

Other Documents

Please Index As

File Number

Part 1

Part 10

Part 2

Part 11

Part 3

Part 12

Part 4

Part 13

Part 5

Part 14

Part 6

Part 15

Part 7

Part 16

Part 8

Part 17

Part 9

Part 18

DEVELOPMENT CONTROL

TECHNICAL INFORMATION

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

ADDRESS 53, Notting Hill Gate.

POLLING DISTRICT CAA

- PP 030502 LSC
- | | | | |
|-----|--|--------|--|
| HB | Buildings of Architectural Interest | LSC | Local Shopping Centre |
| AMI | Areas of Metropolitan Importance | AI | Sites of Archeological Importance |
| MDO | Major Sites with Development Opportunities | SV | Designated View of St. Paul's from Richmond |
| MOL | Metropolitan Open Land | SNCI | Sites of Nature Conservation Importance |
| SBA | Small Business Area | REG 7 | Restricted size and use of Estate Agent Boards |
| PSC | Principal Shopping Centre (Core or Non-core) | ART IV | Restrictions of Permitted Development Rights |

AH

Conservation Area	HB	CPO	TPO	AMI	MDO	MOL	SBA	Unsuitable for Diplomatic Use	PSC		LSC	AI	SV	SNCI	REG 7	ART IV	
									C	N							
								<input checked="" type="checkbox"/>									

	Within the line of Safeguarding of the Proposed Chelsea/Hackney underground line
	Within the line of Safeguarding of the Proposed Eastwest/Crossrail underground line

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:

DL

53 Notting Hill Gazette

Recd. 3 March 2003.

Complete 4 March 2003.

And batch

PP030502

RECEIVED

REASON FOR DELAY

CASE NO / /

identified as a "Target" application, with the target of being passed
ad of Development Control within 6 weeks of the completion date.

application, there has been a delay, beyond 8 weeks,

able to ensure that this case has been determined within the 8 week
following reason(s) [*highlight - there may be more than one reason!*]

arranging initial Site Visit [*a date for this should be fixed up in the
after you receive the case!*]

to internal Consultation
as many as necessary]

- (i) Design - Discussions/initial Obs.
- (ii) Design - Formal Obs.
- (iii) Transportation
- (iv) Policy
- (v) Environmental Health
- (vi) Trees
- (vii) Other

neighbour notification/external consultation necessary (*spread or time
- please specify*)

is not requested in time
*ber - Request all revisions by end of fourth week to stand reasonable
of renotifying and determining case within 8 weeks!*

ons requested in time, but not received in time

ons received but inadequate - further revisions requested

ons received but reconsultation necessary

ing Direction from English Heritage/other EH delays...

use of the Committee cycle

licant's instruction

OTHER REASON *Please state*].....

..... (Case Officer)

MEMORANDUM

TO: FOR FILE USE ONLY

**From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION**

My Ref: PP/03/00502/IW

CODE A1

Room No:

Date: 07 March 2003

DEVELOPMENT AT:

53 Notting Hill Gate, London, W11 3JS

DEVELOPMENT:

Placing of 2 tables and 4 chairs on the public highway immediately outside shop for the use by customers.

The above development is to be advertised under:-

1. Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (development affecting the character or appearance of a Conservation Area or adjoining Conservation Area)

M.J. French

Executive Director, Planning & Conservation

THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA
TOWN AND COUNTRY PLANNING ACT 1990

PART THREE:	ADDITIONAL INFORMATION FOR NON RESIDENTIAL DEVELOPMENT TO BE COMPLETED FOR ALL NON-RESIDENTIAL DEVELOPMENT
--------------------	--

