

8

PLANNING SERVICES APPLICATION

CONSULTATION SHEET

APPLICANT:

Floyd Slaski Partnership,
55 Clapham Common South Side,
London
SW4 9BX

NB.

APPLICATION NO: PP/99/02574

APPLICATION DATED: 17/12/1999

DATE ACKNOWLEDGED: 22 December 1999

APPLICATION COMPLETE: 22/12/1999

DATE TO BE DECIDED BY: 16/02/2000

SITE: 3/4 The Mansions Earls Court Road, London, SW5 9BW

PROPOSAL: Replacement roof tiles and leadwork, brick and stone cleaning to Earls Court Road and Bramham Gardens elevations, replacement of windows to match existing, demolition of front wall and erection of metal railings.

ADDRESSES TO BE CONSULTED

- 1. All flats 3/4 The Mansions.
2.
3. 1-10 York Mansions
4.
5. 1/2 The Mansions.
6.
7.
8. Flats 1-25 3 The Mansions E.C.Rd SW5 9BW.
9.
10. Flats 1-20 4 The Mansions E.C.Rd - 11 -
11.
12. 1, 1A, 2, 2A, 3, 3A, 4, 4A, 5, 5A, 6, 6A, 7, 7A, 8, 8A, 9, 9A, 10, 10A.
13. York Mansions E.C.Rd SW5 9AF.
14.
15. Flats 2A, B, C, D, E 2 The Mansions E.C.Rd SW5 9BN.
bst flat, Flats 1A, B, C, D, E, F, G, H, J, K 1 The Mansions 219 ECRd

Table with 2 columns: CONSULT STATUTORILY and ADVERTISE. Rows include HBMC Listed Buildings, Setting of Listed Building, Works to Listed Building, etc. Includes handwritten notes like 'Flats 1-15' and '22/12'.

DEVELOPMENT CONTROL

TECHNICAL INFORMATION



ADDRESS 3-4 The Mansions
Earls Court Road. 9

POLLING DISTRICT LA

PP992574

- | | | | | |
|-----|--|-----------|--------|--|
| HB | Buildings of Architectural Interest | PP992574C | 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 | | | | | | | |
| 118 | | | | | | | | | | | | | | | | | ✓ |

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 | |

Notes:

10

MEMORANDUM

TO: FOR FILE USE ONLY

**From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION**

**My Ref: PP/99/02574/
Room No:**

CODE A1

Date: 22 December 1999

DEVELOPMENT AT:

3/4 The Mansions Earls Court Road, London, SW5 9BW

DEVELOPMENT:

Replacement roof tiles and leadwork, brick and stone cleaning to Earls Court Road and Bramham Gardens elevations, replacement of windows to match existing, demolition of front wall and erection of metal railings.

The above development is to be advertised under:-

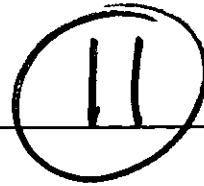
1. Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (development affecting the character or appearance of a Conservation Area or adjoining Conservation Area)

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



FILE COPY

0171-361-

Switchboard: 0171-937-5464

Extension:

Direct Line:

Facsimile: 0171-361-3463

Date: 30 December 1999

**KENSINGTON
AND CHELSEA**

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCSW/PP/99/02574/

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990**Proposed development at: 3/4 The Mansions Earls Court Road, London, SW5 9BW**

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

Replacement roof tiles & leadwork, brick and stone cleaning to Earls Court Rd. & Bramham Gardens elevations, replacement windows to match existing, demolition front wall & erection of metal railings.

Applicant

**Floyd Slaski Partnership, 55 Clapham Common South Side, London
SW4 9BX**

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 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 (0171-361 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 **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 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/99/02574/

Date: 31/12/1999

3/4 The Mansions Earls Court Road, London, SW5 9BW

Replacement roof tiles and leadwork, brick and stone cleaning to Earls Court Road and Bramham Gardens elevations, replacement of windows to match existing, demolition of front wall and erection of metal railings.

APPLICANT Floyd Slaski Partnership,

Tree
30/12

14

RBKC

District Plan Observations
CONSERVATION AND DESIGN



J/AD

| | | | | | | |
|-------------|----------------------------------|-----------|------------|------|------|-------------|
| Address | 3-4 THE MANSIONS, EARLS COURT RD | Appl. No. | 99/2574/NS | L.B. | C.A. | N C S |
| Description | Alterations | Code | | | | |

Generally these works are not objectionable.

However, following discussions with the agent - the glazing is kept in place with timber bracing rather than putty. This is of significant concern and I have asked him to re-consider this point.

I have also requested comparative cross sections of the glazing bars and melting state of the existing window ledges.

Generally, all other works represent repair and cleaning and are not contentious.

No site visit requested.

GP (13/1/00)

Top copy to case file, second retained by Design Officer



15

JOINERY PRODUCTS plc

Our ref: MFF

15th February 2000

United House Mechanical Services
United House
Goldsel Road
Swanley
Kent
BR8 8EX

POOR QUALITY ORIGINAL

F.A.O. Mr. Graham Peake

Dear Sirs

RE: 3 To 4 The Mansions Earls Court Road

Following our recent conversations regarding glazing of windows to above project we confirm our replies as follows;

1/ With regard to depth of rebate we are aware that the Glass & Glazing federation stipulate that rebates must be at least 15mm to ensure that the spacer bar and edge seal are protected from the effects of UV light etc. This unfortunately means a minimum glazing bar size of 38mm which is not suitable in Georgian style sliding sash windows. A fair amount of the glass & glazing federations recommendations are built around the manufacturing tolerances needed by the various members. Therefore with the co-operation of our double glazed unit suppliers who are prepared to work to finer tolerances and have carried out satisfactory performance tests with a 10mm sightline unit in lieu of the normal 12mm to 13mm sightline, we have been able to achieve the normal warranties from the manufacturers as long as the units are factory glazed using our approved system. This allows us to reduce rebate depths to 12mm which in turn makes the glazing bar 32mm which has proven more acceptable to our clients over a number of years.

