

Other Documents

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PLANNING SERVICES APPLICATION

CONSULTATION SHEET

APPLICANT:

Spence Harris Hogan Associates,
1 Vencourt Place,
Ravenscourt Park,
Hammersmith, London,
W6 9LW

APPLICATION NO: PP/01/01227

APPLICATION DATED: 16/05/2001

DATE ACKNOWLEDGED: 05 June 2001

APPLICATION COMPLETE: 04/06/2001

DATE TO BE DECIDED BY: 30/07/2001

SITE: 110 Kensington Church Street, London, W8 4BH

PROPOSAL: Change of use of existing ground floor shop and basement unit to estate agency.

ADDRESSES TO BE CONSULTED

- 1. 106 - 114 (evens) } - and upper floors 110.
2. 107 - 115 (odd) } Kensington Church Street
3.
4.
5. All property Berkeley Gardens. 106 - OFFICES
6. in 108 - S&F
7. 109 - S&F
8. 110A - FAT
9. 112A
10. 113 - S& 113A - F
11. 115 - S&F
12.
13.
14.
15.

CONSULT STATUTORILY

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

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

(8-11)
S&F
11-UNITS-3

20

11/6

11/6

DEVELOPMENT CONTROL

TECHNICAL INFORMATION

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

ADDRESS 110 Kensington Church Street

POLLING DISTRICT 1
PP011227

- | | | | |
|-----|--|--------|--|
| 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 |

Conservation Area	HB	CPO	TPO	AMI	MDO	MOL	SBA	Unsuitable for Diplomatic Use	PSC		LSC	AI	SV	SNCI	REG 7	ART IV
									C	N						
1										<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:

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

THE ROYAL
BOROUGH-OF

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS
MEMORANDUM



TO: FOR FILE USE ONLY

From: EXECUTIVE DIRECTOR

Switchboard: PLANNING & CONSERVATION

Extension:

Direct Line:

My Ref: PP/01/01227/NC

CODE A1

Facsimile:

Room No:

**KENSINGTON
AND CHELSEA**

My reference:

Your reference:

Please **Date** for: **11 June 2001**

DEVELOPMENT AT:

110 Kensington Church Street, London, W8 4BH

DEVELOPMENT:

Change of use of existing ground floor shop and basement unit to estate agency.

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

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

Planning applications where 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

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

Switchboard: 020-7937-5464

Extension:

Direct Line:

Facsimile:

020-7361-3463

My reference:

Your reference:

Please ask Date: 11 June 2001

My Ref: DPS/DCC/PP/01/01227/NC

Planning Information Office

Dear Sir/Madam,

Executive Director

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: 110 Kensington Church Street, London, W8 4BH

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. Unfortunately, the Council does not have the resources to advise objectors of the Committee date, and you should telephone for further information.

Proposal for which permission is sought

Change of use of existing ground floor shop and basement unit to estate agency.

Applicant 32 Grosvenor Gardens, London, SW1 0DH

Yours faithfully

M. J. FRENCH

Executive Director, Planning and Conservation

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PLEASE QUOTE THE APPLICATION REFERENCE NUMBER ON YOUR REPLY

NOTICE OF A PLANNING APPLICATION



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

KENSINGTON
AND CHELSEA

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

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

Details are set out below.

THE ROYAL
BOROUGH OF

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

NOTICE OF A PLANNING APPLICATION

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.

NOTICE OF A PLANNING APPLICATION

SCHEDULE

Reference: PP/01/01227/NC

Date: 15/06/2001

110 Kensington Church Street, London, W8 4BH

Change of use of existing ground floor shop and basement unit to estate agency.

APPLICANT Druce Lamy Ltd.,

NC
Pole
7/3/6/01

NOTICE OF A PLANNING APPLICATION



**THE
BELL
CORNWELL
PARTNERSHIP**

CHARTERED TOWN PLANNERS

Oakview House
Station Road
Hook
Hampshire
RG27 9TP
Tel: (01256) 766673
Fax: (01256) 768490
E-mail: bcp@bell-cornwell.co.uk

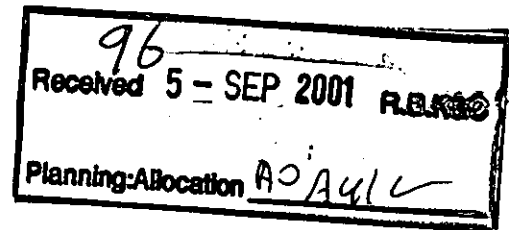
Chief Planner
The Royal Borough of Kensington
and Chelsea
Planning and Conservation
The Town Hall
Hornton Street
London
W8 7NX

JL.3562.31Aug.Let

SENT BY FAX AND
RECORDED DELIVERY

For the attention of: *Miss N Cowley*

03rd September 2001



Dear Sir

**Re: Planning Application Ref. No. PP/01/1227 - 110 Kensington Church Street,
London, W8**

We refer to the above planning application which we understand is due to be determined by the Council shortly.

We have been invited to represent a considerable number of people who have an interest in Kensington Church Street. These people include residents and shop keepers, but principally antique traders who are tenants in the street. We are happy to provide names and addresses should you require them. We write to express to you their strong **OBJECTIONS** to the proposed change of use of this A1 shopping unit to an estate agent (use class A2). The substance of their objections are discussed in detail below.

