



**GERALDEVE**

Royal Borough of Kensington and Chelsea  
Planning and Borough Development  
Town Hall  
Hornton Street  
London  
W8 7NX

72 Welbeck Street London W1G 0AY  
Tel. 020 7493 3338  
[www.geraldeve.com](http://www.geraldeve.com)

**FAO: Matthew Woodhead**

21 October 2020

**Our ref: GAO/PED/SAV/U0012714**

**Your ref: PP/20/04812**

Dear Sirs,

**19 Mallord Street, Chelsea, London, SW3 6AP**  
**Response to Public Consultation Comments - Health and Fitness Club Application**

We write on behalf of the Applicants, Sloane Stanley LLP and Third Space, to respond to public consultation comments received in respect of an application for planning permission for the change of use, refurbishment and minor extension of the property at 19 Mallord Street ("the Site").

## **Background**

An application for planning permission was submitted on 28 August 2020 (Ref. PP/20/04812) for the: ***"Change of use of basement, ground and three upper storeys from former telephone exchange (Sui Generis) to new health and fitness club; creation of small single storey rear extension at basement level; excavation for a swimming pool at basement level; alterations to entrances and external paving; and other works and improvements to building"***.

The statutory public consultation period for the application conducted by the Royal Borough of Kensington and Chelsea ('RBKC') recently expired on 9 October 2020. For the avoidance of doubt, this response only seeks to deal with comments that have been made up until the consultation expiry and any other comments that are subsequently made will be the subject of a separate response, where necessary.

## **Summary**

Throughout the process, the Applicants and their team have sought to engage with neighbouring residents and other interested parties. As far as practical, we have addressed the issues raised and explained within the application documents how the impacts of the proposal would be mitigated. Overall, the Applicants believe the proposed health and fitness club would be a very positive addition to Chelsea and is genuinely the best use for this currently vacant building.

We have reiterated in this letter why we consider that the proposal complies with RBKC's planning policies and set out the technical justification for this. However, we recognise the concerns raised during the statutory public consultation period and in overview:

- The application is for a health and leisure club use and not for any other uses within Class E.