

# PLANNING SERVICES APPLICATION

## CONSULTATION SHEET

### APPLICANT:

David Robson,  
8 Wendell Road,  
London  
W12 9RT

**OBJECTORS  
NOTIFIED  
13 AUG 1999**

APPLICATION NO: PP/99/00751

APPLICATION DATED: 13/04/1999

DATE ACKNOWLEDGED: 16 April 1999

APPLICATION COMPLETE: 16/04/1999

DATE TO BE DECIDED BY: 11/06/1999

SITE: Upper Maisonette (Flat D), 25 Rosary Gardens, S.W.7

PROPOSAL: Proposed roof extension. Existing residential use. No change of use.

### ADDRESSES TO BE CONSULTED

1. 23, 25, 27 Rosary Gardens
2. 18 Bona Gardens = Flats 1-6
3. 20 " = ①
4. 14, 16, 18 " = ①
5. 10, 12 Done Meadows
6. 18, 20, 22 Bona Gardens
7. 16 Rosary Gardens = Flats A, B, C, D, E, F, H.
8. 23 Rosary Gardens = Flats 1, 2, 3, 4, 5
9. 25 " = Flats A, B, C + bsk flat
10. 27 " = Flat bsk; Flat grd, M 8/9, M 1/2
11. 14 " = bsk flat, grd flr flat, 1st, 2nd, 3rd flr flats
12. 18 Rosary Gardens: bsk flat, grd flr flat
13. M 2/3 Flat 2
14. 1st, 2nd, 3rd flr rear, 4th flr
15. 1st, 2nd, 3rd flr rear, 4th flr

### 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

✓ Adj Lyndon Sq.  
om  
27/4

# DEVELOPMENT CONTROL

## TECHNICAL INFORMATION

10

ADDRESS 25 Rosary gardens  
UPPER MAISONNETTE (FLAT D)  
25 ROSARY GARDENS  
SW7.

THE ROYAL  
BOROUGH OF



KENSINGTON  
AND CHELSEA

MA

PP990751

- |     |  |        |  |
|-----|--|--------|--|
| 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					

Density	
Site Area	
Habitable rooms proposed	
Proposed Density	

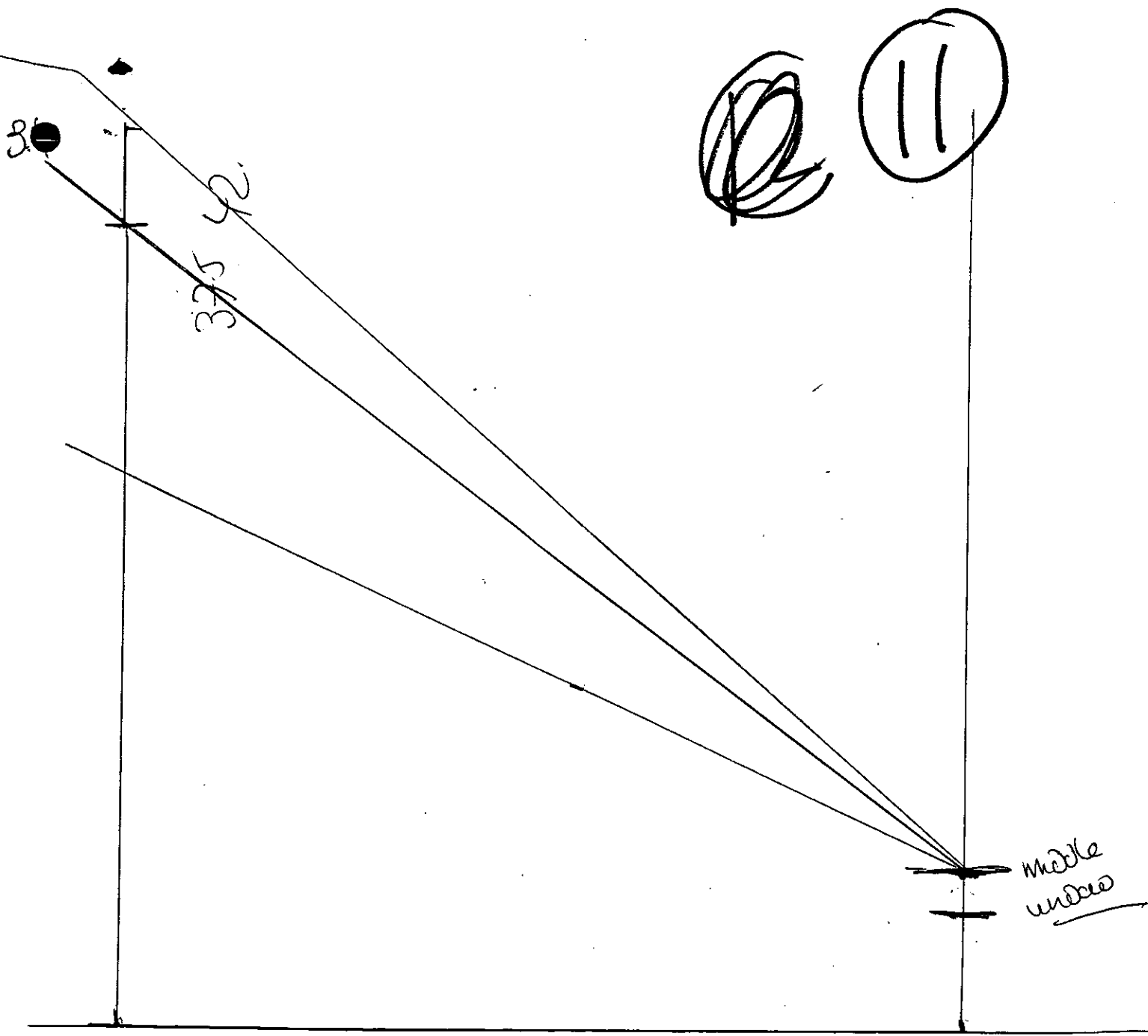
Plot Ratio	
Site Area	
Zoned Ratio	
Floor Area proposed	
Proposed Plot Ratio	

<b>Daylighting</b>	Complies	
	Infringes	

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

### Notes:

16 APR 1999



DATA  
2.2.9.

pp/99/0751



DAVID ROBSON  
ARCHITECT

DR.103.LA1

5 June, 2002

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

PC ACK  
→ KL PC Reply

Your reference : pp/99/00751

Dear Sir or Madam

**Flat D, 25 ROSARY GARDENS, LONDON SW7**

Planning consent was granted in August 1999 to enlarge the top flat at 25 Rosary Gardens by building a rooftop extension, but the applicants did not build it and subsequently sold the property. The new owners have decided to go ahead with the work and construction will shortly commence. They have asked me to ascertain whether it might be possible to add a window in the flank wall of the proposed extension.

