

PLANNING SERVICES APPLICATION

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CONSULTATION SHEET

APPLICANT:

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

APPLICATION NO: LB/99/02579/159

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: Internal alterations to layout, demolition of basement, non-original extensions. New rear extension with conservatory over and stair landing extension.

ADDRESSES TO BE CONSULTED

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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

Table with 3 columns: Statutory Body, Action, and Status. Includes rows for ADVERTISE, Effect on CA, Setting of Listed Building, Works to Listed Building, etc. with handwritten marks like 'X' and circled numbers.

DEVELOPMENT CONTROL

TECHNICAL INFORMATION

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

ADDRESS 14 Alexander Sq 4
14 ALEXANDER SQUARE
SW3.

POLLING DISTRICT 0

- | | | | | |
|-----|--|----------|--------|--|
| HB | Buildings of Architectural Interest | L6992579 | LSC | Local Shopping Centre |
| AMI | Areas of Metropolitan Importance | 992579 | 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							
13A. 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:

27 DEC 1999

MEMORANDUM

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TO: FOR FILE USE ONLY

From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION

My Ref: LB/99/02579/SG
Room No:

CODE 1D

Date: 23 December 1999

DEVELOPMENT AT:

14 Alexander Square, London, SW3 2AX

DEVELOPMENT:

Internal alterations to layout, demolition of basement, non-original extensions. New rear extension with conservatory over and stair landing extension.

The above development is to be advertised under:-

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

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**THE ROYAL
BOROUGH OF**



English Heritage
Historic Building and Monuments Commission
London + South East Region
23 Saville Row, London
W1X 1AB

Switchboard: 0171-937-5464

Direct Line: 0171-361-2585

Extension: 2585

Facsimile: 0171-361-3463

**KENSINGTON
AND CHELSEA**

Date: 23 December 1999

My Ref: DPS/DCSE/LB/99/02579 Your ref: 1260 Please ask for: S. Gentry

Dear Sir / Madam

TOWN AND COUNTRY PLANNING ACT 1990

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

I enclose a copy of an application, with relevant drawings and/or supporting information, and should be pleased to receive your observations on these proposals as soon as possible.

It is hoped to present this application to the Planning Services Committee prior to 16/02/2000. I look forward to hearing from you in the near future, in order that your comments may be reported to this Committee.

Should you require any further details in respect of this case, please do not hesitate to contact the Case Officer on the above extension.

Yours faithfully,

M.J. FRENCH

Executive Director, Planning and Conservation



ENGLISH HERITAGE

LONDON REGION

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Director of Planning & Transportation
Royal Borough of Kensington & Chelsea
The Town Hall
Hornton Street
LONDON
W8 7NX

Your refs: DPS/DCSE/LB/99/
02579

Our ref: LRS/2881/Opt3

Contact: Paul Calvocoressi

Direct Dial: 0171-973-3763

For the attention of S Gentry ✓

14 JAN 2000

Dear Sir/Madam

**Planning (Listed Buildings and Conservation Areas) Act, 1990:
14 ALEXANDER SQUARE, LONDON, SW3 2AX**

Applicant: Peter Wood & Partners
Grade of building: II
Proposed works: Internal alterations to layout, demolition of basement, non-original interiors. New rear extension with conservatory over and stair landing.

Drawing numbers 1260/S-01 to 07 and 1260/P-01A to P04A.

Date of application: 16.12.1999

Date of referral by Council: 23.12.1999

Date received by English Heritage 05.01.2000

Date referred to D.o.E.: 07.01.2000

RECEIVED BY PLANNING SERVICES						
DIR			SWA	SF	ENF	AO ACK
CA		17 JAN 2000		(88)		
			FWD PLN	CON DES	FEES	

You are hereby authorised to determine the application for listed building consent referred to above as you think fit. In so doing English Heritage would stress that it is not expressing any views on the merits of the proposals which are the subject of the application, nor any parallel application for planning permission.

Yours faithfully
Paul Calvocoressi
Paul Calvocoressi
Kensington & South London Team

The Secretary of State has considered the information given above and does not intend to require the application concerned to be referred to him
Signed *JLR*
Date *12/1/00*
LR/F

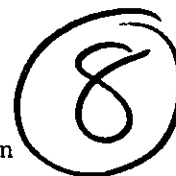
PETER WOOD & PARTNERS

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



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
8 FEB 2000								
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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

RBKC
CONSERVATION & DESIGN

(10)

GRADE II LISTED BUILDINGS
FORMAL OBSERVATIONS

Address: 14 Alexander Square, SW3

Description: Rear lightwell extension at basement and ground, alterations to elevations format and rear and internal alterations

Application No: 99/2579

DC Case Officer: SG

Drawing Nos: 1260 S-01-04incl.,
P-01C, 02C, 03B and 04B

CD Case Officer: MJP

Date: 31th March 2000

Grant/Refuse: GRANT

Formal Observations:

Rear extension to lightwell

It is proposed to insert an extension at basement level with a conservatory extension over to the rear lightwell. The basement extension has been designed to be in keeping with the building having solid piers and timber French doors. The conservatory extension is traditional in nature following existing precedents within the rear of the terrace.

Rear closet extension

At second floor level it is proposed to provide a closet wing extension. This will following existing extensions that rise to this height and will not adversely harm the surviving lightwell-closet rhythm. The alteration will include many beneficial window alterations which will reunite the appearance of the terrace. It is also proposed to install a balcony to give access to the rear garden which will not adversely harm the character of the building at this low level.