INTRODUCTION

Kensington Church Street is an extremely high quality and special street which has a very distinctive and unique character unlike any other street in Kensington. This character is defined by small specialist shops comprising antique dealers and fine art establishments. The street is known throughout the world because of these specialist shops and is highly regarded. To allow a change of use of one of these shopping units to an estate agent would be detrimental to the character and function of that street and as a consequence to existing traders, such that it would seriously prejudice the long term future of this distinguished street which already has a substantial number of estate agents providing a more than adequate service to the local community. The survival of these specialist shops is very dependant upon their grouping together, likewise is the character of the street, as they are not able to compete for the primary shopping units in the core areas of the Principal Shopping Centres.

The policies of the adopted UDP for the Borough that are of key relevance in the consideration of this planning application are **Policies S15 and GD48**.



POLICY S15

Policy S15 essentially comprises two parts:

- (i) *Character or function of the centre*
- (ii) *Defined set of criteria.*

Defined set of criteria

Turning to this second part of the policy first, specific reference (criteria (b)) is made to a minimum percentage requirement for the number of A1 units that should be retained within a principal shopping centre. For the non-core ground floor units this is defined as 65 percent.

It is very unclear from the UDP how this part of the policy is applied when considering applications for A2 or A3 uses. For example, there is little indication as to how much of the shopping frontage along a particular street is taken into account when making the calculation. We note that this is a little clearer in the Proposed Alterations of the UDP. However, there still does not appear to be a defined methodology. We further note that the Inspectors report (para.8.76) recognises the arbitrary nature of this part of the policy, confirming that **percentages alone do not take into account the character and function of particular parades of shops**. We agree with the Inspector that this is the case, particularly with respect to Kensington Church Street, where character and function issues are such an important and unique aspect of the street, they cannot be assessed by the use of percentages.

In our submission the critical consideration in the determination of this application is the impact of the proposed change of use of no. 110 on the character and function of Kensington Church Street and the conservation areas of which it forms a part. In this regard we now turn to discuss the character and function part of Policy S15 in particular.

Character and Function

As indicated earlier, at the heart of Kensington Church Street's character is the unique collection of specialist and prestigious antique and fine art shops. The further erosion of these A1 units by yet another non A1 use would result in more incongruous forms of development in the street, both in land use functionality terms by harming the retail confidence of this shopping area, and visually in street scene terms. The visual character of the street is particularly noticeable at night when the antique and fine art shops have the lights in their shop fronts on, thus creating a very noticeable and positive ambiance.

A2 users, particularly estate agents, generally have no affiliation or connection to the specific street or parade in which they locate in. They are often one of several branches of a large company seeking to establish their business within the wider area. The fundamental reason behind estate agents wishing to locate in principal shopping centres, is that such areas offer the greatest opportunities for business, being that they are easily accessible to a large population of shoppers. They are not the type of use that contributes to the character of a specialist shopping area such as Kensington Church Street.



The opposite can be said for the antique and fine art traders that are located in Kensington Church Street. They wholeheartedly and collectively contribute to the area's unique character, function and vitality. The desired location therefore, of non A1 uses in this part of the Borough should not and must not be at their expense.

POLICY CD48

Policy GD48 requires special attention to be had to the desirability of preserving and enhancing the character or appearance of each conservation area. In this case the conservation areas that apply are Kensington Conservation Area and Kensington Palace Conservation Area. The Proposals Statement for the Kensington Conservation Area acknowledges Kensington Church Street as having a "*...distinctive character which requires individual analysis. In the council's opinion its shopfronts make a significant contribution to the character or appearance of Kensington Conservation Area and Kensington Palace Conservation Area. The preservation of this character and where possible its enhancement will be assisted by general recognition of those features which together establish the Areas' special identify*". It then goes on to identify what is at the heart of this character street, stating that; "*The strong personality of this shopping centre derives from development of very different periods..... A striking feature is the dominant presence.... of antique dealers, fine art establishments...*".

It is clear that on the basis of the above, to allow the change of use of no. 110 Kensington Church Street would blatantly fly in the face of both the Council's Proposals Statement for the Kensington Conservation Area and Policy CD48 of the adopted UDP.

ADDITIONAL COMMENTS

We should advise you that the initial agents that marketed the sale of no. 110 Kensington Church Street reported to us that they had in excess of 100 viewings, all of which were interested in using the unit as an A1 shop. The agents confirm that there is a strong market for A1 uses in the area, especially in Kensington Church Street.

CONCLUSION

In the interests of the Borough and in particular the character, function and long term vitality of Kensington Church Street as a non-core specialist shopping location and conservation area, we respectfully urge you to **REFUSE** this application.

We look forward to receiving your confirmation of receipt of this letter as a valid **FORMAL OBJECTION** to planning application ref. no. PP/01/1227.

Yours faithfully
THE BELL CORNWELL PARTNERSHIP

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

JASON LARKIN

Winkworth

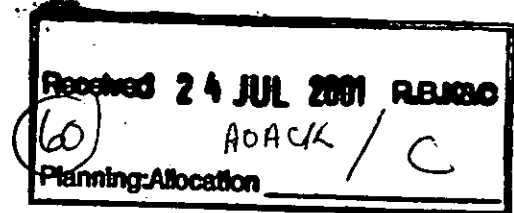
FRANCHISOR OF THE WINKWORTH NAME

118a Kensington Church Street, London W8 4BH
(Marketing & IT) Tel: 020 7727 0576 Fax: 020 7792,9203
(Accounts) Tel: 020 7727 0894 Fax: 020 7727 0227
E-mail: franchisor@winkworth.co.uk
www.winkworth.co.uk

01/1505

23 July 2001

F.A.O Miss N Cowley
Kensington and Chelsea Planning
And Conservation Department
The Town Hall
Horton Street
London
W8 7NX



Dear Miss Horton

110 Kensington Church Street, London, W.8

We note that Messrs. Druce & Co. have applied for a change of use at the above mentioned address.

