

PP Royal

PLANNING SERVICES APPLICATION

11

CONSULTATION SHEET

APPLICANT:

Barrett Lloyds Davis Ass.,
535 King's Road,
London
SW10 0SZ

APPLICATION NO: PP/99/02507/59

APPLICATION DATED: 08/12/1999

DATE ACKNOWLEDGED: 13 December 1999

APPLICATION COMPLETE: 13/12/1999

DATE TO BE DECIDED BY: 07/02/2000

SITE: 27 Royal Avenue, London, SW3 4QE

PROPOSAL: Alterations and extensions to the rear and replacement of front basement window.

ADDRESSES TO BE CONSULTED

- 1. 25 ROYAL AVENUE, SW3
-2. 27 "
-3. 29 "
54: 12 WALPOLE STREET, SW3 (1) - (5)
35. 13 Bsmt; 1st; 2nd/3rd Fl Flats
-6. 14 "
7.
8.
9.
10.
11.
12.
13.
14.
15.

12
BB
4/12

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-Backney 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

10
BB
14/12

DEVELOPMENT CONTROL

TECHNICAL INFORMATION

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

ADDRESS 27 ROYAL AVENUE

12

POLLING DISTRICT UA

PP932507

- | | | | |
|-----|--|--------|--|
| 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							
20	II							✓									

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

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

Density	
Site Area	
Habitable rooms proposed	
Proposed Density	

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

Daylighting	Complies	
	Infringes	

Car Parking	Spaces required	
	Spaces proposed	17 DEC. 1999

Notes:

MEMORANDUM

13

TO: FOR FILE USE ONLY

**From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION**

My Ref: PP/99/02507/SG

CODE A1

Room No:

Date: 14 December 1999

DEVELOPMENT AT:

27 Royal Avenue, London, SW3 4QE

DEVELOPMENT:

Alterations and extensions to the rear and replacement of front basement window.

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

Executive Director M J FRENCH FRICS TP MRTPI Cert TS

14

**THE ROYAL
BOROUGH OF**



**KENSINGTON
AND CHELSEA**

File Copy

2585

0171-361- 2585

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/99/02507/SG

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: 27 Royal Avenue, London, SW3 4QE

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

Alterations and extensions to the rear and replacement of front basement window.

Applicant

**Barrett Lloyds Davis Ass., 535 King's Road, London
SW10 0SZ**

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

15

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.

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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

16

THE ROYAL
BOROUGH OF

NOTICE OF A PLANNING APPLICATION



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:

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.

SCHEDULE

Reference: PP/99/02507/SG

Date: 24/12/1999

27 Royal Avenue, London, SW3 4QE

Alterations and extensions to the rear and replacement of front basement window.

APPLICANT Barrett Lloyds Davis Ass.,

24/12/99
Rearley
S.T.

Memorandum

17

1 February 2000

To Bruce Coey and Sarah Gentry
From Nick Corbett

Rear Wall at Basement Level, 27 Royal Avenue, PP/99/2507

I have looked at this proposals in more detail with David and he agrees that we should retain the remaining sections of the rear wall. This is because it is original structural fabric and helps to maintain a semblance of the original shape and plan of the listed building. Even though the basement has been radically altered, there is a downstand beam where the spinal wall has been removed, and this together with the rear wall helps to provides some indication of the original planform. To allow the proposal would be to confuse where the historic house finishes and where the modern extensions begins.

While the applicant can argue that they are making other improvements to the building these do not provide sufficient justification for removal of the rear wall. This is especially the case as we have provisionally agreed to a full width solid extension at two levels and two additional stories upon the rear closet wing.

NICK

Sarah. I think we need to
write to David Lloyd
Davis accordingly - MJD's
Signature on the letter please

18

BARRETT ♦ LLOYD DAVIS ♦ ASSOCIATES
A R C H I T E C T S

Perfect

FACSIMILE MESSAGE

F.A.O. Bruce Coey FAX NUMBER 0171 361 3463
TO (COMPANY) RBK&C Planning DATE 8th February 2000
FROM Alex Zambelli JOB REF 9864
NO OF PAGES 8 (Incl this page)
COPY TO

SG

R.B.K. & C.
TOWN PLANNING
- 8 FEB 2000
RECEIVED

18/2

If you do not receive all the pages please telephone 020 7838 5555

Dear Bruce Coey

RE: 27 ROYAL AVENUE LONDON SW3

Please find attached a revised scheme for the above property which retains the walls and part walls which you indicated on site last Tuesday.

