

66

1. FILE COPY

2. THE OCCUPIER
11 EDWARDES SQUARE
LONDON
W8

3. PROFESSOR V.BULMER-THOMAS, OBE,
12 EDWARDES SQUARE
LONDON
W8 6HE

5. GUBERT
14 EDWARDES SQUARE
LONDON
W8

6. METCALFE
15 EDWARDES SQUARE
LONDON
W8

7. ADDENBROOKE
21 PEMBROKE PLACE
LONDON
W8

8. CLARK
22 PEMBROKE PLACE
LONDON
W8

9. BULMER-THOMAS
12 EDWARDES SQUARE
LONDON
W8 6HG

10. PEMBROKE PLACE RES. ASSOC
25 PEMBROKE PLACE
KENSINGTON
W8 6EU

67

11. COUNCILLOR MISS E.M. CHRISTMAS, MBE
FLAT 37 ABINGDON COURT,
27 ABINGDON VILLAS,
LONDON, W8 6BT

12. COUNCILLOR M. FIELD,
67 ELIZABETH STREET,
LONDON,
SW1W 9PJ

13. COUNCILLOR DR. J.E.L. MUNDAY, MA MRCP,
59 ABINGDON ROAD,
LONDON,
W8 6AX

14. S. SYMES,
THE KENSINGTON SOCIETY,
19 DENBIGH TERRACE,
LONDON, W11 2QJ

15. MRS. S. ANDERSON, SEC.,
EDWARDES SQUARE/SCARSDALE & ABINGDON ASS
8 PHILLIMORE TERRACE,
LONDON, W8 6BJ

16. ANDERSON
8 PHILLIMORE TERRACE
KENSINGTON
W8 6BJ

17. FIELD
67 ELIZABETH STREET
LONDON
SW1W 9PJ

18. MUNDAY
59 ABINGDON ROAD
KENSINGTON
W8 6AN

19. THE KENSINGTON SOCIETY
S. SYMES
19 DENBIGH TERRACE
LONDON
W11 2QJ

① Ach

② KO

68

12 Edwardes Sq
London W8 6HE

Your Ref. DPS/DCC/PP/99/02580/KO

4 January 2000

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

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AC ACK
55 - 6 JAN 2000							
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEEES	

Dear Sir,

I write regarding the proposed development at 13 Edwardes Sq., having consulted the details of the application at the Planning Department.

I have been the owner of 12 Edwardes Square since 1987, although the house is occupied by my mother (Mrs. Joan Bulmer-Thomas). She has lived there continuously since 1942 and is one of the oldest – if not the oldest – resident in the square. I have consulted her before writing this letter and you should therefore regard it as a joint letter. She may also write to you separately.

Your letter indicates what matters can and cannot be taken into account by the Council. I will not therefore refer to the noise, dust and disturbance that my mother (now aged 89) would have to endure if this proposal was approved. Instead, I will concentrate on the loss of sunlight, daylight and privacy.

The kitchen of 12 Edwardes Sq. already suffers some loss of light from the ground floor extension to 13 Edwardes Sq. The proposal to add a further floor to the extension would eliminate almost entirely all such light. My mother spends a great deal of time in the kitchen, which she finds warm and pleasant, and the loss of light would be a serious inconvenience.

The drawing room of 12 Edwardes Square is on the first floor and has one window to the rear of the house. At present, there is good light through this window. However, the construction of an additional floor at the back of 13 Edwardes Square would reduce much of the light coming into the drawing room. My mother spends a great deal of her time in the drawing room and the proposed extension would force her to rely much more on artificial light.

The proposal includes plans for a window from the first floor overlooking the garden of 12 Edwardes Square and with a close view of the bedroom on the

AR
6:1:00
M

69

second floor of 12 Edwardes Square. This represents a loss of privacy that would be most regrettable. At present the view from 13 Edwardes Sq. to this bedroom is not a problem.