We would like to place on record our objection to this application. We set out below the grounds for our objection:

1. **A2 Use/Dead Frontage**

Kensington Church Street is predominantly occupied by antique shops, which create:

- a. A tourist attraction.
- b. Serious browsing from tourists and antique traders. The antique traders also encourage later trading with "open" evenings.
- c. A "character" street.

Notting Hill Gate's main thoroughfare is suffering from considerable rent increases and as it is highly likely that specialist shops based in Notting Hill will seek a secondary location, it is important that retail frontage is retained in Kensington Church Street for their benefit. In addition, the local residents' associations are anxious that the allocation of retail outlets in the area is increased. The presence of another estate agency frontage in Kensington Church Street would upset the current balance between agencies and antique shops.



All offices are independently owned and operated

LONDON CENTRAL Clerkenwell & City, Kensington, Knightsbridge, Notting Hill, Paddington & Bayswater, Pimlico, St John's Wood, South Kensington, West End LONDON WEST Chiswick, Ealing & Acton, Fulham, Fulham Cross, Hammersmith, North Kensington, Shepherd's Bush LONDON SOUTH of the RIVER Battersea, Blackheath & Greenwich, Clapham, Croydon, Dulwich, Kennington, New Cross, Putney, Streatham, Surrey Quays, Tooting LONDON EAST Bow, Hackney, Stratford
LONDON NORTH Crouch End, Finchley, Golders Green, Hendon, Highgate, Islington, Kentish Town SPECIALIST SERVICES Auctions, Central London Management, Chartered Surveyors
Out of London Offices: SHEFFIELD Beauchief & Greenhill, Campo Lane, Dronfield, Hillsborough NORTHAMPTONSHIRE Wellingborough

Franchise Proprietor: M. Winkworth & Co. (Holdings) Ltd. Registered Office: 118 Kensington Church Street, London W8 4BH. Co. Reg. in England No. 1189557

Miss Cowley
KCPCD
23 July 2001
2/2

Estate agency frontages can increase pedestrian traffic as they generate a healthy movement of passers-by who are encouraged to browse and use the local facilities. However, an excessive presence of estate agents can lower the quality of the street for retailers and, indeed, lower the quality of the estate agency service itself. Too many estate agents can have a negative effect on sales and on the quality of traders that occupy the other premises in the area.

Local people, certainly, are of the opinion that the area is already well served by estate agents and that the addition of another would not benefit the area.

2. I am sure the planners are aware of the fact that a surplus of similar traders in an area can lead to a deterioration of standards due to competition. In the case of estate agents, this can be seen in the instance of "fly boarding" – an unhealthy and unpopular practice which leads to untidy streets and bad publicity for the area. Furthermore, policing estate agents for such practises adds to the local authority costs.

Should planning consent be granted to Druce & Co. we believe the licence should be limited (and reviewable) to the period in which they themselves plan to use the premises, with a view to the premises returning to retail use in the future.

As an estate agent established in the area I cannot, of course, pretend to be unbiased towards the idea of extra competition. However, I am giving you my views not only as a senior member of the profession but also as a resident of the area for over 30 years and, as a member of the planning committee of the Cherry Trees Residents' Association, I echo their view that retail trade should be encouraged in Kensington Church Street.

Yours sincerely

pp Samuel Wilson.

Simon P. Agace FRICS

Dictated and signed in his absence

01/12/27

NK



RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AG ACK
122 11 JUN 2001							
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEEES	

Lyng

7 June 2001

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

Dear Mr French

Re: Change of Use of No. 110, Kensington Church Street, W.8.

We understand that the above property is under offer from a would-be purchaser who is an Estate Agent, and Mr Kelsey of your Department has confirmed that you have just received an application for permission for change of use there from retail (A.1) to financial/professional services (A.2).

As Chairman of the Kensington Church Street Antique Dealers' Association, I am writing on behalf of our 56 members, who feel strongly that any such change would be detrimental to the Street.

In May 1999, your Planning Department refused permission for a change from A.1 to A.2 at 140-142 Kensington Church Street (copy of your letter of 27.5.99 enclosed). At a meeting in late 1998/early 1999 to discuss a similar application re 54-56 K.C.S., you said you would allow no further shops to be demoted to offices/estate agents. We very much hope you are still of the same mind, as this loss of retail outlets is simply not acceptable. Estate agents, in particular, are "thick on the ground" here already!

We should be grateful if our comments could be given urgent attention, and if you would kindly let us know as soon as possible how this matter proceeds.

Yours sincerely
R. Hoffbe

FF

P C F Sandberg

Chairman, Kensington Church Street Antique Dealers' Association
 150-152 Kensington Church Street London W8 4BN
 Tel: 020 7229 0373 Fax: 020 7792 3467
 www.antiques-london.com

PLANNING AND CONSERVATION

**THE ROYAL
BOROUGH OF**

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

PATRICK SANDBERG ANTIQUES
P C F SANDBERG
150-152 KENSINGTON CHURCH STREET
LONDON W8 4BN

Switchboard: 0171-937-5464

Direct Line: 0171-361-2771

Extension: 2771

Facsimile: 0171-361-3463

Date: 27 May 1999



**KENSINGTON
AND CHELSEA**

My Ref: DPS/DCC/TP/98/01546/KO

Please ask for: K. Orme

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

**Proposed development at: 140-142 KENSINGTON CHURCH STREET,
KENSINGTON, W.8**

I am writing to inform you of the Council's decision on the recent application for development at the above address, on which you submitted comments.

