

UP  
Review

5

# PLANNING SERVICES APPLICATION

## CONSULTATION SHEET

### APPLICANT:

DTZ PIEDA CONSULTING,  
ONE CUZON STREET,  
LONDON  
W1A 5PZ

OBJECTORS NOTIFIED  
12 APR 2000

APPLICATION NO: PP/99/02504/pw

APPLICATION DATED: 07/12/1999

DATE ACKNOWLEDGED: 13 December 1999

APPLICATION COMPLETE: 13/12/1999

DATE TO BE DECIDED BY: 07/02/2000

SITE: Blair House Hotel, 34 Draycott Place, London, SW3 2SA

PROPOSAL: Change of use from hotel (C1) to residential use (C3), with associated alterations to rear fenestration and remodelling of roof top extension.

### ADDRESSES TO BE CONSULTED

- 61. 28 DRAYCOTT PLACE, SW3 Flats 1-6
- 17. 32 Rooms 1-17
- 3. 34 Blair House Hotel
- 64. 36 Flats 1-6
- 115. 38 Flats 1-11
- 6. 24 Sleane Hotel.
- 77. 31 Flats 1-6, Bsmt.
- 128. 33 35- Flats 1-12
- 9.
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.

61  
14/12

### 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

4 1  
14/12

# DEVELOPMENT CONTROL

## TECHNICAL INFORMATION

THE ROYAL  
BOROUGH OF



KENSINGTON  
AND CHELSEA

ADDRESS BLAIR HOUSE HOTEL  
34 DRAYCOTT PLACE (6)

POLLING DISTRICT UA PP992504

- |     |  |        |  |
|-----|--|--------|--|
| 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							
16/B													<input checked="" type="checkbox"/>				

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	

<b>Daylighting</b>	Complies	
	Infringes	

<b>Car Parking</b>	Spaces required	
	Spaces proposed	

**Notes:**

7

MEMORANDUM

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**TO: FOR FILE USE ONLY**

**From: EXECUTIVE DIRECTOR  
PLANNING & CONSERVATION**

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**My Ref: PP/99/02504/JW**

**CODE A1**

**Room No:**

---

**Date: 14 December 1999**

**DEVELOPMENT AT:**

**Blair House Hotel, 34 Draycott Place, London, SW3 2SA**

**DEVELOPMENT:**

**Change of use from hotel (C1) to residential use (C3), with associated alterations to rear fenestration and remodelling of roof top extension.**

The above development is to be advertised under:-

1. Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (development affecting the character or appearance of a Conservation Area or adjoining Conservation Area)

**M.J. French**

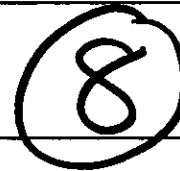
Executive Director, Planning & Conservation

---

**PLANNING AND CONSERVATION**

---

THE TOWN HALL HORNTON STREET LONDON W8 7NX



---

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

---

**KENSINGTON  
AND CHELSEA**

File Copy

2664

0171-361- 2664

Switchboard: 0171-937-5464

Extension:

Direct Line:

Facsimile: 0171-361-3463

Date: 14 December 1999

---

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCSE/PP/99/02504/JW

Planning Information Office

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING ACT 1990****Proposed development at: Blair House Hotel, 34 Draycott Place, London, SW3 2SA**

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**

**Change of use from hotel (C1) to residential use (C3), with associated alterations to rear fenestration and remodelling of roof top extension.**

**Applicant**

**DTZ Pieda Consulting, One Cuzon Street, London  
W1A 5PZ**

**The Planning Information Office Christmas opening hours are as follows:- Mon 20th - Thurs 23rd Dec. 9.00-16.45. Fri 24th Dec 9.00-13.00. Wed 29th & Thur 30th Dec 9.00-13.00 then 14.00-16.30. The office will be closed on 27th, 28th & 31st Dec. & 3rd Jan. Normal office hours resume on Tues. 4th Jan at 9.00.**

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 W8**. 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 Reference Library, Chelsea Old Town Hall, Kings Road SW3 (0171-361 4158)**, for the **Central Area (W8, W14, SW5, SW7)** can be viewed in the **Central Library, Town Hall, Hornton Street, W8**. 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 a registered disabled person, it may be possible for an 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**

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THE ROYAL  
BOROUGH OF

# NOTICE OF A PLANNING APPLICATION



**KENSINGTON  
AND CHELSEA**

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

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

- (a) for development of land in or adjacent to a Conservation Area.

