

PLANNING SERVICES APPLICATION

Dealt with

CONSULTATION SHEET

5

8/12/99

*[Handwritten signature]*

APPLICANT:

Oliver Morgan Architects,  
2A Stanmer Street,  
London  
SW11 3EG

APPLICATION NO: PP/99/02464 /110

APPLICATION DATED: 29/11/1999

DATE ACKNOWLEDGED: 7 December 1999

APPLICATION COMPLETE: 06/12/1999

DATE TO BE DECIDED BY: 31/01/2000

SITE: 62 Sheffield Terrace, London, W8 7NA

PROPOSAL: ~~General internal rearrangement~~ Extension to east to form new stair hall; relocation of front entrance steps balcony to front elevation; enlargement of existing rear extension; works to front garden to include increase lower ground floor area; repositioning and replacement of flowering cherry trees; alterations to front boundary wall.

ADDRESSES TO BE CONSULTED

- 1. 60, 64 Sheffield Terrace W8
- 2. 67-77 ~~For Gardens~~, Sheffield Terrace W8
- 3.
- 4.
- 5. 92, 94, 96 Campden Hill Road, W8 ✓ 8/12
- 6.
- 7.
- 8. 91, 93 Bedford Gardens, W8
- 9.
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.

18

CONSULT STATUTORILY

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

ADVERTISE

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

✓ 1  
✓ 8/12

(C)

# DEVELOPMENT CONTROL

## TECHNICAL INFORMATION

THE ROYAL BOROUGH OF

ADDRESS 62 SHEFFIELD TERRACE

(6)



KENSINGTON AND CHELSEA

POLLING DISTRICT 1A

- |     |  |        |  |
|-----|--|--------|--|
| 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						
6			K-58													

Within the line of Safeguarding of the proposed Chelsea/Hackney underground line
Within the line of Safeguarding of the proposed Eastwest/Crossrail underground line

Density	
Site Area	
Habitable rooms proposed	
Proposed Density	

Plot Ratio	
Site Area	
Zoned Ratio	
Floor Area proposed	
Proposed Plot Ratio	

<b>Daylighting</b>	Complies	
	Infringes	

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

**Notes:**



J/AD



# District Plan Observations CONSERVATION AND DESIGN

Address 62 SHEFFIELD TERRACE	Appl. No. 099/2464/60	L.B.	C.A.	N C S
Description Side extension	Code			

I have no objection to this proposal - the principle has been agreed as part of the PC-APP.

The elevational design generally appears appropriate as the clarity is acceptable.

The side extension is appropriately recessed back behind the line of the front elevation. Please see a side elevation - all 2 can find is a cross section through the infill.

My only concern is the clamber on the rear roof pitch. Can we discuss this aspect.

Please - suggested conditions

- All new windows shall be vertically sliding painted timber lot 500g
- All external joins shall be of painted timber
- All new work shall match adjoining work in terms of colour, size, texture, finish and pointing
- All areas of render shall be finished smooth

No objection

GP (13/1/99)

MEMORANDUM



TO: FOR FILE USE ONLY

From: EXECUTIVE DIRECTOR  
PLANNING & CONSERVATION

My Ref: PP/99/02464/KO

CODE A1

Room No:

Date: 8 December 1999

**DEVELOPMENT AT:**

62 Sheffield Terrace, London, W8 7NA

**DEVELOPMENT:**

General internal rearrangement; extension to east to form new stair hall; relocation of front entrance steps balcony to front elevation; enlargement of existing rear extension; works to front garden to include increase lower ground floor area; repositioning and replacement of flowering cherry trees; alterations to front boundary wall.

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

8 9

THE ROYAL BOROUGH OF

# NOTICE OF A PLANNING APPLICATION



**KENSINGTON AND CHELSEA**

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 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

ALS 17/12  
post outside

Reference: PP/99/02464/KO

Date: 17/12/1999

62 Sheffield Terrace, London, W8 7NA

General internal rearrangement; extension to east to form new stair hall; relocation of front entrance steps balcony to front elevation; enlargement of existing rear extension; works to front garden to include increase lower ground floor area; repositioning and replacement of flowering cherry trees; alterations to front boundary wall.

