

TOWN & COUNTRY PLANNING ACT 1990

FORM TP1

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

FOR OFFICE USE ONLY

Fee £ 95-00

Cheque / Postal Order / Cash 100805

Receipt No. Issued 0208389

Borough Ref. **COMPLETE**
 Registered No. 24 NOV 1999
 Date Received

1

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)	£ 95-00

1. APPLICANT (in block capitals)
 Name MR J TOWN ANDREWS
 Address 37 GILSTON ROAD, LONDON SW10 0ST
 Tel. No. [Handwritten]

AGENT (if any) to whom correspondence should be sent
 Name KEEPE PAPER ASSOC'S
 Address THE BARN, 134 HIGH STREET, FOUNDERSEND, ENFIELD, MIDDLESEX EN3 4ET
 Tel. No. 0181 805 7400 Ref. 19915

2. PARTICULARS OF PROPOSAL FOR WHICH PERMISSION IS SOUGHT

(a) Full address or location of the land to which this application applies
15 SYDNEY STREET, LONDON SW13 PPS 22594

(b) Site area
10542

(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 DOUBLE GARAGE & STUDY LINK AT GROUND FLOOR LEVEL. (NB APPLICATION INCLUDES FOR EXTENSION TO ROOF AND BACK ADDITION THE SUBJECT OF EXISTING PLANNING & LISTED BUILDINGS CONSENTS ENCLOSED)

PROPOSED DOUBLE GARAGE AND STUDY LINK AT GROUND FLOOR LEVEL AND WORKS ASSOCIATED WITH APPROVALS UNDER TP/98/0376 AND TP/96/0971.

(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

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23 NOV 1999						
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YES

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

GARAGE + LINK = 40m²
 ROOF + 2nd FLOOR = 40m²

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

N/A

(ii) Alterations YES

(iii) Change of use NO

(iv) Construction of new access to a highway } vehicular YES
 } pedestrian YES

(v) Alteration of an existing access to a highway } vehicular NO
 } pedestrian NO

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

N/A

24 NOV 1999

Strike out whichever is inapplicable

3. PARTICULARS OF APPLICATION

State whether this application is for: State Yes or No

(i) Outline planning permission No Yes

(ii) Full planning permission Yes No

(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 Yes

(iv) Consideration under Section 72 only (Industry) No Yes

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 - SINGLE FAMILY DWELLING.

(ii) If vacant the last previous use and period of use with relevant dates. N/A

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

FOUR COPIES DRAWING Nos: T-9915-5 26, FOUR COPIES A4 SIZE LOCAL PLAN, CERT A COVERING LETTER (NR. - COPY OF CONSENTS TP/98/0376 + 0377 & DRAWINGS ISSUED 1/A & 1/B & 1/C TP/98/0377) & PHOTO OF FENCE
DRWG Nos: T-9009-1 & 4 ENCLOSED FOR APPROVAL

6. ADDITIONAL INFORMATION State Yes or No

- (a) Is the application for non-residential development No Yes If "Yes" complete PART THREE of this form (See PART THREE for exemptions)
- (b) Does the application include the winning and working of minerals No Yes If "Yes" complete PART FOUR of this form
- (c) Does the proposed development involve the felling of any trees Yes No If "Yes" state numbers and indicate precise position on plan
- (d) (i) How will surface water be disposed of? TO EX SW SYSTEM 1 FALSE ACACIA ON PARTY WALL LINE
- (ii) How will foul sewage be dealt with? TO EX FW SYSTEM
- (e) Materials - Give details (unless the application is for outline permission) of the colour and type of materials to be used for:
- (i) Walls 1/4 STONES TO MATCH EXISTING.
- (ii) Roof SLATES BLEND TO MATCH EX.
- (iii) Means of enclosure BRICK WALLS AS EXISTING.

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 MR JOHN ANDREWS Date 22/11/99

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:-

- *Strike out whichever is unapplicable.
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:-~~

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

Name and Address of Tenant

Date of Service of Notice

Signed [Signature] on behalf of MR JOHN ANDREWS Date 22/11/99

Roger Parker B.Sc. (Arch)
Edward Mason Dip.Arch. R.I.B.A.

KERR PARKER associates

ARCHITECTS

The Barn, 134 High Street, Ponders End, Enfield EN3 4ET
Tel: 0181 805 7400 Fax: 0181 804 0810
e-mail: @kerrparker.demon.co.uk

Vat.Reg.No: 656 8189 86

Our Ref: K9915/RP.gp.13

22nd November 1999

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

3

BY COURIER

Dear Sirs,

Re: 15 Sydney Street, London SW3.

PP992394

I enclose four copies of the completed planning and listed building application forms; certificate 'A's; eight copies of our drawing nos: K-9915-5, 6 and an A4 size location plan together with eight copies of a sheet of photographs of the rear elevation of the building and our cheque in the sum of £95.00 being the Plan Fee.