Details are set out below.

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

**NOTICE OF A PLANNING APPLICATION**

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.

## NOTICE OF A PLANNING APPLICATION SCHEDULE

Reference: PP/99/02504/JW Date: 24/12/1999

*24/12/99*  
*Rudling*  
*C.T.*

**Blair House Hotel, 34 Draycott Place, London, SW3 2SA**

Change of use from hotel (C1) to residential use (C3), with associated alterations to rear fenestration and remodelling of roof top extension.

**APPLICANT** DTZ Pieda Consulting,



YOUR REF:  
 OUR REF: 99.14493-9  
 DIRECT TEL: 0171 643 6179  
 DIRECT FAX: 0171 643 6199  
 EMAIL: karen.thomas@dtz.co.uk

11

*Handwritten initials*

Jon Wade Esq.  
 Planning and Case Officer  
 Planning and Conservation Department  
 Royal Borough of Kensington & Chelsea  
 The Town Hall  
 Hornton Street  
 London W8 7NX

3<sup>rd</sup> March 2000

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
- 6 MAR 2000							
APPEALS	IO	REC	APPS	FWD PLN	COND OES	FEEES	

*Handwritten: P. Beck / JW*

*JW*  
 COPY OF PLANS  
 TO INFORMATION  
 OFFICE PLEASE

DELIVERED BY COURIER

Dear Mr Wade

**34 DRAYCOTT PLACE, LONDON, SW3. (APPLICATION REF PP/99/02504)**

We write further to our recent meeting regarding the planning application (Ref. PP/99/02504) for the change of use of the above property from hotel to residential use that forms part of the land swap application with 31 Draycott Place (Ref. PP/99/02380).

We understand that the revised drawings in respect of 31 Draycott Place incorporating the proposed roof extension in hotel use, were submitted to the Council last week.

In response to the comments made by yourself and Helena Benith, at the recent meeting, the following revisions have been made to the planning application proposals:-

- The floorspace to accommodate a sleeping gallery on the roof space of 34 Draycott Place has been removed. In substitution, a roof lantern is proposed which only extends above the roof level by approximately 400mm and is set well back from the parapet. From our recent discussions, we understand that should be acceptable, in principle, to the Council.
- The height of the existing stair housing has been reduced as much as possible. To maximise light in this area, a new rooflight is proposed which will not extend above the height of the new stair housing.
- The lift housing has been removed almost entirely. The only section retained is required for the lift overrun which is approximately 675mm high.
- The windows on the rear elevation have been revised to be more sympathetic to the existing windows on this elevation.

We therefore enclose four copies of the following drawings for your consideration:-

Existing Elevations	Ref. 9973/102 Rev A
Proposed Plans 1 of 2	Ref. 9973/110 Rev A

**DTZ PIEDA Consulting One Curzon Street London W1A 5PZ England**  
 Telephone +44 (0)20 7408 1161 Fax +44 (0)20 7643 6000 Website www.dtz.com

Belfast Birmingham Bristol Cardiff Edinburgh Leeds London Manchester Reading

A list of directors' names is open to inspection at the above address

The combined resources of DTZ, CY Leung & Co and Edmund Tie & Co operating on a worldwide basis. In international alliance with AEW Capital Management and the Staubach Company in the US.

DTZ PIEDA Consulting Limited Registered in Scotland No 89398 Registered office 28 Drumsheugh Gardens Edinburgh EH3 7RN



INVESTOR IN PEOPLE



Certificate No Q11775



Proposed Plans 2 of 2  
Proposed Elevations  
Proposed Section A-A

Ref. 9973/111 Rev A  
Ref. 9973/112 Rev A  
Ref. 9973/113 Rev A

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We therefore consider that this addresses all the outstanding planning and conservation issues and request that, if possible, the applications are progressed to the next available Planning Committee on 27<sup>th</sup> March 2000.

We trust that this is in order, however, should you wish to discuss the enclosed revised drawings in advance of preparing your Report to Committee, please do not hesitate to contact either Philip Atkins or myself.

