

The Royal Borough of  Kensington and Chelsea

Department of Planning Services

AP  
(S)  
132

To: M.J. French  
Director of Planning Services

Ref.: DPS/TP/97/1749

Dear Sir,

RECEIVED BY PLANNING SERVICES				
DC A	DC C	DC S	E	No Ack
28 AUG 1997				
Exec Dir	Records	ARB	Con Des	
Appears	Fees	Forward	Head	

Dept. 705,  
The Town Hall,  
Hornton Street,  
London, W8 7NX.

TOWN AND COUNTRY PLANNING ACT 1990

Proposal Address 119-131 LANCATTER ROAD W.11.	Nature of Proposal Health + F. Fitness Centre
---	--

I have inspected the planning application and drawing(s) for the above property and have

**NO OBJECTION / ~~OBJECTION~~ \*\***

to the submitted proposal

✓  
COP  
28/8

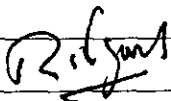
Comment

No objection in principle, but conditions should be imposed to prevent use after 11 p.m.; and to regulate the use of the car park only by those using the Centre.

Name: KENSINGTON SOCIETY /

Full Address: 24 COPE PLACE  
W8 6AA

Date: 27/8/97

Signed:  R.L. VIGARS  
Chairman.

\* If you wish to object to the proposals, or make any general comments, please give them, in full, in the space above.  
Any additional comments may be set down on the back of this form.  
\*\* Delete where applicable.

(S)  
119  
519

97/1749

FLAT 8  
- now planning objections!  
RECEIVED BY PLANNING SERVICES OXFORD GARDENS

DC N	DC C	DC S	E	No. Ack
- 4 SEP 1997 (10)				
Exec Dir		Records	ARB	Con Des
Appeals Office	10	Fees Officer	Forward Plan	Head DC

LANSINGTON  
LONDON W10 6NE

1-9-97

133

Dear Sir,

I would like to comment on the  
Planning application for the property at  
119-131 Lancaster Road, W11.

While I do not have a problem with  
the building being converted into a health  
and fitness centre I would like to bring  
to your attention that there <sup>are</sup> a pair  
of kestrels nesting on the roof of this  
property and that it is an offence  
under the wildlife and countryside act  
to injure, kill or take a wild bird. Also  
the nest is also gully protected. The

wildlife and countryside act states  
that it is also illegal to remove or  
damage any active nest of wild birds.  
Any person found guilty of any of  
these offences may be prosecuted.

I would, as I said be happy  
for the work to go ahead, as long  
as the kestrel's nest could be  
accommodated.

134

Thank you for your help in this  
matter.

Yours sincerely

Y. Hery

(MRS Y H04)

*On system.  
- supporters  
(H) 5/9.  
letter.*



# London Lighthouse

*A centre for people facing the challenge of AIDS*

*135*

111-117 Lancaster Road  
London W11 1QT

Tel 0171-792 1200  
Fax 0171-229 1258

Minicomms:  
0171-792 2979 (Reception)  
0171-229 6062 (Residential Unit)

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

3rd September 1997

Dear Sir/Madam

reference: **DPS/DCN/AP/TP/97/1749**

I am in receipt of your letter dated 14th August 1997 allowing London Lighthouse the opportunity to comment on the proposed works to 119-131 Lancaster Road. I am writing to register our interest in these building alterations and I will provide full comments to you in due course.

