

DEVELOPMENT CONTROL

TECHNICAL INFORMATION

ADDRESS 125 Old Church Street

7

125 OLD CHURCH STREET

SW3.

POLLING DISTRICT

P.

PP922538

THE ROYAL
BOROUGH OFKENSINGTON
AND CHELSEA

HB Buildings of Architectural Interest
 AMI Areas of Metropolitan Importance
 MDO Major Sites with Development Opportunities
 MOL Metropolitan Open Land
 SBA Small Business Area
 PSC Principal Shopping Centre (Core or Non-core)

LSC Local Shopping Centre
 AI Sites of Archeological Importance
 SV Designated View of St Paul's from Richmond
 SNCI Sites of Nature Conservation Importance
 REG 7 Restricted size and use of Estate Agent Boards
 ART IV Restrictions of Permitted Development Rights

| Conservation Area | HB | CPO | TPO | AMI | MDO | MOL | SBA | Unsuitable for Diplomatic use | PSC | LSC | AI | SV | SNCI | REG 7 | ART IV |
|-------------------|----|-----|------|-----|-----|-----|-----|-------------------------------|-----|-----|----|----|------|-------|--------|
| 17. | II | | 3/74 | | | | | ✓ | C | N | | | | | |

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:

25 DEC 1999

PLANNING SERVICES APPLICATION

CONSULTATION SHEET

8

APPLICANT:

Ushida Findlay (UK) Architects,
94 Leonard Street,
London
EC2A 4RH

APPLICATION NO: PP/99/02588 NB

APPLICATION DATED: 20/12/1999

DATE ACKNOWLEDGED: 23 December 1999

APPLICATION COMPLETE: 23/12/1999

DATE TO BE DECIDED BY: 17/02/2000

SITE: 125 Old Church Street, London, SW3 6EB

PROPOSAL: Alterations to residential house as approved application TP/97/1730, with repositioned lower ground extension, reduced width back addition, revised rear elevation, transparent conservatory, repositioned gallery, omission of lift.

ADDRESSES TO BE CONSULTED

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.

Aua 97/1730 rejections

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 reasons
Police
L.P.A.C
British Waterways
Environmental Health

| | | | | | | | | | |
|-------------------------------|-----|-----|-----|------------|------------|------|-----------|--|--|
| RECEIVED BY PLANNING SERVICES | | | | | | | | | |
| EX DIR | HDC | N | C | SA | SE | ENF | AO ACK | | |
| 29 DEC 1999 (9) | | | | | | | | | |
| FEES | IO | REC | AND | FWD PLN | CON DES | FEES | | | |

ushida findlay
architects

(9)

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

fao: Nick Beale

your ref: DPS/DCSW/NB/H

date: 23rd December 1999

our ref: 33/.stat/01

Dear Nick

Re. Existing Site Plan / Application for Planning Permission at 125- 127 Old Church Street

Please find 8No. Copies of Dwg 33/40, Existing Site Plan. These have now been marked up to indicate site boundaries and area of demolition.

We would be most grateful if you could add these to the Application for Planning Permission drawings as submitted to yourselves, 20th December 1999.

Yours sincerely

Gus Lewis

Gus Lewis
on behalf of Ushida Findlay (uk) Ltd

encl.
8 No. Dwg 33/40 Existing Site Plan

25/12/99

ushida findlay (uk) ltd
94 leonard street, london
EC2A 4RH
tel. +44 (0) 20 7613 4972
fax. +44 (0) 20 7613 5849
e-mail: ushifind@globalnet.co.uk

10 anderston quay, glasgow
G3 8BQ
tel: 0141 243 4806
fax: 0141 243 4901

trading as ushida findlay (uk) limited. registered at company house, edinburgh. company no. 183699. associated offices in tokyo

MEMORANDUM

10

TO: FOR FILE USE ONLY

**From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION**

**My Ref: PP/99/02588/NB
Room No:**

CODE 1D

Date: 4 January 2000

DEVELOPMENT AT:

125 Old Church Street, London, SW3 6EB

DEVELOPMENT:

Alters. to house as application TP/97/1730, with repositioned lower ground extension, reduced width back addition, revised rear elevation, transparent conservatory, repositioned gallery, omission of lift.

The above development is to be advertised under:-

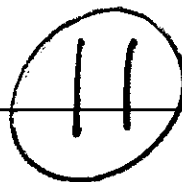
- 1. Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990
(development affecting the character or appearance of a Conservation Area or
adjoining Conservation Area)**
- 4. Town and Country Planning (Listed Buildings and Conservation Areas)
Regulations 1990 (applications for Listed building consent)**

**M.J. French
Executive Director, Planning & Conservation**

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS TP MRTPI Cert TS



THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

FILE COPY

2699

0171-361- 2699

Switchboard: 0171-937-5464

Extension:

Direct Line:

Facsimile: 0171-361-3463

Date: 5 January 2000

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCSW/PP/99/02588/NB

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: 125 Old Church Street, London, SW3 6EB

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

Alters. to house as application TP/97/1730, with repositioned lower ground extension, reduced width back addition, revised rear elevation, transparent conservatory, repositioned gallery, omission of lift.

Applicant

**Ushida Findlay (UK) Architects, 94 Leonard Street, London
EC2A 4RH**

The Planning Information Office Christmas opening hours are as follows:- Mon 20th - Thurs 23rd Dec. 9.00-16.45. Fri 24th Dec 9.00-13.00. Wed 29th & Thur 30th Dec 9.00-13.00 then 14.00-16.30. The office will be closed on 27th, 28th & 31st Dec. & 3rd Jan. Normal office hours resume on Tues. 4th Jan at 9.00.

Yours faithfully,

M. J. FRENCH

Executive Director, Planning and Conservation

WHAT MATTERS CAN BE TAKEN INTO ACCOUNT

When dealing with a planning application the Council has to consider the policies of the Borough Plan, known as the Unitary Development Plan, and any other material considerations. The most common of these include (not necessarily in order of importance):

- * The scale and appearance of the proposal and impact upon the surrounding area or adjoining neighbours;
- * Effect upon the character or appearance of a Conservation Area;
- * Effect upon the special historic interest of a Listed Building, or its setting;
- * Effect upon traffic, access, and parking;
- * Amenity issues such as loss of Sunlight or daylight, Overlooking and loss of privacy, Noise and disturbance resulting from a use, Hours of operation

WHAT MATTERS CANNOT BE TAKEN INTO ACCOUNT

Often people may wish to object on grounds that, unfortunately, cannot be taken into account because they are not controlled by Planning Legislation. These include (again not in any order of importance):

- * Loss of property value;
- * Private issues between neighbours such as land covenants, party walls, land and boundary disputes, damage to property;
- * Problems associated with construction such as noise, dust, or vehicles (If you experience these problems Environmental Services have some control and you should contact them direct)
- * Smells (Also covered by Environmental Services)
- * Competition between firms;
- * Structural and fire precaution concerns; (These are Building Control matters)

WHAT HAPPENS TO YOUR LETTER

Planning applications where objections have been received are presented to the Planning Services Committee which is made up of elected Ward Councillors. Planning Officers write a report to the Committee with a recommendation as to whether the application should be granted or refused. Letters received are summarised in the report, and copies can be seen by Councillors and members of the public including the applicant. The Councillors make the decisions and are not bound by the Planning Officer's recommendation. All meetings of the Committee are open to the public.