Yours sincerely,

A handwritten signature in cursive script that reads 'K. Thomas'.

**KAREN THOMAS MRTPI**  
**Senior Consultant**

enc.

c.c.            Helena Benith            -            Royal Borough of Kensington & Chelsea  
                  Uval Harel Esq.            -            Cantonville Properties Limited  
                  James Felstead Esq.       -            Child Graddon Lewis  
                  David Jones Esq.           -            Design Group Nine



RE-NOTIFICATION

13

APPLICATION NO: 99/2504

PROPERTY: Blair House Hotel, 34 Draycott Place, SW3.

✓ Please re-notify all adjoining owners/objectors. — 14 days

✓ Revised drawings received.

• Please note this application is due to be considered by the Planning Applications Committee on .....

• Amended/revised description as follows:-

(Revised elevations received).

• tick as appropriate

✓  
8/3

**PLANNING AND CONSERVATION**

THE TOWN HALL HORNTON STREET LONDON W8 7NX

14

**THE ROYAL  
BOROUGH OF**



**KENSINGTON  
AND CHELSEA**

Executive Director M J FRENCH FRICS TP MRTPI Cert TS

File Copy

2079/2080

0171-361-2079/2080

Switchboard: 0171-937-5464

Extension:

Direct Line:

Facsimile: 0171-361-3463

Date: 8 March 2000

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCSE/PP/99/02504/JW

Planning Information Office

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING ACT 1990**

**Proposed development at: Blair House Hotel, 34 Draycott Place, London, SW3 2SA**

You were recently notified on, and/or have commented on, the application for development at the above address. The Council has now received **AMENDMENTS** to this application, and brief details of these are set out below. The Council's Planning Services Committee, in considering the proposal, welcomes comments upon these amendments. Members of the public may **inspect copies of the amended plans**, and any other submitted documents. Details are provided overleaf.

**Amended Proposal**

**Change of use from hotel (C1) to residential use (C3), with associated alterations to rear fenestration and remodelling of roof top extension.**

**REVISED DRAWINGS RECEIVED. ANY FURTHER COMMENTS MUST BE RECEIVED BY 22/03/00.**

**Applicant**

**DTZ PIEDA CONSULTING, One Cuzon Street, London  
W1A 5PZ**

Anyone who wishes to submit comments on the amended application should write to the Council at the above address within **14 days** of the date of this letter.

Yours faithfully,

**M. J. FRENCH**

Executive Director, Planning and Conservation

**WHAT MATTERS CAN BE TAKEN INTO ACCOUNT**

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- \* 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

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- \* 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)

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**WHERE TO SEE THE PLANS**

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**PLEASE QUOTE THE APPLICATION REFERENCE NUMBER ON YOUR REPLY**

15<sup>th</sup> March 2000

Jon Wade Esq.  
 Planning and Case Officer  
 Planning and Conservation Department  
 Royal Borough of Kensington & Chelsea  
 The Town Hall  
 Hornton Street  
 London W8 7NX

RECEIVED BY PLANNING SERVICES					
EX DIR	HDC	N	SE	ENF	AO ACK
16 MAR 2000					
APPEALS	IO	REL	DES	FEES	

**COPY**  
 HB  
 DELIVERED BY COURIER  
 COPY OF PLANS TO INFORMATION OFFICE PLEASE

Dear Mr Wade

**34 DRAYCOTT PLACE, LONDON, SW3. (APPLICATION REF PP/99/02504)**

As requested, please find enclosed further revised drawings in respect of the planning application (Ref. PP/99/02504) for the change of use of the above property from hotel to residential use that forms part of the land swap application with 31 Draycott Place (Ref. PP/99/02380).

Whilst we do not consider that the height of the existing stair housing should constitute a material consideration in determining the current change of use application, the height and width of the existing structure has been reduced further as requested by the Council.

