

26 Queensdale Road,
London W11 4QB,

April 27, 1999

RECEIVED BY PLANNING SERVICES

EX DIR	HDC		C	SW	SE	ENF	AD ACK
98		29 APR 1999					
IO	REC	ARB	FWD PLN	CON DES	FEES		

The Executive Director,
Planning and Conservation,
The Royal Borough of
Kensington and Chelsea

PLANNING APPLICATION: 17A PRINCES PLACE W11
(ref DPS/DCN/PP/99/00742/SW)

Dear Sir,

In your letter of April 20 ref DPS/DCN/PP/99/00742/SW you invited comment on the variation now sought in the conditional planning permission given in 1997 in respect of the above mentioned property, especially as regards condition 8.

We wish strongly to reiterate our objection to the applicant's proposals for clear glazing in all the gables. Our reasons are the following:

(1) As you noted in your letter to me of December 31, 1998, the drawings approved in 1997 were ambiguous as to the material to be used in the triangular spaces between the beams of the gable framework. What is apparent, in particular from a colour photograph of the three-dimensional model of the proposed building supplied to us during the discussion of the Party Wall Agreement, is that glazing of any sort is far from an integral feature of the design. If it had been, there would have surely have been no ambiguity in the earlier drawings. The amount of light available in the existing design, with its profusion of windows, is surely adequate.

(2) What is now proposed is not only clear glazing in the triangular spaces, but also the addition of a series of oblong clear glass apertures BELOW the gables. This addition, for which it is difficult to see any architectural or aesthetic justification, completely undermines the previous contention that glazing in the gable somehow does not constitute a window. No other definition can realistically be applied to the apertures in question.

(3) It was suggested that glazing in the gable framework would be above head height and so not allow of overlooking of our house or the houses of our neighbours. This argument does not hold water. What is there to prevent the occupant from raising the floor level temporarily or permanently? With the addition of the apertures referred to in (2) above, moreover, a foothold would have been established for seeking approval for a full-size window.

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The issue needs to be looked at in perspective. A previous application for redevelopment, involving a large increase in ground area and bulk of the building proposed, as compared with the existing structure, was made in March, 1995. After some debate the Committee approved the application, but made a number of stipulations, the most important of which related to the height of the building and the distance it was set back from the road. The present application however does not respect these stipulations in that it significantly increases the height and reduces the distance set back from the road, thus all but blocking out the view down our garden. In a report dated January 30, 1997, the Department made a number of cogent criticisms of this design, covering increased height overshadowing neighbouring buildings; the need to conform to existing building lines; and unacceptable impact in terms of increased sense of enclosure to the gardens of Queensdale Road. No modification to the design was made except for a token reduction in the height of the building. Nonetheless the Department changed its stance and recommended approval. The variations now proposed by the applicant constitute a further violation of the position of the neighbours which the Department rightly criticised in the report referred to above. The time has surely come to impose on us no further.

Yours faithfully



(Peter Marshall)

767 8130

22 Queensdale Road,

London W11 4QB

11th May, 1999

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Mrs. S. Wilden,
Planning & Construction,
The Town Hall,
Hampton Street,
London W8 7PR.

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	M	C	SW	SE	ENF	AD ACK
16				12 MAY 1999			
FEES	IO	REC	ARB	FWD PLN	CON DES	FEES	

Dear Mrs. Wilden,

RE REFERENCE: DP'S/DEN/PP/99/00742/1SW

17A Prince's Place, London W11 4QA.

Following up on my conversation with you this afternoon, I am writing to oppose "in the strongest terms" the seeking of a variation to the conditional planning permission dated 9th May, 1997.

