

13/02/96 JC109-1995 32 from : Ladbroke Grove south
to : Lancaster Road east

50

Time	Lt.	MGV	HGV	BUS	M/C	P/C	vehicles
7.30 - 8.00	8	1	0	0	1	1	11
8.00 - 8.30	10	0	0	0	0	0	10
8.30 - 9.00	7	2	0	0	0	0	9
9.00 - 9.30	9	4	0	0	0	0	13
Count period total :							
7.30 - 9.30	34	7	0	0	1	1	43
11.30 - 12.00	7	3	0	0	0	1	11
12.00 - 12.30	11	1	0	0	0	0	12
12.30 - 13.00	10	3	0	0	0	2	15
13.00 - 13.30	16	3	0	0	0	0	19
Count period total :							
11.30 - 13.30	44	10	0	0	0	3	57
16.00 - 16.30	11	0	0	0	1	0	12
16.30 - 17.00	8	3	0	0	0	1	12
17.00 - 17.30	11	0	0	0	0	0	11
17.30 - 18.00	13	0	0	0	0	0	13
Count period total :							
16.00 - 18.00	43	3	0	0	1	1	48
Total	121	20	0	0	2	5	148

13/02/96 JC109-1995 34 from : Ladbroke Grove south
to : Lancaster Road west

51

Time	Lt.	MGV	HGV	BUS	M/C	P/C	vehicles
7.30 - 8.00	11	1	0	0	1	0	13
8.00 - 8.30	19	3	0	0	0	0	22
8.30 - 9.00	22	1	0	0	1	0	24
9.00 - 9.30	20	0	0	0	3	0	23
Count period total :							
7.30 - 9.30	72	5	0	0	5	0	82
11.30 - 12.00	25	5	0	0	1	0	31
12.00 - 12.30	34	5	0	0	0	1	40
12.30 - 13.00	42	2	0	0	2	0	46
13.00 - 13.30	35	3	0	0	1	0	39
Count period total :							
11.30 - 13.30	136	15	0	0	4	1	156
16.00 - 16.30	23	1	0	1	1	2	28
16.30 - 17.00	54	5	0	0	0	2	61
17.00 - 17.30	49	3	0	0	2	1	55
17.30 - 18.00	37	2	0	0	0	2	41
Count period total :							
16.00 - 18.00	163	11	0	1	3	7	185
Total	371	31	0	1	12	8	423

←

13/02/96 JC109-1995 41

from : Lancaster Road west
to : Ladbroke Grove north

52

Time	Lt.	MGV	HGV	BUS	M/C	P/C	vehicles
7.30 - 8.00	6	1	0	0	0	0	7
8.00 - 8.30	0	0	0	0	0	0	0
8.30 - 9.00	4	0	0	0	0	0	4
9.00 - 9.30	8	1	0	0	0	0	9
Count period total :							
7.30 - 9.30	18	2	0	0	0	0	20
11.30 - 12.00	16	2	0	0	0	0	18
12.00 - 12.30	15	1	0	0	0	1	17
12.30 - 13.00	13	1	0	0	5	0	19
13.00 - 13.30	15	0	0	0	0	0	15
Count period total :							
11.30 - 13.30	59	4	0	0	5	1	69
16.00 - 16.30	14	1	0	0	1	0	16
16.30 - 17.00	12	1	0	0	0	0	13
17.00 - 17.30	12	0	0	0	1	0	13
17.30 - 18.00	14	0	0	0	0	0	14
Count period total :							
16.00 - 18.00	52	2	0	0	2	0	56
Total	129	8	0	0	7	1	145

13/02/96 JC109-1995 42

from : Lancaster Road west
to : Lancaster Road east

53

Time	Lt.	MGV	HGV	BUS	M/C	P/C	vehicles
7.30 - 8.00	30	1	0	0	1	0	32
8.00 - 8.30	39	0	0	0	0	0	39
8.30 - 9.00	53	0	0	0	2	0	55
9.00 - 9.30	43	4	0	1	1	7	56
Count period total :							
7.30 - 9.30	165	5	0	1	4	7	182
11.30 - 12.00	41	3	0	0	0	0	44
12.00 - 12.30	51	5	0	0	2	2	60
12.30 - 13.00	37	1	0	0	2	0	40
13.00 - 13.30	46	3	0	0	1	3	53
Count period total :							
11.30 - 13.30	175	12	0	0	5	5	197
16.00 - 16.30	31	4	0	0	2	1	38
16.30 - 17.00	44	2	0	1	1	2	50
17.00 - 17.30	44	3	0	0	1	0	48
17.30 - 18.00	46	0	0	0	1	1	48
Count period total :							
16.00 - 18.00	165	9	0	1	5	4	184
Total	505	26	0	2	14	16	563

13/02/96 JC109-1995 43 from : Lancaster Road west
to : Ladbroke Grove south

54

Time	Lt.	MGV	HGV	BUS	M/C	P/C	vehicles
7.30 - 8.00	17	3	0	0	0	1	21
8.00 - 8.30	23	1	0	0	0	1	25
8.30 - 9.00	24	1	0	0	0	1	26
9.00 - 9.30	30	0	0	0	0	1	31
Count period total :							
7.30 - 9.30	94	5	0	0	0	4	103
11.30 - 12.00	29	4	0	1	1	0	35
12.00 - 12.30	25	6	0	0	0	0	31
12.30 - 13.00	34	2	0	0	1	0	37
13.00 - 13.30	31	1	0	0	4	1	37
Count period total :							
11.30 - 13.30	119	13	0	1	6	1	140
16.00 - 16.30	25	0	0	0	1	0	26
16.30 - 17.00	33	1	0	1	0	0	35
17.00 - 17.30	30	1	0	0	0	0	31
17.30 - 18.00	32	0	0	0	0	0	32
Count period total :							
16.00 - 18.00	120	2	0	1	1	0	124
Total	333	20	0	2	7	5	367

13/02/96 JC109-1995 00 Total traffic flow at site

55

Time	Lt.	MGV	HGV	BUS	M/C	P/C	vehicles
7.30 - 8.00	406	77	15	40	8	16	562
8.00 - 8.30	523	42	6	36	16	14	637
8.30 - 9.00	596	32	1	41	13	20	703
9.00 - 9.30	688	46	2	42	25	30	833
Count period total :							
7.30 - 9.30	2213	197	24	159	62	80	2735
11.30 - 12.00	619	72	4	34	24	11	764
12.00 - 12.30	633	66	2	28	16	22	767
12.30 - 13.00	575	52	2	35	35	17	716
13.00 - 13.30	607	42	3	32	26	15	725
Count period total :							
11.30 - 13.30	2434	232	11	129	101	65	2972
16.00 - 16.30	655	26	2	44	29	15	771
16.30 - 17.00	734	46	0	43	45	19	887
17.00 - 17.30	753	30	0	36	41	19	879
17.30 - 18.00	682	24	1	34	21	22	784
Count period total :							
16.00 - 18.00	2824	126	3	157	136	75	3321
Total	7471	555	38	445	299	220	9028

AGENCY & DEVELOPMENT



Nelson Bakewell

CHARTERED SURVEYORS

25 Sackville Street
London W1X 2HQ

Telephone 0171 544 2000

Facsimile 0171 544 2222

E-mail nelson-bakewell.com

56

DCN

FACSIMILE NUMBER 0171 544 2222 TELEPHONE NUMBER 0171 544 2000

FACSIMILE TRANSMISSION

TO Andrew Patterson

COMPANY

FAX NO 0171 361 3463

FROM Michael Nicholas

DATE 26 November 1997

NO OF PAGES 3

R.B.K. & C.
TOWN PLANNING
26 NOV 1997
RECEIVED

MESSAGE

To follow is a letter from The City Of Westminster College. It hopefully provides answers to your questions.

Traditional Service in the Modern Manner

This fax is intended only for the addressee named above. As this fax may contain confidential or privileged information, if you are not the named addressee, please telephone us immediately. The contents should not be disclosed to any other person or copies taken.