If you would like further information, about the application itself or when it is likely to be decided, please contact the Planning Department on the telephone number overleaf.

WHERE TO SEE THE PLANS

Details of the application can be seen at the **Planning Information Office, 3rd floor, Town Hall, Hornton Street W8**. It is open from 9am to 4.45pm Mondays to Thursdays (4pm Fridays). A Planning Officer will always be there to assist you.

In addition, copies of applications in the **Chelsea Area (SW1, SW3, SW10)** can be seen at **The Reference Library, Chelsea Old Town Hall, Kings Road SW3 (0171-361 4158)**, for the **Central Area (W8, W14, SW5, SW7)** can be viewed in the **Central Library, Town Hall, Hornton Street, W8**. and applications for districts **W10, W11 and W2** in the **North** of the Borough can be seen at **The Information Centre, North Kensington Library, 108 Ladbroke Grove, London W11** (under the Westway near Ladbroke Grove Station **0171-727-6583**). Please telephone to check the opening times of these offices.

If you are a registered disabled person, it may be possible for an Officer to come to your home with the plans. Please contact the Planning Department and ask to speak to the Case Officer for the application.

PLEASE QUOTE THE APPLICATION REFERENCE NUMBER ON YOUR REPLY

ushida findlay
architects

13

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

fao: Nick Beale

your ref: PP/99/02588

date: 6th January 2000

our ref: 33/.stat/01

Dear Nick

**Re. Extent of Demolition Works / Application for Planning Permission at 125- 127
Old Church Street**

Please find 8 No. Copies of the following drawings:

| | |
|-------------------------|-------|
| Lower Ground Floor Plan | 33/41 |
| Ground Floor Plan | 33/42 |
| First Floor Plan | 33/43 |
| Second Floor Plan | 33/44 |

NB
COPY OF PLANS
TO INFORMATION
OFFICE PLEASE

These have now been marked up to indicate the extent of demolition works to the existing property.

We would be most grateful if you could add these to the Application for Planning Permission drawings as submitted to yourselves, 20th December 1999.

Yours sincerely

Gus Lewis

Gus Lewis
on behalf of Ushida Findlay (uk) Ltd

encl.
8 No. Dwg 33/40 - 33/44

| | | | | | | | |
|-------------------------------|-----|-----|-----|------------|------------|------|-----------|
| RECEIVED BY PLANNING SERVICES | | | | | | | |
| EX DIR | HDC | N | C | SW | SE | EN | AO ACK |
| (12) 7 JAN 2000 | | | | | | | |
| APPLS | IO | REC | ARB | FWD PLN | CON DES | FEEs | |

ushida findlay (uk) ltd
94 leonard street, london
EC2A 4RH
tel. +44 (0) 20 7613 4972
fax. +44 (0) 20 7613 5849
e-mail: ushifind@globalnet.co.uk

10 anderston quay, glasgow
G3 8BQ
tel: 0141 243 4806
fax: 0141 243 4901

trading as ushida findlay (uk) limited. registered at company house, edinburgh. company no. 183699. associated offices in tokyo



X1AD

RBKC
District Plan Observations
CONSERVATION AND DESIGN

| | | | | | | |
|-------------|--------------------------------|-----------|---------|------|------|--------------|
| Address | 125 Old Church St | Appl. No. | 99/2588 | L.B. | C.A. | N C SW |
| Description | Internal alt & rear extensions | Code | I | X | | |

14

The extent of demolition is enormous. The recently approved scheme produced with EH needs to be carefully checked to ensure they are not exceeding the level of demolition in that application.

The proposed removal of the ground floor level rear wall, from a kitchen into conservatory, is not acceptable. This would represent removal of most of the rear wall across the width of one of the original houses.

The proposed grand circular staircase is, in my opinion, of an incongruous scale and this would be harmful to the character of the listed building. Given the previous approval we may have to accept a larger scale of staircase than we would normally allow in an early nineteenth century house if this type, but the proposed is over the top!

The proposed style of conservatory is reasonable but its roof appears to cut across the landing windows - which would appear awkward. Larger scale and better detailed drawings of the conservatory will be required.

We will need to carefully compare and contrast with the previously approved scheme.

N.J.C 10.1.2000

125 Old Church Street

12.1.00

15

TH meeting NB/NC and David Stabb

Meeting to discuss plans with EH.

Points of concern raised by EH:

1. vaults: how much excavation, any underpinning, structural report required.
2. kitchen: nibs and downstand required.
3. conservatory: detail of glazing, how does it join with the wall esp where it dissects the new windows
4. conservatory: to be set back by approx 100mm from rear elev of outreach
5. staircase: circular staircase not particularly welcomed.

NB to contact agent to relay above. DS does not want to visit site.

12.1.00

NB Phone → agent

Told him the above.

16

THE ROYAL
BOROUGH OF

NOTICE OF A PLANNING APPLICATION



TOWN AND COUNTRY PLANNING ACT 1990
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

Notice is hereby given the Royal Borough of Kensington and Chelsea Council **KENSINGTON
AND CHELSEA**
an application:

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

Details are set out below.

Members of the public may inspect copies of the application, the plans and other documents submitted with it at:

The Planning Information Office, 3rd floor, The Town Hall, Hornton Street, W8
7NX between the hours of 9.15 and 4.45 Mondays to Thursdays and 9.15 to 4.30
Fridays;

For applications in the Chelsea area: The Reference Library, Chelsea Old Town
Hall, Tel. 0171-361-4158.

For postal areas W10, W11 and W2: The 1st floor, North Kensington Library,
108 Ladbroke Grove, W11, Tel. 0171-727-6583.

Anyone who wishes to make representations about this application should write
to the Executive Director of Planning and Conservation at the Town Hall (Dept.
705) within 21 days of the date of this notice.

SCHEDULE

Reference: PP/99/02588/NB

Date: 14/01/2000

125 Old Church Street, London, SW3 6EB

Alters. to house as application TP/97/1730, with repositioned lower ground extension,
reduced width back addition, revised rear elevation, transparent conservatory, repositioned
gallery, omission of lift.

