

PLANNING SERVICES APPLICATION

CONSULTATION SHEET

4

APPLICANT:

James Gorst, James Gorst Architects,
35 Lamb's Conduit Street,
London
WC1N 3NG

APPLICATION NO: PP/99/02457

APPLICATION DATED: 02/12/1999

DATE ACKNOWLEDGED: 7 December 1999

APPLICATION COMPLETE: 06/12/1999

DATE TO BE DECIDED BY: 31/01/2000

SITE: 86 Cambridge Gardens, London, W10 6HS

PROPOSAL: New and rear extension to existing dwelling, part single storey and part three storey
(demolition of existing two storey rear extension).

ADDRESSES TO BE CONSULTED

- 1. 82, 84, 86, 88, 90 Cambridge Clds
2.
3. 75, 77, 79, 81 Oxford Clds
4.
5. 82 (FLATS 1-8) 84 (FLATS A, C - G) 86, 88 (FLATS A-D) 90 (FLATS 1-6 + A)
6.
7. 75 (BSM, GRND, 1ST, 2ND / 3RD) 77 (FLATS 1-8) 79 (FLATS A-D)
8.
9. 81 (FLATS A-D)
10.
11.
12.
13.
14.
15.

47

CT 8/12/99

CONSULT STATUTORILY

- HBMC Listed Buildings
HBMC Setting of Buildings Grade I or II
HBMC Demolition in Conservation Area
Demolition Bodies
DoT Trunk Road - Increased traffic
DoT Westway etc.,
Neighbouring Local Authority
Strategic view authorities
Kensington Palace
Civil Aviation Authority (over 300')
Theatres Trust
National Rivers Authority
Thames Water
Crossrail
LRT/Chelsea-Hackney Line

ADVERTISE

- Effect on CA
Setting of Listed Building
Works to Listed Building
Departure from UDP
Demolition in CA
"Major Development"
Environmental Assessment
No Site Notice Required
Notice Required other reason
Police
L.P.A.C
British Waterways
Environmental Health

CT 8/12/99

ZL called 25.4.00
26.4.00
J. Gust away - left
message.

5.5.00 ZL → J. Gust
Revisions requested
Will fax initial revs, 34
full copies.

TP SHEET 1 OF 1.

DEVELOPMENT CONTROL

TECHNICAL INFORMATION

THE ROYAL BOROUGH OF



KENSINGTON AND CHELSEA

ADDRESS 86 Cambridge Gardens.



86 CAMBRIDGE GARDENS.

POLLING DISTRICT C.

- | | | | |
|-----|--|--------|--|
| HB | Buildings of Architectural Interest | LSC | Local Shopping Centre |
| AMI | Areas of Metropolitan Importance | AI | Sites of Archeological Importance |
| MDO | Major Sites with Development Opportunities | SV | Designated View of St Paul's from Richmond |
| MOL | Metropolitan Open Land | SNCI | Sites of Nature Conservation Importance |
| SBA | Small Business Area | REG 7 | Restricted size and use of Estate Agent Boards |
| PSC | Principal Shopping Centre (Core or Non-core) | ART IV | Restrictions of Permitted Development Rights |

| Conservation Area | HB | CPO | TPO | AMI | MDO | MOL | SBA | Unsuitable for Diplomatic use | PSC | | LSC | AI | SV | SNCI | REG 7 | ART IV |
|-------------------|----|-----|-----|-----|-----|-----|-----|-------------------------------|-----|---|-----|----|----|------|-------|--------|
| | | | | | | | | | 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:

NO PREVIOUS CASES

JAMES GORST
Architects

35 Lamb's Conduit Street
Bloomsbury
London WC1N 3NG

6

fax : 0171 831 4165
telephone : 0171 831 8300
e-mail : james@gorst.u-net.com

Mr Gwyn Richards
Royal Borough of Kensington and Chelsea
Planning
Hornton Street
London W8 7NX.

| RECEIVED BY PLANNING SERVICES | | | | | | | |
|-------------------------------|-----|-------------|---|------------|------------|------|-----------|
| EX Dir | HOU | N | C | SW | SE | ENF | AO ACK |
| 10 | | 15 OCT 1999 | | | | | |
| | | | | FWD PLN | CON RES | FEES | |

14/10/99

Dear Mr. Richards

re : 86 Cambridge Gardens.

You will remember we met on site back in August to discuss a proposed rear extension at the above address. You observed that our proposals would not meet the local conservation design guidelines principally on the grounds of volume and bulk. During a subsequent telephone conversation you identified that aspect of the proposed new works which might qualify as permitted development.

With the above in mind I enclose for your attention and observations an amended set of proposals.

1. Drawings numbered 100... show the existing building.
2. Drawings numbered 300... show the proposed lower ground floor bedroom extension. We believe that this constitutes permitted development - it has an internal volume of 41 cubic metres. I should be grateful if you would confirm that this is the case.
3. Drawings numbered 400... show the proposed three storey extension which we plan to submit for planning permission and listed building consent. The scheme shown to you and Zoe Lacock on site proposed four stories and projected 1.750 metres further into the garden than the existing two storey extension. The scheme

before you projects just 500mm (20") beyond the footprint of the existing extension. Weurge you to accept this small projection - without it the second floor study/television room is just 2.100 metres deep and is barely useable space. The additional 500mm makes all the difference.

