

0
B16WP

PLANNING SERVICES APPLICATION

CONSULTATION SHEET

APPLICANT:

Peter Wood & Partners,
Architects & Designers,
22B Launceston Place,
London
W8 5RL

5

APPLICATION NO: PP/99/02578 159

APPLICATION DATED: 16/12/1999

DATE ACKNOWLEDGED: 22 December 1999

APPLICATION COMPLETE: 22/12/1999

DATE TO BE DECIDED BY: 16/02/2000

SITE: 14 Alexander Square, London, SW3 2AX

PROPOSAL: Formation of new rear basement extension with conservatory over landing to stair to be extended with proposed increase in height and depth. Current use - residential. Proposed use - residential.

ADDRESSES TO BE CONSULTED

- 1. 13 ALEXANDER SQUARE, SW3
- 2. 14 " "
- 3. 15 " "
- 4. 1 ALEXANDER PLACE, SW3
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.

4

CPB
23/12

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

X 0
X 4
23/12
X2

DEVELOPMENT CONTROL

TECHNICAL INFORMATION

ADDRESS 14 Alexander Sq
14 ALEXANDER SQUARE
SW3.

6

THE ROYAL BOROUGH OF



KENSINGTON AND CHELSEA

POLLING DISTRICT 0

- HB Buildings of Architectural Interest *PP992578*
- AMI Areas of Metropolitan Importance
- MDO Major Sites with Development Opportunities
- MOL Metropolitan Open Land
- SBA Small Business Area
- PSC Principal Shopping Centre (Core or Non-core)
- LSC Local Shopping Centre
- AI Sites of Archeological Importance
- SV Designated View of St Paul's from Richmond
- SNCI Sites of Nature Conservation Importance
- REG 7 Restricted size and use of Estate Agent Boards
- 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							
13A. II	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	

Notes:

7

MEMORANDUM

TO: FOR FILE USE ONLY

**From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION**

My Ref: PP/99/02578/SG

CODE 1D

Room No:

Date: 23 December 1999

DEVELOPMENT AT:

14 Alexander Square, London, SW3 2AX

DEVELOPMENT:

Formation of new rear basement extension with conservatory over landing to stair to be extended with proposed increase in height and depth. Current use - residential. Proposed use - residential.

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)

4. Town and Country Planning (Listed Buildings and Conservation Areas) Regulations 1990 (applications for Listed building consent)

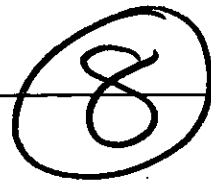
M.J. French

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



**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: 23 December 1999

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCSE/PP/99/02578/SG

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: 14 Alexander Square, London, SW3 2AX

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

**Formation of new rear basement extension with conservatory over landing to stair to be extended with proposed increase in height and depth. Current use - residential.
Proposed use - residential.**

Applicant

**Peter Wood & Partners, Architects & Designers, 22B Launceston Place, London
W8 5RL**

**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

10

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 **KENSINGTON
AND CHELSEA**
an application:

- (a) for development of land in or adjacent to a Conservation Area.
- (d) for consent to demolition and/or alteration of a building which is of architectural or historic interest.

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/99/02578/SG

Date: ~~31/12/1999~~ 10/1/2000

*Posted on railings
outside entrance*

14 Alexander Square, London, SW3 2AX

10/1 JW

Formation of new rear basement extension with conservatory over landing to stair to be extended with proposed increase in height and depth. Current use - residential. Proposed use - residential.

