
PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

4

**THE ROYAL
BOROUGH OF**

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

English Heritage
Historic Buildings & Monuments Commission,
London & South East Region,
23 Saville Row,
London,
W1X 1AB

Switchboard: 0171-937-5064
Direct Line: 0171-361-2012
Extension: 2012
Facsimile: 0171-361-3463



**KENSINGTON
AND CHELSEA**

Date: 16 April 1999

My Ref: DPS/DCSE/LB/99/00716 Your ref: 380 Please ask for: C. Turner

Dear Sir / Madam

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: 19 Neville Street, London, SW7 3AS

I enclose a copy of an application, with relevant drawings and/or supporting information, and should be pleased to receive your observations on these proposals as soon as possible.

It is hoped to present this application to the Planning Services Committee prior to 08/06/1999. I look forward to hearing from you in the near future, in order that your comments may be reported to this Committee.

Should you require any further details in respect of this case, please do not hesitate to contact the Case Officer on the above extension.

Yours faithfully,

M.J. FRENCH

Executive Director, Planning and Conservation

MEMORANDUM

5

TO: FOR FILE USE ONLY

From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION

My Ref: LB/99/00716/CT
Room No:

CODE 1D

Date: 16 April 1999 -

DEVELOPMENT AT:

19 Neville Street, London, SW7 3AS

DEVELOPMENT:

Refurbishment and rear extension.

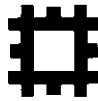
The above development is to be advertised under:-

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)
4. Town and Country Planning (Listed Buildings and Conservation Areas) Regulations 1990 (applications for Listed building consent)

M.J. French

Executive Director, Planning & Conservation

CT



ENGLISH HERITAGE

LONDON REGION

6

RCS

Director of Planning & Transportation
Royal Borough of Kensington & Chelsea
The Town Hall
Hornton Street
LONDON
W8 7NX

Your refs: DPS/DCSE/LB/99/
00716
Our ref: LRS/2723/19
Contact: Paul Calvocoressi
Direct Dial: 0171-973-3763

For the attention of C Turner

Dear Sir/Madam

Planning (Listed Buildings and Conservation Areas) Act, 1990:
19 NEVILLE STREET, LONDON, SW7 3AS

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
129				- 4 MAY 1999		[Signature]	
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES	

Applicant: Richard West
Grade of building: II
Proposed works: Refurbishment and rear extension.

Drawing numbers: 380/00 to 09 and 380/21 to 29

Date of application: 29.03.1999
Date of referral by Council: 16.04.1999
Date received by English Heritage: 21.04.1999
Date referred to D.o.E.: 26.04.1999

You are hereby authorised to determine the application for listed building consent referred to above as you think fit. In so doing English Heritage would stress that it is not expressing any views on the merits of the proposals which are the subject of the application, nor any parallel application for planning permission.

Yours faithfully

[Signature of Paul Calvocoressi]

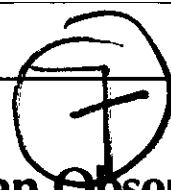
Paul Calvocoressi
Kensington & South London Team

BB
SIS

The Secretary of State has considered the information given above and does not intend to require the application concerned to be referred to him

Signed J A K...
Date 27/4/99

LR/F



RBKC
District Plan Observations
CONSERVATION AND DESIGN

Address	Appl. No.	L.B.	C.A.	N
19 Neville Street, SW7.	99/716 CT.	II	✓	C SE ✓
Description	Code			
Additional Storey, Rear second floor extension, infill @ 1st and basement (rear) and internal alts.	P	AS	X	

① Additional Storey

Principle - acceptable.

Detail - should follow attached detail.

② Rear Extension, closet wing, second floor.

Principle - probably acceptable as precedents - need to check on site.

Detail - need to check window detail.

③ Double height Conservatory infill to lightwell basement/ground

Principle - Not welcome.

Detail. Conservatory refused at 25 Neville Street to be double height ~~not~~ projecting forward. see attached. + timber
basement. solid sash double doors. Gravel glass set
to half the width of the closet wing only!

④ Double doors to closet wing

Principle - acceptable

Detail - needs a glazing bar.

... / continued.



8

RBKC District Plan Observations CONSERVATION AND DESIGN

Address	Appl. No.	L.B.	C.A.	N C S
Description		Code		

⑤ Internal Alterations

a) basement.

- loss of stairs to basement - not acceptable.
- no stairs to closer wing.
- re-breaking original door (front room) not acceptable..
- opening in dividing wall - acceptable.

b) Ground.

- loss of rear window?
- check detail, any loss of fabric to wall dividing front + rear rooms.
- relocate fireplace?

c) First

- appears acceptable.

d) Second

- mostly fitting out.
- Check architraves are retained.

Chris - Can we go on site please.

MP 29/4/99.

(9)

RBKC
CONSERVATION & DESIGN

GRADE II LISTED BUILDINGS
FORMAL OBSERVATIONS

Address: 19 Neville Street, SW7

Description: Roof extension, rear second floor closet extension, rear lightwell extension at basement and ground and internal alterations.

Application No: 99/0716

DC Case Officer: CT

Drawing Nos: ³280/01, 02, 03, 04,
05, 06, 07, 08, 09, 21, 22C, 23A,
24D, 25A, 26, 27, 28 and 29D

CD Case Officer: MJP

Date: 9th September 1999

Grant/Refuse: GRANT

Formal Observations:

ROOF ADDITION

It is proposed to provide a mansard roof addition with dormer windows. The design proposed follows an agreed form which will reunite the terrace.

REAR CLOSET EXTENSION

It is proposed to extend the closet wing at second floor level. This has been designed in a traditional form and follows existing precedents rising to the same level.

REAR LIGHTWELL EXTENSION

At basement level it is proposed to provide a solid type extension. This is in a traditional form and will be set back allowing the original vertical proportions of the closet wing to remain. It is proposed to provide a conservatory extension above. This has also been set back to allow the existing rhythm of closet to lightwells to remain evident. The proposal will not adversely harm the character of the building.

INTERNAL ALTERATIONS

At basement level it is proposed to insert a new stair to the closet wing. This is in a secondary location and will not adversely harm features of interest. To the front and rear rooms it is proposed to make an opening and insert a number of partitions. These alterations will not adversely harm the surviving plan form. It is also proposed to infill an opening to the rear room. This will improve integrity and reinstate the original plan form.

.../Continued

10

It is proposed to make an opening between the front and rear rooms at ground floor level and insert sliding doors. This is a traditional type alteration and will not harm the surviving plan form.

At first floor level it is proposed to insert a pair of double doors between the front and rear rooms and insert partitions to the closet wing. The proposed doors will enhance the character of the rooms at this level. The partitioning will be lightweight in nature and will not adversely harm the character of the building.

At second floor level it is proposed to insert partitions and fit-out to provide a bathroom. These alterations will not adversely harm features of interest or plan form at this level.

The proposed will preserve the surviving special architectural and historic interest of this listed building.

Conditions:

C205

C206

C208 in respect of:

- new fireplaces
- new cornices
- an elevation of the opening between front and rear rooms at ground and first floors
- an elevation of the proposed solid extension at rear basement level

C214 - Conservatory and extend balustrade.

