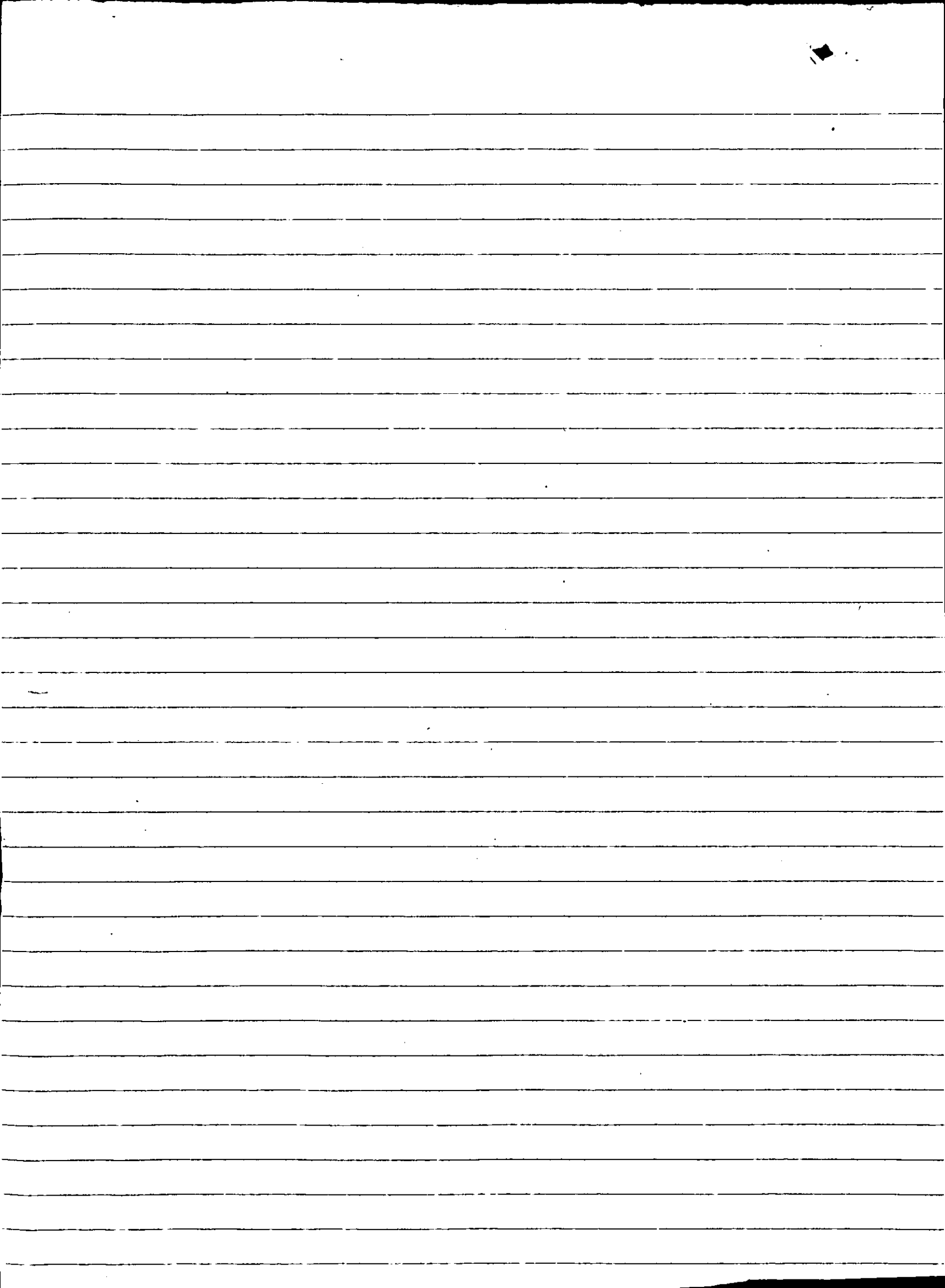
4 shower lwe for 6 people length, 2 for 8 people on 1sq.

They are intending to
create a pavement
light on front in order
to get daylight into
the front area at bar
level.

for day objection because of
overall reduction in HMO
rooms
(fewer at 136 than 232
Old Brompton Road)

will require condition to
secure details of
any railings around
area light level on the
new pavement light.
+ any new windows.

Existing use of the beds of these
(B1) - further up for
that's not implemented.



PLANNING AND CONSERVATIONTHE TOWN HALL HORNTON STREET LONDON W8 7NX

**THE ROYAL
BOROUGH OF****KENSINGTON
AND CHELSEA**

24Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

D. Briscoe
Fountain, Flanagan, Briscoe Architects
Royal Victoria House
The Pantiles
Royal Tunbridge Wells
Kent TN2 5TESwitchboard:
Extension: 2057
Direct Line: 0207-361-2057
Facsimile: 0207-361-3463
Email: plndmt@rbkc.gov.uk
Mr.: D. Taylor1st August 2000

My reference: DPS/DCC/PP/99/ Your reference:
1826

Please ask for: Mr D. Taylor

Dear Sir,

Town and Country Planning Act 1990**136 Cromwell Road, SW7**

I refer to your application for alterations to provide bedsitting accommodation with shared facilities on the lower floors of the above property.

This application was linked to another, ref. PP/99/1826, which sought to convert no. 232 Old Brompton Road to self-contained flats; it was originally intended that the provision of bedsitting accommodation at 136 Cromwell Road would counter balance the loss of such accommodation at Old Brompton Road.

However, as you will be aware planning permission has now been granted for the Old Brompton Road application subject to an agreement on the rentals for the units within. Therefore, The main purpose of the Cromwell Road application would now seem to have been removed.

A further point is that the units being proposed for Cromwell Road were themselves poorly sized, and objections had also been received from other residents in the building. Given that there is valid planning permission for conversion of the lower floors of 136 Cromwell Road to flats, I would suggest that would be the best way forward for your client.

Therefore, I recommend that the outstanding application for 136 Cromwell Road should be treated as withdrawn.

If I do not hear from you to the contrary within seven days, then I will register the application as withdrawn. Please telephone me on the above extension if you need further clarification on this.

Yours faithfully,

Derek Taylor
Area Planning Officer
for
Executive Director, Planning & Conservation

① Ach ② ACS

The Delhi Brasserie 25

✓ 8-10

To
The Executive Director
Planning and conservation
The Royal Borough of Kensington and Chelsea
The Town Hall
Hornton Street
London W8 7NX

Phone 0171 361 3463

RECEIVED BY PLANNING SERVICES					
EX DIR	HDC	SW	SE	ENF	AD ACK
08 OCT 1999					
October 7, 1999					
REL	ARB	FWD PLN	CON DES	FEE	

Your Ref.: DPS/DCC/PP/99/01826/ALS

Dear Sir / Madam,

Re: Objection to the proposed development at Part Ground and Lower Ground Floor Levels, 136 Cromwell Road, Kensington, SW7.

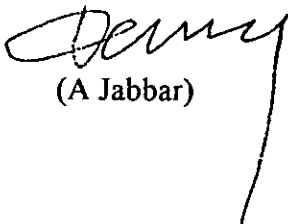
I am the leaseholder and the occupier of Ground and Basement floor of 134 Cromwell Road, SW7 trading as a restaurant. My electric main supply is coming from lower ground floor of 136 Cromwell Road exactly where the development proposed. Also fire exit from my restaurant going through ground floor of 136 Cromwell Road again exactly where the development proposed.

I have not been consulted about the plan nor what other alternative the developer is proposing about my fire exit and electric main supply. It will be impossible for me to trade as a restaurant without fire exit and electricity supply.

I am taking legal advice at present. I will be very grateful to you if you kindly note my objection and act accordingly.

Thank you,

Yours truly,


(A Jabbar)

134 CROMWELL ROAD, KENSINGTON, LONDON SW7 4HA
TEL: 0171-370 7617 FAX: 0171-244 8639



① PC ② ALS
(26)

Our Ref: JAS/CMV/1303

13 March 2000

Ms A Salmon
Royal Borough of Kensington & Chelsea
Town Hall
8 Horton Street
London W8

16/3/00
AS

**Monckton
Company**
CHARTERED
SURVEYORS

23/24 Margaret Street
London W1N 7LB
Telephone: 020 7636 3606
Facsimile: 020 7636 3660

RECEIVED BY PLANNING SERVICE							
EX DIR	HDC	N	C	SW	SE	ENF	AG
97 14 MAR 2000							
SPES	IO	REC	ARB	FWD PLN	CON DES	FEES	

11/09/1826

Dear Ms Salmon

RE: 134/136 CROMWELL ROAD

I refer to our telephone conversation on Friday and write to confirm that I am the managing agent on behalf of Blackall Holdings, the head leaseholder of the above property. Whilst I have not seen the plan I have been advised that it is proposed to convert the rear ground floor and basement into 8 bed-sitting rooms, presumably accessed via the existing ground floor entrance hall.

On behalf of the head leaseholder I would like to confirm their objection to the proposals. A number of flats in the building are owner occupied in single family occupation and feel that the proposed use would have an adverse effect on the existing flats and on the building generally. Those flats which are rented out are under the direct control of my clients where noise and disturbance can be monitored and dealt with without delay. An additional 8 or possibly 16 tenants in the building would constitute overcrowding and would have a detrimental effect on the area.

Whilst not necessarily being a planning issue, I understand that the freeholder does not have access to the property in any event and for the above reasons feel the application should be refused.

Yours sincerely

JASON A. SALTER, FRICS

Jason A. Salter FRICS
Email: jason.monckton@estatesgazette.net
Consultant Building Surveyor
John Taphouse FRICS

cc. Mr S Odish – Blackall Holdings

Ms A Salmon
Royal Borough of Kensington & Chelsea
Town Hall
8 Horton Street
London
W8

15th March 2000

Dear Ms Salmon

RE:134/136 CROMWELL ROAD

Further to our conversation on Friday the 10th March, when you told me of the proposed plans for the building in which I own a flat. I have spoken to both the Goslett brothers (who own flat 4), Prudence Drage (who owns flat 8) and Mr. Odish (who owns the remaining flats at 136 Cromwell Road) and it would appear that not a single one of us has received the notification that was sent out in October. It is a little strange that none of the letters were received, except by the restaurant to the right which has a separate post box and I believe they have already appealed against these proposals, but I expect they were lost in the post.

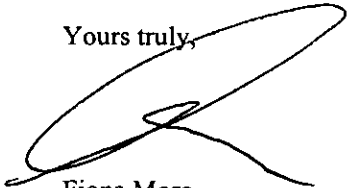
After speaking to the other flat owners we are all in agreement that not only would these proposals have a detrimental effect on the price of our properties but that there would be serious overcrowding and damage to the common areas which we have only just paid to have refurbished.