I would advise you that we already have planning and listed building consents for the erection of an additional storey and a second floor rear extension together with internal alterations that were approved by your Council on 13th July 1998 under references TP/98/0376 and TP/98/0377. I enclose a copy of these consents for your ease of reference together with a copy of drawing nos: 15SS: 1/A and 15SS:01/C that are referred to in the decision notices. In addition we have a listed building consent for the erection of a rear conservatory and internal alterations that was approved on 28th February 1997 under reference TP/96/0971. Again I enclose a copy of this consent for your reference together with a copy of the approved drawing nos: K-9009-1 and 4.

You will note that the present application incorporates the roof extension and the internal alterations that have already been approved under the current consents. In addition it is proposed to construct of a new double garage in the rear garden with a new vehicular access onto Stewart's Grove. The proposed garage is shown linked to the main house via a new study extension that replaces the approved conservatory extension granted under the February 1997 consent. This arrangement is similar to the proposals at present under construction at No. 17 Sydney Street. Your Council granted both listed building and planning permission at No. 17 for the erection of an additional storey, rear extensions, rear ground floor conservatory together with internal and external alterations on 30th January 1998 under reference TP/97/2256/X/50/6033 & G/50/6032.

We have renewed the earlier consents over a period of time. It now seems sensible to incorporate all of the proposed works under one planning and one listed building application to avoid any doubt or confusion in the future.

I would be pleased to meet your Officers on site to discuss the scope of the work in detail.

Yours faithfully,
KERR PARKER ASSOCIATES


Roger Parker

Enc

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23 NOV 1999							
APPLS	IO	REC	ARB	FWD PLN	CON DES	FEES	

PLANNING AND CONSERVATION

THE TOWN HALL • HORNTON STREET • LONDON W8 7NX

THE ROYAL
BOROUGH OF

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Director of Planning Services

4



Kerr Parker Associates,
Architects,
The Barn,
134 High Street,
Ponders End, Enfield EN3 4ET

Switchboard: 0171-937 5464
Direct Line: 0171-361 2086

Facsimile: 0171-361 3463

KENSINGTON
AND CHELSEA

13 JUL 1998

My reference:

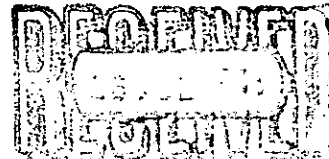
Your reference:

Please ask for:

DPS/PA/TP/98/0376/M/09/6146
K9804/RP/gp.02

South West Area Team

Dear Sir/Madam,



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

Permission for development (Conditional) (TP6a)

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

SCHEDULE

DEVELOPMENT

Erection of an additional storey and a second floor rear extension, at 15 SYDNEY STREET, CHELSEA, S.W.3, as shown on submitted drawing(s) No(s). TP/92/1787, Applicant's drawing(s) No(s). 15SS:1/A and 15SS:01/C, in accordance with your application dated 20/02/98, completed 26/02/98.

/ CONDITIONS ...



COPY

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CONDITIONS

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission. (C.1)
2. The development hereby permitted shall be carried out exactly and only in accordance with the drawings and other particulars forming part of the permission and there shall be no variation therefrom without the prior written approval of the local planning authority. (C.68)
3. All work and work of making good shall be finished to match the existing original work in respect of material, colour, texture, and profile and, in the case of brickwork, facebond and pointing. (C.71)
4. The roof slopes of the extension(s) hereby permitted shall be clad in natural slates and so maintained. (C.73)
5. No water tank, lift motor room or other roof structure shall be erected which rises above the roof of the building, including the roof of any extensions. (C.78)
6. No additional plumbing or pipes other than rainwater pipes shall be fixed on the external faces of the building without the prior written approval of the local planning authority. (C.85)

REASONS FOR THE IMPOSITION OF CONDITIONS

1. As required by Section 91 of the Town and Country Planning Act 1990 to avoid the accumulation of unexercised planning permissions. (R.1)
2. The details are considered to be material to the acceptability of the proposals and to safeguarding the amenities of the area. (R.68)
3. To ensure a satisfactory standard of external appearance. (R.71)
4. To ensure a satisfactory standard of external appearance. (R.71)
5. To safeguard the appearance of the building and area. (R.77)
6. To ensure a satisfactory standard of external appearance. (R.85)

INFORMATIVES

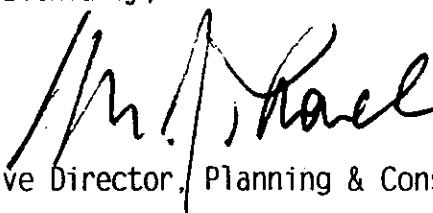
1. Approval under the Planning Acts is hereby granted for the development as shown on the approved drawings and subject to the conditions. Any alteration to the approved scheme, resulting from the requirements of the Building Regulations or for any other reason, may require further approval. You are advised to consult the Directorate of Planning Services before commencing work. (I.9)

/2. Your attention is drawn ...