DME

Signed: *[Signature]*

Date: *9/9/99*

Approved: *David J Mc Donnell*

Date: *9/9/99*

Other Notes:

WHITE

110 PLI

AC

extra copy

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

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

Date: 13 September 1999

Our Ref: LB/99/00716 / CLBA

Application Date: 29/03/1999 Complete 13/04/99 Revised 07/06/99 & 24/08/99
Agent: Nigel Bird Architects, 6 Middleton Buildings, Langham Street, London W1P 7PE
Address: 19 Neville Street, London, SW7 3AS
kensington

34
813

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

- Class (i) - 8th Schedule development
- Class (ii) - shop fronts
- Class (iii) - conversion from non s/c dwellings etc
- Class (iv) - amendments as required by T.P. Committee
- Class (iv) - amendments as required by T.P. Committee
- Class (v) - above classes after D.P. Committee agree
- Class (vi) - Listed building consent for above Classes.
- Class (vii) - approval of facing materials
- Class (viii) - grant of planning permission for a change from one kind of non-residential use except from one kind of non-residential use except where this would involve the loss of shop use
- Class (ix) - grant permission licence or no objection under Sections 73, 74, 138 143, 152, 153, 177 & 180 of the Highways Act
- Class (x) - grant permission under S. 108 of the Highways Act

K+C

DELEGATED APPROVAL
20 SEP 1999

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

DESCRIPTION OF PROPOSED DEVELOPMENT

Erection of half width rear extension at second floor level, extension within rear lightwell at lower ground and upper ground floor levels, alterations to existing mansard extension and internal alterations.

RECOMMENDED DECISION Grant listed building consent *ordinarily*
RBK&C drawing(s) No. LB/99/00716, Applicant's drawing(s) No. 380/01 to/09 (inc.), 21A, 22C, 23A, 24D, 25A, 26, 27, 28 and 29D and LB/99/0216/15

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

Exec. Director, Planning and Conservation Head of Development Control Area Planning Officer

hdw 21.9.99.

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CONDITIONS AND REASONS FOR THEIR IMPOSITION

1. **The works hereby permitted shall be begun before the expiration of five years from the date of this consent. (C201)**
Reason - As required by Section 18 of the Planning (Listed Buildings and Conservation Areas Act) 1990, to avoid the accumulation of consents. (R201)

2. **The works hereby permitted shall be carried out exactly and only in accordance with the drawings, and other particulars, forming part of the Consent, and there shall be no variation therefrom without the prior written approval of the Local Planning Authority. (C205)**
Reason - In order to safeguard the special architectural or historic interest of the building. (R205)

3. **All new works and works of making good to the retained fabric, whether internal or external, shall be finished to match the adjacent work with regard to the methods used and to colour, material, texture, and profile. (C206)**
Reason - In order to safeguard the special architectural or historic interest of the building. (R206)

4. **Detailed drawings or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun:**
 - (a) new fireplace
 - (b) new cornices
 - (c) an elevation of the opening between front and rear rooms at ground and first floor levels
 - (d) an elevation of the proposed solid extension at rear basement level at a scale of 1:20
 - (e) conservatory and external balustade at a scale of 1:20 (C208)
Reason - In order to safeguard the special architectural or historic interest of the building. (R206)

5. C. 214 6. R211

INFORMATIVES

DELEGATED REPORT

Address

19 Neville St, SW7

Reference

LB/99/0716-

Conservation Area

13A

Listed Building Yes No

13

Type of Application

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

Type of Development

Residential Extension

Roof

Rear

Storeys _____

Side

Front

Garden

Residential Alterations

Residential Conversion

From _____

To _____

Other

Shopfront

Non-Residential Extension

Listed Building Demolition

whole

part

Listed Building Alterations

Internal alterations

new extension + cells to

roof

Unlisted Building - Demolition

whole

part

continued

D4/51(a)

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

Who _____

Overcome by Amendment/Withdrawn/Not Relevant/Other _____

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Existing

Issues/Policy/Precedent/Conditions/Third Schedule

See delegated
report 01/99/0715

Standards

satisfactory

- Light
- Privacy
- Room Sizes
- Parking
- Trees

HBMC Direction/Obs.

- Obs. Rec'd
- Direction Rec'd
- Consultation Expired

GRANT/APPROVE

subject to conditions

Informatives

Report by

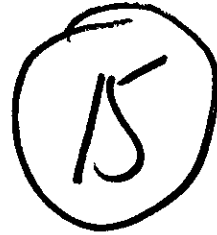
Date

Agreed

Handwritten signature
21.9.99

DELEGATED REPORT

LB/99/00716 ✓



See report PP/99/0715

M.J. FRENCH

EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION

List of Background Papers:

The contents of file LB/99/00716 save for exempt or confidential information in accordance with the Local Government (Access to Information) Act 1985.

Report Prepared By: CT

Report Approved By: *hdw*

Date Report Approved: 21.9.99

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

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**THE ROYAL
BOROUGH OF**



**KENSINGTON
AND CHELSEA**

Richard West
19 Neville Street
London SW7 3AS

Switchboard: 020 7937-5464
Extension: 2012
Direct Line: 020 7361 2012
Facsimile: 020 7361-3463
Email: plnctu@rbkc.gov.uk

27 June 2000

My reference: DPS/DCSE/LB/9 Your reference:
9/0716

Please ask for: Mr Turner

Dear Sir

**Town and Country Planning Act, 1990
Planning (Listed Buildings and Conservation Areas) Act 1990
19 Neville Street, SW7**

I refer to your letter of 21 June 2000 regarding the recent listed building consent granted for internal alterations to the above property.

I consider that the proposals for the internal arrangements of the rooms at basement level are not materially different from those recently granted listed building consent. (Ref. LB/99/0716). Your proposals are illustrated in your un-numbered drawing, titled "19 Neville Street - Lower ground floor." Therefore, I confirm that a fresh application for listed building consent will not be required.

If you have any questions please contact my assistant, Mr Turner, on the above extension.

Yours faithfully

M J French
Executive Director of Planning and Conservation

R

99/0716

19 NEVILLE ST
LONDON SE17 3AS

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
29 NOV 2000						(13)	
FEES	IO	REC	ARB	FWD PLN	CO DES	FEES	

17

28 NOVEMBER 2000

MP
COPY OF PLANS
TO INFORMATION
OFFICE PLEASE

Check
File 19 Neville Street
MP for length

Dear Mark

Please find enclosed 1:20 of proposed extension as discussed at our last meeting.

Please let me know if there are any problems.

Many thanks,

Richard West.

Chris
W

- Discharge this condition
- The conservatory is traditional in nature and keeping with the buildings

MP 1/12/00

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
30 19 DEC 2000							
FEES	IO	REL	APP	ENV PLN	CON DES	FEES	

19 NEVILLE STREET,
LONDON SW7 3AS.

12 DECEMBER 2000

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Dear Mark,

Thankyou for your speedy approval of my Conservatory plans at the above address.

Having noted that this approval discharges Condition 4 (e) of the approval, I thought I had better look at conditions 4 (a), (b), (c) and (d) to ensure that I have also complied with these.

To this end I am enclosing a sample of the Cornice which we intend to use to patch damaged areas and replace irreparable areas. It matches exactly the existing. I am also enclosing literature on the 2 fireplaces which I would like to use in the first floor drawing room where one of the surrounds is missing. As discussed, I will use the one existing (which again matches the proposed) elsewhere in the house. The proposed are made of solid limestone, the existing is a warden replica.

finally I enclose photographs of the openings between front and rear rooms at ground and 1st floor levels. I apologise that this work has already commenced, but the openings do comply with the ~~new~~ approved plans.

If you need any further information, do not hesitate to contact me.