At the moment there are only 8 flats, many are single occupancy, but at any one time there are less people living in the whole building than this planning application proposes to put into the tiny space in the lower ground and ground floor. The planning application is not only unfair to the people already living in the building but also the tenants of the new flats as their living conditions will be appalling. There are only windows to the back of the building which the tube line runs right next to so they can not be open them as it is dirty and noisy, the Cromwell Road is to the front which is also dirty and noisy, there is a late nightclub to the left in the basement and a restaurants to the right on the ground floor - not exactly a pleasant living environment. Just because people have lower paid employment, does not mean they have to live in such terrible conditions, no matter how sympathetic the renovation this space will always be dark, damp, very noisy and with number of people the application proposes to house there it will also be horribly cramped.

I have spoken to Mr. Odish who represents Blackall Holdings (the free holders of the building) and I understand from him that they own the right of way to the space that the planning application concerns, as they are opposed to this planning application I can not see how it can go ahead if they can not legally access the building.

Could you please respond to my letter as I would like to think that this has also been lost in the post.

Yours truly,



Fiona More
Owner of flat 6 / 136 Cromwell Road

placelists

27

→ ALS

99/1826

Veg 6p

Check who was notified

All flats in no
136 were
notified

All obviously
Knew about it

ROYAL BOROUGH OF KENSINGTON & CHELSEA

28

REPORT BY THE EXECUTIVE DIRECTOR, PLANNING & CONSERVATION

PLANNING & CONSERVATION COMMITTEE
PLANNING SERVICES COMMITTEE
MEMBERS PANEL

APP NO. PP/99/01826
AGENDA NO.

ADDRESS/SUBJECT OF REPORT:

Part of Ground and
Lower Ground
Floor Levels, 136
Cromwell Road,
Kensington, S.W.7

APPLICATION DATED 17/08/1999

APPLICATION REVISED

APPLICATION COMPLETE 01/09/1999

APPLICANT/AGENT ADDRESS:

Fountain
Flanagan
Briscoe
Associates,
Royal Victoria House,
The Pantiles,
Tunbridge Wells, Kent,
TN2 5TE

CONS. AREA N/A CAPS No
ARTICLE '4' No WARD Queen's Gate

LISTED BUILDING N/A

HBMC DIRECTION

CONSULTED OBJ.
SUPPORT PET.

RECOMMENDED PROPOSAL:

RBK& C DRAWING NO(S):

RECOMMENDED DECISION:

CONDITIONS/REASONS FOR THE IMPOSITION OF CONDITIONS:

29

Memo

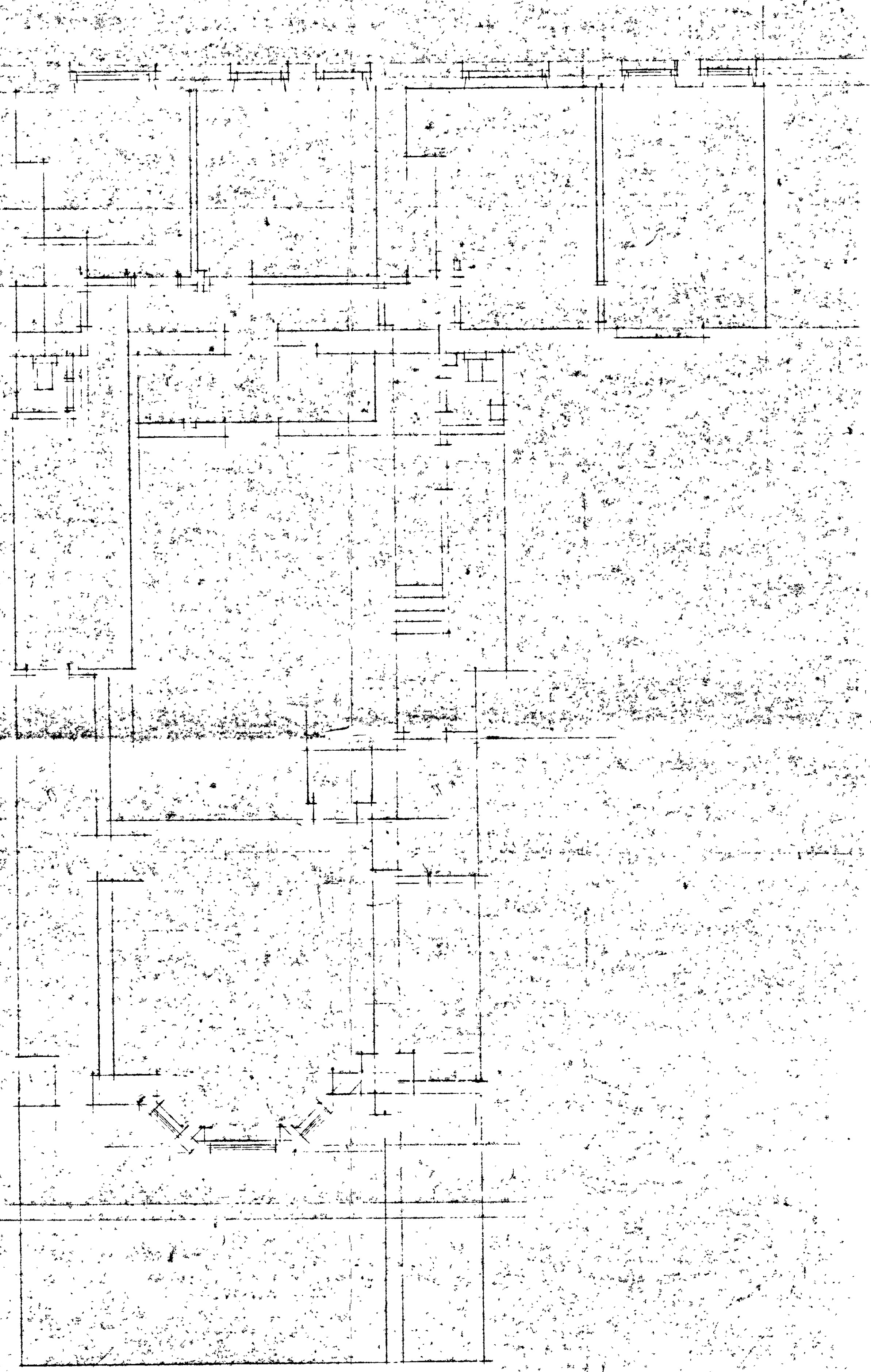
To: Central Filing Section
From: Derek Taylor
CC: Area Administrative Officer
Date: 8 August 2000
Re: 136 Cromwell Road

APPLICATION NO. PP/99/1826

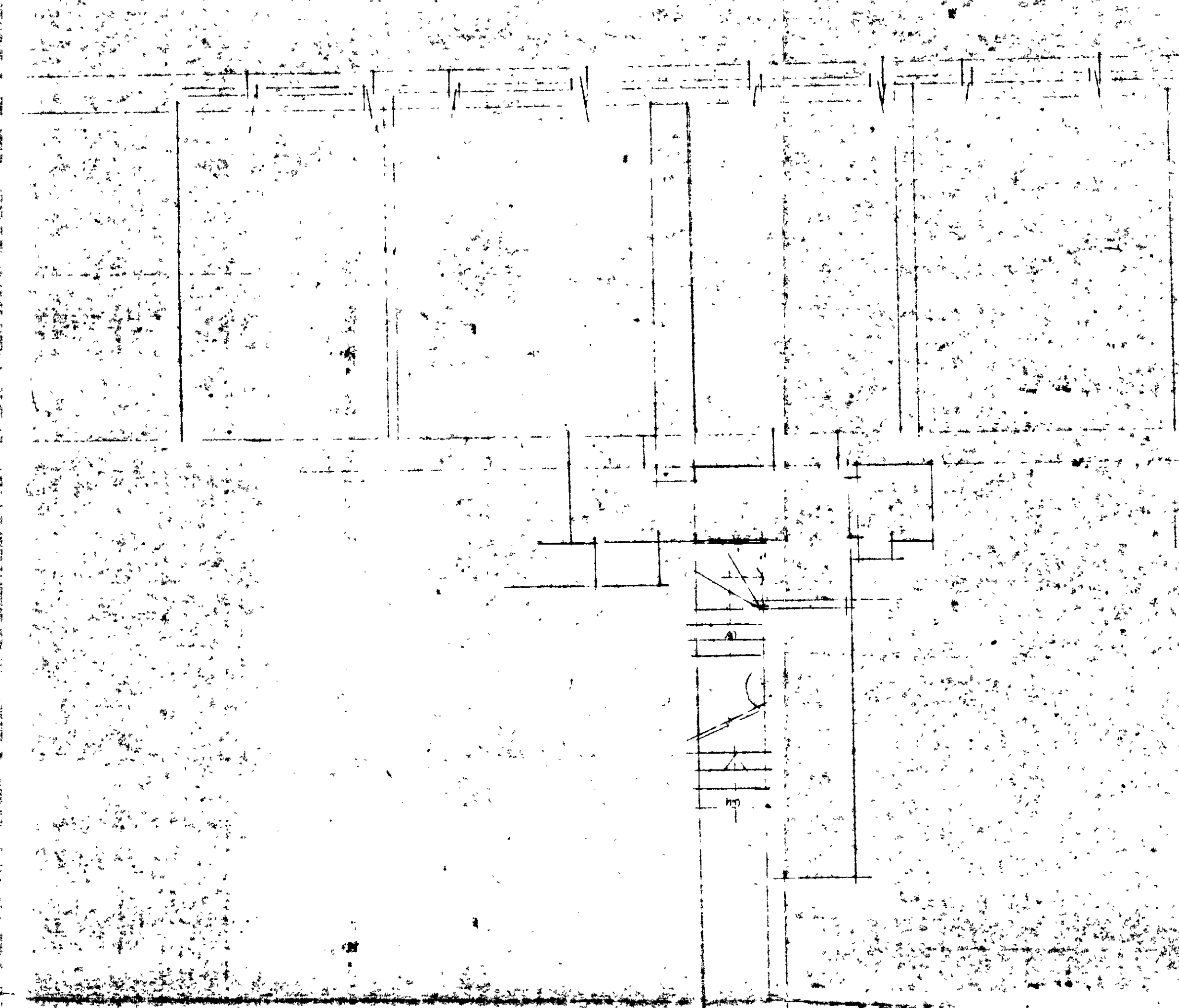
This application can now be withdrawn - it was originally "twinned" with an application for 232 Old Brompton Road, with the idea being that bedsits lost at that property could be balanced by bedsits to be provided at 136 Cromwell Road. However, the other application has now been granted, and there is no purpose in continuing with assessment of this one.

NB - It is likely, anyway, that this application for 136 would have been considered unacceptable (sub-standard).