The Planning Services Committee were informed of your objections and considered these very carefully, together with policies of the Unitary Development Plan and other relevant planning considerations. Taking all these matters into account, the Committee decided to **REFUSE** permission in this case.

Change of Use A1 -> AZ

If you would like any further information about this decision please contact the Planning Information Office.

An applicant has the right of appeal against the Council's decision, and may appeal to the Secretary of State for the Environment within six months from the date of refusal. Should such an appeal be lodged, I shall ensure that you are informed and given the opportunity to comment.

Yours faithfully,

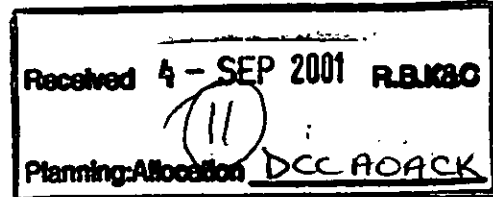
M. J. FRENCH

Executive Director, Planning and Conservation

100 PALACE GARDENS TERRACE, KENSINGTON, LONDON W8 4RS

✓ JH/9
31 August, 01

Nicola Cowley
Planning Asst
RBKC
Planning + Conservation
The Town Hall
Hornton Street
London
W8 7NX



Dear Nicola Cowley,
I'm writing in respect ~~to~~ ^{to} the premises
110 Kensington Church Street. As a resident
of eleven years, I have slowly seen this street
go from a local shopping area into a
bland high-rental premises area without
any regard to local residents wishes or needs.
There are already 14 Estate agents with frontages
on Church Street. If yet another estate agents
gets approval it will drive the rentals even
higher - forcing out the antique dealers, for
which the area is noted. Do you know that Ken.

Church Street has the highest proportion of
Oriental Ceramics dealers in the world outside
China? The street is renowned for its quality
antique shops. This will go if the rents are
pushed up as they certainly can't have the income
of a chain of estate agents.

Kensington Church Street should be about
good restaurants (Clarke's is an ideal mix
of ~~restaurant~~ ^{restaurant} and delicatessen), antique
shops and local shops which service the
residents. If it is taken over by estate agents
and banks, we will lose what little local
character is left.

Yours sincerely,

Sarah Callaghan.

(Flat 1)

107 Kensington Church Street

London W8 7LN

M. P. French Esq.,

15th June 2001

AS
19/6/01
NC

Executive Director, Planning & Conservation,
NO1AC6

The Town Hall
Kensington Street
London W8 7NX

Your Ref: DR5/01/001/01257

RECEIVED BY PLANNING SERVICES							
BY	NO	N	G	SW	SE	EN	AO
DR	1						ACK
10 JUN 2001							33
SEAS	NO	NO	NO	FWD	CON	FEE	
				PLN	DER		

Dear Mr. French,

re: Proposed development at

110 Kensington Church Street, London W8 4BJ

We, Garry Atkins and Julie Atkins, wish to express our objection for the change of use of existing ground floor shop and basement unit to ESTATE AGENCY, at 110 Kensington Ch. St.

Kensington Church Street is essentially a Street, known by people both at home and abroad, as a Street renowned for its "shopping area," where both antiques and more contemporary pieces can be purchased.

We, as well as most of the shops in the

2.

Street support "The Kensington Church Street Association" and join in the "Open Evenings" twice a year, staying open until 9:00 p.m. and entertain people who wish to join us and provide food and drinks. During these evenings we rarely sell anything. It is just a promotion for the street.

There are not many streets in London which are primarily made up of small shops, all supporting one another by recommendation. We are disappointed that Cocoon left the street. But we have enough Estate Agents in Kensington Church Street.

Yours sincerely,

Julia Atkins

RECEIVED BY PLANNING SERVICES

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19 JUN 2001

APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES	
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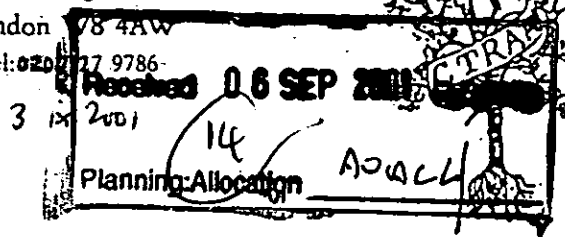
NC

CTRAA

39 Brunswick Gardens
Kensington

CHERRY TREES RESIDENTS' AMENITIES ASSOCIATION

London W8 4AW
Tel: 020 77 9786



To Mr. Michael French
Director of Planning & Conservation
Roke, Town Hall W8 7RX

From Wilimayky Wynne
Chairman, CTRAA.

01/1506

Dear Mr. French

110 Ken Church St. - Proposed Change of Use

It has come to the attention of many residents in the CTRAA area (Brunswick & Berkeley Sts, Vicarage Sq & Lane, Palace Sq, Terra etc) that this property, previously a shop selling ladies' bags & coats etc, is currently the subject of a "change of use" proposal to become yet another estate agent. I have today counted some 15 frontages in Ken Church St devoted to selling or renting houses & flats. This is already far too many. We residents need shops in this row or services like a laundrette which would be of direct benefit to residents.

The 60 or so antique & similar shops are of course a special case, as Ken Church St is known for these worldwide, & they enhance the prestige & quality of the area. But another estate agent would not be of any benefit whatever to residents.

We suffer enough from estate agents boards decorating our streets as a form of advertising, often indeed misleading & defying your byelaws about one board per property & the fortnight time limit for a "sold" property.