Yours sincerely

*[Signature]*  
Liz Kempadoo  
Centre Services Manager

RECEIVED BY PLANNING SERVICES				
DCN	DCS	DCS	E	Ac Ack
106 - SEP 1997				
Exec Dir		Records	ARB	Con Des
Appeals Office	IO	Fees Officer	Forward Plan	Head DC

156, Lancaster Road, *Ohj*

London W11 1QU

30th August 1997

*136*

*✓ CIP  
2-91*

Mr. M.J. French

Executive Director, Planning & Conservation

The Town Hall

Hornton Street

London W8 7NX

RECEIVED BY PLANNING SERVICES				
DC N	DC C	DC S	E	Ag Ack
<i>(65)</i>		2 SEP 1997		
Exec Dir		Records	ARB	Con Des
Appeals Office	10	Fees Officer	Forward Plan	Head DC

Dear Mr. French,

Ref: DPS/DCN/*(10)*AP/PP/97/1749

Address of Application Property:-

119-131LANCASTER ROAD,W11

My objection to the proposed planning application which I have inspected, is based on the proposal for parking facilities for 82 cars.

This will generate a tremendous amount of traffic movement in an area already congested by traffic flow and parking. Only a policy of zero additional cars should be acceptable at a time when Government and Councils are concerned with traffic reduction. Like motorways car parks will generate traffic. The above site is only three minutes walk from public transport, buses and tube. Anyone concerned with health facilities should be considering air quality. I suspect this application has more to do with profits than health. There are other sport and health facilities in the locality so it will not be an improvement for the local community.

Please refuse an application which will encourage or generate car use. Only a setting down area should be necessary, and a place for a maintenance vehicle.

Yours sincerely,

*J.M. Harriott*

J.M. Harriott (Mrs.)

(6) ✓  
OM  
16/9/97



# London Lighthouse

137

A centre for people facing the challenge of AIDS

111-117 Lancaster Road  
London W11 1QT

Tel 0171-792 1200

Fax 0171-229 1258

Minicomms:

0171-792 2979 (Reception)

0171-229 6062 (Residential Unit)

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

11th September 1997

Dear Sir/Madam

reference: **DPS/DCN/AP/TP/97/1749**

RECEIVED BY PLANNING SERVICES				
DC N	DC C	DC S	E	AR AK
10	16 SEP 1997			
Exec Dir		Records	ARB	Con Des
Appeals Office	10	Fees Officer	Forward Plan	Head DC

On behalf of London Lighthouse I am able to provide the following comments on the planning application, reference as noted above.

London Lighthouse is a registered hospice with 21 beds, we also offer a full range of services for people with HIV/AIDS that range from complementary therapies to a drop-in service. My comments are to ensure that this new facility has no adverse impact on our services or service users either during construction or when operational.

I would be particularly interested in details of how the building conversion works are scheduled to take place and to be able to assess the potential impact on our services. This is of great concern to us, our service users are sensitive to noise and disturbance and many come to Lighthouse for rest, peace and quiet. At all costs we want to avoid a situation where care managers choose not to use Lighthouse because service users are complaining about the disruption caused by the building site next door. Issues include the length of the contract, times during the day when materials will be delivered, hours of work, the use of heavy plant or machinery and weekend working.

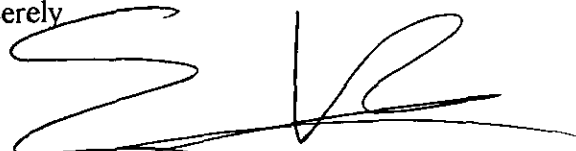
I note from the plans that the car park will offer space for some 82 cars and I feel that this level of activity will have a detrimental affect on our residents. I am specifically concerned with drivers banging their car doors, starting their car engines and driving in/away very early in the morning (say from 6.30am) and mid evening (from 9.00pm). I have also noted that no spaces have been earmarked for disabled drivers.

The plans show many of the fitness facilities to be on the upper floors. I would hope that the proposal would include the installation of a lift.