2/ With regard to the enquiry regarding the use of putty in lieu of glazing beads to fix units we have had discussions with Adshedd Radcliffes technical department and there advice is that the only units which suit putty application are stepped units. The flush edge units used on the windows to above project must be fixed with either glazing beads or a non setting mastic type composite bead, as this type of composite bead only comes in a square profile which cannot be worked to look like a putty bead I am sure that your client would agree that the glazing bead option which was used on the approved sample window is the only real viable option available for glazing windows of this type. We have asked Adshedd Radcliffe to confirm this in writing and a copy of this correspondence is enclosed.

We trust you find the above all in order but should you require further information please do not hesitate to contact the undersigned.

Yours faithfully
For M H JOINERY PRODUCTS PLC

M.J TRACEY
Managing Director

R.B.K. & C.
TOWN PLANNING

18 FEB 2000
RECEIVED

PS The single glazed widlows to front elevation could be putty glazed but this is a site operation which needs to be carried out by others and could effect paint system.

February 16, 2000

*Book
frame*

16

**FLOYD
SLASKI**

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

PARTNERSHIP

ARCHITECTS
AND PLANNING
CONSULTANTS

55 Clapham Common
South Side
London SW4 9BX

Tel: 020 7720 4804
Fax: 020 7720 8891
Email: fsp@floydslaski.co.uk

For the attention of Mr N Beale

| | | | | | | | | | |
|-------------------------------|-----|-----|---|------------|------------|------|-----------|--|--|
| RECEIVED BY PLANNING SERVICES | | | | | | | | | |
| EX DIP | HDC | N | C | S | FE | ENF | AO ACK | | |
| 72 8 FEB 2000 | | | | | | | | | |
| APPLS | IG | REC | B | FWD PLN | CON DES | FEES | | | |

Dear Sirs,

NHHT – 3 & 4 THE MANSIONS EARLS COURT ROAD – J.1401
REF: DPS/DCSW/PP/99/02574

Further to our telephone conversation of 15 February 2000 please find enclosed a copy of drg no. 871/SK01 prepared by Promet Technology.

This drawing illustrates the pattern of the proposed railings to be installed at the above address. We also enclose a copy of SK07 which illustrates the modifications proposed to the existing brick wall, incorporating the pier at the corner of Earls Court Road and Brabham Gardens. You will recall we spoke of incorporating this feature when we met on site.

Further details in respect of the windows are also enclosed in the form of a letter dated 15 February from M.H. Joinery addressed to United House Mechanical Services, the Main Contractor. We also enclose a sketch No. SK08 showing the comparative profiles of the existing putty glazed window glazing mullions. The proposed profile is shown in the information already provided.

We look forward to your comment/approval as soon as possible.

Yours faithfully,
for Floyd Slaski Partnership

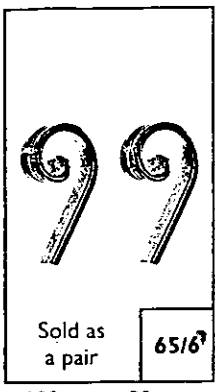
BRIAN MARTIN

18.2.00

Scrolls in 20 x 6 mm

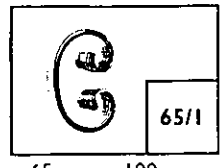
A RANGE OF HEAVIER 'C' AND 'S' SCROLLS IN 20 x 6 mm MATERIAL
ALL MEASUREMENTS ARE WIDTH x HEIGHT.