Derek Taylor, Area Planning Officer, for
Executive Director, Planning & Conservation



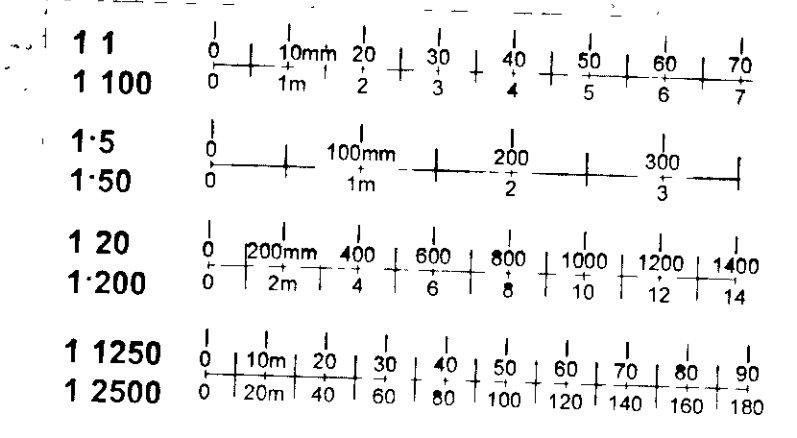
LOWER GROUND FLOOR PLAN



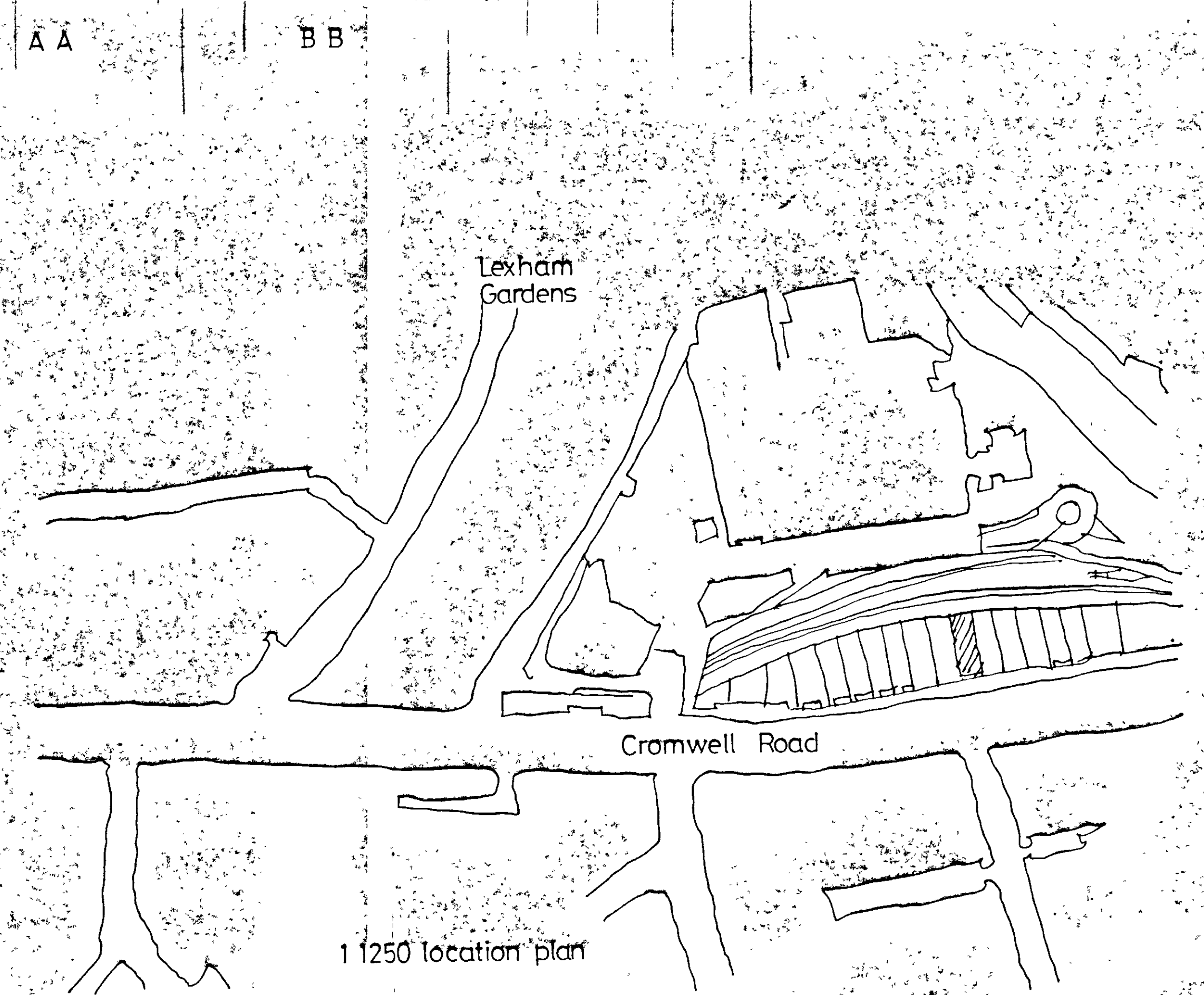
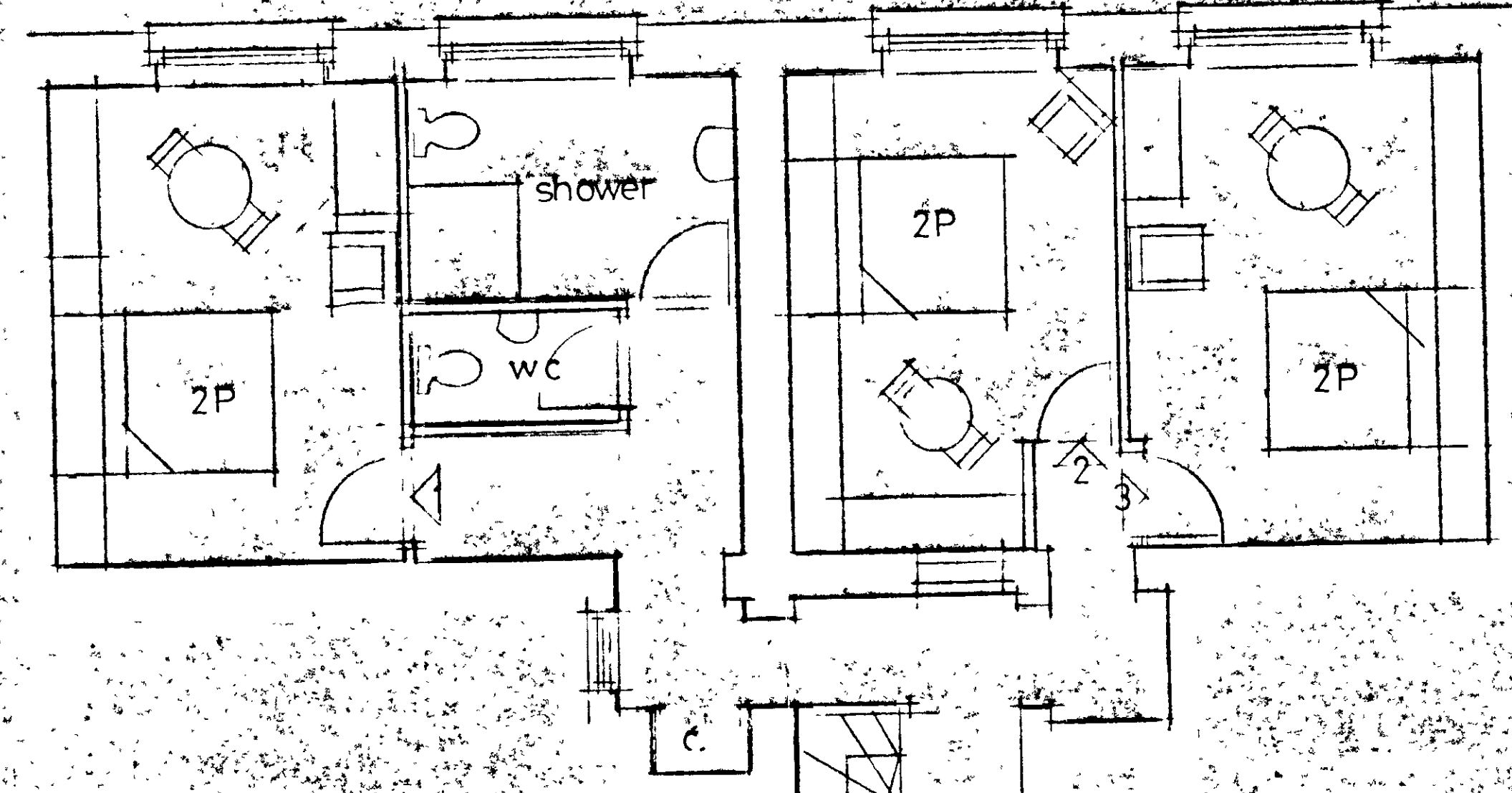
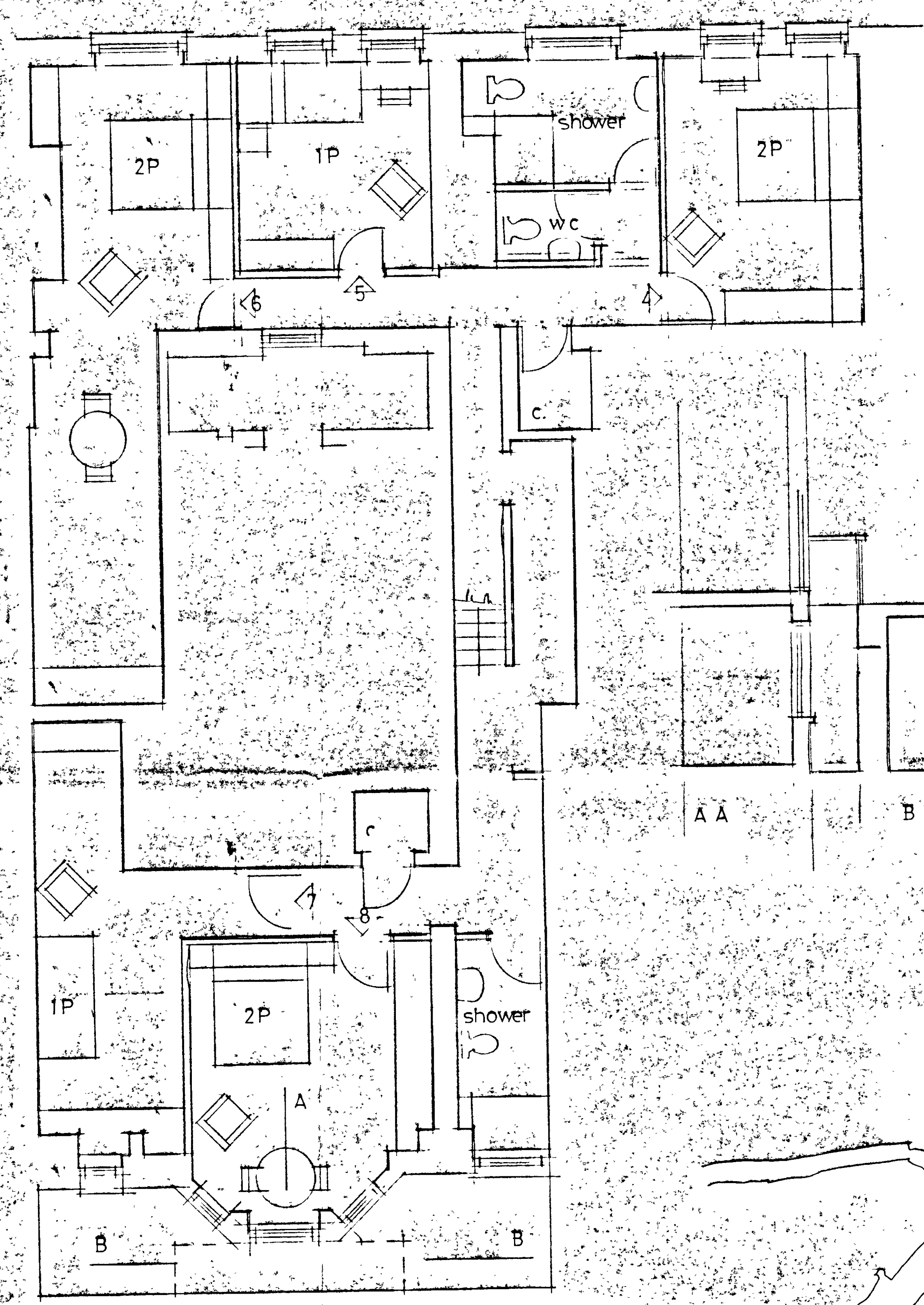
GROUND FLOOR PLAN