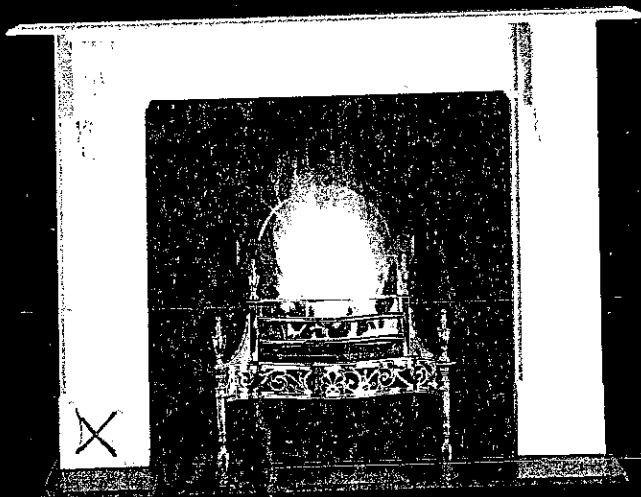
Regards,

Richard West

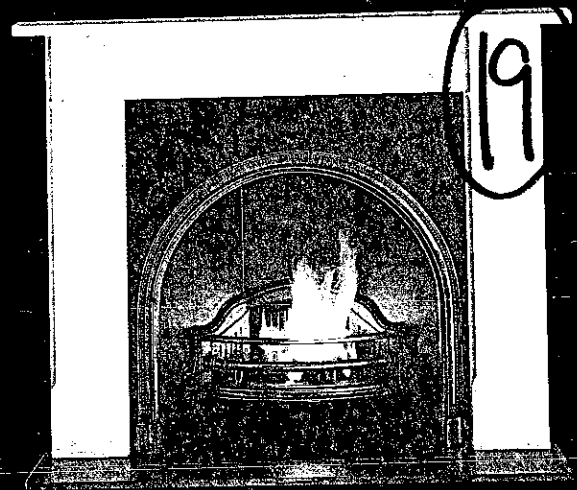
THE CLASSIC ENGLISH FIREPLACE COLLECTION

The elegance of 19th century design re-created in a classic range of fireplaces, hand carved from the finest quality marble.