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25 Sackville Street
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Telephone 0171 544 2000 Facsimile 0171 544 2222

City Office
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London EC4N 7BN
Telephone 0171 529 4019 Facsimile 0171 623 0792



Principal: Paul Bellamy

Main Tel: No: 0171-723 8826
Main Fax No: 0171-258 2700

- Paddington Centre 25 Paddington Green, London W2 1NB
- Maida Vale Centre Elgin Avenue, London W9 2NR
- Queens Park Centre Saltram Crescent, London W9 3HW
- Gateforth Street Centre Cockpit Theatre, Gateforth Street, London NW8 8EH
- Cosway Street Centre Cosway Street, London NW1 6TH

Direct Line No: 0171-258 2766
E-Mail: david.pigden@cwcc.ac.uk
Direct Fax No: 0171-258 2902

5

Michael Nicholas
Nelson Bakewell
25 Sackville Street
London W1X 2HQ

25 November 1997

Dear Michael

I understand that Kensington & Chelsea borough planners have raised a number of questions regarding this College's former usage of the Ladbroke Grove premises in connection with the application by Holmes Place for planning permission.

I thought it might be helpful to the prospective purchasers to know the answers to those specific questions and that it might serve to reassure them before finally committing themselves to the purchase. As you know, the Centre was vacated in Summer 1997 and therefore the figures shown below relate to the 1996/97 academic year.

1. Number of people using the Centre:

Staff	80
Students	855

2. Hours of Operation:

The College building was open during the following hours:

Monday to Thursday:	6.30 am to 9.00 pm
Friday:	6.30 to 9.00 pm

Most activity took place between 9.00 am and 5.30 pm, although evening classes were held on four evenings a week providing for some 10% of students.

On Saturdays and Sundays the car park was and continues also to be used by Portobello Road market traders in accordance with a specific agreement with the College.

3. Where the students came from:

Kensington & Chelsea	17%
Westminster	38%
Other Boroughs	45%



01/13/88

05:52

58

4. *Age profile of students attending the Centre:*

Under 19	15%
19-24	24%
25-34	42%
35-50	17%
50+	2%

5. *Car Parking arrangements:*

Parking places for some 40 cars and 12 minibuses are fully utilised on weekdays by staff vehicles and by visitors to the site, including staff based primarily at the College Centres. At weekends, in addition to accommodating the minibuses, the car park is, by arrangement, used by Portobello Road market traders for the parking of 25 cars.

6. *How long had the Centre been part of the College:*

The Centre was made available to the College in 1982. Prior to that time, it had been a school building.

MEMORANDUM

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	A	C	SW	SE	ENF	AD
19 NOV 1997							59
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES	

To: Executive Director,
Planning and Conservation

From: Director of Legal Services

Our Ref: LP/err
Room No: 313

Your Ref: Mike French

Ext No: 2181

Date: 17 November 1997

PLANNING SERVICES COMMITTEE - WEDNESDAY 19 NOVEMBER 1997

My comments on the reports for Planning Services Committee on 19 November are as follows:-

Report A3
26-40 Kensington High Street

I think that some of the proposed conditions could be more clearly and tightly drafted. Condition 3 provides that the restaurant use should only be carried out between certain hours and that outside these hours no customer should be on the premises. By comparison, Condition 4 only requires that the use shall be carried out between certain hours and makes no mention about customers not being on the premises. I would suggest that this additional requirement is added to Condition 4.

I would suggest that Condition 11 should be more tightly and precisely drafted. My suggested wording is:-

"There shall not be more than 250 members and guests in the health club hereby approved at any one time, save that this number may be exceeded on not more than 20 days in any calendar year."

I would also suggest an amendment to Condition 12, so that it reads; "An electronic entrance/exit register for the members and their guests shall be installed and operated at all times when the health club is open and attendance figures recorded thereby shall be made available to the Executive Director, Planning and Conservation, on request.

If you foresee any problems with my proposed wording or think that it is inappropriate, please do not hesitate to call me.

North Area
Agenda Item 363119-131 Lancaster Road

Condition 1, the words "agreed in writing by" should be amended to read "approved in writing by". At the moment the approval is to be given by the local planning authority, and therefore, the details would need to be submitted to Committee. Should the Condition be amended so that the approval is given by the Executive Director, Planning and Conservation?

Condition 2, the references to "agreed" should be amended to "approved". The same point with regard to the approval by the local planning authority is also relevant here.

A planning obligation is to deal with provision of a bicycle park but the report provides no details as to, for example, the size of the bike park, what facilities are to be provided and where in the building it is to be located. Without this information being provided to and approved by Committee, it will be difficult to complete a tightly drafted planning obligation.

60

Central Area

Agenda Item 2323 96 Earls Court Road

The unauthorised change of use has taken place on both the ground and basement floors, although I understand from the report that there is no objection to the change of use of the ground floor. At paragraph 6.4, the step to be taken to comply with enforcement notice is the cessation of the unlawful use that is on both floors. In view of the fact that there does not appear to be a planning objection to the use of the ground floor, I would suggest that the step to be taken is the cessation of the unauthorised D1 Use in the basement only.

South West Area

Agenda Item 6014 Flat 5 52 Redcliffe Square

The recommendation is for the Committee to refuse planning permission for the removal of the lean-to roof to the rear extension and use of the void area below as a roof terrace. In view of the Shimizu case I am not sure that the Council can control the removal of the lean-to roof. From the report it doesn't appear that any external works are required before the void area can be used as a roof terrace. I cannot see that there is a material change of use requiring planning permission. Presumably the lean-to roof to the rear extension was used as part of flat 5 and the roof terrace will also be used in conjunction with the use at flat 5. In the absence of any works, I cannot see why planning permission is required.

I have sent copies of this memo to the Area Team Leaders. If you have any queries in connection with the above points or any other matters that arise prior to Planning Services Committee, please do not hesitate to contact either myself, John or Louise.

LeVerne Parker

for Director of Legal Services

cc Planning and Conservation, Paul Kelsey, Derek Taylor, Roy Thompson, Bruce Coey

LPM21711

The following figures have been estimated:

Maximum number of members on premises at any one time - 220
Number arriving by car 45

These figures are derived from:
① The overall floor area of the building 3550
② The max no' of members on roll 4665
③ A modal split of 20% arriving by car

(61)

- * The max no of members on roll are derived from comparisons with other similar Health Clubs which have produced a factor of 1.33 above floor area
- * The number of members using the premises at any one time have been derived from surveys undertaken elsewhere based upon number plate observation, pedestrian counting, and locker space and other facilities, as a proportion of the floor area

This can be verified by taking the estimated no of visits per day that they predict in their submission of 800. It has been established through precedent that members visit the facility 1.25 times per week

The relevant formula is thus:
$$\frac{\text{Membership} \times 1.25}{7} = 800$$

This gives a membership of 4480, which is pretty much in accord with the figure estimated by multiplying floor area by 1.33.

Other matters to note

- peak evening demand is 18:45, after which demand falls off rapidly
- on street parking control ends at 6:30pm.

-
- ① Could offer to limit membership to say 4,500
 - ② Could introduce a max no of members/guests on premises at any one time, say 275
 - ③ Could require a further cord relative to electronic entrance/exit register to be installed

Kerridge St

hameasts rd

(62)

area. 2666 sq m

3550 m

max no
of
members
at all

3500

(x1.33)

4665

4665

max no.
at one
time

165

219

ca 2500
20%

44

They are expecting 800 units per day

Members produce 1.25 units per week per member

so,

$$\frac{\text{membership} \times 1.25}{7} = 800$$

$$\therefore \text{membership} = 4480 \text{ (looks right)}$$

NB. peak evening demand is 6.45, reduces quickly after that

parking control ^{finishes} 6:20

63



Nelson Bakewell
CHARTERED SURVEYORS

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Telephone 0171 544 2000
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E-mail @nelson-bakewell.co.uk

TC/MAN/nov47
21 November 1997

Patrick Burke
Patrick Burke & Co
Suite 10
Audley House
9 North Audley Street
London
W1Y 1WF

Sent by Fax: 0171 499 9495
Direct line: 0171 544 2202

Dear Mr Burke

LADBROKE GROVE CENTRE, LANCASTER ROAD LONDON W11

As you are aware, we have agreed terms with your clients Holmes Place Plc to purchase the above property. Our client the City of Westminster College, is most disappointed that an exchange of contracts has been delayed and moreover, the fact that your clients are unable to commit to a date for exchange is unacceptable.

