

PLANNING SERVICES APPLICATION

Dealt with  
22/12/99

CONSULTATION SHEET

APPLICANT:

Dinwiddle MacLaren,  
Arthur's Mission,  
30 Snowsfields,  
London  
SE1 3SU

4

APPLICATION NO: PP/99/02580 / 100

APPLICATION DATED: 17/12/1999

DATE ACKNOWLEDGED: 22 December 1999

APPLICATION COMPLETE: 22/12/1999

DATE TO BE DECIDED BY: 16/02/2000

SITE: 13 Edwardes Square, London, W8 6HE

PROPOSAL: Construct new extension to rear at first floor level above existing single storey extension, form new inner courtyard garden. Construct new glazed roof over existing conservatory. Carry out sundry internal alterations.

ADDRESSES TO BE CONSULTED

6

1.  
2. 11, 12, 14, 15 Edwardes Square W8  
3.  
4.  
5.

6.  
7.  
8. 21, 22 Pembroke Place W8  
9.  
10.  
11.  
12.  
13.  
14.  
15.

14/23/99

5/2/99

- 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

1/4 14/23/99

# DEVELOPMENT CONTROL

## TECHNICAL INFORMATION



5

ADDRESS 13 Edwardes Sq.

13 EDWARDES SQUARE

WB

POLLING DISTRICT KB

- |     |  |        |  |
|-----|--|--------|--|
| 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   |
- PP992530

Conservation Area	HB	CPO	TPO	AMI	MDO	MOL	SBA	Unsuitable for Diplomatic use	PSC		LSC	AI	SV	SNCI	REG 7	ART IV
									C	N						
8	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	

<b>Daylighting</b>	Complies	
	Infringes	

<b>Car Parking</b>	Spaces required	
	Spaces proposed	

**Notes:**

6

MEMORANDUM

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TO: FOR FILE USE ONLY

From: EXECUTIVE DIRECTOR  
PLANNING & CONSERVATION

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My Ref: PP/99/02580/KO  
Room No:

CODE 1D

---

Date: 22 December 1999

**DEVELOPMENT AT:**

13 Edwardes Square, London, W8 6HE

**DEVELOPMENT:**

Construct new extension to rear at first floor level above existing single storey extension, form new inner courtyard garden. Construct new glazed roof over existing conservatory. Carry out sundry internal alterations.

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

7

**THE ROYAL  
BOROUGH OF**

**Executive Director M J FRENCH FRICS TP MRTPI Cert TS**



**FILE COPY**

2771

0171-361- 2771

Switchboard: 0171-937-5464

Extension:

Direct Line:

Facsimile: 0171-361-3463

**KENSINGTON  
AND CHELSEA**

Date: 23 December 1999

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCC/PP/99/02580/KO

Planning Information Office

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING ACT 1990**

**Proposed development at: 13 Edwardes Square, London, W8 6HE**

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**

**Construct new extension to rear at first floor level above existing single storey extension, form new inner courtyard garden. Construct new glazed roof over existing conservatory. Carry out sundry internal alterations.**

**Applicant**

**Dinwiddle MacLaren, Arthur's Mission, 30 Snowsfields, London  
SE1 3SU**

**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

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### **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**

9

15.F.

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

*Handwritten:* Hays ALS 24/12

Reference: PP/99/02580/KO

Date: 31/12/1999

13 Edwardes Square, London, W8 6HE

Construct new extension to rear at first floor level above existing single storey extension, form new inner courtyard garden. Construct new glazed roof over existing conservatory. Carry out sundry internal alterations.

**APPLICANT** Dinwiddle MacLaren,

K  
**PLANNING AND CONSERVATION**

THE TOWN HALL HORNTON STREET LONDON W8 7NX

10

**THE ROYAL  
BOROUGH OF**

**Executive Director** M J FRENCH FRICS Dip TP MRTPI Cert TS

The Baroness Hanham C.B.E.,  
Leader of the Council,  
The Royal Borough of Kensington and Chelsea,  
Town Hall, Hornton Street,  
LONDON, W8 7NX.