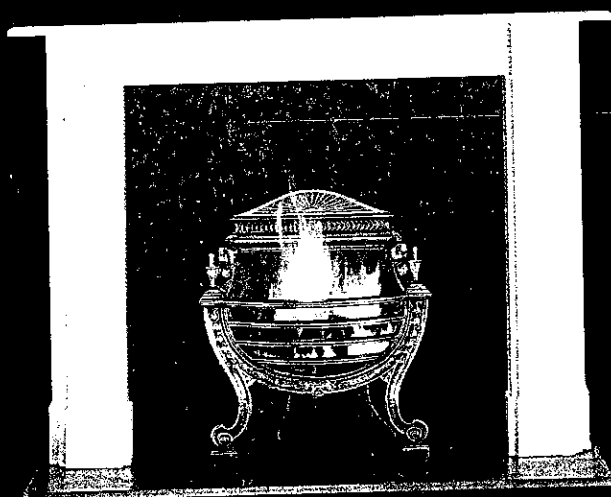
VICTORIAN CORBEL



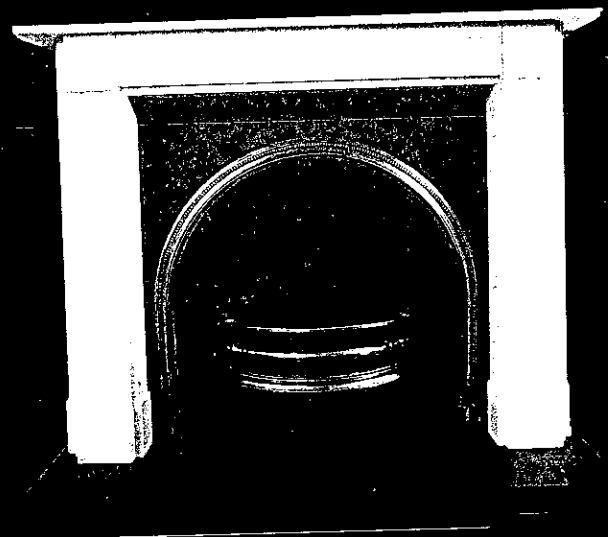
CLASSIC VICTORIAN



REEDED REGENCY BULLSEYE



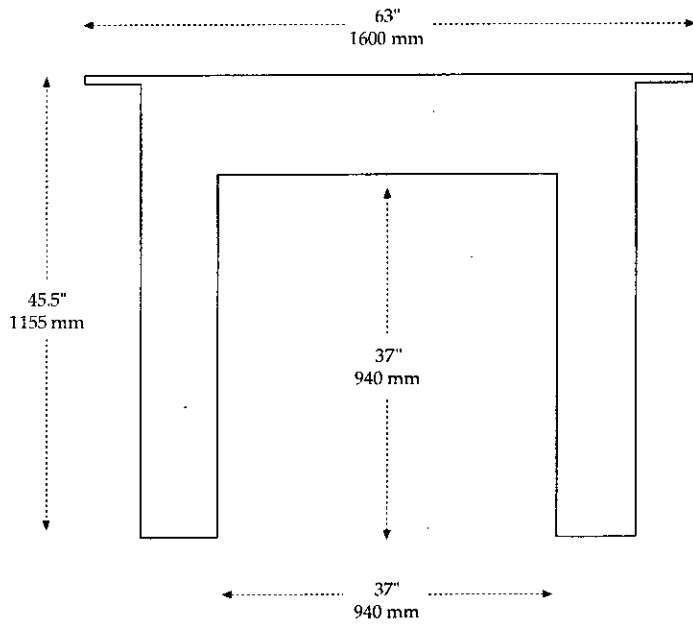
STATUARY REGENCY BULLSEYE



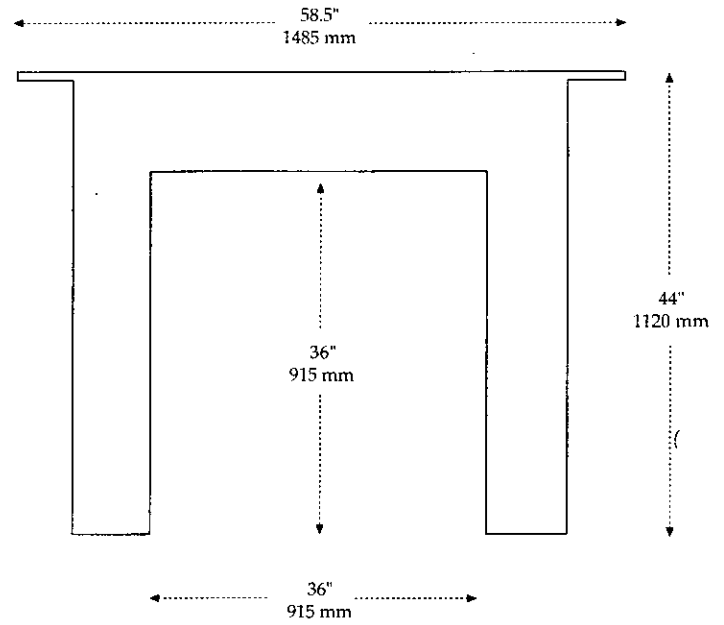
DIMENSIONS

20

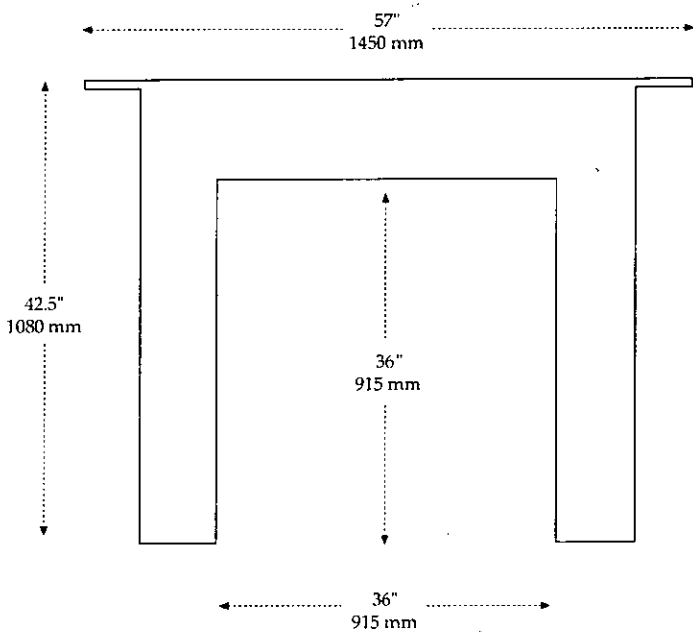
VICTORIAN CORBEL



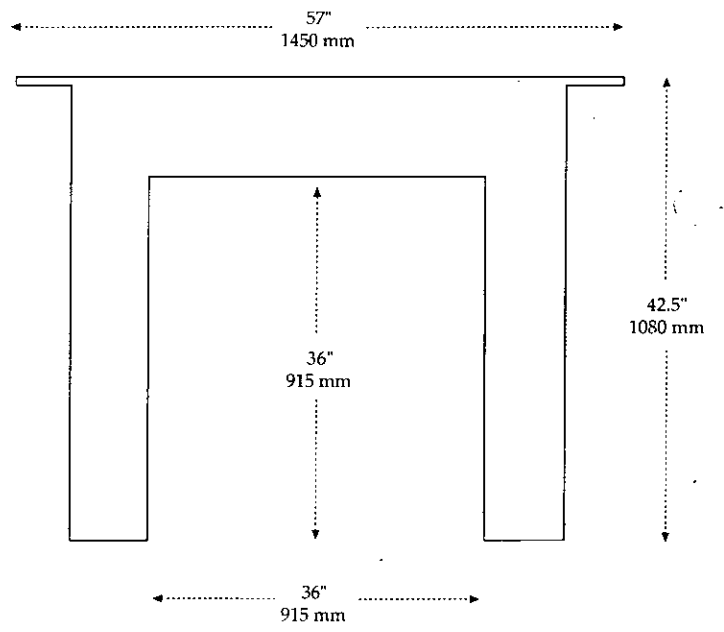
CLASSIC VICTORIAN



REEDED REGENCY BULLSEYE

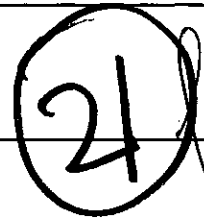


STATUARY REGENCY BULLSEYE



The dimensions given above are for the largest size available. Please ask for details if any alteration in size is required.

PLANNING AND CONSERVATIONTHE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

**THE ROYAL
BOROUGH OF****KENSINGTON
AND CHELSEA**

Richard West
19 Neville Street
London SW7 3ASSwitchboard: 020 7937-5464
Extension: 3236
Direct Line: 020 7361 3236
Facsimile: 020 7361-3463
Email: plnctu@rbkc.gov.uk

08 January 2001

My reference: DPS/DCSE/LB/9 Your reference:
9/0716

Please ask for: Mr Turner

Dear Sir

**Town and Country Planning Act, 1990
Planning (Listed Buildings and Conservation Areas) Act 1990
19 Neville Street, SW7**


I refer to your letter received 19 December 2000 regarding the listed building consent granted for various internal alterations to the above property.

I consider that the sample of the proposed cornice, dated received 19 December 2000, is appropriate. Furthermore, I consider that the proposed door openings, as illustrated by the four photographs dated received 19 December 2000 are also appropriate. Therefore, I consider parts (b) and (c) of condition 4 to be discharged.

The "Classic Victorian" type of fireplace is considered to be appropriate in this property. The fire place illustrated in the small extract from the brochure, titled "Proposal: 1st floor drawing room" is not considered to be appropriate. It is of too early a date. Therefore, I consider part (a) of condition 4 to be discharged as long as the "Classic Victorian" type of fireplace is used.

I trust this information is useful. If you have any questions please contact my assistant, Mr Turner, on the above extension.

Yours faithfully


M J French
Executive Director of Planning and Conservation



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RBKC District Plan Observations CONSERVATION AND DESIGN

Address 19 Neville Street, 8257	Appl. No. 99/0716/CT.	L.B. II	C.A. BA	N C S E
Description Approval of Conditions	Code	M		

Fireplaces - these are too early, please request a flush type*

Openings - these are of the traditional size and will not adv harm character of rooms.

New cornice is acceptable - discharge conditions but request a fireplace as attached.

MP 21/12/00

* Classic Victorian acceptable here.

JMD 8/1/01.

NIGEL BIRD ARCHITECTS
CHARTERED ARCHITECTS ENGINEERS AND DESIGNERS

6 Middleton Buildings Langham Street London W1P 7PE
Telephone 0171 - 580 5152 Facsimile 0171 - 438 7457
E-mail nigel.bird@dial.pipex.com

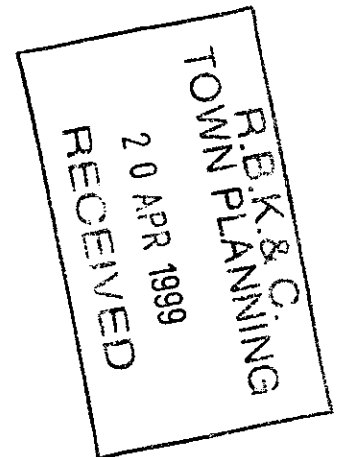
23

**19 Neville Street.
Refurbishment and Extension.**

**Photographs to Accompany
the**

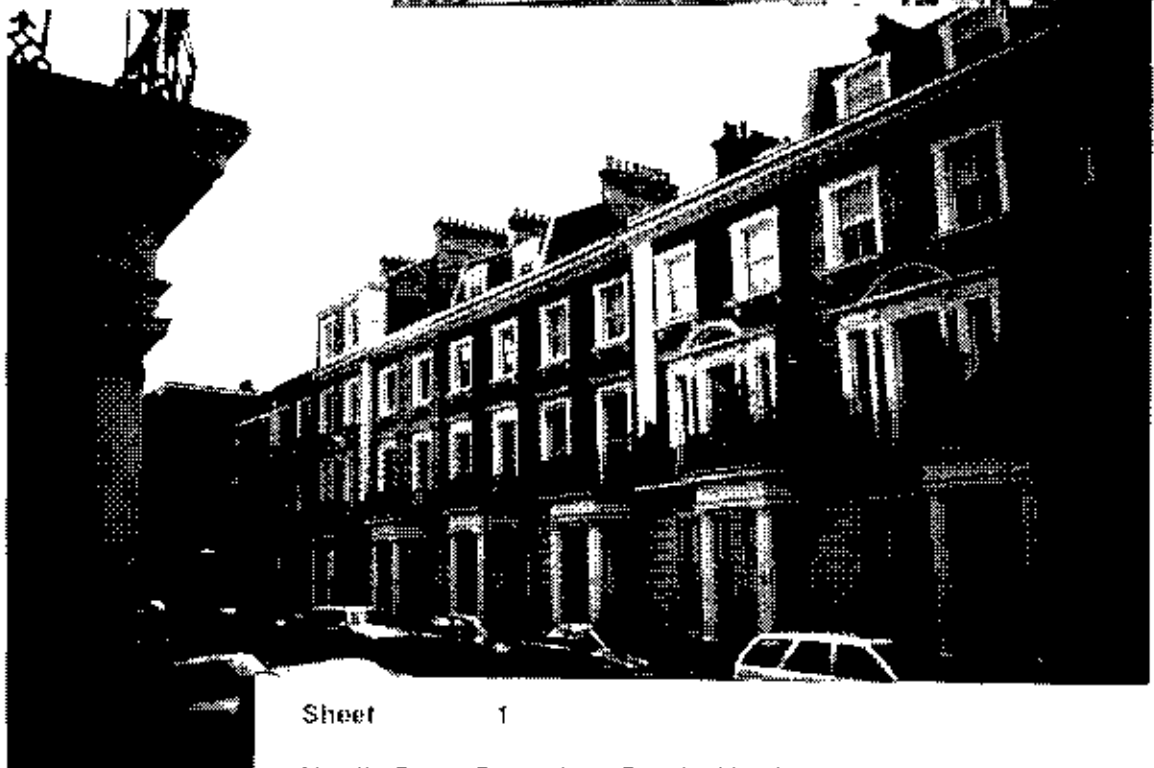
**Planning Permission
and
Listed Building Consent
Applications.**

Refer to
Nigel Bird Architects Applications and Letter Dated
1 April 1999.



