

PLANNING SERVICES APPLICATION

Deal with
10/12/99
D

CONSULTATION SHEET

(3)

APPLICANT:

Mr. M. Lindley,
Peter Tigg Partnership Limited,
Walmer Courtyard, 225 Walmer Road,
London
W11 4EY

APPLICATION NO: PP/99/02475 /ho

APPLICATION DATED: 03/12/1999

DATE ACKNOWLEDGED: 8 December 1999

APPLICATION COMPLETE: 08/12/1999

DATE TO BE DECIDED BY: 02/02/2000

SITE: 9A Aubrey Road, London, W8 7JJ

PROPOSAL: ~~Single family dwelling with~~ Proposed mansard roof extension and refurbishment internally with lowered entrance area at lower ground floor.

ADDRESSES TO BE CONSULTED

(10)

1. 8a, 9, 10, 6, 7, Aubrey Road W8
2. 8a, 9, 10, 6, 7, Aubrey Road W8
- 3.
4. 6A 5
5. Campden Hill SQ
6. 48, 49, 50 Aubrey Road W8 ✓ 10/12
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.

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
10/12

TP. STREET 1 OF 1.

DEVELOPMENT CONTROL

TECHNICAL INFORMATION

4

THE ROYAL BOROUGH OF



KENSINGTON AND CHELSEA

ADDRESS 9A Aubrey Road

9A AUBREY ROAD

POLLING DISTRICT I

- HB Buildings of Architectural Interest
- AMI Areas of Metropolitan Importance *pp 992475*
- 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	
									C	N							
6.																	

	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:

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

5

**THE ROYAL
BOROUGH OF**

Executive Director M J FRENCH FRICS TP MRTPI Cert TS



FILE COPY

2771

0171-361- 2771

Switchboard: 0171-937-5464

Extension:

Direct Line:

Facsimile: 0171-361-3463

**KENSINGTON
AND CHELSEA**

Date: 10 December 1999

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCC/PP/99/02475/KO

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: 9A Aubrey Road, London, W8 7JJ

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

Proposed mansard roof extension and refurbishment internally with lowered entrance area at lower ground floor.

Applicant

**Mr. M. Lindley, Peter Tigg Partnership Limited, Walmer Courtyard, 225 Walmer Road,
London
W11 4EY**

Yours faithfully,

M. J. FRENCH

Executive Director, Planning and Conservation

6

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

7

TO: FOR FILE USE ONLY

**From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION**

My Ref: PP/99/02475/KO

CODE A1

Room No:

Date: 10 December 1999

DEVELOPMENT AT:

9A Aubrey Road, London, W8 7JJ

DEVELOPMENT:

Single family dwelling with proposed mansard roof extension and refurbishment internally with lowered entrance area at lower ground floor.

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

17th February 2000

Our Ref: PT/MAS

Royal Borough of Kensington and Chelsea
Planning Department
Town Hall
Horton Street
London W8 7NX

Attn: Kate Orme

no
COPY OF DRAWINGS
TO INFO OFFICE PLEASE

Dear Ms Orme

Re: **AUBREY ROAD LONDON W8**

Further to our meeting at the site and your reporting the Council's comments on the proposals, I now attach 8 Copies of Drawing Nos: 9AR 35, 36, 37, 38, 39 & 40 and would request that you substitute these drawings in each proposal which, as you can see, deals with the material issues you raised.

Our Clients remain anxious to achieve a much greater ceiling height at the new second floor level and hence the suggestion that the traditional double pitch mansard should not be used in this occasion is not a welcome one and we do feel that this is an unreasonable design restriction on the proposals that you are suggesting.

We would therefore ask that you reconsider the proposals in the light of our meeting, the attached drawings and these comments.

We look forward to hearing from you farther.