1. For industrial development, describe the process to be carried on and of the end products, and the type of plant/machinery to be installed:	N/A		
2. If the proposal forms part of a larger scheme for which permission is not at present sought, briefly describe the ultimate development:	N/A		
3. If the proposal is related to an existing use on or near the site, please explain the relationship:	PROPOSAL RELATES TO THE COFFEE SHOP BASED AT 53 NOTTING HILL GATE		
4.	Existing floor space to be lost (through demolition or change of use)	Existing floorspace to be retained (if any)	Proposed additional floorspace
(a) What is the total floor space of all the buildings to which the application relates?	0 m2	N/A m2	0 m2
(b) What is the amount of industrial floor space included in the above figure?	N/A m2	N/A m2	N/A m2
(c) What is the amount of office floor space?	N/A m2	N/A m2	N/A m2
(d) What is the amount of floor space for retail trading?	N/A m2	N/A m2	N/A m2
(e) What is the amount of floor space for storage?	N/A m2	N/A m2	0 m2
(f) What is the amount of floor space for warehousing?	N/A m2	N/A m2	N/A m2
(g) Please specify the amount of floor space of any other uses.	N/A m2	N/A m2	N/A m2

(Part Three continues overleaf)


THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA
TOWN AND COUNTRY PLANNING ACT 1990

PP 30502

FREE: SIDE TWO

<p>How many staff will be employed on the site as a result of the proposed development?</p> <p>Full-time</p> <p>Part-time</p>	<p>N/A</p>
<p>6. State estimated vehicular traffic flow to the site during a normal working day:</p> <p>(a) Heavy Goods Vehicles</p> <p>(b) Other vehicles</p>	<p>N/A</p>
<p>7. Describe parking / loading / unloading provision (also show location on plan unless you are reserving design for further approval).</p>	<p>N/A</p>
<p>8. State nature, volume and proposed means of disposal of any trade effluents or trade refuse:</p>	<p>N/A (same as present)</p>
<p>9. Please state here if hazardous substances in the quantities listed in Schedule 1 to the Planning (Hazardous Substances) Regulations (1992) will be kept on the land * :</p>	<p>N/A</p>

(* For further information on Schedule 1 of the Planning (Hazardous Substances) Regulations please consult with the Planning Information Office, 0171 361 2079 / 2977).

<p>Signed: </p>	<p>On behalf of: CAFFE NERO</p>	<p>Date:</p>
--	-------------------------------------	--------------

Please can you provide me with observations on the following:

Application Address: 53, Notting Hill Gate

Application Ref: PP/03/502

Plans Enclosed: YES

Date: 18/03/03

Officer: Ian Williams

Telephone no. 2734

If this has already been sent, please accept my apologies.

PREVIOUS USE OF BUILDINGS OR LAND

- (i) Present use of buildings/land
- (ii) If vacant the last previous use and period of use with relevant dates

A1 USAGE
 N/A

4. PARTICULARS OF APPLICATION

State whether this application is for:

- (i) Outline planning permission
- (ii) Full planning permission
- (iii) Renewal of temporary permission or permission for retention of building or continuance of use without complying with a condition subject to which planning permission has been granted

State Yes or No

NO

YES

NO

If "Yes" strike any of the following which are not to be determined at this stage

1. Siting	4. External appearance
2. Design	6. Means of access
3. Landscaping	

If "Yes" state the date and number of previous permission and identify the previous condition.

Date	Number
The Condition	

LIST ALL DRAWINGS, CERTIFICATES, DOCUMENTS, ETC; forming part of the application

1) LOCATION PLAN
 2) SITE DRAWING
 3) PHOTOS

ADDITIONAL INFORMATION

Is the application for non-residential development

State Yes or No

YES

NO

If "Yes" complete PART THREE of this form

Does the proposed development involve the felling of any trees

If "Yes" state numbers and indicate precise position on plan

Materials - Give details (unless the application is for outline permission) of the type and colour of materials to be used for walls. N/A

of. N/A

Means of Enclosure. N/A

How will surface water be disposed of?
 How will foul sewage be dealt with?

