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7

PLANNING SERVICES APPLICATION

CONSULTATION SHEET

APPLICANT:

The Colman Partnership,
7-8 Midford Place.
London,
W1P 9HJ

APPLICATION NO: PP/99/00201

APPLICATION DATED: 20/01/1999

DATE ACKNOWLEDGED: 29 January 1999

APPLICATION COMPLETE: 29/01/1999

DATE TO BE DECIDED BY: 26/03/1999

SITE: 119-131 Lancaster Road, London, W11
PROPOSAL: Location of sub-station to boundary wall.

ADDRESSES TO BE CONSULTED

1. ^{14/16} The Headmaster, Thomas Jones Amnary School, St Marks Rd
2. Thomas Darby Court, 133 Lancaster Rd (1-12, 14-17, 19-40)
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.

39
✓
2/2/99

CONSULT STATUTORILY

- HBMC Listed Buildings
- HBMC Setting of Buildings Grade I or II
- HBMC Demolition in Conservation Area
- Demolition Bodies
- DoT Trunk Road - Increased traffic
- DoT Westway etc.,
- Neighbouring Local Authority
- Strategic view authorities
- Kensington Palace
- Civil Aviation Authority (over 300')
- Theatres Trust
- National Rivers Authority
- Thames Water
- Crossrail
- LRT/Chelsea-Hackney Line

ADVERTISE

- Effect on CA
- Setting of Listed Building
- Works to Listed Building
- Departure from UDP
- Demolition in CA
- "Major Development"
- Environmental Assessment
- No Site Notice Required
- Notice Required other reason
- Police
- L.P.A.C
- British Waterways
- Environmental Health

WATK

✓
2/2/99

DEVELOPMENT CONTROL

TECHNICAL INFORMATION

PP990201

THE ROYAL BOROUGH OF



KENSINGTON AND CHELSEA

ADDRESS 119-131 Lancaster Road

(N)

8

D

- HB Buildings of Architectural Interest
- AMI Areas of Metropolitan Importance
- MDO Major Sites with Development Opportunities
- MOL Metropolitan Open Land
- SBA Small Business Area
- PSC Principal Shopping Centre (Core or Non-core)
- LSC Local Shopping Centre
- AI Sites of Archeological Importance
- SV Designated View of St Paul's from Richmond
- SNCI Sites of Nature Conservation Importance
- REG 7 Restricted size and use of Estate Agent Boards
- ART IV Restrictions of Permitted Development Rights

Conservation Area	HB	CPO	TPO	AMI	MDO	MOL	SBA	Unsuitable for Diplomatic use	PSC		LSC	AI	SV	SNCI	REG 7	ART IV	
									C	N							
								✓									

Density	
Site Area	
Habitable rooms proposed	
Proposed Density	

Plot Ratio	
Site Area	
Zoned Ratio	
Floor Area proposed	
Proposed Plot Ratio	

Daylighting	Complies	
	Infringes	

Car Parking	Spaces required	
	Spaces proposed	

Notes:

9

THE ROYAL
BOROUGH OF

NOTICE OF A PLANNING APPLICATION

TOWN AND COUNTRY PLANNING ACT 1990
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990



KENSINGTON
AND CHELSEA

MEMORANDUM

TO: FOR FILE USE ONLY

**From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION**

**My Ref: PP/99/00201/NC
Room No:**

CODE SL

Date: 2 February 1999

DEVELOPMENT AT:

119-131 Lancaster Road, London, W11

DEVELOPMENT:

Location of sub-station to boundary wall.

The above development is to be advertised under:-

NO REQUIREMENT FOR SITE NOTICE/ADVERTISEMENT IN THIS CASE.

M.J. French

Executive Director, Planning & Conservation

PLANNING AND CONSERVATION

THE TOWER HALL HORNTON STREET LONDON W8 7NX

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

10

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: 03/02/99

My reference:

Your reference:

Please ask for:

Planning Information Office

DPS/DCN/NC/TP/99/0201

**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 property

119-131 LANCASTER ROAD,
W.11

Proposal for which permission is sought

Location of sub-station to boundary wall.

Further details are printed overleaf.

Yours Sincerely,

M.J. FRENCH

Executive Director, Planning and Conservation

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 Reference Library, Chelsea Old Town Hall, King's Road, SW3. Tel. 0171-361-4158. Any questions you have regarding Planning matters should be directed to the Planning Department at the Town Hall, Hornton Street, W8. Tel. 0171-361-2079/2080
- (b) the postal areas W10, W11, or W12 can be examined at the 1st Floor, North Kensington Library, 108 Ladbroke Grove, W11. Tel. 0171-727 6583

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

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

- Please note:**
- i) In the interest of economy, letters in agreement or without objections to the proposals will not be acknowledged.
 - ii) Should you be interested in attending the Committee Meeting at which the application is to be determined, you are advised to contact the Planning Information Office.

RBKC ARBORICULTURAL OBSERVATIONS

(12)

Address	Application No.	DC Officer	Date of Obs
119-131 Lancaster Road	99/0201	NC	15/04/99
Development		Obj.	No Obj.
Location of Sub Station and Entrance		Objection	-----
Status of Tree(s):			
C.A. No.(if any)	T.P.O. No. & Details (if any)	Tree Work Applications	
-----	-----	-----	

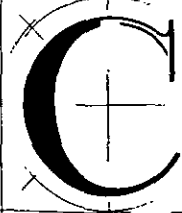
Comments :

The location of the new Sub station should have little impact on the existing Plane tree standing in St. Mark's Road. However there is the possibility of roots being present in this area. Therefore it should be made a condition that no roots over 50mm in diameter are cut without the consent of the Council's Arboriculturist. A sharp blade shall be used to cut any roots found to leave a clean surface.

Of more concern is the repositioning of the crossover nearer to the base of the Plane tree. This will damage any roots present and may have an adverse affect on the trees health and long term retention. Also the trees canopy will be at risk of damage from high sided vehicles accesing the site. This coupled with damage to the trees roots from the routing of the mains cable into the site means I object to this part of the plans.

The minimum distance acceptable for the position of the crossover would be 5 metres from the base of the tree. This will significantly reduce the risk of damage to the trees roots and branches.