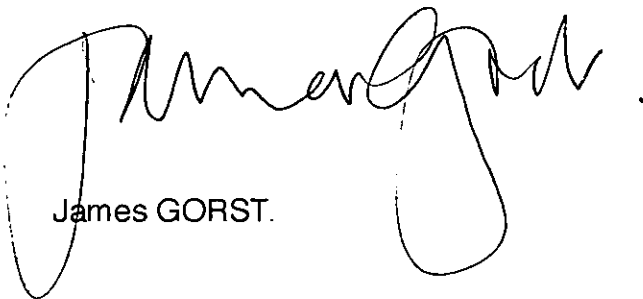
7

The proposed building materials will now be a darkened London stock to match the adjacent brickwork with aluminium windows. These will be powder coated in a dark grey or similar tone to produce a recessive appearance.

The revised scheme is drastically reduced in bulk - one storey lower and 1.250 metres shallower. I hope that you will find this more acceptable in terms of the conservation guidelines.

I look forward to hearing from you.

Yours sincerely,



James GORST.



✓/AD

8

RBKC
District Plan Observations
CONSERVATION AND DESIGN

| | | | | |
|-------------------------------|----------------------|------|------|-------------|
| Address 86 CAMBRIDGE Gdns | Appl. No. pre-app | L.B. | C.A. | N C S |
| Description Rear extension | Code | | | |

Zoe

I phoned the architect and explained the following

- the projection rearwards beyond the line of adjoining rear extensions is objectionable and is contrary to the rear extension policy.
- The design as it stands of a wrap around glazed bay will appear visually intrusive in relation to the subdued nature of the existing facade and rear elevations of this terrace. The element is likely to be visually intrusive and attract attention away from the collective integrity of the rear of this terrace.

Could you advise the architect on P.D on the basement extension?

GR (19/10/99)

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

9

**THE ROYAL
BOROUGH OF**

Executive Director M J FRENCH FRICS TP MRTPI Cert TS



**THE OCCUPIER
FILE COPY**
0171-361- 2096

Switchboard: 0171-937-5464
Extension: 2096
Direct Line:

Facsimile: 0171-361-3463
Date: 8 December 1999

**KENSINGTON
AND CHELSEA**

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCN/PP/99/02457/MC

Planning Information Office

Dear Sir/Madam,
TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: 86 Cambridge Gardens, London, W10 6HS

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

New and rear extension to existing dwelling, part single storey and part three storey (demolition of existing two storey rear extension).

Applicant

**James Gorst, James Gorst Architects, 35 Lamb's Conduit Street, London
WC1N 3NG**

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

MEMORANDUM



TO: FOR FILE USE ONLY

**From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION**

My Ref: PP/99/02457/MC

CODE A1

Room No:

Date: 8 December 1999

DEVELOPMENT AT:

86 Cambridge Gardens, London, W10 6HS

DEVELOPMENT:

New and rear extension to existing dwelling, part single storey and part three storey (demolition of existing two storey rear extension).

The above development is to be advertised under:-

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

M.J. French

Executive Director, Planning & Conservation

12

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 have received an application:

- (a) for development of land in or adjacent to a Conservation Area.

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 Ladbrooke 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/99/02457/MC

Date: 17/12/1999

86 Cambridge Gardens, London, W10 6HS

New and rear extension to existing dwelling, part single storey and part three storey (demolition of existing two storey rear extension).

APPLICANT James Gorst, James Gorst Architects,

15.12.99

ZC

post

MJF/Laws

13

Memorandum

The Royal Borough of Kensington and Chelsea - Planning Services

To: PRINCIPAL ADMINISTRATIVE OFFICER EXECUTIVE DIRECTOR, PLANNING & CONSERVATION

Ext. 2004 Room 324A

cc: CHIEF EXECUTIVE & TOWN CLERK (Attention Steven Modric)

Date: 15th January, 2000

PLANNING SERVICES COMMITTEE: 14th December, 2000

Please note the following amendments, which were approved by the Planning Services Committee in making its decisions, in addition to those in the Addendum Report circulated and approved at the meeting.

NORTH

No changes.

APPROVED BY PLANNING SERVICES CTTEE 1 4 DEC 2000 CONSENT REF.....

CENTRAL

00/1714 2125 8 Cottessmore Gardens, W8

Additional Condition. 2. Planning permission is hereby granted for a trellis that rises no higher than 1.525m (5ft) above the height of the existing boundary wall between No. 19 Eldon Road and 8 Cottessmore Gardens. The existing trellis shall be reduced in height, within two calendar months of the date of this planning permission, to a point no higher than 1.525m (5ft) above the height of the

Handwritten signature and date: 5/3/00

14

existing boundary wall between No. 19 Eldon Road and 8 Cottesmore Gardens, and shall be so maintained.
Reason: To protect the amenities of neighbouring properties.

SOUTH-WEST

No changes.

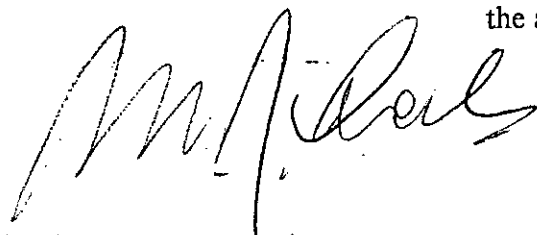
SOUTH-EAST

No changes.