Windows (existing & proposed). N/A

SAME AS PRESENT

SAME AS PRESENT

ENCLOSED WITH THIS APPLICATION

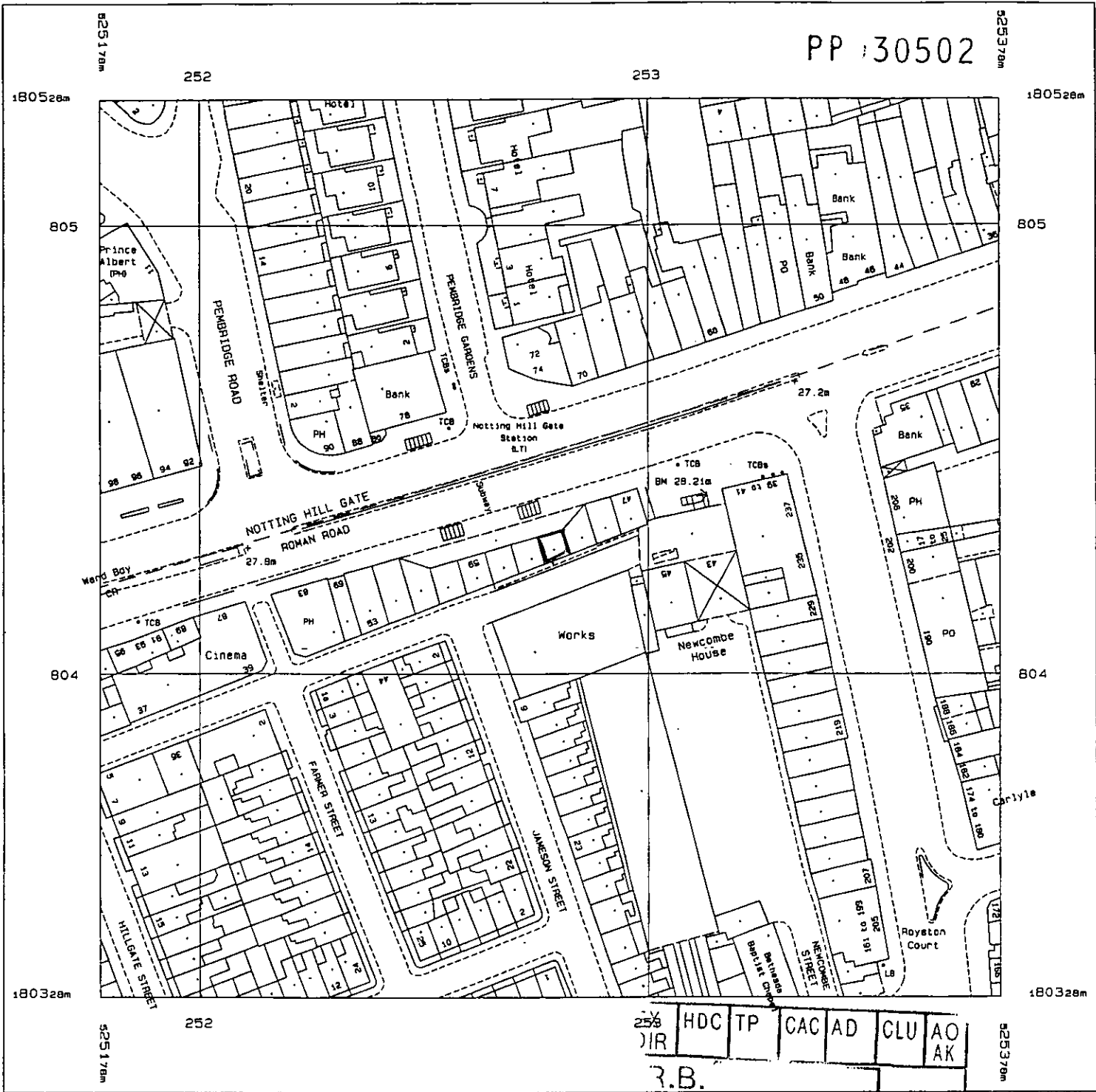
I hereby apply for (strike out whichever is inapplicable) £... 220

(a) Planning permission to carry out the development described in this application and the accompanying plans in accordance therewith

(b) Planning permission to retain the building(s) or work(s) already constructed or carried out, or a use of the land already instituted as described in this application and accompanying plans.

Mahamed Hill on behalf of... CAFFE NERO Date.....