Signed: *Steven Pond* Date: *15/4/99*



The **COLMAN** Partnership
ARCHITECTS

BY PLANNING SERVICES						
DATE	TIME	C	SW	SE	ENF	AO ACK
2,8 JUL 1999						
ARB		FW: PLN		FEES		

13
MK
Boris
Phade

**COPY OF PLANS
TO INFORMATION
OFFICE PLEASE**

Ref: 9757/SH/JK/jul22

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

Attn: Marisa Kingston

107-28-7

July 22nd 1999

Dear Sir,

**Re: Holmes Place Notting Hill - 119-131 Lancaster Road -
Application for Planning Permission For an Electrical Substation and Entrance**

Further to our meeting on site we enclose two copies of the revised site layout drawing 9757/L(90)1 C indicating the entrance arrangement as discussed, maintaining the existing crossover and entrance gate position.

The internal layout of the substation enclosure has been revised in accordance with the London Electricity Board requirements.

We look forward to receipt of your approval at your earliest convenience.

Yours faithfully,
THE COLMAN PARTNERSHIP

Paul Berde

PP **SIMON HASTINGS**

Encs.

RBK&C TRANSPORTATION COMMENTS

14

PP Number 990201	Address 119-131 Lancaster Road	Date of obs 2 Aug 1999	
Proposal: Location of sub station to boundary wall.		Obj ✓	No Obj
File Number TF/202/L	Obs INITIAL	Transportation Officer Steve Lauder	D C Officer MK


Other information:
Please note the sub station is the only aspect of this proposal I have been requested to comment on.

COMMENTS:

With reference to the above application, I have the following comments:

Drawing number 9757/L(90)1 shows the gates to the sub station opening out over the public highway. If this were to be amended so that the gates opened inwards, or sliding gates were to be used my objection would then be withdrawn.

*

Signed  TOM MANSFIELD

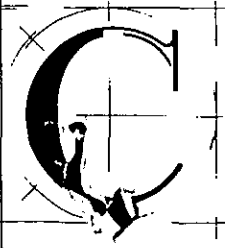
RBKC ARBORICULTURAL OBSERVATIONS

15

Address	Application No.	DC Officer	Date of Obs
119-131 Lancaster Road	99/0201	MK	20/08/99
Development		Obj.	No Obj.
Location of Sub Station and Entrance		-----	No objection
Status of Tree(s):			
C.A. No.(if any)	T.P.O. No. & Details (if any)	Tree Work Applications	
-----	-----	-----	
Comments :			
<p>Further to my previous observations on this application, it is now my understanding that the crossover for entrance to the site is to remain in it's present position.</p> <p>My concerns for this tree have now been resolved and so therefore I have no objection to the application.</p>			

Signed: *Steven Parish*
 Steven Parish
 Arboricultural Officer.

Date: 20/8/99



The **COLMAN** Partnership
ARCHITECTS

16

MK

Baird
A-ack

CT
1/9/99

Ref.: 9757/sh/jt/aug27

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

Attn: Marisa Kingston

Dear Sir

**Re: Holmes Place Notting Hill - 119-131 Lancaster Road -
Application for Planning Permission for an Electrical Substation and Entrance**

Further to my letter of 22nd July 1999 regarding the above project I would be very grateful if you could confirm your approval.

Yours faithfully
THE COLMAN PARTNERSHIP

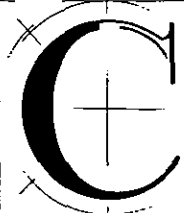
gmasilongem

PP **PAUL BARDEN**

RECEIVED BY PLANNING SERVICES									
EX DIB	PLC	M	C	SW	SE	ENF	AO ACK		
31		31 AUG 1999							
		IO	REC	ARB	FWD PLN	CON DES	FEES		

Telephoned 7/9/99 to condition gates.

0171-229-2645



The **COLMAN** Partnership
ARCHITECTS

17
MR
P. Barden
Head

Ref: 9757/SH/GM/oct 022

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

Attn: Marisa Kingston

RECEIVED BY PLANNING SERVICES									
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK		
25 OCT 1999									
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEEs			

October 22nd 1999

Dear Sir,

**Re: Holmes Place Notting Hill - 119-131 Lancaster Road -
Application for Planning Permission For an Electrical Substation and Entrance**

Further to our telephone conversation of 21st October 1999 we enclose two copies of the site layout drawing 9757/L(90)1D indicating the landscape works and parking arrangements as requested.

Please note that the conditional permission for development issued on the 21 September requests only full particulars of the samples of roofing materials, previously submitted and approved, and does not refer to landscape details.

We look forward to receipt of your approval at your earliest convenience.

Yours faithfully,
THE COLMAN PARTNERSHIP

Paul Barden
Paul Barden
Encs.

229-2645

R
25.10.99

18

Ref: 9757/SH/GM/oct 22

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

Attn: Marisa Kingston

October 22nd 1999

Dear Sir,

**Re: Holmes Place Notting Hill - 119-131 Lancaster Road -
Application for Planning Permission For an Electrical Substation and Entrance**

Further to our telephone conversation of 21st October 1999 we enclose two copies of the site layout drawing 9757/L(90)10 indicating the landscape works and parking arrangements as requested.

(D)

Please note that the conditional permission for development issued on the 21 September requests only full particulars of the samples of roofing materials, previously submitted and approved, and does not refer to landscape details.

We look forward to receipt of your approval at your earliest convenience.

Yours faithfully,
THE COLMAN PARTNERSHIP

Paul Barden

Encs.

James
just this small amendment.
let me know when you've done
it. This needs to be posted
by today.
Cheers,
James

19/10/00
AC
1081

**THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA
MEMORANDUM - SECTION 101 - LOCAL GOVERNMENT ACT, 1972**

To: Chief Administrative Officer (Planning)
From: The Executive Director, Planning & Conservation
Our Ref:

Date: 25 October 2000
Delegated Case No: /MINR
PP/99/00201 /mnw

Application Date: 20/01/1999 Complete Date: 29/01/1999 Revised Date: 8/11/99
Applicant: The Colman Partnership, 7-8 Midford Place, London,
W1P 9HJ

Address: 119-131 Lancaster Road, London, W11

This application is for a class of development to be determined under powers delegated to me by the Council on 21st July, 1976, and/or by the Town Planning Committee 6th November, 1979, and/or by the Town Planning Committee on 18th March 1986, 23rd May 1988 and 8th January 1990 and is not such as I wish to refer to the Planning Application Committee. No relevant planning objections have been received.

Class (i) - 8th Schedule development

Class (vi) - listed building consent for above Classes.