We therefore enclose four copies of the following drawings for your consideration:-

- |                       |                     |
|-----------------------|---------------------|
| Proposed Plans 2 of 2 | Ref. 9973/111 Rev B |
| Proposed Elevations   | Ref. 9973/112 Rev B |
| Proposed Section A-A  | Ref. 9973/113 Rev B |

Given the further revisions to the existing roof structures and the amendments made in response to the Council's earlier suggestions (see our letter dated 3<sup>rd</sup> March 2000), we suggest that all outstanding planning and conservation issues have now be fully addressed. We therefore request that the application is progressed, as promised, to the next available Planning Committee on 27<sup>th</sup> March 2000 or at the latest, 10<sup>th</sup> April 2000.

We trust that this is in order and look forward to progressing the application to Committee at the earliest convenience.



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Yours sincerely,

**KAREN THOMAS MRTPI**  
**Senior Consultant**

enc.

c.c.

- Helena Benith - Royal Borough of Kensington & Chelsea
- Uval Harel Esq. - Cantonville Properties Limited
- James Felstead Esq. - Child Graddon Lewis
- David Jones Esq. - Design Group Nine

# CHILD ■ GRADDON ■ LEWIS

ARCHITECTS AND DESIGNERS

33 Fitzroy Street London W1P 6ED Tel: (+44) 020 7636 2822 Fax: (+44) 020 7636 8377  
e-mail: cgl@lonwl.demon.co.uk

(JW)

(18)

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

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	G	SW	SE	ENF	AO ACK
- 9 MAY 2000							
APPEALS	IC	REC	ARB	FWD PLN	CON DES	FEEs	

29

BB  
3/5

2<sup>nd</sup> May 2000

9973 / 401

REF: PP/99/02504/CUSE/11/4063

Dear Mr Wade

## SIX FLATS 34 DRAYCOTT PLACE LONDON SW3

Following the granting of conditional Permission for Development for the above project we enclose further details of the material to be used on the external faces of the building, as requested under Condition no. 2 of the permission.

### 1. External Brickwork

✓ All repairs to existing facades will be to match the existing brickwork as closely as possible.

### 2. Windows

✓ All existing sliding sash windows are to be replaced with new sliding sash windows. With the exception of the more detailed windows at the top of the front façade the windows will be double glazed with all frames and glazing bars to not exceed the size of the existing windows. The upper windows of the front façade will be single glazed as we felt we would not be able to match the size of the glazing bars in these windows if they were double glazed. We enclose the drawing "9973/507 - Typical New Double Glazed Sliding Sash Window" which indicates our proposed window detail.

### 3. Rainwater Disposal

✓ All rainwater pipes on the front elevation are to be replaced with cast iron pipework painted black. The clay tiles to the front mansard will be re-used. Copper dormer windows to the front façade will be retained and made good as necessary. All gutter linings will be replaced with copper or lead flashings as existing.

### 4. Front Entrance Door

✓ A new front entrance door is to be installed to match the design of the adjacent property, no. 36 Draycott Place. We enclose the drawing "9973/503 - Door Details" which indicates the design for the new front entrance door ( indicated as Door Type 9 ). Front door to be painted black.

#### Directors:

Simon H Child BSc(Hons) DipArch RIBA  
Paul K Graddon BA DipArch RIBA  
Michael E Lewis BSc(Hons) DipArch RIBA

#### Associates:

Richard Li BA(Hons) BArch(Hons) ARB RIBA  
Stuart J Marsland BA(Hons) BArch RIBA  
Elise Ovanessoff BA(Hons) BArch RIBA  
Scott A Radburn BArch BEDS (Can) RIBA

#### Consultant:

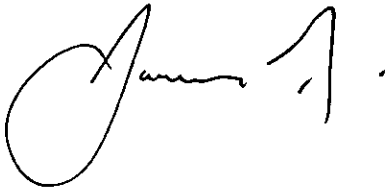
Bruce Gornick FCSD  
Child Graddon Lewis Limited  
Registered in England No. 3191447

We understand that all of these details have been discussed and provisionally agreed with yourself prior to the submittal of the application and we would be grateful if you could confirm that these are satisfactory.

Please do not hesitate to contact us with any queries regarding this submission.