I was born in 12 Edwardes Square in 1948 and am aware that many houses have undergone significant alteration in the last 50 years. Nevertheless, my mother has a right to spend her remaining years in comfort and dignity. She and my father, who died in 1993, have always been strong supporters of the local community and both worked hard to improve the quality of life for all those who live in the square. It would be a terrible shame if her last years were marred by a development that appears to take no account of the interests of the neighbouring house.

Yours Sincerely,



Professor V. Bulmer-Thomas, OBE

PP/99/2580

① Ach ② no

11 Edwardes Sq.
Kensington
W8 6HE

6.1.2000

70

Planning Department
The Town Hall
Kensington.

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	SW	SE	ENF	AD ACK	
- 6 JAN 2000						67	
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES	

Dear Miss Orme

13 Edwardes Sq.

I have inspected the current listed planning application in respect of the above property, and would wish to raise initial objection on grounds of loss of light. These concerns are shared by Mrs Bulmer Thomas at 11 Edwardes Square, and I should therefore be grateful if you could arrange to visit us to discuss our concerns further.

Thank you for your attention.

Yours sincerely,

Mr C. Quigley

6/00

Mr and Mrs Walter Gubert
14 Edwardes Square
London W8 6HE

7/1/00

① Ach
② ko

JG 1/1
71

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

Mr M.J. French
Planning and Conservation Office
The Town Hall
London W8 7NX

RECEIVED BY PLANNING SERVICES									
EX DIR	HDC	N		SW	SE	ENF	ACK		
17		11 JAN 2000							
APPLS	IC	RE+							

Dear Mr M. J. French.

We have looked at the proposed development for 13 Edwardes Square and are very concerned about several points:

- First the new bedroom window on the first floor would open in front of our own bedroom window and would be extremely close to it. Because of the square shape of that new window (which is in fact a glazed door!) and the fact that it would protrude about 75cm from our existing wall, people looking out from that glazed door would overlook directly into our bedroom. It would be a real loss of privacy.
- Secondly we are anxious about the height of the chimney for the new conservatory. If it is very high it may look out of proportion and out of place. If it is not, the fumes will be at the level of our bedroom window!
- Thirdly, in the proposed development there is no drawing for the roof covering this new extension (new bedroom and new bathroom)! And we would like to understand how this new roof would join with our own roof and gutter.

~~We would very much like to know when the next meeting about this proposed development will be. Thank you for considering our worries.~~
Yours faithfully,

Walter Gubert

① Avh

② KO

✓glll

10th January 2000

RECEIVED BY PLANNING SERVICES									
EX DIR	HDC	N		SW	SE	ENF	IO	CK	
(16) 11 JAN 2000									
APPEALS	IO	REC	APP	FWD PLN	CON DES	FEES			

12 Edwardes Square
London W8 6HG
0171 602 6267

72

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

Dear Mrs French,

I only wish to add a short letter to that written to you by my son Victor Bulmer-Thomas.

My husband and I bought this charming little house in 1942. We raised a family and lived here together until he died 6 years ago. He was a member of Parliament for 10 years, writer and journalist, and devoted most of the last 30 years of his life to the preservation of ancient monuments, particularly churches. Besides being a considerable national figure, my husband was a great supporter of the local community, being twice chairman of the Edwardes Square Garden Committee, insisting that elegant iron railings replace the temporary chicken wire after the war.

Lovely Edwardes Square has been a very unpleasant, noisy and dusty place for 6 years as a result of the extensive building on its North side. Just as I hoped it was now becoming peaceful again it is a great shock to get this information about the proposed development at No. 13.

Surely, particularly in a terraced house, neighbours must be given consideration.

My little garden I prize very much. As well as being a pleasant and quiet place to sit, the garden provides the house with much needed fresh air and sunlight. The proposed development next door would take light and air from my garden, study and drawing *& kitchen* room. It would mean suffering further noise and dust pollution. I am 89 years of age, and the time I spend in my garden is very precious.

I think my son's letter deals with most points but I would like to put the loss of fresh air high on the list of objections. In a very polluted city Kensington suffers particularly because of its congested High Street. Some of this the Council cannot do much about but to allow the filling up of valuable air space seems very unpardonable.