Class (ii) - shop fronts

Class (vii) - approval of facing materials

Class (iii) - conversion from non-s/c dwellings etc

Class (viii) - grant of planning permission for a change from one kind of non-residential use except from one kind of non-residential use except where this would involve the loss of shop use

Class (iv) - amendments as required by T.P. Committee

Class (iv) - amendments as required by T.P. Committee

Class (ix) - grant permission licence or no objection by T.P. Committee under Sections 73, 74, 138, 143, 152, 153, 177 & 180 of the Highways Act

Class (v) - above classes after D.P. Committee agree

Class (x) - Crossover under S. 108 of the Highways Act 1980

Consent under T&CP Control of Advertisement Regulations 1984-90; incl. refusal of consent for Reg. 15 applications.

DESCRIPTION OF PROPOSED DEVELOPMENT

Construction of electrical sub-station ^{behind} ~~at~~ boundary ~~with~~ fronting St. Mark's Road.

RECOMMENDED DECISION Grant planning permission *conditionally*

RBK&C drawing(s) No. PP/99/00201, P/99/0201/A, PP/99/0201/C

Applicant's Drawing Nos: 9757/L(90)09, 9757L(90)1D, 9757/L(90)14, 9757/L/(LP)01 (Site Location Plan)

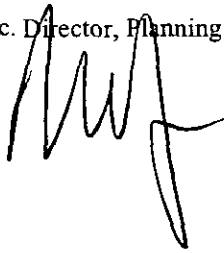
20

I hereby determine and grant/~~refuse~~ this application (subject to ~~HBMG Direction/Historic Building~~
~~authorisation~~) under the powers delegated to me by the Council, subject to the condition(s) indicated above
imposed for the reason(s) appearing thereunder, or for the reasons stated.


Exec. Director, Planning and Conservation

Head of Development Control

Area Planning Officer



news
26/10/00



26/10/00

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CONDITIONS AND REASONS FOR THEIR IMPOSITION

1. **The development hereby permitted shall be begun before the expiration of five years from the date of this permission. (C001)**
Reason - As required by Section 91 of the Town and Country Planning Act 1990, to avoid the accumulation of unexercised Planning Permissions. (R001)

2. **Full particulars of the following shall be submitted to and approved in writing by the Local Planning Authority before the development hereby permitted commences and the development shall not be carried out otherwise than in accordance with the details so approved:**

(a) the materials to be used for the entrance gates to the electricity sub-station →

bell

(C011)
Reason - The particulars hereby reserved are considered to be material to the acceptability of the development, and the local planning authority wishes to ensure that the details of the development are satisfactory. (R011)

3. **The ~~development~~ hereby permitted shall be ~~carried out~~ exactly and only in accordance with the drawings and other particulars forming part of the permission and there shall be no variation therefrom without the prior written approval of the Local Planning Authority. (C068)**
Reason - The details are considered to be material to the acceptability of the proposals, and for safeguarding the amenity of the area. (R068)

4. **All work and work of making good shall be finished to match the existing original work in respect of material, colour, texture, and profile and, in the case of brickwork, facebond and pointing. (C071)**
Reason - To ensure a satisfactory standard of external appearance. (R071)

INFORMATIVES

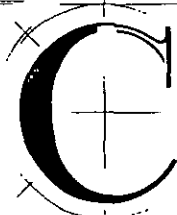
1. Your attention is drawn to the ^{details and} Conditions of the previous planning permission Ref: 97/1749 dated 16 January 1998 and to the Council's powers of enforcement, including the power to serve a Breach of Condition Notice under the Town and Country Planning Act 1990, ^{where appropriate.}

2. ~~This decision grants~~ ^{is hereby granted} planning permission solely for the development of the electrical sub-station situated in the extreme south west corner of the site (shown on drawing No.9757/L(90)1/Rev.D) and shall not be taken as any form of approval for features ^{or layout} to the rest of the site that may ^{not} concur with the ^{original} planning permission. _{ref. 77/97/1749.}

22

- 3. I21
- 4. I26
- 5. I30
- 6. I13

7. You are advised that a number of relevant policies of the Unitary Development Plan were used in the determination of this case, in particular, Policies CD25, CD44, CD72 and Policies CD25a and CD44b of the proposed alterations to the Unitary Development Plan.
(I51)



The **COLMAN** Partnership
ARCHITECTS

RECEIVED BY PLANNING SERVICES									
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- 8 NOV 1999 124									
FEES	IO	REC	ARB	FWD PLN	CON OES	FEES			

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Robin
H. ack
B

Ref: 9757/SH/GM/NOV 4

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

COPY OF PLANS
TO INFORMATION
OFFICE

MK

Attn: Marisa Kingston

CT
8/11/99

November 4th 1999

Dear Sir,

**Re: Holmes Place Notting Hill - 119-131 Lancaster Road -
Application for Planning Permission For an Electrical Substation and Entrance**

Dated 15th January 1999

Further to our telephone conversation of 25th October, we enclose two copies of the revised site layout drawing 9757/L(90)1 D indicating the entrance arrangement as discussed, with internal folding gales and drawing 9757/L (90) 14, LEB substation enclosure with additional information as requested.

The layout of the substation enclosure and entrance gate are in accordance with the London Electricity Board requirements.

We look forward to receipt of your approval at your earliest convenience.

Yours faithfully,
THE COLMAN PARTNERSHIP

Paul Bookle
SIMON HASTINGS

PP

Encs.

RBK&C TRANSPORTATION COMMENTS

24

PP Number: 99/0201	Address: 119-131 Lancaster Road	Date of obs: 29 Nov 1999	
Proposal: Location of sub station to boundary wall.		Obj	No Obj ✓
File Number TF/202/L	Initial Observations	Transportation Officer: Steve Lauder	D C Officer: MK
	Full Observations	✓	

Supplementary information:
To be read in conjunction with previous observations dated 2 Aug 1999.

Comments:

The applicants have now supplied amended drawings 9757/L(90)1 and 9575/L(90)14, which show the gate being put up so as not to open out over the highway. My earlier objection is now withdrawn.

Relevant policies: None

Recommendation: No Objection

Signed: 

Facsimile Cover Form



MK
Bob
30/3

TO:	MARISSA KINGSTON	FROM:	SIMON HASTINGS
COMPANY:	R.B.K. & C.	DATE:	30/3/2000
FAX NO:	0171 361 3463	JOB NO:	9757
ALT FAX NO:		NO OF PAGES:	1
REGARDING:	HOLMES PLACE, LANCASTER RD., LADBROKE GROVE.		
COPIES:			

(Handwritten initials)

Dear Mr. Kingston,

Further to our numerous calls, please may we have the consent for the substation works at Holmes Place. I must be able to conclude my work for Holmes Place and need the consent to do so.

Please call me at the office or my mobile 0788 7700 986.