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



**KENSINGTON  
AND CHELSEA**

12 January 2000

My reference: **EDPC/MJF/PP/** Your reference:  
99/2980 & 2981

Please ask for: **Mr. French**

Dear Lady Hanham,

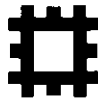
**13 Edwardes Square, W.8.**

I enclose details, as requested, on the above planning application for a rear extension at first floor level. I note that you have received a copy of a letter from the next door neighbour, Mrs. Joan Bulmer-Thomas. The application has only recently been submitted, and at the present time, there is no firm date for Committee consideration.

I would be grateful for any comments you may have on the application, and for the return of the drawings at your convenience.

Yours sincerely,

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



ENGLISH HERITAGE

LONDON REGION

15d.

11

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

Your refs: DPS/DCC/LB/99/02581

Our ref: LRS/363/0

Contact: Paul Calvocoressi

Direct Dial: 0171-973-3763

For the attention of M J French

14 JAN 2000

Dear Sir/Madam

Planning (Listed Buildings and Conservation Areas) Act, 1990  
13 EDWARDES SQUARE, LONDON, W8 6HE

Applicant:  
Grade of building  
Proposed works:

Dr I Benteler  
II  
Extension and alterations

RECEIVED BY PLANNING SERVICES									
EX	HDC	N	C	SW	SE	ENF	AO	ACK	
1990									
17 JAN 2000					(80)				
APPEALS	IO	REC	ARB	FWD	CON	DES	FEES		

Drawing numbers 259-GA-01 & 01, 259-S-03 & 04.

Date of application: 12.12.1999  
Date of referral by Council: 22.12.1999  
Date received by English Heritage 05.01.2000  
Date referred to D.o.E.: 07.01.2000

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 JCR  
Date 12/1/00

LR/F





ROYAL BOROUGH OF KENSINGTON AND CHELSEA  
THE TOWN HALL KENSINGTON W8 7NX 0171-937 5464

From: **The Baroness Hanham, CBE**  
Leader of the Council

12

H:mm

28<sup>th</sup> January 2000

Mr M French  
Executive Director of Planning & Conservation

Dear Mr. French,

Please can you let Mrs. Bulmer-Thomas know the date of the hearing of the Planning Services Committee considering the applications for 13 Edwardes Square. Please note what I have told Mrs. Bulmer-Thomas concerning her appearance before the Committee. If there is any difficulty with that perhaps you would let me know.

Yours sincerely,

13

From: **The Baroness Hanham, CBE**  
Leader of the Council

H:mm

28<sup>th</sup> January 2000

Mrs. Joan Bulmer-Thomas,  
12 Edwardes Square,  
London W8.

Dear Mrs. Bulmer-Thomas,

Thank you so much for your letter of January 10<sup>th</sup> regarding the proposals for the extension at number 13 Edwardes Square. I note that you have written to Mr. French with your objections, and they will of course be taken into account by the Planning Services Committee in due course when the matter is considered.

I understand that there is not a date yet set for the hearing to be held, and I have asked that Mr. French will let you know as soon as the date has been settled. It is possible but not certain that as an objector you might be able to appear before the Committee to put your case. This depends on whether the applications are recommended for grant or refusal, but once you know the date and nearer the time please do contact the Planning Department to see whether it will be possible for you to appear if the suggestion is that the matter should be granted.

It is entirely at the Chairman's discretion who appears before the Committee, but there is an opportunity to do so and you may wish to take it if it is there.