A2 86 Cambridge Gardens, W11

Additional Condition → *Pw. B*
7. A revised version of plan GW99/PL201, indicating the planters extended to cover (a) the area of 0.8m in width parallel to the stairs hereby approved and (b) the area at the opposite end of the terrace already shown as effectively separated by planters, shall be submitted to, and approved in writing by, the Executive Director, Planning & Conservation before development commences. The areas so indicated on that plan shall thereafter only be used to contain planting and shall not otherwise be used as a terrace.
Reason - To prevent harm to the existing levels of privacy enjoyed by residents of the adjoining properties.

Done 5/3/01



Michael J. French
Executive Director, Planning and Conservation



✓/AD

15

RBKC
District Plan Observations
CONSERVATION AND DESIGN

| | | | | |
|-------------------------------|-------------------------|------|------|-------------|
| Address 86 CAMBRIDGE GDNs | Appl. No. 99/2457/26 | L.B. | C.A. | N C S |
| Description Rear extension | Code | | | |

This is a conservation proposal, principally by reason of its chosen design.

The footprint, height and bulk of the extension is acceptable and conforms with the line of other similar extensions at the rear of these properties. The proposed extension appears to be PD.

The design by its very nature is contentious; however there may be an element of flexibility here.

The design reflects the fundamental character of rear extensions: that of a modest sized brick box in a very simple design. The interpretation although unusual and contemporary in nature need not necessarily be objectionable. The size of the terrace, its relationship to the three storey extension and the amount of glazing are still of concern. However I consider there to be sufficient flexibility to allow for this design and consequently it is in balance; it would not in my opinion cause significant harm to the character or appearance of the Conservation area.

GP (28/1/00)

JAMES GORST
Architects

35 Lamb's Conduit Street
Bloomsbury
London WC1N 3NG

fax: 0207 831 4165
telephone: 0207 831 8300
e-mail: james.gorst@btclick.com

16

ZL
Back in
Pl-ade

PP/99/2457

| | | | | | | | |
|-------------------------------|-----|----|-----|-------|-----|-----|-----|
| RECEIVED BY PLANNING SERVICES | | | | | | | |
| EX DIR | HDN | M | C | SW | SE | INT | AGN |
| 17 FEB 2000 | | | | | | | |
| APPEALS | IC | PL | CON | PLANS | PPS | | |

15th February, 2000

Zoe Laycock
Royal Borough of Kensington and Chelse:
Planning and Conservation
The Town Hall
Hornton Street
London W8 7NX

✓
CF
17/2/2000

ZL
COPY PLANS
TO INFORMATION
OFFICE PLEASE

Dear Ms. Laycock,

re: 86 Cambridge Gardens.

Following our telephone conversation yesterday please find enclosed six sets of a supportive statement and coloured elevations for the above project. We have include additional copies which we would very much like distributed to committee members if this was possible.

Yours sincerely,

Sandy Rendel
for JAMES GORST ARCHITECTS

c.c. Giles Worsley

Fri 3/3

(A)

James Garst

wants ap. withdrawn
som 7/3.

+ site mtg with
Don CD.

MF/RT also?

Zoe●

18

Mike French has confirmed that this has been pulled from the Committee.

Could you please organise a site meeting, for yourself, Dave McDonald, myself + Mr Coorst to attend (plus his client if requested).

This should take place no earlier than 20/3. I would prefer not to meet on 20/3 or 21/3 because of Committee.

Roy 6.3.00

Lesley

86 Cambridge Gardens

19

When Zoe first showed this case to me I was very concerned about the harm to the building and the CA. which might be caused. Roy was also worried about the uncompromising modern design. However, having seen the proposal in context I decided that a refusal was probably not justified and that with ~~some~~ some redesign it would be acceptable. The reasons for this were as follows:

- 1) In policy terms the extension is generally acceptable (apart from detailed design - see below). It ~~is~~ does not extend further than other extensions into the rear garden. It is almost, but not quite full width at lower ground level only. The upper part of the extension is of a height and bulk which would ~~be~~ normally be acceptable.
- 2) It is one of a group of about five ^{or six} properties, ~~the~~ which have all been extended apart from this one and ~~no~~ no. 88. All of these flanking extensions are larger and in the main poorly detailed. Whilst these should not be taken as precedents, the overall character of the group appears to be seriously compromised.
- 3) If seen in isolation, the quality of the design is extremely good. It is one which would be guaranteed to be highly acclaimed.

by the architectural press. The materials and detailing are likely to be of the highest quality.

- 34) Whilst the good design in itself would not be a reason to approve the scheme, it seemed to me that the amendments suggested on Zoë's list would give it a more contextual quality. It seems to me that it is the amount and distribution of the glazing which makes it jar against the existing elevation. The ~~additional~~ amendments being suggested on Zoë's list should make the relationship between the upper & lower sections better and also tie the design to the rear elevation.