Principal: **Nigel Bird** MA Dip Arch RIBA
Associates: **Nick Cuddon** Dip Arch RIBA **David Webb** B Arch Dip Arch RIBA
Structural Consultant: **Michael Johns** C Eng FI Struct E MICE

Nigel Bird Architects has an associate practice in Sheffield



Sheet 1

Neville Street South West Side looking North West (top).

Neville Street North East Side looking South East (centre).

Neville Street South West Side looking South East (lower).

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Sheet 2

15 Neville Street Part Rear Elevation (top)

Opposite Rear Elevation (looking south west)



Sheet 3

20-26 Neville Street Part Rear Elevations (40)

20 Neville Street and Part Rear Elevations Opposite looking south down right.

Rear Garden



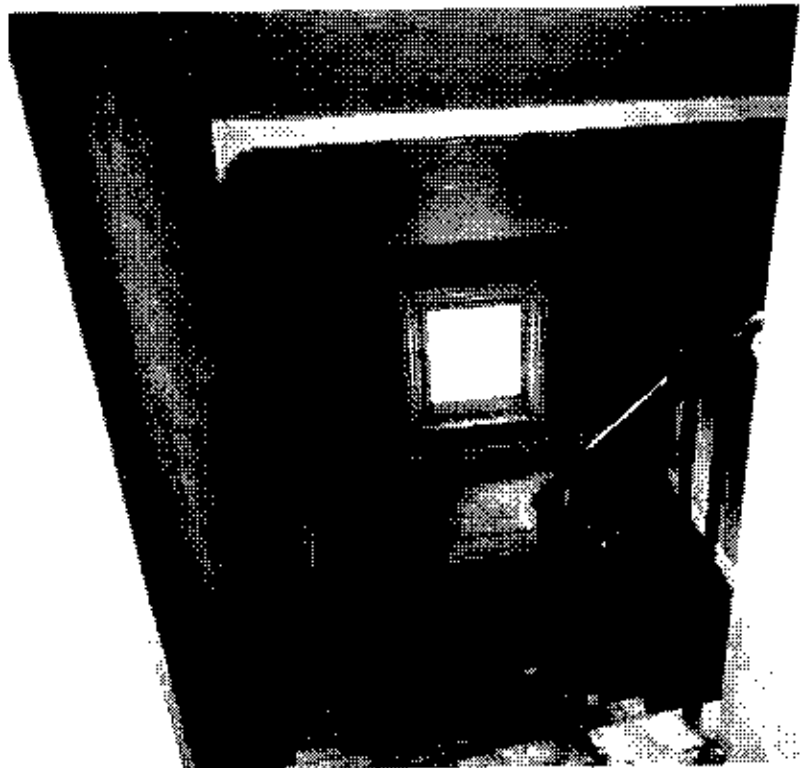
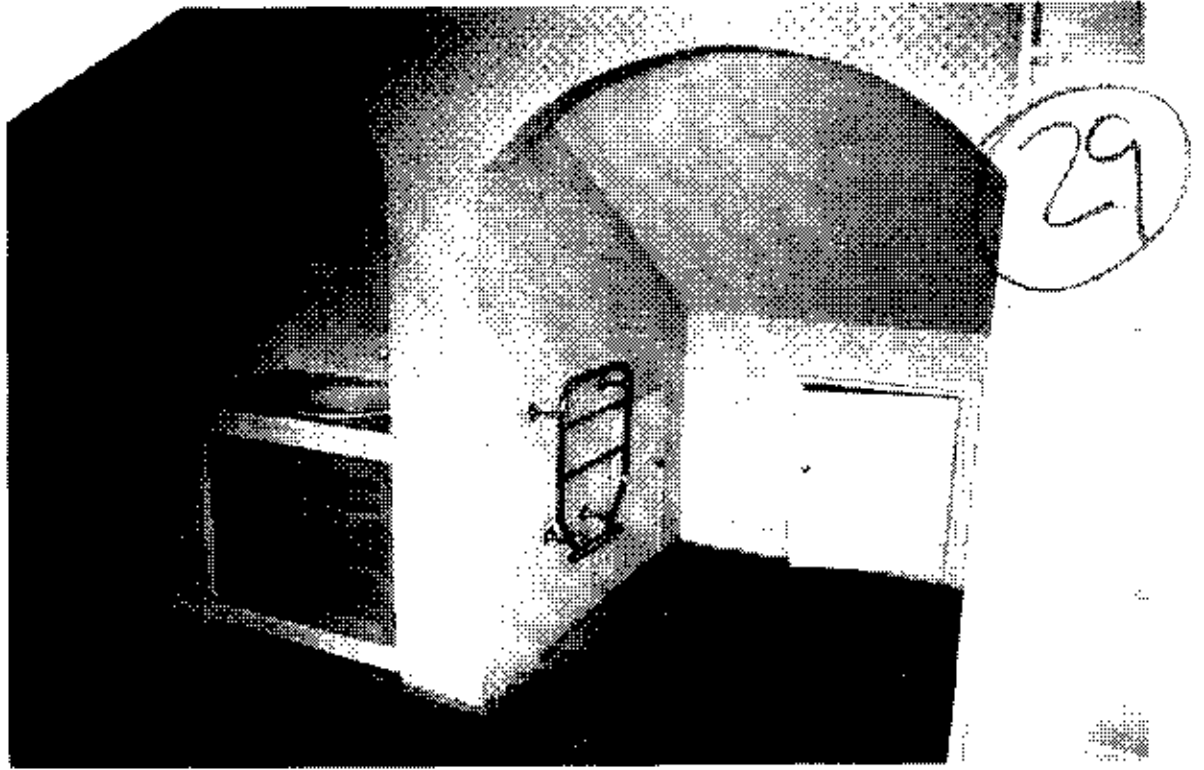
Sheet 4