Yours sincerely

PETER TIGG

cc: S Hallegard & A Baron

Enc: Drawing Nos: 9AR 35, 36, 37, 38, 39 & 40

① PC
② HO
J G 2/2

peter tigg
partnership ltd.
architects · planners · designers

Walmer Courtyard
225 Walmer Road
Holland Park
London W11 4EY
Fax: 0207 229 8771
Tel: 0207 221 5568

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N					
a7 18 FEB 2000							
IO	REC	ARE	PLN	DEV			

Peter Tigg Partnership Limited
Registered In England Number:
3098525
Directors:
Peter Tigg
B.A. (Hons.), Dip.Arch.,
R.I.B.A., M.C.I.O.B.
Satish Patel
Dip.Arch., R.I.B.A.

① PC ② WO

28 April 2000

① KO COPY OF PLANS TO INFORMATION OFFICE

peter tigg
partnership ltd.
architects · planners · designers

Our Ref: PT/CAW

Ms K Orme & Ms H Bell
Royal Borough of Kensington and Chelsea
Planning Department
Town Hall
Hornton Street
London W8 7NX

⑨

Walmer Courtyard
225 Walmer Road
Holland Park
London W11 4EY
Fax: 020 7229 8771
Tel: 020 7221 5568

RECEIVED BY PLANNING SERVICES							
EX DIB	HDC	N	C	SW	SE	ENF	ACK
- 8 MAY 2000							⑤⑨
LODGS	IO	REC	ARB	FWD PLN	CON DES	FEEB	

Dear Madam

Application Ref : PP/99/02475 dated 3 December 1999
9A AUBREY ROAD LONDON W8

Further to our various telephone conversations and meeting on site and your requirement that we now write down the applicant's concerns and claims, we now list below the most current issues.

1. Being set back approximately 2m the new second floor rear walls will not read as a "roof".
2. The earlier scheme you referred to was to do with a roof relationship to a rear external wall when traditional mansard approach was appropriate.
3. The house rear wall and the proposed second floor wall will be read on completely different plains and when viewing from the garden level of the Camden Hill square houses bearly the upper quarter/third will be visible.
4. There is no precedent for making terrace walls sloping and it will be difficult to find examples in the borough.
5. The adjoining house rear mansard rooms are immediately over their rear walls – they would not need planning permission to cut back those rear most mansard slopes to leave vertical walls if that is how the house owners wish to re-organise their house.
6. From a practical point of view to make 70 degree walls to the second floor will result in unnecessary loss of useful floor space.
7. The applicants are prepared to compromise in respect to the rear wall finish and fenestration at second floor level and finish the vertical walls in slate hanging and provide a central vertically sliding sash window. The door and window elements will be painted black to blend in with a general roof scape treatment.

3.5.
M WO
R

Peter Tigg Partnership Limited
Registered In England Number:
3098525
Directors:
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B.A. (Hons.), Dip.Arch.,
R.I.B.A., M.C.I.O.B.
Satish Patel
Dip.Arch., R.I.B.A.

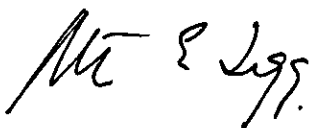
10

8. To apply design approaches of a previous unbuilt scheme to a new scheme which is of a completely different nature, plan form and requirement is illogical, inappropriate and seeks to remove an applicant's design rights under the Town and Country Planning Act.
9. At your last site visit it was illustrated that the previous scheme drawings were inaccurate.
10. It is unfair and unreasonable and against government guidelines to further delay dealing with this application. Very considerable amendments and compromise have been made by the applicant in order to meet with your conservation area criteria despite the applicant's desire to build with a more modern approach as had been allowed elsewhere in the street. To force this application to appeal proceeding is entirely unjustified given the applicant's flexibility to compromise. Delays are obviously occurring in getting on with the building works as a direct result of the planning permission not having been dealt with and the costs of these delays are probably in the order of £750 per week. It is therefore vital to the applicant that the negotiations are concluded as a matter of urgency.

In accordance with our client's instructions, we now attach revised drawing numbers 60-62 inclusive for substitution in the application on the understanding that these compromises will lead to unqualified approval. We would ask that you treat this final compromise solution with respect and urgency with a view to getting the application to committee within the next 2 or 3 weeks.

We look forward to receiving the Council's approval of this revised scheme.

Yours faithfully



PETER TIGG PARTNERSHIP

Encs. 4 copies drawing numbers 60 to 62 inclusive.