APPLICANT Ushida Findlay (UK) Architects,

Wall
13/11

Carolina Bartram, MA, MDesS, Ceng, MStructE
Level 2, 9 Penton Street, London, N1 9PT
Tel. 0171 278 1546

17

19th January 2000

David Stabb
Inspector of Historic Buildings
Kensington and South London Team
English Heritage
23 Saville Row
London
W1X 1AB

Dear Mr. Stabb,

Re : 125 Old Church Street, London,

I am writing to confirm that I am acting as the structural engineer for the proposed alterations to/renovation of the above property.

With regards to the vaults, the current scheme proposes to remove sections of the interior cross walls and to lower the floor to increase headroom. At this preliminary stage I believe that this can be achieved without affecting the stability of the existing structure. The design team will be carrying out a full investigation of the existing structure. This will ensure that the structural work required, including underpinning work, will be designed with a full knowledge of all conditions.

Please do not hesitate to contact me if you have any queries or questions

Yours sincerely,



Carolina Bartram

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Mr G Lewis
Ushida Findlay (UK) Ltd
94 Leonard Street
London
EC2A 4RH

Switchboard: 0171-937 5464
Extension: 2699
Direct Line: 0171-361 2699
Facsimile: 0171-361 3463

03 February 2000

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

My reference: DPS/DCSW/NB/ Your reference: 33/.stat/01
PP/99/2588 and
LB/99/2589

Please ask for: Nicholas Beale

Dear Sir

Town and Country Planning Act 1990
125 - 127 Old Church Street, Chelsea SW3

I refer to the current applications for planning permission and listed building consent for works to the above property.

Further to a telephone discussion with Mr Beale of this office on 12 January 2000, in which proposed amendments to the scheme were discussed, I would advise that I am awaiting amended plans and look forward to their receipt at your earliest convenience.

Yours faithfully


Paul Kelsey
Area Planning Officer
For the Executive Director of Planning and Conservation.

Nick. I thought he proposed conservatory was to be all glass (structural glass) but there appears to be aluminium and steels - needs clarification. Also, I'm still very doubtful about the loss of so much of the rear wall at ground floor level. This is unacceptable.

~~ushida findlay~~
ushida findlay
architects

| | | | | | | | | | | | |
|-------------------------------|-----|-----|-----|-----|-----|-----|----|------|--|--|--|
| RECEIVED BY PLANNING SERVICES | | | | | | | | | | | |
| EX | HDC | N | C | SW | GE | ENF | AO | LOCK | | | |
| 105 14 FEB 2000 | | | | | | | | | | | |
| IO | REC | ARB | FWD | CON | DES | EEF | | | | | |

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

x fischer

14/2

19

fao: Nicholas Beale

your ref: PP/99/02588

date: 10th February 2000

our ref: 33/STAT/01

NB
COPY OF PLANS
TO INFORMATION
OFFICE PLEASE

Dear Sirs,

Re: Amendments to/Additional Information to Application for Planning Permission at: 125-127 Old Church Street

Please find enclosed the following drawings:

- Lower Ground Floor Plan: Proposed 33/51A
- Ground Floor Plan: Proposed 33/52A
- First Floor Plan: Proposed 33/53A
- Second Floor Plan: Proposed 33/54A
- Staircase Sketch 33/SK/01
- Conservatory South/Sash/Conservatory Detail 33/SK/02
- Conservatory Ridge and Each Detail 33/SK/03

These drawings constitute the additional information required for and proposed amendments to the Application for Planning Permission (Ref: PP/99/02588) as submitted on 20th December 1999.

1. Main staircase amended to become a dogleg stair with square central void. Staircase to be constructed in timber. Timber finish. Newel post, handrails etc to match existing. We believe that this design creates a staircase in keeping with this house.
2. The conservatory construction and detailing for maximum visibility through it to the existing house façade. The vierendeel beam is to be white powder coated. This beam will enable a clear span and negates the need for columns. The beam also facilitates the use of sliding doors and minimises the use of door furniture.

The amendments also include the reinstatement of the existing double doors to the terrace. These are to be repositioned at the entrance of the conservatory.

ushida findlay (uk) ltd
94 leonard street, london
EC2A 4RH
tel. +44 (0) 20 7613 4972

10 anderston quay, glasgow
G3 8BQ
tel: 0141 243 4806

20

10/02/00

The client has also appointed a structural engineer, Carolina Bartrum, for the project. The structural engineer has informed us that the digging out and lowering for the existing vault floors to a depth of 800mm below current is feasible.

We hope that this information is sufficient but if any further information is required. Please let us know.

Yours sincerely,



Mark Innes

on behalf of Ushida Findlay (UK) Ltd.

enc. Drawing issue sheet 33/GA/1
Drawing issue sheet 33/SK/1
Drawings 33/51A – 33/54A
Drawings 33/SK/01 – 33/SK/03

21

document issue register

ushida findla
architect

job number. 33
job name. 125-127 Old Church Street
series/sheet no. general arrangement/ 1

| drwg. no. | document title | Size | issue date | | | | | | | | | | | | | | |
|-----------|------------------------------------|------|------------|----|----|--|--|--|--|--|--|--|--|--|--|--|--|
| | | | 20 | 06 | 09 | | | | | | | | | | | | |
| 33/40 | Site Plan - Existing | A4 | 12 | 01 | 02 | | | | | | | | | | | | |
| 33/41 | Lower Ground Floor Plan - Existing | A4 | 12 | 01 | 02 | | | | | | | | | | | | |
| 33/42 | Ground Floor Plan - Existing | A4 | 12 | 01 | 02 | | | | | | | | | | | | |
| 33/43 | First Floor Plan - Existing | A4 | 12 | 01 | 02 | | | | | | | | | | | | |
| 33/44 | Second Floor Plan - Existing | A4 | 12 | 01 | 02 | | | | | | | | | | | | |
| 33/45 | Roof Plan - Existing | A4 | 12 | 01 | 02 | | | | | | | | | | | | |
| 33/46 | Rear Elevation - Existing | A4 | 12 | 01 | 02 | | | | | | | | | | | | |
| 33/47 | Front Elevation - Existing | A4 | 12 | 01 | 02 | | | | | | | | | | | | |
| 33/48 | Side Elevation - Existing | A4 | 12 | 01 | 02 | | | | | | | | | | | | |
| 33/49 | Section A-A - Existing | A4 | 12 | 01 | 02 | | | | | | | | | | | | |
| 33/50 | Site Plan - Proposed | A4 | 12 | 01 | 02 | | | | | | | | | | | | |
| 33/51 | Lower Ground Floor Plan - Proposed | A4 | 12 | 01 | 02 | | | | | | | | | | | | |
| 33/52 | Ground Floor Plan - Proposed | A4 | 12 | 01 | 02 | | | | | | | | | | | | |
| 33/53 | First Floor Plan - Proposed | A4 | 12 | 01 | 02 | | | | | | | | | | | | |
| 33/54 | Second Floor Plan - Proposed | A4 | 12 | 01 | 02 | | | | | | | | | | | | |
| 33/55 | Gallery Plan - Proposed | A4 | 12 | 01 | 02 | | | | | | | | | | | | |
| 33/56 | Roof Plan - Proposed | A4 | 12 | 01 | 02 | | | | | | | | | | | | |
| 33/57 | Rear Elevation - Proposed | A4 | 12 | 01 | 02 | | | | | | | | | | | | |
| 33/58 | Front Elevation - Proposed | A4 | 12 | 01 | 02 | | | | | | | | | | | | |
| 33/59 | Side Elevation - Proposed | A4 | 12 | 01 | 02 | | | | | | | | | | | | |
| 33/510 | Section A-A - Existing | A4 | 12 | 01 | 02 | | | | | | | | | | | | |
| 33/30 | Site Photos - Existing Front | A4 | 12 | 01 | 02 | | | | | | | | | | | | |
| 33/31 | Site Photos - Existing Side | A4 | 12 | 01 | 02 | | | | | | | | | | | | |
| 33/32 | Site Photos - Existing Rear | A4 | 12 | 01 | 02 | | | | | | | | | | | | |