We do not need another estate agent, whether Druce's or anybody else, at No 110 Ken Church Street. Please therefore do not allow change of use from the present retail shop requirement & throw out the application by Druce or their agents.

With every good wish Yours sincerely

Wilimayky Wynne
Chairman CTRAA

SCOTT ENTERPRISE

PROPERTY DEVELOPMENT & CONSULTANCY

Yg 4/9

Received 04 SEP 2001 14:30
14
Planning Allocation
DCCADACK

RE: 110 Kensington Church Street

233-235 Westbourne Grove
London W11 2SE
Tel: 020 - 7221 7722
Fax: 020 - 7221 2842

To Mr Michael French, Director of Planning, Kensington & Chelsea.
Town Hall, Hornton St. W8. 7937-5464.
31. Aug. 01.
Proposed Change of Use from A1 to A2.

Dear Mr French,

I must express my amazement and disgust that your Department are proposing to grant this proposal/planning application.

As you well know I have fought for many many years to preserve and enhance the environment and quality of this lovely street and, in particular, prevent the proliferation of changes of use to A1 from A2. Proper retail shops are what local people want and Estate Agents are wanted by no one except Estate Agents.

Change of use to A2 in this area inevitably means an Estate Agent, Bruce & Co in this case, which will bring to some 20, Estate Agents within a 5 minute walk. This is the very antithesis of planning and flies directly in the face of what local people want and what is needed to ensure the rich variety of shopping for the benefit of all.

I am constantly infuriated at the "wringing of hands" by your Department "Here is nothing we can do" they say. Why have you not established adequate powers to protect the environment local people love and desire? You have published Policy Statements, UDPs & Revisions galore but no protection in this field it seems.

Please inform me as to when this will be heard so I may attend and speak.

And: please refuse the application.

Sincerely,
John Scott

C.C. Margaret Bennett, Scrutiny & State,
Environment etc.

Mr Barry Phelps, Planning Dept.
Mr Christopher Buckmaster.
Mr David Champion.
Willoughby Wynne, CHA Chairman.

P.S. 18 months ago I was refused
sum (A1 to A2) change of
use on my properties at
1-2 Camden St. W8. I
confess with mixed emotions!

Bankers:
NATIONAL WESTMINSTER BANK LIMITED
London, W.11



Green's Antique Galleries

PROPRIETOR: S. GREEN, ESQ.

NC

30/8

V.A.T. Reg. No. 239 1674 45

117 Kensington Church Street, London W8 7LN

Tel. 0171-229 9618

Miss Nicola Cowley,
Planning and Conservation Department,
Royal Borough of Kensington & Chelsea,
The Town Hall,
Hornton Street,
London W8 7NX

24th August 2001

re: 110 Kensington Church Street, W8
Case PP/01/1227

Received 30 AUG 2001 R.B.K&C

32
Planning:Allocation

AD/12/11/C

Dear Ms. Cowley:

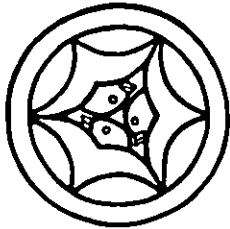
We believe that you are handling the above application to change the use of the premises from a retail shop to an Estate Agency.

As we already have between 9-10 Estate Agencies in Kensington Church Street, we feel that yet one more would tip the balance in the street which is essentially a prime antiques centre, and thus change it's character, which would be a great pity.

Please take this letter as our opposition to this proposed change of planning.

Yours sincerely,

S. GREEN



J.A.N. FINE ART

134 Kensington Church Street
London W8 4BH

Telephone: 020 7792 0736
Facsimile: 020 7221 1380

ACK - DJ
@ NC
Jg 25/6

Planning and Conservation
The Town Hall Hornum Street
London
W8 7NX

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AD ACK
25 JUN 2001							
APPLS	IO	REC	AMB	EV. 3 PLN	SON DES	FEEES	

Your ref DPS/DCC/PP/01/01227/NC.

Dear M. J. French,

We strongly oppose the proposal for change of use of 113, Kensington Church Street into an Estate Agents. We feel the street is amply served by agents and any more would damage the character and community of independent antique shops, restaurants and other retail outlets.

Kensington Church Street has slowly built a reputation as a shopping/tourist destination and the council should be encouraging other small business into the area to enable the street to grow as a major area for high quality antiques and retail services. Having more estate agents makes the street bland and characterless, eventually becoming a traffic filled road known as the artery which joins Notting Hill gate to Kensington High St. Which would be a great shame.

Fusa Kiku Shimizu

S. MARCHANT & SON

ESTABLISHED 1925

CHINESE AND JAPANESE WORKS OF ART

Telephone: 020 7229 5319 · Fax: 020 7792 8979
VAT Reg: No 241 5975 52



120 Kensington Church Street
London W8 4BH

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	SW	SE	ENF	AD	ACK
114 18 JUN 2001							
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E. J. M.
18/6/01

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

15th June 2001

Your ref: DPS/DCC/PP/01/01227/NC

RE: Proposed development at: 110 Kensington Church Street, London W8 4BH

Dear Sirs

Regarding the above proposed development, I thought I must write to you with some constructive criticism. Our firm, have been in Kensington Church Street for over 50yrs and gradually the character of the street is changing. There are now numerous estate agents who have shops and if one includes Notting Hill Gate there is an inordinate number. These shops bring little or no passing trade to the area and I have to voice my protest that you grant permission for another estate agent in the street.