BASEMENT

In order to make more sense of the residual space left behind the retained pier, we would propose excavating more space in front of existing extension. We have attached drawings of the extensions at No.23 indicating a precedent for this kind of scheme. The space currently occupied by the glazed stair enclosure is incorporated into the newly excavated area forming one space behind the retained pier.

GROUND FLOOR

The roof of the Basement extension is used as an access-way into the garden as the attached drawing indicate that it is at No.23. The space currently occupied by the glazed stair enclosure is infilled with a conservatory of light-weight construction (out our meeting you indicated that this would be preferable to solid infill). This proposed conservatory is of similar size to the existing stair enclosure and also to the other conservatories along the street.

David Lloyd Davis will be calling you later to discuss our these proposals. We acknowledge the points you raise in your letter to us and will amend our drawings accordingly.

Yours sincerely

Alex Zambelli
for Barrett Lloyd Davis

535 King's Road London SW10 0SZ.
Telephone: 020 7838 5555 Fax: 0171-352 4341 E-mail: blda.co.uk
Peter Barrett AA Dipl RIBA David Lloyd Davis BA Hons ID (Eng) RIBA
\\BLDA_SERVER\Jobs\9864\wp\Permissions\Planning-Listed Building-Trees\Fax02 08.02.00 coey.doc

Send Fax

19

Nick -

Can I have your comments
on this fax -

proposing to keep
rear wall but extend
depth of extensions -

doesn't seem
acceptable to me.

Thanks. Sarah.

SUBJECT-SITE

FILE REFERENCE:

20

R.B.K. & C. Planning Service.

NOTES OF MEETING

DATE:

29/2/00

NAMES OF PERSONS
ATTENDING:

A. Zambelli
David Lloyd Davis.

OFFICERS:

S. Gentry B. Cooy.
D. McDonald

MATTERS
DISCUSSED:

Ground floor
keep g/f wall.

Basement.

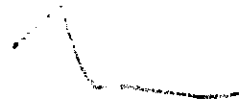
Removal of g/f wall ok given extent of
previous ~~applications~~ alterations.

LITERATURE:
POLICY, PAPERS, ETC.

SIGNATURES:

Not project further than rear closet wing, and
Not extend rearward beyond line
neighbouring extensions.

- policy
- Eng. Heritage guidance -



Research
 10/11
 Heritage
 Research
 10/11

27 Royal Ave

BARRETT ♦ LLOYD DAVIS ♦ ASSOCIATES

A R C H I T E C T S

9864/PE/PL/AZ/az

Bruce Coey
Planning Department
The Town Hall
Hornton Street
London
W8 7NX

3/23

22

RECEIVED BY PLANNING SERVICES									
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK		
17		30 MAR 2000							
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEEs			

Peter (50)

27th March 2000

Dear Bruce Coey

THE TOWN AND COUNTRY PLANNING ACT 1990

At your suggestion to David Lloyd Davis I spoke to David MacDonald concerning the amendments to the scheme we agreed on site three weeks ago. He suggested that I send sketches of the proposals to you and that then either he or you would contact us to meet at your offices if necessary. We would, of course, prefer to meet with you to discuss the scheme if at all possible.

Yours sincerely,

Alex Zambelli
BARRETT LLOYD DAVIS ASSOCIATES

Direct Line: 020 7838 5510

Encs

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

23

P: Peter / SG

18th April 2000

1914

Dear Sarah Gentry

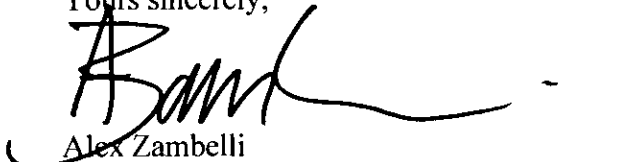
THE TOWN AND COUNTRY PLANNING ACT 1990
RE: 27 ROYAL AVENUE SW3

Please find enclosed the following revised documents pertaining to the above planning and listed building applications:

4 copies of proposed drawings:
9864/P300B; P301B; P302B; P303A; P304A; P320B; P340B; P341A

These drawings are to be substituted for the current application.