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2. Your attention is drawn to the conditions of this approval and to the Council's powers of enforcement, including the power to serve a Breach of Condition Notice under the Town and Country Planning Act, 1990, as amended. (I.10)
3. This property is within a Conservation Area. Building works should therefore be completed with great care. External facing work and detailed treatment should be finished in a manner sympathetic to the existing building. If there is any doubt about the way in which work should be carried out you should consult the Directorate of Planning Services. (I.11)
4. Separate consent for the works hereby given approval under the Planning Acts may be required by the Building Act 1984 and the Building Regulations 1991, and this approval does not imply that such consent will be given. The Director of Building Control, Council Offices, 102-108 Warwick Road, London, W14 8PT should be consulted before works commence. (I.21)
5. Demolition and building works are subject to the Environmental Protection Act, and appropriate controls over methods, noise and hours of work may be imposed by the Council. You are advised to consult the Director of Environmental Health, Council Offices, 102-108 Warwick Road, W14 8PT at an early stage. (I.30)
6. Your attention is drawn to the British Standards Code of Practice for Demolition (CP 94 : 1971) the observance of which should considerably reduce the risks inherent in demolition work (particularly in relation to fire hazards arising from the practice of burning materials on site) both to operatives on the site and to the general public. (I.31)

Yours faithfully,



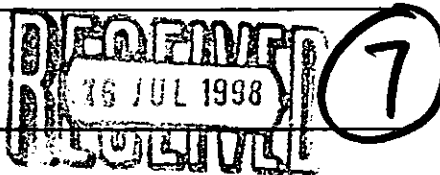
Executive Director, Planning & Conservation

PLANNING AND CONSERVATION

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



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Architects,
The Barn,
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Ponders End, Enfield EN3 4ET

Switchboard: 0171-937 5464
Direct Line: 0171-361 2086
Facsimile: 0171-361 3463

KENSINGTON
AND CHELSEA

13 JUL 1998

My reference:

Your reference:

Please ask for:

DPS/PA/TP/98/0377/X/09/6147
K9804/RP/gp:02

South West Area Team

Dear Sir/Madam,

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990 - SECTION 7

Works to buildings of special architectural or historic interest (LBC)

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

SCHEDULE

WORKS PROPOSED

Erection of an additional storey, a second floor rear extension and internal alterations, at 15 SYDNEY STREET, CHELSEA, S.W.3, as shown on submitted drawing(s) No(s). TP/92/1788, Applicant's drawing(s) No(s). 15SS:1/A and 15SS:01/C, in accordance with your application dated 20/02/98, completed 26/02/98.

/ CONDITIONS ...



COPY



CONDITIONS

1. The works hereby permitted shall be begun before the expiration of five years from the date of this consent. (C.201)
2. The works hereby permitted shall be carried out exactly and only in accordance with the drawings and other particulars forming part of the consent and there shall be no variation therefrom without the prior written approval of the local planning authority. (C.205)
3. Detailed drawings or samples of materials as appropriate in respect of the following shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:
 - (a) new staircase enclosure at scale 1:20.
 - (b) new doors at scale 1:20. (C.208)
4. New windows shall be timber, single glazed, double-hung vertical sliding sashes. (C.210)
5. Suitable precautions must be taken to secure and protect the interior elements against accidental loss or damage during the building work and no such elements may be disturbed or removed temporarily or permanently except as indicated on the approved drawings or with the prior written approval of the local planning authority. (C.214)
6. All new works and works of making good to the retained fabric whether internal or external shall be finished to match the adjacent work with regard to the methods used and to material, colour, texture, and profile. (C.206)

REASONS FOR THE IMPOSITION OF CONDITIONS

1. As required by Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to avoid the accumulation of consents. (R.201)
2. In order to safeguard the special architectural or historic interest of the building. (R.205)
3. In order to safeguard the special architectural or historic interest of the building. (R.206)
4. In order to safeguard the special architectural or historic interest of the building. (R.206)
5. In order to safeguard the special architectural or historic interest of the building. (R.211)

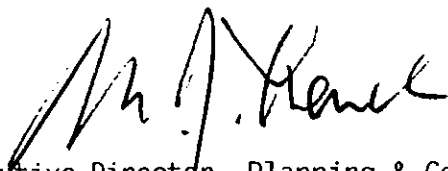
/6. In order to safeguard ...