CC: Ms Susan Hallegard and Adam Barron

PS. To avoid any confusion we would confirm that application no. PP/00/00019 dated 21 December 1999 remains as having been amended by letters to you dated 10 March and 17 February 2000 whereas this application is amended by letter dated 17 February 2000 and this current letter and attached drawings.



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RBKC District Plan Observations CONSERVATION AND DESIGN

Address 9A, Aubrey Rd, W8.	Appl. No. KO PP/99/02475	L.B. ✓	C.A. ✓	N C S ✓
Description R.A. Addition.	Code			

The scheme proposed is not wholly acceptable, in that aspects of the design are incompatible with the guidelines given in the UDP & CAPS for C.A.6 [Kensington].

The property is located within a street terrace at the midpoint of Aubrey Rd and it built on a steep hill. The rear of the property is clearly visible from both Campden Hill Square (rear) & Holland Park Avenue (Rear).

The proposals have been assessed in relation to the guidelines set out in the UDP 4.2 (a) & (b) & the CAPS Roof Alterations Map (Cat. 3.)

It is evident that :-

- i) The architectural style & form of the proposed new roof must be sensitively designed to ; enhance the architectural character of the roofscape, particularly given the long views from the neighbouring properties.
- ii) The design of the new roof must reflect the traditional

Top copy to case file; second retained by Design Officer



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4 ALTERATIONS AND EXTENSIONS TO BUILDINGS

13

- 4.1** The majority of planning applications received by the Borough are for alterations and extensions to buildings. This section sets out the policies which will be applied when considering such applications. These policies apply in addition to those in the "Control of Development" Section.

Additional Storeys and Roof Level Alterations

(See also Views and Vistas and High Buildings).

- 4.2** Additional storeys and roof level alterations will very often have an adverse effect on the character and appearance of buildings, on the skyline and may conflict with policies relating to car parking. Such proposals will, therefore, be judged in relation to:
- (a) their effect upon the character of the street or terrace, the skyline as seen from neighbouring houses and streets, and daylighting and sunlighting to neighbouring houses and gardens; and
 - (b) the design relationship of any additional storey to the building.

The Council's policies on additional storeys and roof level alterations are generally restrictive and CD38 indicates those circumstances in which planning permission will be refused. CD39 gives the limited circumstances in which permission may be granted. Policies CD38 and CD39 should therefore be read as a pair.

CD38 NORMALLY TO RESIST ADDITIONAL STOREYS AND ROOF LEVEL ALTERATIONS ON:

- (a) COMPLETE TERRACES OR GROUPS OF BUILDINGS WHERE THE EXISTING ROOF LINE IS UNIMPAIRED BY EXTENSIONS, EVEN WHEN A PROPOSAL INVOLVES ADDING TO THE WHOLE TERRACE OR GROUP AS A CO-ORDINATED DESIGN;
- (b) BUILDINGS OR TERRACES THAT ALREADY HAVE AN ADDITIONAL STOREY OR MANSARD;
- (c) BUILDINGS THAT INCLUDE A ROOF STRUCTURE OR FORM OF HISTORIC OR ARCHITECTURAL INTEREST;
- (d) BUILDINGS WHICH ARE HIGHER THAN SURROUNDING NEIGHBOURS;
- (e) BUILDINGS OR TERRACES WHERE THE ROOF LINE OR PARTY WALLS ARE EXPOSED TO LONG VIEWS FROM PUBLIC SPACES, AND WHERE THEY WOULD HAVE AN INTRUSIVE IMPACT ON THAT VIEW OR WOULD IMPEDE THE VIEW OF AN IMPORTANT BUILDING OR OPEN SPACE BEYOND;
- (f) BUILDINGS WHICH, BY THE NATURE OF THE ROOF CONSTRUCTION AND ARCHITECTURAL STYLE ARE UNSUITABLE FOR ROOF ADDITIONS, E.G. PITCHED ROOFS WITH EAVES;

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- (g) MANSION BLOCKS OF FLATS WHERE AN ADDITIONAL STOREY WOULD ADD SIGNIFICANTLY TO THE BULK OR UNBALANCE THE ARCHITECTURAL COMPOSITION;
- (h) TERRACES WHICH ARE ALREADY BROKEN ONLY BY ISOLATED ROOF ADDITIONS.