17



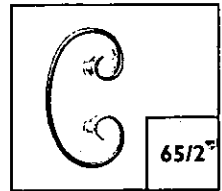
Sold as a pair
65/6

100 mm x 90 mm



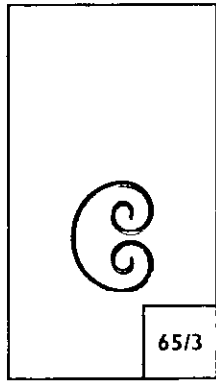
65/1

65 mm x 100 mm



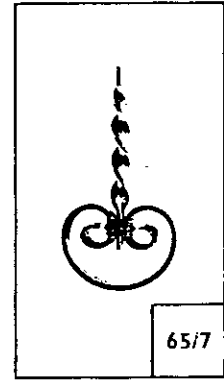
65/2

80 mm x 135 mm



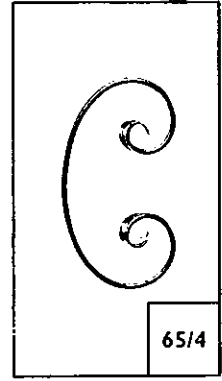
65/3

95 mm x 120 mm



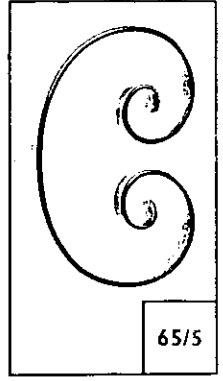
65/7

125 mm x 235 mm



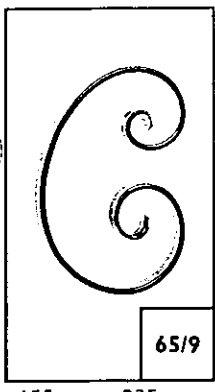
65/4

120 mm x 210 mm



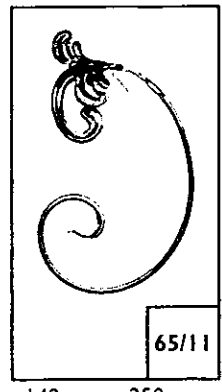
65/5

175 mm x 270 mm



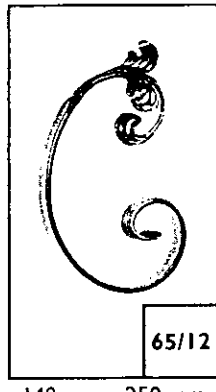
65/9

155 mm x 235 mm



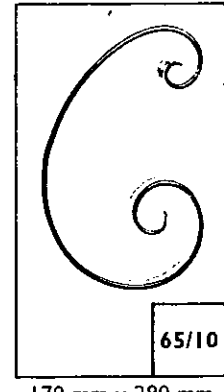
65/11

140 mm x 250 mm



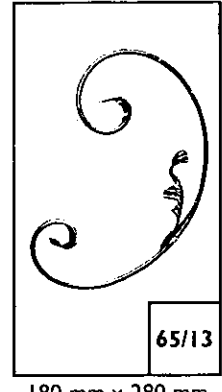
65/12

140 mm x 250 mm



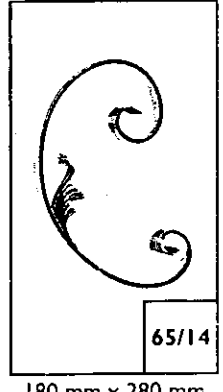
65/10

170 mm x 280 mm



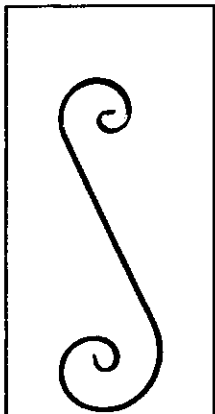
65/13

180 mm x 280 mm



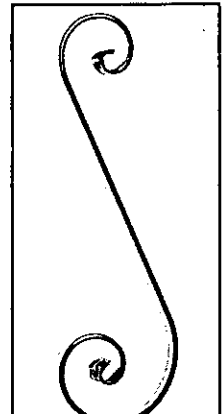
65/14

180 mm x 280 mm



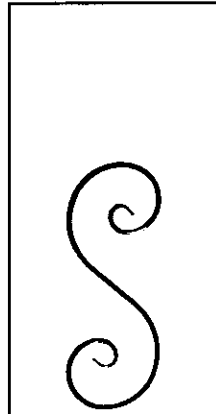
64/9

100 mm x 360 mm



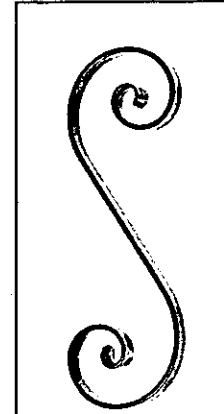
64/3

135 mm x 440 mm



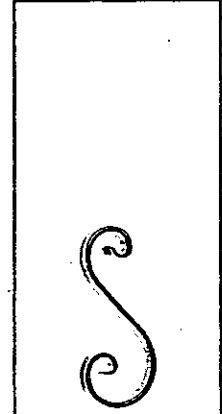
64/10

100 mm x 310 mm



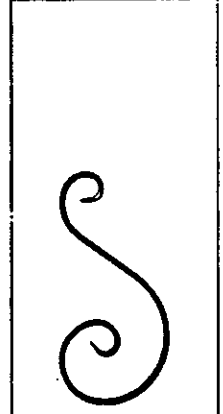
64/5

125 mm x 360 mm



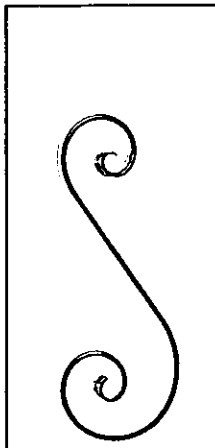
64/1