Let me reiterate that for 6 years noise and dust from the building work on the North side have made living in the square far from pleasant. In all that time, I have been unable to open windows in my drawing and dining rooms because of the din and mess. Is the garden and back of my house now to become a new No Go Area? Isn't it time inhabitants of the square were allowed once again to enjoy its lovely tranquillity and fresh air?

I do hope you will take these points into consideration when looking at No. 13's planning application.

Yours sincerely,

Joan Bulmer-Thomas

Joan Bulmer-Thomas

PP/99/2580

① Ach

15 EDWARDES SQUARE
LONDON W8 6HE
0171 - 603 2987

② to
Vg 12/1

Executive Director, Planning and Conservation
The Town Hall
Hornton Street
London W8 6HE

11th January 2000

73

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	ACK
12 JAN 2000							
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEEES	

Dear Sir,

Re: Proposed Development at: 13 Edwardes Square, London W8 6HE

We write with reference to your letter of the 23rd December 1999 concerning the above and would like to express our objections to the proposal on the following grounds:

1) Impact on the surrounding area

The extension would be the only structure of that height and dimension along the rear gardens on this side of the square. It would break the view of gardens and greenery, affect the light into and the view from the nearby properties, would be intrusive when viewed from the gardens or through the rear windows of these properties and would be completely out of character with the area and displeasing to the eye. ✓

2) Overlooking and loss of privacy

The proposal would allow for the occupiers of 13 Edwardes Square to look over not only the gardens in nearby properties but also through the rear windows of these, resulting in an extreme loss of privacy and in intrusion into private property. ✓

It is our view that even if this extension is done tastefully, it would have an extremely adverse impact on the surrounding area, be invasive and cause a dramatic loss of privacy. We must object to the proposal in the strongest possible terms.

We very much hope that the Council will take our objections into account when reviewing this proposal and await with concern the decision of the Planning Department.

Yours faithfully,

Michael W. Metcalfe

22, Pembroke Place,
London. W8

Tel: 0171 - 937 1974

✓
Pleas do → KO
VK 18/1

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

14th January, 2000

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

For the attention of M.J. French, Esq.

74

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	ACK
S				18 JAN 2000			
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES	

Dear Sirs,

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

We are in receipt of your letter of the 23rd of December 1999 and we have looked at the drawings.

As you will appreciate, we are concerned about the noise and dust and dirt that will be caused by the work, but in principle we have no objection.

We would like to be assured that the trees at the back of the garden will be maintained at their present height as they provide privacy.

We would prefer it if the building work is restricted to week days. As the work is so extensive we are surprised that no provision has been made to re-locate or screen the cold water storage tank on the roof, which is most unsightly.

Yours faithfully,

E.M. Clark

99/2580

① Ach ② hco
JG 16/3

KAREN ADDENBROOKE

RECEIVED BY PLANNING SERVICES										
EX DIR	HDC	N	G	SW	SE	ENF	AD ACK			
(65)		16 MAR 2000								
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEED				

March 7, 2000

Dear Sir:

I am writing to you to register my objection to the proposed alterations to Number 13 Edward's Square.

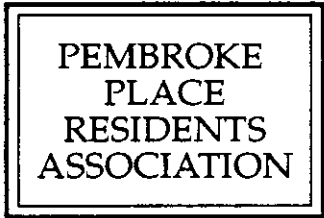
The large widow at the rear of the 1st floor extension will overlook my property directly, and is 26ft. nearer than the present one. To a lesser extent the ground floor window has a similar effect.

As it appears that the property is to be divided into apartments, there will be much more use made of the rooms overlooking my property, considerably reducing my privacy, and thus the value, of my property.

One of my greatest amenities is to be able to use my 2nd floor roof terrace without being overlooked from Edward's Square. This amenity will be destroyed by the proposed development.

Sincerely,
Yours faithfully
Karen Addenbrooke

Karen Addenbrooke
Chartered Physiotherapist



① Ach

② no Jy 4/4

76

25, Pembroke Place,
London, W8 6EU.