4.3 Terraces that change their architectural style, character or height but are joined are considered as separate terraces. Roof extensions on one are not regarded as precedents for the adjoining terrace.

CD39 NORMALLY TO PERMIT ADDITIONAL STOREYS AND ROOF LEVEL ALTERATIONS IN THE FOLLOWING CIRCUMSTANCES:

- (a) WHERE THE CHARACTER OF A TERRACE OR GROUP OF PROPERTIES HAS BEEN SEVERELY COMPROMISED BY A VARIETY OF ROOF EXTENSIONS AND WHERE INFILLING BETWEEN THEM WOULD HELP TO RE-UNITE THE GROUP; AND
- (b) THE ALTERATIONS ARE ARCHITECTURALLY SYMPATHETIC TO THE AGE AND CHARACTER OF THE BUILDING.

4.4 The Council will continue to produce detailed non-statutory guidance on roof additions and alterations in Conservation Area Proposals Statements and other reports.

4.5 Principles for the design of roof additions are illustrated in Figures 2.6 and 2.7 in the Planning Standards Chapter.

Roof Terraces

4.6 Terraces on roofs of main buildings or extensions can provide a valuable small area of open space for residents. They can also result in serious intrusion into the privacy and quiet enjoyment of neighbouring residential properties, and be visually intrusive. It is normally inappropriate to set back a mansard roof to provide a terrace.

CD40 TO RESIST THE INTRODUCTION OF ROOF TERRACES IF:

- (a) SIGNIFICANT OVERLOOKING OF, OR DISTURBANCE TO, NEIGHBOURING PROPERTIES OR GARDENS WOULD RESULT; OR
- (b) ANY ACCOMPANYING ALTERATIONS OR ROOF ALTERATIONS ARE NOT TO A SATISFACTORY DESIGN, WOULD BE VISUALLY INTRUSIVE OR WOULD HARM THE STREET SCENE.

4.7 Account will be taken of whether the residential unit has access to any other amenity space.

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

15

**THE ROYAL
BOROUGH OF**



**KENSINGTON
AND CHELSEA**

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Mr. P. Tigg,
Peter Tigg Partnership,
Walmer Courtyard,
225 Walmer Road, Holland Park,
London,
W11 4EY.

Switchboard: 0207-937 5464
Extension: 2771
Direct Line: 0207-361 2771
Facsimile: 0207-361 3463

17 May 2000

My reference: DPS/DCC/KO/
PP/99/2475

Your reference:

Please ask for: Ms. K. Orme

Dear Sir,

Town and Country Planning Act 1990

9a Aubrey Road, W8.

I refer to your letter dated 28th April, 2000 and received in this Department on 3rd May, 2000 relating to the current planning application for the erection of an additional storey at the above property.

The proposed additional storey would be overlooked by properties to the rear in Campden Hill Square. No. 9a is designated within the Kensington Conservation Area Proposals Statement as having a Category 3 roofline. The Proposals Statement states that additional storeys might be acceptable on such rooflines and that carefully designed roof additions may help reunite the terrace or group. It is accepted that the roofscape of this section of the terrace is not completely uniform. It is considered that any additional storey at No. 9a should help reunite this roofscape in line with the guidance within the Proposals Statement.

I am of the opinion that the proposed form of the rear of the proposed extension would be inappropriate as it would further compromise the character and appearance of the roofscape. It would interrupt the roofscape through the introduction of a vertical rise which is set back from the rear main parapet by 2 metres. The proposed cladding in slate is also considered to be inappropriate for this type of profile. In addition, the proposed windows reinforce the detrimental impact of the rear elevation as they emphasise the vertical rise and fail to reflect the fenestration pattern of the building below.

I would recommend that a mansard profile, which incorporates dormers, is introduced to the rear. The width of any dormers should reflect the width of the windows below. It is considered that a mansard profile would be more appropriate as it would respond more sympathetically to the character of the property and would help to reunite the roofscape of this section of Aubrey Road.