Regards

Simon

R.B.K. & C.
 TOWN PLANNING
 30 MAR 2000
 RECEIVED

7/8 Midford Place
 London
 W1P 9JJ

Telephone : 020 7383 3828
 Facsimile : 020 7383 3813
 e-mail : projects@colmanarchitects.co.uk

www.colmanarchitects.co.uk

If you do not receive the number of pages shown at the top of this page or if any of the material is illegible, please contact us on the number shown.

THE COLMAN PARTNERSHIP
Record of Telephone Conversation

26

Telephone Call To: Richard Stanhope At: RBK&C Building Control

From: Simon Hastings

Date: 10th April 2000 Time: _____

Re: Holmes Place Health Club, Lancaster Road, Ladroke Grove

1. Feature Staircase

RS confirmed that he had inspected the stair case last week and had written to TCP copied to EC Sames stating that the staircase and the temporary balustrade were acceptable to him. Letter awaited.

2. External Terrace Development

SH proposed that HP wish to develop the area of paving in front of the lounge for an external eating and drinking area of tables and chairs, brick planters and enclosed by two fences. SH raised the issue of whether full circulation around the building was required for fire engines and whether any aspect of the brick planters or fence required building control consent.

RS considered there was satisfactory access for the fire brigade as long as they could get to both the front and back of the building and therefore enclosing this area in front of the lounge would not impinge. The question of whether escape for members was required around that end of the building was not clear, but not likely, and in any event could be dealt with by escape override ironmongery for gates in the enclosing fences. SH confirmed that the intent of the fences was to stop people wandering straight into the terraces area rather than going through the reception of the club and registering on route. Building regulations Consent would not be required for the planters and fence.

3. Means of Escape of the Central Feature Stair.

SH queried whether the means of escape from the foot of feature stair 1 was required through the back to the car park as currently assumed by Pearce Buckle emergency exit signage. SH understanding was that it would be better for the members to escape straight out the front door of the club directly. RS also preferred this. Fire brigade access into the building would still be from the rear car park into the lobby with the fire alarm panel.

Signed of and on behalf of
THE COLMAN PARTNERSHIP


SIMON HASTINGS

cc. Richard Stanhope - Royal Borough of Kensington Chelsea Building Control
Ian Clark - Holmes Place Estates

7/8 Midford Place,
London,
W1P 9HJ

Telephone : 020 7383 3828
Facsimile : 020 7383 3813
e-mail : projects@colmanarchitects.co.uk

www.colmanarchitects.co.uk

The Colman Partnership Limited
VAT no. : 649 3868 80
Company Registration No. : 2969896

bl in + p.c. am → MK

22



Ref: 2011/sh/jk/apr10

Royal Borough of Kensington & Chelsea
Planning Department
The Town Hall
Hornton Street
London W8 7NX

RECEIVED BY PLANNING SERVICES									
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK		
11 APR 2000							(59)		
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES			

Attn: Ms Marissa Kingston

April 10th 2000

✓
11/4/2000

Dear Sirs,

Re: Holmes Place Health Club, Lancaster Road, Ladroke Grove - Outside Seating Area

We write to confirm our conversation today in that our client would shortly like to create an outside seating area to use as an alternative to his current internal café during the summer months.

As you will be aware, the site is surrounded by an extremely tall solid brick wall on the boundary with the space between the boundary wall and the existing building being paved with clay block paviments.

In one corner of the site in front of the existing internal lounge location our client wishes to provide tables, chairs and sun umbrellas to allow the club members and their guests to sit and eat and drink in the outside air. The area of the forecourt would be enclosed at either end by brick and/or metal railings following the style already established but lighter in weight. The existing paved area would be enhanced with free-standing planting in pots and a small number of brick planters probably against the internal face of the boundary wall to help break up the large expanse of brickwork, much of which is scarred by the years of use as a school. The access to this area would be directly from the lounge at the North East of the building re-utilising one of the existing stone-framed school entrance doorways, which were infilled with brickwork as part of the health club conversion works.

We draw to your attention that all of the works are within the club site and will be completely concealed from the street by the height of the existing walls. The intention is to enhance what we consider currently to be a rather bare paved forecourt to provide a more welcoming and intimate atmosphere in this corner of the site.

We confirm your preliminary impression that planning may not be required for this minimal development and note that you will check and formally advise us shortly. My client would like to undertake and complete these works before the end of May and therefore your earliest response would be appreciated.

Please find enclosed a copy of the ex. club site layout plans upon which we have indicated the area of the site where the outside seating is proposed.

Yours faithfully
THE COLMAN PARTNERSHIP

SIMON HASTINGS

cc: Ian Clark - Holmes Place Estates Manager's Office

7/8 Midford Place,
London,
W1P 9HJ

Telephone : 020 7383 3828
Facsimile : 020 7383 3813
e-mail : projects@colmanarchitects.co.uk
www.colmanarchitects.co.uk
The Colman Partnership Limited
VAT no. : 649 3868 80
Company Registration No. : 2969896

FAX FROM

NAME: MARISA KINGSTON

THE DIRECTORATE OF PLANNING SERVICES ON

DATE: 9.5.00

MAIN TELEPHONE NUMBER: 020 7937 5464

DIRECT LINE: 020 7361

FAX NUMBER (if different from below): _____

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

28

TO

NAME: Simon Hastings

OF: Corman Partnership

ADDRESS: _____

_____ POSTAL CODE _____

FAX NUMBER: 0207-383-3813

NUMBER OF PAGES TO FOLLOW: 11

COMMENTS AND/OR INSTRUCTIONS (if any)

S. 106 Agreement and Decision Notice
for Holmes Place, 119-131 Lancaster Road
as requested.
(ref: TP/97/1749)

OUR FAX NUMBER IS: 020 7361 3463

TRANSPORTATION COMMENTS

TP Number PP/99/201	Address 119 131 Lancaster Road Holmes Place	Date of Obs 4/5/00	
Description car park layout			Objection ??
File Number TF/202/L	Obs	Transportation Officer Gillian Palmer	D C Officer MK
Other information			

29

1. This application relates to the installation of an electrical substation. SL has already made obs on this issue.
2. I am concerned that the layout plan given in connection with the substation shows a car park layout which does not conform with the conditions on the original planning permission (97/1749), i.e it does not show a one way in/out arrangement, condition 13. Has there been subsequent discussion about this that perhaps I am unaware of?? *Card operated barrier system. Stave set back cars longer. Launder*
3. In addition, the car park layout may not be to standard; the drawing is not to scale so I am unable to check.
4. Site visit 4/5/00 shows that the car park has been built in accordance with these plans.
5. we need to speak further on this one.