| | | | | | | | | | | | | | | | | | |
|--------|---|---|---|---|--|--|--|--|--|--|--|--|--|--|--|--|--|
| media | p=paper d=disk | P | P | P | | | | | | | | | | | | | |
| status | p=prelim,i=info,t=tender,c=construction | 1 | 1 | 1 | | | | | | | | | | | | | |

| issued to | | number of copies sent | | | | | | | | | | | | | | | |
|---------------------|----------------|-----------------------|---|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| client | Mark Heeley | 1 | 1 | | | | | | | | | | | | | | |
| structural engineer | | | 1 | | | | | | | | | | | | | | |
| services engineer | | | | | | | | | | | | | | | | | |
| quantity surveyor | | | 1 | | | | | | | | | | | | | | |
| contractor | | | | | | | | | | | | | | | | | |
| pool sub-con | | | | | | | | | | | | | | | | | |
| site manager | | | | | | | | | | | | | | | | | |
| building control | | | | | | | | | | | | | | | | | |
| Planning Auth | RBKC | 10 | 8 | | | | | | | | | | | | | | |
| file | ushida findlay | 1 | 1 | | | | | | | | | | | | | | |

ushida findlay (uk) ltd

kathryn findlay

eisaku ushida

mark innes

john nordon

director
director
senior associate
associate

41 north road, london
N7 9
tel. +44 (0) 171.700.7
fax. +44 (0) 171.607.6
e-mail: ushifind@globalnet.co.uk

trading as ushida findlay (uk) ltd. registered at company house, edinburgh. company no. 183699. associated offices in tokyo

R.B.K. & C.
TOWN PLANNING
14 FEB 2000
RECEIVED

ushida findlay
architects

14 FEB 2000

RECEIVED

| | |
|--------|---|
| media | p=paper d=disk |
| status | p=prelim,i=info,t=tender,c=construction |

[illegible]

director

94 Leonard Street, london
EC2A 4RH

tel. +44 (0) 171.613.4972

fax. +44 (0) 171.613.5849

e-mail: ushifind@globalnet.co.uk

trading as ushida findlay (uk) ltd. registered at company house, edinburgh. company no. 183699. associated offices in tokyo

agenda

ushida findlay
architects

23

project: 125-127 Old Church Street

meeting at: 125-127 Old Church Street

date: 29th NOV. 1999

our ref: 33/cl

In Attendance

Mark Heeley
Nick Beale

Nick Corbett

Mark Innes/Gus Lewis

Owner 07979 808777
Planning Officer
(London Borough of Kensington & Chelsea)
Conservation and Design Officer
(London Borough of Kensington & Chelsea)
Ushida Findlay

Item 1 Introduction

Item 2 Approved planning application 1998 (Ref: TP97/1730/M/43)

Item 3 Discussion of possible amendment

ushida findlay (uk) ltd
94 leonard street, london
EC2A 4RH
tel. +44 (0) 20 7613 4972
fax. +44 (0) 20 7613 5849
e-mail: ushifind@globalnet.co.uk

10 anderston quay, glasgow
G3 8BQ
tel: 0141 243 4806
fax: 0141 243 4901

trading as ushida findlay (uk) limited. registered at company house, edinburgh. company no. 183699. associated offices in tokyo

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

24

fao: Nicholas Beale

your ref: PP/99/02588

date: 14th February 2000

our ref: 33/STAT/01

Dear Sirs,

Re: Additional Information to Application for Planning Permission at: 125-127 Old Church Street

- We enclose a copy of the letter from Carolina Bartram to English Heritage, confirming her appointment. Carolina's brief is to ensure all building work meets current standards, and to liaise with the Building Control Department to ensure compliance with their requirements.

Carolina has confirmed that the digging out and lowering for the existing vault floors to a depth of 800mm below current is feasible whilst maintaining the stability of the vaults and the surrounding fabric.

We hope that this information is sufficient but if any further information is required, please let us know.

Yours sincerely,

Mark Innes
on behalf of Ushida Findlay (UK) Ltd.

enc.

| | | | | | | | |
|-------------------------------|-----|-----|-----|------------|------------|------|-----------|
| RECEIVED BY PLANNING SERVICES | | | | | | | |
| EX DIR | HDC | N | C | SW | SE | ENF | AO ACK |
| 67 16 FEB 2000 | | | | | | | |
| APPS | IO | REC | ARB | FWD PLN | CON DES | FEES | |

ushida findlay (uk) ltd
94 leonard street, london
EC2A 4RH
tel. +44 (0) 20 7613 4972

10 anderston quay, glasgow
G3 8BQ
tel: 0141 243 4806

document issue register

25

ushida findlay
architects

job number. 33
job name. 125-127 Old Church Street
series/sheet no. SKETCH / 1

| drwg. no. | document title | Size | issue date | | | | | | | | | | | | | | |
|-----------|---|------|------------|----|----|----|----|--|--|--|--|--|--|--|--|--|--|
| | | | 01 | 17 | 24 | 03 | 06 | | | | | | | | | | |
| 33/ SK/01 | Staircase Sketch : MAIN TIMBER STAIR | A4 | 02 | 02 | 02 | 03 | 03 | | | | | | | | | | |
| 33/ SK/02 | Cons Sketch/ Sash Detail : Conservatory | A3 | 00 | 00 | 00 | 00 | 00 | | | | | | | | | | |
| 33/ SK/03 | Ridge / Eave Details : Conservatory | A3 | | | | | | | | | | | | | | | |
| SK/04 | BATHROOM 1 : LAYOUT | A4 | | | | | | | | | | | | | | | |
| SK/05 | BATHROOM 2 : LAYOUT | A4 | | | | | | | | | | | | | | | |
| SK/06 | BATHROOMS 3 + 5 : LAYOUT | A4 | | | | | | | | | | | | | | | |
| SK/07 | BATHROOM 4 : LAYOUT | A4 | | | | | | | | | | | | | | | |
| SK/08 | SPIRAL STAIR to Gallery : ELEVATION | A4 | | | | | | | | | | | | | | | |
| SK/09 | SPIRAL STAIR to Gallery : AXO | A4 | | | | | | | | | | | | | | | |
| SK/10 | KITCHEN LAYOUT | A4 | | | | | | | | | | | | | | | |
| SK/11 | WC2 : LAYOUT | A4 | | | | | | | | | | | | | | | |
| SK/12 | SITE PHOTOS | A4 | | | | | | | | | | | | | | | |
| SK/13 | TYPICAL EAVE AT CONSERVATORY | | | | | | | | | | | | | | | | |