Yours sincerely,

bcc: Mr. M. French



✓/AD

# RBKC District Plan Observations CONSERVATION AND DESIGN

Address 13 EDWARDS SQUARE	Appl. No. 99/2580/KO	L.B.	C.A.	N C S
Description Internal and external works		Code <b>14</b>		

## INTERNAL

### BASEMENT

- I would object to the loss of both chimney breasts here
- The size of the opening between the rear room and the extension is of concern

### GROUND

These works appear acceptable

### FIRST

These works do not appear objectionable

### SECOND

No demand to the original rear elevation is of concern - all other works here are acceptable

### THIRD

No objection

## EXTERNAL

These works need to be assessed on site in terms

The bulk, height and footprint of the extension appears excessive however given the degree of past alterations and extensions there may be sufficient flexibility here. The bay window in particular is of concern. Site visit requested GP (31/1/00)

DT/KO

**PLANNING AND CONSERVATION**

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

15

THE ROYAL BOROUGH OF



KENSINGTON AND CHELSEA

Mrs. Joan Bulmer-Thomas,  
12 Edwardes Square,  
LONDON W.8.

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

08 February 2000

My reference: EDPC/MJF/PP/99/2580      Your reference:      Please ask for: Mr. French

Dear Mrs. Bulmer-Thomas,  
  
**13 Edwardes Square, W.8.**

I write with reference to your recent letter setting out your objections to the current proposed development at the above premises. I would inform you that the applicants have already been advised that their application fails in its present form to comply with a number of the Council's approved planning policies.

I do not have a firm date for Committee consideration, and I understand that the applicants have now asked for a meeting to discuss possible revisions. Should any revisions be made, you will be further notified but, in the event of the application proceeding in its present form, I have asked the case officer to ensure that you are kept informed of both the Committee date and the officers' recommendation. Should it be recommended for approval, you do of course have the opportunity of appearing before the Committee should you consider that your objections have not been fully reported.

Yours sincerely,

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

b.c.c. Councillor The Lady Hamham, C.B.E. - Leader of the Council

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259/JD/cp

2nd March 2000

Royal Borough of Kensington & Chelsea  
Planning Department  
The Town Hall  
Horton Street  
London W8 7NX

Arthur's Mission  
30 Snowsfields  
London SE1 3SU

Telephone  
0207 403 6600  
Facsimile  
0207 378 0378  
Email  
info@dinmac.com  
Website  
www.dinmac.com

Dear Kate Orne

**re: Alterations to 13 Edwardes Square, W8**

Further to our meeting on site on 28 February 2000, as promised I enclose a panoramic view of the rear of the terrace showing the existing extensions to the neighbouring properties. I have marked in red the outline of the new proposed new first floor extension to no.13.

As you see, the proposed extension will have minimal impact upon the bulk of the existing extensions to the rear of this terrace. The proposed extension is only two storeys, whereas most the neighbouring properties have three storey extensions most of which extend the full width.

The proposed extension will not obscure any original fabric of the property as the existing rear elevation to no.13 was built in 1934. It is proposed to replace the ugly flat roof single storey extension with a glazed conservatory which has been welcomed by the immediate neighbour. The proposals include substantial repairs to this Listed Building, including restoration of the front facade which will make a significant improvement to the whole property.

I note your reservations concerning full width first floor extensions, but trust you will take into consideration the context and the fact that seven out of nine properties in the adjacent terrace have substantially larger extensions than our proposals. I trust you will therefore be able to recommend approval in this instance.

Yours faithfully

A handwritten signature in black ink, appearing to read 'James Dinwiddie', written over a large, stylized flourish.

James Dinwiddie

Enc

cc Dr I Benteler

Architecture  
Interior Design  
Planning

Graeme MacLaren  
BA(Hons) BArch RIBA

James Dinwiddie  
BA(Hons) BArch RIBA



J/AD DS

RBKC  
District Plan Observations  
CONSERVATION AND DESIGN

Address 13 EDWARDS SQUARE	Appl. No. 99/2580/KO	L.B.	C.A.	N C S
Description Rear extensions of elevational alt.		Code	17	

Given the past refusals on this tenure - this is a contentious case.