APPLICANT Oliver Morgan Architects,

OLIVER MORGAN  
ARCHITECTS

2A STANMER STREET LONDON SW11 3EG 0171 924 1130

① PC ② KO  
Jeg 23/12

23<sup>rd</sup> December 1999

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

RECEIVED BY PLANNING SERVICES									
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK		
SS		24 DEC 1999				19			
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES			

Your ref: DPS/DCC/PP/99/02464

Dear Sir

*Reviews - already!* *Jeg*

**Re: 62 SHEFFIELD TERRACE, LONDON W8**

Further to our application for planning permission at the above property we enclose ten copies of revised drawings as the attached schedule.

**Existing Drawings:**

Rear elevation as existing

AJ/435/08

**Proposed Drawings:**

L.G.F. plan

AJ/435/11B

Revised location of utility room, rear extension bedroom/shower room re-organisation, door in front bay to terrace.

G.F. plan

AJ/435/12B

Revised layout of study, single door to drawing room, rear window in stair hall extension.

F.F. plan

AJ/435/13B

Rear window in stair hall extension, increase size of rooflight to stair hall.

S.F. plan

AJ/435/14B

Increased size of stair hall extension rooflight, flat rooflight in roof over stairs between first and second floor, reduce size of bathroom R3.6 and increase store R3.7.

Section

AJ/435/16B

Revise rooflight over stair hall extension, windows in rear wall of stair hall extension.

Front elevation

AJ/435/17B

Add existing chimney stacks.

*DT*  
COPY OF PLANS  
TO INFO  
OFFICE PLEASE

Front elevation- front street.  
Add existing chimney stacks

AJ/435/18B

Side elevation  
No change (drawings not included)

AJ/435/19

Rear elevation  
New drawing

AJ/435/20



Please do not hesitate to call us if you have any queries.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Oliver Morgan'.

**Oliver Morgan**  
**OLIVER MORGAN ARCHITECTS**

Encs.

## RBKC ARBORICULTURAL OBSERVATIONS

12

<b>Address</b>	<b>Application No.</b>	<b>DC Officer</b>	<b>Date of Obs</b>
62 Sheffield Terrace, W8	PP/99/2464	K. O.	22/2/00
<b>Development</b>		<b>Obj.</b>	<b>No Obj.</b>
alterations to basement, garden wall and removal of two trees			
<b>Status of Tree(s):</b>			
<b>C.A. No.(if any)</b>	<b>T.P.O. No. &amp; Details (if any)</b>	<b>Tree Work Applications</b>	
	6		
<b>Comments :</b>			

Situated within the front garden are two mature ornamental crab apple trees They are approximately six metres in height and have trunk diameters of 25 and 32cm. Their crowns are well developed and as can be see from the file photographs they are a prominent feature of the garden. Both trees appear to be healthy and in my view contribute to the amenity of the Conservation Area.

The front drive and garden path from the front gate to the existing front door is at pavement level. However the remainder of the garden is raised by some 400mm to form an area which is paved and bisected by the garden path. The two trees are planted into this raised area.

The proposed changes to the front elevation of the property and increasing the size of the lower ground floor area is sufficient distance from the bases of the two trees to comply with the recommendations of British Standard 5837:1991 Guide for trees in relation to construction. I therefore I do not consider that the aforementioned alterations to the property will adversely affect the two trees.

Alterations to the front boundary wall to remove the pedestrian access will not adversely affect the two trees. However the proposal to increase the width of vehicular access from 2.6 metres to 3.6 metres will result in the loss of the adjacent tree.

The applicant also wishes to relandscape the garden, removing both trees and lowering the existing garden level to the level of pavement and existing drive. In my judgement it is not possible to reduce the soil level and retain the two trees.

I therefore object to the proposal to reduce the surface level of the garden and to increase the width of the vehicular access and parking are for reasons that the loss of the two trees is contrary to UDP policy CD72.

However, it should be noted that the applicant has indicated that he is willing replace the two existing trees. If the Council is willing to consider this possibility it is my view that the applicant should be required to demonstrate that it is both possible and practicable to replace the two existing trees with two trees of equal amenity and ensure their establishment

C. Colwell



OLIVER MORGAN  
ARCHITECTS

2A STANMER STREET LONDON SW11 3EG 0171-924 3100

① PC

13

② no  
JG

8 February 2000

Kate Orme  
Planning Department  
Royal Borough of Kensington & Chelsea  
Hornton Street  
London  
W8 7NX

NO  
COPY OF PLANS  
TO INFORMAT  
OFFICE PLEASE

RECEIVED BY PLANNING SERVICES											
EX DIR	HDC	N	G	SW	SE	ENF	NO ACK				
		13		10 FEB 2000							
APPLS	TO	REC	ARB	PLN	CON DES	FEE					

Dear Ms. Orme

**Re: 62 SHEFFIELD TERRACE**

Further to our recent site meeting and subsequent telephone conversation, please find enclosed five copies of the following drawings revised as requested where appropriate.