| | | | | | | | | | | | | | | | | | |
|--------|---|---|---|---|---|--|--|--|--|--|--|--|--|--|--|--|--|
| media | p=paper d=disk | P | P | P | P | | | | | | | | | | | | |
| status | p=prelim,i=info,t=tender,c=construction | 1 | 1 | T | T | | | | | | | | | | | | |

| issued to | | number of copies sent | | | | | | | | | | | | | | | |
|---------------------|---|-----------------------|---|---|---|---|---|--|--|--|--|--|--|--|--|--|--|
| client | Mark Heeley | 1 | 1 | 1 | 1 | | | | | | | | | | | | |
| structural engineer | CAROLINA BARTRAM | 1 | 1 | 1 | 1 | | | | | | | | | | | | |
| services engineer | | | | | | | | | | | | | | | | | |
| quantity surveyor | | | 1 | | 1 | | | | | | | | | | | | |
| contractor | CARTER : TOWERHILL : SIDEWIND : KEMPTON | 2 | 1 | | | | | | | | | | | | | | |
| pool sub-con | | | | | | | | | | | | | | | | | |
| site manager | | | | | | | | | | | | | | | | | |
| building control | | | | | | | | | | | | | | | | | |
| Planning Auth | RBKC | 8 | | | | 1 | 1 | | | | | | | | | | |
| file | ushida findlay | 1 | 1 | 1 | 1 | | | | | | | | | | | | |

ushida findlay (uk) ltd
kathryn findlay

director

94 Leonard Street, london
EC2A 4RH

tel. +44 (0) 171.613.4972

fax. +44 (0) 171.613.5849

e-mail: ushifind@globalnet.co.uk

trading as ushida findlay (uk) ltd. registered at company house, edinburgh. company no. 183699. associated offices in tokyo

NICK

No objection to conservatory now but
the floor plans still require amendment
as per David Stalk's letter
Apologies for your embarrassment! NICK

ushida findlay
architects

NB

COPY OF PLANS
TO INFORMATION
OFFICE PLEASE

to: Planning and conservation
The Town Hall
Hornton Street
London W8 7NX

fax: Nicolas Beale

date: 08th March 2000

26

your ref: PP/99/2588

our ref: 33/STAT/01

By fax and post

Dear Nick,

RE: Amendments to Conservatory

| | | | | | | | |
|-------------------------------|-----|-----|-----|-------------|------------|------|-----------|
| RECEIVED BY PLANNING SERVICES | | | | | | | |
| EX DIR | HDC | N | C | SW | SE | ENF | AO ACK |
| (82) | | | | 10 MAR 2000 | | | |
| APPLS | IO | REC | ARB | FWD PLN | CON DES | FEES | |

Please find enclosed the following drawings.

- Conservatory Sketch / Sash Detail 33/SK/02/A
- Conservatory Ridge / Eave Detail 33/SK/03/B
- Conservatory Typical Eave Detail 33/SK/13

Following your comments from our telephone conversation on 01.03.00, we have now removed the proposed steel beam at the eave of the conservatory. It is now proposed that laminated glass columns/beams will be used as the means of structural support to the conservatory

We look forward to your comments on this amendment

Yours sincerely,

Gus Lewis

Gus Lewis

On behalf of Ushida Findlay (UK) Ltd

ushida findlay (uk) ltd
94 leonard street, london
EC2A 4RH
tel. +44 (0) 20 7613 4972
fax. +44 (0) 20 7613 5849
e-mail: ushifind@globalnet.co.uk

10 anderston quay, glasgow
G3 8BQ
tel: 0141 243 4806
fax: 0141 243 4901

trading as ushida findlay (uk) limited. registered at company house edinburgh. company no. 183699. associated offices irtokyo

ushida findlay
architects

27

to: Kensington and South London Team
English Heritage
23 Saville Row
London W1X 1AB

fao: David Stabb, Inspector of Historic Building

date: 3rd April 2000

your ref.

our ref: 33/STAT/EH

Re: Planning Application TP97/1730C & Listed Building Consent DPS/PA/TP/98/0682/X/43/6246

Dear David,

We understand that you require notice prior to the start of building work, following Listed Building Consent.

Our client is intending to carry out some preliminary works to the house, starting next week (Monday 10th April). These will be in line with the approved Planning Application TP97/1730C & Listed Building Consent DPS/PA/TP/98/0682/X/43/6246.

The works will not effect our Planning Application PP/99/2588 & Listed Building Consent DPS/DCSW/LB/99/02589, which are currently under consideration.

We are simultaneously notifying Royal Borough of Kensington and Chelsea and believe we are hereby meeting our obligations under Condition 2 of the Listed Building Consent. We will be very happy to discuss any comments you may have.

Yours sincerely,



Mark Innes

On behalf of Ushida Findlay (UK) Ltd

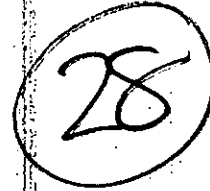
Enc: copy of Listed Building Consent TP/98/0682

ushida findlay (uk) ltd
94 leonard street, london
EC2A 4RH
tel. +44 (0) 20 7613 4972
fax. +44 (0) 20 7613 5849
e-mail: ushifind@globalnet.co.uk

10 anderston quay, glasgow
G3 8BQ
tel: 0141 243 4808
fax: 0141 243 4901

trading as ushida findlay (uk) limited. registered at company house, edinburgh. company no. 183699. associated offices in
tokyo

ushida findlay
architects



to: Planning and Conservation
The Town Hall
Horton Street
London W8 7NX

for: Nicolas Beale

date: 3rd April 2000

your ref: PP/99/2588

our ref: 33/STAT/01

By fax and post

Re: Planning Application PP/99/2588 & Listed Building Consent
Amendments to Conservatory

Dear Nick,

Thank you for returning our call with regard to the amendments to the Conservatory. The detailing of the conservatory is now the final outstanding issue at the Planning Stage and we are concerned that the date for consent is sliding onwards. Our client is very keen to resolve this matter. We would greatly appreciate if you could please manage to look at our revisions and offer some feed back by the close of today. Otherwise we look forward to hearing from you tomorrow.