I enclose copies of drawings numbers 103/01, 02 & 03 showing the existing building, and drawings 04B, 05B & 06B illustrating the proposals for which planning permission was granted in 1999. On drawings numbers 04B and 06B I have marked in red the possible position of the window we should like to add to the proposal. It is in a position where it would not give rise to any loss of privacy to nearby properties. I should be very grateful if you could advise whether planning permission for the window would be necessary and, if so, whether you think permission might be granted provided that the design of the window is satisfactory.

With many thanks,

Yours sincerely,

David Robson

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B. K.C.		06 JUN 2002				PLANNING
N	C	SW	SE	APP	IO	REC
		ARB	FPLN	DES	FEEs	

40

c.c. Melissa Carnathan

DAVID ROBSON  
ARCHITECT

DR.103.LA1

20 April, 1999

13

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

RECEIVED BY PLANNING SERVICES								
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK	
49 21 APR 1999								
EXPLOS	IO	REC	ARB	FWD PLN	CON DES	FEES		

Dear Mr Roche

25A ROSARY GARDENS, LONDON SW7

In response to your request by letter dated 16 April 1999 I enclose photographs of the above property and its surrounds. The pictures are not perfect, but I hope they will help the case officer to assess the potential impact of the proposed addition to the building.

Yours sincerely,

David Robson

PP/99/751

Case not yet  
allocated

Brian

REF: TP/PP/APP/END /BR		ATT/PM
SUPPLIER NO	ORDER No	ROSARY GARDENS
Address: 25		
FMS CODE	GROUP ID	
APPROVED	DATE	
To be completed by applicant: Please find enclosed the following: Photographs		
REMARKS	Signed	David Robson
	Date	20.4.99

D4/2239

# PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS TP MRTPI Cert TS

14

THE ROYAL  
BOROUGH OF



KENSINGTON  
AND CHELSEA

## FILE COPY

3564

0171-361- 3564

Switchboard:

Extension: 0171-937-5464

Direct Line:

Facsimile:

0171-361-3463

My reference:

Your reference:

Please ask for: Date: 27 April 1999 -

My Ref: DPS/DCSW/PP/99/00751/AP

Planning Information Office

Dear Sir/Madam,

### TOWN AND COUNTRY PLANNING ACT 1990

**Proposed development at: Upper Maisonette (Flat D), 25 Rosary Gardens, S.W.7**

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 roof extension. Existing residential use. No change of use.**

### Applicant

**David Robson, 8 Wendell Road, London  
W12 9RT**

**PLEASE NOTE: Applications for districts W.10, W.11 & W.2 in the NORTH of the Borough can be seen at: THE INFORMATION CENTRE, NORTH KENSINGTON LIBRARY, 108 LADBROKE GROVE, W.11 (Tel: 0171 727 6583) and NOT at the location stated overleaf.**

Yours faithfully,

**M. J. FRENCH**

Executive Director, Planning and Conservation

### **WHAT MATTERS CAN BE TAKEN INTO ACCOUNT**

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

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

### **WHAT MATTERS CANNOT BE TAKEN INTO ACCOUNT**

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

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

### **WHAT HAPPENS TO YOUR LETTER**

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

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

### **WHERE TO SEE THE PLANS**

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

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If you are unable to come to the Office due to illness or disability, 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**

16

**MEMORANDUM**

**TO: FOR FILE USE ONLY**

**From: EXECUTIVE DIRECTOR  
PLANNING & CONSERVATION**

**My Ref: PP/99/00751/CaseOfficerC>  
Room No:**

**CODE SP**

**Date: 27 April 1999**

**DEVELOPMENT AT:**

**Upper Maisonette (Flat D), 25 Rosary Gardens, S.W.7**

**DEVELOPMENT:**

**Proposed roof extension. Existing residential use. No change of use.**

**The above development is to be advertised under:-**

**NOT IN ANY OF THE USUAL CATEGORIES.**

**M.J. French**

**Executive Director, Planning & Conservation**





17

RBKC  
District Plan Observations  
CONSERVATION AND DESIGN

Address	Appl. No.	L.B.	C.A.	N
Plot D, 25 Rosary Gardens	99/757/AP	—	(adj.) 11/13	C SW
Description	Code			
Roof extensions over the main bldg and over the rear extension	AF			

Main

1) Roof addition - i.e. second level mansard - on top of the main building:

normally unacceptable:

A site visit will be necessary to assess if any other precedents in the street apart from next door. That existing next door (No 27) is very old, either 1972 or earlier.

I am not sure if we should see it as a precedent at all.

(Its detail is awful in any case)

The detail proposed at the application property is also not quite right/sensitive:

- front corner projection + detail
- canopy in front of it + its extent + projection.
- rear profile (vertical)
- height if rooflight visible from the road. Avon
- SVP, etc.

2) The addit. storey over the rear extension is just totally unacceptable in principle. (chanceback effect, CD41c, CD41d, CD54.)