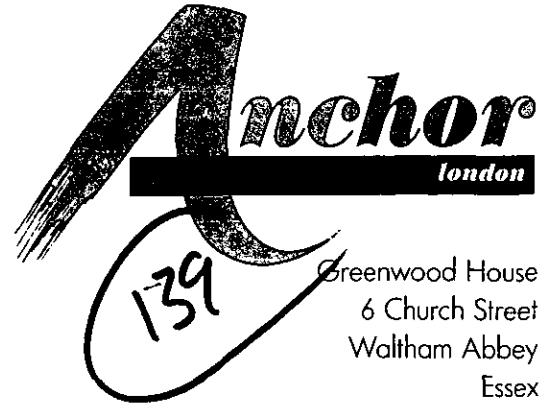
I am taking annual leave and will be returning to work at the end of September 1997, please do not hesitate to contact me if you would like to discuss any of the points I have raised.

138

Yours sincerely



Liz Kempadoo  
Centre Services Manager



M.J. French Esq.,  
 Executive Director/Planning & Conservation,  
 The Royal Borough of Kensington & Chelsea,  
 The Town Hall,  
 Hornton Street,  
 London W8 7NX

Greenwood House  
 6 Church Street  
 Waltham Abbey  
 Essex  
 EN9 1DX

Tel: (01992) 782000  
 Fax: (01992) 782001  
 Customer Line: 0345 75 85 95

RECEIVED BY PLANNING SERVICES				
DC N	DC C	DC S	E	Ao Ack
(68)		12 SEP 1997		
Exec Dir		Records	ARR	Con
Appeals Office	10	Fees Officer	Forward Plan	Head DC

9<sup>th</sup> September 1997

Ref: RB/K  
 Your Ref: DPS/DCN/AP/TP/97/1749

Dear Sirs,

**Re: 119-131 Lancaster Road, North Kensington.**

I refer to the planning application made to convert the above into a 'Health & Fitness Centre'.

We support the comments made by our residents in Thomas Darby Court, particularly with regard to the increase of noise and traffic in the area.

Yours faithfully,

R. Barton  
 Surveyor.

Patron: HRH Princess Alexandra  
 Anchor Trust  
 Registered Office: Fountain Court, Oxford Spire  
 Business Park, Kidlington, Oxfordshire OX5 1NZ  
 Tel: (01865) 854000 Fax: (01865) 854001  
 Anchor Trust Registered Charity No 1052183  
 Company No 3147851  
 Housing Association No LH4095

**workingwitholderpeople**



R.B.K. & C.  
TOWN PLANNING  
- 8 SEP 1997  
RECEIVED

162 Lancaster Road,  
London W11 1QU.

(86j)  
140

Planning Department,  
Kensington & Chelsea,  
Town Hall, Hornton Street,  
London W8

7th September, 1997.

Yr. ref: DPS/DCM/AP/TP/97/1749.

URGENT

Dear Sirs,

I don't think 21 days is a satisfactory time limit during the summer holidays. Many residents may not be aware that you've written to them. I strongly object to the proposed change of use and redevelopment of 119-131 Lancaster Road on the following grounds.

First, to turn the place into a health and fitness centre will increase the number of cars going up and down a street that is already blighted by traffic, adding to the nuisance and danger suffered by residents of this stretch of Lancaster Road.

Secondly, I can't see that there is much demand for the proposed facilities, either public or, as I imagine this project to be, private. In the area we have an excellent public swimming pool and fair enough gym and studios at Kensington New Pools, a private club with swimming pool at Lambton Place and a good gym and studios at Portobello Green at prices I believe are still subsidised by the North Kensington Amenity Trust and with concessions made for claimants. There are nice spaces that can be hired for private exercise classes already within the Borough and public pools at Porchester Baths and Shepherd's Bush for swimmers in need of a change of scene. In other words, this is not an exercise desert. I object to turning this site over to a business that is not needed in the locality and may not even be viable. Viability raises the question, if this does not work, what next?

Yours faithfully,

Dee McQuillan

PS. I certainly did not receive this letter as dated, 14<sup>th</sup> August. 18<sup>th</sup> Aug. wd. be more like it. Am going to post yr. dept. a copy too, and one to my councillor.