APPLICANT Peter Wood & Partners,

MESSAGE FORM

11

To *GB SG*

WHILE YOU WERE OUT

M *Fellows*

of

Tel. No

409 3536

Ring
Kate,
Secretary
if not revise

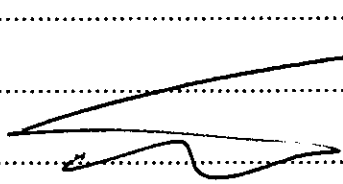
CALLED TO SEE YOU		PLEASE RING	depth near extension
TELEPHONED	/	PLEASE VISIT	
WANTS TO SEE YOU		WILL RING YOU	
URGENT		WILL CALL AGAIN	

re *14 Alexander Sq*

Message

*Away 16th Feb. -
2 March.*

Signed



Date

Time

12

- consv. ^{set} back to line of adjoining property
- section through consv.

- pediment removed.

96/0206

- 12 S. Terrace.

- 3rd floor - ok.

PETER WOOD & PARTNERS
Architects and Designers

22B LAUNCESTON PLACE, LONDON W8 5RL

Tel: 0171-937 3453 Fax: 0171-937 5234 E-mail: mail@pwoodandpartners.com

13

Our Ref: 1267/06/002/SRW/ch

7th February 2000

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

For the attention of Mark Price BSc Grad Dip HB Cons AA

Dear Mr Price

RECEIVED BY PLANNING SERVICES									
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK		
- 8 FEB 2000									
LISTEN	IO	REC	ARB	FWD PLN	CON DPS	FEEES			

(41)

Town and Country Planning Act 1990
Planning (Listed buildings and Conservation Areas) Act 1990

Number 14 Alexander Square, London SW3 2AX

Thank you for the meeting at the above property on 4th February 2000 to review the proposals.

With regard to the Third Floor internal Bathroom as requested I confirm the consented detail at 12 South Terrace SW7. Drawing 1110/P01.

The consent was granted on 16th May 1996, reference DPS/PA/TP/96/0206/X/12/2156 (Listed Building) and Town Planning Consent reference DPS/PA/TP/96/0205/M/12/2155.

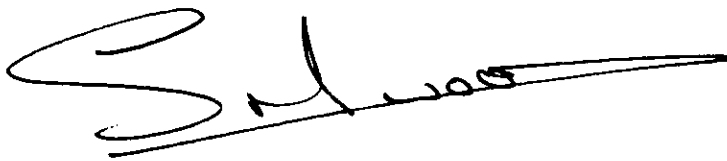
The Royal Borough of Kensington & Chelsea case officers were Marisa Kingston and Helena Benes. As discussed, the Alexander Trust Architect at the property, Susan Walker, has also reviewed the proposals and she had no problem with the proposed alteration either at South Terrace or on this property.

With regard to the two non-original fireplaces, these were removed for restoration just before Christmas by Chalgrove Marble Restoration Ltd. who are a specialist firm. The fireplace in the third floor Bedroom is to be 'stretched' and refitted in the rear Drawing Room. As you are aware, many fireplaces get stolen from empty properties so we apologise for not informing you that the fireplaces were being removed in advance.

14

I look forward to hearing from you with regard to your comments on the Conservatory and the rear extension as soon as is practicable.

Yours sincerely

A handwritten signature in black ink, appearing to read 'S. Wood', with a long horizontal flourish extending to the right.

Stephen Wood
PETER WOOD & PARTNERS

PETER WOOD & PARTNERS
Architects and Designers

22B LAUNCESTON PLACE, LONDON W8 5RL

Tel: 0171-937 3453 Fax: 0171-937 5234 E-mail: mail@pwoodandpartners.com

Our Ref: 1260/10/003/NM/ch

15

Pc Ark / SC

RB
SZ

14 Alexander Square, London SW3 2AX
Minutes of Royal Borough of Kensington & Chelsea
Planning Meeting to review Listed Building
and Planning Applications. Registered Formally

Held at Property – 4th February 2000 – 10.30am

Those Present:

Mark Price – Royal Borough Kensington & Chelsea Design Officer

Sarah Gentry – Case Officer

Stephen Wood – Partner Peter Wood & Partners (SW)

Nicola Mace – Project Architect Peter Wood & Partners (NM)

Matters Arising:

1.0 Front Elevation

No comments – all proposals are fine.

