

3. PARTICULARS OF APPLICATION

State whether this application is for: State Yes or No

- (i) Outline planning permission No
- (ii) Full planning permission YES
- (iii) Renewal of temporary permission or permission for retention of building or continuance of use without complying with a condition subject to which planning permission has been granted. No
- (iv) Consideration under Section 72 only (Industry) No

If "Yes" strike out any of the following which are not to be determined at this stage.

- 1. Siting
- 2. Design
- 3. Landscaping
- 4. External appearance
- 5. Means of access

If "Yes" state the date and number of previous permission and identify the previous condition.

Date Number

The Condition

2

4. PARTICULARS OF PRESENT AND PREVIOUS USE OF BUILDINGS OR LAND

State :-

- (i) Present use of buildings/land RESIDENTIAL
- (ii) If vacant the last previous use and period of use with relevant dates.

5. LIST ALL DRAWINGS, CERTIFICATES, DOCUMENTS, ETC; forming part of this application

125/B/11-14, 125/D/11 & 12 DRAWINGS AS EXISTING AND PROPOSED. LOCATION PLAN PLANNING REPORT AND PHOTOGRAPHS

6. ADDITIONAL INFORMATION State Yes or No

- (a) Is the application for non-residential development No If "Yes" complete PART THREE of this form (See PART THREE for exemptions)
- (b) Does the application include the winning and working of minerals No If "Yes" complete PART FOUR of this form
- (c) Does the proposed development involve the felling of any trees No If "Yes" state numbers and indicate precise position on plan

- (d) (i) How will surface water be disposed of? EXISTING MAIN DRAINAGE
- (ii) How will foul sewage be dealt with? EXISTING MAIN DRAINAGE

(e) Materials - Give details (unless the application is for outline permission) of the colour and type of materials to be used for:

- (i) Walls YELLOW LIMON STOCK BRICKS WITH RED BRICK PRESSINGS & STONE CILLS
- (ii) Roof NATURAL SLATE
- (iii) Means of enclosure

We hereby apply for (strike out whichever is inapplicable)

(a) Planning permission to carry out the development described in this application and the accompanying plans in accordance therewith

~~(b) Planning permission to retain the building(s) or work(s) already constructed or carried out, or a use of the land already instituted as described in this application and accompanying plans.~~

Signed [Signature] on behalf of Date 16/12/99

AN APPROPRIATE CERTIFICATE MUST ACCOMPANY THIS APPLICATION (See General Notes)

If you are the ONLY owner of ALL the land at the beginning of the period 20 days before the date of application, complete Certificate A. If otherwise see PART TWO of this form.

CERTIFICATE A - Certificate under Section 66 of the Town & Country Planning Act 1990. I hereby certify that:-

- *Strike out whichever is unapplicable.
- 1. No person other than the applicant was an owner (a) of any part of the land to which the application relates at the beginning of the period of 20 days before the date of the accompanying application.
- 2. ~~None of the land to which the application relates constitutes or forms part of an agricultural holding; or~~
- 3. *I have / the applicant has given requisite notice to every person other than *myself/himself who, 20 days before the date of the application was a tenant of any agricultural holding any part of which was comprised in the land to which the application relates, viz:-

(a) "Owner" means a person having freehold interest or a leasehold interest the unexpired term of which was not less than 7 years.

Name and Address of Tenant

Date of Service of Notice

Signed on behalf of Date

IF 20 DAYS BEFORE MAKING THE APPLICATION YOU ARE NOT THE ONLY OWNER OF ALL THE LAND AND HAVE SIGNED A CERTIFICATE ON PART ONE OF THE FORM THEN DO NOT COMPLETE PART TWO OF THE FORM. For definition of 'owner' see General Notes

PART TWO TOWN AND COUNTRY PLANNING ACT 1990 CERTIFICATE UNDER SECTION 66

3

PLEASE READ THE NOTES OVERLEAF BEFORE FILLING IN PART TWO.

