



0

DATED

29 Feb 1976

THE MAYOR ALDERMEN AND BURGESSES  
OF THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA

---  
ST. ANDREW'S SQUARE (WEST) MANAGEMENT  
COMPANY LIMITED  
---

ST. ANDREW'S SQUARE (EAST) MANAGEMENT  
COMPANY LIMITED

LEASE

Counterpart/

0006

SOP  
LIT 11/8/5

(2)



THIS LEASE is made the *Monday* day  
of *February* One thousand nine hundred and  
seventy-eight B E T W E E N THE MAYOR ALDERMEN AND  
BURGESSES OF THE ROYAL BOROUGH OF KENSINGTON AND  
CHELSEA (hereinafter called "the Lessor" which  
expression shall where the context so admits include  
the estate owner for the time being of the reversion  
of the premises hereby demised expectant on the term  
hereby granted) of the first part the ST. ANDREW'S  
SQUARE (WEST) MANAGEMENT COMPANY LIMITED whose  
Registered Office is at 2 Imperial Drive North Harrow  
in the London Borough of Harrow (hereinafter severally  
called "the First Association") of the second part and  
the ST. ANDREW'S SQUARE (EAST) MANAGEMENT COMPANY  
LIMITED whose Registered Office is at 2 Imperial Drive  
North Harrow aforesaid (hereinafter severally called  
"the Second Association") of the third part (the First  
Association and the Second Association being hereinafter  
jointly referred to as "the Associations") (The expressions  
"the First Association" and "the Second Association"  
and "the Associations" shall where the context so admits  
include their successors in title

0  
0  
0  
7

(3)

WHEREAS:-

(1) The Lessor is registered at Her Majesty's Land Registry under Title Number NGL285794 as proprietor with Absolute Title of the freehold land edged red on the plan annexed hereto and the Buildings recently erected thereon (as hereinafter defined) and intends to demise flats and maisonettes in the said Buildings to lessees for terms of 99 years from the Twenty-ninth day of September One thousand nine hundred and seventy-seven it being the intention that each such lessee shall during his respective demise continue to be a member of one of the Associations

(2) The Associations have been incorporated for the purpose (inter alia) of managing the Surrounding Premises the Block Structures the Common Parts the Block Services and the Other Installations as hereinafter defined and for keeping the same in good repair and condition

NOW THIS DEED WITNESSETH as follows:-

1. \_\_\_\_\_ IN these presents the following expressions shall (where the context so admits) have the meaning set after them respectively:-

"The Buildings" - All those five blocks of flats and maisonettes known collectively as St. Andrews Square

Lancaster Road in the Royal London Borough of <sup>(2)</sup>  
Kensington and Chelsea erected or in the course of  
erection on the Lessor's said land

"The said flats and maisonettes" - Seventy separate  
dwellings comprised in the Buildings each of which  
it is intended to demise on a separate lease to a  
separate lessee

"The Surrounding Premises" - The roads, paths,  
footways, forecourts, parking spaces and gardens for  
use and enjoyment with the Buildings which are shown  
coloured yellow on the plan annexed hereto  
(hereinafter called "the Plan")

"The Block Structures" - The foundations, roofs,  
supporting beams and other supports of such roofs,  
main walls and the party walls not included in any  
individual demise of a flat or maisonette, party  
structures, easements and appurtenances belonging  
to used or capable of being used in common by the  
Lessor and the lessees or occupiers of the said  
flats and maisonettes (and not forming part of the  
Common Parts the Block Services or the Other Instal-  
lations... as hereinafter defined) and the external  
windows of the individual flats and maisonettes and  
other painted areas.

"The Common Parts" - The Public entrances, entrance

5  
halls staircases landings passages and roof space of  
or in or situate upon the Buildings intended to be  
used in common by the lessees of the said Flats and  
Maisonettes and the Surrounding Premises

"The Block Services" - In so far as they are owned by  
the Lessor the sewers drains water pipes water courses  
gutters gas pipes electrical and other wires-

enclosures and other like means of passage  
storage or disposal of soil water gas electricity  
refuse or similar materials or sources of power which  
are now or may hereafter within the period commencing  
on the 29th day of September One thousand nine hundred  
and seventy-seven and ending after eighty years be in  
or under or about the Buildings or the Surrounding  
Premises and intended for common use