I think that Zoë and Guya have improved the scheme considerably by reducing its bulk and getting the facing material changed to brick. It is noticeable too that the objectors all appear to be worried about bulk & privacy rather than the appearance of the extension. Whilst I might be more concerned by this design elsewhere in Cambridge Gardens, I think that any harm to the character or appearance of the CA in this location is negligible, provided the scheme is amended as suggested.

David 10/4.

ps. Happy to discuss further.

Zoe

(21)

Lesley is still worried about this, but is bowing to our judgement. Do you want to telephone Gerst with his list of instructions?

David

25.4.00

please have
with David
Med.

ZL
Boyer

JAMES GORST
Architects

35 Lamb's Conduit Street
Bloomsbury
London WC1N 3NG

fax: 0207 831 4165
telephone: 0207 831 8300
e-mail: james.gorst@btclick.com

22

1st August, 2000

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

| | | | | | | | | | |
|-------------------------------|-----|-----|-----|---------|---------|-------|--------|--|--|
| RECEIVED BY PLANNING SERVICES | | | | | | | | | |
| EX DIR | HDC | N | C | SW | SE | ENF | AO ACK | | |
| - 2 AUG 2000 | | | | | | | | | |
| APPEALS | IQ | REC | ARB | FWD PLN | CON DES | FEEES | | | |

Dear Ms. Laycock,

re: 86 Cambridge Gardens.

Please find enclosed a set of revised proposed drawings (GW99/PL200rA, PL201rA, PL202rA & PL210rA) for the above project. The revised scheme reforms the composition into three elements. I believe that this produces a more picturesque, less austere effect.

I apologise for the delay and look forward to your comments on the enclosed.

Yours sincerely,

James GORST

c.c. Giles Worsley

(ZL)

COPY OF PLANS
TO INFORMATION
OFFICE

George

Doesn't look
as though he's
done what we
want. What do
you think?

Dave

bl on + p c ack → 22
✓ AM 7/8
22
(23)

JAMES GORST
Architects

35 Lamb's Conduit Street
Bloomsbury
London WC1N 3NG

COPY OF PLANS
TO INFORMATION
OFFICE PLEASE

fax: 0207 831 4165
telephone: 0207 831 8300
e-mail: james.gorst@btclick.com

3rd August, 2000

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

| | | | | | | | | | |
|-------------------------------|-----|-----|-----|---------|---------|-------|--------|--|--|
| RECEIVED BY PLANNING SERVICES | | | | | | | | | |
| EX DIR | HDC | N | C | SW | SE | ENF | AO ACK | | |
| - 4 AUG 2000 97 | | | | | | | | | |
| APPLS | IO | REC | ARB | FWD PLN | CON DES | FEEES | | | |

Revisions PP/99/2457A

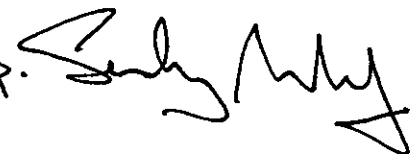
Dear Ms. Laycock,

re: 86 Cambridge Gardens.

Following my conversation with Gwyn Richards earlier today please find enclosed 2 copies of the revised proposed elevation and lower ground floor plan (GW99/PL200rB & PL210rB).

I look forward to your comments on the enclosed and hope we are moving towards a recommendation for approval.

Yours sincerely,

P.P. 

James GORST

c.c. Giles Worsley



JAD

DS

24

RBKC

District Plan Observations CONSERVATION AND DESIGN

| | | | | | | |
|-------------|-------------------|-----------|------------------|------|------|-------------|
| Address | 86 CAMBRIDGE Gdns | Appl. No. | 99/2457/2L | L.B. | C.A. | N C S |
| Description | Rear Extensions | Code | Revisions 4/8/00 | | | |

On balance - these amendments have addressed all outstanding concerns. I particularly welcome the provision of a pier to live up with the post plan extension of the provision of lowers to minimize the amount of glazing.

This remains a highly contentious proposal - however I consider the design reflects the fundamental character of rear extensions along this part of the terrace - a modest sized brick lot in a very single design idiom. The interpretation although unusual and contemporary in nature need not necessarily be objectionable. This design would not, in my opinion cause significant harm to the character or appearance of the conservation area.

Suggest conditions.

- All new windows shall match adjoining windows in terms of colour, size, texture, material and paint
- Details of all facade materials shall be submitted to and agreed in writing by the CPA prior to the commencement of the relevant part of the work.

No objection

GR (5/8/00)

JAMES GORST
Architects

35 Lamb's Conduit Street
Bloomsbury
London WC1N 3NG

fax: 0207 831 4165
telephone: 0207 831 8300
e-mail: james.gorst@btclick.com

(X) PC
ZC

2nd October, 2000

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

✓
5/10/2000

Dear Ms. Laycock,

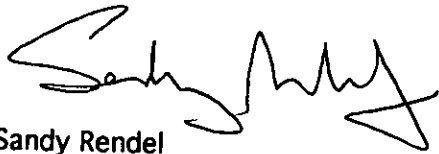
re: 86 Cambridge Gardens.

Revisions received 4/10/00

Nos. 202/B
200/B
201/B 210/c

Following our telephone conversation earlier today please find enclosed 2 copies of the latest drawings for the above project revised to show the planter extended to block off the area of terrace in front of the kitchen window.