Yours sincerely

Richard P. Marchant
S Marchant & Son

01/277
Jg 5/8

KNAPTON RASTI EST. 1987

14th June 2001

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

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	ACK
97		15 JUN 2001					
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEEES	

Dear Mr French

Re: 110 Kensington Church Street, London, W8

I write regarding the above mentioned property for which we made an offer in April. Our offer was accepted to the stage that we would be paying for any solicitors fees incurred should we pull out. However, we were then told that a higher offer had been received and that ours was no longer being accepted.

Through several friends and colleagues that I know in this area I have now been informed that this property is being taken over by another Estate Agents.

We would like to register our dismay at yet another Estate Agents possibly moving to Kensington Church Street, which, as you know is one of the most respected streets for antique shops and galleries. As a new gallery in a temporary rented space, this was an ideal opportunity for us.

We would be very grateful if you would consider our comments on this matter and would be interested to receive any feedback.

Yours sincerely



Christopher Knapton & Nader Rasti

David Brower Antiques

Specialising in Meissen, KPM, Fine European & Oriental Porcelain, French Bronzes and Japanese Works of Art.

113 Kensington Church Street, London. W8 7LN.



020 7221 4155



David@davidbrower-antiques.com



020 7221 6211

M.J.French
Executive Director
Planning and Conservation
The Town Hall
Hornton Street
London W8 7NX

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO/ACK
25 15 JUN 2001							
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES	

0.1/1 227
✓ 15/6

Re: Proposed development at 110 Kensington Church Street

Dear Sir,

With reference to the change of use at the above address I feel that I must write and state my strong objection to an Estate Agent taking yet another valuable retail shop.

For the 27 years I have traded in Kensington Church Street it has been known for its widely varied Antiques shops selling quality and expertise to both local and international visitors. Together with its wonderful restaurants the street attracts thousands of people every year, however I feel (as do many of my colleagues) that the atmosphere and character is slowly being lost. It is imperative to retain one of the most unique streets in London. Another Estate Agency would certainly be a great detriment to the street, and I would ask you to count the number that we already have. How many are needed to service the local community? I believe that the Council has given an undertaking that they would not countenance any further Estate Agents in this Street.

Good retail shops are the very lifeline of this important and world-renowned Street. Please do not turn Kensington Church Street into a meaningless thoroughfare.

Yours Sincerely,

David Brower.



STOCKSPRING ANTIQUES

114 Kensington Church Street, London W8 4BH

Tel. & Fax. 020 7727 7995

stockspring@antique-porcelain.co.uk

www.antique-porcelain.co.uk



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

13 June 2001

*NC
01/1227
JG 14/6*

Dear Sir/Madam,

Re: Proposed development at 110 Kensington Church Street

We wish to object in the strongest possible terms to the proposed change of use at the above property to an estate agency. There is already a strong concentration of estate agents in the street, and another one would be of no benefit to the street and area as a whole.

On the other hand, if the property were to become an antique dealer, it would reinforce Kensington Church Street's primacy both in England and the rest of the world as the main London centre of excellence in antiques. This would maintain the street's ability to attract antique buyers from all over the world. Antique dealers in the street have attractive shop fronts in keeping with Kensington's historic centre, but there is nothing old-fashioned in their approach to business. Here concentration of shops of related interest really does pay dividends, bringing into the area buyers from throughout the UK and from many other countries, with benefits to other businesses in the area.

Yours Faithfully,

(Mrs) Felicity Marno

Partner

RECEIVED BY PLANNING SERVICES							
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14 JUN 2001							92
APPL	IO	REQ	ARB	FWD PLN	CON DES	FEES	

LUCY B. CAMPBELL

Specialist Dealer in Fine Antiquarian Prints and Paintings: Framing and Restoration

123 Kensington Church Street, London W8 7LP
Telephone: 0171 - 727 2205 • Facsimile 0171 - 229 4252

17th September 2001

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

R.B.K.C PLANNING
Received 19 SEP 2001
Ex Die HDC TP CAC AD CLU
~~AD~~ K N SW SE APPEALS
IO REC ARB F.PLAN CON.DES

For the attention of: Miss N. Cowley

Dear Sir

Re: Planning Application Ref. No. PP/01/1227 – 110 Kensington Church Street, London, W8

Referring to the above planning application I would like to state that I **totally object** to another Estate Agent being allowed to have a premise on Kensington Church Street. This is a street that is internationally known for antiques shops and art galleries which have always been situated here and give the neighbourhood a unique character. It would be extremely detrimental to both the existing traders and the neighbourhood to allow the street to change in character and hopefully, you feel that it is your responsibility to preserve the area.

Please, I do respectfully urge you to **refuse** this application.

Would you please send a confirmation of receipt of this letter as a valid **Formal Objection** to planning application ref. No. PP/01/1227.

Sincerely yours

Lucy B. Campbell

File Note 17/8/01 - Deferred prior to PSC
by MF and requested to
recommend refusal.

20/8/01 - Left a message (on answer phone) with
Graham Harris (Agent) to phone
me about this application (Phoned to
advise that recommendation to Committee
is now to be refused).

21/8/01 - Graham Harris phoned back,
and I explained that recommendation
would now be for refusal. Was not happy.

29/8/01 (approx) - Graham Harris phoned and
spoke to Louise.

17/9/01 - Instructed by MF to prepare
report for PSC recommending refusal.