"The Other Installations" - all alarms doors windows  
signs and Other Installations as may be properly  
required from time to time to be installed and  
maintained in or about the Common Parts by the fire  
authority and to comply with all other statutory  
requirements or those of any other competent Local  
or Public Authority

2. IN consideration of the rent  
covenants and agreements on the part of the Associ-  
ations and the conditions hereinafter reserved and

contained the Lessor HEREBY DEMISES unto the <sup>(b)</sup>  
Associations ALL THOSE the Block Structures, the  
Common Parts, the Block Services, the Surrounding  
Premises and the Other Installations as  
hereinbefore defined (hereinafter collectively  
called "the demised premises") TO HOLD the same unto  
the Associations from the Twenty-ninth day of  
September One thousand nine hundred and seventy-seven  
for the term of 99 years EXCEPT AND RESERVED as set  
out in the First Schedule hereto SUBJECT TO the  
covenants set out in the Second Schedule hereto and  
to the rights of user and enjoyment easements and  
other like rights in and over the Common Parts the  
Block Structures The Block Services the Surrounding  
Premises and the Other Installations granted or to be  
granted to the respective lessees of the said flats  
and maisonettes by the respective leases thereof  
YIELDING AND PAYING therefor during the term hereby  
granted the yearly rent of TEN POUNDS (£10)  
to be paid in advance without deductions on the  
twenty-fifth day of September in each year the  
first of such payments or a proportionate part  
thereof to be paid on the execution hereof

3. THE Associations take the demised  
premises as Joint Tenants both at law and in equity

7

4. THE Associations hereby jointly and severally covenant with the Lessor and each of them hereby covenants with the other as provided in the Second Schedule hereto

5. THE Lessor hereby covenants with the Associations jointly and severally that the Associations paying the rent hereby reserved and performing and observing the covenants on the part of the Associations herein contained shall peaceably hold and enjoy the Demised Premises for the term hereby granted without any interruption by the Lessor or any person lawfully claiming through or under or in trust for the Lessor

6. PROVIDED always that if the rent hereby reserved or any part thereof shall be unpaid for twenty-one days after becoming payable (whether formally demanded or not) or if any of the covenants on the part of the Associations herein or if both the Associations shall enter into liquidation whether compulsory or voluntary or shall enter into any arrangements of composition for the benefit of the Associations' Creditors then and in any such case it shall be lawful for the Lessor or any person or persons authorised by the Lessor in that behalf at any time thereafter to re-enter the

0010



6

Demised Premises or any part thereof in the name of the whole and thereupon the term hereby created shall absolutely determine but without prejudice to any right of action or remedy of the Lessor in respect of any breach of the covenants by the Associations hereinbefore contained

IN WITNESS WHEREOF the lessors and the Associations have caused their respective Common Seals to be hereunto affixed the day and year first before written

THE FIRST SCHEDULE before referred

to:-

Except and Reserved unto the Lessor its successors in title lessees tenants and assigns and all persons authorised by it the following rights that it to say:-

- (a) The right of way at all times and for all purposes with or without vehicles (where appropriate) over and along the roads paths and footpaths laid or to be laid over the Demised Premises
- (b) The free and uninterrupted passage and running storage and disposal of soil water gas electricity refuse and similar materials or sources of power from and to any adjoining or neighbouring land of the Lessor

0  
0  
1  
1

(a)

through in or by means of the Block  
Services through the Demised Premises

(c) The right at all times with or without  
workmen to enter upon the Demised Premises  
for the purpose of cleansing or executing  
repairs and or alterations to any adjoining  
or neighbouring land of the Lessor or any  
buildings erected thereon such right to be  
exercised (except in the case of emergency)  
at reasonable times during the hours of  
daylight and after giving reasonable notice  
of intention to enter the person or persons --  
so entering making good any damage thereby  
occasioned but so that the person or persons  
entering shall not be liable to pay  
compensation for any temporary interference  
with the convenience of the Associations or  
of any other person

(d) All rights of support and protection and  
light and air for any of the Lessor's  
adjoining or neighbouring land over and  
from the Demised Premises

(e) The right for the Lessor at any time  
hereafter without restriction to use for any  
purpose or to build upon or alter or to