Yours sincerely,



Sandy Rendel
for JAMES GORST ARCHITECTS

c.c. Giles Worsley

| | | | | | | | | | | |
|-------------------------------|-----|--------------|-----|---------|---------|------|--------|--|--|--|
| RECEIVED BY PLANNING SERVICES | | | | | | | | | | |
| EX DIR | HDC | A | C | SW | SE | ENF | AO ACK | | | |
| (5) | | - 4 OCT 2000 | | | | | | | | |
| APPROVES | IC | REC | ARB | FWD PLN | CON DES | FEES | | | | |

ZC
COPY OF PLANS
TO INFORMATION
OFFICE PLEASE

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

**THE ROYAL
BOROUGH OF**

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

26



**KENSINGTON
AND CHELSEA**

THE OCCUPIER
FILE COPY
020-7361- 2079/ 2080

020-7937-5464
Switchboard:
Extension: 2079/ 2080
Direct Line:

Facsimile:
020-7361-3463

Date: 3 October 2000

My reference:

Your reference:

Please ask for:

PLANNING AND CONSERVATION
My Ref: DPS/DCN/PP/99/02457/ZL Planning Information Office

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Dear Sir/Madam,

Under TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: 86 Cambridge Gardens, London, W10 6HS

You were recently notified on, and/or have commented on, the application for development at the above address. The Council has now received **AMENDMENTS** to this application, and brief details of these are set out below. The Council's Planning Services Committee, in considering the proposal, welcomes comments upon these amendments. Members of the public may inspect copies of the amended plans, and any other submitted documents. Details are provided overleaf.

Amended Proposal

Erection of part single storey and part three storey rear extension following demolition of existing two storey rear extension. REVISED DRAWINGS RECEIVED

Applicant Mr. Giles Worsley, 86 Cambridge Gardens, London W10 6HS

Anyone who wishes to submit comments on the amended application should write to the Council at the above address within **14 days** of the date of this letter.

Yours faithfully,

M. J. FRENCH

Executive Director, Planning and Conservation

WHAT MATTERS CAN BE TAKEN INTO ACCOUNT

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

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

WHAT MATTERS CANNOT BE TAKEN INTO ACCOUNT

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

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

WHAT HAPPENS TO YOUR LETTER

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

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

WHERE TO SEE THE PLANS

Details of the application can be seen at the Planning Information Office, 3rd floor, Town Hall, Hornton Street W.8. It is open from 9am to 4.45pm Mondays to Thursdays (4pm Fridays). A Planning Officer will always be there to assist you.

In addition, copies of applications in the Chelsea Area (SW1, SW3, SW10) can be seen at The Reference Library, Chelsea Old Town Hall, Kings Road SW3 (020 7361 4158), for the Central Area (W8, W14, SW5, SW7) can be viewed in the Central Library, Town Hall, Hornton Street, W.8. and applications for districts W10, W11 and W2 in the North of the Borough can be seen at The Information Centre, North Kensington Library, 108 Ladbroke Grove, London W11 (under the Westway near Ladbroke Grove Station 020 7727-6583). Please telephone to check the opening times of these offices.

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

PLEASE QUOTE THE APPLICATION REFERENCE NUMBER ON YOUR REPLY

FILE NUMBER: PP/99/2457

ADDRESS: 86 Cambridge Gardens

W10 6MS

28

REVISED DRAWINGS RECEIVED

1. Please re-notify all objectors Add to letter:

"Revised drawings received. Any further comments must be received by"* 14 DAYS

~~2. Please re-advertise *~~

* delete or add as appropriate

✓
CT
3/10/2000

3 LETTERS →

MJF
25/10

29

Memorandum

The Royal Borough of Kensington and Chelsea - Planning Services

To: PRINCIPAL ADMINISTRATIVE OFFICER EXECUTIVE DIRECTOR,
PLANNING & CONSERVATION

Ext. 2004 Room 324A

cc: CHIEF EXECUTIVE & TOWN CLERK (Attention Steve Modric) Date: 20th October

PLANNING SERVICES COMMITTEE: 17th October

Please note the following amendments, which were approved by the Planning Services Committee in making its decisions, in addition to those in the Addendum Report circulated and approved at the meeting.

NORTH

99/2457
136

86 Cambridge Gardens, W10

Deferred

CENTRAL

No changes.

SOUTH-WEST

00/1654
6111

16A Edith Grove, SW10

Amend Condition 4
"surrounding" should read
"surmounting"

SOUTH-EAST

00/0639

117A-122 Queen's Gate,
39-49 Harrington Road and
2 Reece Mews, SW7

Withdrawn from Committee

A2
99/1900

90 ½ Lexham Gardens,
W8

Additional Informatives
I43, I44, I46

A3
00/0327

9 Kensington Park Gardens,
W11

Additional Conditions
5. All new external walls of the conservatory hereby permitted shall be finished in white painted stucco, and be so maintained. Reason R72
6. Prior to the commencement of works, details of the siting, location and appearance of the eastern flank and associated roof of the conservatory hereby permitted, facing No. 8 Kensington Park Gardens, shall be submitted to and approved in writing by the Executive Director, Planning and Conservation. The conservatory shall be constructed in accordance with the details so approved. It is envisaged that such details shall show the flank wall set back and chamfered from the party wall.
Reason - R79

A4
99/1672

Knightsbridge Station,
Brompton Road, SW3

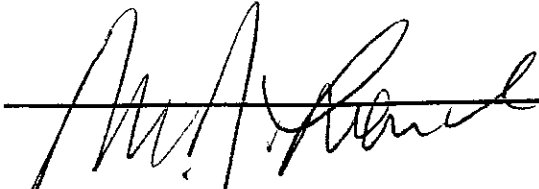
Additional Informative
10. You are advised not to commence work on site until the Council has decided whether to make the temporary closure of Hans Crescent permanent, and in the event of the junction between Hans Crescent and Brompton Road being closed permanently to vehicles you are requested to site the access to the station further towards the East side of Hans Crescent.