80 mm x 190 mm



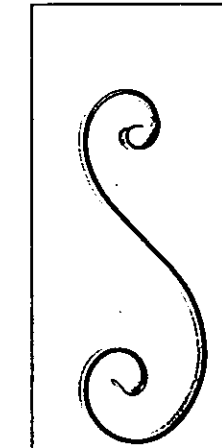
64/11

100 mm x 210 mm



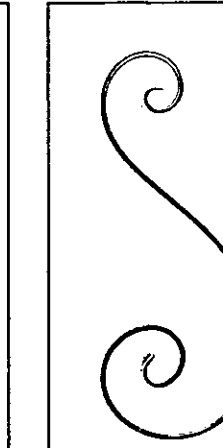
64/2

130 mm x 340 mm



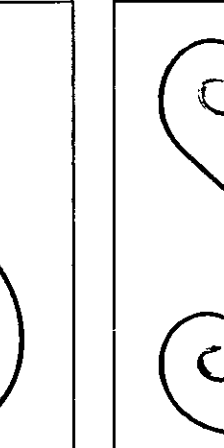
64/4

140 mm x 370 mm



64/6

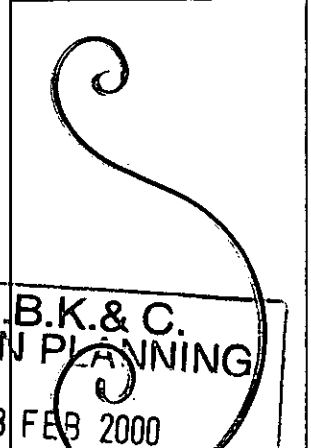
175 mm x 415 mm



64/8

190 mm x 435 mm

R.B.K. & C.
TOWN PLANNING
18 FEB 2000
RECEIVED

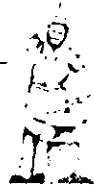


64/7

265 mm x 490 mm

Weldable Steel Railheads

18



84/1

155 mm high
25 mm wide
25 mm ∇ base



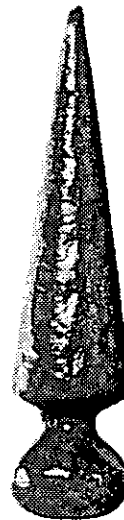
84/2

165 mm high
20 mm wide
20 mm ∇ base



84/3

160 mm high
25 mm wide
25 mm ∇ base



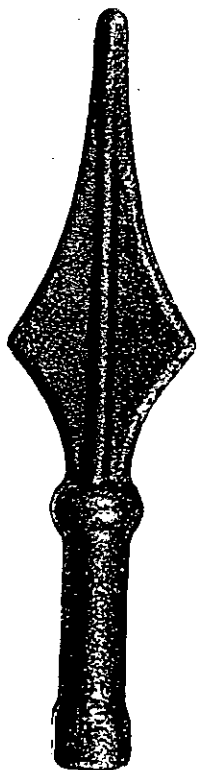
84/4

130 mm high
33 mm wide
33 mm \varnothing base



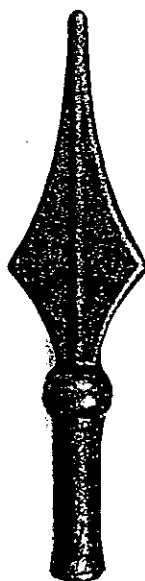
84/5

200 mm high x 70 mm wide
25 mm \varnothing base



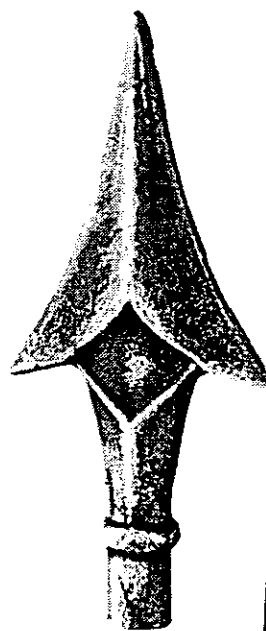
84/6

190 mm high x 50 mm wide
20 mm \varnothing base



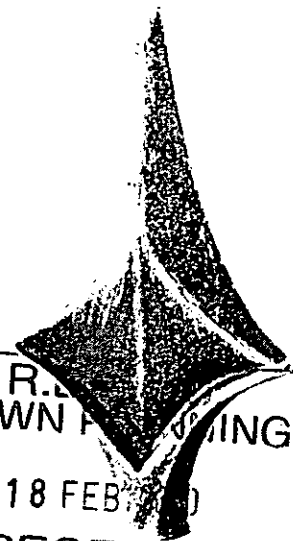
84/7

143 mm high x 35 mm wide
16 mm \varnothing base



84/8

155 mm high x 68 mm wide
16 mm \varnothing base



84/9

135 mm high x 72 mm wide
20 mm ∇ base

R. E. TOWN P. ...
18 FEB 1970
RECEIVED

Tops & Caps for Posts & Pillars

ALL WELDABLE.