I wish to stress that we have always understood that when conditional permission was originally given there was no proposal to have glazing in the gables to the South elevation. Whilst we appreciate that the glazing will not allow the inhabitants to look in over our property - it will allow an increase of light which we are strongly opposed to! Please note in my letter of 18th January (I enclose another copy) that paragraph 3 of the submission to the LPA (dated 29/9/96) states "we have not located windows in the boundary line to no 26, 24 or 22 Queensdale Road, but only on our boundary wall to no 20 where they do not overlook the windows of adjacent property. Furthermore, we will use opaque glazing (opaque thermal insulation

glass) that will protect privacy".

Please please will you turn down the application for these gables having windows (even if they have obdus glass)!!!

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We are also opposed to the application seeking to having clear glass to the lower windows on the south elevation behind the garden wall of number 24. We do support the idea of putting up a trellis at the end of number 24 as this will give additional privacy for the Gussardale houses. We do not, however, believe that putting up a trellis should become part of a negotiated process. We reiterate that we feel that all glass on the south elevation should contain opaque glazing both for reasons of privacy and to ensure less bright lighting.

We are well and truly fed up with with 17A process pace and feel enough is enough. We hope that you will oppose this new application, and furthermore hope that your department will keep a very close eye on the construction of the new house as it progresses.

We would very much appreciate if you could keep us informed of any progress on these matters.

Yours sincerely

Derek Wilson.

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London W11 4GB.
18th January, 1999.

TEL: 0171-727 0610 (H)
0171-767 8130 (L)

The Executive Director,
Planning & Construction,
The Town Hall,
Heron Street,
London W8 7RX.

Dear Sir / Madam,

RE REFERENCE: DPS/PA/TP/96/0558/6/06/105

17A Princess Place, Kensington W11

I am writing to you as I understand that Mr Jean-Loup Msika, the architect acting for the owners of 17A Princess Place ~~is~~ likely to be in contact with your department.

Mr Msika is proposing to install glazing in the gables of the walls at the end of the gardens of 22 and 26 Queensdale Road.

1. The drawings approved by the Local Authority (consent dated 9th May 1997) do not make it clear if glazing is proposed in the gables to the south elevation.
2. Paragraph 3 of the submission to the LPA (dated by them as 24/9/96) states, "we have not located windows in the boundary line to no 26, 24 or 22 Queensdale Road, but only on our boundary wall to no 20 where they do not overlook the windows of adjacent

property. Furthermore, we will use opaque glazing (LOWE thermal insulation glass) that will protect privacy".

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This seems to make it quite clear that the gables on the south elevation (which are on the boundary line) are not to contain windows.

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3. Condition 2(c) and (d) of the planning permission dated 9/5/97 call for drawings of the design and external appearance of the building(s) and elevations at 1:50 scale. This indicates that the LPA is not content with the amount of information provided.

I wish to put it on record that we object strongly to the inclusion of gable windows to the south elevation at the end of our garden (we also know that our neighbours at number 26 are also opposed). We do wish to also make it clear that we do not want opaque glazed windows either. ^{Even} ~~indeed~~ though we understand that the "proposed" glazed windows will be above head height and therefore we make it difficult for our gardens to be overlooked - we object to the extra light that will come from the windows.

Finally we wish to put on record the fact that we are also opposed to the idea that the house has of having clear glass to the lower windows on the south elevation behind the garden wall of number 24.

Mr Resika is hoping to gain the neighbours support for clear glass in these windows in return for putting up a trellis at the end of number 24^s garden. We very much like the idea of having a trellis put up on this wall but not as part of a negotiated process. We firmly believe that all glass on the south elevation should contain opaque glazing both for reasons of privacy and to ensure less bright light.

When Mr Resika submits drawings in compliance with conditions 2(c) and (d) of the permission dated 9/5/97 we hope that you will oppose his new applications.

We would very much appreciate if you could keep us informed of any progress on these matters.

Yours sincerely,

Jack Wilson.

cc Mr & Mrs. P. Marshall (26 Gurnsdele Road)

cc Paul Hargreaves (Meadowcroft).

cc Mr & Mrs M. Percott (24 Gurnsdele Road).