R.B.N. & C.
TOWN PLANNING
31 AUG 1999
RECEIVED

PP991826



Project 36 CROMWELL ROAD LONDON
 Client MR MANGAT
 Drawing plan as existing
 Scale 1:50 Date Oct 97
 Dig No 2171/01
 Rev
 Fountain, Hanagan, Bredon, Kee-Baron Architects & Surveyors
 45 St John's Road, Tunbridge Wells, Kent TN11 9HT
 Telephone (0892) 521525, 520741, 548724, 548725
 Fax (0892) 530414




1:1	0 10mm 20 30 40 50 60 70
1:100	0 1m 2 3 4 5 6 7
1:5	0 100mm 200 300
1:50	0 1m 2 3
1:20	0 200mm 400 600 800 1000 1200 1400
1:200	0 2m 4 8 12 16 14
1:1250	0 10m 20 30 40 50 60 70 80 90
1:2500	0 20m 40 60 80 100 120 140 160 180

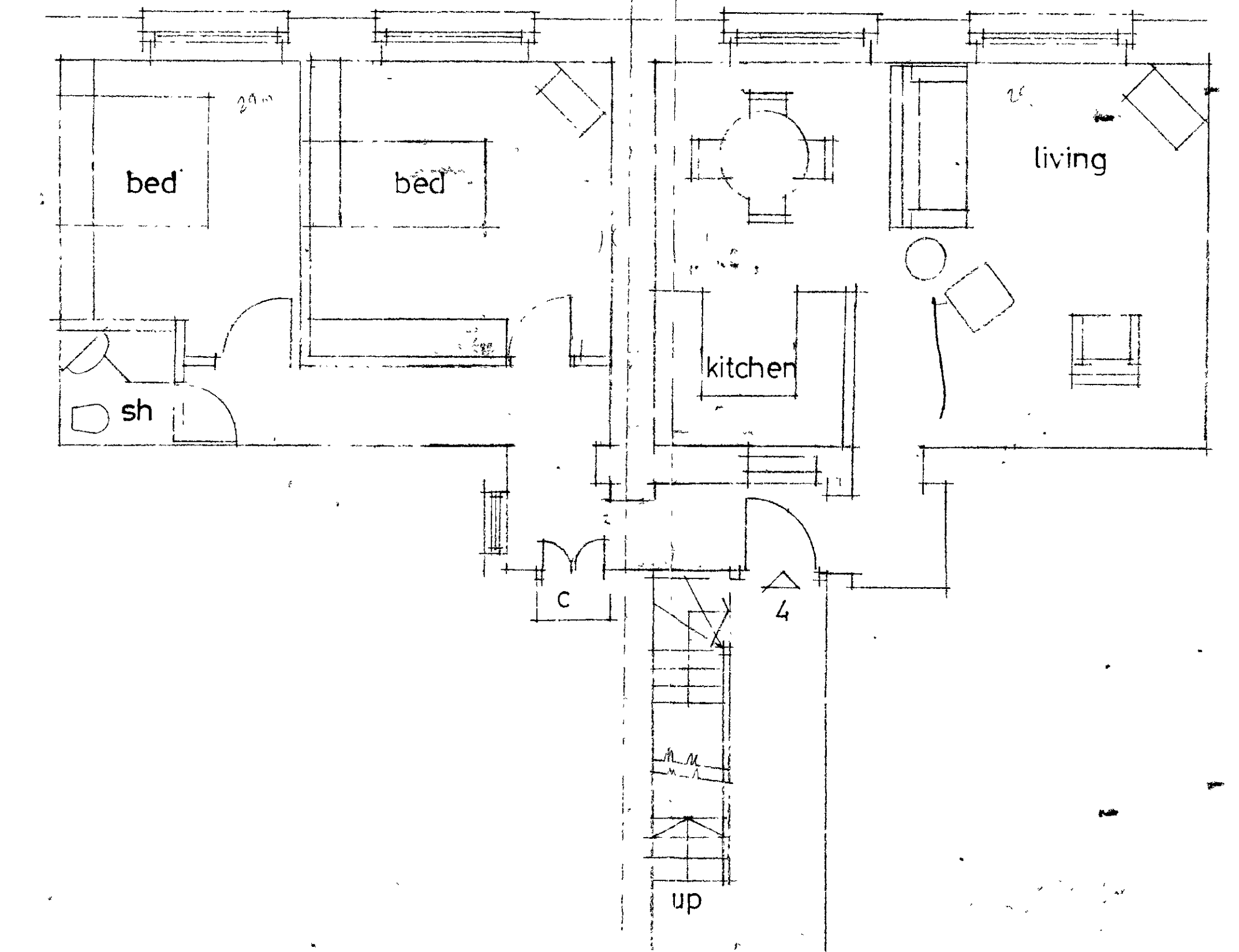
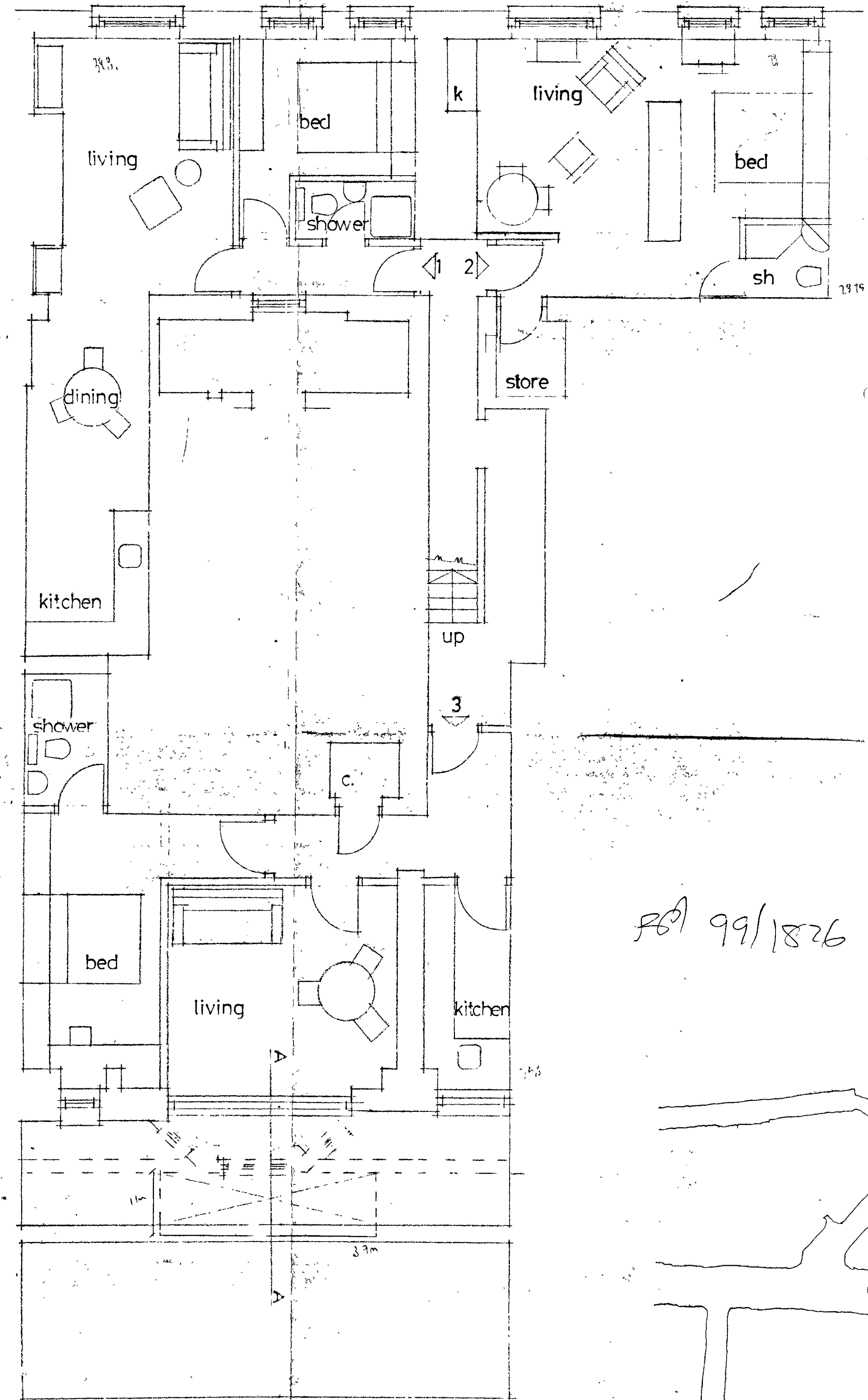
T/99/1826A

②

R.B.K. & C.
TOWN PLANNING
19 OCT 1999
RECEIVED

Project 136 Cromwell Road London	Dwg No 2171 05	Rev A
Client Mrs Margat	 Fountain Randgen Briscoe Associates Architects & Surveyors	
Drawing Proposed alterations		
Scale 1:50	Date 8/99	Drawn by Sonia Watkins House, The Bonfire, Runcton, Wals, Kent TN11 5JG Telephone (01492) 531521, 531524, 549924 Fax (01492) 532114