0  
0  
1  
4

(10)

permit or cause to be used built upon or altered any of the Lessor's adjoining or neighbouring land or buildings according to such plans and in such manner as the Lessor shall think fit notwithstanding any interference loss or diminution thereby occasioned to the access of light or air to the demised premises or any part thereof and the grant of this Lease shall not be deemed or construed to imply the grant of any such right

THE SECOND SCHEDULE before referred to:-

- (a) To pay the rent herein reserved at the time and in the manner aforesaid without any deductions
- (b) To pay and discharge all existing and future rates taxes assessments and outgoings whether Parliamentary Local or otherwise now or hereafter imposed or charged upon the Demised Premises or any part thereof or on the Lessor or lessee or occupier in respect thereof
- (c) From time to time during the said term to pay all costs charges and expenses incurred by the Lessor in abating a nuisance relating to the Demised Premises or any part thereof

0015



and in executing all such works as may be necessary for abating a nuisance in obedience to a notice served by the Local Authority

- (d) To keep the Demised Premises and any flats or maisonettes occupied by members of the Associations (so far as the same have not been repaired by the lessees thereof) in good and substantial repair order and condition
- (e) To paint with two coats of good oil paint in a workmanlike manner all the wood iron and other parts of the exterior of the Demised Premises usually painted in every third year of the said term and similarly to paint inside wood and ironwork and other parts of the Common Parts and any additions thereto as are now painted in every fifth year of the said term and in the last year thereof
- (f) If any lessee of any of the said flats or maisonettes shall fail to perform his obligations to the Lessor with regard to his flat or maisonette to perform on behalf of the said lessee his obligations aforesaid
- (g) To keep clean and in proper order and

10-1-8

condition the Common Parts supplying all materials and labour necessary for this purpose and adequately to light such of the Common Parts as would normally be lighted or would be dangerous if not adequately lighted

- (h) To keep the Surrounding Premises in good order and condition lighted and where applicable properly planted and landscaped to the satisfaction of the lessors and to keep lawns cut and not to cut main injure or in any way interfere with the trees on the Surrounding Premises
- (i) To permit the Lessor and its officers and agents with or without workmen or others to enter upon the Demised Premises and to examine the condition of the Block Structures the Common Parts the Block Services the Surrounding Premises and the Other Installations and thereupon the Lessor may serve upon the Associations notice in writing specifying any repairs necessary to be done and require the Associations forthwith to execute the same and if the Associations or one of them shall not within two months after service of such notice proceed diligently with the

(B)

execution of such repairs then to permit the Lessor to enter upon the Demised Premises or any part thereof and execute such repairs and the cost thereof shall be a debt due to the Lessor from the Associations and be forthwith recoverable by action

- (j) Not to make any alterations in or to the said Block Structures the Common Parts the Block Services the Surrounding Premises and the Other Installations without (in every such case) the written consent of the Lessor and where such consent is given the approval in writing of the Lessor to the plans and specifications for such alterations and to make all such alterations in accordance with such plans and specifications and not to cut down any trees without such consent as aforesaid The Associations shall at their own expense in all respects obtain all licences approval of plans permissions and other things necessary for the carrying out of any such permitted alterations and comply with the prescribed bye-laws and regulations and other matters prescribed by any competent Authority either generally or in respect of the specific works involved in such alterations

14

- (k) Not to permit or suffer to be done in or upon the Demised Premises anything which may be or become a nuisance or annoyance or cause damage or inconvenience to the Lessor or the lessees or licencees or tenants of the Lessor or neighbouring owners or occupiers or whereby any insurance for the time being effected on the Buildings or the said flats or maisonnettes or in respect of any building or erection in or upon the Surrounding Premises may be rendered void or voidable or whereby the rate of premium may be increased
- (l) Not to obstruct the user by the Lessor or its lessees tenants occupiers or other persons authorised by the Lessor or its lessees tenants or occupiers of the Demised Premises
- (m) To employ an adequate staff of cleaners to keep clean and in proper order the Common Parts of and an adequate staff of gardeners and groundsmen to keep the Surrounding Premises in good order and condition
- (n) Not to place any notice or advertisement on or in any part of the Buildings or the

(b)