Neville Street Elevation Area and Balcony Detail



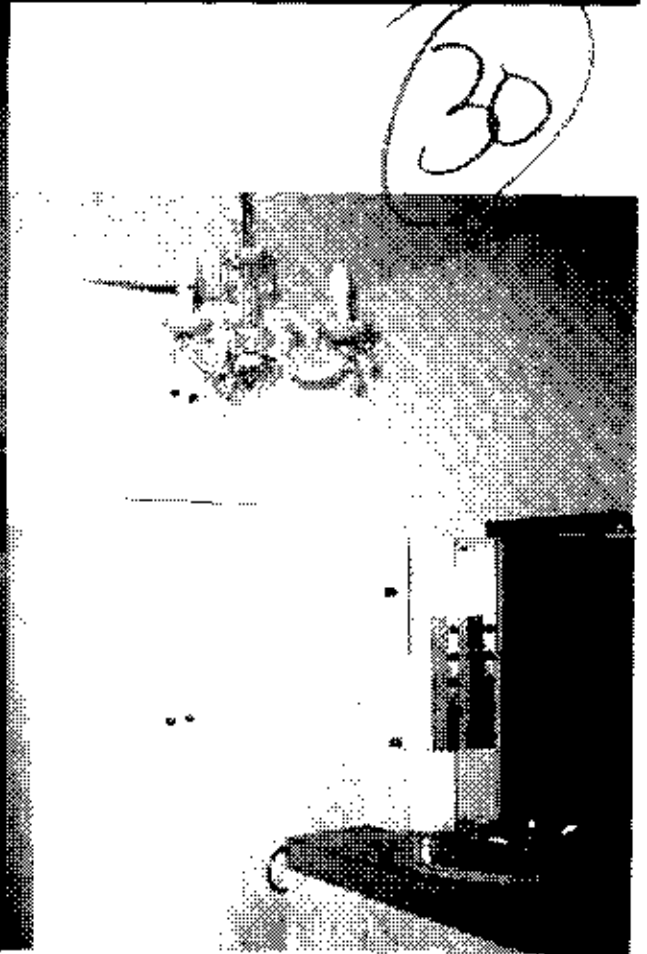
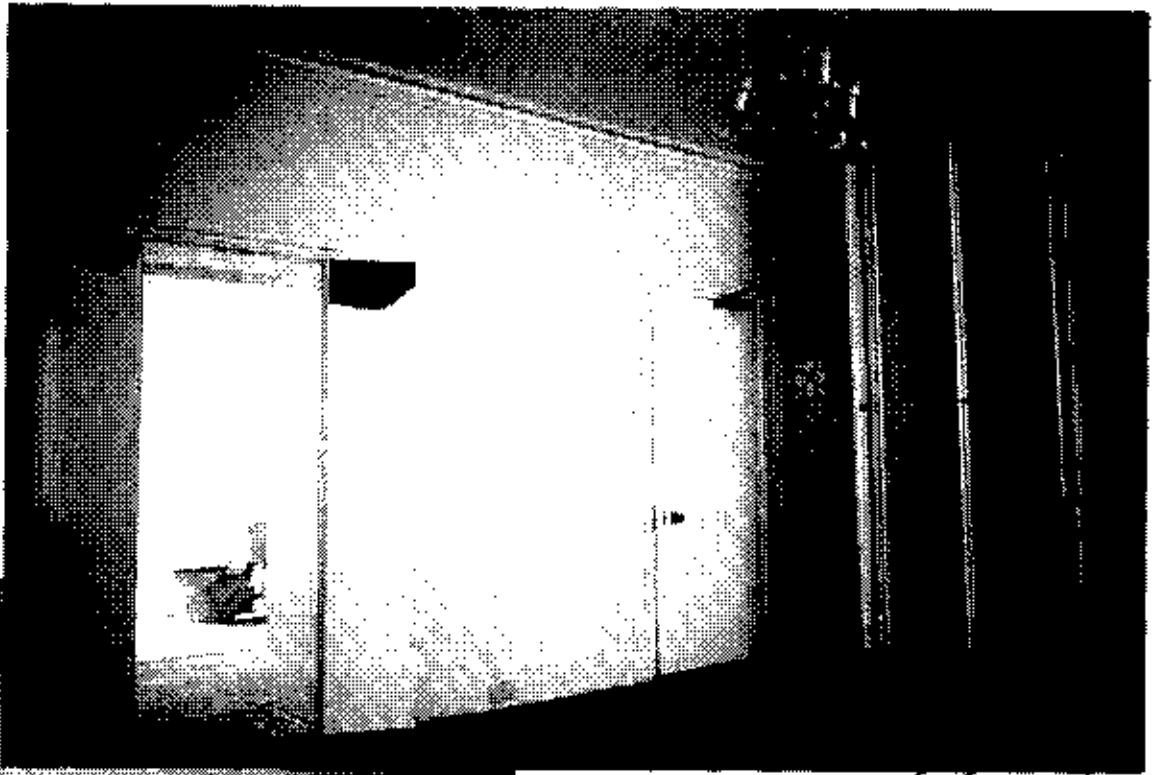
Sheet 6

Rear Elevation.



Sheet 6

Third Floor Bedroom and Half Landing



Sheet 7

Second Floor Master Bedroom and Bathroom

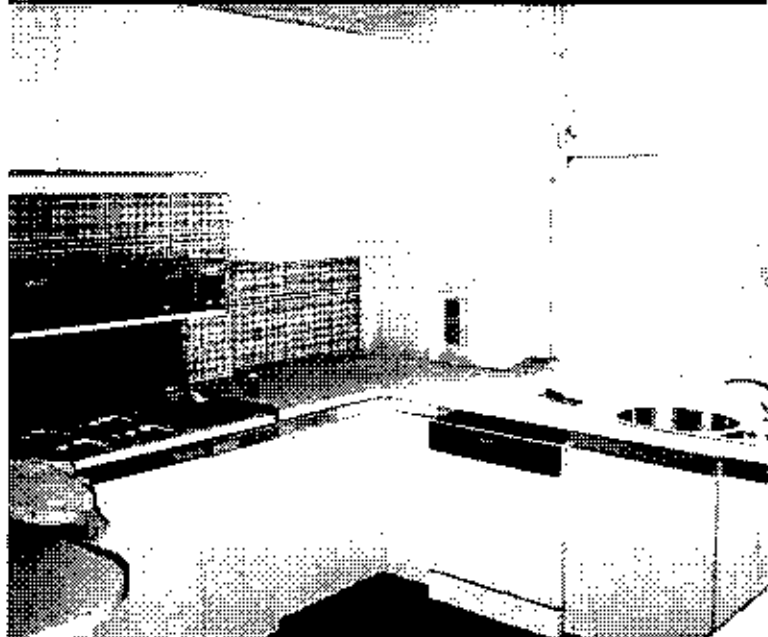
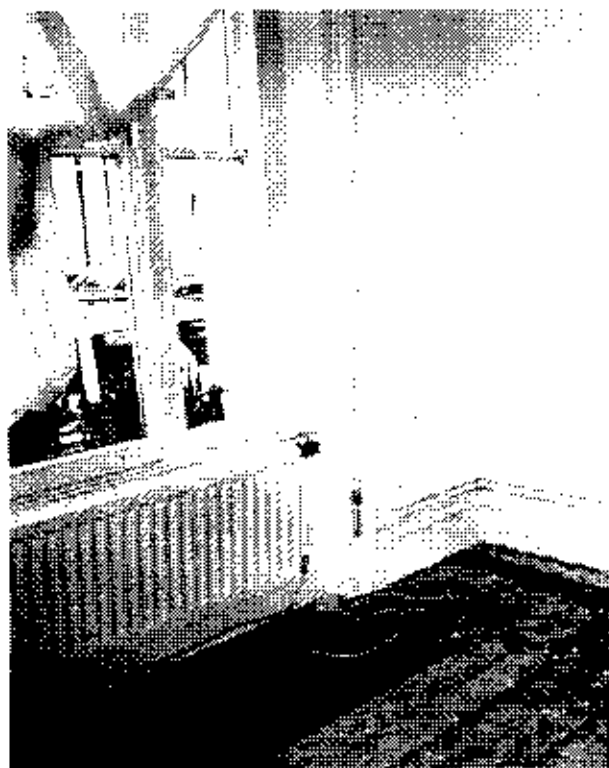


Sheet 8 A

First Floor Front Living Room and Garden Living Room (top)