① HK ② PC
AKC



Ref: 2011/sh/gm/may 10

30

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

RECEIVED BY PLANNING SERVICES									
EX DIR	HDC	M	C	SW	SE	ENF	AO ACK		
79 12 MAY 2000									
APPLS	IO	REC	ARB	FWD PLN	CON DES	FEES			

Attn: Marissa Kingston

May 10 2000
By fax and post

Dear Sir

Re: Holmes Place Notting Hill - Outside Planting and Seating Area.

Further to our conversation today, we write to confirm the following.

1. The intended door link between the outside seating area and the existing lounge/bar is located within an existing stone framed door opening which is part of the existing school building. As part of the original consent for the conversion of the school to the health club, the existing timber doors were removed from the stone framed opening and the frame preserved but with a solid infill panel of new, sympathetic brickwork set back to the original door line. Our client proposes to remove the new infill brickwork panel from the stone door surround and fit a pair of doors which will be timber, with vision panels similar to those used throughout the club. There are no alterations to the original school building required to achieve the proposed works. Please find enclosed two A4 enlargements of photographs taken of the existing stone framed door opening to which we refer.
2. All the works i.e. brick planters and fences and furniture are within the site. The brick planters are situated against the internal face of the boundary wall whilst the two fences run from the boundary wall to the north east and north west corners of the lounge to enclose the rectangle of the space indicated on our drawing sent to you recently.
3. We confirm that on the basis of the above information and our previous letter our client does not require planning permission for the proposed works.
4. We confirm that if the client has not already licensed this outside area that he will need to do so which is an Environmental Health and not a Planning issue.

Cont'd.....

7/8 Midford Place,
London,
W1P 9HJ

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Facsimile : 020 7383 3813
e-mail : projects@colmanarchitects.co.uk

www.colmanarchitects.co.uk

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5. For the record, we request that you reply to this letter agreeing with its contents but would advise that on the basis of this letter we are proceeding immediately to construct the seating area works with a view to using it from the beginning of June.

Yours sincerely

THE COLMAN PARTNERSHIP



SIMON HASTINGS

cc. Alan Fisher - Holmes Place
Ilan Clark - Holmes Place Estates Managers
Nick Coutts - Holmes Place
Fionna McNeil - Holmes Place, Notting Hill



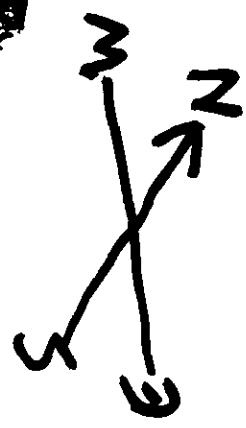
7/8 Midford Place,
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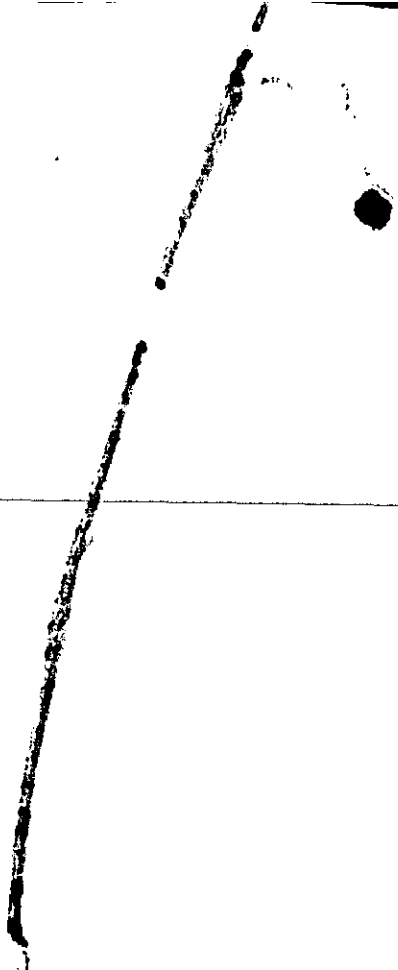