I can confirm that alterations which would result in a material alteration to the shape of a dwelling house would not constitute permitted development under Schedule 2, Part 1, Class C of the Town and Country Planning (General Permitted Development) Order 1995. Planning permission would therefore be required for the works described in section 5 of your letter.

R

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I am afraid that the design of the rear of the proposed additional storey is considered to be unacceptable for the reasons outlined above. I am therefore unable to recommend that this application is approved in its current form. Please inform the Case Officer, Ms. Orme, as to whether you wish to amend the application or to have it formally determined.

Yours faithfully,



Derek Taylor,
Area Planning Officer for the
Executive Director, Planning and Conservation.

25 May 2000

① PC

② ho (17)

peter tigg
partnership ltd.

architects · planners · designers

Walmer Courtyard
225 Walmer Road
Holland Park
London W11 4EY
Fax: 020 7229 8771
Tel: 020 7221 5568

Our Ref: PT/AS

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

Attn: Ms K Orme

ho
COPY OF PLANS
TO INFORMATION
OFFICE PLEASE

RECEIVED BY PLANNING SERVICES									
EX DIR	HDC	N	G	SW	SE	ENF	AO	ACK	
✓ JOM		26/5.		26 MAY 2000			(52)		
FEES	IO	REL	HRB	FWD PLN	CON DES	FEES			

Dear Ms Orme

Re: 9A AUBREY ROAD LONDON W8

Following receipt of the letter prepared by Derek Taylor our clients have, very reluctantly, agreed to amend the application to tie up with Mr Taylor's opinions in respect to the planning application reference PP/99/02475 dated 3 December 1999. The alternative application will therefore need to go to appeal if you are determined to refuse it.

The applicants can delay no longer in getting on with their building work and we now request that the attached amended rear elevation design drawings are substituted in our planning application which we trust can now be put forward to committee with a recommendation for approval.

We feel it necessary to take advice on Mr Taylor's letter before replying to it but we trust that since the rear elevations have been amended in accordance with your suggestions and recommendations that you can now at least immediately get this application to committee with a recommendation for approval.

Yours faithfully

A. Stott

PETER TIGG PARTNERSHIP LTD

c.c. Suzanne Hallegard & Adam Barron

Encs: 4 copies of drawing Nos. 9AR/80, 9AR/81, 9AR/82, 9AR/83, 9AR/84 to be substituted for drawing Nos. 9AR/60, 9AR/61, 9AR/62.

Peter Tigg Partnership Limited
Registered in England Number:
3098525

Directors:

Peter Tigg
B.A. (Hons.), Dip.Arch.,
R.I.B.A., M.C.I.O.B.

Satish Patel
Dip.Arch., R.I.B.A.



18

RBKC
District Plan Observations
CONSERVATION AND DESIGN

Address 9A, Abbeey Road, W8.	Appl. No. KD PP/99/02475	L.B. —	C.A. ✓	N C ✓ S
Description Red Address. final obs.	Code			

i Ref. initial det. 16. May. 00

ii Letter 17th May 2000 (no).

iii Letter received 26. May. 2000 (Peter Ting LH) with revised drawings.

iv The design has been revised in accordance with the advice given, during a lengthy consultation process. There are a number of design details which require further attention, but these could be submitted by conditions:-

- (a) timber window frames to be painted white - (not black) including the dormer window.
- (b) New roof 23/44 to be a more traditional design.
- (c) Parapet railing to be

All other aspects of the scheme are now acceptable.
No further objections noted.

- 118
15. June. 2000

Top copy to case file; second retained by Design Officer

no. **DPC** **19**

peter tigg
partnership ltd.
architects · planners · designers

17 July 2000

Our Ref: PT/VH

Kate Orme
The Royal Borough of Kensington and Chelsea
Planning Department
The Town Hall
Horton Street
London
W8 7NX

Kate,
The file is now a series of
'revisions of a theme' ... if
you could retrieve the approved
decision, I will do a
* brief informal do. with a joint
decision, the rules of planning

Walmer Courtyard
225 Walmer Road
Holland Park
London W11 4EY
Fax: 020 7229 8771
Tel: 020 7221 5568

✓ #18 19 July 00
CT
18/7/2000

Dear Kate

RE: 9A AUBREY ROAD

Please find enclosed two copies of 46A for substitution in the planning application.