13/5799'

DAVID ROBSON  
ARCHITECT

DR.103.LA1

21 June, 1999 ✓

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

18

Your reference : pp/99/00751

RECEIVED BY PLANNING SERVICE							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
65 22 JUN 1999							
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FERS	

Dear Mr Patterson

25A ROSARY GARDENS, LONDON SW7

My thanks to you and to Mrs Benes for meeting the applicant and me at Rosary Gardens on 8 June. In response to your advice we have reduced and modified the scope of our proposals and I enclose 3 copies of drawings nos.103/04A, 05A & 06A to illustrate the changes. I should be most grateful if you will let me know whether any further revisions are necessary before you feel able to recommend approval of this application.

Yours sincerely,

David Robson

David Robson

c.c. Serge & Yvonne Celebidachi  
Mrs H Benes

Andrew,  
Further advice  
re. minor revisions  
given over the phone.  
Pl. let me see  
the outcome.  
23/6/99

19

DAVID ROBSON  
ARCHITECT

DR.103.LA1

21 June, 1999

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

RECEIVED BY PLANNING SERVICE  
EX HDG N C SW SE ENF AO  
ACK

22 JUN 1999

67

Your reference : pp/99/00751

APPEALS IO REC ARB FWD CON FEES  
PLN DES

Dear Mr Patterson

25A ROSARY GARDENS, LONDON-SW7

SUPERSEDED

My thanks to you and to Mrs Benes for meeting the applicant and me at Rosary Gardens on 8 June. In response to your advice we have reduced and modified the scope of our proposals and I enclose 3 copies of drawings nos.103/04A, 05A & 06A to illustrate the changes. I should be most grateful if you will let me know whether any further revisions are necessary before you feel able to recommend approval of this application.

Yours sincerely,

David Robson

AS  
COPY OF PLANS  
TO INFORMATION  
OFFICE PLEASE

David Robson

c.c. Serge & Yvonne Celebidachi  
Mrs H Benes

DAVID ROBSON B.A., B.ARCH., R.I.B.A.  
8 WENDELL ROAD LONDON W12 9RT

TELEPHONE 0181 740 9894  
FACSIMILE 0181 749 8949

# PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

20

THE ROYAL  
BOROUGH OF



KENSINGTON  
AND CHELSEA

Mr David Robson  
8 Wendell Road  
London  
W12 9RT

Switchboard: 020 7937 5464  
Extension: 2086  
Direct Line: 020 7361 2086  
Facsimile: 020 7361 3463  
Email: [plnrst@RBKC.GOV.UK](mailto:plnrst@RBKC.GOV.UK)  
Web: [www.rbkc.gov.uk](http://www.rbkc.gov.uk)

21 June 2002

My reference: DPS/DCSW/PP/9 Your reference: DR.103.LA1  
9/0751/KL

Please ask for: Kylie Lucas

Dear Mr Robson

**Town and Country Planning Act 1990**  
**Flat D, 25 Rosary Gardens, SW7 – PP/99/0751**

I write with reference to your letter dated 5<sup>th</sup> June 2002 in relation to the above property.

It is my opinion that the proposed window in the flank elevation as shown in the submitted drawings nos. 103/04 Rev. B, 103/05 Rev. B and 103/06 Rev. B constitute a minor amendment to the planning approval subject to a proviso that the window is a timber framed sliding sash and the brickwork surrounds match those around windows on the lower floors. As such the proposed alterations do not require planning permission.

I trust the above is of assistance.

Yours sincerely

M.J. French  
Executive Director of Planning and Conservation

*[Handwritten signature]*

*[Handwritten signature]*

R

RE 25 ROSARY EPHNS.

Andy.

re PP/99/751:

(21)

please arrange — when revised  
drawings are received —  
that

Mr. Richard Leatham

18 Rosary Gardens,

London

SW7 4NT

(Tel 0171 823 8388).

IS NOTIFIED.

Thanks

Brian

22/6/99.

DAVID ROBSON  
ARCHITECT

DR.103.LA1

25 June, 2002

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

22

Your reference : DPS/DCSWPP/99/0751/KL

FILE

Dear Ms Lucas

Flat D, 25 ROSARY GARDENS, LONDON SW7

Many thanks for your very helpful reply to my letter dated 5<sup>th</sup> June.

Yours sincerely,

David Robson

David Robson

EX	HDC	TP	CAO	AD	CLU	AO
DIR					IAN	
R.B.	27 JUN 2002				PLANNING	
K.C.					75	
N	G	SV	BE	APP	REC	
			ARB	FPLN	DES	FEES

Peak AB

**DAVID ROBSON**  
ARCHITECT

DR.103.LA1

28 June, 1999

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

(23)

✓ AM  
29/6

Your reference : pp/99/00751

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	W	SW	SI	ENF	AO ACK	
(6)		29 JUN 1999					
FEES	IO	MOD		L.A.		FEES	

copy of plans  
to IO  
please

Dear Mrs Benes

**FlatD, 25 ROSARY GARDENS, LONDON SW7**

Many thanks for telephoning last Thursday to comment upon the revised proposals for the above address which I sent with my letter dated 21 June 1999. In response to your comments I have made further revisions and I enclose copies of drawings 103/04B, 05B & 06B to illustrate the latest changes. I should be most grateful if you will let me know whether any further revisions are necessary before you and Mr Patterson feel able to recommend approval of this application.