Surrounding Premises

- (o) Not to store petrol or other inflammable materials in any part of the Buildings or the Surrounding Premises.
- (p) To admit to be a member of the First Association or the Second Association any person who shall for the time being be a lessee tenant or occupier of any of the said flats and mainsonettes and who shall execute an agreement with the appropriate association in the form provided by the Articles of Association (as the same may from time to time be amended) including any person who shall become an occupier of any of the said flats or maisonettes by reason of an assignment or sub-lease or agreement to assign or sub-let any of the said flats and maisonettes and any lessee tenant or occupier thereof or any other person nominated by the Lessor from time to time
- (q) To be parties to every lease granted to the lessees of the said flats and maisonettes in the form of the draft already prepared and for the purpose of identification subscribed by Messrs. Summers & Co., of

0020





house on wheels or other mobile dwelling  
or quasi mobile dwelling boat trailer or  
other vehicle except a roadworthy private  
motor car and not to park any such vehicle  
trailer or thing as aforesaid on any other  
part of the Surrounding Premises

(v) To pay to the Lessor all costs charges and  
expenses including legal costs and charges  
payable to a Surveyor which may be incurred  
by the Lessor incidental to the preparation  
and service of a notice under Section 146  
of the Law of Property Act 1925 in  
consequence of any breach of covenant  
herein contained (whether or not any  
right of re-entry or forfeiture has been  
waived by the Lessor or the Associations  
have been relieved under the provisions of  
the said Act) in respect of the demised  
premises and to keep the Lessor fully and  
effectually indemnified against all costs  
expenses claims and demands whatsoever in  
respect of the said proceedings

(w) Not to assign sub-let or part with the  
possession of the Demised Premises or any  
part thereof

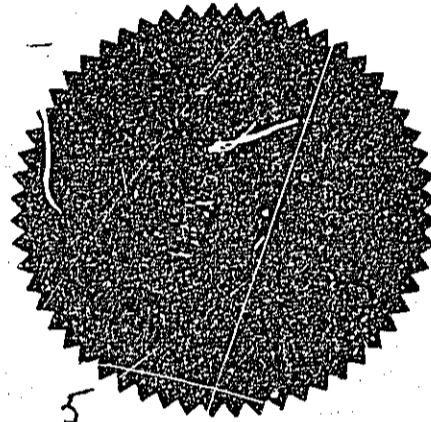
(F)

000000

(8)

(x) At the determination of the term hereby granted to yield up the Demised Premises and every part thereof and all fittings and fixtures therein or thereon in tenantable repair in accordance with the Associations' covenants herein contained

THE COMMON SEAL of ST. )  
ANDREW'S SQUARE (WEST) )  
MANAGEMENT COMPANY )  
LIMITED was hereunto )  
affixed in the presence )  
of:- )



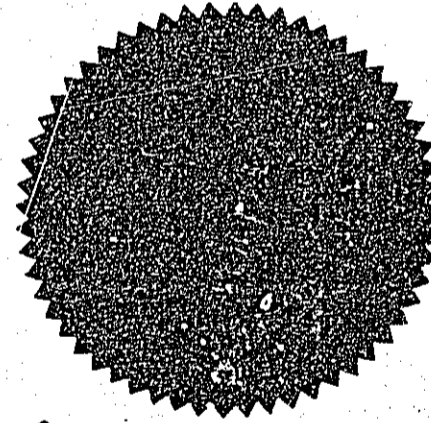
*[Handwritten Signature]*

Director

*[Handwritten Signature]*

Secretary

THE COMMON SEAL of ST. )  
ANDREW'S SQUARE (EAST) )  
MANAGEMENT COMPANY )  
LIMITED was hereunto )  
affixed in the presence )  
of:- )



*[Handwritten Signature]*

Director

*[Handwritten Signature]*

Secretary

00000000



Borough Solicitor

The Valuer

BDT/HS/EB

(Mr. Doolan)

2187

6th October, 1981.

St. Andrews Square, Lancaster Road Properties

As you are aware, there has been controversy regarding the roof space in the properties at the above-mentioned Estate. I am attaching copies of some correspondence and the replies from Messrs. Summers & Company who acted on the Council's behalf in drafting the lease and on the sale of the properties.