EX. DOOR
OPENING

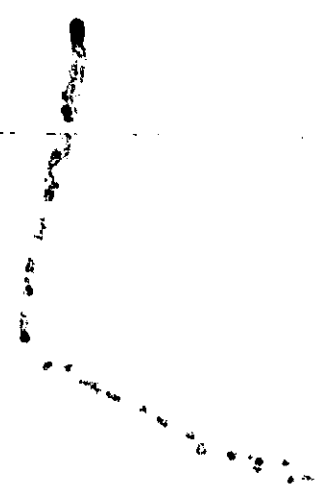


LANCASTER RD
THIS DIRECTION

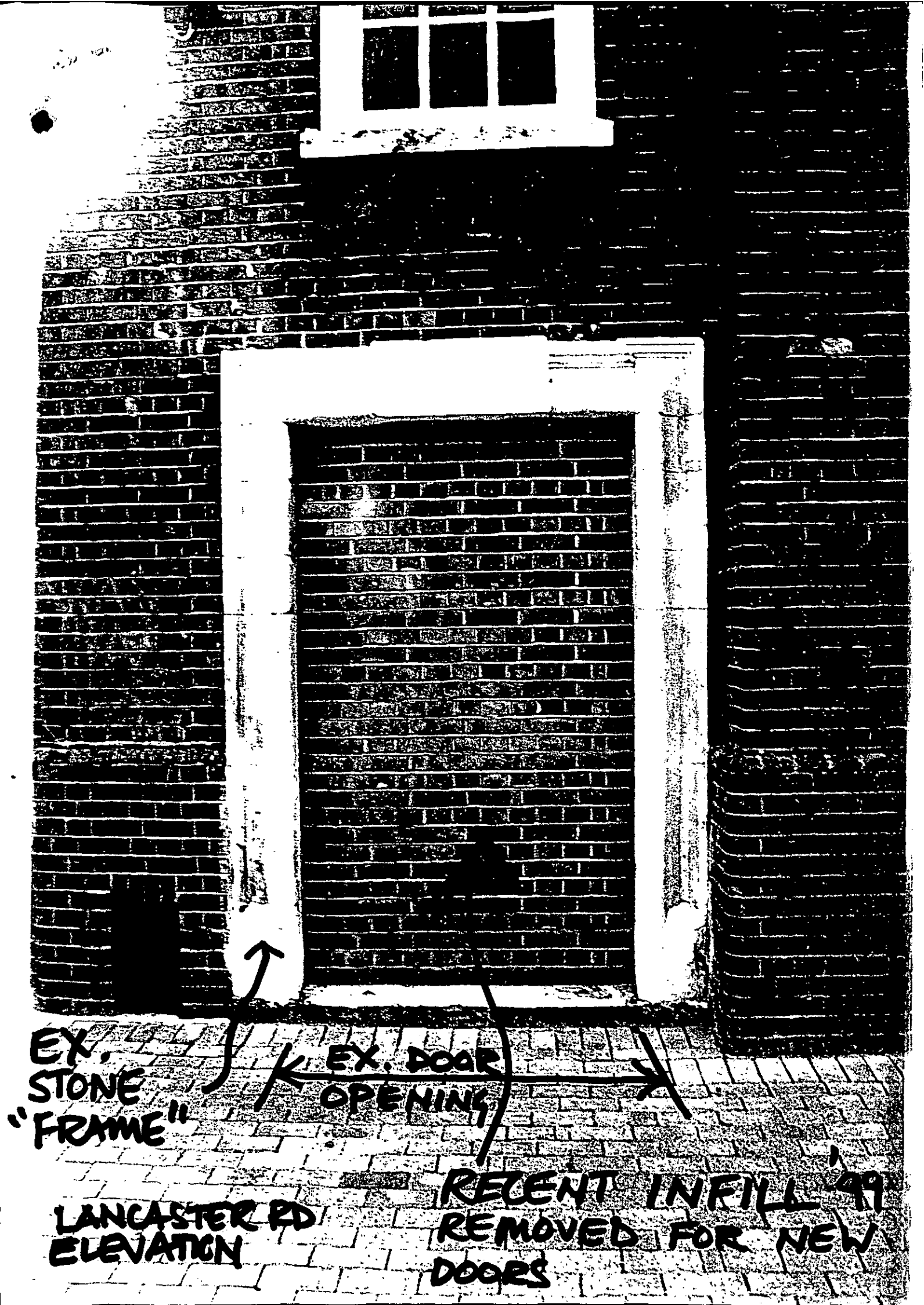
S



EX. 1000
P. 1000



EX. 1000
P. 1000
EX. 1000
P. 1000



EX.
STONE
"FRAME"

EX. DOOR
OPENING

RECENT INFILL '99
REMOVED FOR NEW
DOORS

LANCASTER RD
ELEVATION



EX. 1000
EX. 1000



EX. 1000
EX. 1000

REMOVED FOR NEW
PLANTING
2000

REMOVED FOR NEW
PLANTING

ENVIRONMENTAL SERVICES
INTERNAL MEMORANDUM

TO: Roy Thompson
CC: John Zukowski
FROM: Gillian Palmer
TELEPHONE: 0171-361 3240
DATE: 23 May 2000
SUBJECT: HOLMES PLACE, LANCASTER ROAD

ROOM NO:
ROOM NO: 230
CONNECT: EHEGMP
REF: TF/202/L

34

Dear Roy,

I am concerned about the situation at the Holmes Place Health Club in Lancaster Road.

As you will recall, I did a lot of work about the likely parking generation associated with the Club for the original Planning Application in 1997(97/1749).

The application went to Committee in November 1997 but was deferred because the Committee was concerned about traffic and parking activity which could be generated by the club, especially when compared with the then existing use (further education college). The Committee were particularly concerned about allowing a relatively large number of parking spaces on the site, and preferred to see no more than 25 parking spaces on site.

The case went back to Committee after further consultation with the Applicant and further research re traffic and parking generation. My ob at that time dated 26/11/97 talks about arrivals in Lancaster Road *"In addition there will be departures via St Mark's Road.....These additional movements should not cause any operational difficulties on the road network as long as the access/ egress operates as a one way arrangement and adequate site lines can be maintained."* When read in conjunction with the drawings supplied by the Applicant at the time, which clearly show entrance gates in Lancaster Road and St Mark's Road, and circulation between the two, there is no doubt as to what was intended at this location i.e. a one way in and one way out arrangement.

Planning permission was granted subject to conditions, inter alia , that the car park should include a one way entrance/egress scheme (not ideal wording), and also subject to a section 106 including the provision that a detailed parking scheme shall be submitted to the Council and approved by the Director in writing. This relates to no staff parking, disabled spaces, only to be used by members of the club etc.

As far as I know this has not been submitted.

A further application was submitted in 1998 (98/437). This related to the relocation of the bike park from basement to ground and also to re-roofing. At the time I saw drawings only relating to the existing outside layout and the details of the internal rearrangements. I did not object to the relocation of the bike park. The pp was again subject to a S106 relating to the bike park. At the time of the preparation of the S106 the applicants submitted a different site layout drawing showing only one access , in St Mark's Road This drawing was not submitted at the time of the planning application. Indeed the design officer makes the point it is not clear whether the proposal will alter the external appearance of the building. **This does not conform to the Condition re the one way system.**

The latest app (99/201) seeks permission to locate a electricity sub-station, again using the new site layout drawings as existing drawings. A check on site shows that this arrangement has now been built. We have no problem with the substation provided the doors do not open over the public highway, but I am alarmed about the turn of events so far at this site.

I look forward to hearing from you.

Regards,

Gillian

Handwritten initials "GS" inside a circle, located in the upper right quadrant of the page.

RBK&C TRANSPORTATION COMMENTS

PP Number: 97/1749/	Address: Lancaster Road, Holmes Place	Date of obs: 25/9/03
-------------------------------	---	--------------------------------

Proposal:
Approval of details re car park

26

More info needed	No Objection	No objection STC	Concern Raised	Objection
✓				

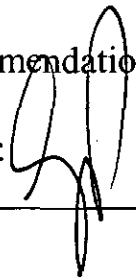
Initial Observations	✓	Transportation Officer:	DC Officer:
Full Observations		Gillian Palmer	Derek Taylor N
Further Observations (no.)			

Comments:

1. The drawing supplied (234/02) shows the existing layout of the car park. I have a number of concerns with this layout as detailed below.
2. The existing rising arm barrier arrangement incorporates a narrow access/ egress lane, which inevitably results in conflict at the gates between vehicles entering and vehicles leaving the site. This in turn results in poor operational conditions and danger to all road users on the public highway. The Applicants should redesign this area so as to achieve an arrangement that will allow cars to wait safely off the highway when others are entering and/or leaving. This may require the widening of the existing gates.
3. The layout of the car park does not provide for adequate servicing space for the building. The Applicants should assess the servicing needs of the building, both delivery and maintenance vehicles, and propose an area for vehicles to wait without conflicting with car park users.
4. There should be more disabled parking bays, and they should be situated much closer to the entrance of the building. The Access Officer should be consulted on these and other aspects of disabled access within the car park.
5. **Summary.** Redesign of entrance/ exit to reduce conflict; servicing vehicle provision and better disabled access.