19

Yours sincerely



**James Felstead**  
Child Graddon Lewis Limited

- |   |               |  |                |
|---|---------------|--|----------------|
| <input checked="" type="checkbox"/> Ofer Shani: Matrix Estates (UK) Limited | 020 7681 0018 | <input type="checkbox"/> Richard Birchall: Richard Birchall Assoc. | 020 7938 4398  |
| <input checked="" type="checkbox"/> Nick Morgan: Asgate Dev. Services       | 020 7580 0848 | <input type="checkbox"/> Andrew Goddard: Goddard Consulting        | 020 8 943 3151 |
| <input type="checkbox"/> Ray Jones: The Meghen Partnership                  | 020 7404 1456 | <input checked="" type="checkbox"/> Karen Thomas: DTZ Pleda        | 020 7643 6299  |
| <input type="checkbox"/> Bernard Russell: Bernard Russell Assoc.            | 020 8786 0778 | <input type="checkbox"/>   |                |
| <input type="checkbox"/> Jared Davies: Sandy Brown Assoc.                   | 020 8643 9230 | <input type="checkbox"/>   |                |

**CHILD GRADDON LEWIS**  
 CHARTERED ARCHITECTS  
 33 Fitzroy Street  
 London  
 W1P 6ED  
 Tel (+44) 0171 636 2822  
 Fax (+44) 0171 636 8377  
 E-mail- cgl@lonw1.demon.co.uk

**DRAWING ISSUE SHEET**

**R.B.K. & C.**  
**TOWN PLANNING**  
 - 3 MAY 2000  
**RECEIVED**

20

<b>JOB TITLE :34 DRAYCOTT PLACE, LONDON SW1</b>				<b>JOB No.9977/104/WD/SHEET 1</b>											
DRG.NO	DRAWING TITLE	SCALE	SIZE	AMENDMENT ISSUED											
	<b>PLANNING DRAWINGS</b>														
	<b>100 Series (1:100)</b>														
100	Existing Plans ( 1/2 )	1:100		*	*	*									
101	Existing Plans ( 2/2 )	1:100		*	*	*									
102	Existing Elevations	1:100		*	*	*									
103	Existing Section			*	*	*									
110	Proposed Plans ( 1/2 )	1:100		*	*										
111	Proposed Plans ( 2/2 )	1:100		*	*										
112	Proposed Elevations	1:100		*	*										
113	Proposed Section			*	*										
503	Door Details	1:20							*						
507	Window Detail	1:1							*						
<b>DAY</b>				26	29	2	2								
<b>MONTH</b>				11	11	12	5								
<b>YEAR</b>				99	99	99	0								
<b>DISTRIBUTION</b>				<b>NUMBER OF COPIES</b>											
Local Authority Planning Department							2								
Client							1								
DTZ				6			1								
Contractor Site															
Contractor Main Office															
Quantity Surveyor					1										
Structural Engineer					1	1									
Party Wall Surveyor					1										
Planning Supervisor					1										
Project Manager							1								
<b>PURPOSE</b>				I	I	I	R								
<b>FORMAT</b>				P	P	D	P								
<b>NOTES</b>															
PURPOSE : I=Information C=Construction R=Review / Comments T=Tender O=Other															
FORMAT : P=Paper D=Disc F=Fax E=Electronic															



**PLANNING AND CONSERVATION**

THE TOWN HALL HORNTON STREET LONDON W8 7NX

21

**THE ROYAL  
BOROUGH OF**

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS



Mr. J. Felstead,  
Child Graddon Lewis,  
35 Fitzroy Street,  
London W1P 6ED

Switchboard: 020 7937 5464  
Extension: 2664  
Direct Line: 020 7937 2664  
Facsimile: 020 7937 3463  
Web: www.rbkc.gov.uk

**KENSINGTON  
AND CHELSEA**

18 May 2000

My reference: TP/99/2504

Your reference:

Please ask for: Mr. J. Wade

Dear Mr. Felstead,

**Re: Town and Country Planning Act 1990**  
**Change of use of Blair House Hotel to 6 residential flats at 34 Draycott Place, SW3**

Further to your letter and detailed plans dated 2<sup>nd</sup> May 2000 I can confirm that these are acceptable. However, I would remind you that the main area of concern for condition 02 of permission Ref. TP/99/2504 related to details of materials for the roof projections and the stairwell enclosure and I would be pleased to receive these details before this condition is discharged.

Yours sincerely,

BRUCE COEY,  
AREA PLANNING OFFICER  
FOR THE EXECUTIVE DIRECTOR,  
PLANNING AND CONSERVATION.