Stair/Bathroom

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Sheet 8 B

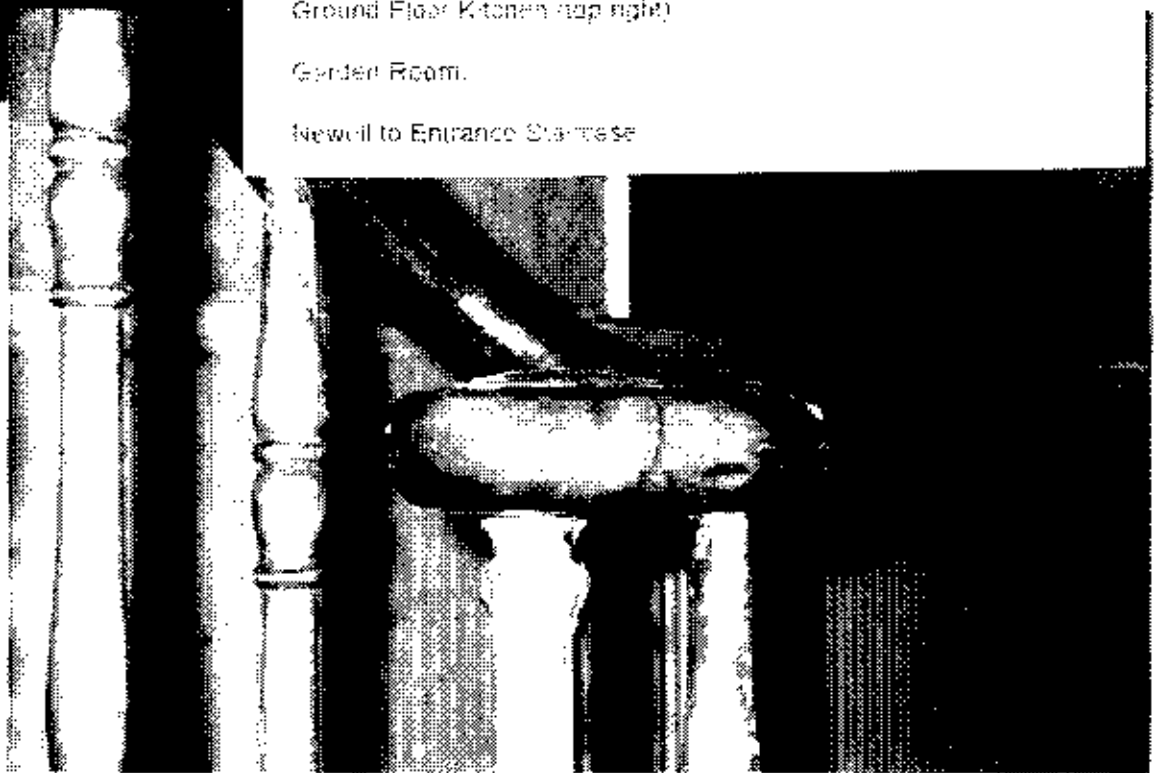
Ground Floor Entrance Dining room (top right)

Dining Room (top left).

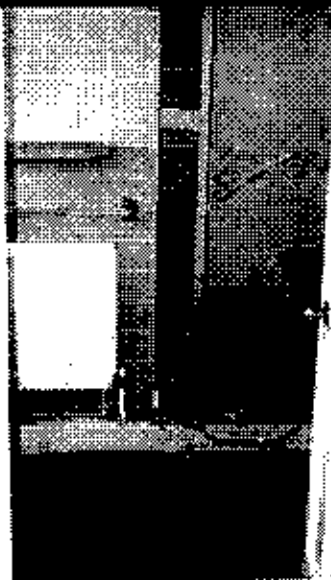
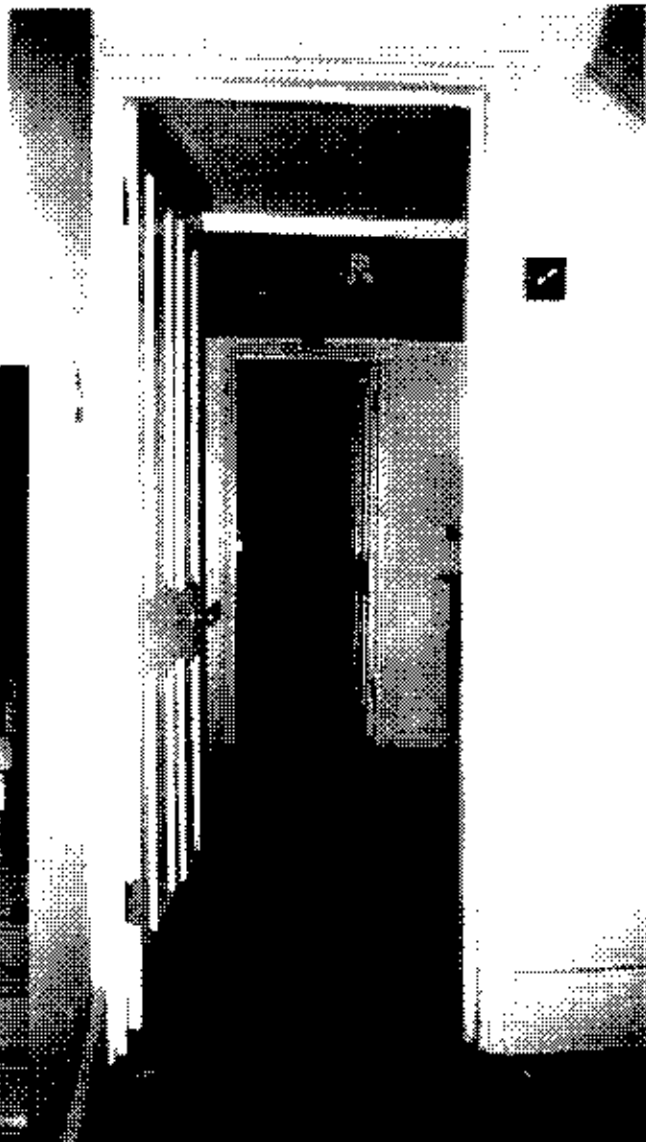
Kitchen.



Sheet 8
Ground Floor Kitchen (top right)
Gender Room.
Newell to Entrance Staircase



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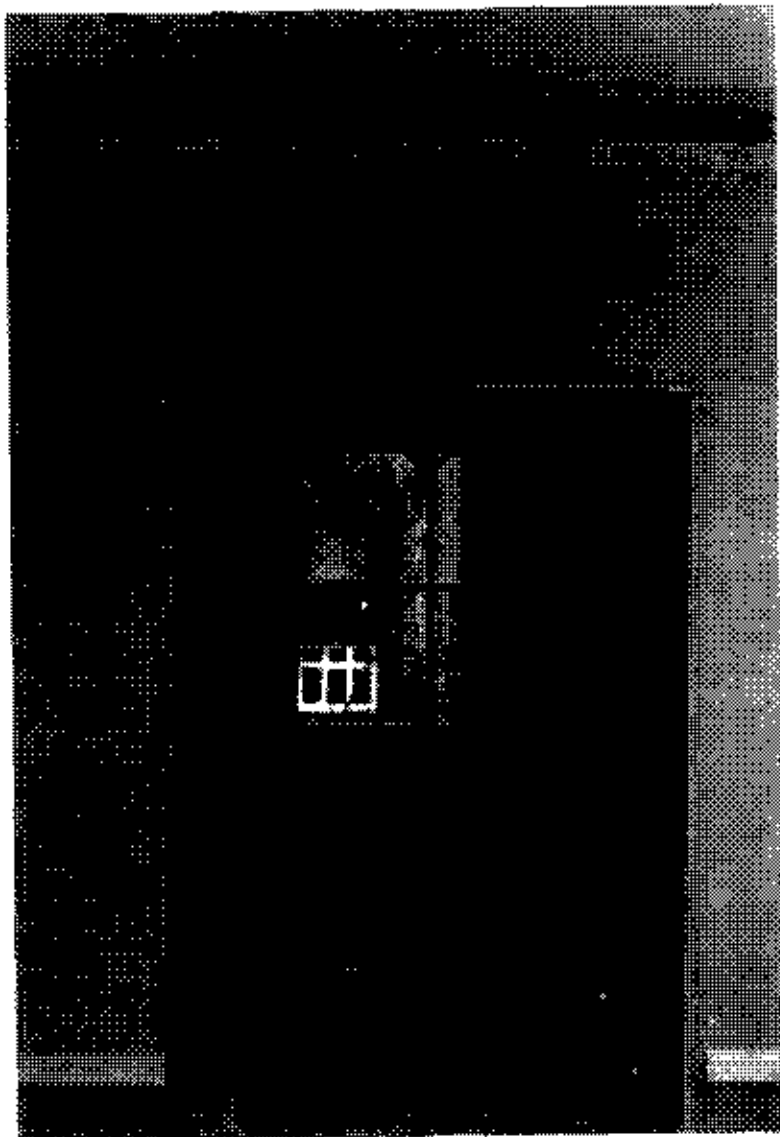