Alterations to the front elevation

To the front it is proposed to replace the windows at second floor level. The windows are non-original and the replacements will reinstate the missing design.

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.../Page Two

Internal Alterations

At basement level it is proposed to insert partitions to the front and rear rooms. These works will be lightweight in nature and will not adversely harm the surviving plan form.

To the ground floor it is to make an opening between the front and rear rooms. At first floor it is proposed to make alterations to the opening at this level. The new opening at ground is traditional in nature and both works will not adversely harm the integrity of the principal rooms.

At second floor level it is proposed to insert partitions to the rear rooms and make minor openings. These works will be lightweight in nature and will not adversely harm the surviving plan form at this level.

The works proposed will preserve the special architectural and historic interest of this listed building.

Conditions:

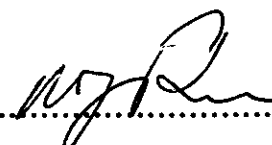
C205

C206

C208 in respect of:

- new fireplaces
- an elevation of the new opening between front and rear at ground and first

C210 adding the words "and single glazed with ^{outlet} trickle vents" after timber.

Signed: 

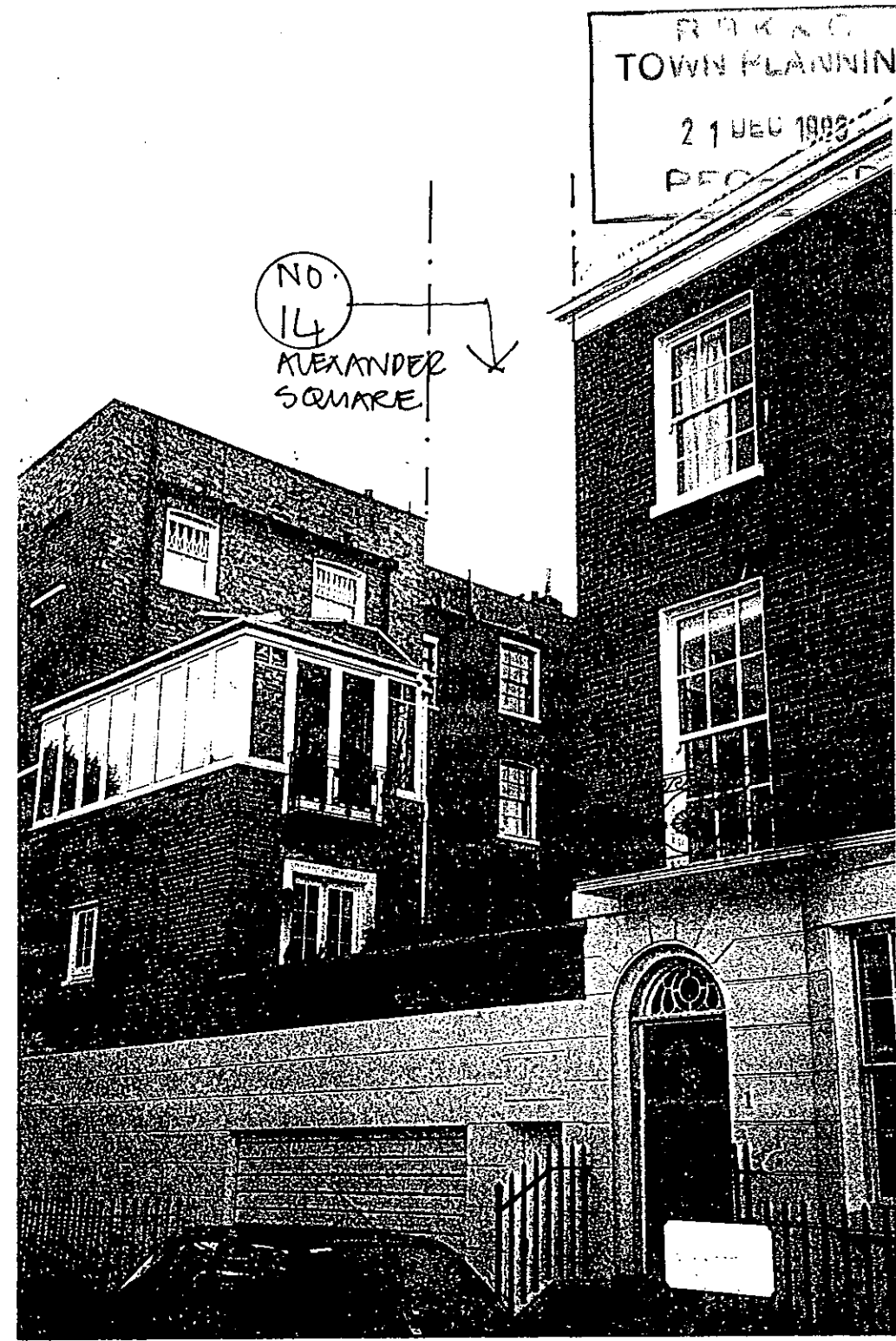
Date: 3/13/00

Approved: 

Date: 3/14/00

R. WOOD & C.
TOWN PLANNING
21 DEC 1999
PETER WOOD

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NO. 13. →
ALEXANDER
SQUARE

REAR ELEVATION OF 14 ALEXANDER SQUARE
AS SEEN FROM ALEXANDER PLACE

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

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