Our client is intending to carry out some preliminary works to the house, starting next week. These will be in line with the approved [earlier] application TP97/1730C. The works will be limited to be within the significant overlap of the approved application and our current application. We enclose a copy of our letter to English Heritage today. If relevant, we would be grateful if you could notify your Conservation Officer: we will be very happy to discuss any concerns you may have.

Yours sincerely,

Mark Innes

On behalf of Ushida Findlay (UK) Ltd

Enc: letter to David Stabb, English Heritage, 03.04.00

ushida findlay (uk) ltd
94 leonard street, london
EC2A 4RH
tel: +44 (0) 20 7613 4972
fax: +44 (0) 20 7613 5849
e-mail: ushifind@globalnet.co.uk

10 anderston quay, glasgow

G3 8BQ

tel: 0141 243 4806

fax: 0141 243 4901

trading as ushida findlay (uk) limited. registered at company house, edinburgh. company no. 183699. associated offices in
tokyo

ushida findlay
architects

| | | | | | | | | | |
|-------------------------------|-----|-----|-----|------------|------------|------|-----------|------|--|
| RECEIVED BY PLANNING SERVICES | | | | | | | | | |
| EX DIR | HDC | N | C | S | SE | ENF | AO ACK | | |
| - 6 APR 2000 | | | | | | | | (71) | |
| APPEALS | IO | REC | ARB | FWD PLN | CON DES | FEES | | | |

to: Planning and Conservation
The Town Hall
Hornton Street
London W8 7NX

for: Nicolas Beale

date: 3rd April 2000

PC ACK

(29)

your ref: PP/99/2588

our ref: 33/STAT/01

NB
COPY OF PLANS
TO INFORMATION
OFFICE PLEASE

**Re: Planning Application PP/99/2588 & Listed Building Consent:
Amendments to Conservatory / and General Arrangement Plans**

Dear Nick,

Please find enclosed the drawings for Application for Planning Permission and Listed Building Consent (ref PP/99/0202588) as listed below.

| | |
|-----------|--|
| 33/50 | Site Plan |
| 33/51B | Lower Ground Floor Plan - Proposed |
| 33/52B | Ground Floor Plan - Proposed |
| 33/53B | First Floor Plan - Proposed |
| 33/54B | Second Floor Plan - Proposed |
| 33/55A | Gallery Plan - Proposed |
| 33/56 | Roof Plan - Proposed |
| 33/57 | Rear Elevation - Proposed |
| 33/58 | Front Elevation - Proposed |
| 33/59 | Rear Elevation - Proposed |
| 33/510 | Side Elevation - Proposed |
| 33/SK001 | Main Timber Stair - Proposed |
| 33/SK002B | Sash Detail at Conservatory - Proposed |
| 33/SK003A | Ridge / Eave Detail at Conservatory - Proposed |
| 33/SK0013 | Typical Eave Detail at Conservatory - Proposed |

ushida findlay (uk) ltd
94 leonard street, london
EC2A 4RH
tel. +44 (0) 20 7613 4972
fax. +44 (0) 20 7613 5849
e-mail: ushifind@globalnet.co.uk

10 andersen way, glasgow
G3 8BQ
tel: 0141 243 4806
fax: 0141 243 4901

trading as ushida findlay (uk) limited. registered at company house, edinburgh. company no. 183699. associated offices in tokyo

30

The amendments to the proposal are as follows:

- As shown in Dwg. 33/51B, 52B - Enlarged nibs and down stands indicated at position of existing walls.
- As shown in Dwg. 33/53B - WC amended.
- As shown in Dwg. 33/54B, 55A - Spiral Stair repositioned.
- As shown in Dwg. 33/SK02A, SK03B, SK13 - Glazed Conservatory amended, proposed steel beam omitted and replaced with structural glass beam.

We trust that these amendments meet with your approval and that the application can now proceed. Should you require any further information please do not hesitate to contact us.

Yours sincerely,

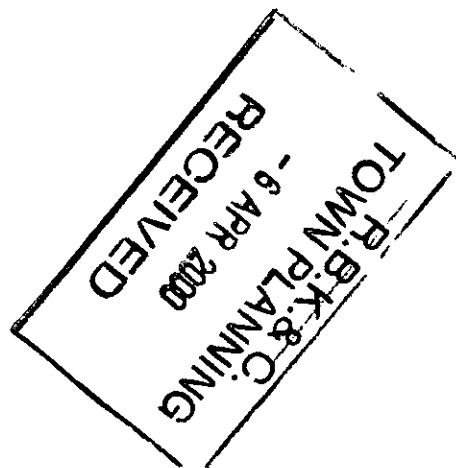
Mark Innes

Mark Innes

On behalf of Ushida Findlay (UK) Ltd

Enc: 7no. Sets of Drawings Listed.

cc. David Stabb Inspector of Historic Buildings, English Heritage.





✓AD

31

RBKC

District Plan Observations CONSERVATION AND DESIGN

| | | | | |
|---|----------------------|-----------|-----------|------------------|
| Address | Appl. No. 99/2588 | L.B. ✓ | C.A. ✓ | N C S W |
| Description ↗ 125 old church st. causway entrance & internal arch | Code E | X | | |

The requested amendments have been made
and so the scheme now appears to be acceptable
subject to E-H's response

N-J-C. 11.4.00

THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA
MEMORANDUM - SECTION 101 - LOCAL GOVERNMENT ACT, 1972

To: Chief Administrative Officer (Planning)
From: The Executive Director, Planning & Conservation

Date: 13 April 2000
Our Ref: PP/99/02588

Application Date: 20/12/1999 Complete Date: 23/12/1999 Revised Date: 6/4/00
Agent: Ushida Findlay (UK) Architects, 94 Leonard Street, London
EC2A 4RH
Address: 125 Old Church Street, London, SW3 6EB
Chelsea

This application is for a class of development to be determined under powers delegated to me by the Council on 21st July, 1976, and/or by the Town Planning Committee 6th November, 1979, and/or by the Town Planning Committee on 18th March 1986, 23rd May 1988 and 8th January 1990 and is not such as I wish to refer to the Planning Application Committee. No relevant planning objections have been received.

Class (i) - 8th Schedule development

Class (vi) - Listed building consent for above Classes.

Class (ii) - shop fronts

Class (vii) - approval of facing materials

Class (iii) - conversion from non
s/c dwellings etc

Class (viii) - grant of planning permission for a
change from one kind of
non-residential use except from one
kind of non-residential use except
where this would involve the
loss of shop use

Class (iv) - amendments as required
by T.P. Committee

Class (v) - above classes after D.P.
Committee agree

DELEGATED
APPROVAL

5 MAY 2000

Class (ix) - grant permission licence or
no objection under Sections 73, 74, 138,
143, 152, 153, 177 & 180 of the
Highways Act

Class (x) - Crossover under S. 108 of the Highways
Act 1980

Consent under T&CP Control of Advertisement Regulations 1984-90; incl. refusal of consent for Reg. 15 applications.