Relevant transportation policies: TR36

Recommendation: more info

Signed: 

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Ian Clark
Development Manager, Holmes Place
4th Floor
17A Old Court Place
Kensington
London W8 4HP

Extension: 2701
Direct Line: 020-7361-2701
Facsimile: 020-7361-3463
Email: derek.taylor@rbkc.gov.uk
Web: www.rbkc.gov.uk

16 January 2004

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

My reference: DPS/DCN/PP/99/ Your reference:
0201

Please ask for: Mr D. Taylor

Dear Sir,

Town and Country Planning Act 1990
Holmes Place, 119/131 Lancaster Road W11

Further to our previous correspondence and discussions relating to the vehicular entrance/egress at the Lancaster Road Holmes Place, I write now in response to your submitted drawing 234/02 which aims to resolve the various issues. Please accept my apologies for the delay in this reply.

As you are aware, the existing gate/access/parking layout is not authorised either under the original planning permission TP/97/1749, subsequent permission TP/98/0437, or the subsequent permission for the adjacent sub-station PP/99/0201 granted on 3rd November 2000. The existing arrangements have proved problematic for users of the club, those passing the entrance on the pavement or road outside, and are not satisfactory from the planning and highways point of view, and it is clearly in everyone's interest for the situation to be regularised.

Firstly, I can confirm that, in elevational terms, the revised gate and railing details you have shown are satisfactory, and in themselves could be approved as a 'non-material' amendment. However, I cannot yet do this as there are some other vehicular conflict points that still need to be resolved.

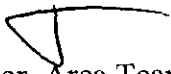
Firstly, the barrier and access lane arrangements still need to be improved to allow cars to wait safely off the highway when other are entering or leaving, which may even require widening of the gates further.

Secondly, an area needs to be set aside for servicing vehicles to wait without conflict with other users.

Thirdly, There should be more disabled parking bays, and closer to the building entrance too.

Please fax some suggested improvements through to me and I will undertake to respond swiftly to aid resolution of these issues as soon as possible.

Yours faithfully,


Derek Taylor, Area Team Leader (North)
for Executive Director, Planning and Conservation

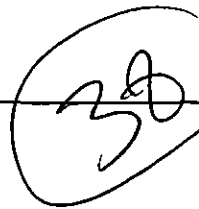


INVESTOR IN PEOPLE

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS



THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

Ian Clark
Development Manager, Holmes Place
4th Floor
17A Old Court Place
Kensington
London W8 4HP

Extension: 2701
Direct Line: 020-7361-2701
Facsimile: 020-7361-3463
Email: derek.taylor@rbkc.gov.uk
Web: www.rbkc.gov.uk

16th June 2004

My reference: DPS/DCN/PP/99/ Your reference:
0201

Please ask for: Mr D. Taylor

Dear Sir,

Town and Country Planning Act 1990
Holmes Place, 119/131 Lancaster Road W11

Further to previous correspondence and discussions relating to the vehicular entrance/egress at the Lancaster Road Holmes Place, I wrote to you in January of this year to confirm the steps that need to be taken to reach a suitable conclusion. I attach my letter of 16th January.

I write to stress my concern that I do not appear to have had any response to my last letter.

I am particularly concerned that this entrance should be sorted out as it continues to be problematic for users of the club, and dangerous to those passing the entrance on the pavement or road outside; unless the working of the entrance/egress is improved it can only be a matter of time before a serious accident occurs at this point.

As I requested before please fax some suggested improvements through to me and I will undertake to respond swiftly to aid resolution of these issues as soon as possible. In addition, I would be very grateful if you could acknowledge receipt of this letter in writing, e-mail or by phone call so that I can be assured that action is being taken.

Finally, I must warn you that if the matter of the entrance cannot be regularised through exchange of documents, as I had hoped (and still hope) can be the case, then I will be left with little alternative but to pursue formal enforcement action with regard to the outstanding breach of planning control at these premises.

Yours faithfully,



Derek Taylor,
Area Team Leader (North)
for Executive Director, Planning and Conservation



INVESTOR IN PEOPLE

MESSAGE FORM

34

To Roy

WHILE YOU WERE OUT

M Simon Hastings
of Colman Partnership Arch.
Tel. No 7383 - 3828.

CALLED TO SEE YOU	<input type="checkbox"/>	PLEASE RING	<input checked="" type="checkbox"/>
TELEPHONED	<input type="checkbox"/>	PLEASE VISIT	<input type="checkbox"/>
WANTS TO SEE YOU	<input type="checkbox"/>	WILL RING YOU	<input type="checkbox"/>
URGENT	<input type="checkbox"/>	WILL CALL AGAIN	<input type="checkbox"/>

re Substation / Holmes Place,
Lancaster Rd W11.
Message

This is one of Maxera's Carers,
Relating to main club, he also
thinks he knows you in some way.

Signed lan

Date 25/7 Time

Taylor, Derek: PC-Plan

From: Palmer, Gillian: ES-HwayTraf
Sent: 08 January 2004 15:49
To: Taylor, Derek: PC-Plan
Subject: FW: NOTTING HILL - CAR PARK WALL

40

Hi Derek, herewith the contact details for Ian Clark. I replied to him, copy lost, but i said that I had passed it to you!

Gillian

-----Original Message-----

From: Ian Clark [mailto:ian.clark@holmesplace.com]
Sent: 24 November 2003 15:26
To: Gillian.Palmer@rbkc.gov.uk
Subject: NOTTING HILL - CAR PARK WALL

Gillian

NOTTING HILL ~ CAR PARK WALL

Any news? I would like to put the works in hand.

Please advise.

Regards

Ian

-----Original Message-----

From: Gillian.Palmer@rbkc.gov.uk [mailto:Gillian.Palmer@rbkc.gov.uk]
Sent: 24 June 2003 14:49
To: ian@hpestates.freestate.co.uk
Subject: RE: FW: Holmes Place, Lancaster Road. Access arrangements in St Mark's Road

Hi Ian,

No we haven't seen this before. Initial comments from the planning officer are positive.

However, I will need a layout plan (as opposed to elevation) of the proposed access/ egress and also a plan of the car park layout. Perhaps you would submit these altogether.