(JF)

CHILD GRADDON LEWIS	
Job	File
9973	
Copied to ML	
23 MAY 2000	
Seen by	Action by
Release to:	

# CHILD ■ GRADDON ■ LEWIS

ARCHITECTS AND DESIGNERS

33 Fitzroy Street London W1P 6ED Tel: (+44) 020 7636 2822 Fax: (+44) 020 7636 8377  
e-mail: cgl@lonwl.demon.co.uk

22

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

Parker / JLO

23<sup>rd</sup> May 2000

REF: PP/99/02504/CUSE/11/4063

BB  
24/5

Dear Mr Wade

9973 / 401									
RECEIVED BY PLANNING SERVICES									
EX DIR	HDC	N	C	SW		ENF	AD ACK		
24 MAY 2000									
APPEALS	C								

SIX FLATS 34 DRAYCOTT PLACE LONDON SW3

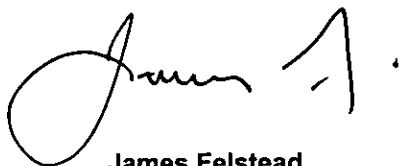
Further to the enclosed letter regarding outstanding conditions for the above application please find enclosed the following drawings which show our proposed details for the roof projections and stairwell enclosure which we provide for review:

- "9973 / T / 560 - Roof Details 1 of 4"
- "9973 / T / 561 - Roof Details 2 of 4"
- "9973 / T / 562 - Roof Details 3 of 4"
- "9973 / T / 563 - Roof Details 4 of 4"

We would be grateful if you could confirm that these are satisfactory.

Please do not hesitate to contact us with any queries regarding this submission.

Yours sincerely



James Felstead  
Child Graddon Lewis Limited

*Discussed on the phone  
✓ confirmed that all the pads  
of the stair enclosure will be  
'wrapped' in lead  
The doors will be finished  
in colour to match lead.  
This is fine.*

B 576/00

- |  |               |  |                |
|--|---------------|--|----------------|
| <input type="checkbox"/> Ofer Shani: Matrix Estates (UK) Limited | 020 7681 0018 | <input type="checkbox"/> Richard Birchall: Richard Birchall Assoc. | 020 7938 4398  |
| <input type="checkbox"/> Nick Morgan: Asgate Dev. Services       | 020 7580 0848 | <input type="checkbox"/> Andrew Goddard: Goddard Consulting        | 020 8 943 3151 |
| <input type="checkbox"/> Ray Jones: The Meghen Partnership       | 020 7404 1456 | <input checked="" type="checkbox"/> Karen Thomas: DTZ Pidea        | 020 7643 6299  |
| <input type="checkbox"/> Bernard Russell: Bernard Russell Assoc. | 020 8786 0778 | <input type="checkbox"/>   |                |
| <input type="checkbox"/> Jared Davies: Sandy Brown Assoc.        | 020 8643 9230 | <input type="checkbox"/>   |                |

Directors:

Simon H Child BSc(Hons) DipArch RIBA  
Paul K Graddon BA DipArch RIBA  
Michael E Lewis BSc(Hons) DipArch RIBA

Associates:

Richard Li BA(Hons) BArch(Hons) ARB RIBA  
Stuart J Marsland BA(Hons) BArch RIBA  
Elise Ovanessoff BA(Hons) BArch RIBA  
Scott A Radburn BArch BEDS (Can) RIBA

Consultant:

Bruce Gornick FCSD  
Child Graddon Lewis Limited  
Registered in England No. 3191447

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**PLANNING AND CONSERVATION**

THE TOWN HALL HORNTON STREET LONDON W8 7NX

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Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

23

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**THE ROYAL  
BOROUGH OF**



**KENSINGTON  
AND CHELSEA**

---

Mr. J. Felstead,  
Child, Graddon, Lewis,  
35 Fitzroy Street,  
London W1P 6ED

Switchboard: 020 7937 5464  
Extension: 2664  
Direct Line: 020 7361 2664  
Facsimile: 020 7361 3463

06 June 2000

---

My reference: PP/99/2504

Your reference:

Please ask for: Mr. J. Wade

Dear Mr. Felstead,

**Town and Country Planning Act 1990**

**Change of use of Blair House Hotel to 6 residential flats at 34 Draycott Place, SW3**

Further to your letter and accompanying plans dated 23 May 2000 I can confirm that plans 9973/T/560; 561; 562 and 563 are acceptable and condition 02 of permission PP/99/2504 can be discharged. This is with the proviso that all faces of the stairwell enclosure shall be 'wrapped' in lead and the external doors at roof level shall be finished in a colour to match the lead.

