

LBC

LB992496

Part 1

F.B.K.C. TOWN PLANNING APPLICATION COMPLETE

T.P.1 (H.B./CA) Part I

- 9 DEC 1999

1

PLANNING (LISTED BUILDINGS & CONSERVATION AREAS) ACT, 1990
APPLICATION FOR LISTED BUILDING CONSENT / CONSERVATION AREA CONSENT

1. Name and Address of applicant (i.e. developer) (IN BLOCK LETTERS)

Name MR L. C. LLEWELLYN
Address 44 DRAYTON GARDENS
LONDON SW10 9SA.
Applicant's Telephone No. 0171-373-7615

RECEIVED BY PLANNING SERVICES							
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A				-7 DEC 1999		LBC	
APPEALS	IO	REC	ARE	FWD	CON	FEES	
				PLN	DES		

(If applicable)

Name and Address of applicant's agent to whom notices or other documents in respect of this application should be sent

Agent's telephone No.

I/we hereby apply for consent to carry out the works described in this application and on the attached plans and drawings.

Signed [Signature] on behalf of SELF / OWNER Date 1/12/99

2. Full address or location of the land to which application relates

44 DRAYTON GARDENS, LONDON SW10 9SA.

3. (a) Brief particulars of the proposed works.

(a) SEE ATTACHED LETTER

RETROSPECTIVE APPLICATION FOR THE RETENTION OF EXTERNAL WORKS ALREADY UNDERTAKEN.

- (i) ~~Demolition of the building(s)~~
- (ii) ~~Alterations and/or Extensions~~

- (a) DOMESTIC DWELLING.
- (b) N.A.
- (c) N.A.

5. State (a) suitable location on building or within curtilage of building for display of statutory notice in respect of this application; and (b) name and address of person to whom application should be made for facilities to display notice.

- (a) FRONT RAILINGS.
- (b) N.A.

6. List of drawings and plans submitted with the application. (See Notes).

- DRG No: 1 44 DRAYTON GARDENS - REAR ELEVATION - EXISTING
- DRG No: 2 44 DRAYTON GARDENS - REAR ELEVATION - PROPOSED
- PLUS: NOTES / DETAILS OF WORK. (2 PAGES)

CERTIFICATE UNDER SECTION 11, PART I OF THE PLANNING (LISTED BUILDINGS & CONSERVATION AREAS) ACT, 1990

CERTIFICATE A (See Notes).

I hereby certify that no person other than myself/the applicant* was an owner of the building to which the application relates at the beginning of the period of 20 days before the date of the accompanying application.

Signed [Signature] on behalf of SELF / OWNER Date 1/12/99

*Delete where appropriate

09 DEC 1999

STRIKE THROUGH THE CERTIFICATES WHICH DO NOT APPLY AND SIGN AT THE FOOT OF THE PAGE

PLANNING (LISTED BUILDINGS & CONSERVATION AREAS) ACT, 1990

CERTIFICATE UNDER SECTION 11, PART 1

2

CERTIFICATE B

I hereby certify that

Not APPLICABLE

I have/the applicant* has given requisite notice to all the persons other than myself/the applicant* who, 20 days before the date of the accompanying application, were owners (a) of the building to which the application relates

Name of Owner L. R. KLEWERLYN Address 422 D
Date of Service of Notice

CERTIFICATE C

I hereby certify that

Not APPLICABLE

1. I am/the applicant is unable to issue a certificate in accordance with either sub-paragraph (a) or sub-paragraph (b) of Section 11 Part 1 of the Planning (listed building and Conservation Areas) Act, 1990, in respect of the application dated

2. I have/the applicant has* given the requisite notice to the following persons other than myself who, 20 days before the date of application were owners (a) of the building to which the application relates, viz.

Name of Owner Address
Date of Service of Notice

3. I have/the applicant has* taken the steps listed below, being steps reasonably open to me/him*, to ascertain the names and addresses of the other owners (a) of the building and have/has* been unable to do so.

(b)

4. Notice of the application as set out below has been published in the (c) on (d)

OR CERTIFICATE D

I hereby certify that

Not APPLICABLE

1. I am/the applicant is* unable to issue a certificate in accordance with sub-paragraph (a) of Section 11 Part I of the Planning (Listed Buildings and Conservation Areas), Act 1990, in respect of the accompanying application dated and have/has* taken the steps listed below, being steps reasonably open to me/him* to ascertain the names and addresses of all the persons other than myself/himself* who, 20 days before the date of the application were owners (a) of the building to which the application relates and have/has* been unable to do so:

(b)

2. Notice of the application as set out below has been published in the (c) on (d)

Signed On behalf of Date

- NOTES**
- (a) Owner means a person having freehold interest or leasehold interest the unexpired term of which was not less than 7 years.
 - (b) Insert description of steps taken.
 - (c) Insert name of local newspaper circulating in the locality in which the land is situated.
 - (d) Insert date of publication (which must not be earlier than 20 days before the application).