RECEIVED BY PLANNING SERVICES				
DC N	DC C	DC S	E	Ac Ack
(13) 10 SEP 1997			162 Lancaster Road, London W11 1QU.	
Exec Dir		Records	ARB	Con Des
Appeals Office	10	Fees Officer	Forward Plan	Head Off

(0) Already acknowledged 8/9

141 11/12

Planning Department,  
Kensington & Chelsea  
Town Hall, Hornton Street,  
London W8

7th September, 1997.

Yr. ref: DPS/DCN/AP/TP/97/1749.

URGENT / copy of fac 10.30 am 8/9/97.

Dear Sirs,

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Yours faithfully,



Dee McQuillan

P.S. I certainly did not receive this letter as dated, 14th August. 18th Aug. wd. be more like it. Am going to post yr. dept. a copy to, and one to my councillor.

0771381  
3463

(0) *AY*

# Kensington and Chelsea with Westminster Friends of the Earth

*319*

Please reply to: Mrs J.V. Taylor  
35 Lansdowne Road,  
Holland Park W11 2LQ.

Director of Planning Services,  
Planning & Conservation,  
Town Hall, Hornton Street,  
London W8 7NX.

1st September 1997.

*142*

Dear Mr French,

Ref: DP5/DCW/AP/TP/97/1749  
119 - 131 Lancaster Road W11.  
Health & Fitness Centre & Car park for 82 Cars.

We are very concerned with the excessive number of cars in London, causing air pollution, climate change and congestion. We wish therefore to object to the above application for an 82 car parking area at 119 - 131 Lancaster Road, bearing in mind that one of the acceptable methods of reducing/limiting car use is to reduce/limit the amount of car parking places.

In the context of the excellent 'Don't CHOKE Kensington & Chelsea' campaign sponsored by the Council earlier this year we would like to make the following comments:

1. Public transport in the vicinity of Lancaster Road is extremely good - providing a variety of bus services and an Underground Station in Ladbroke Grove.
2. The Council is committed to "reducing or restraining unnecessary car journeys" (E.P.S. Transport Policy p. 10). It seems unnecessary to allow a Leisure & Fitness facility to have a car park when walking or cycling to it would be more appropriate and healthy for all concerned. It is in fact inappropriate that provision of leisure and health facilities for some would result in the increase of air pollution and traffic noise and congestion for others, particularly in an area that is mainly residential. Traffic disturbance during the evening would also be cause for concern when road parking restrictions are lifted.

Yours faithfully,

*J.V. Taylor*

Joyce Taylor,  
Sustainability Sub-Group,  
Kensington & Chelsea with Westminster Friends of the Earth.

RECEIVED BY PLANNING SERVICE				
DC W	DC C	DC S	E	<input checked="" type="checkbox"/>
3 - SEP 1997			<i>674</i>	
Exec Dir		Records	ARE	Con Des
Appeals Office	10	Fees Officer	Foreward Par.	Head DC

Encl: Info on F.O.E. Fuming Mad Rally 27.9.97.

Co-ordinator: Irene Brown-Lana, Flat 9, 88 Portland Place, London W1N 3HB  
(0171) 580 1888

15

ack 29/8

143

Flat 17,  
Thomas Darby Court,  
133, Lancaster Road,  
London W11 1PP

RECEIVED BY PLANNING SERVICES

DC	DC	DC	E	Ad Ack
X	C	S		

29 AUG 1997 (92)

Exec Dir Appeals	Records	ARB	Can Des
26th August 1997	Fees Office	Forward Plan	Head DC
(RECORDED DELIVERY)			

Mr M.J. French Dip TP MRTPI Cert TS,  
Executive Director/ Planning & Conservation,  
The Royal Borough of Kensington & Chelsea,  
The Town Hall,  
Hornton Street,  
London W8 7NX.

Dear Mr French,

Re: Planning Application for 119-131 Lancaster Road, W.11.

Your Ref: DPS/DCN/AP/TP/97/1749

We write with reference to the planning application to convert 119-131 Lancaster Rd., W.11., into a "health & fitness centre".