Yours sincerely,

*David Robson*

David Robson

c.c. Serge & Yvonne Celebidachi  
Andrew Patterson : RBKC

DAVID ROBSON  
ARCHITECT

DR.103.LA1

28 June, 1999

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

Your reference : pp/99/00751

(24)

RECEIVED BY PLANNING SERVICES									
EX	DIR	HD	N	C	SW	SE	ENF	AG	ACK
(30)		28 JUN 1999							
APPEALS	IO			ARB	FWD	CON	DES	FEEB	

Dear Mrs Benes

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Yours sincerely,

David Robson

David Robson

c.c. Serge & Yvonne Celebidachi  
Andrew Patterson : RBKC

*Informed the  
architect that  
this is fine.*

*H. 30/6*



(25)

Helena

flats  
25 Rosary Gchs  
~~~~~

The Revised Drump telling  
your telephone conversation.

What is your opinion? → Andrew,  
this is  
now perfect  
C68 flex  
etc

On

29/6/95

# PLANNING AND CONSERVATION

THE TOWN HALL, HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS TP MRTPI Cert TS

26

THE ROYAL  
BOROUGH OF



KENSINGTON  
AND CHELSEA

## FILE COPY

3564

0171-361-3564

Switchboard: 0171-937-5464

Extension:

Direct Line:

Facsimile: 0171-361-3463  
Date: 30 June 1999

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCSW/PP/99/00751/AP

Planning Information Office

Dear Sir/Madam,

## TOWN AND COUNTRY PLANNING ACT 1990

**Proposed development at: Upper Maisonette (Flat D), 25 Rosary Gardens, S.W.7**

You were recently notified on, and/or have commented on, the application for development at the above address. The Council has now received **AMENDMENTS** to this application, and brief details of these are set out below. The Council's Planning Services Committee, in considering the proposal, welcomes comments upon these amendments.

Members of the public may inspect copies of the amended plans, and any other submitted documents. Details are provided overleaf.