*Delete where appropriate

3

CHARLES LLEWELLYN

44 DRAYTON GARDENS
LONDON SW10 9SA
Tel: 0171-373-7615
Fax: 0171-370-4977
Mobile: 0860-793171

LB992496

4 DECEMBER 1999

To: PLANNING AND CONSERVATION Dept
R.B.K.&C.
HORMTON ST,
WB 7MX

R.B.K.&C.
TOWN PLANNING
- 7 DEC 1999
RECEIVED

ATTN: MR K. PLASTER

REF: DPS / DCSW / KDP letter dated 15 Nov. 99 (Copy attached)

Dear Sir,

In accordance with the request for retrospective planning consent in your letter, I hereby enclose 4 copies of the application form and attached drawings and details.

I am not sure what fee is required, please let me know if you need any payment.

If any clarification is needed I can meet you at the house or in your office.

With ref.

Yours faithfully



C. Llewellyn

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Mr & Mrs Llewellyn,
44 Drayton Gardens,
London,
SW10 9SA

Switchboard: 0171-937 5464
Extension: 2966
Direct Line: 0171-361 2966
Facsimile: 0171-361 3463

15 November 1999

**THE ROYAL
BOROUGH OF**



**KENSINGTON
AND CHELSEA**

My reference: DPS/DCSW/KDP Your reference:

Please ask for: Mr K. Plaster

Dear Mr & Mrs Llewellyn,

**Town & Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990
44 Drayton Gardens, SW10**

I write to inform you that I have received an enquiry regarding building work at the rear of the above mentioned property. My Enforcement Officer subsequently visited the property on 12th November 1999 when it was noted that the rear addition was being raised by four brick courses to create a parapet wall, the ground floor side elevation of the addition was partially being filled in and the basement and part of the ground floor of the rear elevation was being externally rendered.

Although minor in nature, the works concerned are considered to constitute an alteration to the premises requiring Listed Building Consent. I, therefore, enclose a set of application forms and request you apply for retrospective consent within 21 days of the date of this letter. This invitation for the submission of an application is subject without prejudice to any future decision by the Planning Services Committee.

You need to be aware that it is an offence to execute, or cause to be executed, without first obtaining listed building consent, any works of alteration or extension which would affect its special interest.

I thank you for your co-operation in this matter.

Yours sincerely

M J French
Executive Director, Planning and Conservation

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PROPOSED WORKS At 44 DRAYTON GARDENS

November 1999

Background.

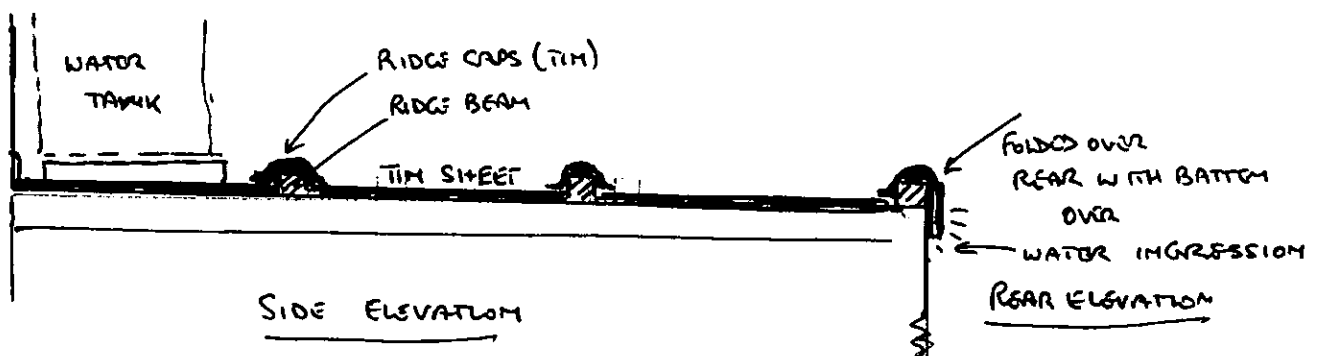
A major maintenance task required is to re-point all the brickwork on the rear elevation of the house, which may not have done since the house was built in the 1860's. While the scaffolding is in place it makes sense to improve some existing faults on the rear extension, which was a low quality addition - probably in the 1960's - over the top of the original low level extension. The specific faults, which will be addressed in more detail below, are as follows:

1. The flat roof of sheet tin construction is leaking, defective and of poor design, allowing ingress of water along the top rear edge of the extension.
2. The I beams on which the new extension was constructed and extended beyond the original rear extension are exposed and supported on a stand alone pillar. This is unsightly, and has created maintenance problems on the steel work and from frost and rain / weather water ingress into the brickwork.
3. The rendering levels were different on the rear of the extension to those on the side of the extension and the rear of the main building. This also looked inconsistent.
4. The erection of the stand alone square pillar has left a gap between the pillar and the rear of the original extension. This is open from ground to the steel I Beam above and is dangerous as it leaves an open drop into the rear basement level some 8 feet below. It also looks unsightly - more like an office or industrial construction.