DESCRIPTION OF PROPOSED DEVELOPMENT

Erection of conservatory above reconfigured basement extension to rear and elevational alterations.

RECOMMENDED DECISION Grant planning permission *conditionally*
RBK&C drawing(s) No. PP/99/02588 Applicant's drawing(s) No. PP/99/2588, PP/9/2588/A and PP/99/2588/B.

Applicant's Drawing Nos: 33/41, 33/42, 33/43, 33/44, 33/45, 33/46, 33/47, 33/48, 33/49, 33/50, 33/51B, 33/52B, 33/53B, 33/54B, 33/55A, 33/56, 33/57, 33/58, 33/59, 33/510, 33/SK/01, 33/SK/02/A, 33/SK/03/A and 33/SK13.

I hereby determine and grant/refuse this application (subject to ~~HBMC Direction/Historic Building~~
~~authorisation~~) under the powers delegated to me by the Council, subject to the condition(s) indicated below imposed for the reason(s) appearing thereunder, or for the reasons stated.

PP/99/02588: 1

33

Exec. Director, Planning and Conservation

Head of Development Control

Area Planning Officer



hous

27/4/2000

CONDITIONS AND REASONS FOR THEIR IMPOSITION

34

1. **The development hereby permitted shall be begun before the expiration of five years from the date of this permission. (C001)**
Reason - As required by Section 91 of the Town and Country Planning Act 1990, to avoid the accumulation of unexercised Planning Permissions. (R001)
2. **The development hereby permitted shall be carried out exactly and only in accordance with the drawings and other particulars forming part of the permission and there shall be no variation therefrom without the prior written approval of the Local Planning Authority. (C068)**
Reason - The details are considered to be material to the acceptability of the proposals, and for safeguarding the amenity of the area. (R068)
3. **All work of making good shall be finished to match the existing original work in respect of material, colour, texture, and profile and, in the case of brickwork, facebond and pointing unless otherwise approved by the Executive Director, Planning and Conservation in writing. (C071)**
Reason - To preserve and enhance the character and appearance of the Conservation Area. (R072)
4. **The rear elevation windows hereby approved shall be timber framed, painted white and so maintained. (C075)**
Reason - To preserve and enhance the character and appearance of the Conservation Area. (R072)
5. **Details of the proposed front elevation lightwell staircase shall be submitted to and approved in writing by the Executive Director, Planning and Conservation, prior to the start of the relevant part of works. The approved details shall be implemented as part of this development and thereafter so maintained.**
Reason: To preserve and enhance the character and appearance of the Conservation Area.

INFORMATIVES

1. I09
2. I10
3. I21

DELEGATED REPORT

Address

125 Old Church Street,
SW3

Reference

PP/99/02588

Conservation Area

Yes

Listed Building Yes/No

Yes

35

Type of Application

Planning Permission/Approval of Materials/Variation of Condition/Listed Building Consent/Conservation Area Consent

Type of Development

Residential Extension

☒

Roof

☐

Rear

☐

Storeys

Side

☐

Front

☐

Garden

☐

Residential Alterations

☐

Residential Conversion

☐

From

To

Other

☐

Shopfront

☐

Non-Residential Extension

☐

Listed Building Demolition

whole

☐

part

☐

Listed Building Alterations

☒

Unlisted Building - Demolition

whole

☐

part

☐

continued

D4/51(a)

Objections (withdrawn etc.) (incl. internal – Design, Policy, Transportation etc.)

Who _____

Overcome by Amendment/Withdrawn/Not Relevant/Other _____

36

Existing

Issues/Policy/Precedent/Conditions/Third Schedule

See Award Report.

Standards

satisfactory

| | |
|------------|-------------------------------------|
| Light | <input checked="" type="checkbox"/> |
| Privacy | <input checked="" type="checkbox"/> |
| Room Sizes | <input type="checkbox"/> |
| Parking | <input type="checkbox"/> |
| Trees | <input type="checkbox"/> |

HBMC Direction/Obs.

| | |
|----------------------|--|
| Obs. Rec'd | <input checked="" type="checkbox"/> |
| Direction Rec'd | <input checked="" type="checkbox"/> <i>Rec'd</i> |
| Consultation Expired | <input checked="" type="checkbox"/> |

GRANT/APPROVE

subject to conditions

☒

Informatives

☒

Report by

NB

Date

Agreed

Lewis/PR
21/4/00

37

1.0 Planning Considerations

- 1.1 The main issues for consideration are the impact of the proposal on the architectural character and special historic interest of this Grade II listed building, on the character and appearance of the Chelsea Park/Carlyle Conservation Area, and on the amenities of neighbouring occupiers.
- 1.2 Policies CD42, CD44, CD48, CD52, CD53 and CD58 are considered most relevant.
- 1.3 The application for listed building consent has been referred to English Heritage who have since indicated that the local planning authority may assess the application as it sees fit. *and a decision raising no objections has been received.*
- 1.4 A scheme of alteration to the property was approved in 1998. A revised scheme is now sought. The main changes involve the erection of a different style of conservatory of a similar size to the rear, the insertion of stairwell windows to the rear, the repositioning of a small mezzanine floor in the upper gallery room, the insertion of a staircase, the use of the vaults as habitable rooms and internal partition wall rearrangement.
- 1.5 The Conservation and Design Officer raises no objections to the proposal.
- 1.6 The principle of alterations to the property has been established by the previous permission and that the proposed alterations are considered to result in a scheme that equally appropriate for this property. It is not considered that harm will be caused to the special architectural character or historic interest of the building, or to the character and appearance of the Conservation Area. No harm to neighbouring amenity is envisaged.

2.0 Public Consultation

- 2.1 Occupiers of five properties in Old Church Street, and three objectors to the previous permission, were notified of the proposal. No representations have been received.

M.J. FRENCH**EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION****List of Background Papers:**

The contents of file PP/99/02588 save for exempt or confidential information in accordance with the Local Government (Access to Information) Act 1985.

Report Prepared By: NB
Report Approved By: NB/LAWJ

Lewis / PK

PP/99/02588: 5

27/4/2000

go see.