31

A5
99/1887

Former Knightsbridge
Crown Court,
1 Hans Crescent, SW1

Revised drawing(s) numbers
drawing Nos. to follow
separately.



Michael J. French
Executive Director, Planning and Conservation

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

32

**THE ROYAL
BOROUGH OF**

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS



**KENSINGTON
AND CHELSEA**

Angela Brown
Flat A
84 Cambridge Gardens
London
W10 6HS

Switchboard:
Extension: 2057
Direct Line: 0207-361-2057
Facsimile: 0207-361-3463
Email: plndmt@rbkc.gov.uk
Mr.: D. Taylor

07 November 2000

My reference: DPS/DCN/PP/99/ Your reference:
2457

Please ask for: Mr D. Taylor

Dear Madam,

Town and Country Planning Act 1990
86 Cambridge Gardens W10

Further to your previous correspondence raising objection to the proposed rear extension to the above property, I write to advise that the case is presently scheduled to be considered by the Planning Services Committee at their meeting of Tuesday 28th November 2000, which will commence at 6.30pm in the Town Hall.

The Committee have requested that the architects should present a justification for their chosen design approach. If you wish to address the Committee yourself, then you should contact Ms Phillippa Down of this department on 7361-2944 at least 48 hrs before the Committee to request that such an arrangement is made. Otherwise, the Committees are open to the public and you may attend to listen to the Committee without prior appointment.

It might be prudent to give me a quick call before the meeting if you do intend to come and listen, just in case there are any last minute changes to the agenda.

Yours faithfully,

Derek Taylor
Area Planning Officer
for
Executive Director, Planning & Conservation

R

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

33

**THE ROYAL
BOROUGH OF**

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS



**KENSINGTON
AND CHELSEA**

N. Prescod and C. Prescod
Flat A
88 Cambridge Gardens
London
W10 6HS

Switchboard:
Extension: 2057
Direct Line: 0207-361-2057
Facsimile: 0207-361-3463
Email: plndmt@rbkc.gov.uk
Mr.: D. Taylor

07 November 2000

My reference: **DPS/DCN/PP/99/** Your reference:
2457

Please ask for: Mr D. Taylor

Dear Sir/Madam,

Town and Country Planning Act 1990
86 Cambridge Gardens W10

Further to your previous correspondence raising objection to the proposed rear extension to the above property, I write to advise that the case is presently scheduled to be considered by the Planning Services Committee at their meeting of Tuesday 28th November 2000, which will commence at 6.30pm in the Town Hall.

The Committee have requested that the architects should present a justification for their chosen design approach. If you wish to address the Committee yourself, then you should contact Ms Phillippa Down of this department on 7361-2944 at least 48 hrs before the Committee to request that such an arrangement is made. Otherwise, the Committees are open to the public and you may attend to listen to the Committee without prior appointment.

It might be prudent to give me a quick call before the meeting if you do intend to come and listen, just in case there are any last minute changes to the agenda.

Yours faithfully,

Derek Taylor
Area Planning Officer
for
Executive Director, Planning & Conservation

R

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

34

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Neil Ferguson
88 Cambridge Gardens
London
W10 6HS

Switchboard:
Extension: 2057
Direct Line: 0207-361-2057
Facsimile: 0207-361-3463
Email: plndmt@rbkc.gov.uk
Mr.: D. Taylor

07 November 2000

My reference: DPS/DCN/PP/99/ Your reference:
2457

Please ask for: Mr D. Taylor

Dear Sir,

Town and Country Planning Act 1990
86 Cambridge Gardens W10

Further to your previous correspondence raising objection to the proposed rear extension to the above property, I write to advise that the case is presently scheduled to be considered by the Planning Services Committee at their meeting of Tuesday 28th November 2000, which will commence at 6.30pm in the Town Hall.

The Committee have requested that the architects should present a justification for their chosen design approach. If you wish to address the Committee yourself, then you should contact Ms Phillipa Down of this department on 7361-2944 at least 48 hrs before the Committee to request that such an arrangement is made. Otherwise, the Committees are open to the public and you may attend to listen to the Committee without prior appointment.

It might be prudent to give me a quick call before the meeting if you do intend to come and listen, just in case there are any last minute changes to the agenda.

Yours faithfully,



Derek Taylor
Area Planning Officer
for
Executive Director, Planning & Conservation

R

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

35

**THE ROYAL
BOROUGH OF**

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS



**KENSINGTON
AND CHELSEA**

Mr. N. Ferguson,
88 Cambridge Gardens,
LONDON W.10.