However, on balance, the situation in this instance is significantly different from the one covered No 3 as there is a large number of full width extensions which extend up two or three storeys. This unit appears to lie in a gap between these extensions. In this respect it may be difficult to agree how to the character or appearance of the area resulting from the proposal.

However, the scheme remains unrefused. In this respect I would suggest minor modifications are made to the layout of proposed elevation to address the inappropriate nature of the proposals as a package. These should include

- Remove the upper level projecting bay & replace with a flat soffit which set in reveals to match other on the elevation.
- Re-model the parapet on the rear elevation so they are less cluttered.
- Limit the amount of glazing at upper level on the rear elevation - to take the form of two flat soffit units set in brickwork

EA (13/3/00)

✓ OPC ② no  
2/13

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
20 MAR 2000				15			
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES	

18



259/JD/cp  
15th March 2000

Royal Borough of Kensington & Chelsea  
Planning Department  
The Town Hall  
Horton Street  
London W8 7NX

Arthur's Mission  
30 Snowfields  
London SE1 3SU

Telephone  
0207 403 6600  
Facsimile  
0207 378 0378  
Email  
info@dinmac.com  
Website  
www.dinmac.com

Dear Kate Orne

**re: Alterations to 13 Edwardes Square, W8**

Further to our recent telephone conversation, as requested we have prepared a drawing showing the outline of the existing extensions at first floor level for this group of terrace properties. Please find enclosed 2 copies of drawing No 259-S-06 herewith.

You will note that the proposed first floor extension to No 13 is no larger in plan than the average extension permitted to these properties. Furthermore we would emphasise that the proposed extension will be only two storeys whereas nearly all the properties in this terrace have three storey extensions.

With regard to the issue of full width extensions, we note that there are at least seven other properties in this terrace with full width extensions up to three storeys high .

Whilst we would not wish to stress precedent as a planning issue, we trust you will agree that the proposals are reasonable and may be recommended for approval.

Yours faithfully

James Dinwiddie

Enc

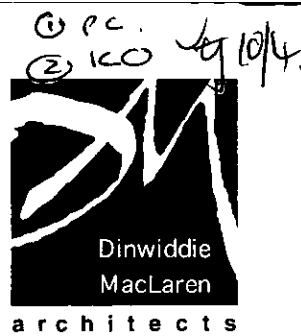
cc Dr I Benteler

Architecture  
Interior Design  
Planning

Graeme MacLaren  
BA(Hons) BArch RIBA

James Dinwiddie  
BA(Hons) BArch RIBA

NO  
COPY OF PLANS  
TO INFORMATION  
OFFICE PLEASE



259/JD/cp  
7th April 2000

19

Royal Borough of Kensington & Chelsea  
Planning Department  
The Town Hall  
Horton Street  
London W8 7NX

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
10 APR 2000							(106)
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES	

Arthur's Mission  
30 Snowfields  
London SE1 3SU

Telephone  
0207 403 6600  
Facsimile  
0207 378 0378  
Email  
info@dinmac.com  
Website  
www.dinmac.com

Dear Kate Orme

**re: Alterations to 13 Edwardes Square, W8**

We refer to your telephone conversation in which you requested us to consider making the following amendments to the rear elevation to enable you to recommend the application for approval.

1. Remove bay window on 3rd floor and replace with sash window.
2. Tidy up arrangement of waste pipes.
3. Reduce extent of glazing to bay window of new 1st floor bedroom.

We have discussed this with our client and would advise as follows:-

1. Our client would prefer to keep the bay window, including renewing the window and removing the tile hanging and replacing it with another material (e.g. leadwork). However, they will agree to the amendment if necessary to achieve a decision.
2. Agreed.
3. Our client would wish to retain the bay. We enclose sketch drawings 259-sk04 and 259-sk06 showing an alternative arrangement with reduced glazing for your consideration.