As I have advised, we have considerable interest in this property from other potential purchasers however, none for educational use. The interest is from substantial residential development companies with experience and funds to purchase immediately.

We are keen to deal with Holmes Place however, we must have a commitment on timing with a view to resolving this matter on Monday or Tuesday of next week. Our client is satisfying the terms of a bridging loan and therefore requires funds sooner rather than later. If your client is unable to meet this requirement, we will be instructed to treat elsewhere by way of an attended exchange of contracts at the beginning of next week.

Please contact me by return.

Yours sincerely

MICHAEL NICHOLAS

Directors: Philip W Nelson BSc ARCS, Simon H Davenport BSc ARCS, Charles J E Nelson BSc ARCS, Jonathan A D Rogers BSc ARCS, G Nicholas BSc ARCS, David P Long BSc ARCS, William Irvine BSc ARCS, David G...
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MEMORANDUM

64

DATE: November 26, 1997
TO: Principal Administrative Officer
FROM: Executive Director, Planning and Conservation
RE: Planning Services Committee 19 November 1997
CC: Chief Executive and Town Clerk (Attn. Katy Shaw)

Further to the above meeting, I would inform you of the following changes which were approved by the Committee in making its decisions, in addition to those in the Addendum Report (except agenda items 363: 119/131 Lancaster Road which was deferred; 6013: Redcliffe Close, 254/282 Old Brompton Road which was withdrawn; 6014/6015: Flat C, 52 Redcliffe Square which were withdrawn; 2323: 96 Earl's Court Road which was deferred; and A4: 26/40 Kensington High Street, Condition 11 amended).

A1

NORTH

97/0492/360 198 Kensington Park Road, W.11.

Refuse planning permission Reason: "The renewal of this permission would contribute unacceptably to uncertainty about the future pattern of development in the surrounding area, which it is considered already features a significant proportion of Class A3 uses, and could result in a consequential threat to the retail character and function of this part of the Borough."

97/1749/363 119/131 Lancaster Road, W.11.

Deferred for further information.

SOUTH WEST

97/2182/6013 Redcliffe Close, 254/282 Old Brompton Road, S.W.5.

Withdrawn

97/1883/6014 Flat C, 52 Redcliffe Square, S.W.10.

97/1884/6015

Withdrawn

65

SOUTH EAST

97/1985/4326 176 Walton Street, S.W.3.

Refuse planning permission Reason: "1. The proposed loss of residential accommodation is contrary to policy set out in Chapter 5 of the adopted Unitary Development Plan, in particular, policies H1, STRAT 13 and STRAT 14. 2. The proposed non-traditional shop front is contrary to policy set out in Chapter 4 of the adopted Unitary Development Plan, in particular, policies CD25, CD48, CD52 and CD53, and fails to preserve or enhance the character and appearance of the Chelsea Conservation Area."

97/1986/4327 176 Walton Street, S.W.3.

Refuse Conservation Area Consent Reason: "A grant of consent would be premature in the absence of a valid planning permission for replacement works."

CENTRAL

97/1778/2323 96 Earl's Court Road, W.8.

Deferred

A4

97/1735 26/40 Kensington High Street, W.8.

Add to Condition 4: "; outside these hours, customers shall not be on the premises."

Amend Condition 12: replace "when required" with "on request".

Amend Conditon 11: Add after ..."year", the words, "at which times there shall be a maximum of 350 members and guests upon the premises. This allowance for up to 350 members and guests on 20 days will apply only for the first year of operation of the health club; after one year of operation, written application for renewal/extension of this period shall be made to the Council."



M. J. French,
Executive Director, Planning and Conservation.

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**ADDENDUM REPORT BY THE EXECUTIVE DIRECTOR, PLANNING &
CONSERVATION**

PLANNING & CONSERVATION COMMITTEE 19TH NOVEMBER 1997

The Planning Services Committee is asked to note and agree the following amendments to the Committee reports for the NORTH area.

AGENDA ITEM 361
TP/97/1816

3 KENSINGTON PARK GARDENS
Delete condition no.4 (removal of temporary railings)

AGENDA ITEM 362
TP/97/0867

1 CODRINGTON MEWS etc.
Insert: Applicant's drawing No(s): A-02B, -03B, -04B, -05B, 06B, -07B, -08B, -09B, -10B, -11B, -12B, -13B, -14B, -15B, -16B, -17B, &-18B

AGENDA ITEM 363
TP/97/1749

119-131 LANCASTER ROAD
Revised recommended decision to read:
(1) SUBJECT to a Planning Obligation under Section 106 of the Town and Country Planning Act, 1990 to ensure that a bicycle park is located *in the basement as indicated on submitted Drawing No's 9757/sk100 dated 9/97 and 9757/9 dated 7/97,* and permanently retained, for use by the general public and managed in accordance with an agreed management plan.
(2) GRANT planning permission for the conversion of the premises into a health and fitness centre, *together with ancillary works to boundary wall and front entrance.*
[Changes shown in *italics*].

Amendments to conditions:

1. The phrase "agreed in writing by" should be amended to read "approved in writing by"
2. ditto
7. For C.8 read C.68

AGENDA ITEM 364
TP/97/1853

64 OXFORD GARDENS
Additional letters received:
a) from the applicant dated 6 November setting out the background to the proposal, and explaining the steps that they are intending to take to accommodate the protected tenants living on the top floor.
b) from Housing Action Centre received 18 November who represent the top floor tenants, who write to withdraw previous objections, following assurances from the new landlords.



The **COLEMAN** Partnership
ARCHITECTS

NOV

R.B.K. & C.
TOWN PLANNING
26 NOV 1997
RECEIVED

SENIOR PARTNER
Theodor Coleman
BA (Arch) (Hons) Dip Arch

SENIOR ASSOCIATE
Peter Brimbleton
BA (Hons) B Arch (Hons)

ASSOCIATES
Chris Corran
BA in Arch, Dip Arch, R.I.B.A.
David Liddell
Bsc (Hons) B Arch R.I.B.A.
Selwyn Lowe
M.A Dip Arch (Lancash)
Simon Hastings
BA (Hons) Arch Dip Arch

67

Borough of Kensington and Chelsea
Planning and Conservation
15th Street

Ref: 9/572.0/CC/PE/Nov26

EX

Mr A. Patterson

November 26, 1997

Mr Patterson,

151 - 151 Lancaster Road - Holmes Place Proposal

Further to our meeting on Monday and as agreed I enclose herewith two documents:-

- 1) Lancaster Road, Holmes Place - Fact sheet.
- 2) City of Westminster College - Statistics.

Document One is written as a fact sheet which we would circulate to all committee members addressing various questions that have arisen. We believe that this document adequately addresses all enquiries raised with respect to our proposal to convert the redundant college into a Health and Fitness Centre.

Document Two addresses all the questions raised with respect to the existing college which I note the following:-

- 1) The college closes finally on Friday the 28th November, 1997.
- 2) The total number of people in the college was 935.
- 3) Only 17 percent of the students came from the Borough of Kensington and Chelsea.
- 4) All students and staff were capable of driving. Parking on the site was for 40 cars and 12 mini-buses.

This concludes the information you require.