Ground floor plan AJ/435/12 D

Doors from study to open inwards and external balcony reduced to 200mm wide.

Second floor plan AJ/435/14D

Flat roof over rear extension no longer devoted terrace.

Side Elevation AJ/435/14D

Further copies missing from your set.

Hopefully this can now be presented to committee with your recommendation for approval as soon as possible.

Yours sincerely

  
**Oliver Morgan**  
**OLIVER MORGAN ARCHITECTS**

Encs.

# CIVIC TREES

GROUP OF COMPANIES

14



GROWING SINCE 1963

- ▶ LARGE TREES SUPPLIED AND TRANSPLANTED NATION-WIDE
- ▶ TREE CARE AND MAINTENANCE
- ▶ LANDSCAPING WITH TREES
- ▶ CONSERVATION
- ▶ CONSULTANCY

15th March 2000

Our ref ~ D 4774 L

Oliver Morgan Architects  
2A Stanmer Street  
London  
SW11 3EG

R.B.K. & C.  
TOWN PLANNING  
20 MAR 2000  
RECEIVED

Attention of Mr Oliver Morgan

Dear Sir

Re - 62 Sheffield Terrace, W8

We have examined the two Malus in the front courtyard of the above site.

These two trees are advanced in years, being comparatively short lived trees. We therefore feel that they would be adversely affected by an attempt to transplant them. There are indications that vigorous growth will start to decline in the next few years.

We would suggest that they are replaced by two new, younger trees that would provide many years benefit to the general community, for example the Prunus varieties, such as sargentii with pink flowers in Spring and red Autumn colour, or the Winter flowering Cherry.

This quote applies only to the trees stated, any changes must be re-negotiated. All prices are subject to availability at time of order and to VAT.

Please note, the following trees are very keenly priced and we are not able to offer any additional discount on the prices quoted.

**Supply, plant, support and feed:**

	QTY	SPECIE	GIRTH cm	UNIT £	EXTN £
	2	Prunus sargentii*	30-40	950.00	1900.00
or	2	Prunus Autumnalis*	30-40	840.00	1680.00
	6	Tilia pleached	20-25	620.00	3720.00
or	6	Tilia pleached	25-30	850.00	5100.00

\*Replacement of 2 Malus

Delivery inclusive for complete order.

TRING / HEAD OFFICE  
Tel: 01442 825401  
WATFORD / DEPOT  
Tel: 0181 950 4491  
FAX: 01442 890275

PLEASE SEND ALL CORRESPONDENCE TO  
FORESTRY HOUSE  
P.O. BOX 23  
TRING  
HERTS HP23 4AE

*Civic trees*  
e.mail. info@~~Civic trees~~

Civic Trees (Tree Movers) Limited  
Civic Trees (Nurseries) Limited  
Civic Tree Care Limited  
Newman Tree Movers Limited  
Registered in England

Registered No 761079  
Registered No 908364  
Registered No 1338726  
Registered No 725978  
VAT No 207 6336 73



Page 2

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The quotation for supplying and planting does not include for the preparation of the planting pits which should be backfilled with good top soil ready for us to dig out. If the pits are prone to waterlogging, land drains should be installed. We attach a pit specification sheet for your convenience. Please note that water should be made freely available to us for watering-in purposes.

For trees supplied and planted by us we can offer the following Replacement Option.

We can offer to replace the trees if they fall through natural causes

(as defined in our Conditions of Sale Clause 16).

The premium for this is £1110.00 per annum + VAT which includes three inspection visits by us to attend to supports, checking tree condition, etc.

This premium is payable in advance and is dependent on your watering and weeding the trees to our specification.

If required, we can undertake the watering visits at an additional annual premium of £960.00 + VAT to cover 8 visits (water to be made freely available to us on site).