Obj AO Act ⇒ SW

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RECEIVED BY PLANNING SERVICE

21 QUEENSDALE ROAD
LONDON W11 4QB
0171 727 7807

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APPEALS IO REC ARB FWD CON FEES
PL DES

99/00742

✓ on 18-5 / 15.5.99.

Dear Mr French.

~~107~~

I have just got back to find your letter regarding 17A Princes Place, W11. 4QA.

I am writing to say that my husband & I strongly oppose the inclusion of clear glass in the two gable windows

at the end of the gardens
of Nos 22 & 26. We feel
this is an intrusion of their
privacy & was never in
the original approved
plans. (108) ~~108~~ ~~108~~

I feel this has all
been very well expressed
in the letter you have
received from Sir Peter
Marshall of 26 Queensdale
Road & we entirely agree
with what he says.

Yours faithfully
Jillite Harris.

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[scribble]

[scribble] BSc ARICS
[scribble] SW



HARDINGS

CHARTERED BUILDING SURVEYORS

Bridge Road, Ashford, Kent TN23 1BB
Tel: 01233 635536
Fax: 01233 612707
E-mail: hardings@invictanet.co.uk

[scribble]

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

Date: 5th July 1999
Our ref: DH/CS/4120
Your ref: ~~DPS/DGN/SW/PP/~~

CT
6/7/99

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EX DIR	HDC	N	C	SW	SE	ENF	AO ACA
- 6 JUL 1999							
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For the attention of Roy Thompson

Dear Sirs

Re: 17a PRINCES PLACE, LONDON W11

Thank you for your letter of 28th June 1999 and I am pleased to note that you do not consider the glazing of the gables to create a privacy problem.

With regard to the concerns expressed about the extent of light emissions from the scheme's overall glazing, as an Authority you have already given planning permission for the glazing and Pilkington Glass confirm that the amount of light emitted through clear or obscure glass is the same. Thus there is no reason for this glass to be obscure. Obscure glass will be placed in windows which require a degree of privacy (drawings already provided to you) for both occupants and neighbours. Curtains and blinds will be fitted to the majority of windows including the gable glazing, which will have triangular roller blinds.

no we havent.

In respect of the trellis, I note your comments and enclose two sets of drawings numbered E6b (1.7.99), D12 (1.7.99) and D13 (1.7.99) which I hope will allay the fears of the neighbours. The Architect has researched the size of the grid and is advised that at 3m it will have the same effect as an opaque screen, even without planting.

I should appreciate it if you would confirm the scale drawing of 1:1 does negate the need for a sample to be deposited.

// needed.

With regard to the clear glazing of the window in room G5, on the basis that we provide a sufficiently dense screen at the height already shown on the drawings, there will no longer be a need to worry about glazing to room G5. Or a good many of the other rooms.

requoted
2/7.

Yours sincerely

D Harding BSc ARICS

[scribble] RWA

S. Sem

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The Royal Borough of  Kensington and Chelsea
 Department of Planning Services

To: M.J. French
 Director of Planning Services

Dept. 705,
 The Town Hall,
 Hornton Street,
 London, W8 7NX.

Ref.: DPS/TP/ ?

Dear Sir,

TOWN AND COUNTRY PLANNING ACT 1990

Proposal Address 17A Prince Place London W11	Nature of Proposal New private house
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I have inspected the planning application and drawing(s) for the above property and have

NO OBJECTION / OBJECTION * **

to the submitted proposal

Comment

All windows on the two upper floors of the South elevation should be glazed with obscure glass (except those facing due west and due east)

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		23 JUL 1999					
RECEIVED	REC	ARE	FWD PLN	CON DES	FEES		

Name: Robin M. Rice Norland Conservation Society

Full Address: 5/7 Princeade Road
London W11 4PH

Date: 22. vii. 99 Signed:

* If you wish to object to the proposals, or make any general comments, please give them, in full, in the space above.
 Any additional comments may be set down on the back of this form.
 ** Delete where applicable.