Tel. 0171-937-1020

3rd April 2000

Your Ref. DPS/DCC/PP/99/02580/KO.

For Attn. Ms Kate Orme,
Planning Dept.,
RBK&C,
Town Hall,
Hornton St.,
London, W8 7NX.

Planning Application -- No. 13, Edwardes Square

Dear Ms Orme,

A number of residents living on the West side of Pembroke Place have brought the above planning application to my notice as they are concerned at the proposal to extend No. 13 Edwardes Square backwards at first-floor level. Such an extension, with large East-facing windows would significantly increase the degree to which the rear of the Pembroke Place houses would be overlooked.

This would not much affect others of us, such as me at No.25, but it would inevitably set a precedent, which would be difficult to resist, for similar extensions to spread northwards, and such developments would be detrimental to us all. Furthermore it would result in excessive infilling of these Edwardes Square gardens which has in the, presumably, distant past been allowed to happen South of No 13.

We should like to record our objection to the proposal, and should be grateful if you could keep us informed of its progress.

Yours sincerely,

(R.K.Laird -- Chairman)

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EX DIR	HDC	N	C	SW	SE	ENF	AD ACK
(BX) - 4 APR 2000							
ISSUES	IO	REC	ARB	FWD PLN	CON DES	FEES	

1. ACK-O
2. KO

✓ ~~PP~~
415.

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12 Edwardes Sq
London W8 6HE

2 May, 2000

Your Ref. DPS/DCC/PP/99/02580/KO

Dear Sir,

I have now seen the amended proposal for 13 Edwardes Square. It does not in any way address my objections laid out in my letter of 4 January. I therefore repeat the objections made on that occasions.

In addition, I have consulted my lawyer who considers that the proposed development may infringe our legal rights. I enclose a copy of the letter my lawyer has sent to both the architects and the owner of 13 Edwardes Sq.

Yours Sincerely,



Professor V. Bulmer-Thomas, OBE

RECEIVED BY PLANNING SERVICES									
EX DIR	HDC	N	C	SW	SE	ENE	ACK	AC	
86 - 4 MAY 2000									
PPS	IO	REC	ARB	FWD PLN	CON DES	FEE			

Partners

M H Boyd-Carpenter CVO
A W C Edwards
R A Powles
J D P Carrell
Miss M E Falk
J H Evans
N S D Bulmer
R D Cooper
C R Jessel
G W Richards
R G Clinton
R W J Parry
J Morcom
J Thorne
Hon M T Bridges
W J Furber
Mrs F S Shackleton
Mrs J L Hill LVO
M J Chantler
Miss E J Potter
R S Blair
P J Downy
A C Parkhouse
C R A Anderson
R E Foster
J M Bayliss
F Nation-Dixon
S J Bruce
S J Pring
J P D Wienand
D C S Smellie
P M Aldis
Miss P J Gorman
Mrs V A Reburn
G J Acheson
Mrs C F Hamilton-Russell
Mrs K G Vieck
Miss C M McAleavey
W J A Gordon
J C Pike
J D McNeill
J A V Smith
W P Twidale

Consultant

C F Woodhouse CVO

Associates

Miss J L Brown
W G F Gee
Miss A J Springett
Mrs S A Ingle
Miss D E Davidson
M K Nicolas *

Messrs Dinwiddle McLaren
Arthur's Mission
30 Snowsfields
London SE1 3SU

Our Ref NSB/eah
Direct Line 020 7917 7229
Direct Fax 020 7831 9223
Direct E-Mail nsb@farrer.co.uk

2 May 2000

COPY

78

Dear Sirs

13 Edwardes Square, London W8

We are instructed on behalf of the owners of number 12 Edwardes Square. Our clients have become aware that you, on behalf of the owners of 13 Edwardes Square, have submitted an application for planning consent to build a substantial first floor extension to the rear of number 13 Edwardes Square. On the basis of the plans and details of your clients' proposals (including revisions) that our clients have seen, the extension at first floor level proposed to be built will substantially interfere with the access of light and other amenities enjoyed by our clients' property.

