

Manager
Dept of Planning and Conservation
Royal Borough Of Kensington and Chelsea
The Town Hall
Horton Street
London W8 7NX



25C Rosary Gardens
South Kensington
London SW7 4NH

10M
6/5

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RECEIVED BY PLANNING SERVICE

JIR HDC N C SW SE ENE AP

10 MAY 1999

120

APPEALS IO REC ARB FWD CON FEES
PLN DEC

1 May 1999

Dear Sir

Roof extension at 25D Rosary Gardens, London SW7

I refer to the Notice on the above matter dated 13 April 1999 by Mr and Mrs Celebidachi. I am the owner of Flat 25C Rosary Gardens, which is directly below the subject property and am also a director and shareholder of the Company that holds the freehold of the said Flats.

I would like to have certain matters resolved by agreement with Mr and Mrs Celebidachi prior to being able to accept the proposed extension and shall be directly approaching them and their representatives shortly.

In the meantime, however, please lodge my desire to make a representation, which I am hereby making within the stipulated 20 days.

Thank you.

Yours faithfully

Javaid Akhtar

Copy: David Robson (fax: +181-749 8949)
Noreen Hughes, Basement Flat, 25 Rosary Gardens, London SW7.4NH



41

Basement Flat
25 Rosary Gardens
London
SW7 4NH

✓ OM
11/5

7th May 1999

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

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Dear Sir

Re: Roof extension at 25D Rosary Gardens, London, SW7 4NH

I refer to the Notice on the above matter dated 13 April 1999 by Mr and Mrs Celebidachi. I am the owner of the Basement Flat at 25 Rosary Gardens and I am also a director and shareholder of the Company that holds the freehold of the said Flats.

I would like to have certain matters resolved by agreement with Mrs and Mrs Celebidachi prior to being able to accept the proposed extension and shall be directly approaching them and their representatives shortly.

In the meantime however, please lodge my desire to make a representation which I am hereby making within the stipulated 20 days.

With many thanks.

Yours faithfully


Noreen Hughes

N.I. French, FRICS
Executive Director.
Planning & Conservation.
The Town Hall.
Hampton Street. W.8 7NX



Miss M. E. Perks
14 (2) Rosary Gardens.
Kensington, S.W.7 4NS.
19.5.99:

Your Ref. DPS/DSCW/PP/99/00751/AP.

42

Dear Sir, Re proposed development at Flat D, 25 Rosary Gdns.

I have viewed the proposed plans & consider them unacceptable:-

1) The added height to the south chimney wall & roof is excessive.

Any development should blend in with neighbouring houses regarding height & the set back semi-mansard roof line of no. 27.

This plan does not do this.

2) Considerable loss of light will be caused to nos. 12, 14, 16, 18 & 20 (West-facing to Bina Gdns) especially at ground & 1st floor level. I noticed this when visiting my housebound friend on the grd. floor of no. 20.

3) The high windows will overlook properties opposite.

4) No. 25 is the south end house of this terrace block of houses at the entrance to Dove News & is therefore most conspicuous from the road. This entrance gives Rosary Gardens added light, the last of the sunlight. Nothing should be allowed to obscure this or the full growth of the two trees which add character to this narrow area.

5. The proposed extension to No. 25 is likely to cause more residential parking difficulties to this quiet already ^{over populated} street, especially if the "cinema & playroom" areas might be used for commercial interests.

For these reasons, as a resident since 1970, I hope the committee will not grant permission for this application.

Yours sincerely
Mary. E. Perks

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8/5/99



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14, Rosary Gardens,
London SW7 4NS.

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

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AD ACK
20 MAY 1999							
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19th May, 1999 ✓

Dear Sirs,

Your ref: DPS/DCSW/PP/99/00751/AP

I wish to object to the proposed development at Flat D, 25 Rosary Gardens on the following grounds.

