

# TOWN & COUNTRY PLANNING ACT 1990

FORM

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

FOR OFFICE USE ONLY

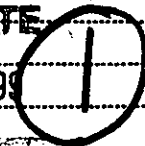
Fee £ 95.00

Cheque / Postal Order / Cash: 01108  
 Receipt No. Issued: 0210458 (10/12/99)

Borough Ref. COMPLETE

Registered No.

Date Received 13 DEC 1999



**PLEASE READ CAREFULLY THE GENERAL NOTES BEFORE FILLING IN THE FORM**

<b>PART ONE</b>	To be completed by or on behalf of all applicants as far as applicable
<b>FEE</b> (where applicable)	£ 95.00

**1. APPLICANT** (in block capitals)

Name MR CHARLES GREGSON

Address c/o AGENT

Tel. No. -

**AGENT** (if any) to whom correspondence should be sent

Name BARRETT LLOYDS DAVIS ASSOC.

Address 535 KINGS ROAD

LONDON SW10 0SZ

Tel. No. 0207 438 5510 Ref. 19864

**2. PARTICULARS OF PROPOSAL FOR WHICH PERMISSION IS SOUGHT**

(a) Full address or location of the land to which this application applies

27 ROYAL AVENUE PP992507  
LONDON SW3

(b) Site area

103 m<sup>2</sup>

(c) Give details of proposal indicating the purpose for which the land/buildings are to be used and including any change(s) of use.

ALTERATIONS AND EXTENSIONS TO THE REAR + REPLACEMENT OF FRONT BASEMENT WINDOW.

(d) State whether applicant owns or controls any adjoining land and if so, give its location.

N/A.

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

(i) New building(s) or extension(s) to existing building(s)  YES

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

5.7 m<sup>2</sup>

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

RECEIVED BY PLANNING SERVICES	AD ACK
DIR	SW
- 9 DEC 1999	
APR	FWD
CON	FEES

(ii) Alterations  YES

(iii) Change of use  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).

Hectares/m<sup>2</sup>

(iv) Construction of new access to a highway } vehicular  NO  
 } pedestrian  NO

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

13 DEC 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
- (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 SINGLE FAMILY DWELLING
- (ii) If vacant the last previous use and period of use with relevant dates. SINGLE FAMILY DWELLING

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

9864/001-006; 021; 041; 042; 043 (ALREADY SUBMITTED)  
9864/P300A-P304A; P320; P340A; P341A; P342A  
 COVERING LETTER; DOCUMENT 1 - REPORT; DOCUMENT 2 - PHOTOGRAPHS; DOCUMENT 3 - VOLUMES

**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  YES If "Yes" state numbers and indicate precise position on plan

- (d) (i) How will surface water be disposed of? PUBLIC SEWER
- (ii) How will foul sewage be dealt with? PUBLIC SEWER

(e) Materials - Give details (unless the application is for outline permission) of the colour and type of materials to be used for:

- (i) Walls LONDON STICK TO MATCH EXISTING
- (ii) Roof BRITSLATES TO MATCH EXISTING
- (iii) Means of enclosure N/A

**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 BARRETT LODGE DAVIS ASSOC Date 8.12.99

**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 inapplicable.
- 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 BARRETT LODGE DAVIS ASSOC Date 8.12.99

# BARRETT ♦ LLOYD DAVIS ♦ ASSOCIATES

A R C H I T E C T S

9864/PE/PL/AZ/az

Sarah Gentry  
Planning Department  
The Town Hall  
Hornton Street  
London  
W8 7NX

3

8th December 1999

PP992507

Dear Sarah Gentry

## THE TOWN AND COUNTRY PLANNING ACT 1990

Please find enclosed the following documents pertaining to the above applications:

- Application form for Listed Building Consent/Conservation Area Consent [already submitted]
- 4 copies of survey drawings as existing (listed on application form)
- 4 copies of proposed drawings (listed on application form)
- 4 copies of document nos. 1, 2 and 3 (incl. one colour copy)
- Cheque for £95.00

This application replaces the submission for A Certificate of Lawfulness of Development.