19



87/2

80 mm high
40 mm wide
28 mm Ø base



87/3

103 mm high
48 mm wide
48 mm Ø base



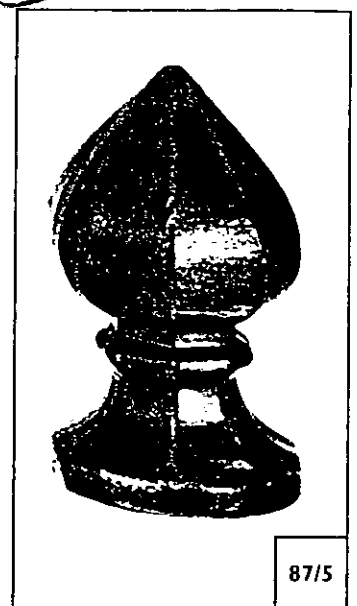
87/14

170 mm high
80 mm wide



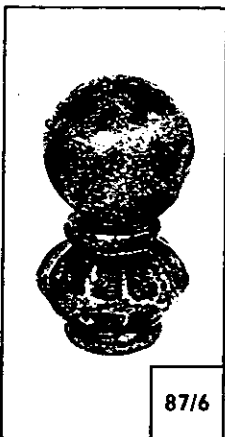
87/4

90 mm high
50 mm wide
50 mm Ø base



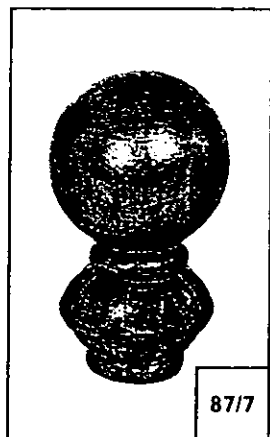
87/5

180 mm high
100 mm wide
100 mm Ø base



87/6

110 mm high
60 mm wide



87/7

120 mm high
70 mm wide



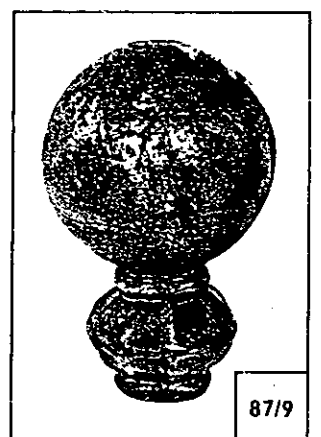
87/11

104 mm high
50 mm wide
50 mm Ø base



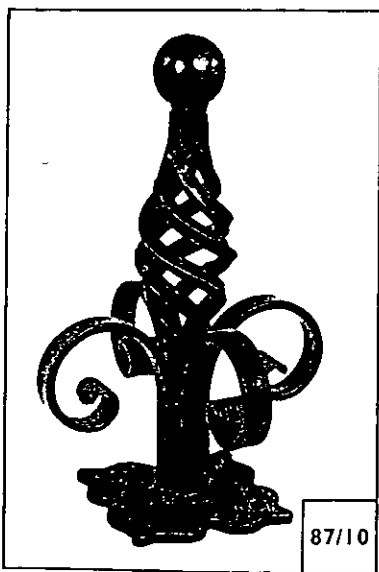
87/8

130 mm high
80 mm wide



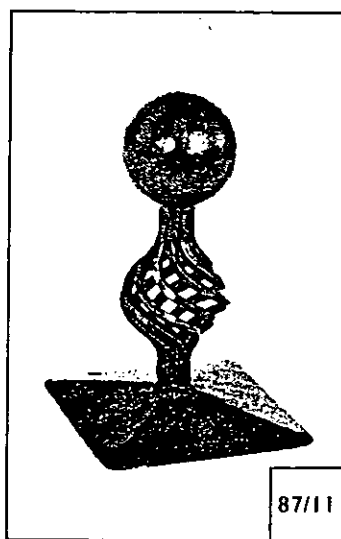
87/9

140 mm high
90 mm wide



87/10

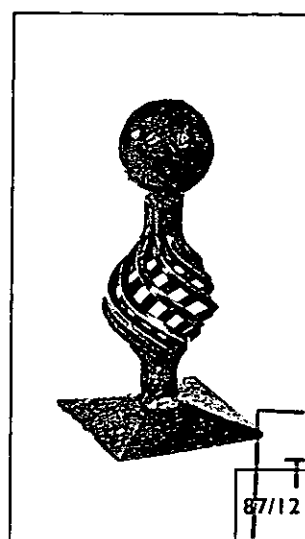
330 mm high
210 mm wide
125 mm Ø base
50 mm ball



87/11

250 mm high, 150 mm Ø base
80 mm ball
as above but with 92/23
plate for fixing to wood

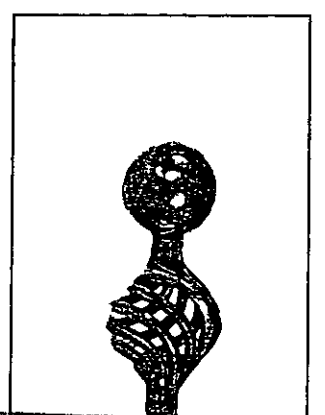
87/22



87/12

210 mm high, 100 mm Ø base
50 mm ball
as above but with 92/23
plate for fixing to wood

87/23



87/13

200 mm high
200 mm Ø base
50 mm ball

R.B.K. & C.
TOWN PLANNING
18 FEB 2000
RECEIVED



1/AD

RBKC District Plan Observations CONSERVATION AND DESIGN

| | | | | |
|--|-------------------------|-------------------|------|-------------|
| Address 31 & THE MANSIONS, EARLS COURT RD | Appl. No. 99/2579/NB | L.B. | C.A. | N C S |
| Description Rural details | | Code 20 | | |

The details of the gates and railings are generally acceptable in design, detailing and materials and I would offer no objections to these proposals we have a condition in the schedule:

I remain concerned at the glass bar profile - in particular the use of frame leading instead of putty and have requested the submission of a full scale sample.

CP (22/2/00)

March 16, 2000

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

For the attention of Mr N Beale

21



PARTNERSHIP

| | | | | | | | | | |
|-------------------------------|-----|----|-----|-----|---------|---------|---|--|--|
| RECEIVED BY PLANNING SERVICES | | | | | | | | | |
| EX DIR | HDC | N | C | SW | SE | ENF | AS ACK | ARCHITECTS AND PLANNING CONSULTANTS | |
| 17 MAR 2000 | | | | | | | 55 Clapham Common South Side London SW4 9BX | | |
| APPEALS | | IO | REC | ARB | FWD PLN | CON DES | FEEES | Tel: 020 7720 4804 Fax: 020 7720 8891 Email: fsp@floydslaski.co.uk | |

Dear Sirs,

NHHT - 3 & 4 THE MANSIONS EARLS COURT ROAD - J.1401
REF: DPS/DCSW/PP/99/02574

Further to our current Town Planning application, we now enclose four copies of our drawing No 1401/6, which illustrates the proposals for re-building the rear wall and refuse chamber fronting Hesper Mews.

We would be grateful if these proposals could be attached to the application now under consideration.

We look forward to your comment/approval as soon as possible.

Yours faithfully,
for Floyd Slaski Partnership

BRIAN MARTIN

NB

COPY OF PLANS
TO INFORMATION
OFFICE

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

23

Ms D Aldham
14 Hesper Mews
London
SW5 0HH

Switchboard: 020 7937 5464
Extension: 2699
Direct Line: 020 7361 2699
Facsimile: 020 7361 3463

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

20 March 2000

My reference: DPS/DCSW/NB/ Your reference:
PP/99/2574

Please ask for: Nicholas Beale

Dear Madam

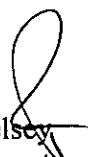
Town and Country Planning Act 1990
The Mansions, Earl's Court Road, Kensington SW5

I refer to the current application for planning permission for works to the above property.

In a recent telephone conversation with Mr Beale of this office, you indicated an interest in the proposed works to the rear of the site. A plan has recently been submitted to form part of the application detailing works to the rear refuse store and I enclose a copy for your information.

Should you wish to submit any representations, I would be grateful to receive them within two weeks of the date of this letter.

Yours faithfully


Paul Kelsey
Area Planning Officer
For the Executive Director of Planning and Conservation.

R

March 22, 2000

244

**FLOYD
SLASKI**

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

PARTNERSHIP

Fao: Mr Q Richards

| | | | | | | | | | |
|-------------------------------|-----|-------------|-----|------------|---|------|--|---|--|
| RECEIVED BY PLANNING SERVICES | | | | | | | | | |
| EX DIR | HDC | N | C | SW | SE | ENF | AC ACK | ARCHITECTS AND PLANNING CONSULTANTS | |
| (14) | | 27 MAR 2000 | | | 55 Clapham Common South Side London SW4 9BX | | | | |
| APPEALS | IO | REC | ARB | FWD PLN | CON DES | FEES | Tel: 020 7720 4804 Fax: 020 7720 8891 Email: fsp@floydslaski.co.uk | | |

Dear Mr Richards,

NHHT - 3 & 4 THE MANSIONS EXTERNAL WORKS - J.1401

Further to our site visit this morning, please find attached façade photographs showing the existing windows as requested. We confirm the pattern of the existing fenestration has been repeated in the new windows.