Yours sincerely,


Alex Zambelli
BARRETT LLOYD DAVIS ASSOCIATES

SG

**COPY OF PLANS
TO INFORMATION
OFFICE**

Direct Line: 020 7838 5510

cc Joanna Wood
Ian Carn
Richard Thomas

RECEIVED BY PLANNING SERVICES											
EX	DIF	HQC	N	C	SW	S	ENF	AO	ACK		
19 APR 2000											
APPEALS	IO	REC	ARB	FWD	PLN	CON	DES	FEES			

535 King's Road London SW10 0SZ

Telephone: 020 7838 5555 Fax: 020-7352 4341 E-mail: user@blda.co.uk

Peter Barrett AA Dip RIBA, David Lloyd Davis BA Hons ID (Eng) RIBA

\\BLDA_SERVER\Jobs\9864\wp\Permissions\Planning-Listed Building-Trees\Letter04 18.04.00 application.doc

RE-NOTIFICATION

APPLICATION NO: ..27.. Royal.. Avenue.....

PROPERTY: - PP/99/2507 & LB/99/2424

24

- ✓ • Please re-notify all adjoining owners/~~objectors~~.
- ✓ • Revised drawings received.
- Please note this application is due to be considered by the Planning Applications Committee on
- Amended/revised description as follows:-

14 days

* tick as appropriate

~~CB~~
2014

PLANNING AND CONSERVATIONTHE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS TP MRTPI Cert TS



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

File Copy

2079/ 2080

020-7361- 2079/ 2080

Switchboard: 020-7937-5464

Extension:

Direct Line:

Facsimile: 020-7361-3463

Date: 20 April 2000

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCSE/PP/99/02507/SG

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990**Proposed development at: 27 Royal Avenue, London, SW3 4QE**

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**Alterations and extensions to the rear and replacement of front basement window.****REVISED DRAWINGS RECEIVED. ANY FURTHER COMMENTS MUST BE RECEIVED BY 04/05/00.****Applicant****Barrett Lloyds Davis Ass., 535 King's Road, London
SW10 0SZ**

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

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):

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PLEASE QUOTE THE APPLICATION REFERENCE NUMBER ON YOUR REPLY

Nick

27 Royal Avenue

27

Revised drawings received.

Appear to be as agreed on site with Dave.

If ok, formal obs please.

Thanks. Sarah. 20/4.

Dave

I'm not entirely convinced about the glazing bar arrangement / proportions of the conservatory; what do you think?

NICK.

Agree - it does look ill-proportioned and glazing bars appear v. thick. Should be more lightweight in appearance.

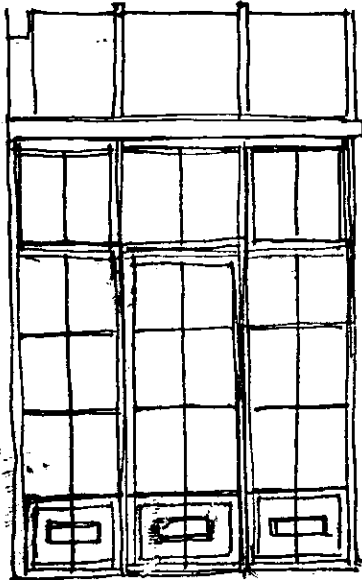
Dave

P.S. They were ~~to be~~ lightweight on site
D,

28

Sarah.

An amended rear elevation is required to show a better proportioned conservatory with more slender glazing bars - carefully drawn. NRK 3.5.00



Needs to appear light weight
single glazing with slim
glazing bars (c. 17mm thick)

Perhaps something like
this



SD

Dece

BARRETT • LLOYD DAVIS • ASSOCIATES
A R C H I T E C T S

29

FACSIMILE MESSAGE

F.A.O.	Sarah Gentry	FAX NUMBER	0171 361 3463
TO (COMPANY)	RBK&C Planning	DATE	10th May 2000
FROM	Alex Zambelli	JOB REF	9864
NO OF PAGES	2 (Incl this page)		
COPY TO			

RB
10/5

If you do not receive all the pages please telephone 020 7838 5555

Dear Sarah Gentry

RE: 27 ROYAL AVENUE SW3

Please find attached the revisions to the glazing we discussed.