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

04 December 2000

My reference: EDPC/MJF/PP/
99/2457

Your reference:

Please ask for: **Mr. French**

Dear Mr. Ferguson,

86 Cambridge Gardens, W.10.

I am writing to inform you that the planning application on the above property will be considered by the Planning Services Committee on Thursday, 14 December. As an objector, if you wanted to attend and address the Committee, perhaps you could contact my secretary, Philippa Down, who will advise you of the procedures. The Committee normally hears one objector on an application and Ms. Angela Brown of Flat A, 37 Cambridge Gardens has requested to speak on behalf of the objectors.

Yours sincerely,

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

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Mr. & Mrs. N. Prescod,
Flat A, 86 Cambridge Gardens,
LONDON W.10.

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



**KENSINGTON
AND CHELSEA**

04 December 2000

My reference: EDPC/MJF/PP/ 99/2457 Your reference:

Please ask for: Mr. French

Dear Mr. & Mrs. Prescod,

86 Cambridge Gardens, W.10.

I am writing to inform you that the planning application on the above property will be considered by the Planning Services Committee on Thursday, 14 December. As an objector, if you wanted to attend and address the Committee, perhaps you could contact my secretary, Philippa Down, who will advise you of the procedures. The Committee normally hears one objector on an application and Ms. Angela Brown of Flat A, 37 Cambridge Gardens has requested to speak on behalf of the objectors.

Yours sincerely,

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

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

37

**THE ROYAL
BOROUGH OF****Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS****KENSINGTON
AND CHELSEA**

Mr. J. Gorst,
James Gorst Architects,
The Studio, 202 Great Suffolk Street,
LONDON, SE1 1NY.

Switchboard: 0171-937 5464

Extension: 2944

Direct Line: 0171-361 2944

Facsimile: 0171-361 3463

7 December 2000

My reference: EDPC/MJF/PP
99/2457

Your reference:

Please ask for: Mr. French

Dear Mr. Gorst,

86 Cambridge Gardens, W.10.

I am writing to inform you that arrangements have been made for you to attend and address the Planning Services Committee on 14 December 2000 at the Town Hall in Committee Room 1 at 6.30 p.m. on the above application.

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

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

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

Yours sincerely,

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

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

38

THE ROYAL
BOROUGH OF

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS



KENSINGTON
AND CHELSEA

Ms. A. Brown,
37 Cambridge Gardens,
LONDON W.10.

Switchboard: 0171-937 5464

Extension: 2944

Direct Line: 0171-361 2944

Facsimile: 0171-361 3463

7 December 2000

My reference: EDPC/MJF/PP
99/2457

Your reference:

Please ask for: Mr. French

Dear Ms. Brown,

86 Cambridge Gardens, W.10.

I am writing to inform you that arrangements have been made for you to attend and address the Planning Services Committee on 14 December 2000 at the Town Hall in Committee Room 1 at 6.30 p.m. on the above application. I would be grateful if you could send me a brief statement of the points you wish to raise.

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

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

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

Yours sincerely,

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



ADDENDUM REPORT BY THE EXECUTIVE DIRECTOR, PLANNING & CONSERVATION

PLANNING SERVICES COMMITTEE 14th December 2000

The Planning Services Committee is asked to note and agree the following amendments to the Committee reports for the **NORTH** area.

Agenda Item A1 **COLVILLE SQUARE MEWS W11**
PP/99/1274 New Drawing No.s
99/155/P/01A, 02, 03, 04, 05, 06, 07, 08A

Agenda Item A2 **86 CAMBRIDGE GARDENS, W.8**
PP/99/2457 Addendum to Relevant Planning History
The attention of the Committee is drawn to an appeal decision dated 20th August 1997, relating to proposed rear and side extensions to no. 94 Cambridge Gardens, where the Inspector dismissed the appeal concluding that the extensions proposed in that case would not have been visually subordinate to the parent building and would have harmed the character and appearance of the Conservation Area.

Amend paragraph 1.2
“objectives” should read “objections”

file copy

40

ROYAL BOROUGH OF KENSINGTON AND CHELSEA

PLANNING SERVICES COMMITTEE 14TH DECEMBER 2000

REPORT BY THE EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION

APPLICATION NO. PP/99/2457

RECOMMENDATION
ACCEPTED

I Cond: play
and be
so
Hansford

This report relates to the attached application to construct rear extensions at 86 Cambridge Gardens, W11.

FOR DECISION

1.0 BACKGROUND

1.1 At their meeting of 17th October 2000 the Planning Services Committee considered an application for the erection of a part single storey and part three storey rear extension following the demolition of an existing two storey rear extension. The original Committee report is attached.

1.2 Three objectives were received, citing grounds of excessive size and visual obtrusiveness.

1.3 The Committee discussed the application and a number of questions were raised in relation to the design and appearance of the extensions, the materials used, and its impact upon the character and appearance of this part of the Oxford Gardens Conservation Area. The Committee requested that Officers should:

1.3.1 Ask the applicants to consider a redesign of the extensions along more traditional lines.

1.3.2 In the event that the applicants were unwilling to agree to 1.3.1, the applicants should be asked to attend the Committee in order that they could explain their design approach.