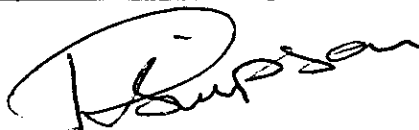
The contact who dealt with the original grant application in RBKC was Mr John Low, Environmental Services, 37 Pembroke Road, W8 6PW. We reiterate this substantial grant was provided to Notting Hill Housing Trust for energy efficiency improvements at the Mansions, a major part of which was the provision of double glazing to the side and rear elevations.

We can only emphasise that we wish to regularise the planning situation as soon as possible and restate that it was our initial understanding on this scheme following discussions with the planning department that a planning application would not be required on the basis that the replacement windows would match existing, albeit they would be double glazed. Regarding the installation we would state that:

- 1.0 The windows are high quality traditional hardwood sashes with the glazing bars as slender as is practically achievable.
- 2.0 Putty beading is not practical with sealed double glazed units because this would compromise both performance and manufacturers warranty.
- 3.0 The replacement windows are far superior to the existing in terms of performance and durability, while being an extremely close match visually as the enclosed photographs indicate.

Please do not hesitate to contact us should you require further discussion or clarification of any arising issues.

Yours sincerely,
for Floyd Slaski Partnership



ROGER SIMPSON

Copy To: **Paul Kelsey**

25



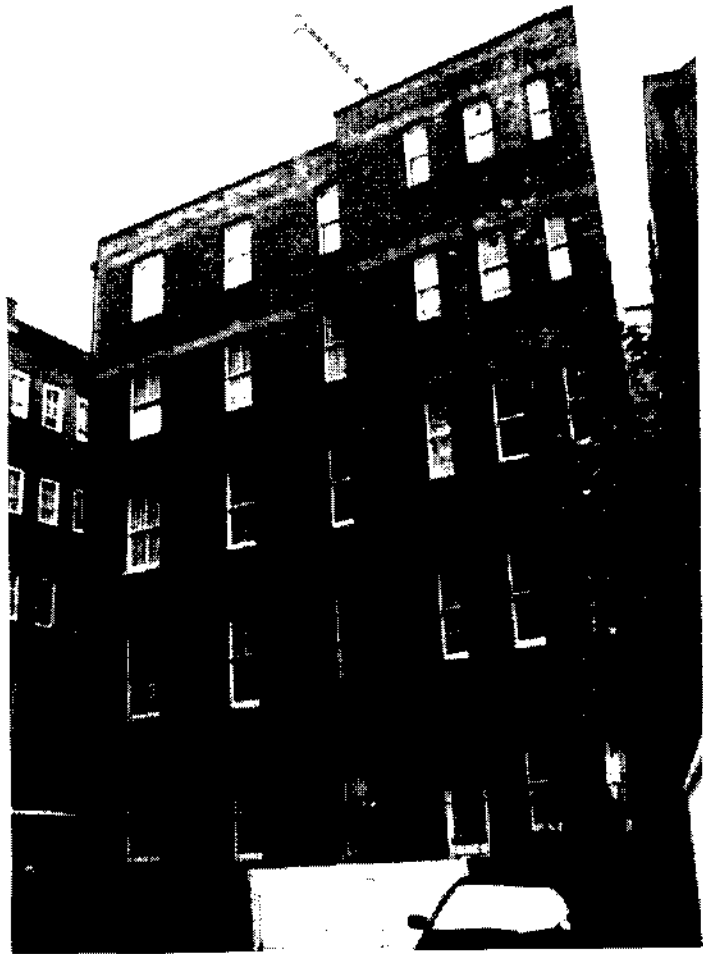
EXISTING ELEVATIONS

**3-4 THE MANSIONS
EARLS COURT**

Floyd Slaski Partnership

J.1401

26



Floyd Slaski Partnership

J.1401





/ / AD

RBKC
District Plan Observations
CONSERVATION AND DESIGN

| | | | | |
|--|--|------|------|-------------|
| Address 3, 4 THE MANSIONS, GARLS COWRY RD | Appl. No. 99/2574/NB 102/374 | L.B. | C.A. | N C S |
| Description external alb. | Code | 28 | | |

Following the site visit on 22/3/00. Despite some shortcomings in terms of the timber vents and timber leading there appears to be an insufficient harm here to justify a refusal.

Therefore I do not consider that the new windows will cause demonstrable harm to the character of the building or the streetscene.

The design and detailing of the new refuse store is considered appropriate and acceptable. No objection.

CR (3/4/00)

THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA
MEMORANDUM - SECTION 101 - LOCAL GOVERNMENT ACT, 1972

DPI
29
/ 51 /
311

To: Chief Administrative Officer (Planning)
From: The Executive Director, Planning & Conservation

Date: 5 April 2000
Our Ref: PP/99/02574

Application Date: 17/12/1999 Complete Date: 22/12/1999 Revised Date:
Agent: Floyd Slaski Partnership, 55 Clapham Common South Side, London
SW4 9BX
Address: 3/4 The Mansions Earls Court Road, London, SW5 9BW
Kensington

This application is for a class of development to be determined under powers delegated to me by the Council on 21st July, 1976, and/or by the Town Planning Committee 6th November, 1979, and/or by the Town Planning Committee on 18th March 1986, 23rd May 1988 and 8th January 1990 and is not such as I wish to refer to the Planning Application Committee. No relevant planning objections have been received.