CERTIFICATE B

I hereby certify that:

† See note (a) to Certificate

1. I have/~~the applicant has~~* given the requisite notice to all persons, who 20 days before the date of accompanying application, were owners of any part of the land to which the application relates, viz:

Name of Owner 66/67 CADOGAN PLACE LTD Address 61 BROOK STREET LONDON W1Y 2BL Date of Service of Notice 1/12/99

~~*2. None of the land to which the application relates constitutes or forms part of an agricultural holding, or~~

3. I have/~~the applicant has~~ given the requisite notice to every person other than myself/himself* who, 20 days before the date of the application, was a tenant of any agricultural holding any part of which was comprised in the land to which the application relates, viz:

Name and Address of Tenant

* Strike out whichever is inapplicable

~~Date of Service of Notice~~

Signed [Signature] on behalf of [Signature] Date 16/12/99

CERTIFICATE C

I hereby certify that:

† See note (a) to Certificate

1. (i) I am/~~the applicant is~~* unable to issue a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66 (1) of the Act, in respect of the accompanying application dated

(ii) I have/~~the applicant has~~* given the requisite notice to the following persons who, 20 days before the date of the application, were owners of any part of the land, to which the application relates, viz:

Name of Owner Address PP 992535

..... Date of Service of Notice

(iii) I have/~~the applicant has~~* taken the steps listed below, being steps reasonably open to me/him* to ascertain the names and addresses of the other owners of the land or part thereof and have/~~has~~* been able to do so:

(a)

*2. None of the land to which the application relates constitutes or forms part of an agricultural holding; or

3. I have/~~the applicant has~~ been given the requisite notice to every person other than myself/himself* who, 20 days before the date of the application, was a tenant of any agricultural holding any part of which was comprised in the land to which the application relates, viz:

Name and Address of Tenant

Date of Service of Notice

Signed on behalf of Date

(a) Insert description of steps taken.
(b) Insert name of local newspaper circulating in the locality in which the land is situated.
(c) Insert date of publication (which must not be earlier than 20 days before the application).

* Strike out whichever is inapplicable

CERTIFICATE D

I hereby certify that:

† See note (a) to Certificate

1. (i) I am/~~the applicant is~~* unable to issue a certificate in accordance with Section 66 (1) (a) of the Act in respect of the accompanying application dated and have/~~has~~* taken the steps listed below, being steps reasonably open to me/him*, to ascertain the names and addresses of all the persons who, 20 days before the date of the application were owners of any part of the land to which the application relates and have/~~has~~* been unable to do so:

(a)

(iii) Notice of application as set out below has been published in the (b) on (c) (Copy of notice as published).

*2. None of the land to which the application relates constitutes or forms part of an agricultural holding; or

3. I have/~~the applicant has~~ given the requisite notice to every person other than myself/himself* who, 20 days before the date of application, was a tenant of any agricultural holding any part of which was comprised in the land to which the application relates, viz:

Name and Address of Tenant

Date of Service of Notice

Signed on behalf of Date

(a) Insert description of steps taken.
(b) Insert name of local newspaper circulating in the locality in which the land is situated.
(c) Insert date of publication (which must not be earlier than 20 days before the application).

* Strike out whichever is inapplicable

Jonathan Louth ARCHITECTS

CONSULTANTS FOR THE BUILT ENVIRONMENT
MANAGEMENT • DESIGN • ARCHITECTURE

J-125/Auth/JCL

15th December 1999

4

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

PP992585

Dear Sirs,

84 Cadogan Lane with Flat 8 & Ancillary Storerooms, 66/67 Cadogan Place, London SW1

Lord & Lady Selsdon own in part a freehold interest and in part the long leasehold interest in:
84 Cadogan Lane (the rear mews house)
Flat 8 (basement of 66/67 Cadogan Place)
Ancillary rooms (rear basement of 67 Cadogan Place).

It is their intention to improve these areas and retain them in occupation for themselves, their family and a caretaker. So we have been asked to submit a planning application for permission to undertake development alterations at these property to designs prepared by this Practice and described below.