I should be pleased if you would kindly :-

- (i) Verify whether or not (a) there are services in the roof, (b) the roof is partitioned and that it forms a loft in effect of the upper flats or maisonettes, (c) it could properly function as a common part, i.e. whether anyone needs the right of access along the roof space (if it is still an open space).
- (ii) If the answer to (a) and (c) is no, and the answer to (b) is yes, would you please let me know whether the structure has been altered since the grant of the first lease or the lease to the Management Company, i.e. 24th February, 1978, and whether it was intended in negotiating the price for the flats and maisonettes, that the roof space was included.

If the lofts have been divided the situation could be clarified by an appropriate legal document, so as to include the roof space in the lease.

I should be pleased to have your reply as soon as possible.

Borough Solicitor.

00715

ST. ANDREW'S SQUARE 'WEST' MANAGEMENT COMPANY LIMITED

Reg. Office: 16 St. Andrew's Square, London,

50 R. B. OF K. & L.  
RECEIVED  
TOWN & PLANNING DEPT.  
W11 1RP  
24 NOV 1981

Committee of Management:

N. Economou (Chairman)  
J. Ellis  
A. McCluskie (Secretary)  
D. Reekie

Friday, 20th November, 1981.

Dear Sir,

Re: Miss C. Thomson-Coon,  
23 St. Andrew's Square, London, W.11.

By way of introduction, we are the committee of management elected by the residents of the estate to administer the affairs of the St. Andrew's Square Development and, indeed, are residents in the estate ourselves.

By way of background information:

The above resident has recently converted the roof space above the first and second floors of her maisonette into a master bedroom: at the present time we are in dispute with Miss Thomson-Coon's solicitors as to the ownership of the roof space. The Management Companies believe it was demised to them under a common parts lease between Royal Borough of Kensington & Chelsea (Freeholders) and the management companies: Legal Counsel's opinion supports this view: Miss Thomson-Coon's solicitors argue that the roof space was included in the original demise of the premises. You may care to note that Miss Thomson-Coon has chosen to proceed with these works of conversion without the written consent of the management companies: indeed she was specifically requested not to proceed with these works until such time as the problem over ownership of the roof space had been resolved.

However, be that as it may, the purpose of this letter is concerning french doors which have been installed in the gable wall of the roof space. We believe that an application for planning permission in regard to the insertion of velux windows to the slanting roof has been made and has been approved. The company wishes to be advised whether or not planning permission for the INSTALLATION OF FRENCH DOORS TO THE GABLE WALL of the building has been made and/or has been approved. We suspect that an additional application for planning permission to install these french doors has not been lodged.

The management company strongly objects to the installation of these french doors to the gable wall on the following grounds:-

No  
applicat

0026



WA —

⑤ ②

Miss M. Clark

St. Andrews Soc

unable to find any  
to take you round.  
at such short notice.

Tuesday for Wednesday.

1st December.

; 2nd attempt.

1st attempt;  
26. Nov.

L.A.

1.12.81.

000000



70

possibility should have been forestalled by giving the lease the added effect of an agreement under Section 52 of the Town and Country Planning Act, 1971. It would enable my records to be updated so that appropriate entries can be made on the consultation sheet that would be prepared when an application is received from any tenant on the estate seeking permission to carry out alterations, or even a material change of use.

From the tone and addressee of the Management Committee's letter, it is not clear which department is managing the lease (as normally construed in property management) on behalf of the Council. Perhaps you could clarify this to everyone concerned.

BOROUGH PLANNING OFFICER.

002207

The Secretary,  
St. Andrews Square (West)  
Management Co. Ltd.,  
16, St. Andrews Square,  
London, W11 1RP.

717

14th December, 1981.

W.W. Ackuaku.

TP/H/WA/BS

Dear Madam,

23, ST. ANDREWS SQUARE, W.11.

I have referred your letter of 20th November 1981 regarding the above property to the Borough Solicitor, who will deal with your rights under the lease.

Your letter has also revealed that the management of the lease on behalf of the Council is not adequately structured and in consequence, communication between the tenants, your company and the Council's departments concerned with managing the lease has been incoherent.

In an interview with Miss. Thomson-Coon on the 10th instant, it appeared that the lines of weakness within the existing management structure were carefully exploited to her advantage and the development was hurriedly carried out to beat the process of scrutiny.

In my view, your letter of objection should have been sent to the Council through the department managing the lease during the planning stage of the development but it would appear that the existing system of communication is incapable of giving you an early warning.