- APPROPRIATE SEPARATE CERTIFICATE MUST ACCOMPANY THIS APPLICATION (See Notes for Applicants)
- A: Where all the land/building is owned by the applicant
 - B: Where some or all of the land/building is not owned by the applicant but the name and address of the owner(s) is
 - C: Where some or all of the land is not owned by the applicant and where the ownership of only part of the remainder is
 - D: Where some or all the land/building is not owned by the applicant and the applicant has not been able to find out who



256 DIR HDC TP CAC AD CLU AO AK
 R.B.
 K.C. - 3 MAR 2003 PLANNING
 C SW SE APP IO REC
 ARB FPLN DES FEES

Produced 20 Feb 2003 from Ordnance Survey digital data and incorporating surveyed revision available at this date. © Crown Copyright 2003.

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Scale 1: 1250

National Grid sheet reference at centre of this Superplan: TQ2580SW

The representation of a road, track or path is no evidence of a right of way.

This Superplan product does not contain all recorded map information.

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

File Copy

1 2079/2080

020-7361-2079/2080

020-7937-5464

Switchboard:

Extension:

Direct Line:

Facsimile 020-7361-3463

Date: 07 March 2003

My reference: Your reference:
My Ref: DPS/DCN/PP/03/00502/IW

Please ask for:
Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: 53 Notting Hill Gate, London, W11 3JS

Brief details of the proposed development are set out below. Members of the public may inspect copies of the application, the plans and any other documents submitted with it. The Council's Planning Services Committee, in considering the proposal, welcomes comments either for or against the scheme. Anyone who wishes to make representations about the application should write to the Council at the above address **within 21 days** of the date of this letter. Please telephone should you require further information.

Proposal for which permission is sought

Placing of 2 tables and 4 chairs on the public highway immediately outside shop for the use by customers.

Applicant Caffe Nero, 3 Neal Street, London, WC2H 9PU

Yours faithfully

M. J. FRENCH
Executive Director, Planning and Conservation

WHAT MATTERS CAN BE TAKEN INTO ACCOUNT

When dealing with a planning application the Council has to consider the policies of the Borough Plan, known as the Unitary Development Plan, and any other material considerations. The most common of these include (not necessarily in order of importance):

- The scale and appearance of the proposal and impact upon the surrounding area or adjoining neighbours;
- Effect upon the character or appearance of a Conservation Area;
- Effect upon the special historic interest of a Listed Building, or its setting;
- Effect upon traffic, access, and parking;
- Amenity issues such as loss of Sunlight or daylight, Overlooking and loss of privacy, Noise and disturbance resulting from a use, Hours of operation.

WHAT MATTERS CANNOT BE TAKEN INTO ACCOUNT

Often people may wish to object on grounds that, unfortunately, cannot be taken into account because they are not controlled by Planning Legislation. These include (again not in any order of importance):

- Loss of property value;
- Private issues between neighbours such as land covenants, party walls, land and boundary disputes, damage to property;
- Problems associated with construction such as noise, dust, or vehicles (If you experience these problems Environmental Services have some control and you should contact them direct);
- Smells (Also covered by Environmental Services);
- Competition between firms;
- Structural and fire precaution concerns; (These are Building Control matters).

WHAT HAPPENS TO YOUR LETTER

All letters of objection are taken into account when an application is considered. Revised drawings may be received during the consideration of the case and normally you will be informed and given 14 days for further response. Generally planning applications where 3 or more objections have been received are presented to the Planning Services Committee which is made up of elected Ward Councillors. Planning Officers write a report to the Committee with a recommendation as to whether the application should be granted or refused. Letters received are summarised in the report, and copies can be seen by Councillors and members of the public, including the applicant. The Councillors make the decisions and are not bound by the Planning Officer's recommendation. All meetings of the Committee are open to the public.

If you would like further information, about the application itself or when it is likely to be decided, please contact the Planning Department on the telephone number overleaf.

WHERE TO SEE THE PLANS

Details of the application can be seen at the **Planning Information Office, 3rd floor, Town Hall, Hornton Street W.8.** It is open from 9am to 4.45pm Mondays to Thursdays (4pm Fridays). A Planning Officer will always be there to assist you.