### Summary of Amendments

**Proposed roof extension. Existing residential use. No change of use.**

**REVISED DRAWINGS RECEIVED. Any further comments must be received by 15/7/1999.**

### Applicant

**David Robson, 8 Wendell Road, London  
W12 9RT**

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

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Yours faithfully,

**M. J. FRENCH**

Executive Director, Planning and Conservation

43 letters sent.

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**PLEASE QUOTE THE APPLICATION REFERENCE NUMBER ON YOUR REPLY**

Jenny.

(28)

Could you Reorder all the  
original addresses + those who replied

ad. MR Richard Heatham

18 Rosary Gardens

Wotton. ~~SW17~~ SW7 4NT

maisonette  
2/3rd flrs

Please give 14 days for response.

AmP

~~Andy~~

29

I can see why you have some doubt about this one. However, the existing roof structures/railings are very unsightly and this will tidy it up. On balance, in design terms it can be justified as a 'one-off' because of what's existing and as a book-end. Needs an informative to indicate that it would not be a precedent.

Dave 22/7.

# MESSAGE FORM

30

To Andy

WHILE YOU WERE OUT

MISS Perks

of .....

Tel. No. 0171 373 0733

|                   |                          |                 |                                     |
|-------------------|--------------------------|-----------------|-------------------------------------|
| CALLED TO SEE YOU | <input type="checkbox"/> | PLEASE RING     | <input checked="" type="checkbox"/> |
| TELEPHONED        | <input type="checkbox"/> | PLEASE VISIT    | <input type="checkbox"/>            |
| WANTS TO SEE YOU  | <input type="checkbox"/> | WILL RING YOU   | <input type="checkbox"/>            |