We look forward to hearing from you.

Yours faithfully

James Dinwiddie

Enc

cc Dr I Benteler

Architecture  
Interior Design  
Planning

Graeme MacLaren  
BA(Hons) BArch RIBA

James Dinwiddie  
BA(Hons) BArch RIBA





J/AO

**RBKC**  
**District Plan Observations**  
**CONSERVATION AND DESIGN**

Address 13 EDUARDES SQUARE	Appl. No. 99/2580/40	L.B.	C.A.	N C S
Description amenity	Code	<b>20</b>		

I consider, given the conservation nature of the scheme that the removal of the bay window at 2nd floor level is a necessary part of the scheme in order for it to be acceptable as a package. The proposed replacement window is appropriate in design.

Although not ideal the bay window at 2nd floor level is not considered objectionable. The windows are generously framed in white paint and are of a design not in-compatible with an Edwardian alteration to the late Georgian main building.

No objection

GP (18/4/00)



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259/JD/cp  
19th April 2000

Ms Kate Orne  
Royal Borough of Kensington & Chelsea  
Planning Department  
The Town Hall  
Horton Street  
London W8 7NX

Arthur's Mission  
30 Snowfields  
London SE1 3SU

Telephone  
0207 403 6600  
Facsimile  
0207 378 0378  
Email  
info@dinmac.com  
Website  
www.dinmac.com

**BY COURIER**

Dear Kate Orne

**re: Alterations to 13 Edwardes Square, W8**

Following our telephone conversation yesterday we understand you are now in a position to recommend the application subject to the proposed amendments outlined in our letter dated 7th April 2000.

We have therefore hastened to amend the CAD drawings accordingly and now enclose herewith 2 copies of drawings 259-GA-01B and 259-GA-02A. Please substitute these for the original drawings submitted.

We understand that the application will be heard at the Planning Committee meeting on 9th May 2000.

If you have any further queries please do not hesitate to contact us.

Yours sincerely

James Dinwiddie

Encs

cc Dr I Benteler

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
102				19 APR 2000			
Architecture				Interior Design			
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FILED	PLANNING

*Guys  
Here you go!  
Kate*

Graeme MacLaren  
BA(Hons) BArch RIBA

James Dinwiddie  
BA(Hons) BArch RIBA



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259/JD/cp  
25th April 2000

Ms Kate Orne  
Royal Borough of Kensington & Chelsea  
Planning Department  
The Town Hall  
Horton Street  
London W8 7NX

Arthur's Mission  
30 Snowfields  
London SE1 3SU

Telephone  
0207 403 6600  
Facsimile  
0207 378 0378  
Email  
info@dinmac.com  
Website  
www.dinmac.com

Dear Kate Orne

**re: Alterations to 13 Edwardes Square, W8**

Following our telephone conversation on 25th April with Quinn Richards, we have revised our drawings to delete the alterations to the pavement vaults. We now enclose herewith 2 copies of 259-GA-01C and 259-GA-02B. Please substitute these for the original drawings submitted.

If you have any further queries please do not hesitate to contact us.

Yours sincerely

James Dinwiddie

Encs

cc Dr I Benteler

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	<input checked="" type="checkbox"/>	SW	SE	ENF	AO ACK
26 APR 2000							20
APPALS	IO	REC	ARB	FWD PLN	CON DES	FEES	

K.O.  
copy of plans  
to I.O please

Architecture  
Interior Design  
Planning

Graeme MacLaren  
BA(Hons) BArch RIBA

James Dinwiddie  
BA(Hons) BArch RIBA

**RBKC**  
**CONSERVATION & DESIGN**

23

**GRADE II LISTED BUILDINGS**  
**FORMAL OBSERVATIONS**

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**Address:** 13 Edwardes Square

**Description:** Extensions, elevational alterations and internal works

**Application No:** PP99/2580

**DC Case Officer:** KO

**Drawing Nos:**

**CD Case Officer:** GR

259-S-03

259-S-04

259-GA-01C

259-GA-02B

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**Date:** 25<sup>th</sup> April 2000

**Grant/Refuse:** GRANT

**Formal Observations:**

The scheme entail rear extensions, elevational alterations and internal works. The building has been the subject of extensive past alterations with the original rear elevation almost wholly obscured by a later full height and full width extension.