These visits will be invoiced in arrears.

#### Site Move

QTY	SPECIE	HEIGHT m	UNIT £	EXTN £
2	Viburnum	2.5-3.0	245.00	490.00

It is assumed that there are no restrictions on moving these trees, i.e. TPO's and that the site is not subject to planning permission. Prior to the commencement of any works, we require sight of the necessary paperwork.

Should operations have to be aborted for whatever reason, works carried out up to that point will be chargeable.

Although every care will be taken, our price does not include for any reinstatement works.

We regret we are not able to guarantee the survival of site moved trees that have not had the benefit of at least two years prior preparation.

The prices quoted are nett to us and assume no retention to be withheld. They are based on unimpeded working, and any STANDING TIME will be charged per the attached schedule. No allowance has been made for traffic management, which will be an additional cost if required.



Page 3

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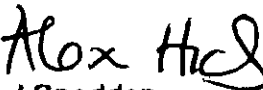
It is assumed that access will be available for our vehicles, as Clause 9 of our Conditions of Sale. Our quotation is valid until 31st May 2000, but your order would be required by 31st March 2000 for trees required for planting by October 2000. Our terms are 75% prior to commencement of work, with balance on completion.

Please note our Conditions of Sale on the reverse of page 1, particularly Clause 20 relating to underground services. Our Insurers advise that the client must remain responsible for locating any services and for damage caused to services throughout the execution of the works. Please note that water should be made freely available to us for watering-in purposes.

Please note, if our quotation is acceptable, we require your written order to proceed. Order preparation times are dependent on current business levels.

I hope this proposal provides you with all the information that you require to make a decision. If you have any further queries, please contact me on 01442 825401.

Yours faithfully  
for Civic Tree Care Ltd

  
K J Sneddon  
Director





### Conditions of Sale

**TERMINOLOGY** In these Conditions of Sale the seller is referred to hereunder as the Company and is a member company of The Civic Trees Group of Companies. The buyer is referred to hereunder as the Customer or as the Purchaser, whether as such being the Principal or Agent for the Principal.