| URGENT            | <input type="checkbox"/> | WILL CALL AGAIN | <input type="checkbox"/>            |

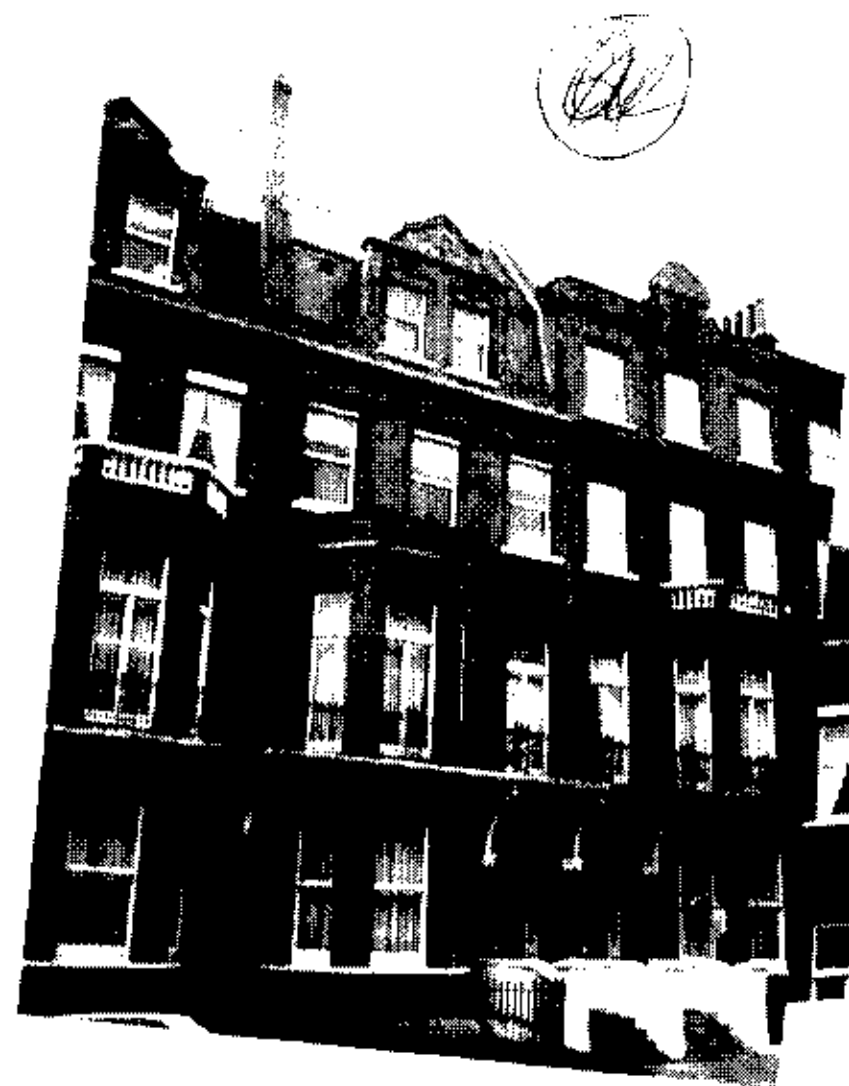
re 25 Rosary Gardens.

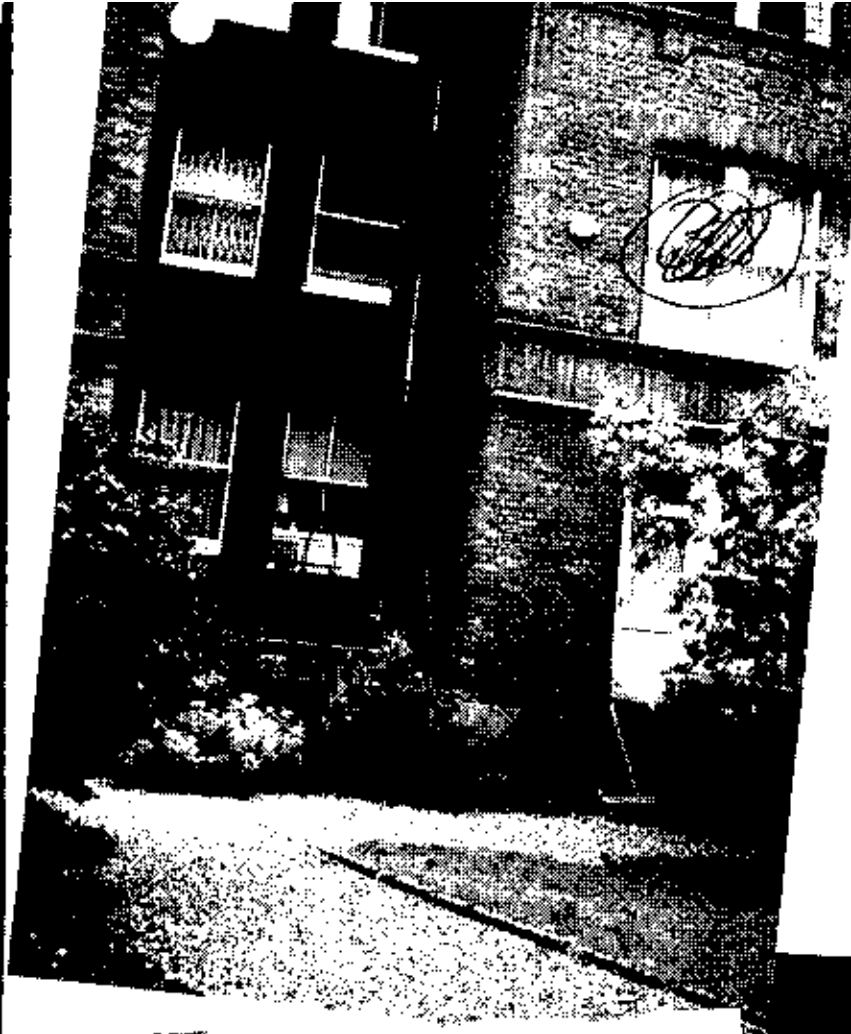
Message

ab She is mental!

Signed .....

Date ..... Time .....

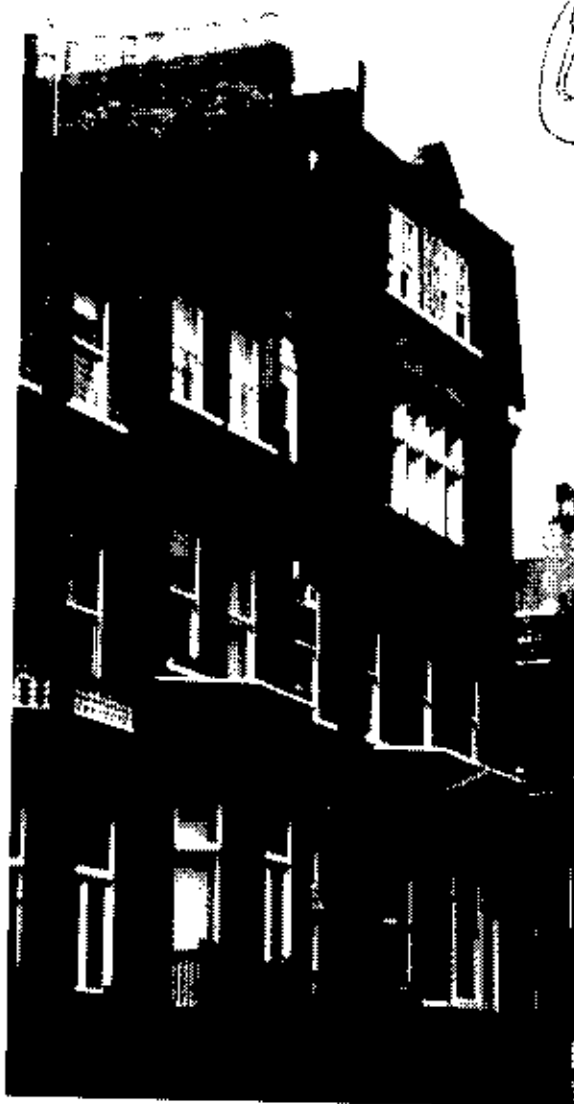




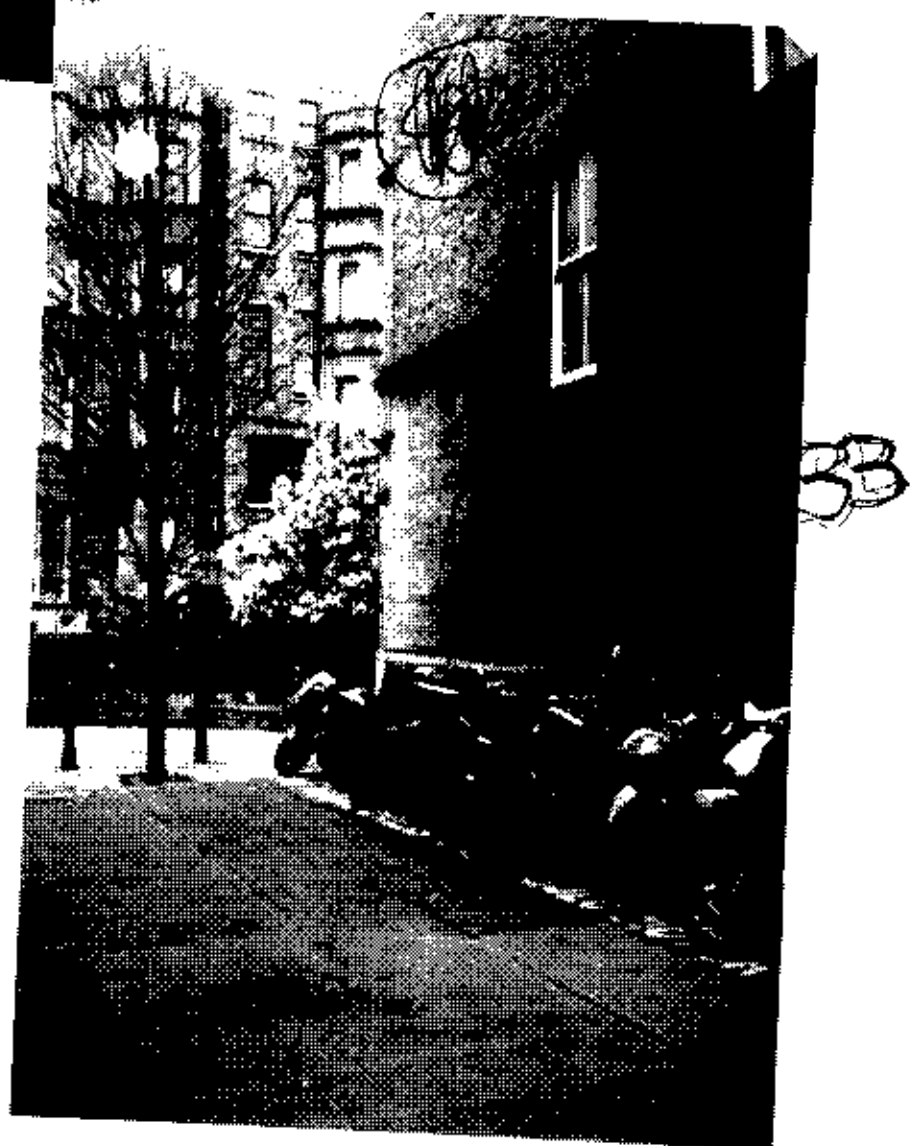
32



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34.

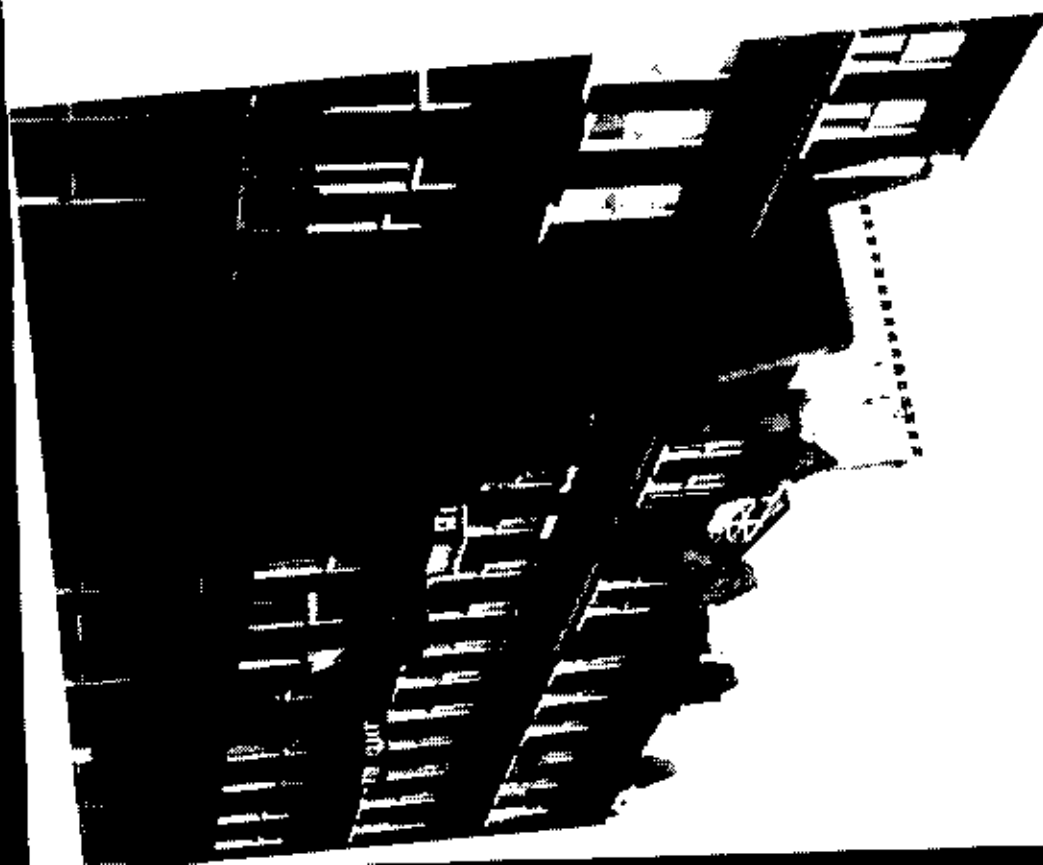
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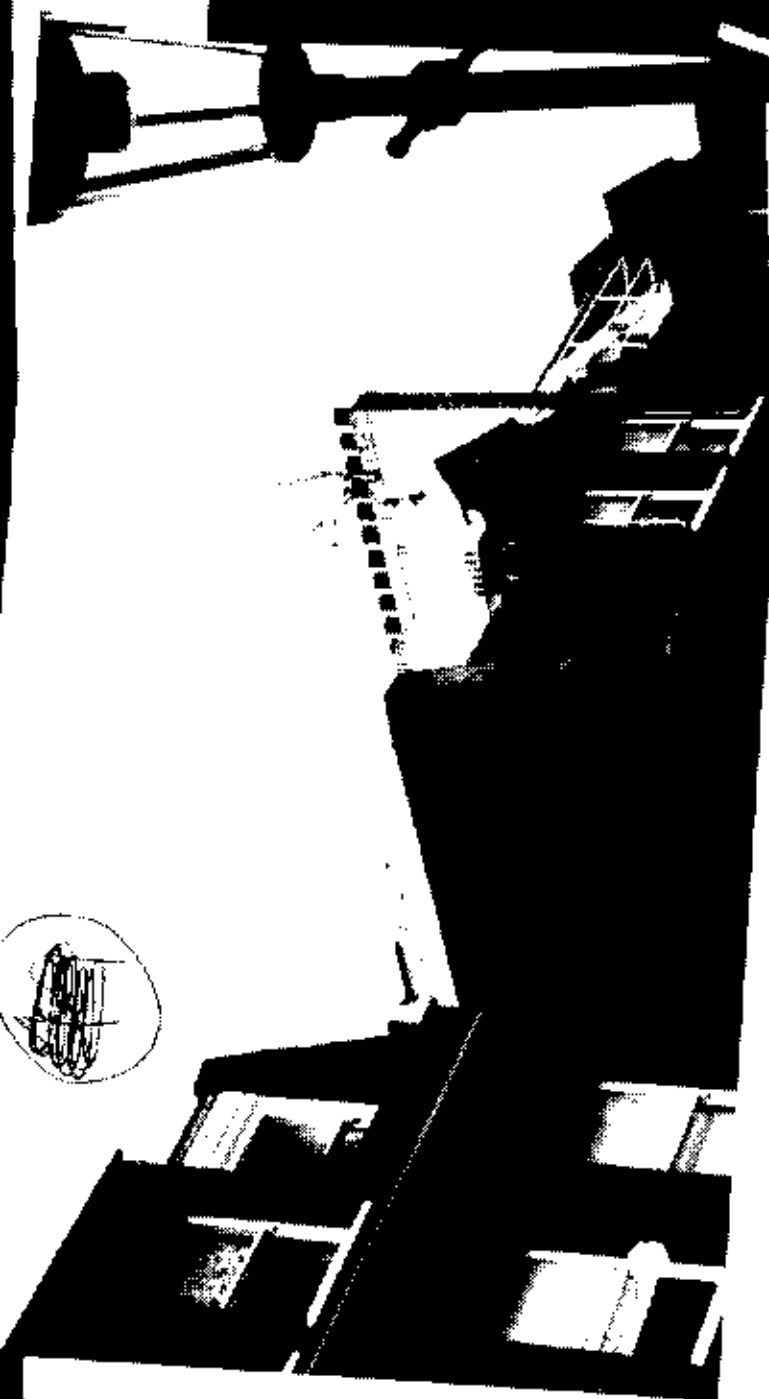
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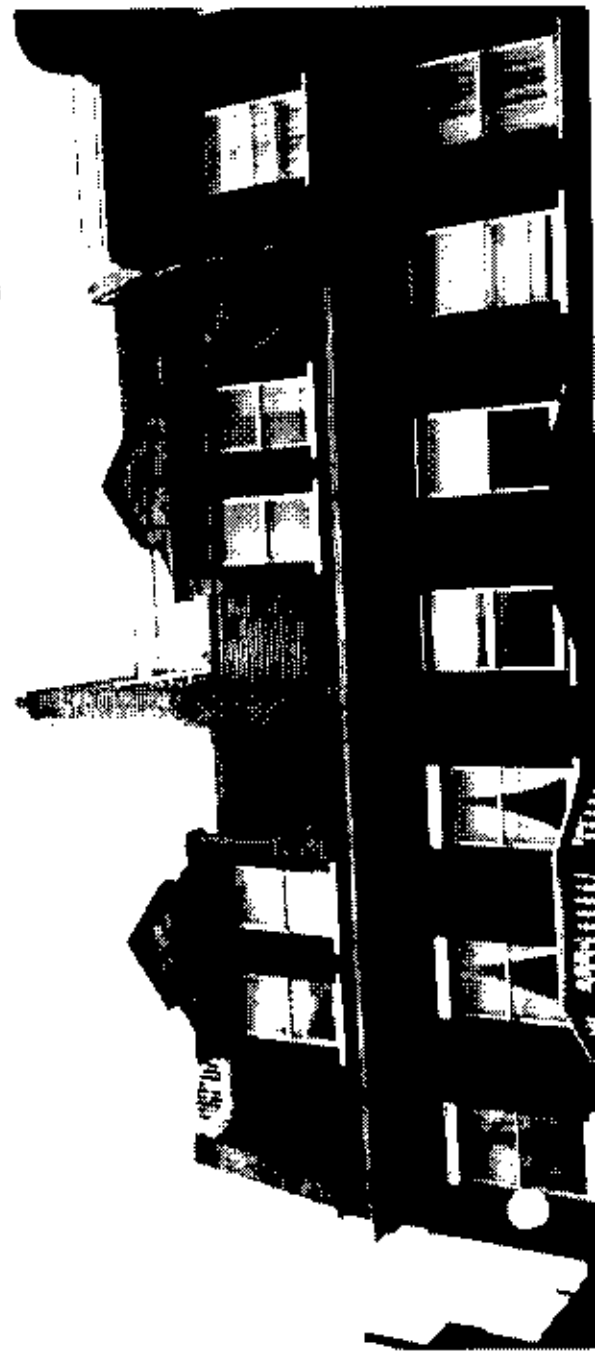
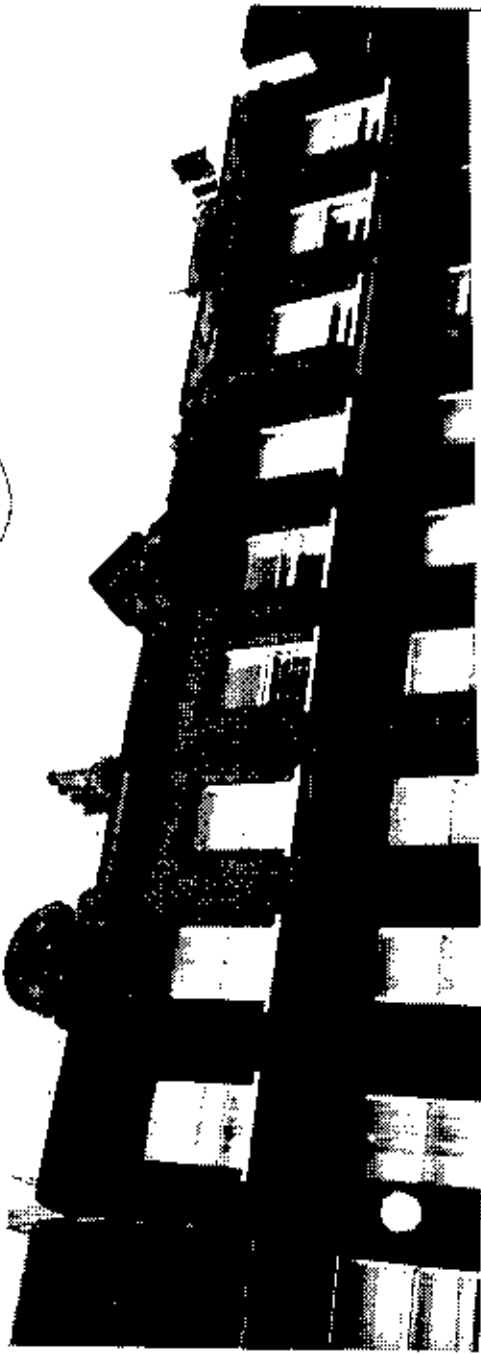
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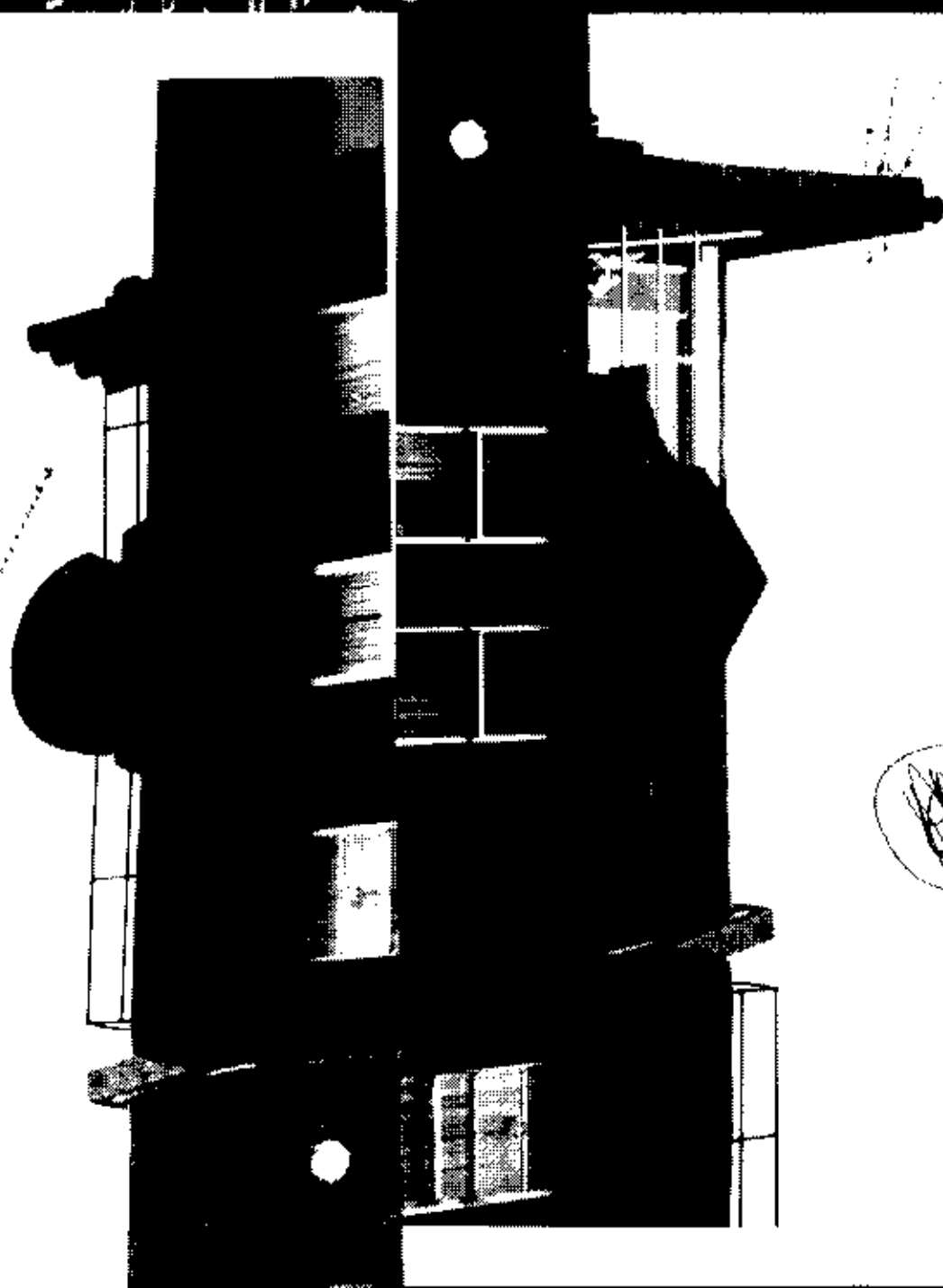


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39

*[Handwritten scribble]*