I would strongly suggest that you approach the Council with a view to formulating a scheme of consultation which should keep you informed as soon as a proposal for alterations, etc. is received from any tenant who is a member of your company.

Yours faithfully,

Borough Planning Officer.

✓ C.C. to:  
Borough Solicitor.

100000

WA

(A) (Z)

Wackers

You cannot write, wearing one  
of the Council's hats, saying  
that the Council with another  
hat has made a mistake; nor  
is it our responsibility to → Mr. Penance  
connect or the least. told you so!

I would merely ack. the letter  
with the first para. of your reply

Har  
15/12

The Secretary,  
St. Andrews Square (West),  
Management Co. Ltd.,  
16, St. Andrews Square,  
London W11 1RP

705  
R

717

17th December 1981

TP/H/WA/MM

W.W. Ackuaku

Dear Madam,

23, ST.ANDREWS SQUARE, W11

I have referred your letter of 20th November 1981 regarding the above property to the Borough Solicitor, who will deal with your rights under the lease.

As far as I am aware, no planning permission has been sought nor granted for the French windows and Velux windows inserted in the roof and gable wall over the above maisonette, even though the building operations involved constitute development and require permission.

I note the objections you raise to these openings, but I must await the Borough Solicitor's advice as to whether enforcement action can be taken to restore the roof and the gable to their previous states.

Yours faithfully,

Borough Planning Officer.

cc. Borough Solicitor

OFFICE

MEMORANDUM

R. B. OF K. &  
RECEIVED

From:

BOROUGH SOLICITOR

To:

BOROUGH PLANNING

TOWN PLANNING DE  
OFFICER- 4 FEB 1982

My ref:

HS/p

Room No.

214

Your ref: TP/H/WA/DD

Room No.

P.A.X. No.

2187

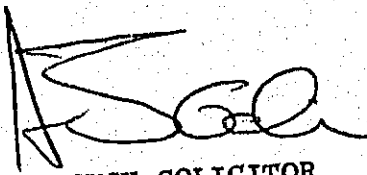
Date:

3rd February 1982

ST ANDREWS SQUARE PROPERTIES, W.11

With further reference to your memorandum of 14th December and our subsequent telephone conversation, I apologise for the delay in replying.

I am attaching a copy of the memorandum written to the Valuer in October for your observations. I have written a further memorandum to the Valuer, and as soon as I hear from him, I shall write to you further in this matter.

  
BOROUGH SOLICITOR

Enc.

From: Sir Brandon Rhys Williams, Bt., M.P.



HOUSE OF COMMONS  
LONDON SW1A 0AA  
8 February 1983

BPO  
27/4  
could you officiate  
led to the plan  
AAS - comments  
please  
A planning matter,  
I think  
SP

Dear Mr. Webber,

Sir Brandon recently saw his constituent Mr. Ilya Haritakis, of 43 St. Mark's Road, London W.11.

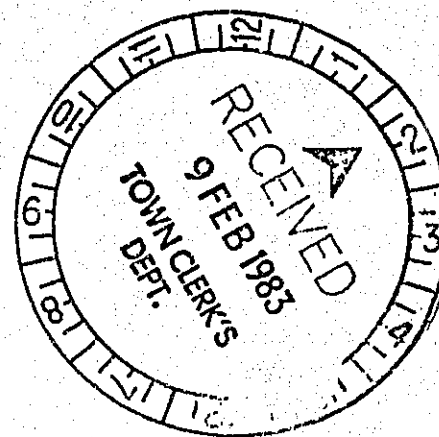
Mr. Haritakis is the secretary of the St. Andrew's Square (East) Management Co. Ltd. As you are doubtless aware, that company manages part of the St. Andrew's Square development, of which the Borough is freeholder. It seems that the residents of the St. Andrew's Square estate have had considerable problems with parking their cars. The trouble is caused by the tenants of various garages under the Westway who constantly leave cars blocking the residents' parking bays. The effect of this is that cars are blocked in and others are unable to get into their parking bays. A single yellow line has just been put in the street, but Mr. Haritakis does not believe that it is likely to be enforced. He wonders whether it would not be possible for the garage tenants to put their cars on some of the waste ground around the area.

Sir Brandon would be most grateful if you would let him know if there is any way in which you could help his constituents.

Yours sincerely,

*Amanda Wallington Smith*

Miss A. Wallington Smith,  
Private Secretary.