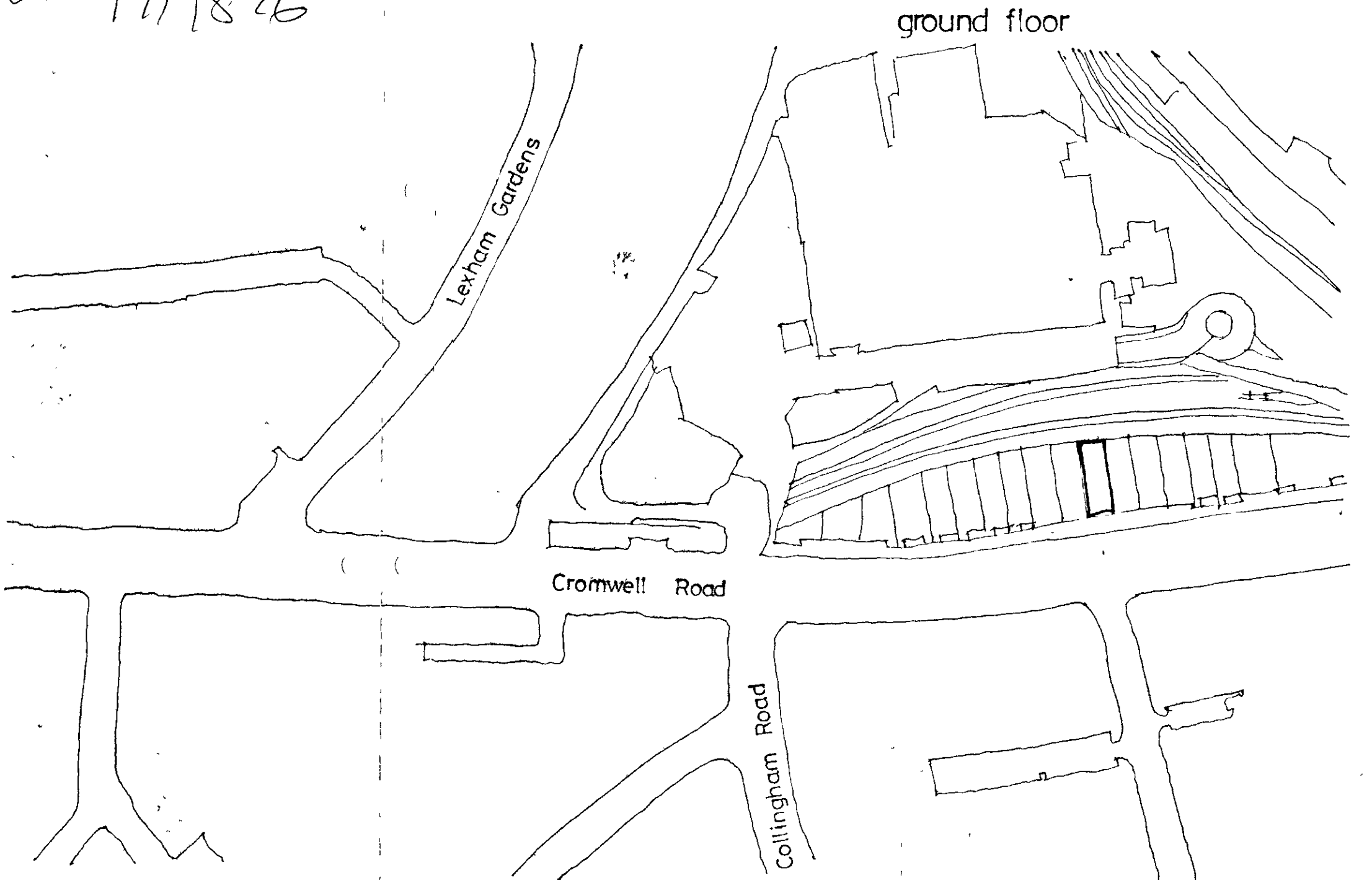
TP/99/1826
③



sketch section A A

lower ground floor

Ref 99/1826



1:1250 Location Plan

REK & C
TOWN PLANNING
30 MAR 1999
RECEIVED

Project 136 Cromwell Road London	Drig. No. 2171 04 P 112767 C	Rev
Client Ms. Mangat	Ref #: TP/99/1826/G/113/1815/1816	Planning Consent Granted 2038 - 1815
Drawing Proposed flats @ 4	Fountain Flanagan Briscoe Architects & Surveyors 46 St John's Road, Enbridge Walk, K11, T14 9NT Telephone: (087) 521225, 520741, 544974, 544925 Fax: (087) 510414	
Scale 1:50	Date 4/98	Drawn by

G.K. MANGAT

232/234 OLD BROMPTON ROAD, FLAT 3
LONDON SW5-ODE
Tel: (020) 7373-9415
Fax: (020) 8569-4428
E-mail: gmangat6@aol.com

4th July 2004

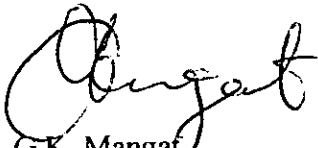
The Royal Borough of Kensington & Chelsea
Planning Dept
Mrs. Wilden
The Town Hall
Hornton Street
London, W8 7ZX

Dear Mrs. Wilden:

REF: 134-136 CROMWELL ROAD, LONDON

See attached letters.

Yours sincerely,



G.K. Mangat

Enc.,

EX DIR	HDC	TP	CAC	AD	CLU	AC AK
R.B. K.C.	6 JUL 2004				PLANNING	
N	<input checked="" type="checkbox"/>	SW	SE	APP	IO	REC
		ARB	FPLN	DES	FEEs	

45

G.K. MANGAT

232/234 OLD BROMPTON ROAD, FLAT 2
LONDON SW5-ODE
Tel: (020) 7373-9415
Fax: (020) 8569-4428
E-mail: gmangat6@aol.com

EX DIR	HDC	TP	CAC	AD	CLU	AC AK
R.B. K.C.	6 JUL 2004				PLANNING	
N	C	SW	SE	APP	IO	REC
			ARB	FPLN	DES	FEES

14th February 2003

The Royal Borough of Kensington & Chelsea
Planning Department
Mr. Paul Kelsey
The Town Hall
Hornton Street
London, W8 7ZX

RECORDED MAIL

Dear Mr. Kelsey:

REF: 134-136 CROMWELL ROAD, LONDON - FRONT EXTERIOR LIGHT WELL

I write further in reference to my letter dated the 25th January 2003. Herewith attached is the light survey report.

I understand that all daylight and ventilation issues in regards to residential flats need to be approved by the Environmental Department. I have sent the appropriate daylight calculations with drawings to the Environmental department and am having a site visit with them on the 26th February 2003.

Mr. Middleton from the Environmental Department will provide me with a written response after his site inspection in regards to the front light well. I will only commence works once he has no objections to the revised proposal.

Thank you for your assistance.

Yours sincerely,



G.K. Mangat

Enc.,

Copy to: Mr. Edwards

G.K. MANGAT

232/234 OLD BROMPTON ROAD, FLAT 2
LONDON SW5-ODE
Tel: (020) 7373-9415
Fax: (020) 8569-4428
E-mail: gmangat6@aol.com

EX DIR	HDC	TP	CAC	AD	CLU	AC AK
R.B. K.C.	6 JUL 2004				PLANNING	
N	C	SW	SE	APP	IO	REC
			ARB	FPLN	DES	FEES

25th January 2003

The Royal Borough of Kensington & Chelsea
Planning Department
Mr. Paul Kelsey
The Town Hall
Hornton Street
London, W8 7ZX

COPY LETTER

Dear Mr. Kelsey:

REF: 134-136 CROMWELL ROAD, LONDON - FRONT EXTERIOR LIGHT WELL

I write in reference to the above property.

I herewith attach two drawings for the front light well. The light survey report from Malcolm Hollis will be sent to you as soon as I receive it. I am in discussions with Mr. Middleton from the Environmental Services and Mr. Edwards from Building Control in regards to the revised plans for the front light well.

The two officers will make a site visit in the next week or so, please feel free to attend our site meeting.

Thank you for your assistance.

Yours sincerely,



G.K. Mangat
Enc.,

Copy to: (1) Mr. Middleton (2) Mr. Edwards

G.K. MANGAT

232/234 OLD BROMPTON ROAD, FLAT 3
LONDON SW5-ODE
Tel: (020) 7373-9415
Fax: (020) 8569-4428
E-mail: gmangat6@aol.com

30th June 2004

The Royal Borough of Kensington & Chelsea
Planning Dept
Ms Wilden
The Town Hall
Hornton Street
London, W8 7ZX

EX DIR	HDC	TP	CAC	AD	CLU	AG AK
R.B. K.C.	2 JUL 2004			PLANNING		
N	C	SW	SE	APP	IO	REC
			ARB	FPLN	DES	FEES

20

Dear Ms Wilden:

REF: 134-136 CROMWELL ROAD, LONDON

I write in reference to our site meeting of today. Please note and confirm accordingly the points below:

1. Attached is the approval from Environmental Services in regards to the revised proposal of the railings, which was also sent to the planning department. Also attached is the light survey report with drawing.
2. Of course I would have preferred to have done the railings along the full length of the shop premises at ground floor, however, the commercial tenants on the ground floor took a "court junction" against me to stop these works, as he stated that the railings affected his shop display. After going to court the judge agreed to the "half railing" option as discussed in point 1 above. Attached is the Court Order for your reference.
3. Attached is the current internal layout of the above premises.
4. There are no outstanding planning issues in regards to the above premises, therefore, please instruct Mr. Logan to carry out the SDS survey report. Please note that I will not be available from 20th July until 16th August 2004.

I would appreciate if you can check your planning files before you comment on any discrepancies.

Yours sincerely,



G.K. Mangat
Enc.,



EX DIR	HDC	TP	CAC	AD	CLU	AC AK
R.B. K.C.	2 JUL 2004			PLANNING		
N	C	SW	SE	APP	IO	REC
			ARB	FPLN	DES	FEES

5 Brooks Court
Kirtling Street
London SW8 5BP
Tel: 020 7622 9555
Fax: 020 7627 9850
Email: londonwest@malcolmhollis.co.uk
Website: www.malcolmhollis.co.uk

Ms G K Mangat
Flat 2
232 Old Brompton Road
London
SW5 0DE

Our Ref.: 13076/KW/pdd
30 January 2003

Dear Ms Mangat

134/136 CROMWELL ROAD, LONDON SW7

I have now had the opportunity to consider and calculate the daylight levels that will be received by the basement flat in the context of the two drawing numbers: 200227(1B) and 200227(2) for the front light well area.

I have also considered the matters raised in the letter from the Environmental Services Department of the Royal Borough of Kensington & Chelsea dated 9 January 2003 and return your original copy herewith.

I have taken note of the comments of the Environment Health Officer and whilst he has referred to a number of tests for daylight to habitable rooms, the more accurate and pertinent lighting standards are those contained in the Building Research Establishment (BRE) Guidelines 'Site Layout Planning for Daylight and Sunlight - A Guide to Good Practice' 1991 and British Standards BS8206 Part 2 1992. The former are the standards referred to in the Council's UDP.

The standards for natural daylight are contained in Section 2 of the guidelines and the values quoted are set so as to ensure that a habitable room has the potential to receive an adequate amount of daylight. The guidelines are however general and the BRE except that they should be applied flexibly depending on the nature of the development being considered. For example, adjustments should be made when considering developments in identically built up urban environments compared to say a typical suburban Housing Estate. Indeed, having assessed a considerable number of developments in the Borough, it is in fact very common to find that a very large number of existing dwellings fall below the target values.