The rear extension is compatible with the bulk, height and massing of other extensions in the close vicinity of the building which represents the localized character of the listed terrace at this point. The design of the extension is compatible with the later Victorian and Edwardian character of similar large extensions in the general vicinity. The associated elevational alterations are appropriate in terms of design, detailing and materials. Other elevational alterations involve the removal of an incongruous projecting bay window at third floor level and its replacement with a more appropriate recessed sash window. The works also entail the removal of the water tanks at roof level.

The internal works will not harm the sense of spatial integrity and coherence of the original planned form and the re-instatement of the sense of enclosure of the rear room through the construction of a new wall and modest opening will improve the planned form at this point.

The works will not harm the special architectural or historical character of the building

**Conditions:**

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- 1. C205 ✓
- 2. C206 ✓
- 3. C214 ✓
- 4. All new brickwork shall match adjoining brickwork in terms of colour, size, texture, facebond and pointing ↓
- 5. The roof of the conservatory shall be glazed in glass ✓
- 6. All new windows (with the exception of the basement level windows) shall be vertically sliding painted timber box sash and single glazed. ✓
- 7. All external joinery shall be of painted timber ✓
- 8. The door opening to be infilled in the front ground floor room shall entail the retention of the existing architrave of the opening and the infill panel shall be recessed within the door opening. ✓

Signed: ..... *D. Joyce RLS* .....

Date: *26/4/00* .....

Approved: ..... *David Mc Donald* .....

Date: *26/4/00* .....

**Other Notes:**

FILE NUMBER: ..... *PP/99/2580* .....  
ADDRESS: ..... *13 Eds. Sq* .....  
.....  
.....

*25*

REVISED DRAWINGS RECEIVED

1. Please re-notify all objectors. Add to letter:  
"Revised drawings received. Any further comments must be received by ....." \*

*8.5.80.*

- ~~2. Please re-advertise \*~~

*Jg 27/4.*

\* delete or add as appropriate

*Taks.*

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**PLANNING AND CONSERVATION**

THE TOWN HALL HORNTON STREET LONDON W8 7NX

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Executive Director M J FRENCH FRICS TP MRTPI Cert TS

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**THE ROYAL  
BOROUGH OF**



**KENSINGTON  
AND CHELSEA**

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**FILE COPY**

2079/2080

020-7361- 2079/2080

Switchboard: 020-7937-5464

Extension:

Direct Line:

Facsimile: 020-7361-3463

Date: 27 April 2000

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCC/PP/99/02580/KO

Planning Information Office

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING ACT 1990**

**Proposed development at: 13 Edwardes Square, London, W8 6HE**

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**

**Erection of rear first floor extension, formation of courtyard garden, construction of new glazed roof over ground floor extension and carrying out of elevational alterations.**

**\*\* REVISED DRAWINGS RECEIVED \*\***

**Applicant**

**Dinwiddle MacLaren, Arthur's Mission, 30 Snowsfields, London  
SE1 3SU**

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 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 (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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**PLANNING AND CONSERVATION**

THE TOWN HALL HORNTON STREET LONDON W8 7NX

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Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

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**THE ROYAL  
BOROUGH OF**



**KENSINGTON  
AND CHELSEA**

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Mrs. Joan Bulmer-Thomas,  
12 Edwardes Square,  
LONDON W.8.