- | | |
|--|---|
| Class (i) - 8th Schedule development | Class (vi) - Listed building consent for above Classes. |
| Class (ii) - shop fronts | Class (vii) - approval of facing materials |
| Class (iii) - conversion from non s/c dwellings etc | Class (viii) - grant of planning permission for a change from one kind of non-residential use except from one kind of non-residential use except where this would involve the loss of shop use |
| Class (iv) - amendments as required by T.P. Committee | |
| Class (v) - above classes after D.P. Committee agree | Class (ix) - grant permission licence or no objection under Sections 73, 74, 138, 143, 152, 153, 177 & 180 of the Highways Act |
| | Class (x) - Crossover under S. 108 of the Highways Act 1980 |

DELEGATED
APPROVAL
10 APR 2000

Consent under T&CP Control of Advertisement Regulations 1984-90; incl. refusal of consent for Reg. 15 applications.

DESCRIPTION OF PROPOSED DEVELOPMENT

Retention of replacement fenestration, erection of boundary railings and refuse store.

RECOMMENDED DECISION Grant planning permission *conditionally*
RBK&C drawing(s) No. PP/99/02574 Applicant's drawing(s) No.
102A, 103A, 104, 105, 106A, 107A, 1401-6 and PTL871/SK01.

I hereby determine and grant/refuse this application (~~subject to HBMC Direction/Historic Building
authorisation~~) under the powers delegated to me by the Council, subject to the condition(s) indicated below
imposed for the reason(s) appearing thereunder, or for the reasons stated.

Exec. Director, Planning and Conservation Head of Development Control Area Planning Officer

WMS 6/4/2000

6/4/00

30

CONDITIONS AND REASONS FOR THEIR IMPOSITION

1. **The development hereby permitted shall be begun before the expiration of five years from the date of this permission. (C001)**
Reason As required by Section 91 of the Town and Country Planning Act 1990, to avoid the accumulation of unexercised Planning Permissions. (R001)
2. **The development hereby permitted shall be carried out exactly and only in accordance with the drawings and other particulars forming part of the permission and there shall be no variation therefrom without the prior written approval of the Local Planning Authority. (C068)**
Reason - The details are considered to be material to the acceptability of the proposals, and for safeguarding the amenity of the area. (R068)
3. **All work of making good shall be finished to match the existing original work in respect of material, colour, texture, and profile and, in the case of brickwork, facebond and pointing unless otherwise approved by the Executive Director, Planning and Conservation in writing. (C071)**
Reason - To preserve and enhance the character and appearance of the Conservation Area (R072)
4. **The railings to the front and side elevations hereby approved shall be of cast iron, painted black and so maintained.**
Reason: To preserve and enhance the character and appearance of the Conservation Area.
5. **Samples of the proposed brick and tile to be used in the construction of the refuse store and boundary wall hereby approved shall be submitted to and approved in writing by the Executive Director, Planning and Conservation, prior to the start of the relevant part of works. The approved materials shall be used in the implementation of the development and thereafter maintained.**
Reason: To preserve and enhance the character and appearance of the Conservation Area.

INFORMATIVES

1. I09
2. I10
3. I21

DELEGATED REPORT

Address

3/4 The Mansions,
East Court Rd
SW5

Reference

PP/99/2574

Conservation Area

Yes

Listed Building Yes/No

31

Type of Application

Planning Permission/Approval of Materials/Variation of Condition/Listed Building Consent/Conservation Area Consent

Type of Development

Residential Extension

Roof

Rear

Storeys

Side

Front

Garden

Residential Alterations

Residential Conversion

From

To

Other

Shopfront

Non-Residential Extension

Listed Building Demolition

whole

part

Listed Building Alterations

Unlisted Building - Demolition

whole

part

continued

D4/51(a)

Objections (withdrawn etc.) (incl. internal - Design, Policy, Transportation etc.)

Who _____

Overcome by Amendment/Withdrawn/Not Relevant/Other _____

32

Existing

Issues/Policy/Precedent/Conditions/Third Schedule

see Arnold report

Standards

satisfactory

- Light
- Privacy
- Room Sizes 1
- Parking
- Trees
- HBMC** Direction/Obs.
- Obs. Rec'd
- Direction Rec'd
- Consultation Expired

GRANT/APPROVE

subject to conditions

Informatives

Report by

NB

Date

Agreed

*JT / Lewis
6/4/2000*

33

1.0 Planning Considerations

- 1.1 The main issues for consideration are the impact of the proposal on the appearance of the property, and on the character and appearance of the Courtfield Conservation Area.
- 1.2 Policies CD44, CD48, CD52 and CD53 are considered most relevant.
- 1.3 The proposal involves the retention of replacement fenestration, the erection of boundary railings, and the erection of a refuse store at the Mansions.
- 1.4 The Conservation and Design Officer expresses concern over the windows but considers that on balance the proposal is acceptable.
- 1.5 The replacement timber windows are double glazed and have glazing bar and surround details that are less elegant than the originals. This is not welcomed within this Conservation Area, but on balance it is considered that insufficient visual harm is caused by the windows to justify a refusal. The remaining works, including replacement of metal windows and railings to the main frontages are considered visually acceptable at this location. The refuse store to the rear is appropriate in design, and a welcomed service provision providing housing for paladins thereby improving the amenities of Hesper Mews. Other works of repair to the property do not require the benefit of planning permission.
- 1.6 The proposal is considered acceptable and not to cause harm to the character and appearance of the Conservation Area.

2.0 Public Consultation

- 2.1 Occupiers of all flats in The Mansions and York Mansions were notified of the proposal.
- 2.2 Two letters have been received from residents in Hesper Mews who welcome the provision of the refuse store, but raise queries relating to the use of the store and access to it. In particular, they wish to know that paladin containers will be used rather than just bagged rubbish, that the store will be secure while available to all those who need it, and one questions why there is no dropped kerb in front of the store.

The store will be used for paladins. Ownership and access to the store are not planning matters. While there is no dropped kerb in front of the store, there is an existing dropped kerb to one side which can be adequately used.

M.J. FRENCH
EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION

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List of Background Papers:

The contents of file PP/99/02574 save for exempt or confidential information in accordance with the Local Government (Access to Information) Act 1985.