**Royal Borough of Kensington and Chelsea
Directorate of Planning Services - Policy Observations**

TP No: PP/01/1227	Address: 110 Kensington Church Street, W8	Date Received 12/6/01	Date of Obs. 26/6/01
UDP Prop Alts Paras/Policies		Obj.	No obj. ***
	Development: Change of use from shop (A1) to professional services (A2)	HMO? No	No. of dwelling Units Existing 0
			Proposed 0
		D.C. Officer NC	Policy Officer TA

Site:

Is located within the Notting Hill Gate Principal Shopping Centre (PSC), non-core, in the shopping parade between Kensington Mall and Berkley Gardens (east side).

Existing Use:

Is a retail shop, at ground floor.

Proposal:

To change the use to an estate agent, no external alterations are proposed.

Issues:

The relevant shopping frontage is 106 through 172 (even). There are twenty-six units within the frontage, of which five are currently in non-shop use. Criteria of *adopted* Policy S15 states that a proposal should not result in less than 65% of the total non-core ground floor units being in A1 use. 64% of the total non-core ground floors units are in A1 use. As the proportion is finely balanced the location of the unit and the health of the individual parade is crucial.

The relevant shopping frontage is 106 through 172 (even). There are twenty-six units within the frontage, of which five are currently in non-shop use. The proposal accords with *altered* Policy S15a 'retail character and function criteria', as it would not before or after result in, (a) more than one third of the ground floor units in the relevant street frontage and occupied by non-shop uses, or (b) there are more than three adjoining units at ground floor level in the same use class order, or (c) there is a break in the relevant ground floor retail frontage of more than three times the average width of units in the non-core.

The criteria of policies S15 and S15a that discuss potential adverse impact on traffic or amenity remain to be satisfied. Policy S15 resists proposals that would result in, (d) significant increase in traffic or parking, or (e) any significant reduction in an area's residential character and amenity including by smells or late night noise. The 'environmental criteria' of Policy S15a, resist proposals where they are likely to cause, (a) any *material* increase in traffic or parking, or (b) any *material* reduction in residential character or amenity including by smells or late night noise.

Recommendation:

On balance there is no policy objection.

M.W. Sonch 26.6.01

Cowley, Nicola: PC-PlanSvc

From: Appleyard, Tony: PC-PlanRes
Sent: 16 July 2001 16:05
To: Cowley, Nicola: PC-PlanSvc
Cc: Souch, Malcolm: PC-PlanSvc; Kelsey, Paul: PC-PlanSvc
Subject: COU A1 to A2, 110 Kensington Church Street (011227)

Hi Nicola,

I have taken a second look at this one, as requested.

As discussed since the policy ob. of 16 June we have received the Inspector's Report on the revisions to the UDP.

While the 1995 UDP still holds the greatest weight, in particular where the proposal marginally fails on the 65% threshold of adopted Policy S15, the altered Policy 15a (which the proposal complies with) has not been recommended for modification by the Inspector.

It is my view that this effectively gives more weight to Policy 15a than at the time of the policy ob. However, our recommendation would remain (unless Malcolm has something to add) that on balance there is no policy objection.

All this is not helped by the fact the current level of 64% of A1 in the non-core is based on the 2000 survey, which is soon to be updated - and could swing either way.

• Having said this, the danger in refusing the application on the basis on Policy S15 alone is that it could have been superseded before the end of the year, leaving us wide open on any appeal.

I hope this is useful.

Cheers, Tony
x2092

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Mr Graham Harris
Spence Harris Hogan Associates
1 Vencourt Place
Ravenscourt Park
Hammersmith
London W6 9LW

Switchboard: 020 7937 5464
Extension: 2084
Direct Line: 020 7361 2084
Facsimile: 020 7361 3463
Email: Paul.Kelsey@rbkc.gov.uk
Web: www.rbkc.gov.uk

10 October 2001

THE ROYAL BOROUGH OF



KENSINGTON AND CHELSEA

My reference: DPS/DCC/PK/PP Your reference: 364-3-MF-GH-1m Please ask for: M. J. French /01/1227

Dear Mr Harris,

**Town and Country Planning Act 1990
Proposed Use as an Estate Agent, 110 Kensington Church Street, W8**

I refer to your letter dated 19 September 2001 regarding the above. I am afraid that your letter does not accurately reflect my understanding of the meeting.

I confirmed that the application would be reported to the Planning Services Committee with a recommendation for refusal. The meeting has now taken place and as you know the application has been refused.

I also confirmed that enforcement action could not be taken until the use commenced, but that if you did commence the use, and that if you exercised your right of appeal against the refusal of planning permission, it is likely that this process could take approximately 12 months. I also confirmed that I would investigate other Class A2 uses in the area to make sure they were authorised or immune from enforcement action. I would need, in any event, to carry out this investigation should the refusal be appealed.

I would hope that you do not commence the use as this could result in the Council authorising enforcement action. I would recommend, if you wish to pursue this matter, that you exercise your right of appeal against the refusal of planning permission, before commencing the use. As a point of information, the period allowed for an appeal is 6 months from the date of decision, not 12 months as is implied in your letter.

I hope the above is of use, and clarifies the position in respect of this planning application, but please contact me again, or Paul Kelsey the Area Planning Officer, if you require any further information.

Yours sincerely

M J French
Executive Director, Planning and Conservation



architects & design consultants

R.B.K.C PLANNING

Received 04 OCT 2001

~~Ex-Die~~ HDC TP CAC AD CLU
AOACK N C SW SE APPEALS
IO REC ARB F.PLAN CON.DES

cycle

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

Spence Harris Hogan associates

1 Vencourt Place

Ravenscourt Park

Hammersmith

London

w6 9LW

tel : 020 8600 4171

fax : 020 8600 4181

mail : shh@shh1.co.uk

19th September 2001
Our Ref: 364-3-MF-GH-lm
Page 1 of 1

By Fax & Post: 7361-3463

Dear Mr French,

Re: 110 Kensington Church Street, London W8

Following our meeting on Friday 7th September 2001 with myself and Simon Orr-Ewing, it was agreed that the Planning Application for the above-mentioned property should proceed with a recommendation for refusal.