2.0 Rear Elevation

- 2.1 Conservatory. Mark Price stated he would reassess whether Conservatory can extend back as far as indicated. SW pointed out that this had been agreed between him and Hill Spink and the property had been bought on this basis. The height of the Conservatory was also questioned by Mark Price and would report back to PWP. Mark Price did not like the double height appearance of the Conservatory and it was agreed that a possible solution was to reduce the glazing to the Lower Ground Floor to achieve a more solid appearance.
- 2.2 The rear brick extension could be raised as shown on the proposal drawings but Sarah Gentry's view is that the extension should not be brought out by 700mm due to 'increased sense of enclosure'. She did not think that loss of daylight was an issue. SW stated that the sense of enclosure was principally due to the two storey brick structure which had been built at No.13 some time ago and also the raised side extension and Conservatory at No. 13. Sarah Gentry agreed to reconsider this point and come back to PWP.
- 2.3 Mark Price stated that the splayed edge to the Lower Ground floor extension should be made a right angle. Mark Price agreed this was only a minor point and probably rather a fussy request.

RECEIVED BY PLANNING SERVICES								
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK	
ac - 8 FEB 2000								
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES		

16

3.0 Plans

- 3.1 All plans on the floors were accepted apart from Third floor internal Bathroom in the middle of the room. SW told Mark Price that Helena Benes, Royal Borough of Kensington & Chelsea Senior Design Officer had allowed this at 12 South Terrace. Mark Price requested we send details.
- 3.2 Fireplaces. It was noted that two fireplaces had been removed for restoration and also to prevent theft.

4.0 Objections from neighbours

- 4.1 Two formal objections had been received. This was deemed to be quite normal by Royal Borough of Kensington & Chelsea Planning Officers. They are not at liberty to say who they are.

5.0 Conclusion

Royal Borough of Kensington & Chelsea would contact PWP in 7 days with their thoughts. PWP will provide Mr Price with details of South Terrace.

6.0 Distribution

Mr & Mrs Peter Mullen
Those Present
File

PETER WOOD & PARTNERS
Architects and Designers

22B LAUNCESTON PLACE, LONDON W8 5RL

Tel: 020-7937 3453 Fax: 020-7937 5234 E-mail: mail@pwoodandpartners.com

17

P. A. H. E. / (SO)

Our Ref: 1260/31/003/SRW/ch

20th March, 2000

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

RECEIVED BY PLANNING SERVICE						
DIR	HDC	F	SP	S	REP	ST
22 MAR 2000						
By Hand						
10						

22/3

For the attention of Sarah Gentry

Dear Miss Gentry,

**Town and Country Planning Act 1990
Planning (Listed buildings and Conservation Areas) Act 1990
Number 14 Alexander Square, London SW3 2AX**

Further to the meeting of the property on 1st March. We have now revised our proposed drawings as agreed at the meeting, namely:-

1. Existing rear extension to remain on the same projection dimension as existing.
2. The proposed conservatory to have splay facing onto No. 13 Alexander Square. In order to accommodate this requirement a considerable amount of effort has been given to revise the design in order to achieve a good design solution.
3. At lower ground floor level the amount of glazing has been reduced.
4. The external garden staircase has been moved away from the garden wall.

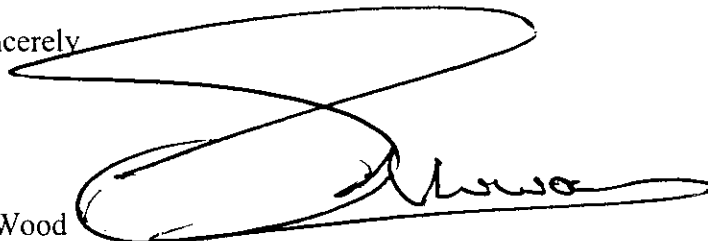
We are pleased to enclose five copies of the revised drawings:-

- 1260/PO1C
- 1260/PO2C
- 1260/PO3B
- 1260/PO4B

EG COPY OF PLANS
TO INFORMATION
OFFICE

Please do not hesitate to contact me if you have any further queries.