The recommended minimum value for daylight is 27% Vertical Sky Component (VSC) which represents the amount of visible sky measured on the face of the window being tested. As the existing basement window is a bay window, it has windows in three vertical planes and

Partners
John Woodman BSc (Hons) MSc FRICS
John Gillies FRICS FBEng
Kaivin Wong BSc (Hons) MRICS
Simon Hill BSc MRICS
Alex Brown BSc (Hons) MRICS
Julian Bisson BSc (Hons) MRICS
Claire Charlton BSc (Hons) MRICS
Bartle Woolhouse BSc (Hons) MRICS

Associates
Graham Hough BSc MRICS
Matthew Gosling BSc (Hons) DipSurv
MRICS MCIOB
Peter Martin BSc MRICS
Robert Morgan BSc (Hons) MRICS
Finance Director
Ian Thompson ACA
Consultants
Ray Evans Dip Arch RIBA

Kaivin Wong
Tel: 020 7627 9866
Fax: 020 7627 9850
E-mail: kwong@malcolmhollis.co.uk



INVESTOR IN PEOPLE

we have therefore measured the VSC values on each plane using the Waldram method of measurement. In accordance with the guidelines, the reference points were taken at the centre of each window at a height of 2m above finished ground level.

The values obtained were:

Description	Value
South west plane	26.0%
South plane	22.7%
South east plane	27.6%

These values were measured assuming that there was no obstruction in the front light well. Although two of the three measurements fell below the 27% VSC threshold, the values obtained are in fact surprisingly good when taken in context of a basement flat and are in fact higher than many comparable dwellings in the Borough.

Although measurements of the VSC on the face of the window is the accepted method of measurement by the BRE, it can sometimes give rise to a misleading conclusion as it fails to take account of the internal dimensions of the room in question. Therefore, in order to improve the empirical nature of our assessment, we have measured the Average Daylight Factor in accordance with British Standard BS8206 Part 2 for the living room and have obtained a value of 1.55%. The recommended minimum ADF value for a living room is 1.5% and we can therefore conclude that the interior natural lighting levels will be acceptable.

Yours sincerely


Kaivin Wong
MALCOLM HOLLIS

ENVIRONMENTAL SERVICES

COUNCIL OFFICES PEMBROKE ROAD LONDON W8 6PW

THE ROYAL
BOROUGH OF

Executive Director MICHAEL STROUD BSc DipTE CEng FICE FIHT FIMgt
Director of Environmental Health Paul Morse Msc MCIEH



KENSINGTON
AND CHELSEA

Ms G.K. Mangat
Flat 2
232 Old Brompton Road
London
SW5 ODE

Switchboard: 020 7341 5282
Extension: 5694
Direct Line: 020 7341 5694
Facsimile: 020 7341 5234
Email: bryan.middleton@rbkc.gov.u
Web: www.rbkc.gov.uk

05 March 2003

My reference: 778096/03

Your reference:

Please ask for: Bryan Middleton

Dear Ms Mangat,

The Housing Act 1985, Section 604, (1)(d) (Lighting) Fitness Standard for human habitation
Basement front flat 134/136 Cromwell Road, London SW7

I write in connection with the above property and to confirm the outcome of the site meeting held on 26th February 2003.

Lighting

There are no objections to the revised proposals, as detailed in the light survey report you submitted from Malcolm Hollis and the drawings sent to me on 25th January 2003, (Ade Ogunrinde & associates job No 200227)

It is recommended that you seek to open up the light well, as detailed in the proposed drawings attached to your original planning application that was approved in 1998.

Ventilation.

Front left room (Bedroom)

The glass door that has been fitted to the window opening does not allow for adequate ventilation to the room.

A window must be provided with ventilation openings not to be less than 1/20th of the floor area.

I confirm that subject to the above works being completed, the property will meet the requirements of the above legislation and will be suitable for human habitation.

Please contact me if you wish to discuss this letter.

Yours Sincerely,

Bryan Middleton
Senior Environmental Health Officer

EX DIR	HDC	TP	CAC	AD	CLU	AC AK
R.B. K.C.		2 JUL 2004			PLANNING	
N	C	SW	SE	APP	IO	REC
			ARB	FPLN	DES	FEEs

cc: Mr P. Kelsey, Area Planning Officer, Mr David Edwards Senior Building Control Surveyor

CLAIM NO. CHY02190

IN THE CENTRAL LONDON COUNTY COURT

CHANCERY LIST

BETWEEN

(1) WILLIAM LAZER

(2) SALIM ODISH

TRADING AS CROMWELL ESTATE AGENCY

CLAIMANTS

AND

(1) I K MANGAT

(2) G K MANGAT

DEFENDANTS

CONSENT ORDER

Denton Wilde Sapte

One Fleet Place
London
EC4M 7WS

DX 242

Tel: 020 7242 1212

Fax: 020 7246 7777

Ref: JAC/48483.00004

Solicitors for the Defendants

CONSENT ORDER

Second
To the Defendant's Solicitor

Denton Wilde Sapte
1 Fleet Place
London
EC4M 7WS
145 LDE/CDE

In the CENTRAL LONDON County Court	
Claim Number	CHY02190
Claimant (including ref.)	William Lazer (2) Salim Odish T/A Cromwell Estate Agency SP/CROMWELL
Defendant (including ref.)	Gurmale Kaur Mangat + 1 other JAC/48483.00004
Date	03 April 2003

Before **HIS HONOUR JUDGE LEVY** sitting at Central London County Court, Civil Justice Centre, 26 Park Crescent, London, W1N 1HT.

Upon Reading Consent Order

IT IS ORDERED THAT

Approved in the terms as per attached.

Dated 01 April 2003

EX DIR	HDC	TP	CAC	AD	CLU	AG AK
R.B. K.C.		2 JUL 2004			PLANNING	
N	C	SW	SE	APP	IO	REC
			ARB	FPLN	DES	FEEES



IN THE CENTRAL LONDON COUNTY COURT

CLAIM NO. CHY02190

CHANCERY LIST

BETWEEN

(1) WILLIAM LAZER
(2) SALIM ODISH
TRADING AS CROMWELL ESTATE AGENCY

CLAIMANTS

AND

(1) I K MANGAT
(2) G K MANGAT

DEFENDANTS

CONSENT ORDER



UPON the parties consenting to an order in the following terms

IT IS ORDERED BY CONSENT THAT:

- 1) The Defendants be released from all undertakings given in these proceedings;
- 2) That all further proceedings in this action be stayed save for the purpose of carrying the agreed terms contained in the Schedule into effect;
- 3) There be liberty to apply for the purpose of carrying these terms into effect;
- 4) No order as to costs.

Schedule

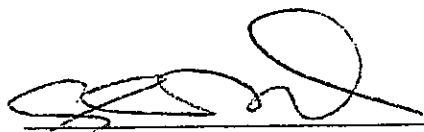
1. The Defendants shall pay the Claimants £25,000 within 28 days of 18 March 2003.

2. Payment made under clause 1 above is in respect of the loss in value of the Claimants' leasehold interest.
3. The lease dated 20.01.2000 and made between H S Mangat IK Mangat and GK Mangat (1) W Lazer and S Odish (2) ("the Lease") be varied as follows:
 - a) Sub-clause '(j)' in the definition of "Property" at clause 1 to read as follows: "the shop front and fascia (but nothing in front) and for the avoidance of doubt excluding the pavement area ("the Forecourt")";
 - b) In Part I of Schedule I add a new clause 4 as follows: "A right of way over the Forecourt for the purposes of access to the Property."
 - c) In Part II of Schedule I add the following words to the end of clause 3: "... save that the Landlord may not make any alterations additions or execute any works to the Forecourt (save for temporary works of repair) that may obstruct affect or interfere with the amenity of or access to the Property apart from the erection of a railing and creation of a light / ventilation well as more particularly shown on the attached plan marked "HALF RAILING OPTION".
 - d) The Rent Review scheduled for September 2004 be postponed until September 2007 and for the avoidance of doubt the next Review Date thereafter shall be on the 10th anniversary of the commencement of the term of the Lease.
 - e) In line 1 of clause 4.15 insert the words "(not to be unreasonably withheld)" after the words "not without the prior written consent of the Landlord..."
4. The Defendants and HS Mangat (together "the Landlord") shall consent to the remodelling of the shop front and fascia incorporating the entrance lobby between the Property and shop 1, 136 Cromwell Road ("Shop 1"), subject to all such alterations and additions being carried out in accordance with plans and specifications previously approved in writing by the Landlord (such consent not to be unreasonably withheld) and at the expiration of the Lease term the Claimants ("the Tenant") shall not be required to reinstate the Property in respect of this remodelling.
5. The Tenant shall be permitted to display advertisement boards on the side of the railings.
6. Paragraphs 4 and 5 above shall be conditional upon the Tenant obtaining any requisite planning consent and the Landlord shall provide written consent to any such application for planning consent.

7. The Defendants and H S Mangat authorise the Claimants and / or their solicitors to act in the names of the Defendants and HS Mangat as Landlord of the Property in any dealings which may arise with the tenant of Shop 1 in pursuing matters contained in clause 4 above on condition that:

- a) the Claimants comply with any reasonable instructions of the Defendants and HS Mangat or their solicitors; and
- b) the Claimants do indemnify the Defendants and HS Mangat against all actions proceedings claims demands losses costs expenses damages and liability whatsoever in respect of any action taken by the Claimants or their solicitors (whether authorised by the Defendants and HS Mangat or not) save that the Claimants shall only be liable to the Defendants and HS Mangat in respect of the latter's own legal costs if proceedings are issued by the Claimants or the tenant of Shop 1.

We consent to an order in the above terms:



Blount Petre Kramer
Solicitors for the Claimants

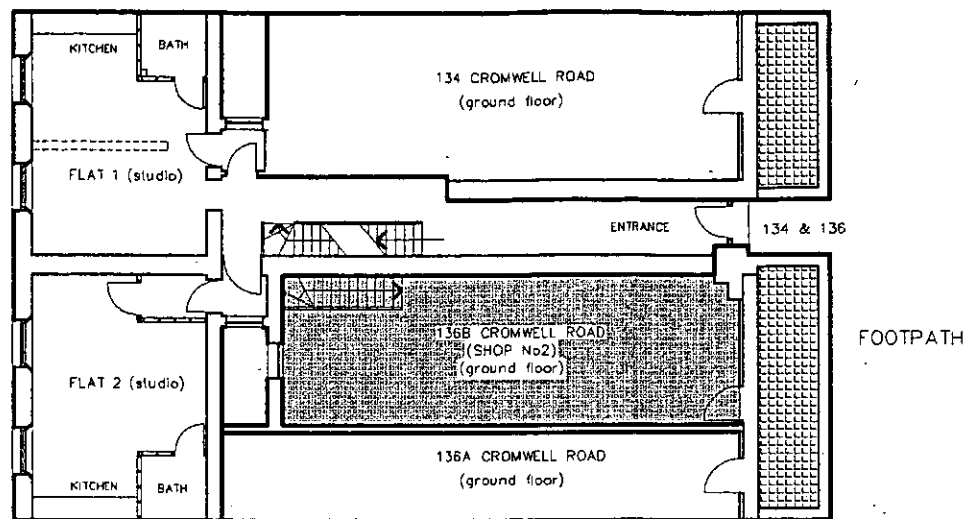


Denton Wilde Sapte
Solicitors for the Defendants and HS Mangat

DATED: 18 March 2003

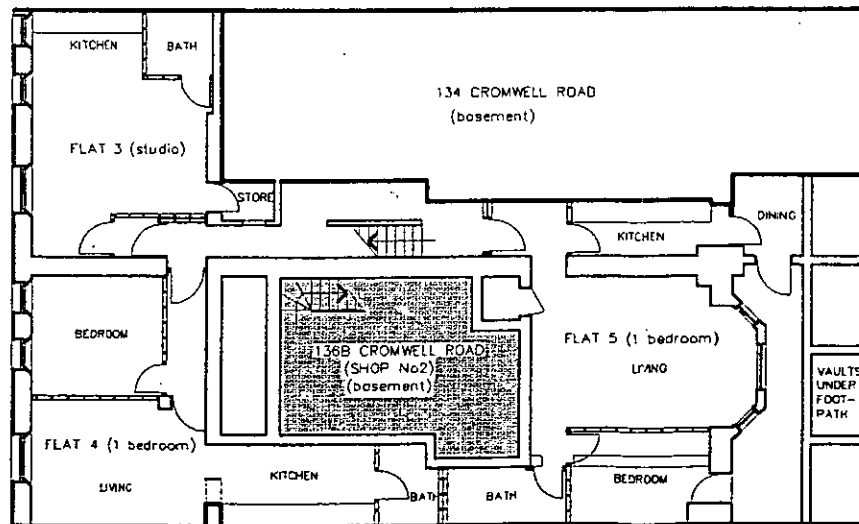
approved
Arens
17/4/03

LONDON UNDERGROUND IN OPEN CUTTING

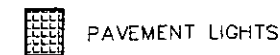


GROUND FLOOR

LONDON UNDERGRQUND IN OPEN CUTTING



BASEMENT



PAVEMENT LIGHTS

CROMWELL ROAD

FOOTPATH

EX DIR	HDC	TP	CAC	AD	CLU	AG	AK
R.B.	2 JUL 2004			PLANNING			
K.C.	N	C	SW	SE	APP	IO	REC
				ARB	FPLN	DES	FEEES

B 13 08 02 LAYOUT AMENDED
A 20 03 02 LAYOUT AMENDED

Client

MISS G MANGAT
232 OLD BROMPTON ROAD
LONDON SW5 0DE

Project

PROPERTIES AT
134 + 136 CROMWELL ROAD
LONDON SW7 4HA

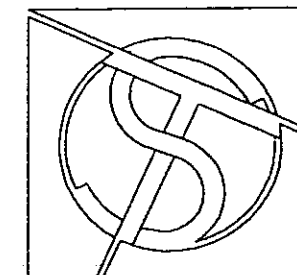
Title

BASEMENT AND
GROUND FLOOR PLANS

PROJECT	DRAWING	and
2063	04	B
scale	date	drawn
1:200	09.01	TJS

TIM SAGE
CHARTERED
ARCHITECT

11 Netley Terrace
Southsea PO5 3NF
t: 023 9282 7386
m: 07773 187 010
e: timsage@tsarch.fsnet.co.uk



A	NOV. 2002	Extent of lightwell reduced.	AO
B	JAN 2003	Drawing updated.	AO

Client:-
MISS. MANGAT

Project:-
134 - 136 CROMWELL ROAD, LONDON SW7 4HA.

Drawing Title:-
PROPOSED FRONTAGE LIGHTWELL AND ACCESS STEEL STAIRCASE.

Scale:- 1:20

Drawn	AO	Job No.	Drq No.
Date	August 2002	200227	1 ^B
Checked			

ADE OGUNRINDE & ASSOCIATES
Consulting Structural Engineers
117 Devon Mansions, Tooley Street, London SE1
Tel: 0207 403 5840
Fax: 0207 207 9108
E-mail: ogunrindea@aol.com

40 x 15thk. mild steel top rail welded to corner posts with 6mm fillet weld.

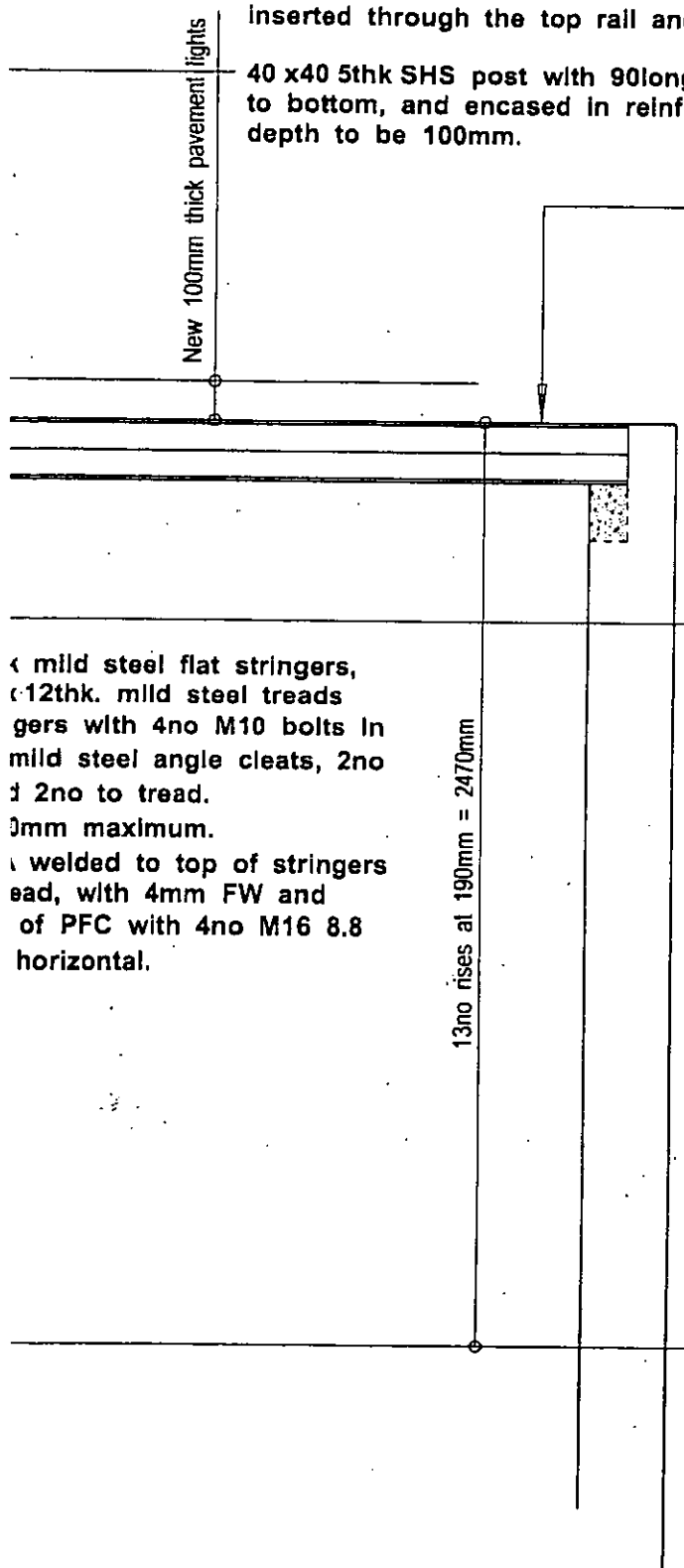
Outline of new architectural metalwork barrier/gate by specialist.
Corner posts to have 40mm diameter minimum.
Infills to be constructed from 15mm diameter solid mild steel rods,
inserted through the top rail and encased in RC upstand at bottom end.

40 x 40 5thk SHS post with 90long x 50wide x 10thk MS plate welded
to bottom, and encased in reinforced concrete upstand. Embedment
depth to be 100mm.

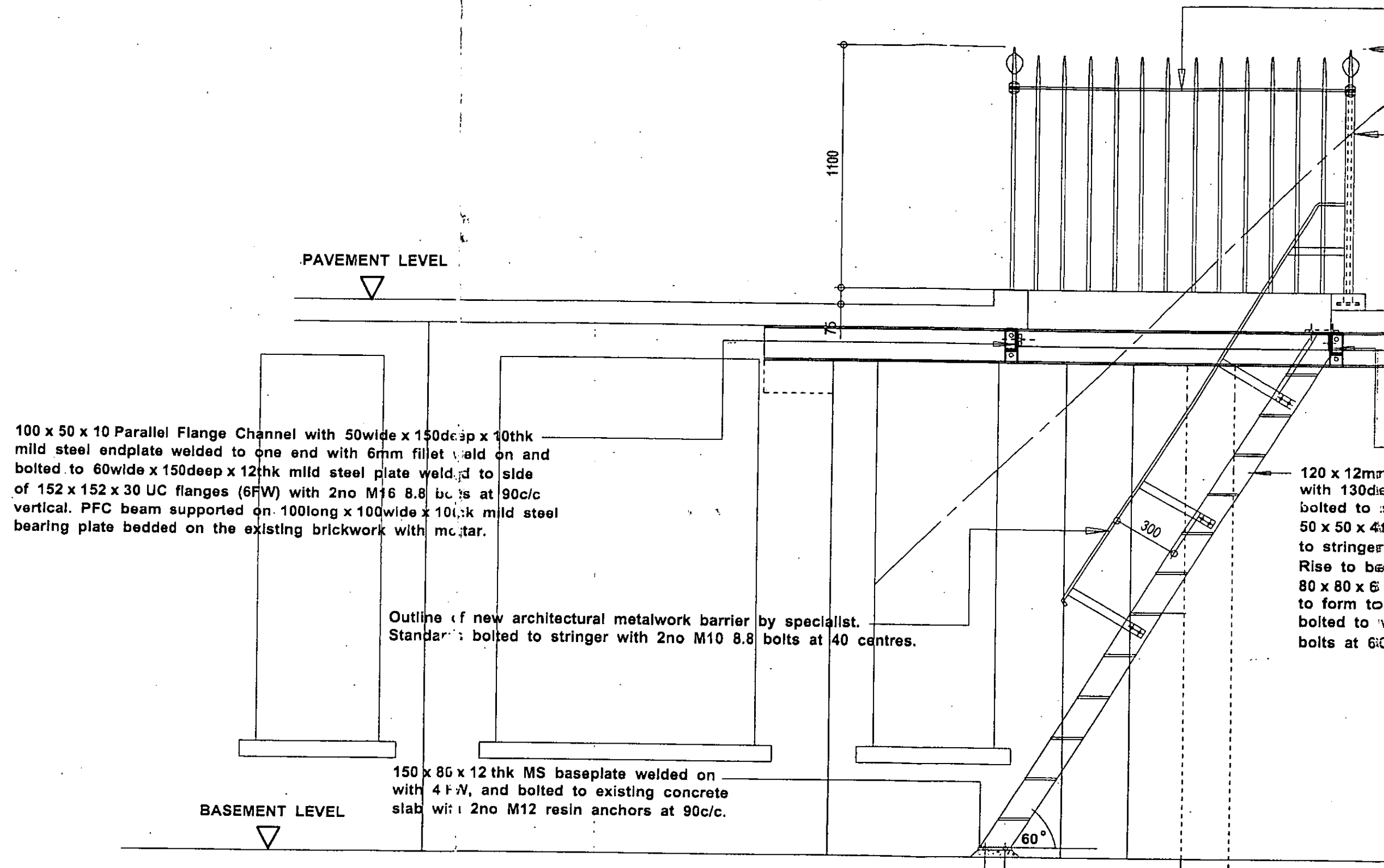
152 x 152 x 30 UC supported on 340long x 100wide x 150deep mass
concrete padstone on the existing brickwork at one end, and on
340long x 215wide x 150deep padstone at other end.