Our clients have received no approach or information from your clients or anyone on their behalf to discuss your clients' proposals or their impact on our clients' property, which our clients find surprising. Our clients take a very serious view of any proposed building on your clients' property which will or might impede or infringe the amenities of our clients' property and their legal rights. The proposals of which our clients are aware appear plainly to infringe those rights and our clients wish to make clear that they will take any legal steps as may be necessary to preserve and protect their rights to such amenities including light.

We should also inform you that our clients are drawing to the attention of the planning authorities their position in this respect.

Yours faithfully

① Obj. ② KO

99/2580

11/5

15, Edwardes Square,
London W8 6HE

79

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

RECEIVED May 2000
PLANNING SERVICES

EX DIR	HDC	N	C	SW	SE	ENF	AS ARK
86		11 MAY 2000					
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES	

Dear Mr. French,

Proposed Development at 13 Edwardes Square, W8

We write with reference to your letter of 27th April concerning the above and wish to express our objections to the proposal, as amended, on the following grounds:

Impact on the surroundings

The extension would be the only structure of that height extending so far back into any of the gardens on the east side of the square. It would break the view of gardens and greenery; affect the light into and the view from nearby properties. It would also be completely out of character with the area, ugly and intrusive viewed from the gardens or through the rear windows of these properties.

Overlooking and loss of privacy

The proposal would allow for the occupiers of 13 Edwardes Square to look over the gardens and through the rear windows of nearby properties, resulting in a great loss of privacy.

Even allowing for sympathetic execution of this extension, it would have an extremely adverse impact on the surrounding area, be invasive and cause a dramatic loss of privacy. We object to the proposal in the strongest possible terms.

We hope that the Council will take our objections into account when considering this proposal.

Yours sincerely,

Michael Metcalfe

Conttee

① PC ② DT
Vg 9/5.

80



259/JD/cp
5th May 2000

Ms Kate Orme
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

RECEIVED BY PLANNING SERVICES								
EX DIR	HDC	N	C	SW	SE	ENF	AC	ACK
				- 9 MAY 2000		(107)		
APPEALS	IO	REG	ARB	FWD PLN	CON DES	FEEs		

Dear Kate Orme

re: Alterations to 13 Edwardes Square, W8

It has come to our notice that the Council have received a late objection in writing on behalf of the owners of no.12 Edwardes Square. We understand that the basis of the objection is that the proposed extension will interfere with the access of light to the adjoining property. We would therefore wish to make the following comments:-

- Our client's proposal is for a 2 storey extension only. All the properties in the close vicinity of no.13 have 3 storey extensions, including no.12. The proposed lower building would not seem unreasonable compared with the precedent set by the existing taller extensions in the group of properties which characterise this part of the terrace.
- These properties lie in a central urban location where higher buildings are to be expected. Indeed, the levels of light reaching the ground floor windows to no.12 are already significantly affected by the existing extensions in the group, including the extension to no.12. We do not consider that the proposed extra floor at the rear of no.13 will result in a further significant loss of light or overshadowing.
- The issue of rights of light is a legal matter and can only be established by prescription only. The enforcement of easements and prescriptive rights is not a matter for the planning process and should be resolved privately between the two parties.

Architecture
Interior Design
Planning

cont.d/...

Graeme MacLaren
BA(Hons) BArch RIBA

James Dinwiddie
BA(Hons) BArch RIBA



259/JD/cp
5th May 2000

Page 2

81

- The scheme before the council has been developed and amended during a long period of consultation to achieve a proposal which can be recommended by the Case Officers. We recognise that any building work in a central urban location will have some impact on the immediate neighbouring properties. However, we maintain that the current proposals represent a reasonable and modest development which will improve the character and appearance of the listed building.

