



**GERALDEVE**

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**FAO: Matthew Woodhead**

28 August 2020

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

**Your ref: PP-08969965**

Dear Sir / Madam,

**19 Mallord Street, Chelsea, London, SW3 6AP**  
**Town and Country Planning Act 1990 (as amended)**  
**Application for Planning Permission**

On behalf of our Clients, Sloane Stanley LLP and Third Space (hereafter referred to as “the Applicants”), we write to enclose an application for planning permission in connection with proposals for a new health and fitness club at 19 Mallord Street.

### **The Site**

19 Mallord Street (“the site”) is located on the south side of Mallord Street in a strategic location close to the King’s Road in Chelsea. The site is broadly rectangular and covers an area of 0.08 hectares.

The site comprises a 5-storey (including basement and third floor mansard roof) brick-built structure with a rear service courtyard which has an external ramp leading from basement to ground floor level. On the western end of the building lies the main entrance and servicing access, whilst there is a stepped access at the eastern end of the site which serves as a secondary access. There is an area of paving which falls within the building’s demise on the Mallord Street frontage adjacent to the main footpath.

The building was constructed circa 1928 and was previously primarily used as a telephone exchange operated by British Telecommunications (‘BT’), with a small amount of floorspace used for ancillary office purposes. As such, it is considered that the lawful use of the property is Sui Generis. The existing building comprises a total floor area of 2,718 sqm (GIA) and which is currently vacant following the decommissioning of the BT telephone exchange on the site in September 2018.

The building itself and adjoining properties are not listed but are located in the Chelsea Park Carlyle Conservation Area. In addition, the King’s Road (west) District Shopping Centre lies in close proximity to the south of the site.

The site is located in TfL Zone 1 between a number of rail services and close to nearby bus and cycle routes. As such the site benefits from good public transport connectivity, as demonstrated by its Public Transport Accessibility Level (PTAL) of 4-5 (on a scale where 1a is poor and 6b is excellent).

## The Proposals

The Applicants have been working in close collaboration with Officers at the Royal Borough of Kensington and Chelsea ('RBKC'), and the proposals have been subject to pre-application discussions in March 2020 and July 2020. Officers were supportive 'in principle' of proposals to bring forward a new health and fitness club at the site, and recognised the advantages the proposals would provide to Borough residents and in bringing the long vacant building back into active use.

The Council's formal pre-application responses outlined that further justification would need to be provided on operational issues (i.e. noise generation from patrons), additional transport and servicing details (i.e. trip generation analysis) and the provision of a Construction Traffic Management Plan and further refuse and waste details being made available in the formal submission - which this application has sought to do.

The proposals primarily involve the sensitive refurbishment and conversion of the existing building to create a health and fitness club, which includes the following works requiring planning permission:

- The erection of a small-scale single storey rear extension (29 sqm GIA) into the rear service courtyard area at basement level for a children's creche facility;
- The installation of ventilation louvres to the rear elevation of the building overlooking the rear service courtyard;
- The installation of plant at roof level and condensing units at basement and ground floor levels;
- Excavation and construction of a new swimming pool tank at basement level; and
- Re-paving of the area to the front of the building adjacent to the footpath on Mallord Street.

Accordingly, this application is seeking planning permission for the following works:

**"Change of use of basement, ground and three upper storeys from a former telephone exchange (Sui Generis) to a new health and fitness club; creation of a small single storey rear extension at basement level; excavation for a swimming pool at basement level; minor alterations to the existing entrances and external paving; and other minor works and improvements to the building".**

Further details of the proposals, and an accompanying planning policy assessment are outlined within the Planning Statement and the other accompanying documentation (outlined below), which are submitted in support of this application for planning permission.

## Application Documentation

In line with the validation requirements of RBKC and as agreed with Officers during pre-application discussions, the following documents, along with this Covering Letter, have been submitted via the Planning Portal:

- Planning Portal Application Forms for Planning Permission (Ref. PP-08969965) (dated 28 August 2020), prepared by Gerald Eve LLP;
- Town Planning Statement, including Heritage Assessment (dated August 2020), prepared by Gerald Eve LLP;
- Air Quality Assessment (dated 26 August 2020), prepared by Air Quality Consultants;
- CIL Additional Information Form (dated 28 August 2020), prepared by Gerald Eve LLP;
- Draft Construction Traffic Management Plan (dated 25 August 2020), prepared by Urban Flow Ltd;

- Contamination Assessment and associated appendices (dated August 2020), prepared by Geomatters;
- Design and Access Statement (including Photographs and Photomontages) (dated August 2020), prepared by Ant Architecture;
- Energy and Sustainability Statement and a BREEAM Pre-Assessment Report (dated August 2020), prepared by CDI;
- Existing and Proposed Plans and Drawings (including Elevations, Floorplans and Sections) and Drawings Issue Sheet (dated 25 August 2020), prepared by Ant Architecture;
- Fire Statement (dated 27 August 2020), prepared by Atelier Ten;
- Flood Risk Assessment (including Sustainable Drainage Statement) (dated 14 August 2020), prepared by OSE;
- Floor Areas Schedule (dated 25 August 2020), prepared by Ant Architecture;
- Noise and Vibration Impact Assessment and associated Specification Sheet (dated 26 August 2020), prepared by Red Acoustics;
- Operational Management Statement (dated August 2020), prepared by Third Space;
- Site Location Plan Scale 1:1250 at A4 (dated 25 August 2020), prepared by Ant Architecture;
- Site Plan Scale 1:500 at A3 (dated 25 August 2020), prepared by Ant Architecture;
- Statement of Community Involvement (dated August 2020), prepared by Kanda; and
- Transport Assessment (including Delivery and Servicing Plan, Travel Plan & Waste Management Plan) (dated 20 August 2020), prepared by Urban Flow Ltd.

### **Application Payment**

The requisite planning application fee of £487.00 (including the £25.00 Planning Portal service charge) has been made by the Applicants, concurrent to the submission of this application and will follow in due course.

### **Summary**

We look forward to confirmation of the registration and subsequent validation of this application shortly.

In the meantime, should you have any queries or require any further clarification or additional information, please do not hesitate to contact Peter Edgar (020 7333 6304) or Sam Avis (020 3486 3524) of this office.

Yours faithfully,



### **Gerald Eve LLP**

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Enc. As above via the Planning Portal