Proposed Works

1. Rear Extension Roof.

The main problem with water ingress is because the tin roof is rolled over the rear top edge of the supporting brick work and held in place with a batten across the whole width of the rear elevation. There is no run off along this edge as the guttering is on the side elevation. As the rear faces the prevailing weather there has been continuous intrusion of water through this weak spot and the need for difficult high level maintenance. The roof is also of poor quality tin and ridge cap construction and needs replacing. The side elevation looks as follows:



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An additional problem is that there is no edge wall or parapet to the side of the water tank and when working on the tank from time to time it feels unsafe with no barrier to the edge of the roof.

The proposed works are to raise the level of the brickwork on the rear and side elevations by four courses of bricks and a coping stone on top, and to re-asphalt the roof to drain to a gully adjacent to the rear of the main building. (Note: This change is the same as that constructed in 1998 on the rear of No 46 Drayton Gardens when the rear extension was raised by more than ten courses of bricks, with the roof replaced and air conditioning installed behind the new parapet). The position of the tank remains unaltered.

2. Render Across the Exposed I Beams.

To reduce the maintenance on the exposed I beams it is proposed to reinforce, box in and render over the beams on the rear elevation (exposed on three sides: front, back and underside) and on the side elevation (exposed on the outside only).

3. Fill in the Open Gap on the Side Elevation.

1.5.2020

To make the space secure it is proposed to brick up the open gap to full height to the underside of the I Beam. Together with the render incorporated below the pillar is now incorporated into the side elevation structure, thereby removing its unsightly appearance.

4. The filling in of the gap and the I Beams makes it necessary to complete the render around the whole rear and side elevations to achieve a uniform appearance.

As the bricks above the I Beam have become some what weather damaged, it is proposed to render up to a level two course of bricks above the original I Beam level and continue the level on to the rear elevation of the main building. This coincides with the horizontal glazing bar of the rear ground floor window and the appearance would seem to be appropriate. All of the new areas rendered will be covered by the wisteria which will be replaced in position when the scaffolding is removed.

PROPOSED WORKS At 44 DRAYTON GARDENS

7

November 1999

Background.

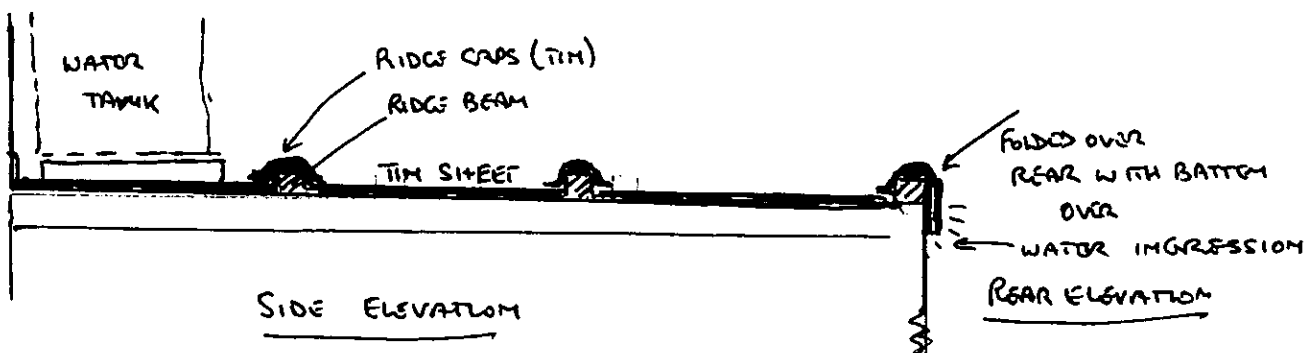
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12/07/2010

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

LB 992496

**THE ROYAL
BOROUGH OF****Executive Director** M J FRENCH FRICS Dip TP MRTPI Cert TS**9**Mr & Mrs Llewellyn,
44 Drayton Gardens,
London,
SW10 9SASwitchboard: 0171-937 5464
Extension: 2966
Direct Line: 0171-361 2966
Facsimile: 0171-361 3463**KENSINGTON
AND CHELSEA**15 November 1999

My reference: DPS/DCSW/KDP Your reference:

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