100 x 50 x 10 Parallel Flange Channel with 50wide x 150deep x 10thk
mild steel endplate welded to one end with 6mm fillet weld and
bolted to 60wide x 150deep x 12thk mild steel plate welded to side
of 152 x 152 x 30 UC flanges (3FW) with 2no M16 8.8 bolts at 90c/c
vertical. PFC beam supported on 100long x 100wide x 10thk mild steel
bearing plate bedded on the existing brickwork with mortar.

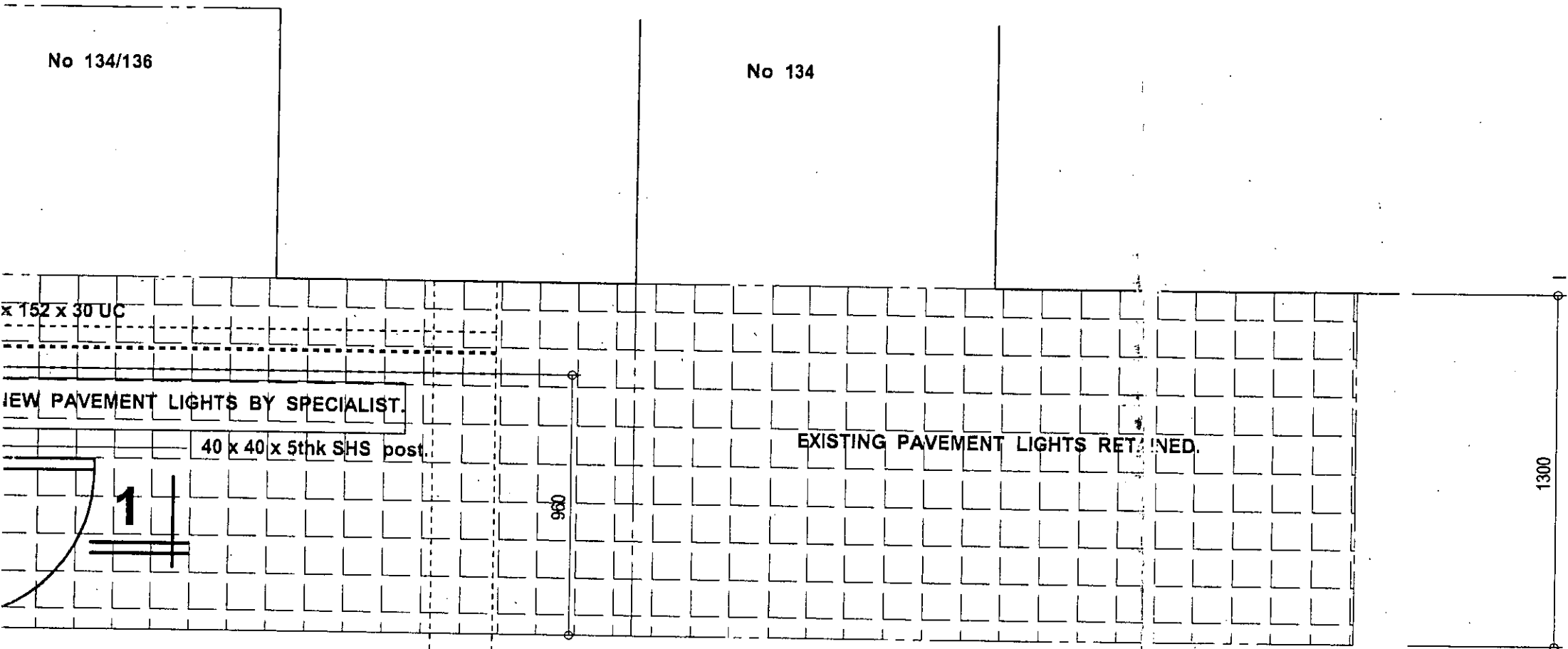
4 mild steel flat stringers,
12thk. mild steel treads
stringers with 4no M10 bolts in
mild steel angle cleats, 2no
to tread.
30mm maximum.
welded to top of stringers
end, with 4mm FW and
of PFC with 4no M16 8.8
horizontal.



PROPOSED GROUND FLOOR PLAN

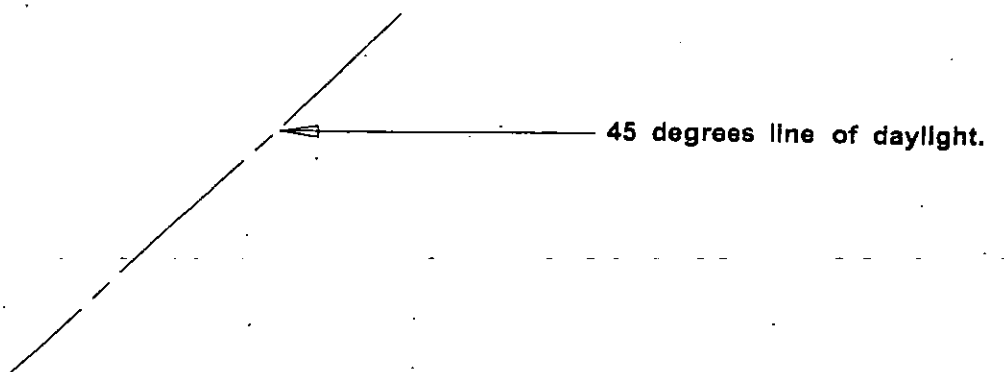


er constructed with 120 x 12thk. mild steel
 eep x 12thk mild steel treads as noted on section 1 ----- 1.



— Outline of existing brickwork under.

nel with 50wide x 100deep x 10thk
 th 6mmFW and bolted to web
 3 bolts at 40c/c vertical.
 as noted below on section 1-----1.

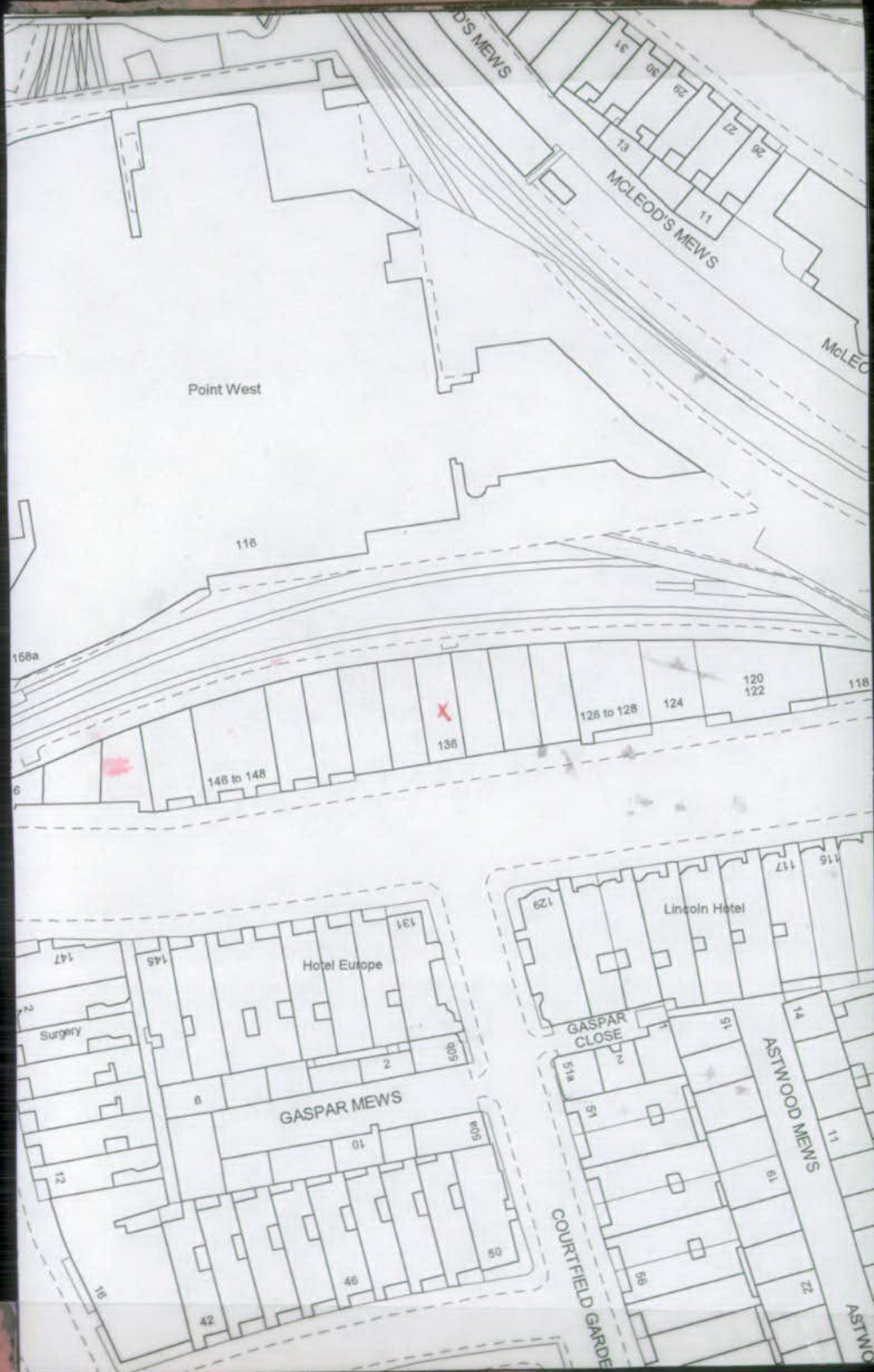


r by specialist.
 m, and encased in

NOTES

1. This drawing is to be read in conjunction with all relevant Architects and Engineers details and the Specification.
2. Concrete to be grade 30 for padstones.
3. Steelwork to be grade S275 (43).
4. All steelwork to receive hot dip galvanized finish to the current British Standard.

EX	HDC	TP	CAC	AD	CLU	AG
DIR						AK
R.B.		2 JUL 2004			PLANNING	
K.C.						
N	C	SW	SE	APP	IO	REC
			ARB	FPLN	DES	FEEES



Point West

D'S MEWS

MCLEOD'S MEWS

McLEOD

116

168a

6

146 to 148

136

126 to 128

124

120
122

118

Hotel Europe

Lincoln Hotel

Surgery

GASPAR CLOSE

GASPAR MEWS

ASTWOOD MEWS

COURTFIELD GARDEN

ASTWOOD