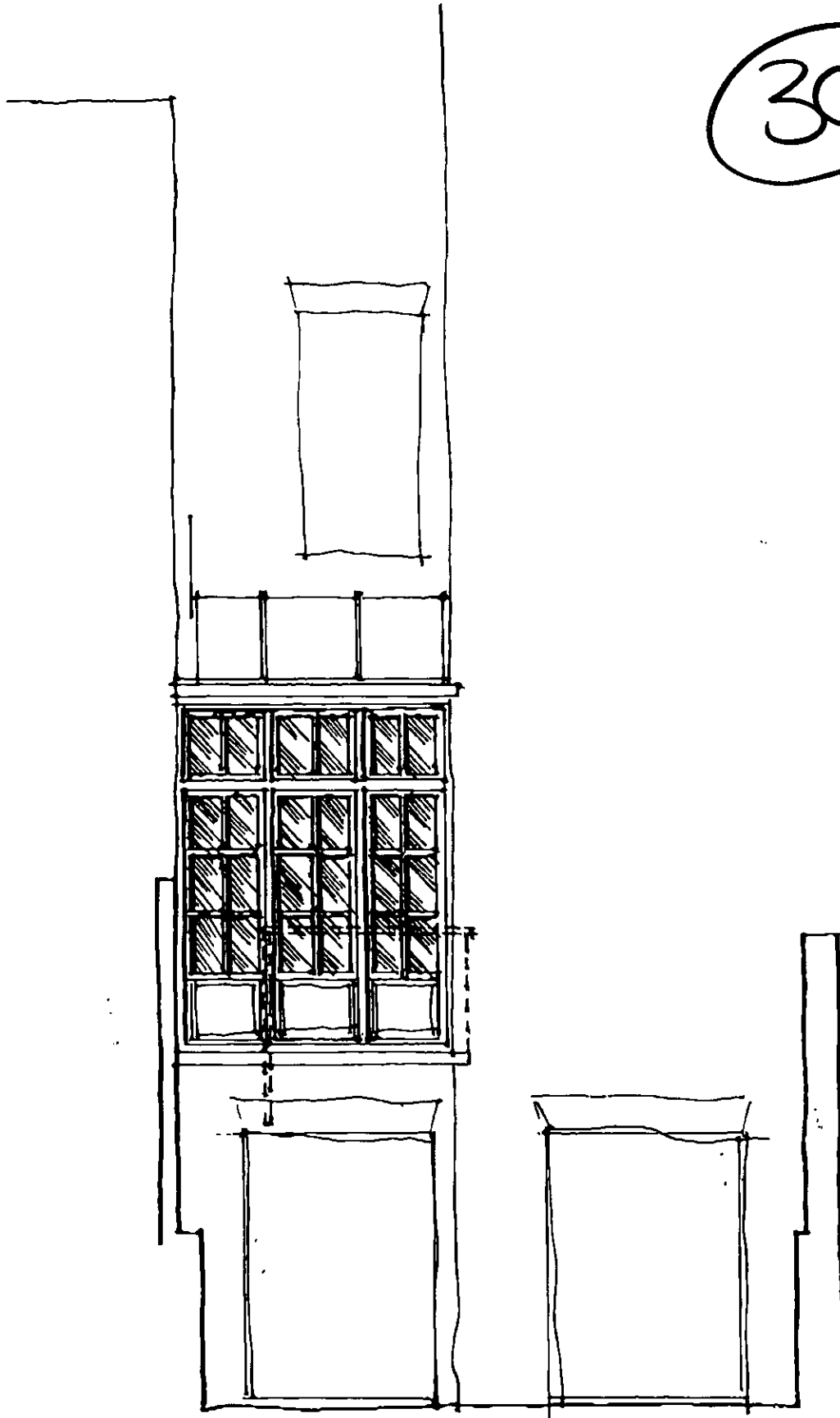
Yours sincerely

Alex Zambelli
FOR BARRETT LLOYD DAVIS

R.B.K. & C.
TOWN PLANNING
10 MAY 2000
RECEIVED



30



Nick

27 Royal Avenue

Fax received showing revisions
to glazing.