The **COLMAN** Partnership
ARCHITECTS

68

SENIOR PARTNER	ASSOCIATES
<i>Treuer Colman</i> BA (Arch) (Hons) Dip Arch	<i>Chris Corner</i> BA in Arch. Dip Arch. R.I.B.A.
	<i>David Liddell</i> Bsc (Hons) B Arch R.I.B.A.
SENIOR ASSOCIATE	<i>Selwyn Lowe</i> M.A. Dip Arch (Contab)
<i>Peter Brindley</i> BA (Hons) B Arch (Hons)	<i>Simon Hastings</i> BA (Hons) Arch Dip Arch

As the deferral from the last meeting was requested to seek this further information, we would request that this application is dealt with at the next committee on Tuesday, the 2nd of December.

I would be grateful of your confirmation of this.

Yours sincerely,
THE COLMAN PARTNERSHIP

CHRIS CORNER
ASSOCIATE

Lawrence Alkin - Holmes Place

69

Ladbroke Grove, Lancaster Road - Holmes Place

Fact Sheet

Question: What is a Holmes Place?

Answer: Holmes Place are a chain of clubs designed for the pursuit of Health and Fitness. The clubs have a limited membership to enable all members to have access to all the facilities at any time the club is open.

Question: What are the facilities?

Answer: Holmes Place comprise gymnasia, studios and cardiovascular rooms where trained staff ensure that the correct routine is designed to suit the individual member.

Most Holmes Places have a swimming pool, sauna and therapy rooms to provide a comprehensive health and fitness Centre. Lancaster Road Holmes Place will have all these facilities.

In addition, all the clubs have a lounge for members to get to meet each other socially.

Question: Is this a Local Club?

Answer: Experience from other Holmes Place developments has shown that 75% of members are drawn from a three - quarter mile radius around the club (i.e 12 minute walk from home to the club). The remaining 25% are people who work local to the club and find it convenient to visit during their working day.

As more Holmes Places are built the percentage of residents local to the club will increase as members move from clubs near to their work to clubs near to where they live.

Question: How big will the club be?

Answer: The building is 40,000 sq ft in area which enables the Lancaster Road Holmes Place to have a membership of 8,000.

From statistics generated from other Holmes Place clubs an average peak general level of around 800 people can be expected in the building rising to an absolute maximum of 800 people for special events.

Question: What about traffic generation?

Answer: Because this is a club for people concerned about their health and well being, walking to the centre is encouraged. Indeed as a large percentage have only a 12 minute walk to the club, the necessity of providing a large amount of parking is avoided.

However there are certain members who will prefer to travel by car (including disabled, senior citizens and women with young children) and therefore a minimum of 50 car parking places will be provided on the premises to minimise the need to park on the adjacent roads.

For the more energetic, an independently operated bike park is being provided in the basement of the new Holmes Place.

There will also be a facility to park motor bikes and scooters within the premises.

Question: Are the Hobnes Places fully air conditioned?

Answer: Yes.

In order to maintain an attractive environment for health and fitness activities, it is necessary for the building to be totally air conditioned so that temperature & humidity are controlled throughout the building for the members comfort and well-being.

Question: But what about noise?

Answer: Because the buildings are air conditioned, windows have to be sealed for the system to work. All windows will have secondary glazing internally to prevent sound and air movement through the building fabric, so any noise generated in the gymnasia and cardio-vascular room is contained.

In order for the air conditioning equipment to be adequately maintained at all times, the plant will be enclosed within the roof structure with only intake and extract grilles visible from the outside.

Noise generation will be therefore no greater than that of a modern office block and far less than the adjoining primary school!

Question: What are the opening hours?

Answer: The proposed opening hours are:-

- Monday-Thursday 7am - 11pm
- Friday 7am - 10pm
- Saturday and Sunday 9am - 9pm

Question: Will this generate employment in the neighbourhood?

Answer: Because of the length of opening hours, about 90 new jobs will be created.

Question: What other facilities are there at Lancaster Road?

Answer: Because of the size of the building and the expected make-up of the members, a creche facility will be provided at the ground level adjacent to the reception enabling mothers to enjoy their facilities at ease whilst their children enjoy attention and entertainment.

As well as this there will be a hairdressing salon, a small sports-clothing shop, and a beautician counter.

Question: Then this is the use of a redundant building that will benefit the area?

Answer: Yes.

A Health & Fitness Centre in the now disused College of Westminster building in Lancaster Road will provide a much needed amenity to the area and will enable members to improve their lifestyle at their doorstep.



Paddington Centre 25 Paddington Green, London W2 1NB

Maida Vale Centre Elgin Avenue, London W9 2NR

Queens Park Centre Soliham Crescent, London W9 3HW

Gateforth Street Centre Cockpit Theatre, Gateforth Street, London NW8 8EH

Coarway Street Centre Coarway Street, London NW1 6TH

Principal: Peter Selway

Main Tel: No. 0171-258 8826

Main Fax No. 0171-258 2700

Direct Line No. 0171-258 2768

E-Mail: david.pigden@cwce.ac.uk

Direct Fax No. 0171-258 2302

71

Michael Nicholas
Nelson Bakewell
25 Sadville Street
London W1X 2HQ

25 November 1997

Dear Michael

I understand that Kensington & Chelsea borough planners have raised a number of questions regarding this College's former usage of the Ladbrooke Grove premises in connection with the application by Holmes Place for planning permission.

I thought it might be helpful to the prospective purchasers to know the answers to those specific questions and that it might serve to reassure them before finally committing themselves to the purchase. As you know, the Centre was vacated in summer 1997 and therefore the figures shown below relate to the 1996/97 academic year.

1. Number of people using the Centre:

Staff	80
Students	655

2. Hours of Operation:

The College building was open during the following hours:

Monday to Thursday:	6.30 am to 9.00 pm
Friday:	6.30 to 9.00 pm

Most activity took place between 9.00 am and 5.30 pm, although evening classes were held on four evenings a week providing for some 10% of students.

On Saturdays and Sundays the car park was and continues also to be used by Portobello Road market traders in accordance with a specific agreement with the College.

3. Where the students came from:

Kensington & Chelsea	17%
Westminster	38%
Other Boroughs	45%



25-12-87 10:55
01/13/88 03:04

FROM NELSON BAKEWELL

TO

93933813

P.03

72

Age profile of students attending the Centre:

Under 19	15%
19-24	24%
25-34	42%
35-40	17%
40+	2%

Car Parking arrangements:

Parking places for some 40 cars and 12 minibuses are fully utilised on weekdays by staff vehicles and by visitors to the site, including staff based primarily at the College Centres. At weekends, in addition to accommodating the minibuses, the car park is, by arrangement, used by Portobello Road market traders for the parking of 25 cars.

How long had the Centre been part of the College:

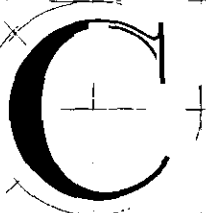
The Centre was made available to the College in 1982. Prior to that time, it had been a school building.

I hope this information is helpful. The responses set out above will shortly be conveyed to the Kensington & Chelsea borough planners to assist them in their consideration of the current, or any subsequent, planning applications.

In the meantime, as you are aware, I have instructed the College's solicitors to withdraw the papers for the sale of the property and to proceed immediately to exchange contracts with the alternative purchaser, unless Holmes Place exchange contracts by end of play tomorrow (26th) on the basis of a completion of the sale on 27 December 1987.

Yours sincerely

DAVID PIGDEN
Deputy Principal (Resources)



The **COLMAN** Partnership
ARCHITECTS

RECEIVED BY PLANNING SERVICES							
FX D/R	HOC	W	C	SW	SE	ENF	AO ACK
28 NOV 1997				(115)			
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES	

SENIOR PARTNER
Trevor Colman
BA (Arch) (Hons) Dip Arch

ASSOCIATES
Chris Corner
BA in Arch. Dip Arch. R.I.B.A

David Liddell
Bsc (Hons) B Arch R.I.B.A.