- 1 **AVAILABILITY** All items are offered subject to availability on receipt of order.
- 2 **ACCEPTANCE** The placing of an order will be held as acceptance of the conditions of sale stated hereon. All orders must be confirmed in writing.
- 3 **DELIVERY** All orders will be executed in rotation unless special arrangements are agreed.
- 4 **CREDIT** New customers are requested to send two trade references and a Bank reference with their first order. We reserve the right to refuse any order should unsatisfactory credit information be received, or to request payment on delivery.
- 5 **PAYMENT** will be due strictly in accordance with the terms set out in our quotation. A credit charge of 2% above base rate per month will be levied on all accounts which exceed the credit terms.
- 6 **OWNERSHIP OF GOODS** It is understood that legal title to the goods will not pass to the Customer until full payment is received by the Company. Should the Purchaser appoint a receiver, liquidator or trustee in bankruptcy, having disposed of the goods to a third party, then the proceeds from the sale of goods shall first be used to satisfy the Company's account.
- 7 **RECLAMATION OF GOODS** The Company reserves the right to uplift goods supplied if payment is not received after one month's written notice has been given.
- 8 **INSPECTION AND REJECTION OF GOODS** If goods supplied are to the specification quoted, but are rejected by the Purchaser, we reserve the right to charge, as liquidated damages, without having to prove our action, 50% of order value for uninstalled goods or 75% of order for installed goods.
- 9 **ACCESS FOR PLANTING** Goods are offered on the assumption that, unless otherwise specified, there will be adequate hard based reasonably straight and level access for our road vehicles and planting equipment to the edge of each planting pit. If extra equipment is necessary in order to reach pits inaccessible to road vehicles, the extra costs incurred, plus 10%, will be charged to the Customer.
- 10 **REINSTATEMENT** Access for our planting vehicles over breakable surfaces is acceptable to the Company only at Customer's liability for reinstatement and no claims for disturbance can be entertained.
- 11 **OBSTRUCTIONS** Services lines, pipes or obstructions encountered whilst planting are the responsibility of the Customer unless specifically identified in advance and accurately located on a scaled plan provided to the Company's office and indicating height or depth in relation to surface level. Any extra work incurred through lack of such information will be charged extra to the Customer, at cost, plus 10%.
- 12 **LEVELS** Trees will be planted at the appropriate average level given by the Customer's alignment pegs relevant to each pit. Subsequent adjustment to a changed level or changed position will be chargeable extra, at cost, plus 10%.
- 13 **WARRANTY** Goods supplied and specified with a solid rootball, but shown by photographic records (ours or Customer's, produced within 30 days) to have a rootball broken more than one quarter of its circumference will be covered by our Warranty of Good Workmanship and, providing such goods are conscientiously maintained and cared for by the Customer throughout a twelve month recovery period, we undertake to replace as under items (f) and (g) of our Maintenance and Replacement Scheme under Clause 16 below.
- 14 **DELIVERY ACCEPTANCE** The Customer or his representative is requested to sign our Delivery Note, on which should be entered any shortages, complaints or errors.
- 15 **COMPLAINTS** All such complaints as in Clause 14 above should also be notified by telephone to the Company within two days and confirmed in writing within seven days. Failure to do so may render any such complaints void.
- 16 **MAINTENANCE AND REPLACEMENT** A Scheme for the Company to maintain trees and to replace failures free of charge is available at the Company's discretion. Where such a Scheme is offered, the replacement premium charged will be based on an anticipated death of approximately one tree for every 20 trees planted. The replacement guarantee is available, where quoted, in conjunction with maintenance operations. At the Company's discretion, maintenance quotations will include either (a) watering by the Company, or (b) watering by the Customer and inspection visits by the Company.  
The terms of the Scheme are as follows:
  - (a) The premium is payable on invoicing.
  - (b) Where watering is the responsibility of the Company, a suitable water supply is available on site free of charge to the Company during the maintenance period.
  - (c) During this period, we will make regular visits to inspect the trees and, where contracted, to feed, water and mulch the trees and attend to the guys, supports, etc.
  - (d) For one premium we will replace without further charge any tree that dies within one year of transplanting.
  - (e) For two premiums we will replace without further charge any tree that dies within two years of transplanting.
  - (f) The guarantee covers death through natural causes other than fire, flood, storm or waterlogging, but not death or damage due to human or animal interference, or pollution. Death due to beetle attack also excluded.
- 17 **GUARANTEE OF SUCCESS** beyond or besides that detailed in Clauses 13 and 16 above is expressly excluded.
- 18 **PRUNING OF TWIGS AND BRANCHES** For safe transportation, it is necessary to tie up the crown. In spite of every care by our experienced staff, we cannot avoid some breakage of brittle or awkwardly shaped branches. These breakages are pruned out as part of the 20% reduction of the crown to balance the demand on the reduced root system. Unless the shape of the crown is thereby irretrievably lost, we cannot accept such necessary pruning as a reason for rejection by the Customer.
- 19 **CANCELLATION** Due to the cost of selecting, quoting and reserving trees, we retain the right to apply a cancellation charge of up to 80% in the event of a cancelled order. The actual percentage will depend on the amount of work carried out and the expenditure incurred by the Company towards the confirmed order.
- 20 **UNDERGROUND SERVICES** near to the works are required to be accurately identified to us by drawing and in writing, before we are required to commence the work. Our Insurers will only accept liability for damage to services thus indicated and we expressly disclaim any liability for damage to services within the works.
- 21 **DISCLAIMER** Subsequent upon satisfactory completion and acceptance of work and/or trees(s) required of it by written instruction, the Company explicitly disclaims any liability, actual or implied, for damage, nuisance or danger to persons, property, structures, etc., attributable in any way whatsoever to the presence of the said works and/or tree(s).

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## SPECIFICATION FOR THE PREPARATION OF PLANTING PITS FOR SEMI MATURE ROOT BALLED TREES.

### 1.0 PIT SIZES

- 1.1 The size of pit will depend on the size of tree and the size of rootball .
- 1.2 Where possible there should be a minimum gap of 300mm between the edge of the rootball and the wall of the pit.
- 1.3 Where possible the pit should be excavated 150mm deeper than the rootball.

Pit sizes corresponding to the stem circumference of the tree.