6. In order to safeguard the special architectural or historic interest of the building. (R.206)

INFORMATIVES

1. Approval under the Planning Acts is hereby granted for the development as shown on the approved drawings and subject to the conditions. Any alteration to the approved scheme, resulting from the requirements of the Building Regulations or for any other reason, may require further approval. You are advised to consult the Directorate of Planning Services before commencing work. (I.9)
2. Your attention is drawn to the conditions of this approval and to the Council's powers of enforcement, including the power to serve a Breach of Condition Notice under the Town and Country Planning Act, 1990, as amended. (I.10)
3. Separate consent for the works hereby given approval under the Planning Acts may be required by the Building Act 1984 and the Building Regulations 1991, and this approval does not imply that such consent will be given. The Director of Building Control, Council Offices, 102-108 Warwick Road, London, W14 8PT should be consulted before works commence. (I.21)
4. Demolition and building works are subject to the Environmental Protection Act, and appropriate controls over methods, noise and hours of work may be imposed by the Council. You are advised to consult the Director of Environmental Health, Council Offices, 102-108 Warwick Road, W14 8PT at an early stage. (I.30)
5. Your attention is drawn to the British Standards Code of Practice for Demolition (CP 94: 1971) the observance of which should considerably reduce the risks inherent in demolition work (particularly in relation to fire hazards arising from the practice of burning materials on site) both to operatives on the site and to the general public. (I.31)
6. This property is within a Conservation Area. Building works should therefore be completed with great care. External facing work and detailed treatment should be finished in a manner sympathetic to the existing building. If there is any doubt about the way in which work should be carried out you should consult the Directorate of Planning Services. (I.11)

Yours faithfully,



Executive Director, Planning & Conservation

PLANNING AND CONSERVATION

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Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS
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10



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Enfield EN3 4ET

Switchboard: 0171-937 5464
Direct Line: 0171-361 2646

Facsimile: 0171-361 3463

28 FEB 1997

KENSINGTON
AND CHELSEA

My reference:

Your reference:

Please ask for:

DPS/PA/TP/96/0971/X/18/4055

Mrs. P. Abdelrahman

Dear Sir/Madam,

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990 - SECTION 7

Works to buildings of special architectural or historic interest (LBC)

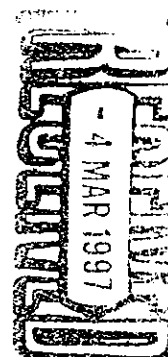
The Borough Council hereby consent to the works to the Listed Buildings referred to in the under-mentioned Schedule, subject to the conditions set out therein and in accordance with the plans submitted, save insofar as may otherwise be required by the said conditions. Your attention is also drawn to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

SCHEDULE

WORKS PROPOSED

Erection of rear conservatory and internal alterations (Renewal of Listed Building Consent dated 29/05/91, Ref. TP/91/0006), at 15 SYDNEY STREET, CHELSEA, S.W.3, as shown on submitted drawing(s) No(s). TP/96/0971, Applicant's drawing(s) No(s). K-9009-1, K9009-4 and letter dated 19/11/96 received 21/11/96, in accordance with your application dated 08/04/96, completed 01/05/96.

/ CONDITIONS ...



COPY



CONDITIONS

1. The works hereby permitted shall be begun before the expiration of five years from the date of this consent. (C.201)
2. The works hereby permitted shall be carried out exactly and only in accordance with the drawings and other particulars forming part of the consent and there shall be no variation therefrom without the prior written approval of the local planning authority. (C.205)
3. All new works and works of making good to the retained fabric whether internal or external shall be finished to match the adjacent work with regard to the methods used and to material, colour, texture, and profile. (C.206)
4. All external joinery shall be of painted timber. (C.209)
5. The door from the rear roof of the first floor landing shall be retained in situ, and if necessary sealed but not removed.
6. The partition in the rear room at first floor level hereby approved shall be scribed around existing cornice.

REASONS FOR THE IMPOSITION OF CONDITIONS

1. As required by Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to avoid the accumulation of consents. (R.201)
2. In order to safeguard the special architectural or historic interest of the building. (R.205)
3. In order to safeguard the special architectural or historic interest of the building. (R.206)
4. In order to safeguard the special architectural or historic interest of the building. (R.206)
5. In order to safeguard the special architectural or historic interest of the building. (R.206)
6. In order to safeguard the special architectural or historic interest of the building. (R.206)

/INFORMATIVES...

INFORMATIVES

1. The Directorate of Planning Services will be pleased to advise on matters relating to the restoration of architectural features such as cornices and mouldings. Please contact the Design and Conservation Section on 0171-937-5464 Ext. 2465. (I.12)
2. Separate consent for the works hereby given approval under the Planning Acts may be required by the Building Act 1984 and the Building Regulations 1991, and this approval does not imply that such consent will be given. The Director of Building Control, Council Offices, 37 Pembroke Road, W8 6PW should be consulted before works commence. (I.21)

Yours faithfully,



Executive Director, Planning & Conservation