Yours sincerely,



Alex Zambelli  
BARRETT LLOYD DAVIS ASSOCIATES



Direct Line: 020 7838 5510

27 ROYAL AVENUE LONDON SW3  
DOCUMENT 3

9864

4

SCHEDULE OF VOLUMES FOR INFORMATION

R.B.K. & C.  
TOWN PLANNING

7 9 DEC 1999

RECEIVED

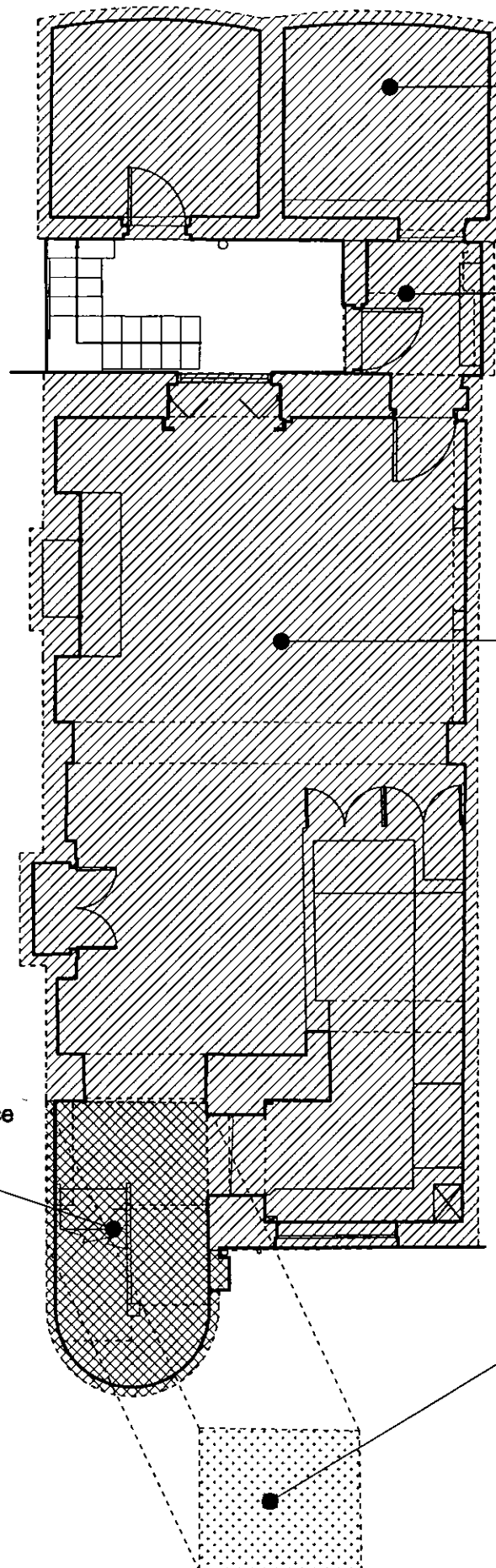
R.B.K. & C.  
TOWN PLANNING

7 9 DEC 1999

RECEIVED

PP 992507

5



average height of original  
volume: 1.88m  
x 15m<sup>2</sup>  
  
= 28.2m<sup>3</sup>

average height of original  
volume: 2.25m  
x 2.9m<sup>2</sup>  
  
= 6.5m<sup>3</sup>

average height of original  
volume: 2.81m  
x 51.9m<sup>2</sup>  
  
= 145.8m<sup>3</sup>

existing volume added since  
1949 to be removed

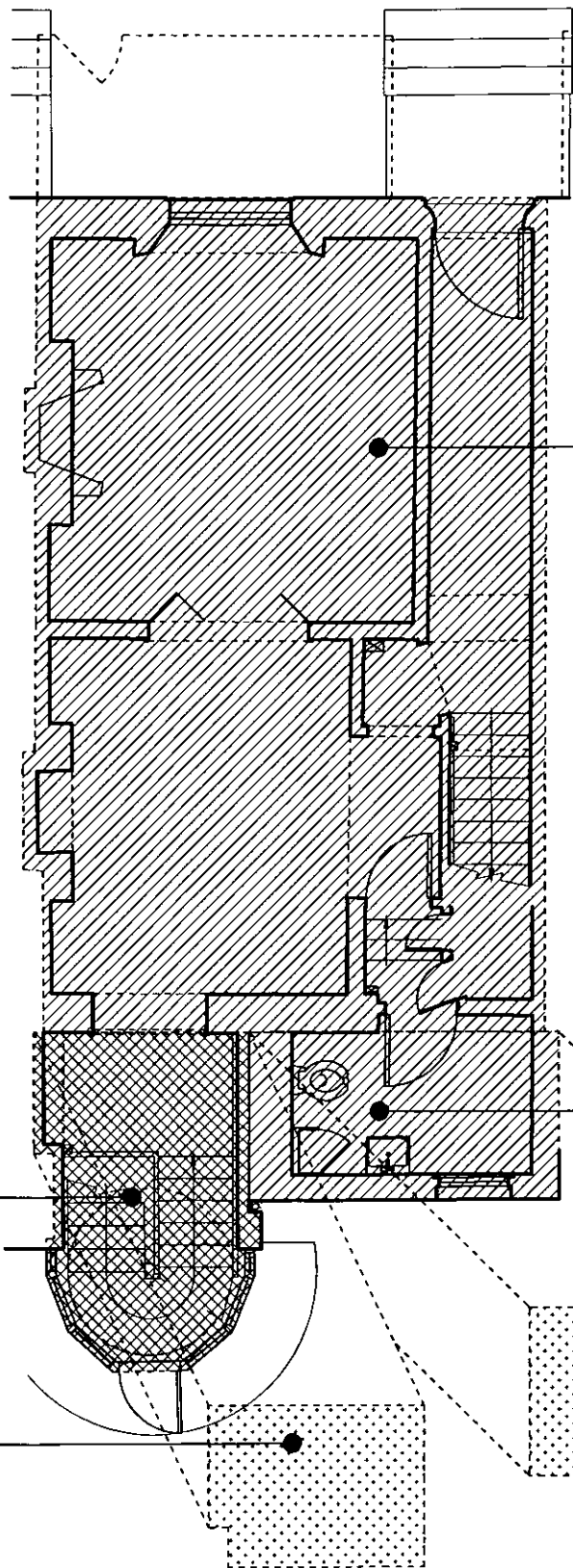
height: 2.81m  
x 6.6m<sup>2</sup>  
  
= 18.5m<sup>3</sup>

height of proposed volume  
replacing existing volume:  
2.81m  
x 3.3m<sup>2</sup>  
  
= 9.3m<sup>3</sup>

## BASEMENT

Schedule of volumes

6



average height of original  
volume, Ground to Roof:  
12.9m  
x 46.8m<sup>2</sup>  
= 603.7m<sup>3</sup>

existing volume added since  
1949 to be removed  
  
height: 3.4m  
x 7.2m<sup>2</sup>  
= 24.5m<sup>3</sup>

average height of original  
two-storey volume:  
5.27m  
x 5.7m<sup>2</sup>  
= 30m<sup>3</sup>

height of proposed volume  
replacing existing volume:  
3.55m  
x 3.7m<sup>2</sup>  
= 13.1m<sup>3</sup>

average height of proposed  
two-storey volume:  
5.79m  
x 5.7m<sup>2</sup>  
= 33m<sup>3</sup>