Selwyn Lowe
M.A. Dip Arch (Cantab)

SENIOR ASSOCIATE
Peter Brimelow
BA (Hons) B Arch (Hons)

Simon Hastings
BA (Hons) Arch Dip Arch

Royal Borough of Kensington and Chelsea
Planning and Conservation
Horton street
London
W8 7NX

Ref: 9757/2.0/CC/PB/Nov26

Attn: Mr A. Paterson

November 26, 1997

Dear Mr Paterson,

Re: 119 - 131 Lancaster Road - Holmes Place Proposal

Further to our meeting on Monday and as agreed I enclose herewith two documents:-

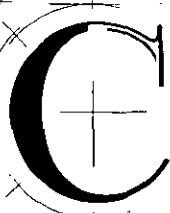
- 1) Lancaster Road, Holmes Place - Fact sheet.
- 2) City of Westminster College - Statistics.

Document One is written as a fact sheet which we would circulate to all committee members addressing various questions that have arisen. We believe that this document adequately addresses all enquiries raised with respect to our proposal to convert the redundant college into a Health and Fitness Centre.

Document Two addresses all the questions raised with respect to the existing college from which I note the following:-

- 1) The college closes finally on Friday the 28th November, 1997.
- 2) The total number of people in the college was 935.
- 3) Only 17 percent of the students came from the Borough of Kensington and Chelsea.
- 4) All students and staff were capable of driving. Parking on the site was for 40 cars and 12 mini-buses.

I trust this concludes the information you require.



The **COLMAN** Partnership
ARCHITECTS

SENIOR PARTNER
Trevor Colman
BA (Arch) (Hons) Dip Arch

SENIOR ASSOCIATE
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M.A. Dip Arch (Cantab)

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74

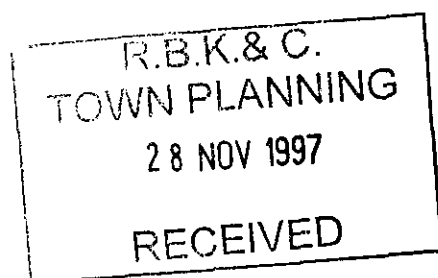
As the deferral from the last meeting was requested to seek this further information, we would request that this application is dealt with at the next committee on Tuesday, the 2nd of December.

I would be grateful of your confirmation of this.

Yours sincerely,
THE COLMAN PARTNERSHIP

CHRIS CORNER
ASSOCIATE

encs. :
cc.: Lawrence Alkin - Holmes Place



RBK&C TRANSPORTATION COMMENTS

T.P. Number: 97/1749	Address: 119-131 Hamstead Road	Date of obs. 26/11/97
Development: COU → health club (Holmes Place)		Obj. No obj.
File Number: TM 202	Obs. INITIAL / FULL <i>fuller</i>	Transportation officer: <i>gp</i>
Other Information:		D.C. officer: <i>Al</i>

15

Comments:

This proposal is for 3716 sqm of health club.

Comparison with other clubs:

	holes nos.	Membership	Sqm.	m/sqm.	(known to be overcrowded)
Chelsea	434	4000	1904	2.1	
Ealing	350	4000	2648	1.5	
H'smill	350	1800	1765	1.0	
Kingston	371	3100	2090	1.5	
Putney	346	2000	2044	1.0	
Busman	774	8800	5388	1.6	
Oxford st	409	3000	2090	1.4	
proposed Ken.	400	3500	2666	1.3	
this proposal	?	8000	3716	2.2	

This would be the biggest club (except the Busman) in terms of sqm and membership. Originally I growthed up the proposed Ken High St sqm to give a likely membership for Hamstead Road.

$$\frac{3716}{2666} = 1.39 \times 3500 = 4865,$$

and max number on the premises at any one time

$$165 \times 1.39 = 230 \times 20\% \text{ car down}$$

$$= 46 \text{ car parking spaces.}$$

76

Average daily arrivals at various clubs are as follows:

Chelsea 620

Ealing 614

Kingston 462

This proposal 800 (according to planning app)

Based on a trip rate of 0.153 daily trips per member

$$4865 \times 0.153 = 744 \text{ trips per day which}$$

accords well with the 800 trips stated on the planning application.

On this basis I made my observations to the case officer on likely parking demand.

At the meeting on 24th November, the applicant informed me that a 8000 membership was proposed which would result in 1200 arrivals per day.

The letter from Colman partnership 25th November states 1840 arrivals per day.

Based on the characteristics for Chelsea which has 4000 members, it is fairly straightforward to work out the impact of 8000 members

= 1840 arrivals per day

= 700 arrivals after 5:30pm

= 200 arrivals in the hour beginning 6pm

Assuming 20% car doubt, this will result in 40 arrivals and 40 departures in the hour beginning 6pm. Lancaster Road carries 400 vehicles per hour 2 way at this time, so the arrivals will mean an additional 10%. In addition, there will be departures via St Marks Road, which will also route via

77

Lancaster Road. In itself 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 sight lines can be maintained. However, the Council is committed to a policy of 'sustainable development' which seeks to reduce reliance on the private car and does not wish to see development of a scale which is not appropriate to the spirit of this policy.

Guidance from PPG13 suggests that a local scale of health club serving the local community is entirely appropriate in this location. It is accepted that the nature of the use and clientele means that a high proportion of car drivers can be expected. The peak expected membership accumulation of 384 would produce 77 cars. The applicant would like an upper limit of 600 members on site at any one time to accommodate special events and circumstances e.g. members watching Wimbledon final on TV. This would produce 120 parked cars. The car park would be full and excess cars would park on street.

The parking stress in this area is not as high as in some other areas of the Borough, but is nevertheless considerable.

Lancaster Road	80% occupied	- say 10 spaces available
St Marks Road	88% " "	- say 1 space "
Commercial Cres	78% " "	- say " spaces "

I would not like to see additional parking pressure on street in the evening, which would

78

be detrimental to the amenity of local residents.

I would suggest that a compromise is reached so that arrivals are controlled at source by a limit on membership

eg 5,000 members = 125 arrivals + 125 departures at 6pm (1 hour)
 = 240 max accumulation at 6.45pm, =
 = 48 car drivers + 50 parking spaces.
 = 375 absolute max on special events
 = 75 car drivers.

- All of these could be accommodated on site with no overflow onto neighbouring residential streets
- No operational / safety difficulties would be caused on the local road network
- The scale of the club would be in keeping with the floorspace characteristics demonstrated by other Holmes Place Clubs.
 ie. 1.3m/sqm. (see page 1 of my ds)

A condition should be included which prevents the use of the car park by long stay users - ie. 2 hours max, no staff use.

Existing use.

I have looked at the operational details of the college. Of interest are (college 855 students 80 staff)
 (a) there are 52 car parking spaces used

79

throughout the day with most activity between 9am and 5-30pm. Some evening classes took place Monday - Friday catering for some 85 students & presumably about 80 staff. The students were not particularly local with only 17% from RBKEC.

(b) the car park was used by market traders at the weekend.

Although the health club would undoubtedly cause more activity in terms of car arrivals/departures it is clear that the existing use had a constant and ~~was~~ considerable use during the weekdays until 9pm.

SUMMARY.

- ① Existing college use - plenty of activity around the car park.
- ② Membership levels - must be controlled to have impact on car driver numbers.
5,000 = 50 spaces with buffer of 25 spaces for "emergencies".
- ③ Results in local use, not out of scale, no impact on local parking on-street.
- ④ ~~was~~ Characteristics of the club would be in line with others.

30

Ladbroke Grove, Lancaster Road - Holmes Place

Fact Sheet

Question: What is a Holmes Place?

Answer: Holmes Place are a chain of clubs designed for the pursuit of Health and Fitness. The clubs have a limited membership to enable all members to have access to all the facilities at any time the club is open.

Question: What are the facilities?

Answer: Holmes Place comprise gymnasia, studios and cardio-vascular rooms where trained staff ensure that the correct routine is designed to suit the individual member.

Most Holmes Places have a swimming pool, sauna and therapy rooms to provide a comprehensive health and fitness Centre. Lancaster Road Holmes Place will have all these facilities.