If you have any further queries please contact my officer, Mr. Wade (020 7361 2664).

Yours sincerely,

M.J. FRENCH  
EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION

(Jw)

Mr. J. Wade,  
Planning Officer,  
Royal Borough of Kensington & Chelsea,  
Town Hall,  
Houghton Street,  
London. W8 7NX.

2025  
24

Millennium  
Lofts

RECEIVED BY PLANNING SERVICES									
EX	HDC	N	C	SW	SE	ENF	AD	ACK	
DIR									
20 SEP 2000									
(56)									
APPEALS	IO	REC	ARB	FWD	CON	FEES			
				PLN	DES				

27 Green Street  
London W1Y 3FD

Telephone  
+44 (0)20 7491 8877  
Facsimile  
+44 (0)20 7491 4411

E-mail  
hq@millenniumlofts.demon.co.uk

15<sup>th</sup> September 2000

Dear Mr. Wade,

**RE: TOWN & COUNTRY PLANNING ACT 1990  
34 DRAYCOTT PLACE, LONDON, SW3.**

Following a recent telephone conversation with our planning advisor Mr. Philip Atkins of DTZ Pbeda Consulting, we understand that you are seeking clarification on the current/proposed future use of the above premises.

As the representatives of the freehold owners of the property we are happy to confirm that the current noted building works are simply minor works of improvement to the existing hotel. Whilst planning permission has been granted for alternative residential use it should be noted that we are not currently intending to progress the scheme with the consequential implications that this will have on the other adjacent land swap building.

We trust that the above is sufficient for the design purposes but happy for you to write to ourselves or speak with our retained planning consultants should further clarification be required.

Yours sincerely,

**Gilead M.J. Rosenheimer**

Gilead M.J.

To: M. Wynn  
Building Control for info 20.9.00



**ARCHITECTURAL  
& SURVEYING  
CONSULTANTS**

573a BATTERSEA PARK ROAD  
BATTERSEA LONDON SW11 3BJ  
TELEPHONE: 020 7924 2100  
FACSIMILE: 020 7585 0542

RECEIVED BY PLANNING SERVICES								
EX DIR	HDC	N	C	SW	SE	ENF	AO	ACK
- 2 NOV 2000 (25)								
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES		

October 30, 2000

Royal Borough of Kensington & Chelsea  
Town Hall  
Hornton Street  
London W.8. 7NX

Planning & Conservation Department

FAO Jon Wade Esq.

(25)

RB  
2/11

Pc Ack | JW

Dear Mr. Wade,

**31 DRAYCOTT PLACE LONDON S.W.3.**

I refer to our discussion last week regarding the above property and 34 Draycott Place.

Because of the unsatisfactory situation that has occurred our client felt that he had no alternative but to make an offer to purchase 34 Draycott Place. His offer has been accepted and contracts should be exchanged shortly.

He will not be in a position to carry out substantial works to the building and for the time being, intends to utilise the majority of the existing internal layout to create 6 no self-contained apartments.

I attach drawings of the existing layouts of 34 Draycott Place annotated to show how this can be achieved.

As approval has been given to convert this property to 6 apartments and as no external alterations are intended, I would be most grateful to receive your confirmation that a formal application for planning consent is not required in this instance.

Your urgent attention to this matter would be appreciated and thank you in anticipation of your response.

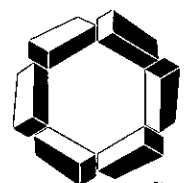
Yours sincerely

D.A. JONES Tech RICS

cc. Mr Geron  
Mr Colin  
Mr. Skilbeck

Encl.