In addition, copies of applications in the **Chelsea Area (SW1, SW3, SW10)** can be seen at **The Reference Library, Chelsea Old Town Hall, Kings Road SW3 (020 7361 4158)**, for the **Central Area (W8, W14, SW5, SW7)** can be viewed in the **Central Library, Town Hall, Hornton Street, W.8.** and applications for districts **W10, W11 and W2** in the North of the Borough can be seen at **The Information Centre, North Kensington Library, 108 Ladbroke Grove, London W11** (under the Westway near Ladbroke Grove Station 020 7727-6583). Please telephone to check the opening times of these offices.

If you are a registered disabled person, it may be possible for an Officer to come to your home with the plans. Please contact the Planning Department and ask to speak to the Case Officer for the application.

PLEASE QUOTE THE APPLICATION REFERENCE NUMBER ON YOUR REPLY

WINE

COFFEE

ESPRESSO BAR

ESPRESSO
CAMPESINO
LATTE
ROCKA
PANINI
PASTA

ESPRESSO



PP030502

BTS HA 2ANA0 NNN 0 0042

<No. 10A>

68484

CAPPRE MAMA

Cappre

ESPRESSO

CAPPUCCINO

LATTE

MOCCA

PANINI

PASTE

NERO

ESPRESSO 1.50

Latte Cappuccino 1.50

ESPRESSO 1.50

CAPPUCCINO 1.50

PP 30502

BTS NA ZANAO NNIN 0 0042

<No. 9A>

68485

RBR&C TRANSPORTATION COMMENTS

PP Number: 03/502	Address: 53 Notting Hill Gate, W11		Date of obs: 18 th March, 2003	
Proposal: Placing of 2 Tables and 4 Chairs on the public highway immediately outside shop for the use of customers.			Obj	
			No Obj	
			No Obj subject to Cond's	√
			More Info	
File Number As above	Initial Observations		Transportation Officer: Richard Tinker	DC Officer: Ian Williams
Full Observations	√			
Further Observations				

Supplementary information:

Comments:

The Applicant wishes to provide tables (two) and chairs (four) for its patrons adjacent to the frontage on Notting Hill Gate.

The applicants should be made aware of TR21 of the UDP states that the Council wishes to *'maintain, and improve footways to provide a safe and attractive environment for pedestrians'*.

Following a site visit it was noted that there was an Underground exit directly outside the premises. It is also noted that the footway is a major thoroughfare and would be extremely busy during peak hours.

The Council's standard minimum footway width to enable safe passage for pedestrians with prams and wheelchairs is 1.8m. There is 3.8m of footway to the nearest obstacle.

The proposed plans indicate that six chairs will be placed on the footway, whilst the TP1 description states that four will be placed on the footway. If six chairs would be placed on the footway, the tables and chairs would protrude out onto the footway in an unacceptable manner if they became untidy. Therefore, I wish to suggest a condition that stipulates only four chairs are to be placed out onto the footway, in a line against the shopfront, as shown in the photographs. If so, I will not object to the proposal as it is in accordance with TR21.

A S115E licence will be required in accordance with the Highways Act 1980.

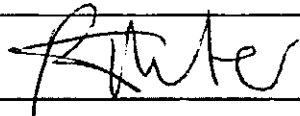
Suggested Conditions

1. Two tables each with two chairs are to be placed on the footway, with the chair backs against the shopfront.
2. Standard conditions should be applied and an informative requiring a S115E licence to be obtained from the Council.

Relevant transportation policies: TR21

Recommendation: No Objection subject to conditions

Signed:

A handwritten signature in black ink, appearing to read "A. White", written over a horizontal line.

S3 Netting Hill Gate - Westbonds

18th March 2003

(18)



53 Netting Hill cable - East bonds.

100m March 2003

Ⓢ



NOTICE OF A PLANNING APPLICATION

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



Notice is hereby given the Royal Borough of Kensington and Chelsea Council has received an application:

**KENSINGTON
AND CHELSEA**

(a) for development of land in or adjacent to a Conservation Area.