TREE SIZE (GIRTH)	PIT DIMENSIONS		
	WIDTH	WIDTH	DEPTH
16 - 20 cm girth	1.00	1.00	0.85
20 - 30 cm girth	1.00	1.00	0.85
30 - 40 cm girth	1.40	1.40	1.00
40 - 50 cm girth	1.50	1.50	1.00

### 2.0 DRAINAGE

- 2.1 Care must be taken not to glaze the sides of the pit whilst excavating as this forms a solid 'wall' which inhibits drainage.
- 2.2 Below the base of the pit the next 150mm of subsoil is should be broken up to aid drainage.
- 2.3 If drainage is poor, land drains must be installed.

### 3.0 BACKFILL

- 3.1 All subsoil and other debris is to be removed.
- 3.2 Once excavated the pit should be backfilled approximately three quarters deep with topsoil either using previously excavated material if suitable, or imported stock. Topsoil should be free from large lumps and stones.
- 3.2 Finally, the pit should be covered, to stop water entering it.



(19)

**CIVIC TREE CARE LTD****Terms and Conditions of Contract ~ Day Rates/Standing Time**

Day rate is quoted at £20.00 plus VAT per hour or part thereof per operative, plus associated plant, described as follows:

Tree planting  
Staking/guying  
Tree relocation

The following plant with trained operative is quoted at an hourly rate or part thereof:

Crane/lorry	£37.00 plus VAT
Tree Spade 1100	£56.00 plus VAT
Tree Spade 1400	£62.50 plus VAT
Transportation	£37.00 plus VAT

Any material used (other than fuels) in the course of operation will be charged at cost plus 15%

Travelling time to and from location is chargeable per man at the quoted hourly rate

Operatives are entitled to a total of one hours' rest break per 9.5 hour shifts, or pro rate part thereof. This is charged at the hourly rate

Our normal working day runs from  
07.00 am in Civic Trees yard  
to  
16.00 pm to Civic Trees yard

Work outside these times, including travelling, will be charged at x 1.5 on weekdays and x 2 weekends and nights

There is a minimum charge of four house per operative per day or part thereof

June 1999



OLIVER MORGAN  
ARCHITECTS

2A STANMER STREET LONDON SW11 3EG 0171-924 3100

① PC  
② hg  
g2/3

17 March 2000

Atten: Kate Orme,  
Planning Department,  
Royal Borough of Kensington and Chelsea,  
Town Hall,  
Hornton Street,  
London W.8

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

Dear Ms. Orme,

**Re: 62, Sheffield Terrace London W8**

Enclosed is a quotation from CIVIC TREES for replacement of the two existing Ornamental Apple Trees in the front garden of the above property. The proposed replacement trees, to be planted closer to the front wall of the property and positioned to allow an increase in width of the vehicular access are of substantial size with 30 - 40 cm trunk girth. They will be younger than the existing trees which Mr Seddon of Civic Trees feels have only a few remaining years of vigorous growth. The proposed trees will be of similar height as the existing trees and will rapidly achieve similar spread.

The Tilia, or Limes included in the quotation are proposed as a pleached hedge behind but substantially higher than the front wall.

We hope that this proposal, which confirms the practicality of our original application, is acceptable to you and your colleagues and that we can now expect formal permission for the works without delay.

Please call if you have any other points that require clarification.

Yours sincerely,

  
**Oliver Morgan**  
**OLIVER MORGAN ARCHITECTS**



**RBKC ARBORICULTURAL OBSERVATIONS**

21

<b>Address</b>		<b>Application No.</b>	<b>DC Officer</b>	<b>Date of Obs</b>
62 Sheffield Terrace, W8		PP/99/2464	K.O.	13/4/00
<b>Development</b>			<b>Obj.</b>	<b>No Obj.</b>
alterations to basement, garden wall and removal of two trees			see comments	
<b>Status of Tree(s):</b>				
<b>C.A. No.(if any)</b>	<b>T.P.O. No. &amp; Details (if any)</b>		<b>Tree Work Applications</b>	
<b>Comments :</b>				

I refer to the attached letter dated 15th. March from Civic Trees and letter dated 17th. March from Oliver Morgan regarding the above planning application and offer the following comments.

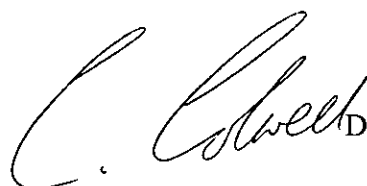
The two existing ornamental Malus trees situate in the front garden of the property appear to be in good condition and free from visible signs of decay. Civic trees says that "there are indications that the vigorous growth will start to decline in the next few years" On what evidence do they base this statement ? I found no signs that the trees were in poor or declining health.