# GROUND FLOOR AND ABOVE

27 ROYAL AVENUE LONDON SW3  
DOCUMENT 1

9864

7

REPORT IN SUPPORT OF:

LISTED BUILDING & CONSERVATION AREA  
&  
PLANNING APPLICATIONS



PP992507

BARRETT LLOYD DAVIS ASSOCIATES

NOV. 1999

27 ROYAL AVENUE LONDON SW3



## PLANNING AND LISTED BUILDING REPORT IN SUPPORT OF APPLICATION

[TO BE READ IN CONJUNCTION WITH THE PHOTOGRAPHIC RECORD ATTACHED]

### BACKGROUND

Royal Avenue falls within the Royal Hospital Conservation Area and was built in phases during the early to middle part of the 19<sup>th</sup> century; first the western and then the eastern flank. The avenue was originally intended to form part of a grand avenue stretching from King's Road to Kensington Palace but was never completed.

The Borough's conservation area statement reports:

*"The dominance of the avenue itself may be further accentuated not only because the eye is automatically drawn down its length towards Burton's Court and beyond but also due to the lack of unity of the flanking terraces".*

however it goes on to say that,

*"The east flank [containing No.27] appears more uniform in height and detailing".*

*[Royal Borough of Kensington and Chelsea ROYAL HOSPITAL Conservation Area Proposals Statement]*

### EXTERNAL PROPOSALS

The terrace stretching from No.17 to No.43 was listed grade II in 1970 and it is the policy of the Royal Borough of Kensington and Chelsea and the intention of our client to maintain and enhance the uniformity of No.27 with its neighbours.