Switchboard: 020 7937 5464  
Extension: 2944  
Direct Line: 020 7361-2944  
Facsimile: 020 7361 3463

27 April 2000

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My reference: EDPC/MJF/PP/  
99/2580

Your reference:

Please ask for: Mr. French

Dear Mrs. Bulmer-Thomas,

**13 Edwardes Square, W.8.**

Further to my letter of 8 February, I am writing to advise you that the planning application for the erection of a rear first floor extension will be considered at the Planning Services Committee on 9 May; the application is recommended for conditional planning permission.

I have asked that a copy of the officer's report be sent to you when it is available. If you wish to raise additional material planning objections to those already detailed in the report at the Committee on 9 May, perhaps you could contact my secretary on 020 7361 2944 so that the necessary arrangements can be made; verbal representations to Committee are at the Chairman's discretion.

Yours sincerely,

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

c.c. Councillor The Lady Hanham, C.B.E.

**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**



**KENSINGTON  
AND CHELSEA**

Mr and Mrs Avanzi,  
11 Edwardes Square,  
London,  
W8 6HE.

Switchboard: 0207-937 5464  
Extension: 2771  
Direct Line: 0207-361 2771  
Facsimile: 0207-361 3463

28 April 2000

My reference: DPS/DCC/KO  
PP/99/2580

Your reference:

Please ask for: Ms. K. Orme

Dear Sir and Madam,

Town and Country Planning Act 1990

13 Edwardes Square, W8.

I write with regard to your letter dated 6<sup>th</sup> January, 2000 which relates to the current applications for planning permission and listed building consent for the above property.

I note that you have requested that the Case Officer visits your property in order that the aforementioned applications can be discussed. However, you have not provided a contact telephone number and the Case Officer, Ms. Orme, has been unable to obtain it as you are ex-directory. Ms. Orme has visited your property on a number of occasions but has been unsuccessful in contacting you in this manner. Ms Orme has visited No. 12 and No. 13 and has viewed your property from the rear gardens of both properties.

I can inform you that these applications will be considered at the Planning Services Committee on 9 May and that they are both recommended for conditional approval. I can also confirm that your concerns will be fully reported to the Committee.

If you still have queries with regard to these applications please contact Ms. Orme on the above telephone number as soon as possible.

Yours faithfully,

Derek Taylor,  
Area Planning Officer for the  
Executive Director, Planning and Conservation.

R

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# PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

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Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

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THE ROYAL  
BOROUGH OF



KENSINGTON  
AND CHELSEA

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Mr and Mrs W. Gilbert.  
14 Edwardes Square,  
London,  
W8 6HE.

Switchboard: 0207-937 5464  
Extension: 2771  
Direct Line: 0207-361 2771  
Facsimile: 0207-361 3463

28 April 2000

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My reference: DPS/DCC/KO  
PP/99/2580

Your reference:

Please ask for: Ms. K. Orme

Dear Sir and Madam,

Town and Country Planning Act 1990

13 Edwardes Square, W8.

I write with regard to your letter dated 7<sup>th</sup> January, 2000 which relates to the current applications for planning permission and listed building consent for the above property.

I can inform you that these applications will be considered at the Planning Services Committee on 9 May and that they are both recommended for conditional approval. I can also confirm that your concerns with regard to this proposal will be fully reported to the Committee.

If you have any queries please contact the Case Officer, Kate Orme on the above telephone number.

Yours faithfully,

Derek Taylor,  
Area Planning Officer for the  
Executive Director, Planning and Conservation.

R

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**PLANNING AND CONSERVATION**

THE TOWN HALL HORNTON STREET LONDON W8 7NX

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Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

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**THE ROYAL  
BOROUGH OF**



**KENSINGTON  
AND CHELSEA**

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R.K. Laird,  
Chairman of Pembroke Place Residents  
Association,  
25 Pembroke Place,  
London,  
W8 6EU.