Thank you

Gillian

-----Original Message-----

From: Ian Clark [mailto:ian@hpestates.freestate.co.uk]
Sent: 23 June 2003 10:28
To: Gillian.Palmer@rbkc.gov.uk
Subject: Fw: FW: Holmes Place, Lancaster Road. Access arrangements in St Mark's Road

Gillian

Please see attached drawing - have you seen this previously?

If not we should formally issue this for approval.

Regards

Ian.

----- Original Message -----

From: "A3 Architects" <mail@a3architects.com>

To: "Peter Hawson" <pete.hawson@holmesplace.com>;

<ian.clark@holmesplace.com>

Sent: Monday, June 23, 2003 8:52 AM

Subject: Re: FW: Holmes Place, Lancaster Road. Access arrangements in St Mark's Road

41

> Pete / Ian,

> The attached drawing was produced by myself a while ago and sent to

> Pete and Mace. I don't think anything more happened with it.

> Regards,

> Alex

>

>

>

>

> On Friday, June 20, 2003, at 10:52 am, Peter Hawson wrote:

>

> > Ian

> >

> > Not 100% sure if drawing were ever produced, I will call Alex A today

> > and check what exactly was done and then come back to you.

> >

> > Pete

> >

> > P.s. Rod from Mace was also involved in producing budgets/quotations

> > from a sub contractor, however the job went cold through lack of

> > available finding at the time.

> >

> >

> > Pete Hawson

> > Senior Refurbishment and Maintenance Technician

> > Scotland and North of England Region

> > +44 (0)7970 842466

> > mailto:pete.hawson@holmesplace.com <mailto:pete.hawson@holmesplace.com>

> > -----Original Message-----

> > From: Ian Clark

> > Sent: Thu 19/06/2003 16:19

> > To: Peter Hawson

> > Cc:

> > Subject: Fw: Holmes Place, Lancaster Road. Access arrangements

> > in St Mark's Road

> >

> >

> >

> > Pete

> >

> > See below - Is this correct?

> >

> > Does a drawing exist?

> >

> > Does it have approval internally?

> >

> > Regards

> >

> > Ian.

> >

> > ----- Original Message -----

> > From: <Gillian.Palmer@rbkc.gov.uk>

> > To: <Ian.clark@holmesplace.com>

> > Sent: Thursday, June 19, 2003 9:04 AM

> > Subject: Holmes Place, Lancaster Road. Access arrangements in St

> > Mark's Road

> >

> >

> > > Hello Ian,
> > >
> > > Further to our conversation this morning, the situation is as
> > follows.
> > >
> > > We (reps from both the Council Planning and the
> > Transportation depts)
> > met with Peter and the Holmes Place architect some months ago
> > to discuss
> > the access arrangements at St Mark's Road.
> > >
> > > As you may know, the final car park layout has not yet been
> > agreed by us,
> > as required by a Condition attached to the original planning
> > permission for
> > the Health Club. The existing access is proving to be hazardous
> > to drivers
> > and pedestrians alike, especially given the configuration of the
> > > road at this point, and the location of a primary school next
> > door.
> > >
> > > Your reps agreed to prepare a drawing for our approval showing
> > the car
> > park layout and incorporating a design for the gates, which
> > would improve
> > safety and convenient traffic operation at the entrance to the
> > car park.
> > >
> > > We (the Council) agreed to remove a car parking space which
> > was adversely
> > affecting visibility at this point. This space has now been
> > removed.
> > >
> > > The existing arrangements are unauthorised, and are therefore
> > liable to
> > enforcement action. In view of the public safety concerns that
> > are
> > self-evident, it is a matter that must clearly be dealt with
> > without further
> > delay.
> > >
> > > You need to provide us with a drawing as soon as possible.
> > showing a car
> > park layout and revised access/egress arrangements.
> > >
> > > I hope this is helpful.
> > >
> > > With best wishes
> > >
> > >
> > > Gillian Palmer
> > > Consultant Transport Planner
> > >
> > > *****
> > > The Royal Borough of Kensington and Chelsea
> > >
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42

> >
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> >
> > *****
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> > exclusive use of the addressee(s) only and the contents should not be
> > disclosed to any other person. If you are not the intended recipient
> > please notify the sender immediately.
> >
> > The views expressed in this message do not necessarily reflect those
> > of Holmes Place Plc or any of its subsidiary companies.
> >
> > *****
> >
> >

43

The Royal Borough of Kensington and Chelsea

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Taylor, Derek: PC-Plan

From: Taylor, Derek: PC-Plan
Sent: 15 January 2004 13:51
To: 'ian.clark@holmesplace.com'
Subject: Holmes Place - Boundary wall and vehicular entrance/exit



Dear Ian,

I am writing a letter for you today - having discussed this with Gillian it is clear that the letter from RBK&C should come from the Council as Planning authority, as only this way can the new details be incorporated within the original Holmes Place planning permission - as you know at present the entrance details are not covered by any of the permissions granted.

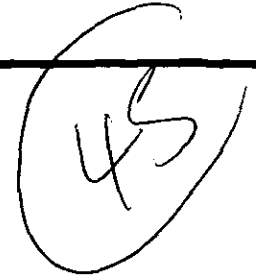
I'd be grateful if you could e-mail me with your proper title and address to send the letter to?

Thanks,

Derek Taylor
Area Planning Officer

Taylor, Derek: PC-Plan

From: Ian Clark [ian.clark@holmesplace.com]
Sent: 16 January 2004 11:53
To: Derek.Taylor@rbkc.gov.uk
Subject: NOTTING HILL - BOUNDARY WALL



Derek

NOTTING HILL - BOUNDARY WALL

Title - Development Manager

Office - 17A Old Court Place, 4th Floor, Kensington, London, W8 4HP.

Is this likely to be positive.

Thanks for your help.

Regards

Ian

-----Original Message-----

From: Derek.Taylor@rbkc.gov.uk [mailto:Derek.Taylor@rbkc.gov.uk]
Sent: 15 January 2004 13:51
To: ian.clark@holmesplace.com
Subject: Holmes Place - Boundary wall and vehicular entrance/exit

Dear Ian,

I am writing a letter for you today - having discussed this with Gillian it is clear that the letter from RBK&C should come from the Council as Planning authority, as only this way can the new details be incorporated within the original Holmes Place planning permission - as you know at present the entrance details are not covered by any of the permissions granted.

I'd be grateful if you could e-mail me with your proper title and address to send the letter to?

Thanks,

Derek Taylor
Area Planning Officer

[&

The Royal Borough of Kensington and Chelsea

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