DIRECTORS:  
JULIAN CROMPTON, Tech RICS  
DAVID JONES, Tech RICS  
JOSEPH ROGIC, MBIAT  
PETER STIRZAKER, ARICS



**constructionline**  
U.K. REGISTER OF QUALIFIED CONSULTATION SERVICES  
REGISTRATION NO. 28506

573A Battersea Park Road  
London SW11 3BJ

☎ 0171 - 924 2100

Fax: 0171 - 585 0542

(M) 0956 -592443.

BB  
✓ 9/11

**URGENT**

*Facsimile Transmission*

JW 26

A.B.K. & C.  
TOWN PLANNING  
- 9 NOV 2000  
RECEIVED

**Date:** 9 November 2000  
**To:** Jon Wade Esq.  
**Fax No.:** 0171 361 3463  
**Re:** 34 Draycott Place  
**No of pages:** 1  
*(Including this page)*  
**From:** DAVID JONES  
**Message:** Mr Wade,

I refer to my recent letter and sketches regarding the above property.

I do realise you do have an extreme workload at present but would be very grateful of your valued opinion before you go on leave this Friday.

The reason for the urgency in this case is that our client intends to exchange contracts for the purchase of the property next week and requires as much information to hand as possible before committing considerable funds.

In brief and as mentioned in my letter, we need to know if we can convert the property into 6 flats as my sketches without the need for formal consent. This is on the basis that approval has been given for a 6 flat conversion. Our scheme would not affect the external elevations in any way.

Regards

David Jones.

Cc: Mr. Geron. 0207 584 1348

Please call 0171 - 924 2100 if the transmission is incomplete or unclear

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**PLANNING AND CONSERVATION**THE TOWN HALL HORNTON STREET LONDON W8 7NX

---

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

**27**

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

---

Mr. D. A. Jones,  
Design Group Nine,  
573a Battersea Park Road,  
Battersea,  
London,  
SW11 3BJ.Switchboard: 020 7937 5464  
Extension: 2664  
Direct Line: 020 7361 2664  
Facsimile: 020 7361 3463

14 November 2000

My reference: PP/99/2504

Your reference:

Please ask for: Mr. J. Wade.

Dear Mr. Jones,

**TOWN AND COUNTRY PLANNING ACT 1990**  
**PROPOSED CONVERSION OF NO. 34 DRAYCOTT PLACE TO**  
**CREATE 6 SELF-CONTAINED APARTMENTS.**

Further to your letter and plans dated 30<sup>th</sup> October 2000 it is noted that four x 2 bedroom flats and two x 1 bedroom flats will be provided. This will involve the modification of the existing internal layouts and no external alterations are proposed. The proposal considered under application ref. TP/99/2504 was to create residential accommodation in the form of two 1 bedroom flats and four 2 bedroom flats thereby creating six units. The proposal also involved the altering of the fenestration pattern of the rear elevation, the insertion of new timber sash windows, the removal of the lift motor room and its replacement with a smaller roof lantern and the remodelling of the existing stairway enclosure. The legal agreement states that the second planning permission (i.e.) the change to six self-contained flats and associated works at 34 Draycott Avenue should be ready and available for occupation prior to the occupation of No. 31 Draycott Avenue for hotel use.

In this case I am prepared to accept that the associated works are concerned with the conversion of the flats. On this basis, provided works are completed in accordance with your layout plans received on 2nd November 2000, I am prepared to accept a satisfactory residential conversion has taken place and a formal application for planning permission will not be required.

This is with the proviso that the works are inspected and 6 self-contained flats with necessary facilities have been provided and any hotel function has ceased.

Yours sincerely,

**M. J. FRENCH**  
**EXECUTIVE DIRECTOR,**  
**PLANNING AND CONSERVATION**

**Wade, Jonathan: PC-PlanSvc**

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**From:** Salisbury, Hazel: CP-Legal  
**Sent:** 10 November 2000 12:16  
**To:** Wade, Jonathan: PC-PlanSvc  
**Subject:** Draycott Place 31/34 -106 query

28

John

Further to our conversation yesterday regarding the above, provided you get confirmation that any proposed building works do not fall outside the scope of the "second planning permission" (as defined in the 106) , then ,the planning permission can be treated as implemented in respect of the use when the flats are created. They need to are ready and available for occupation for the purposes of the 106 agreement.

Hazel