Yours sincerely



Stephen Wood

RE-NOTIFICATION

APPLICATION NO: PP/2578/E and LB/2579

18

PROPERTY: 14 Alexander Square, SW3

- Please re-notify ~~all adjoining owners/objectors~~ ^{all adj occupiers +} ~~Mr~~ ^{Mr} Fellowes, 13 Alexander Sq
- Revised drawings received. 2) Mr Chicuri
- Please note this application is due to be considered by the Planning Applications Committee on 7 Shalcomb St
London SW10 0HX.
- ~~Amended~~ revised description as follows:-

~~add~~ (revised drawings)

• tick as appropriate

Formation of basement extension with conservatory at ground floor level, extension to closet wing at second floor level and associated external alterations.

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

19

**THE ROYAL
BOROUGH OF**



**KENSINGTON
AND CHELSEA**

Executive Director M J FRENCH FRICS TP MRTPI Cert TS

File Copy

2079/ 2080

020-7361- 2079/ 2080

Switchboard: 020-7937-5464

Extension:

Direct Line:

Facsimile: 020-7361-3463

Date: 23 March 2000

My reference:

Your reference:

Please ask for:

P L A My Ref: DPS/DCSE/PP/99/02578/SG R M A T O N

Planning Information Office

THE TOWN HALL, HORNTON STREET, LONDON, W8 7NX

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Executive Director of Planning and Conservation

Proposed development at: 14 Alexander Square, London, SW3 2AX

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

Formation of basement extension with conservatory at ground floor level, extension to closet wing at second floor level and associated external alterations.

REVISED DRAWINGS RECEIVED. ANY FURTHER COMMENTS MUST BE RECEIVED BY 06/04/00.

Applicant

Peter Wood & Partners, Architects & Designers, 22B Launceston Place, London W8 5RL

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):

- * 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.