Report Prepared By: NB
Report Approved By: NB/LAWJ
Date Report Approved:

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

35

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

Councillor Barry Phelps
Vice-Chairman, Planning Services Committee
The Town Hall
Hornton Street
Kensington
W8 7NX

Switchboard: 020 7937 5464
Extension: 2699
Direct Line: 020 7361 2699
Facsimile: 020 7361 3463

07 April 2000

My reference: DPS/DCSW/NB/ Your reference:
PP/99/2574

Please ask for: Nicholas Beale

Dear Councillor Phelps

The Mansions, Earl's Court Road, SW5

I refer to the copy letter forwarded by you from Mrs Fitzherbert-Brockholes of Hesper Mews regarding the proposed development at the Mansions on Earl's Court Road.

The scheme involves the provision of a new refuse store to the rear of the mansion block, facing onto the mews. The provision of a store is welcomed, as paladins are currently stored in the open where they form an unwelcome intrusion on the view of the mews at this point.

With regards to the specific points raised in the letter, I would advise that the proposed door will be large enough to allow for the storage of paladins rather than simply bagged rubbish, and the kerb is already dropped near to the proposed store and no further alteration to this kerb will be required. Ownership of the keys to the store is unfortunately not a planning matter, but is to be addressed by the mansion block managing company.

Mr Beale has already contacted Mrs Fitzherbert-Brockholes and Ms Aldham of Hesper Mews who also raised similar questions and on the basis that the points have been addressed, I intend to grant planning permission for the scheme under powers delegated to me.

Yours faithfully

M J French
Executive Director
Planning and Conservation.

[Handwritten signature]



Councillor BARRY PHELPS

Vice-Chairman - Planning and Conservation
The Royal Borough of Kensington & Chelsea
11 Abingdon Mansions, Pater St, W8 6AB UK
Tel 020 7938 2383 Fax 020 7938 2384
barry-phelps@abingdon11.freeserve.co.uk

36

Michael J French FRICS DipTP MRTPI CertTS
Executive Director Planning & Conservation Town Hall W8 7NX
Tel 0171 361 2075/2944 VIA FAX 0171 361 3463
ccs Cllr David Campion BA(Arch) Dip TP FRIBA MBCS
Mr Paul Kelsey

Re EARL'S COURT & OTHER PLANNING MATTERS - 30.04.00

Dear Mr French

188 Earl's Court Road. Do we have grounds to refuse the application to retain the internally illuminated, wall-mounted advertising display unit. Please keep me advised.

JW
Refuse
6/6/00
SE

138 Kings Road. I hope this application will enable us to insist on the restoration of original period detail both outside and inside this property which was, I believe, the Markham Arms and which is, believe, quite old; eighteenth century?

The Mansions, Earl's Court Road. (Delegated decision.) I am an old man whose mind is slipping. I do not recall seeing the application for replacement fenestration. Please send me the drawings.

GA/2574

Philbeach Cons Area, Article IV. No doubt you will copy me in on your reply to Mr Balaam about the *lacunae* alleged to have occurred in recent planning papers.

DMW?

203 Earl's Court Road. Thank you for your letter of the 20th about retention of a condenser - which I accept. I am less happy about the proposed new frontage for this shop. It pays no acknowledgment at all to the fine Victorian parade of which it is a part. Please ask the appropriate officer to discuss this with me.

Drawn
with
NSC

18 and 26/28 Trebovir Road. I applaud the recommended Discontinuance Notices. However at 26/28, The Mayflower Hotel, the proprietor intends shortly to indulge in a major upgrading - as he did with 20 Nevern Square. So why are we chasing the poor fellow?

He has
not
responded
to
correspondence

r/o 38 Gloucester Road. My list of items before PSC on 09 May does not give an officer's recommendation. Answer please.

Rose Square SW3. Where is it please?

Yours sincerely

[Handwritten signature]

| | | | | | | | |
|-------------------------------|-----|-----|-----|-----|-----|-----|-----|
| RECEIVED BY PLANNING SERVICES | | | | | | | |
| EK | HDC | N | C | SW | SE | ENF | AO |
| DIR | | | | | | | ACK |
| - 3 MAY 2000 | | | | | | | |
| APPEALS | IO | REC | ARB | FWD | CON | REF | |

F N/99/2574

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

**THE ROYAL
BOROUGH OF**

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

37



**KENSINGTON
AND CHELSEA**

Councillor Barry Phelps,
Vice Chairman,
Planning and Conservation Committee,
11 Abingdon Mansions,
Pater Street,
LONDON W8 6AB.

Switchboard: 0171-937-5464
Extension: 2944
Direct Line: 0171-361-2944
Facsimile: 0171-361-3463

16 May 2000

My reference: EDPC/MJF

Your reference:

Please ask for: Mr. French

Dear Councillor Phelps,

Earl's Court and other planning matters 30 April 2000

I write further to your letter of 30 April and would advise you as follows:

188 Earl's Court Road I think we have adequate grounds to refuse the application; it is likely to go to Committee on 6 June.

138 King's Road I have noted your comments with regard to the restoration of period details and I have asked the officers to progress.

NB

The Mansions, Earl's Court Road I have enclosed, as requested, details of the application. Permission was granted on 10 April, there being no objections.

Philbeach Gardens Article 4 I have already sent you a copy of my reply to Mr. Balaam.

203 Earl's Court Road I understand Mr. Kelsey has spoken to you about this and has updated you.

18 and 26/28 Trebovir Road We are chasing "the poor fellow" because he will not respond to correspondence as the Committee report made clear. Unfortunately, he does not take any action until faced with legal proceedings and we do need to be seen to be consistent in taking action on signs in Earl's Court.

r/o 38 Gloucester Road This application was included on the Planning Services Committee schedule prior to my formal recommendation. The Committee granted planning permission.

Rose Square, S.W.3. This now forms part of the north block of the Brompton Hospital in Fulham Road.

Yours sincerely,

M. J. French,
Executive Director, Planning and Conservation.