Yours sincerely

James Dinwiddie

cc Dr I Benteler

82

E. M. Clark,
22, Pembroke Place,
London. W8 6EU

Telephone
Home: (0171) 937 1974
Office - Tele: 0171-739 8200/Fax: 0171-

RECEIVED BY PLANNING SERVICES									
EX DIR	HDC	N	C	SV	SE	ENF	AO	ACK	
121		- 9 MAY 2000							
1-55	0325	REC	ARB	FWD	CON	DES	FEES		

7 May 2000

Attn. Planning Dept

RBKOL, Town Hall, Hornon Street, W8.

Dear Sir, - re planning application N°13 Edwards Sq.

Writing further to my earlier letter on this matter I concur with the March letter from R K Laird, Chairman of the Pembroke Place Residents Association and the comments he has made on the objection to the proposal.

I would add that if any work is to take place that the hours be restricted to normal working hours in the week and no weekends. I am also concerned with the dust and dirt that will inevitably be caused by any building works.

I should be grateful if you could keep me informed of the progress of this planning proposal.

Yours faithfully
E M Clark

13 Edwardes Sq.

55 MAZE Hill

83

4.5.00.

London SE10 8XQ

Dear Ms. Down,

In addition to the points in my January letter, I will refer in the consultation meeting on 9 May to:

- 1) Inaccuracies/inconsistencies in the Execution Director's Report
 - 2) Absence of an independent daylight & sunlight study.
 - 3) That for consultation area to include back as well as front of house.
 - 4) Absence of consultation/cooperation for architect & owner
- 13 Edwardes Sq.

RECEIVED BY PLANNING SERVICES								
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK	
- 8 MAY 2000								81
LEADS	IO	REC	ARB	FWD PLN	CON DES	FEEs		

Yours Sincerely,

V. Palmer-Jones

① Ach
② JT

11 Edwardes Square
Kensington
London W8 6HE
Tel: 020 7602 7030
Fax: 020 7603 7928

84

8th May 2000

Mr J Taylor
The Royal Borough of
Kensington & Chelsea
Norton St - Kensington.

RECEIVED BY PLANNING SERVICES								
EX DIR	HDC	N	C	SW	SE	ENF	AC	ACK
(84)		- 9 MAY 2000						
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEEES		

Dear Mr Taylor
Proposed development at : 13 Edwardes Sq W8 6HE

After my visit to inspected the plans for the above property and my discussion with Ms K Orme, I write to offer my support to the objections raised by Professor v Bulmer-Thomas.

I feel if such a development were allowed to take place it would seriously damage and restrict the right of light to Professor Bulmer-Thomas's home. I hope the Council will take into account the strong objections we both have

Yours sincerely

M. C. Avanzi

ESSA

Edwardes Square Scarsdale & Abingdon Association

Chairman: His Honour Judge Gerald Gordon

Hon. Secretary: Mrs. S. Anderson, 8 Phillimore Terrace, W8 6BJ

Tel: 071-937 5292

please report.

156

85

Cllr D. Campion,
Chairman, Planning & Conservation Committee,
Town Hall,
Hornton Street,
London W8 7NX.

8/5/00

Re. 13, Edwardes Square

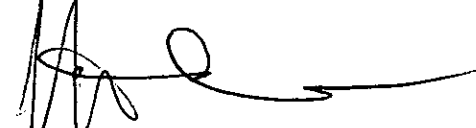
Dear Cllr. Campion,

ESSA are concerned about the effect that the proposed rear extensions to no. 13 will have on the adjoining property, no. 12. The height and depth of the extensions will cause the loss of almost all natural daylight to the kitchen and drastically reduce daylight to all rooms at the rear of no.12. The combination of the existing extension at no. 11 together with that proposed at no. 13 will create an unacceptable sense of enclosure as the rear elevations and half the garden of no.12 will be in a virtual tunnel. This will be extremely damaging to the amenity of the occupant of no. 12.

We are also concerned that the proposed extensions, in addition to a ground floor extension which extends into the rear garden twice the distance of any others in the Square (built pre-planning regulations), will unacceptably dominate the original house, contrary to Council policy.

We request the Committee to refuse the application in view of the damaging effect it will have on the neighbouring property. Also, the scale of the sum of the extensions will overdominate the original house.

Yours sincerely,



Suzanne Anderson