Switchboard: 0207-937 5464  
Extension: 2771  
Direct Line: 0207-361 2771  
Facsimile: 0207-361 3463

28 April 2000

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My reference: DPS/DCC/KO  
PP/99/2580

Your reference:

Please ask for: Ms. K. Orme

Dear Sir,

Town and Country Planning Act 1990

13 Edwardes Square, W8.

I write with regard to your letter dated 3<sup>rd</sup> April, 2000 which relates to the current applications for planning permission and listed building consent for the above property.

I can inform you that these applications will be considered at the Planning Services Committee on 9 May and that they are both recommended for conditional approval. I can also confirm that your concerns with regard to this proposal will be fully reported to the Committee.

If you have any queries please contact the Case Officer, Kate Orme on the above telephone number.

Yours faithfully,

Derek Taylor,  
Area Planning Officer for the  
Executive Director, Planning and Conservation.

R

# 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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Mr. J. Dinwiddie,  
Dinwiddie MacLaren Architects,  
Arthur's Mission,  
30 Snowfields,  
LONDON SE1 3SU.

Switchboard: 0171-937 5464

Extension: 2944

Direct Line: 0171-361 2944

Facsimile: 0171-361 3463

4 May 2000

My reference: EDPC/MJF/PP/  
99/2580

Your reference:

Please ask for: Mr. French

Dear Mr. Dinwiddie,

## 13 Edwardes Square, W.8.

I am writing to inform you that arrangements have been made for you to attend and address the Planning Services Committee on 9 May 2000 at the Town Hall in Committee Room 1 at 6.30 p.m. on the above planning application.

An objector to the planning application has requested to attend and address the Committee. In order to avoid deferrals caused by either or both invited parties not attending, I am hereby advising you that should either party fail to attend or provide adequate reasons for non-attendance, the Committee will proceed to determine the application. You may of course bring photographs etc. if you consider that they help to illustrate your case more clearly. Your representation to Committee will be limited to five minutes only. Upon arrival, you are advised to make yourself known to the Committee Administrator seated within the Committee meeting room.

In the event of only the objector appearing, he/she will be given an opportunity to state his/her objections and answer any questions asked by Members relating to the proposals. With regard to the applicant/agent, he/she will be allowed to make a short summary address of the proposals and be prepared to answer any questions raised by Members of the Committee.

Should you have any queries regarding either the arrangements made or this letter, I would be grateful if you would contact my secretary in the first instance.

Yours sincerely,

M. J. French,  
Executive Director, Planning and 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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Professor Victor Bulmer-Thomas, OBE,  
55 Maze Hill,  
LONDON SE10 8XQ.

Switchboard: 0171-937 5464

Extension: 2944

Direct Line: 0171-361 2944

Facsimile: 0171-361 3463

4 May 2000

My reference: EDPC/MJF/PP/ Your reference:  
99/2580

Please ask for: Mr. French

Dear Professor Bulmer-Thomas,

**13 Edwardes Square, W.8.**

I am writing to inform you that arrangements have been made for you to attend and address the Planning Services Committee on 9 May 2000 at the Town Hall in Committee Room 1 at 6.30 p.m. on the above planning application. I would be grateful for a brief statement of the points you wish to raise.

The agent for the planning application has also been invited to attend and address the Committee. In order to avoid deferrals caused by either or both invited parties not attending, I am hereby advising you that should either party fail to attend or provide adequate reasons for non-attendance, the Committee will proceed to determine the application. You may of course bring photographs etc. if you consider that they help to illustrate your case more clearly. Your representation to Committee will be limited to five minutes only. Upon arrival, you are advised to make yourself known to the Committee Administrator seated within the Committee meeting room.

In the event of only the objector appearing, he/she will be given an opportunity to state his/her objections and answer any questions asked by Members relating to the proposals. With regard to the applicant/agent, he/she will be allowed to make a short summary address of the proposals and be prepared to answer any questions raised by Members of the Committee.

Should you have any queries regarding either the arrangements made or this letter, I would be grateful if you would contact my secretary in the first instance.

Yours sincerely,

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