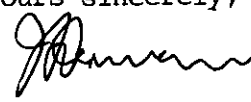
We the undersigned are senior citizens residing in retirement flats at Thomas Darby Court, 133 Lancaster Rd., which is adjacent to the proposed scheme.


We view with considerable anxiety and concern the planning application from Holmes Place plc to convert such a huge building in our immediate vicinity into a sports centre. We are alarmed by the possibility that:

- a) this may attract undesirable elements.
- b) that increased anti-social behaviour may be rife.
- c) that noise levels (including the possibility of loud "music") will become intolerable particularly at night thus depriving us of our sleep.
- d) The creation of a car park for 82 cars (as stated in Holmes Place plc's application to you) will create increased pollution levels. The additional increase in traffic would also add to the hazards of our elderly residents when attempting to cross St. Marks Rd & Lancaster Rd. in what was hitherto a residential district.

We would also add that there are already two sports centres within the near vicinity, and we fail to see how a third would add to the amenities of the district.

For all of the above reasons, we wish to register our objections against such a scheme and we hope that the planning application will be rejected.

Yours sincerely,  


Dr. J. Herman  
  
K. A. Herman

An additional 45 signatures are attached

cc The Warden/Thomas Darby Court  
& Anchor (London)

/continued....

Mr M.R.French / re Planning Application for 119-131 Lancaster Road, W.11.

(Ref: DPS/DCN/AP/TP/97/1749)

/continued

144

OBJECTIONS TO THE ABOVE SCHEME BY RESIDENTS OF THOMAS DARBY COURT,  
133, LANCASTER ROAD, W.11.

CONTINUED

- Suey Diamond flat # 27 ✓
- Aster Pestaina Flat 51 ✓
- Victoria Babi Manting 54 ✓
- Lee City Terribank Flat 39 ✓
- Marius Hair. FLAT 26. ✓
- Maurice Levitas Flat 50. (Chairman of Tenants Committee) ✓
- P. Warkin ("Tony") Flat 33 ✓
- Vera Lester Flat 41, ✓
- Prof. D. Vennall Flat 44 ✓
- Nora Maguire Flat 11. ✓
- Edward Coome 7 23 ✓
- Monica Edwards Flat 27 ✓
- E. HAWKINS FLAT 55 ✓
- N. Deller FLAT 57 ✓
- B. Williams Flat 28 ✓
- E. Webb - 25 Flat ✓
- S. Missam 20 ✓
- R. Snow 19 ✓
- Victoria Totton 37 ✓
- J. Sebahshai Flat 36 ✓
- R. Evans FLAT 12 ✓
- H. Kealy Flat 47 ✓
- Moloney (49) ✓
- D. Fisher (42) ✓
- A. Redick (21) ✓
- D. McCormack (9) ✓

/continued.....

Mr M.R. French / re Planning Application for 119-131 Lancaster Road, W.11.

(3)

(Ref: DPS/DCN/AP/TP/97/1749)

/ continued

SCHEME  
OBJECTIONS TO THE ABOVE SCHEME BY RESIDENTS OF THOMAS DARBY COURT,

133, LANCASTER ROAD, W.11.

145

C O N T I N U E D

- AD after Flat 16. ✓
- M Power flat 46 ✓
- Valerie & Jones 43 ✓
- An Dimes / 58 ✓
- J. Zegster 53 ✓
- J. Adams 15 ✓
- M. St. 35 ✓
- J. Crown 59 ✓
- L. Lunn 59 ✓
- J. McMahon 29 ✓
- W. McMahon 29 ✓
- J. Hill 59 ✓
- Boudie Jarkas Flat 2 ✓
- E. G. V. 7/3 ✓
- E. Simmons flat 1. ✓
- P. Entwistle (40) ✓
- E. Fernandes. (24) ✓
- I. Caliendo (63) ✓
- Josf. (33) ?