R. S. Webber Esq., IPFA, FCCA,  
Town Clerk & Chief Executive,  
Royal Borough of Kensington & Chelsea,  
Town Hall,  
Hornton Street,  
London W.8.

00774

Miss A. Wallington Smith,  
Private Secretary to  
Sir Brandon Rhys Williams, Bt., MP,  
House of Commons,  
London SW1A 0AA.

372

TP/EAS/DFS

Mr. Sanders

15th February, 1983.

Dear Miss Wallington Smith,

The Town Clerk and Chief Executive has asked me to respond to your letter on car parking in St. Andrews Square. This matter has been a source of complaint for some time and it was for that reason that the Director of Engineering and Work Services recently secured the authority of the Greater London Council to imposing a single yellow line No Waiting restriction. It is now for the Police to ensure compliance with that No Waiting Order.

In the meantime when this matter was last considered the Council's Employment Development Officer offered to approach the neighbouring garages and the Greater London Council to see if the Greater London Council would allow the garages to have use of a piece of vacant land owned by the Greater London Council on the north side of the metropolitan railway arches. You will know that the Employment Development Officer, Mr. Bromley, recently left the Council's service but I will be raising this issue again with his successor, Mrs. Pamplin.

Yours sincerely,

Borough Planning Officer

Copies to: Town Clerk & Chief Executive  
Mrs. Pamplin  
J. Hoggan - Resource Centre  
Mr. West, Mr. Avery & Mrs. Palmer (Planning Dept.)

001111

S  
KINGSFORD DORMAN  
solicitors

RECEIVED  
18 SEP 1986  
PLANNING &  
TRANSPORTATION  
Old square  
Lincoln's Inn  
London WC2A 3UB  
Telephone 01-242 6784  
Telex 299052 KD LAW  
Fax 01-831-2915 (Groups 2 and 3)  
DX 141, London

File  
14  
23

Royal Borough of Kensington & Chelsea  
Director of Planning and Transportation  
Room 325  
Town Hall  
London W8 7RR

Date 17th September 1986

Our Ref RJM/TD/Hirst

Your Ref

Dear Sir,

re : 1st & 2nd Floor Maisonette, 8 St Andrew's Square, Notting Hill, W11  
Local Search No. 7375

We shall be grateful if you would please supply copies of the planning documents referred to in enquiry 11(A) of our above Local Authority Search.

Yours faithfully

(✓ checked Land Charges - they show;

Ricard Den Lancaster P  
29/3/78. Roof light).

Copy sent 22/9/86 W.B.



File: History

RECEIVED BY PLANNING SERVICES				
15 JAN 1991	76			
DO	DO S	DO E	HEAD D.	
RECORDS	ARB	ENV. PLAN		
FORWARD PLAN				

21, St. Andrew's Sq.  
London, W.11.1.R.U.  
14th. January 1991

(K)  
(B)

Dear Ms. Beathan,

With reference to our telephone conversation of today concerning the three gates at St. Andrew's Sq. for which we received planning permission in 1987 - Ref. PV/TF/87/0563/14/12/171. I am writing to ask that you would formally advise me that the 'RBRC' would have no objection to the works being done to the gates. i.e. the alteration of the locking mechanism from both sides.

As I informed you we have been formally advised by the Fire Brigade that they have no objection to this being done, providing that we use the type of locks specified by them, which of course we are.

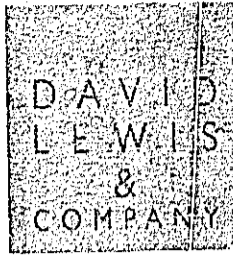
We are not altering the overall look of the three gates re. these works.

Yours Faithfully

David J. Reekie

advising - have no objection  
RB

000777



9 HANOVER STREET LONDON W1R 9HF TELEPHONE: 071-409 2377 FAX: 071-491 0813

Consultant Surveyors, Valuers and Estate Agents

(b) (3)

Our Ref : DVOL/RAN/BEETHAM

14 March 1991

For the attention of Rachel Beetham

Town Planning Department  
Royal Borough of Kensington & Chelsea  
The Town Hall  
Hornton Street  
LONDON  
W8

RECEIVED BY PLANNING DEPARTMENT		15 MAR 1991	
DC	DC	DC	DC
DC	DC	DC	DC
DC	DC	DC	DC

Dear Ms Beetham

19 ST ANDREW'S SQUARE, LONDON, W11

I refer to our discussion last week concerning the above property.