In addition, all the clubs have a lounge for members to get to meet each other socially.

Question: Is this a Local Club?

Answer: Experience from other Holmes Place developments has shown that 75% of members are drawn from a three - quarter mile radius around the club (i.e 12 minute walk from home to the club). The remaining 25% are people who work local to the club and find it convenient to visit during their working day.

As more Holmes Places are built the percentage of residents local to the club will increase as members move from clubs near to their work to clubs near to where they live.

Question: How big will the club be?

Answer: The building is 40,000 sq ft in area which enables the Lancaster Road Holmes Place to have a membership of 8,000.

From statistics generated from other Holmes Place clubs an average peak general level of around 300 people can be expected in the building rising to an absolute maximum of 600 people for special events.

Question: What about traffic generation?

Answer: Because this is a club for people concerned about their health and well being, walking to the centre is encouraged. Indeed as a large percentage have only a 12 minute walk to the club, the necessity of providing a large amount of parking is avoided.

However there are certain members who will prefer to travel by car (including disabled, senior citizens and women with young children) and therefore a minimum of 50 car parking places will be provided on the premises to minimise the need to park on the adjacent roads.

For the more energetic, an independently operated bike park is being provided in the basement of the new Holmes Place.

There will also be a facility to park motor bikes and scooters within the premises.

TOWN PLANNING
28 NOV 1997
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81

Question: Are the Holmes Places fully air conditioned?

Answer: Yes.

In order to maintain an attractive environment for health and fitness activities, it is necessary for the building to be totally air conditioned so that temperature & humidity are controlled throughout the building for the members comfort and well-being.

Question: But what about noise?

Answer: Because the buildings are air conditioned, windows have to be sealed for the system to work. All windows will have secondary glazing internally to prevent sound and air movement through the building fabric, so any noise generated in the gymnasias and cardio-vascular room is contained.

In order for the air conditioning equipment to be adequately maintained at all times, the plant will be enclosed within the roof structure with only intake and extract grilles visible from the outside.

Noise generation will be therefore no greater than that of a modern office block and far less than the adjoining primary school!

Question: What are the opening hours?

Answer: The proposed opening hours are:-

Monday-Thursday 7am - 11pm

Friday 7am - 10pm

Saturday and Sunday 9am - 9pm

Question: Will this generate employment in the neighbourhood?

Answer: Because of the length of opening hours, about 90 new jobs will be created.

Question: What other facilities are there at Lancaster Road?

Answer: Because of the size of the building and the expected make-up of the members, a crèche facility will be provided at the ground level adjacent to the reception enabling mothers to enjoy their facilities at ease whilst their children enjoy attention and entertainment.

As well as this there will be a hairdressing salon, a small sports-clothing shop, and a beautician counter.

Question: Then this is the use of a redundant building that will benefit the area?

Answer: Yes.

A Health & Fitness Centre in the now disused College of Westminster building in Lancaster Road will provide a much needed amenity to the area and will enable members to improve their lifestyle at their doorstep.

-----OOOOOOOOOO-----

The Colman Partnership, Architects

B.K. & C.
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28 NOV 1997
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Principal: Paul Bellamy

Main Tel: No: 0171-723 8826
Main Fax No: 0171-258 2700

Paddington Centre 25 Paddington Green, London W2 1NB

Maida Vale Centre Elgin Avenue, London W9 2NR

Queens Park Centre Saltram Crescent, London W9 3HW

Gateforth Street Centre Cockpit Theatre, Gateforth Street, London NW8 8EH

Cosway Street Centre Cosway Street, London NW1 6TH

Direct Line No: 0171-258 2766
E-Mail: david.pigden@cw.c.ac.uk
Direct Fax No: 0171-258 2902

82

Michael Nicholas
Nelson Bakewell
25 Sackville Street
London W1X 2HQ

25 November 1997

Dear Michael

I understand that Kensington & Chelsea borough planners have raised a number of questions regarding this College's former usage of the Ladbroke Grove premises in connection with the application by Holmes Place for planning permission.

I thought it might be helpful to the prospective purchasers to know the answers to those specific questions and that it might serve to reassure them before finally committing themselves to the purchase. As you know, the Centre was vacated in Summer 1997 and therefore the figures shown below relate to the 1996/97 academic year.

1. *Number of people using the Centre:*

Staff	80
Students	855

2. *Hours of Operation:*

The College building was open during the following hours:

Monday to Thursday:	6.30 am to 9.00 pm
Friday:	6.30 to 9.00 pm

Most activity took place between 9.00 am and 5.30 pm, although evening classes were held on four evenings a week providing for some 10% of students.

On Saturdays and Sundays the car park was and continues also to be used by Portobello Road market traders in accordance with a specific agreement with the College.

3. *Where the students came from:*

Kensington & Chelsea	17%
Westminster	38%
Other Boroughs	45%

R.B.K. & C.
TOWN PLANNING
28 NOV 1997

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83

4. *Age profile of students attending the Centre:*

Under 19	15%
19-24	24%
25-34	42%
35-50	17%
50+	2%

5. *Car Parking arrangements:*

Parking places for some 40 cars and 12 minibuses are fully utilised on weekdays by staff vehicles and by visitors to the site, including staff based primarily at the College Centres. At weekends, in addition to accommodating the minibuses, the car park is, by arrangement, used by Portobello Road market traders for the parking of 25 cars.

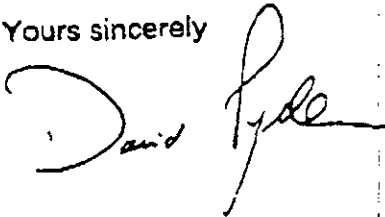
6. *How long had the Centre been part of the College:*

The Centre was made available to the College in 1982. Prior to that time, it had been a school building.

I hope this information is helpful. The responses set out above will shortly be conveyed to the Kensington & Chelsea borough planners to assist them in their consideration of the current, or any subsequent, planning applications.

In the meantime, as you are aware, I have instructed the College's solicitors to withdraw the papers for the sale of the property and to proceed immediately to exchange contracts with the alternative purchaser, unless Holmes Place exchange contracts by end of play tomorrow (26th) on the basis of a completion of the sale on 18 December 1997.

Yours sincerely



DAVID PIGDEN
Vice Principal (Resources)

R.B.K.& C.
TOWN PLANNING
28 NOV 1997
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MJE
61000 -
400 MAY

84

FILE NOTE

119/131 Lancaster Road
97/1749

Further information requested by Committee

The following to be provided by the applicant:

- ✓ ∅ • Estimated catchment area for proposed use ✓
- ✓ ∅ • Figures on college role - the split between students living within and outside of Borough
- ✓ • T.i.a to demonstrate the impact of generated vehicular traffic on surrounding roads
- ✓ ∅ • Maximum number of members ✓
- ✓ ∅ • Estimated number of members on site at any one time. ✓
- ✓ ∅ • Means of ventilation ✓
- ✓ ∅ • Means to prevent the transference of noise to the surrounding area ✓

Information required from Gillian:

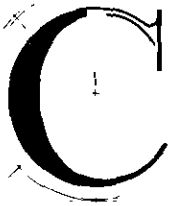
- Rationale behind allowing more spaces on this site than High St, Ken' proposal, and if possible a simplified formula for how we arrived at the number of spaces allowable (i.e. 50). ? 24?

Members also asked for the following conditions to be imposed:

- ✓ - no openable windows
- ✓ - limit on membership 106
- reduction in car parking spaces to 25 - no - 106 - no - 50 .
- ✓ - no allocated parking for staff 40 .

I also consider that we should seek a further community benefit, given that the general member feeling was that the proposal represents a loss of a social and community facility. A relevant consideration would be to increase accessibility to local non member residents, possibly at off peak periods for swimming, meeting place, and crèche for example.

→ ^{consult} not inherited .