Sheet 10

Basement Lobby: Hall (top)

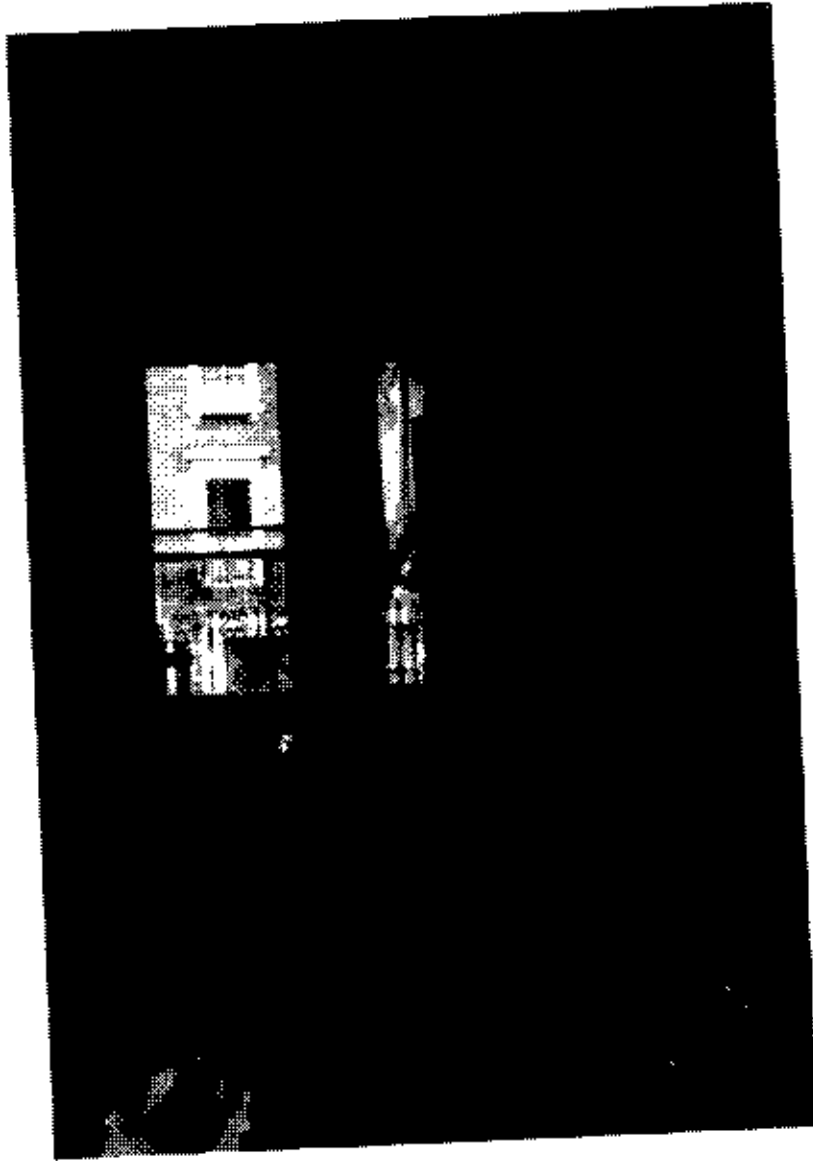
Hall/Living Room:

Kitchen/Bathroom (lower):

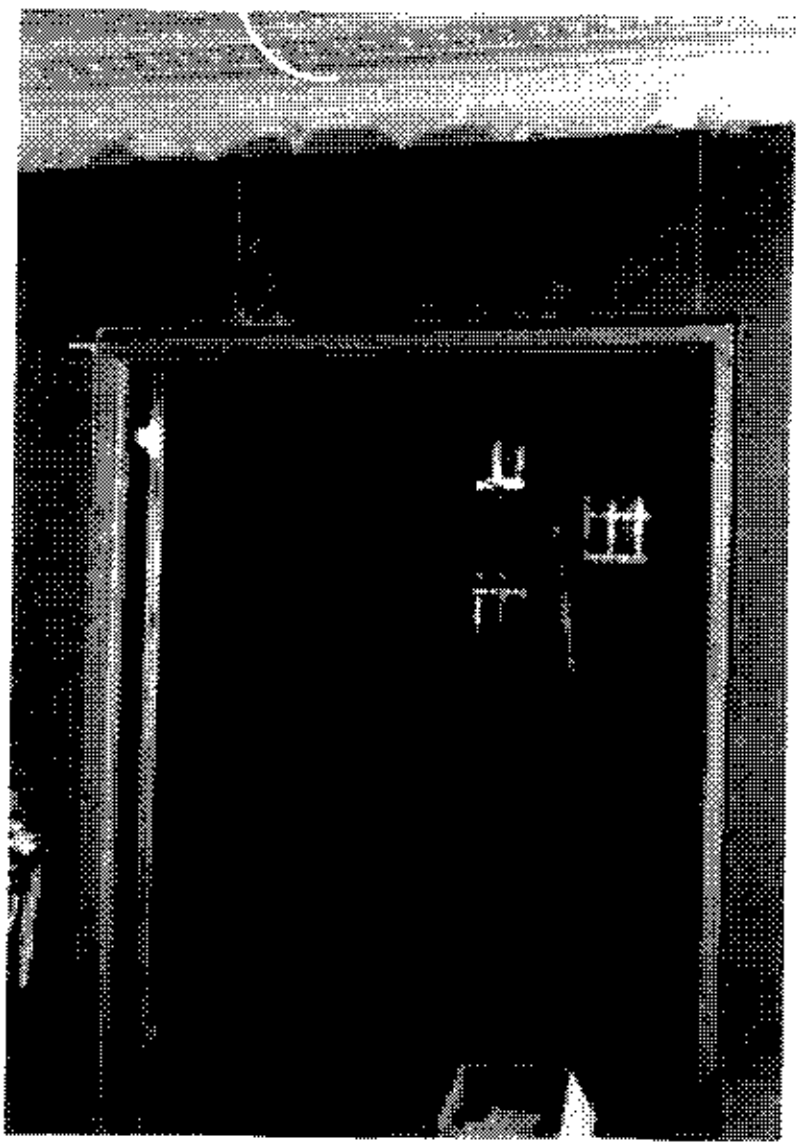


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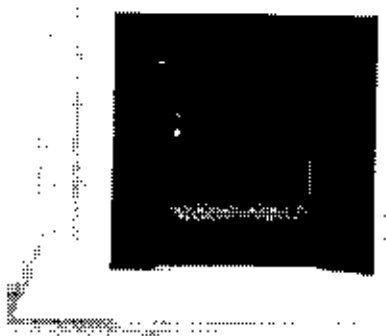
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