2.0 FURTHER CONSIDERATIONS

2.1 The applicants have advised that they would not wish to alter their design to something more "traditional".

2.2 Therefore, they are now invited to the Committee to explain their chosen approach to the proposal.

41

3.0 **RECOMMENDATION**

3.1 Grant planning permission.

Michael J French,
Executive Director, Planning and Conservation.

Background Papers used in the preparation of this Report:
The contents of file PP/99/2457.

Officer Contact

Miss Tracey Rust, Planning Information Office, Town Hall, Tel. 020 -7361-2080

① PC

② GS

JAMES GORST ARCHITECTS

42

th.
4/10.

Spoke on 25/10/07

SV arranged on 02/11/07
with Kate.

3 October, 2001

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

Dear Sir / Madam,

re: **86 Cambridge Gardens, London W10**
Planning Permission: PP/99/02457/CHSE/136/A2

Please find enclosed a sample of the Ockley Exfold Multi Stock as proposed for the rear extension at the above address which require your written approval under conditions 4 and 5 of the planning permission.

The new external walls are to be constructed in 9" thick flemish bond with flush pointing to match the existing construction of the rear elevation. Accordingly the enclosed bricks are by far our preferred choice for the following reasons:

1. Having viewed a wide range of bricks on site we feel that they accurately match the colour range within the existing brickwork. We have left samples on site for your inspection if required. Once construction is complete any areas of repair to the existing construction as well as the new construction will be soot-washed as required to further improve the tonal match.
2. We believe their crispness, compared with standard replica London Stocks, to be an important characteristic and one appropriate to the contemporary nature of this addition. It will create a subtle distinction between the new and the old without undermining the visual unity of the whole which will be tied together by the brick bond, pointing and colour match.
3. The durability of these bricks allows us to use them to face the steps down from the terrace as well as for the paving of the sunken patio at lower ground floor level thus creating a unified carved brick volume significantly enhancing the purity of the overall form. Most replica London stocks would be unsuitable for these situations.

The House of Detention
Clerkenwell Close
London EC1R 0AS

R.B.K.C PLANNING

Received 4 OCT 2001

Ex Die HDC TP CAC AD CLU
AOACK (NC) SW SE APPEALS
IO REC ARB F.PLAN CON.DES

63

fax: 020 7336 7150
telephone: 020 7336 7140
e-mail: james.gorst@btclick.com

This design of this scheme is the result of a long collaboration between ourselves and the owner - a respected architectural critic. It has also undergone a series of refinements following creative input from the Conservation and Design officers and its contextual propriety yet contemporary nature were applauded by the members at the committee meeting.

We feel the proposed bricks are fundamental to support these qualities and trust the above helps to explain our reasoning. We look forward to your early response.

Yours sincerely,



Sandy Rendel
for JAMES GORST ARCHITECTS

c.c. G. Worsley

The House of Detention
Clerkenwell Close
London EC1R 0AS

fax: 020 7336 7150
telephone: 020 7336 7140
e-mail: james.gorst@btclick.com

Ms Brown - no. 84 adjacent

(49)

- overlooking a problem

- DT suggested a Condition requiring planting along the boundary of the terrace [better than trellis]

James Gosh (arch.) would be

prepared to introduce a trellis on the party boundary

Design - 18 mths of discussion with DTC officer

Ms. Brown would prefer planting on the terrace rather than any trellis

86 Cambridge Gardens (45)

3 lake letters form
existing objects

- no improvement over earlier plans
- design not harmonious with the C. Area
- modernist design bolted on to a Victorian house
- daylight / privacy / amenity



Condition re - no
terrace use

The area at the western side of the ground floor rear terrace hereby approved and shown as separated off by the planters on drawing GW99/PL201/B shall not be used as a terrace other than to be used for planting.

Points of Revision

(46)

- Dwg GW99 / PL210 A best one to submit & use -
- Full details of materials of balustrading
 - didn't think timber would work
 - definitely no glass
- Full details of timber screening panels - partially see through
- Lwr ground / basement:
 - current pier - between bedroom & family room should be moved to align with pier @ ^{center} ^{vertical alignment} grnd floor level
- glazing line at lwr grnd should stand proud in alignment with upper storey ground & first floor extn, with rest of glazing recessed.

(47)

David

Could I have your
news on this case

- I understand that
you & Roy have visited
& taken a view

Lisley

PP(99)2457

J A M E S G O R S T
A r c h i t e c t s

48

35 Lamb's Conduit Street
Bloomsbury
London WC1N 3NG

fax : 0207 831 4165
telephone : 0207 831 8300
e-mail : james.gorst@btclick.com

86 Cambridge Gardens, London W10.

Proposed Rear Extension - Supportive Statement.

The enclosed application represents a collective effort on the part of the owner - a respected architectural critic - and the architect, to create a rear extension of contextual propriety and reticence. The aim is to achieve an architecture of quality that is borne of a judicious selection of materials, careful detailing and the considered manipulation of form and scale.

There is no imposed rhetoric or style here, which, given the austerely plain and planar nature of the existing rear elevation, seems architecturally, the correct response.

The scheme has undergone a number of transformations since proposals were first presented to the Royal Borough of Kensington and Chelsea Planning Department. The creative input from the Conservation and Design officers, most notably Mr Gwyn Richards should not be under-estimated.