We have been asked to provide a valuation of the above terraced house on the basis that there would be no objection (if practicable) for the roof space to be converted to provide further living accommodation. To enable this to take place, concealed roof lights or recessed roof lights would need to be incorporated (I would suggest to the Lancaster Road elevation).

The purpose of this letter is to enquire whether there would be any planning or conservation (if appropriate) objections in principle to our Client's proposals.

To assist you, I enclose photographs showing the terrace in question, together with photographic evidence of roof space being utilised, with windows in the immediate adjacent terrace. All other terraces with the St Andrew's Square development have their roof space utilised as residential accommodation with dormer or other windows at roof level.

Your early response would be appreciated.

Yours sincerely

PP. RAN Wilson  
David Lewis

Enc : Photographs

Dict'd Letter  
28.3

South Rd.

000000

file: history

**PLANNING AND CONSERVATION**

THE TOWN HALL • HORNTON STREET • LONDON W8 7NX

Executive Director Miss C M DENT BSc M Phil FRICS FRTP  
Director of Planning Services M J FRENCH FRICS Dip TP MRTPI Cert TS

Mr. D. Lewis,  
David Lewis & Co.,  
9 Hanover Street,  
London,  
W1R 9HS.

Telephone: 071-937 5464  
Extension: 2096

Facsimile: 071-376 1130

8 April 1991

My Ref: DPS/DCN/RB/H/BB Your Ref: DVOL/RAN/BEETHAM

Please Ask For: Ms. R. Beetham

Dear Mr. Lewis,

Town and Country Planning Act 1990  
19 St. Andrew's Square, London, W11

I write with reference to your letter of 14th March 1991 regarding your proposal to install roof lights in the roof of the above property. This property is not within a Conservation Area.

It is my opinion that the installation of recessed roof lights to the Lancaster Road elevation would be acceptable in principle. Planning permission would be required for their installation.

Yours sincerely,

M.J. French *he*  
Director of Planning Services

*(Handwritten initials and a circle with an arrow pointing to the top right)*

000000

*R*

TP/ Please reply direct to this letter 15/8

HOWARD  
KENNEDY

solicitors

your ref:

our ref: 28/SB/956157

Borough Surveyor,  
Royal London Borough of Kensington &  
Chelsea,  
Dept 140, Town Hall,  
Hornton Street,  
London, W8 7NX.

Harcourt House  
19 Cavendish Square  
London W1A 2AW  
telephone +44 (0)171-636 1616

DX 42748 Oxford Circus North

fax no +44 (0)171-629 3762

e-mail 1@hk.hiway.co.uk

16  
30

13 August, 1996

Dear Sirs.

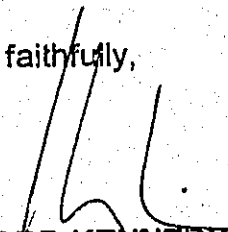
RE: 2 ST. ANDREWS SQUARE, LONDON, W11

We are acting for the proposed purchaser of the above mentioned property and should be grateful if you would please let us have particulars of any current, proposed or anticipated motorway or other roadway schemes in the vicinity of the property together with an estimated date of construction and details of how the scheme would be likely to affect the property.

We shall pay your fees and if appropriate please send us a bill, but please do not delay any substantive reply to this letter.

We should be grateful to receive your reply as quickly as possible.

Yours faithfully,

  
HOWARD KENNEDY

T J A Newey  
M E Dobson  
A L Banes  
C A Slingsby  
A S Levene

A S Feldman  
P H Leacock  
D R Seaton  
G H Craig  
A D J Farniloe

Susan P Taylor  
M L Harris  
K Lassman  
P R Springall  
C A Emden

A V W Greenfield  
D J E Blakehan  
P S Kornbluth  
Eileen Carroll  
Jane Tysons

J M Weider  
R A Kohn  
Susan M Johnson  
Ruth R S Grinbergs  
Sara Greenfield

Consultants:  
R H Glick  
M Phillips  
P Price Hon. MEP  
M P Phillips

Authorised by the Law Society to conduct investment business. Members of Intercounsel, TTN and CJE

00040