We hope that this brief "planning report" will provide some assistance to you by amplifying the normal planning documents. The documents and drawings accompanying this application are as follows:

1. 4 copies of this Planning Report.
2. 4 copies of Planning Application Form TP1 for both addresses;
4 copies of Listed Building Consent Form for Cadogan Place;
4 copies of Conservation Area Consent Form for Cadogan Lane.
3. The application fee of £380.00.
4. 5 copies of the following drawings:
125/B/10 - 1:1250 Location Plan.
125/B/11 - Plans as existing.
125/B/12 - Sections as existing.
125/B/13 - Mews Street Elevation as existing and proposed.
125/B/14 - Gable Elevation as existing and proposed including a panorama of the surrounding area as existing and as proposed.
125/D/11 - Plans as proposed.
125/D/12 - Sections as proposed.

Cont/2

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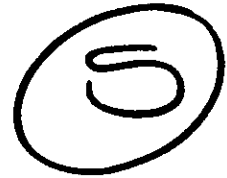
Website: www.jla-architects.co.uk

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5. Photograph sheets nos.

- 125/B/15 - Mews house as existing.
- 125/B/16 - Lightwells (Basement)
- 125/B/17 - Courtyard (mews)
- 125/B/18 - Adjoining mews houses
- 125/B/19 - Existing mews house: Panoramic view of Cadogan Lane
- 125/B/20 - Proposed mews house: Panoramic view of Cadogan Lane

**The Properties - History & Ownership:**

The properties on the site comprise 66/67 Cadogan Place, with eight self-contained flats, and two adjoining mews houses at 82 and 84 Cadogan Lane. From 1984 until recently the properties were held under headleases from Cadogan Estates by Lord Selsdon, with individual tenants holding sub-leases. At one time, Lord Selsdon and members of his family occupied three of the flats and provided a fourth flat for the caretaker to look after the two buildings on Cadogan Place.

After lengthy and considered negotiations with the Cadogan Estate, Lord Selsdon reached agreement for the acquisition of the freehold of 66/67 Cadogan Place. The leasehold interest was then surrendered so that, in line with leasehold reform legislation, all tenants acquired new long leases together with a share of the freehold. Lord Selsdon also acquired the freehold of 84 Cadogan Lane, which he and Lady Selsdon currently occupy.

Listed Grade II, Nos. 66/67 are already in planning use (through lateral conversion) as dwellings with residential accommodation on Basement, Ground and First to Fourth floors. Both addresses present near identical facades to the square but slightly varied facades to the rear mews. Flat 8, the caretakers' accommodation, has one-bedroom & one reception room in the Basement

The remaining Basement area has a number of additional rooms currently in planning use as store rooms ancillary to the use of the building for residential purposes.

Three lockable internal rooms in the rear of No. 66 are allocated to tenants and an area to the rear is in residential use as part of the independent freehold mews house at 82 Cadogan Lane.

The remaining basement area of 67 Cadogan Place comprises three rooms, which are understood formerly to have comprised kitchen and staff accommodation. The rearmost of these rooms in No. 67 is connected via French windows, a rear courtyard and steps into No. 84 Cadogan Lane.

The unlisted properties at 82 and 84 Cadogan Lane are adjoining mews houses in separate residential use. The height and scale of the properties conform to the general scale of the mews. Alterations to the rear of both properties have had an adverse effect on the character of the properties.

No. 84 occupies ground and first floor. The first floor has one bedroom & one reception room as a flat, with garaging accessed from a single-width doorway from the mews at ground floor.

No. 82 has previously been extended with a slated mansard storey at second floor level, and also to the rear as mentioned above occupying part of the basement of No. 66 Cadogan Place.

All these properties are located within the Hans Town Conservation Area. No works are proposed in 66 Cadogan Place or 82 Cadogan Lane, though planning history links these properties to their neighbours.

The freehold of Nos. 66/67 Cadogan Place and Nos. 82/84 Cadogan Lane is now jointly owned by all the tenants. The applicants hold two shares of this freehold and:

- a long lease on the self-contained Flat 8 in the front basement of Nos. 66/67 Cadogan Place;
- a long lease on the self-contained rooms in the rear basement of No. 67 Cadogan Place, which are accessed from the main staircase of No. 66;
- the freehold of the mews house, No. 84 Cadogan Lane.



It is the wish of the applicants to retain ownership of 84 Cadogan Lane and the rear basement of 67 Cadogan Place for their own occupation.

It is also the intention of the applicants to retain ownership of Flat 8 for continued use by the caretaker - he or his family having served in the employment of the applicants and other tenants for many years.