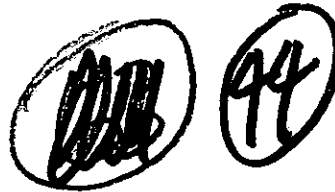
1. The proposed development is out of keeping with the rest of the street, since it is higher than any similar development that has been done. The application states that the pitch of the roof is the same as on the house next door. That appears to be the case so far as it goes. But there are constructions above roof level, which seem to rise four or five feet higher. The wall supporting the chimneys between numbers 25 and 27 is already very high. It is too late to do anything about that. But the new south wall at number 25 will be even higher, also by some four or five feet.
2. Number 25 is the end house of the block. The extra height will therefore be very noticeable. It will significantly affect Dove Mews, where the Council has recently improved the environment by planting two trees. The symmetry of the block is also relevant, though it has already been impaired by nineteenth century building in Wetherby Place.
3. This construction on the opposite side of the street will cut off sunlight from my flat during the later part of the afternoon. I live on the third (top) floor of number 14, roughly opposite the entrance to Dove Mews. The top floor on my side of Rosary Gardens is slightly lower than on the side of number 25.

I regret that this letter is later than the 21 days allowed in your notice of 27th April. I hope these points can still be taken into consideration.

Yours faithfully,

R. Stonehouse

R. Stonehouse



14, Rosary Gardens,
London SW7 4NS.

13th July, 1999

O/AP/1000
14/7

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

Dear Sirs,

Your ref: **DPS/DCSW/PP/99/00751/AP**

Thank you for your letter of 30th June about the proposed development at Flat D, 25 Rosary Gardens, to which I previously raised an objection.

The plans have been substantially changed and I was not able to compare the two proposals side by side, as against comparing each one separately with the existing drawings.

1. The extra constructions above the level of the new roof have been much reduced, though not eliminated. That represents a considerable improvement. But at the same time, the height of the roof itself has been increased – it is no longer exactly level with the one next door, but higher by something under a foot. I still consider this to be too high. It will be the highest roof in the block.
2. The proposed new building at the back is now much less. That will to some extent reduce the effect on Dove Mews, though it will still be adverse. I repeat my point about the Council's evident concern for Dove Mews, where it has recently planted two trees to improve the environment.
3. However, those changes at the back have very little effect on my position at the front. I still stand to lose light, and afternoon sun, from this proposed construction. Therefore I maintain my objection to the proposal.

I hope the Council will feel it proper to have regard to these considerations.

Yours faithfully,

R. Stonehouse

R. Stonehouse

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R. Stonehouse

M.I. French,
Executive Director,
Planning & Conservation,
The Town Hall,
Horndon Street, W.8. 7NX



14, Rosary Gardens,
Kensington, S.W.7
4NS
16.7.99

Your Ref.-DPS/DCSW/PP/99
100751/AP.

Dear Sir,

Re- Proposed development at. Flat D, 25 Rosary Gardens

I have viewed these proposed revised plans. They are certainly better than the original ones to which I raised objections. (letter dated 19/5/99).

- 1) The roof height, although sloping is still higher than neighbouring houses. The recessed window creates a precedent which other houses in the terrace could follow. This refers to the front elevation.
- 2) Considerable loss of light will still be caused to nos: 12, 14, 16, 18 & 20 especially at ground & 1st floor level.
As I mentioned in my letter on 19/5/99, No. 25 is the South end house of this block & gives the last of the sunlight to houses opposite. A roof & window obscures this where "a garden terrace" will not.
- 3) The proposed plan to no. 25 Flat D, now proposed a 3-bedroomed flat, which may cause more parking difficulties to this quiet but already overpopulated area.

For these reasons, as a resident of the ground floor flat at No. 14, since 1970, I hope the Committee will not grant these alterations.

Yours faithfully

Harry E. Perkes (Thisc)

(68)

(46)

C. Paterson.

Planning & Conservation
Dept

The Town Hall.
Hornton Street.
WS8.7 NX.

14 (grd fl.) Rosary Gdns.
S.W. 4 NS

RECEIVED BY PLANNING SERVICES									
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19/7

Mr. Paterson.

Thank you for sending me
the revised plan of no. 25 (1) Rosary Gdns,
which I now return with my letter
of observations -
best wishes

Tracy. E. Perks