#### **1. Two-storey extension over existing two storey extension.**

Nos. 17 to 27 form a coherent terrace of full height stuccoed houses facing the street (see photo 1) and the proposed 2-storey addition on top of the existing rear extension will match other extensions at Nos. 17, 19, 21, 23 and 25 already built (see photo 46). The following comments were made by the planning department in 1995 regarding a proposed 2-storey extension at No.21:

*"Both the basement and ground floor conservatory, which would be in the recess of the existing rear projection and replace an existing basement structure, and the 2<sup>nd</sup> floor extension [i.e. between 2<sup>nd</sup> and 3<sup>rd</sup> floors] would match other similar structures on adjoining nearby properties. Various permissions have been granted for these over the last 20 yrs, most recently in 1989. The proposals would complement the surroundings and lead to a more uniform appearance on the back of the terrace".*

The proposed extension at No.27 would match that at No.25 next door in height and in general appearance and will be undertaken as Permitted Development.



9

**2. Two-storey structure at basement and ground floors to replace existing glazed extension.**

It is proposed to replace the out of keeping, domed and glazed extension at basement and ground floors with a new brick and slate structure as permitted development. The glazed extension was built in 1969 linking No.27 with No.29, but is now redundant. The extract above indicates that sensitive interventions in this location have been treated favourably in the recent past and indeed all the properties in the stuccoed terrace, with the possible exception of No.25, have been developed in this way.

**3. Replacement of window onto front area.**

The basement window looking out onto the front area (see photo 2) has been replaced in the past with a metal framed full height window. We propose to replace this with a new window to match one of the remaining original sashes on the terrace. A photograph of the one to be copied will be supplied in due course.

**INTERNAL PROPOSALS**

**4. Fire surrounds.**

It is not proposed at this time to remove or adapt any of the existing fireplaces at No.27 (see photos 9, 17 and 30).

**5. Doors.**

In general doors will be re-used where possible (see photos 2, 16, 20, 27, 28, 33, 34, 36 and 39). Where they require up-grading for purposes of fire protection they will be re-built to match existing. In due course all doors will be scheduled and issued to RBK&C

**6. Removal of Basement structure.**

We believe that the masonry structure surrounding the existing kitchen is recent (see photos 12 and 13) and that the currently quite ad-hoc spaces in the basement would be improved by forming the entire floor into one clear space.

**7. Opening up of Ground Floor front room to the Entrance Hall.**

We propose to open up the currently cramped entrance hall (see photo 15) forming a grander and more comfortable entry space.

Nibs would be retained at either end of the newly formed space (see drawing no. 9864/P301) with a downstand in between in order to maintain a differentiation between the hall and reception areas and to allow the existing cornices to be continued individually around each ceiling.

**8. Staircase alterations.**

It is proposed that the existing staircase arrangement be improved in 2 major ways: A new flight will be built from the basement to the Ground floor where it was previously removed matching in detail the flight above and enclosed in a glass lobby to attain fire separation.

The existing partition flanking the Ground Floor flight added when the building was separated into maisonettes (see photos 18 and 19) will be removed and the stair and balustrade will be repaired to match existing.

10

**9. Alterations to nibs between front and rear 1<sup>st</sup> floor rooms.**

It is proposed that the existing unequal nibs (see photo 24) be made to project equal distances into the room. The current arrangement is uncomfortable and unlikely to have been original – this proposal will make visual sense of the relationship between the front and rear spaces reducing the current impression of a randomly (and probably unoriginal) formed opening.

**10. Moving of doorway to 1<sup>st</sup> Floor Sitting Rooms.**

We propose to move the existing doorway (see photos 26 and 27) to the location indicated on drawing no. 9864/P302 where it is likely to have been originally (there may well have been a door in the current location as well). The existing door, linings and architrave would be re-used.

**11. Built-in joinery.**

We would ask that built-in joinery be dealt with as a conditional matter. Detailed drawings will be submitted in due course.

**12. Garden excavations.**

It is proposed that the garden is excavated away from the rear facades of the house (see drawing no. 9864/P341) allowing greater light penetration into the rear of the basement area.

**SUMMARY**

In general the proposals attempt to improve the proportions of the interior of the house which has been much altered over the years. In 1981 the property was joined at Ground and Basement level with NO.29. It had been partitioned into 2 separate maisonettes removing the original basement flight of stairs.

The proposals now submitted with these applications seek to improve the uniformity of the terrace in Royal Avenue, both by restoring the original basement front elevation and by the proposed alterations at the rear.

The aim internally is to follow through with alterations consequent upon the external improvements. Some other lesser internal alterations are proposed to improve the internal feel of the house, especially at first floor level.

The aim of the proposals in their entirety is to restore the overall quality of the house.

NOVEMBER 1999