Yours sincerely

PETER TIGG

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N		SW	SE	ENF	AO ACK
103 17 JUL 2000							
APPLS	IO	REC	ARB	FWD PLN	CON DES	FEES	

to
file the rest

* The revision proposed of the
removal of the entrance door at upper
ground floor level & the staircase leading
from the street level
The entrance door
will be replaced by a side window
to make the existing
facade more modern. No objection
noted - the design follows
an established precedent.

**COPY OF PLANS
TO INFORMATION
OFFICE PLEASE**

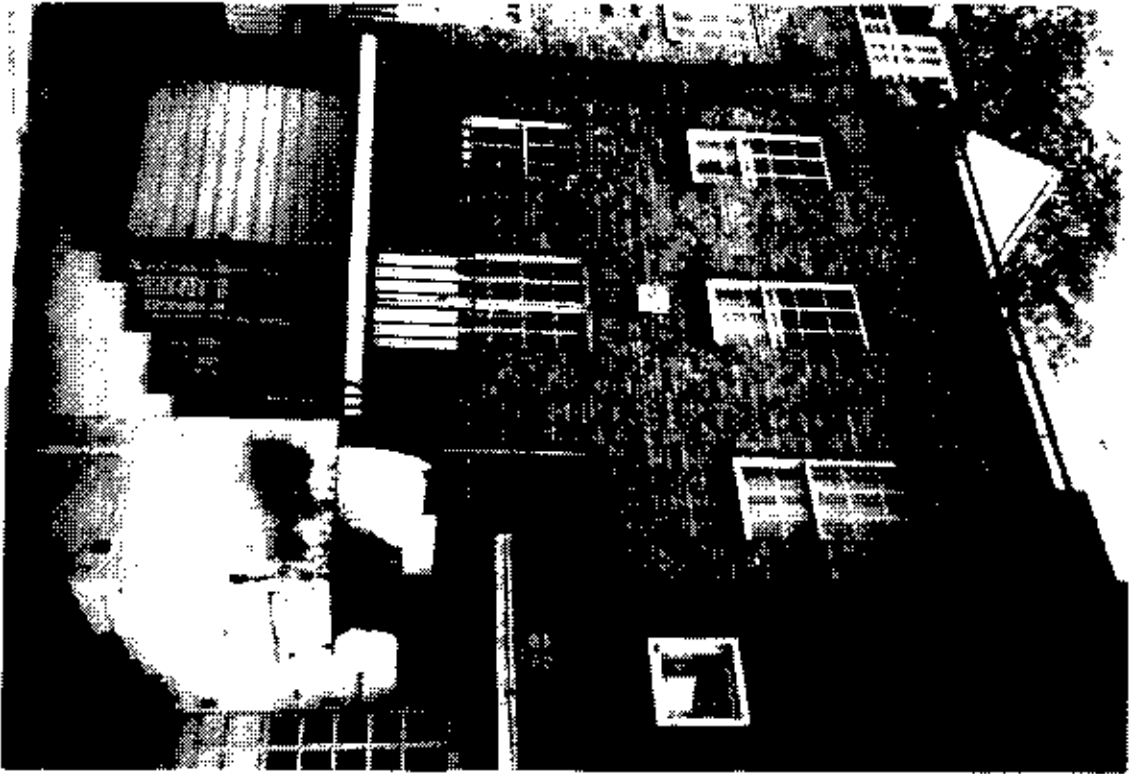
Peter Tigg Partnership Limited
Registered in England Number:
3098525
Directors:
Peter Tigg
B.A. (Hons.), Dip.Arch.,
R.I.B.A., M.C.I.O.B.
Satish Patel
Dip.Arch., R.I.B.A.

#18 20 July 00

2

9 AF 941

FRONT ELEVATION 1.



12475

FRONT ELEVATION 2.



12475

DELEGATED
APPROVED
-2 AUG 2000

2