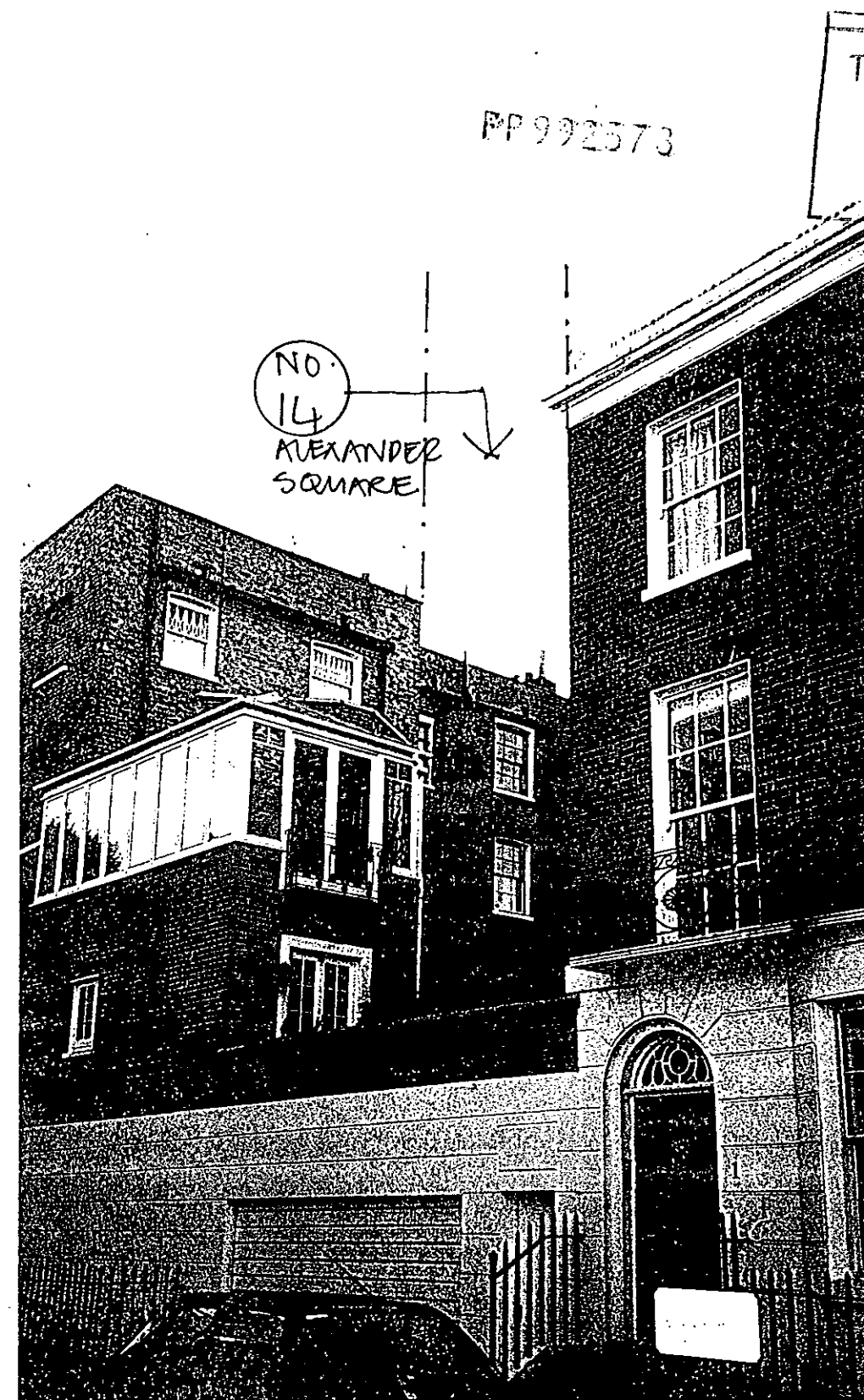
In addition, copies of applications in the **Chelsea Area (SW1, SW3, SW10)** can be seen at **The Reference Library, Chelsea Old Town Hall, Kings Road SW3 (0171-361 4158)**, for the **Central Area (W8, W14, SW5, SW7)** can be viewed in the **Central Library, Town Hall, Hornton Street, W.8.** and applications 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



REAR ELEVATION OF 14 ALEXANDER SQUARE AS SEEN FROM REAR GARDEN.



REAR ELEVATION OF 14 ALEXANDER SQUARE AS SEEN FROM ALEXANDER PLACE

R.I.B.A. C. TOWN PLANNING
21 DEC 1999
RECEIVED

21

PETER WOOD & PARTNERS Architects · Designers 22B LAUNCESTON PLACE, LONDON W8 5RL Fax: 071-937 5234 Tel: 071-937 3453	job 14. ALEXANDER SQUARE, SW3.
	drawing PHOTOGRAPHS OF FRONT ELEVATION
scale N.T.S. drawn N.T.M. date DEC. 1999	506 1260



FRONT ELEVATION AS SEEN FROM
ALEXANDER SQUARE.



FRONT ELEVATION AS VIEWED FROM
ALEXANDER SQUARE.

PETER WOOD & PARTNERS
Architects · Designers
22B LAUNCESTON PLACE, LONDON W8 5RL
Fax: 071-937 5234 Tel: 071-937 3453

job
14. ALEXANDER SQUARE, SW3.

drawing
PHOTOGRAPHS OF REAR ELEVATION

scale N.T.S. drawn N.T.M. date DEC 1999.

5-07
1260

PETER WOOD & PARTNERS
PLANNING
4 1999
RECEIVED