Description of the Proposal for No. 67 Cadogan Place

The application is for change of use from ancillary storage to residential, to form a new Flat 9 containing one bedroom & one reception room around two lightwells in the central part of the basement of No. 67. The scheme also proposes re-ordering the arrangement of the caretaker's accommodation at Flat 8, but retaining one bedroom & one reception as existing.

The existing basement areas have no significant original features and the character of the listed building is not impaired through these proposals. The interior design will be not unduly elaborate, recognising the historically modest role of the basement in such buildings.

This proposal represents nett additional residential floor area and an enhancement of the modest-scale dwellings on the site.

Description of the Proposal for No. 84 Cadogan Lane

The application is to reconstruct No. 84. This application envisages partial demolition retaining party walls and the erection of a new family dwelling of two bedrooms, three reception rooms and single garage that enhances the character and appearance of the Conservation Area while making good the applicants' freedom, set out in PPG15 at para. 4.23, to develop an unlisted property in a Conservation Area.

Accommodation on the ground and first floors is to be contained within the existing front eaves level, and the construction of a second floor mansard will be contained within the height of the mansard roof to No. 82. The ground floor is extended across an atrium garden into a family room by converting the use of the rearmost store room in No. 67 Cadogan Place to residential.

A new facade to the mews and rear is proposed, derived from the varied character and differentiated building heights of this part of the Conservation Area. Proposed dormers align with proposed openings on the first floor.

This proposal represents a nett increase in residential area and enhances the residential mix with a new dwelling type on the site.

External Materials for No. 84 Cadogan Lane

The new walls of the dwelling will be constructed of yellow 'second hand second-hand stock' bricks to match the neighbouring garden walls of 68 and 69A Cadogan Place with new red brick upper storey to match the mansion blocks and red brick dressings of near-by mews properties. The gable and raised chimney stack will be in matching yellow stock brick.

The mansard will be of natural slates with lead flashings and dormer cheeks behind a front and rear parapet, and the windows will be white painted timber sashes of traditional pattern, vertical double hung at mansard level and inward-opening casements of winch-door proportion at first floor, all white painted. The latter are guarded by black painted traditional metalwork railings. It has been noted that ground floor windows to the rear of No. 67 Cadogan Place are obscured and fixed shut (benefiting as they do from another lightwell elsewhere) and will not suffer loss of privacy through the redevelopment.

The entrance door, garage doors, and doors to the bin/meter cupboards are designed to retain the character of the existing ensemble, being vertically boarded with overlights in painted timber, dark green as existing.

7

15th December 1999

Amenity & Design

The present proposal does not adversely impact on the amenity of adjacent properties as its form and scale closely matches that of recent permissions to develop other sites to the West of Cadogan Lane. The dominant view is preserved of two/three storey properties against the six-storey back-drop of Cadogan Place. The end of terrace position allows southern sunlight and the atrium gardens improve daylighting and ventilation into the rear basements of the principal properties on Cadogan Place.

A single garage is retained in a current position, which offers sufficient off-street parking for the mews house in line with current urban needs while discouraging multiple vehicle movements in and out of the existing larger but constrained garage on the existing position near a junction. The proposed change to boarded doors with an up-and-over action improves the safety of the public highway over the existing outward opening action at this location near to a corner junction.

Resident permit parking is available in Cadogan Place for the additional basement Flat 9.

Refuse and meter positions are provided in the cupboard direct off the mews for the redeveloped house.

The additional Flat 9 will be served by the existing provision in the front area lightwell in Cadogan Place.

The new mews facade uses windows and doors of a character and appearance appropriate to the location, thereby ensuring the existing streetscape of the mews is unharmed while enhancing the varied appearance and character of this part of the Conservation Area.

Conclusion

We hope that our documents and drawings together with the completed application forms will be sufficient information for you to consider this application favourably. We should be pleased to discuss the detail of the application and any relevant requirements after the public consultation period.

Please contact Jonathan Louth at our Southwark office in connection with any queries you may have.

Yours faithfully



Jonathan C Louth
BA(Hons) Dip.Arch ARB Reg.Arch

encls. as in text

cc. + encls. Lord & Lady Selsdon