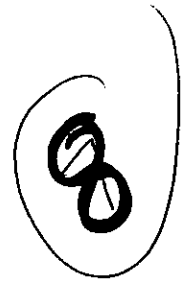


MEMORANDUM



From: EXECUTIVE DIRECTOR OF
PLANNING AND CONSERVATION

To: FOR FILE USE ONLY

My Ref: TP/96/0692/GA
Room No. 322

Your Ref:
Room No.

P.A.X.No. 2699

Date: 01/04/96

DEVELOPMENT

3 REDCLIFFE PLACE, S.W.10

Erection of rear bathroom extension at 2nd floor level.

Not statutorily required to be notified.

M.J. FRENCH
Executive Director, Planning and Conservation

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS
Director of Planning Services

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

COUNCIL NOTIFICATION OF DEVELOPMENT
THE OCCUPIER
FILE COPY

Switchboard: 0171 - 937 5464

Direct Line:

0171-361 2079/2080

Facsimile: 0171 - 361 3463

Date: 02/04/96

My reference:

Your reference:

Please ask for:

Planning Information Office

DPS/DCS/GA/TP/96/0692

**THIS LETTER INVITES YOU TO COMMENT ON A PLANNING APPLICATION /
LISTED BUILDING APPLICATION WHICH MAY AFFECT YOUR PROPERTY**

Dear Sir/Madam,

The Council has received a planning application for development at a property which is close to yours. The address of that property is set out below, together with brief details of the development for which permission is sought. The Council's Planning Applications Committee, in considering the proposal, will welcome comments, for or against the scheme from those who live in or own property nearby. I should therefore be pleased to know, in writing, if you as the occupier/owner of neighbouring property have any comments.

Address of application property3 REDCLIFFE PLACE,
S.W.10**Proposal for which permission is sought**

Erection of rear bathroom extension at 2nd floor level.

Further details are printed overleaf.

Yours Sincerely,

M.J. FRENCH

Executive Director, Planning and Conservation

10

TOWN AND COUNTRY PLANNING ACTS, 1990

The Council is required by the Secretary of State for the Environment to consider all planning applications expeditiously. Any letter of support or objection should be received as soon as possible within 21 days of the date of this letter, although later objections, if received in time, will be reported to the Council Committee meeting which decides the application. An early response gives the Council's Officers the opportunity to encourage applicants to amend their plans in the light of objections received, and the application may therefore be amended before it is decided. If you cannot formulate your detailed objections within 21 days you should acknowledge this letter so that your interest can be noted.

The reasons for any objection should be clearly stated.

Objections relating to party walls and inconveniences which may be caused by building operations should however be taken up, either by yourself or your professional representative, with the applicant.

All correspondence received will be available to members of the determining Committee when the application is considered.

It must be clearly understood that any comments you may choose to make will be made available to the applicant, his agent and any other interested party, pursuant to the requirements of the Local Government (Access to Information) Act, 1985.

Should there be any tenants in the buildings of other persons likely to be affected by this application, would you please be good enough to bring this letter to their attention.

If you are not the owner of the property to which this notice is addressed will you kindly forward this letter to the owner.

WHERE TO EXAMINE THE PLANS

The plans and/or application details referring to this proposal may be inspected at the Planning Information Office on the 3rd floor at the Town Hall, Hornton Street, W8 7NX, between the hours of 9.00 a.m. and 4.45 p.m., Mondays to Thursdays and 9.00am to 4.15pm Fridays.

Alternatively, copies of all planning applications relating to:

- (a) the Chelsea area can be examined at the Information Office, Chelsea Old Town Hall, King's Road, SW3. Tel. 0171-352 1856.
- (b) the postal areas W10, W11, or W2 can be examined at the Borough Council's Advisory Service Office, The Information and Aid Centre, Ladbroke Grove, W1 0 (under Westway, opposite Ladbroke Grove tube station.) Tel. 0181-969 2433.

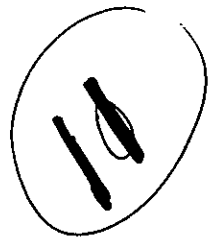
Please telephone the Chelsea and Westway offices to check opening times.