They are visible from Sheffield Terrace and Campden Hill Road and are an important component of the streetscape. In my judgement owing to their form, size and position within the streetscape they are of outstanding amenity. Indeed the trees are the subject of a tree preservation order.

It has been suggested the two existing Malus are felled and replaced by two other trees. I have considered the proposed replacements: Prunus sargentii and Prunus Tai Haku. It is my judgement that they are not of equal or similar amenity and therefore to permit the removal of the two existing trees will result in harm to the appearance and character of the conservation area. I enclose photographs of the proposed replacement trees.

In my view the proposal is contrary to UDP policy CD72 and therefore not acceptable.

Signed:



Date: 13/4/00.

OLIVER MORGAN  
ARCHITECTS

3 COTSWOLD MEWS 30 BATTERSEA SQUARE LONDON SW11 3RA  
TEL 020 7924 3100 FAX 020 7924 1130

① PC  
② NO

0374 118803/22

27 April 2000

Kate Orme  
Planning Department  
Royal Borough of Kensington & Chelsea  
Horton Street  
London  
W8

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- 2 MAY 2000							
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K.O.  
Copy of plans to  
1.0 please

Dear Mrs Orme

**Re: 62 SHEFFIELD TERRACE W8**

After the failure of Civic Trees to convince you that replacement of the existing trees would be practical with suitable specimens we have revised the proposal to retain the existing trees.

Attached are two copies of the following drawings which clearly show our intention to retain the trees. We trust that, as this appears to have been the only contentious issue, we can now look forward to a confirmation of approval without delay.

Yours sincerely



**Oliver Morgan**  
**OLIVER MORGAN ARCHITECTS**

Encs. 2 copies

- AJ/435/12 Rev E. Ground Floor plan as proposed.
- 13 Rev D. First Floor plan as proposed.
- 14 Rev F. Second Floor plan as proposed.
- 18 Rev D. Front Elevation front from street as proposal.

2.5.00  
R  
X

OLIVER MORGAN  
ARCHITECTS

3 COTSWOLD MEWS 30 BATTERSEA SQUARE LONDON SW11 3RA  
TEL 020 7924 3100 FAX 020 7924 1130

Kate Orme,  
Planning Department,  
Royal Borough of Kensington and Chelsea  
Town Hall  
Hornton Street  
London W.8

23

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117		- 8 MAY 2000					
APPEALS				FEES			

Dear Ms. Orme

**Re: 62 Sheffield Terrace**

Enclosed are four copies of the scheduled drawings revised to clarify any anomalies in the proposals for the rear extension at the above property.

We trust that this scheme, with the revised front garden treatment, can now receive approval.

No.	Rev.	Title	Scale
AJ/435/06	A	Side elevation as existing	1:50
AJ/435/08	A	Rear elevation as existing	1:50
AJ/435/14	G	Second floor plan as proposed	1:50
AJ/435/16	E	Side elevation as proposed	1:50
AJ/435/19	C	Side elevation from neighbour as proposed	1:50
Aj/435/20	C	Rear elevation as proposed	1:50

Yours sincerely,



**Oliver Morgan**  
**OLIVER MORGAN ARCHITECTS**

Encls

**REASON FOR DELAY**

24

CASE NO. 99/2464

This case has been identified as a "Target" application, which has the target for being passed through to the Head of Development Control within **6 weeks** of the date of completion.

In the case of this application, there has been a delay of.....17 weeks.....

I have been unable to pass through the case within the target period for the following reason(s) [*highlight as necessary*]

- 1) Delays due to internal Consultation
- 2) Further neighbour notification/external consultation necessary (spread or time period)
- 3) Revisions requested, but not received in time
- 4) Revisions received but inadequate
- 5) Revisions received but reconsultation necessary
- 6) Of the Committee cycle
- 7) OTHER REASON.....

Signed.....KO..... (Case Officer)



Prunus sargentii 30/35 cm girth

25

Prunus Tai Haku 30/35 cm girth



**Civic Trees**

01442 825401

Unless stated otherwise, the above image is indicative only and does not represent the actual trees quoted for or discussed.



62 SHEFFIELD TERRACE - FRONT ELEVATION

2008 27