85

The **COLMAN** Partnership
ARCHITECTS

Trevor Colman
BA (Arch) (Hons) Dip Arch

E. Alexander Afnan
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BA (Hons) B Arch (Hons)

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Chris Corner
BA in Arch. Dip. Arch R.I.B.A

Dominic McSweeney
BA (Hons) Dip Arch R.I.B.A

David Liddell
Bsc (Hons) B Arch R.I.B.A

Royal Borough of Kensington
and Chelsea,
Planning Conservation,
Town Hall,
Hornton Street,
London
W8 7NA

Ref : 9757 /2.0/CC/cc/11Sep

Attn: Mr A. Patterson

11th September 1998

Dear Sir ,

**RE: 119-131 LADBROKE GROVE-HOLMES PLACE, NOTTING HILL
COMPLIANCE DRAWINGS**

Further to our discussions today, I confirm handing to you our revised proposals for the roofworks which are in full compliance with the planning permission TP/97/1749.

I would be grateful of your written confirmation of this at your earliest convenience.

Yours sincerely

THE COLMAN PARTNERSHIP

CHRIS CORNER

Imetric

Imetric:

C

The **COLMAN Partnership**
ARCHITECTS

Tuesday, September 22, 1998

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

Dear Sirs

**Re: 119-131 Lancaster Road Holmes Place Notting Hill
Application for Permission to Alter Crossover**

Please find enclosed here one copy of our drawing 9759/L91 showing the proposed relocation of the existing crossing from Saint Marks Road into our site (shown dotted). The drawing also shows the proposed relocation which is some four metres down of its existing location.

We have located it at this point to ensure that the existing mature London Plane (Platanus ex Hispanica) is maintained. However, one street lamp will have to be located.

As we wish to commence works on site at the end of October, we would be grateful if you could deal with this application as a priority.

Should you wish to discuss the matter further please do not hesitate to contact my colleague Chris Corner at the following telephone number: 0171 874 7505.

Yours sincerely
THE COLMAN PARTNERSHIP

SIMON HASTINGS

Enc

cc: Tony Blood -
Lawrence Alkin -
John Abraham -

RECEIVED BY PLANNING SERVICES						
EX DIR	HDC	C	SW	SE	ENF	AO ACK
24 SEP 1998				75		
APPLS	IO	REC	ARB	FWD PLN	CON DES	FEES

Copy of plans to I.O. please

Booth (NC)

- Trevor Colman BA (Arch) (Hons) Dip Arch
- Peter Brimelow BA (Hons) B Arch (Hons)
- Chris Corner BA in Arch. Dip. Arch R.I.B.A.
- David Liddell Bsc (Hons) B Arch R.I.B.A.
- F. Alexander Afnan Bsc (Hons) Dip Arch (UCL)
- Simon Hastings BA (Hons) Arch Dip Arch
- Dominic McSweeney BA (Hons) Dip Arch R.I.B.A.

96

5/10/98 Seen by N. Bentley: too dense to plant tree (roots + branches) Mass overachieve to centre of tree 3500mm
P.S. then copy of lamp post (near type)

TRANSPORTATION	
DATE IN	28.09.98
OFFICER	SL/98

Steve: p p to Gillian who draft with the plan. apph.

T.

MEMORANDUM

To: The Executive Director of Planning and Conservation

From: The Director of Legal Services

87

My ref: JZ/10015435/lse
Room No: 313


Your Ref: Roy Thompson

Ext: 2741

Date: 30 December 1997

Section 106 Agreement - 119/131 Lancaster Road W11

I attach hereto a copy of the first draft of the above-mentioned Agreement for your consideration. Would you please let me have any observations you may have as soon as possible.


John Zukowski
for Director of Legal Services

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
(69)		5 - JAN 1998					
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES	

Enc

REPLY

12th January 1998

To,
John Zukowski
From, Roy Thompson

Everything seems fine.

with respect to the bicycle park, the relevant drawing is 9757/SK100. This does not however show the location within the basement in relation to the remainder of the building - this is indicated on plan 9757/9, although not part of approved plans, possibly because of discrepancy in number of bicycles proposed. See enclosed copies for clarification.

in 3.1.1, would it be worthwhile to incorporate a phrase after the word "Drawing" to the effect of "or any subsequently revised scheme as permitted by The Director". This would enable minor adjustments to be made.

MEMORANDUM

To: Planning & Conservation

From: Director of Legal Services

Our Ref: LJ/dg
Room No: 313

Your Ref: Nick Calder

88

Ext No: 2118

Date: 9 October 1998

119-131 Lancaster Road Proposed Substation

Further to our telephone conversation I have had an opportunity to look at the General Permitted Development Order 1995 and in particular Part 7 which gives permitted development rights in some circumstances to development by statutory undertakers.

Class G particularly refers to electricity undertakings which the substation will be. Development permitted by Class G includes development by statutory undertakers for a number of purposes such as the insulation of cables, sinking bore holes and so on. It also permits the erection of buildings and so on, however, only upon "operational land". Operational Land is defined in Section 263 of the Town and Country Planning Act however it is quite restrictive. It does not include land such as this but tends to restrict itself to land owned by statutory undertakers before 1968 and has been used by the statutory undertakers since then. This clearly is private land and does not fall within the definition. In those circumstances planning permission will be required for the substation at these premises.

If I can be of any further assistance in this matter please do not hesitate to contact me.

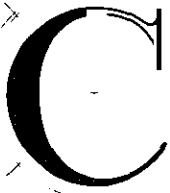
Louise Jackson

Louise Jackson
for Director of Legal Services

dm2-8108

Part 17, class G

NC



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21 SEP 1998

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The COLMAN Partnership ARCHITECTS

✓ S.H.

Trevor Colman
BA (Arch) (Hons) Dip Arch

F. Alexander Afnan
Bsc (Hons) Dip Arch (UCL)

Peter Brimelow
BA (Hons) B Arch (Hons)

Simon Hastings
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Chris Corner
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Dominic McSweeney
BA (Hons) Dip Arch R.I.B.A

David Liddell
Bsc (Hons) B Arch R.I.B.A

89
Simon Hastings
Arch

9757/2.0/SH/FW/Sept19

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

Attn: Mr Roy Thompson

Dear Sir,

Re: 119-131 Lancaster Road – Proposed Sub-Station

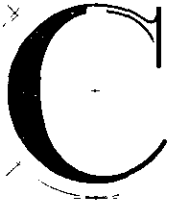
As advised by our Services Consultants, Messrs Pearce Buckle, the local statutory authority requires us to provide a sub-station on site due to our loading requirements. Accordingly we enclose herewith a sketch No. SK2/9/98 of the site plan showing our proposal for the location of this sub-station. The overall area is 4.8 by 4.8 sq. metres. It is our intention to build the boundary wall around the back of the sub-station and provide a stand-alone unit in front of it on St Marks road.

I would be grateful of your advice as to whether this requires planning permission or whether you can agree this by delegated powers.

Yours sincerely,
THE COLMAN PARTNERSHIP

SIMON HASTINGS
enc.

cc: Tony Blood - Holmes Place Estates
Dave Wood - Pearce Buckle
Geoff Gratton - Leonard Stace Partnership



CBS
2/14

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A. ad
NC

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90

The **COLMAN** Partnership
ARCHITECTS

Ref: 9757/rm/jc/nov24

The Royal Borough
Of Kensington & Chelsea
Planning & Conservation
The Town Hall
Hornton Street
London
W8 7NX

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
78 26 NOV 1998							
APPLS	IC	REC	ARB	PWD PLN	CON DES	FEEs	

Attn: Nick Calder

23rd November 1998

Dear Sir

Re: TP/97/1749 - 119-131 Lancaster Road, W11

Further to our telephone conversation earlier today, I confirm Planning Application will not be required for a Satellite dish, 800mm diameter on the South Elevation as we propose.