Please quote the T.P. reference number on all written replies.

Please note: In the interest of economy, letters in agreement or without objections to the proposals will not be acknowledged.

Wick 1-13

1 level below



no 1 - ~~79/0208~~ - 2nd floor extension WDN 17/12/79

3 - as app prev

5 - no hint of extensions at this level.

as proposed + addition
on rear to roof level.

? 7 - 86/1879 - Raising of rear extension by 1 1/2 storeys

9 - not hint - lower than proposed Grant 24/12/86

as proposed

* 11 - Rear esc between 1st & 2nd floors - Grant 11/4/88 Complete?

13 - no hint of rear extensions other than basement
& ground floor conservatories.

Higher than proposed - to roof level
- and 3M deeper



✓/?

12

RBKC District Plan Observations CONSERVATION AND DESIGN

Address 3 REDCLIFFE PLACE	Appl. No. 96/0692/GA	L.B.	C.A.	N C S ✓
Description Erection of rear bathroom extension at 2nd floor level	Code X			

This property forms part of a terrace of 6 properties (1-13 (odd Redcliffe Place)). on plan (in terms of footprint in any case) a sense of rhythm of rear extensions seems to have been retained.

I would need to check on site as to whether there are precedents of rear extensions at this height along the terrace. If there is no precedent I would consider the proposal out of accord with policy CD41.

The tower does appear overly high (at 4 storeys) - some 11.3 metres in total. Ideally the outcrop should not exceed 8 metres to retain a sense of hierarchy of the rear elevation.

If adequate precedents exist to justify the proposal in principle then the extension's design is not objectionable - with a lot of sash window and a segmental brick arch to match windows at lower levels

Site visit requested.

GR (11/4/96)

p copy to case file; second retained by Design Officer; third to Survey and Analysis team.

NICHOLAS JOHNSTON



& PETER CAVE ASSOCIATES

ARCHITECTS

HENWOOD STUDIO
WOOTTON BOARS HILL OXFORD OX1 5JX

Tel: (01865) 865165
Fax: (01865) 863099

1793/MJN/MC

15th April 1996

*VMD
16.4.96.*

FAO: George Allpress Esq
Royal Borough of Kensington & Chelsea
Department 705
The Town Hall
Hornton Street
LONDON W8 7NX

RECEIVED BY PLANNING SERVICES				
DC N	DC C	DC S	E	Ao Ack
11		16 APR 1996		
Exec Dir		Records	ARB	Con Des
Appeals Office	IO	Fees Officer	Forward Plan	Head DC

GO

Dear Sir,

Re: PROPOSED ALTERATIONS & EXTENSIONS : 3 REDCLIFFE PLACE

Following our telephone conversation today, we confirm that our Client has agreed to your visit to the above premises on Thursday, 25th April 1996 at 11.00am.

Should you subsequently wish to telephone the Client, please contact Mr and Mrs Charkin on their home number 0171 351 3437.

Yours faithfully,

M. J. Nichols.

Malcolm J Nichols
Nicholas Johnston & Peter Cave Associates

cc Mr and Mrs R Charkin

134

LIST OF OBJECTORS/ PERSONS NOTIFIED OF APPEAL TP/96/0692

/001	J.D.JACKSON 1 REDCLIFFE PLACE LONDON SW10 9DB	Objector/Supporter Y*
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TP/96/0692



The Occupier,
1A Redcliffe Place,
London, SW10

The Occupier,
1B Redcliffe Place,
London, SW10

The Basement Flat,
5 Redcliffe Place,
London, SW10

The Ground Floor Flat,
5 Redcliffe Place,
London, SW10

The 1st Floor Flat,
5 Redcliffe Place,
London, SW10

The 2nd Floor Flat,
5 Redcliffe Place,
London, SW10

The Occupier,
The Offices,
274 Fulham Road,
London, SW10

The 2nd/3rd Floor Maisonette,
274 Fulham Road,
London, SW10

The 1st Floor Flat,
274 Fulham Road,
London, SW10

The 1st/2nd Floor Maisonette,
276 Fulham Road,
London, SW10

The Occupier,
The Restaurant,
276 Fulham Road,
London, SW10