Details are set out below.

Members of the public may inspect copies of the application, the plans and other documents submitted with it at:

The Planning Information Office, 3rd floor, The Town Hall, Hornton Street, W8 7NX between the hours of 9.15 and 4.45 Mondays to Thursdays and 9.15 to 4.30 Fridays;

For applications in the Chelsea area: The Reference Library, Chelsea Old Town Hall, Tel. 0171-361-4158.

For postal areas W10,-W11 and W2: The 1st floor, North Kensington Library, 108 Ladbroke Grove, W11, Tel. 0171-727-6583.

Anyone who wishes to make representations about this application should write to the Executive Director of Planning and Conservation at the Town Hall (Dept. 705) within 21 days of the date of this notice.

SCHEDULE

Reference: PP/03/00502/IW

Date: 14/03/03

53 Notting Hill Gate, London, W11 3JS

Placing of 2 tables and 4 chairs on the public highway immediately outside shop for the use by customers.

APPLICANT **Caffe Nero,**

CAFFÈ NERO

Forwarded drawings as discussed

TW

COPY OF PLANS
TO LONDON
OFFICE PLEASE



EX	HDC	TP	CAC	AD	CLU	AO
11R						AK
P.B.		20 MAR 2003		PLANNING		
K.C.						
SW	SE	APP	IO	REC		
ARB	PLN	DES	FLS			

3 NEAL STREET LONDON WC2H 9PU TEL 020 7520 5150 FAX 020 7379 0858 E-mail: caffenero@caffenero.com

Company registration no. 3288178 VAT registration no. 795 8716 59

PP/03/0502

DT

**- ENVIRONMENTAL SERVICES
INTERNAL MEMORANDUM**

TO: Director of Planning & Conservation
Michael French & Waste Management
& Leisure Peter Ramage

ROOM NO: 322 & Council Offices

CC:

FROM: Dennis Brown

ROOM NO: 317

TELEPHONE: 020-7361 3628

EMAIL: Dennis.Brown@rbkc.gov.uk

DATE: 03 February 2005

REF: TM/204/2/77

HIGHWAYS ACT 1980 - SECTION 115E

Proposed placing of amenities on the highway at: 53 Notting Hill Gate, London, W11 3JS

Details of the proposal: 2 Tables and 4 chairs

Applicant: Caffe Nero

Transportation received an application, in accordance with section 115E of the Highways Act 1980 on the 20 September 2004 from the above applicant. Brief details of the proposal are set out above.

The Borough Council in pursuance of its powers under the above-mentioned Act hereby **GRANTED** permission to place amenities on the highway outside the under-mentioned Schedule as shown in the plans submitted.

Yours sincerely



Dennis Brown
Administrative Assistant
Transportation and Highways

PLANNING SERVICES APPLICATION

CONSULTATION SHEET

APPLICANT:

Caffe Nero,
3 Neal Street,
London,
WC2H 9PU

APPLICATION NO: PP/03/00502/*case*

APPLICATION DATED: 02/03/2003

DATE ACKNOWLEDGED: 06 March 2003

APPLICATION COMPLETE: 04/03/2003

DATE TO BE DECIDED BY: 29/04/2003

SITE: 53 Notting Hill Gate, London, W11 3JS

PROPOSAL: Placing of 2 tables and 4 chairs on the public highway immediately outside shop for the use by customers.

ADDRESSES TO BE CONSULTED

JA
1.
2. *Same as PP/01/01700 & objections*
3.
4.

b/03

X
(6)

- 5.
- 6.
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.

CONSULT STATUTORILY

English Heritage Listed Bdgs - CATEGORY: ...
 English Heritage Setting of Bdgs Grade I or II ...
 English Heritage Demolition in Cons. 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/Cross Rail Line 2 ...
 Victorian Society ...
 DTLR Dept. Transport Loc.Gov.& Regions ...

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 ...
 GLA - CATEGORY: ...
 Govt. Office for London ...
 Twentieth Century Society ...

JA.
b/03.