Yours sincerely
THE COLMAN PARTNERSHIP

ROBERT MAX-LINO

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Simon Hastings/Robert Maxlino
The Colman Partnership
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W1P 9HJ

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Direct Line: 0171-361 2734
Facsimile: 0171-361 3463

91
**THE ROYAL
BOROUGH OF**



**KENSINGTON
AND CHELSEA**

16 October 1998

My reference: DPS/DCN/NC/T P/97/1749 Your reference: 97571.0/SH/FW/Se pt19+/NT/Sept22 Please ask for: Nick Calder

Dear Sir,

**Town and Country Planning Act 1990
119-131 Lancaster Road, Kensington, W11**

I refer to your letter and plans, received 21st September 1998 and 24th September 1998, regarding alterations to the recent planning permission for the redevelopment of the above site.

With regard to the letter and plans received 21st September 1998, referring to the proposed sub-station as shown on Sketch Plan. SK2/9/98. Having taken advice from the Director of Legal Services, I am of the opinion that the proposed sub-station requires planning permission, as the land is not defined as operational land, and hence is not considered within Schedule 2, Part 17 Class G of Town and Country Planning (General Permitted Development) Order 1995 as permitted development. This view having been taken with regard to the definition of 'Operational land', as defined within Section 263 of the Town and Country Planning Act 1990. In view of the sketch like nature of the plan, I am unable to take a view as to whether the proposal can be identified as a minor amendment to the approved plan.

Planning permission will therefore be required, and I enclose a set of planning application forms. Due to the sketch nature of the plan and a lack of elevational detail, it is not possible to give a view as to the likely outcome if such a planning application were to be made.

With regard to you letter and plans received 24th September 1998, regarding the relocation of the existing crossover, it is not considered that this is a minor amendment to the approved scheme. The relocation of the crossover would result in the loss of one street car parking which is contrary to the policies set out in the UDP, notably TR48. The Arboricultural Officer considers that the crossover will be too close to a plane tree and therefore likely to cause damage to the root of the tree.

It is therefore considered that if such an application were made for the relocation of the crossover, it would be unlikely to be granted consent.

If you have any queries please do not hesitate to contact my assistant Nick Calder on the above telephone number.

Yours faithfully



Roy Thompson
Area Planning Officer, for the Executive Director Planning & Conservation

92

Printed from : PLNMJF / Inbasket / Opened 6.Jan.1999 9:00

Sent by : Hartley, Steve 5.Jan.1999 17:12

Subject : Holmes Place

RT

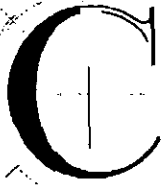
93

I see Holmes Place coming along on Lancaster Rd. I assume it must have gone past Planning at some point. Was any thought given to local employment aspart of section 106 ? Is there a planning/Holmes Place contact through whom we could establish their employment plans ?
Regards.....Steve

Replied 15-1-98.

VCF

94 SW



The COLMAN Partnership ARCHITECTS

R.B.K. & C. TOWN PLANNING 22 MAR 1999 RECEIVED

Trevor Colman BA (Arch) (Hons) Dip Arch

F. Alexander Afnan Bsc (Hons) Dip Arch (UCL)

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Simon Hastings BA (Hons) Arch Dip Arch

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Dominic McSweeney BA (Hons) Dip Arch R.I.B.A

David Liddell Bsc (Hons) B Arch R.I.B.A

Ref: 9757/2.1/sh/nt/mar19

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

By Fax and Post Friday- March-19- 1999

Attn: Andrew Paterson

Dear Sirs

Re: Discharge of Planning Conditions Related to Consent DPS/PA/TP/98/0437/K/11/99 Holmes Place Health Club 114 Lancaster Road, Ladbroke Grove

Further to our recent meetings and submission of samples we confirm your approval on 18th March 1999 of the roofing materials discharging planning condition 3 of the Conditional Planning Permission dated 21st September 1998 as follows:

- 1 Type. The roof is a Hoogovans Kalzip standing seam roof with profile being as the natural aluminium sample submitted to you earlier this week. The vertical gable surfaces will be a Kingspan insulated metal plank, the form and construction of which will be the same as the sample submitted to you with the Kalzip earlier this week.
2 Colour. The colour of both the above elements will be RAL 7012 which is a dark grey. As agreed, as a matter of record we will submit a sample of the Kalzip profile in the correct colour to combine colour and profile in one sample, and similarly a sample of the Kingspan gable walling.

Yours sincerely THE COLMAN PARTNERSHIP

Handwritten signature of Simon Hastings

SIMON HASTINGS

Please file

Return

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

95

THE ROYAL
BOROUGH OF

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

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KENSINGTON
AND CHELSEA

22 March 1999

My reference: DPS/DCN/TP/98/ 437/AP Your reference: 9757/2.1/sh/nt/mar 19 Please ask for: Andrew Paterson


Dear Sir

TOWN AND COUNTRY PLANNING ACT 1990

119/139 LANCASTER ROAD W11

I write to you with reference to your letter dated 19th March 1999, concerning the roofing materials for the above mentioned premises.

I would advise you that the sample shown to my assistant Mr Paterson, at your meeting on the 19th March 1999, which was Kalzip standing seam roof and Kingspan insulated metal plank with a colour, RAL 7012, which is a dark grey, discharges you from condition number 3, of the planning permission dated 21st September 1998, which reserved details of the type and colour of roofing.


Yours faithfully
Roy Thompson
Area Planning Officer
for

The Executive Director, Planning and Conservation

19/139 Lancaster Road Helm's Place

Site Unit - Andriatason. Nick Culbert

96

12 March 99

The proposed roofing material is not considered appropriate - it is too shiny and will glare when sun is shining upon it. Have advised (Diana Partnership) it needs to be a dark grey. They want us to look at Felgo's, because this has same color and glare possibilities. Both Nick and I are not happy to follow the Felgo materials and I advised this on telephone.

19 March 99 meeting in ten hall.

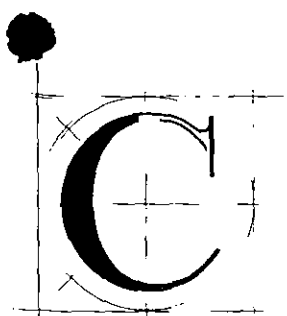
A sample dark grey was brought into the office, following a chat with Nick Culbert (Diana Partnership) and Hedy Jones, I (copied)

see (clear was ok, It was agreed they would
write every type ad. (clear and we would).

Conform in writing

(97)

Antalé Jmagg



The **COLMAN** Partnership
ARCHITECTS

98

Bob
Hadd



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

PLANNING SERVICES									
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(78)		22 MAR 1999							
FEES	IO	REC	AND	PLN	DES	FEES			

Ref: 9757/2.1/sh/nt/mar19

Attn: Andrew Paterson

By Fax and Post
Friday- March-19- 1999

Dear Sirs

Re: Discharge of Planning Conditions Related to Consent
DPS/PA/TP/98/0437/K/11/99
Holmes Place Health Club 114 Lancaster Road, Ladbroke Grove

Further to our recent meetings and submission of samples we confirm your approval on 18th March 1999 of the roofing materials discharging planning condition 3 of the Conditional Planning Permission dated 21st September 1998 as follows:

- Type.** The roof is a Hoogovans Kalzip standing seam roof with profile being as the natural aluminium sample submitted to you earlier this week. The vertical gable surfaces will be a Kingspan insulated metal plank, the form and construction of which will be the same as the sample submitted to you with the Kalzip earlier this week.
- Colour.** The colour of both the above elements will be RAL 7012 which is a dark grey. As agreed, as a matter of record we will submit a sample of the Kalzip profile in the correct colour to combine colour and profile in one sample, and similarly a sample of the Kingspan gable walling.

Yours sincerely
THE COLMAN PARTNERSHIP

SIMON HASTINGS

R
22/3/99
N

Indeed the design officer makes the point that 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 an electricity sub-station, again using the new site layout drawings. A check on site shows that this arrangement has now been built. We have no problem with the sub-station, provided the doors do not open over the public highway, but I am alarmed at the turn of events so far at this site.

I look forward to hearing from you.

100

Regards,

Gillian