(31)

Is this ok?

Yes! Much better
Mike

Sarah 10/5.

Patricia Losey

29A Royal Avenue, London SW3 4QE. Tel/Fax: 0171-730 6475

26/1

32

Case officer

RECEIVED BY PLANNING SERVICES								
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK	
22		25 JAN 2000						
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES		

20 January 2001

M.J. French
Executive Director, Planning & Conservation
The Town Hall
Hornton St
London W8 7NX

Dear Sir or Madam,

Your ref DPS/DCSE/PP/99/02507/SG

Proposed development at 27 Royal Avenue

Thank you for your letter of December 23rd. I would appreciate your keeping me informed (as you suggested you could) of the progress of the application.

Yours faithfully,

Patricia Losey

FILE NUMBER: PP/99/2507
ADDRESS: 27 Royal Avenue

33

add to end of description ...

REVISED DRAWINGS RECEIVED

(revised glazing pattern
to read ~~extension~~ conservatory
~~revised glazing~~ extension)

1. Please re-notify all objectors.

Add to letter:

"Revised drawings received. Any further comments must be received by" *

14 days

2. Please re-advertise *

* delete or add as appropriate

1 objector

+ info office
chelsea

BB
ALS

PLANNING AND CONSERVATIONTHE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS TP MRTPI Cert TS**34****THE ROYAL
BOROUGH OF****KENSINGTON
AND CHELSEA**

File Copy

2079/ 2080

020-7361 - 2079/ 2080

Switchboard: 020-7937-5464

Extension:

Direct Line:

Facsimile: 020-7361-3463

Date: 17 May 2000

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCSE/PP/99/02507/SG

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Amended Proposal

**Alterations and extensions to the rear and replacement of front basement window.
Revised glazing pattern to rear conservatory extension. REVISED DRAWINGS
RECEIVED. ANY FURTHER COMMENTS MUST BE RECEIVED BY 30/05/00.**

Applicant

**Barrett Lloyds Davis Ass., 535 King's Road, London
SW10 0SZ**

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

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WHAT HAPPENS TO YOUR LETTER

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

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

WHERE TO SEE THE PLANS

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

In addition, copies of applications in the **Chelsea Area (SW1, SW3, SW10)** can be seen at **The Reference Library, Chelsea Old Town Hall, Kings Road SW3 (020 7361 4158)**, for the **Central Area (W8, W14, SW5, SW7)** can be viewed in the **Central Library, Town Hall, Hornton Street, W.8.** and applications for districts **W10, W11 and W2** in the **North** of the Borough can be seen at **The Information Centre, North Kensington Library, 108 Ladbroke Grove, London W11** (under the Westway near Ladbroke Grove Station **020 7727-6583**). 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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MEMORANDUM

To: TOWN PLANNING From: DIRECTOR OF B.C.

My Ref: R. Beddoe Your Ref:
Room No: 343/1 Room No:

Ext: 3805

Date: 2nd April 2001

PREMISES: 27 Royal Avenue, SW3
APP No: BN/00/01233

I have been notified about building work at the above premises but can find no record of a planning consent. This is reported to you for whatever action you deem necessary.

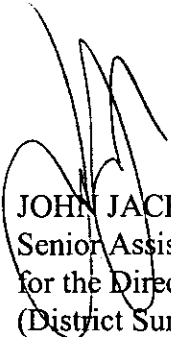
OWNER: Mr C. Gregson
Heathers Farm
The Haven, Billinghamurst, Sussex, RH14 9BN.

OWNERS ARCHITECT: Barrett Lloyd Davis
535 Kings Road
London S.W.10

OWNERS BUILDER: Holloway White Allom
43 South Audley Street
London W1Y 5DG.

PP/99/2507?

THE WORK: Alterations and extension


JOHN JACKSON
Senior Assistant District Surveyor
for the Director of Building Control
(District Surveyor)

COMPLETION CERTIFICATE	
COPIES SENT TO	
RATES _____	DEN/PLAN _____
ELEC. REG _____	FILE <input checked="" type="checkbox"/> _____