✓ look
front
13/6
ushida findlay
architects

letter
fax
email

O

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

No objection to the
rebuilding of the chimney
stack - option A or B okay.
No objection to there being a
minor amendment to previous
approval. NJC 27.6.00

fao: Paul Kelsey

your ref: LB/99/02589/CLBA/14/482

project:

our ref: 33/STAT/01

sent by: Mark Innes

date: 12th June 2000

number of pages including this

38

Dear Paul,

Re: 125 Old Church Street

Thank you for your advice on the telephone on Friday.

| | | | | | | | | | |
|-------------------------------|-----|-------------|-----|------------|------------|------|-----------|--|--|
| RECEIVED BY PLANNING SERVICES | | | | | | | | | |
| EX DIR | HDC | N | C | SV | SE | ENF | AO ACK | | |
| 75 | | 13 JUN 2000 | | | | | | | |
| APPLS | IO | REG | ARB | FWD PLN | CON DES | FEES | | | |

The subject of discussion was the chimney stack above the roof-line. This is to remain although the remainder of the stack is to be removed (below the roof-line), as permitted in our recently granted Planning Permission and Listed Building Consent.

Our engineer has produced a scheme to hold the chimney stack in place, but there remains concern that the brittle masonry construction will be difficult to protect from movement during the works.

We believe the long-term integrity of the house construction would be best served by temporary removal of the existing chimney and subsequent re-building prior to the completion of the works.

We believe the chimney, like the roof, dates from 1905, (not 1807 as the house). It is constructed of Flettons, in contrast to the remainder of the house which is Stucco on London Stock.

We propose as options:

- A. Rebuilding in Flettons to match existing
or
B. Rebuilding in London Stock to the existing profile (with or without Stucco finish)

ushida findlay (uk) ltd
94 leonard street, london
EC2A 4RH;
tel. +44 (0) 20 7613 4972
fax. +44 (0) 20 7613 5849
e-mail: ushifind@globalnet.co.uk

10 anderston quay, glasgow
G3 8BQ
tel: 0141 243 4806
fax: 0141 243 4901

trading as ushida findlay (uk) limited. registered at company house, edinburgh. company no. 183699. associated offices in tokyo

39

page 2

33/STAT/01 12.06.00

We have no preference for either of the above, and so would be happy to carry out the re-building in either material to your preference.

As agreed, we are copying this letter direct to English Heritage for their comment.

We look forward to hearing your view, and would be grateful for an immediate response.

Yours sincerely,



Mark Innes
on behalf of Ushida Findlay (uk) Ltd.

cc: David Stabb - English Heritage

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director: M-J FRENCH FRICS Dip TP MRTPI Cert TS

40

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

Mark Innes
Ushida Findley (UK) Ltd
94 Leonard Street
London EC2A 4RH

Switchboard: 020 7937 5464
Extension: 2084
Direct Line: 020 7361 2084
Facsimile: 020 7361 3463
Email: plnprk@rbkc.gov.uk

28 June 2000

My reference: DPS/DCSW/PK/ Your reference: 33/STAT/01
PP/99/2588/2589

Please ask for: Paul Kelsey

Dear Sir,

Planning (Listed Buildings and Conservation Areas) Act 1990
125 Old Church Street, SW3

I refer to your letter dated 12 June 2000 regarding the taking down and rebuilding of the chimney stack at the above property.

I would confirm that this work will be acceptable, using either option A or B, and can be treated as a minor, non material amendment to the planning and listed building consent granted on 5 May 2000.

I hope the above is the information you require.

Yours faithfully


M J French
Executive Director, Planning and Conservation

B



Handwritten signature or initials.

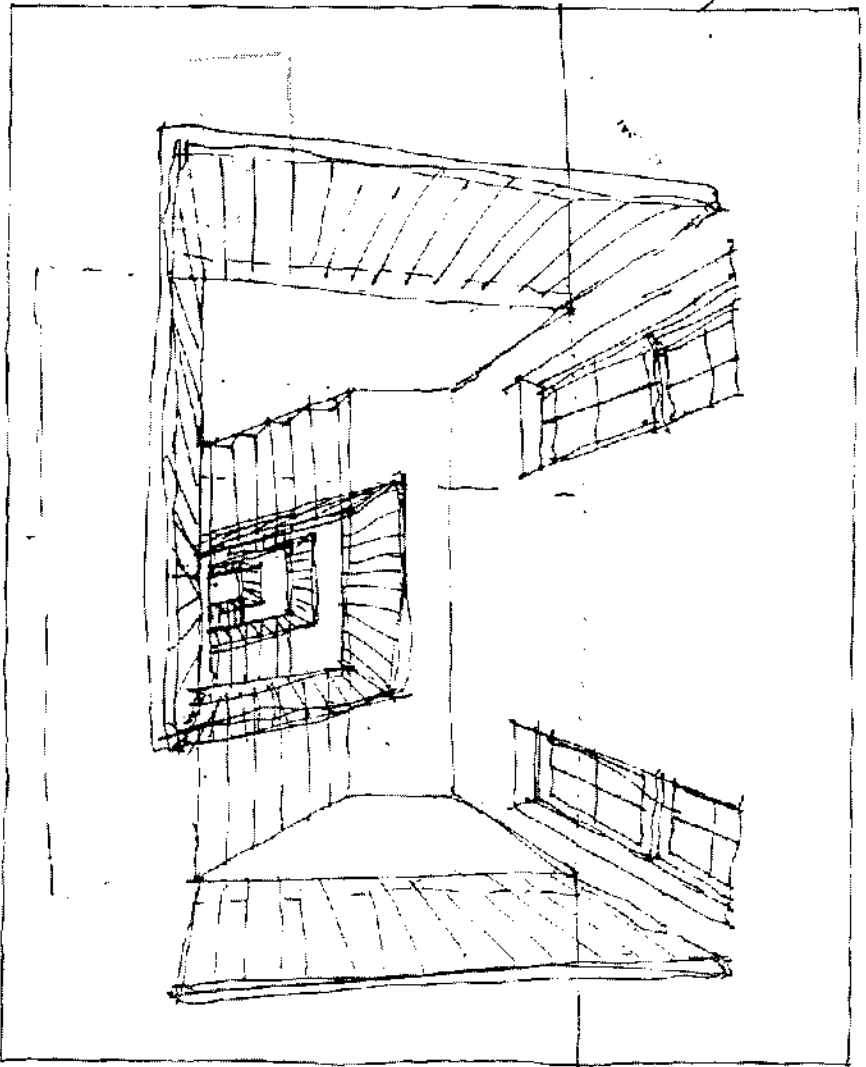
Figure 1

33 / 31

13 12 95



STAIRCASE SKETCH



- STAIRCASE TO BE TIMBER CONSTRUCTION
- TIMBER FINISH TO TREADS & RISERS
- NEWEL POSTS & HANDRAIL TO MATCH EXISTING

44



ushida findlay judd architects
 125 Old Church St. 3rd Fl. New York, NY 10038
 Tel: 212 477 1111 Fax: 212 477 1111

125 Old Church St.

Project: NYS
 Title: Staircase Sketch
 Date: 08.02.00
 Drawing No: 33/9K/04