This is based on the understanding that no enforcement proceeding will be taken against the property for one year from date of decision and that Council instruct Committee to investigate the activities of others operating in the vicinity to determine whether they are trading illegally.

It is our understanding that once the time period has expired, we would have a right to appeal and we would appreciate confirmation of the same in writing.

Many thanks once again for taking time out of your busy schedule to meet last week with us. It was very much appreciated.

Yours Sincerely,
Shh architects & interior designers

Graham Harris
BA (Hons) Dip Arch RIBA
Managing Director

Nicola - do you know anything about this?

Faul

Cc: Greg Verhoef - Druce & Co.

Agreed.

- (1) to refuse P.P. (1A) assuming the appeal.*
- (2) to investigate the A2 uses to make sure they were authorised or impose pen action*
- (3) limited to the circumstances we cannot take enforcement action, and report on (2) will be needed before we do.*

Spence Harris Hogan Ltd.
Registered No. 261 0615 England
VAT No. 627 9201 07

NZ.



architects & design consultants

R.B.K.C PLANNING

Received 04 OCT 2001

Ex Die HDC TP CAC AD CLU
AOACK N C SW SE APPEALS
IO REC ARB F.PLAN CON.DES

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

copy
[Handwritten initials]

Spence Harris Hogan associates

1 Vencourt Place
Ravenscourt Park
Hammersmith
London
W6 9LW

tel : 020 8600 4171

fax : 020 8600 4181

mail : shh@shh1.co.uk

19th September 2001
Our Ref: 364-3-MF-GH-Im
Page 1 of 1

By Fax & Post: 7361-3463

Dear Mr French,

Re: 110 Kensington Church Street, London W8

Following our meeting on Friday 7th September 2001 with myself and Simon Orr-Ewing, it was agreed that the Planning Application for the above-mentioned property should proceed with a recommendation for refusal.

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It is our understanding that once the time period has expired, we would have a right to appeal and we would appreciate confirmation of the same in writing.

Many thanks once again for taking time out of your busy schedule to meet last week with us. It was very much appreciated.

Yours Sincerely,
Shh architects & interior designers

[Handwritten signature of Graham Harris]

Graham Harris
BA (Hons) Dip Arch RIBA
Managing Director

Cc: Greg Verhoef – Druce & Co.



Notting Hill Gate Principal Shopping Centre (cont.)

Map produced by the Royal Borough of Kensington and Chelsea
Planning Services Department using GGP 27/11/2001: Scale 1:2200

Principal Shopping Centre No2

NOTTING HILL GATE

KEY



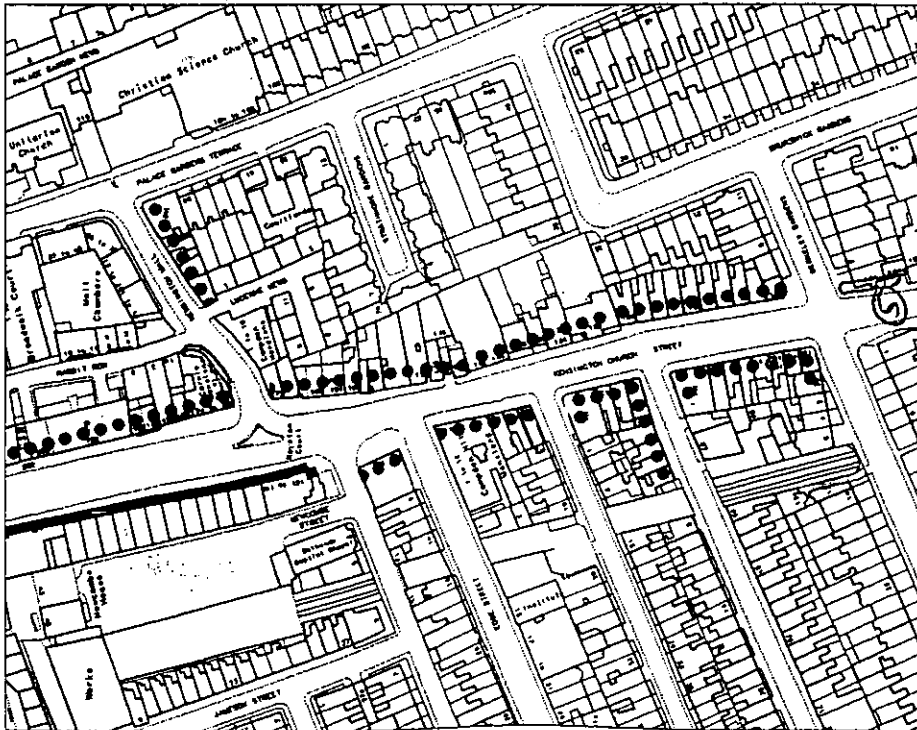
Core Shopping Frontage
Non Core Shopping Frontage
Scale: NO FIXED SCALE

Core Frontage

- 26-144 (even) Notting Hill Gate
- 47-101 (odd) Notting Hill Gate
- 203-237 (odd) Kensington Church Street
- 2-34 (even) Pembridge Road

Non Core Frontage

- 8-24b (even) Notting Hill Gate
- ~~103-111 (odd) Notting Hill Gate~~
- 146-164 (even) Notting Hill Gate
- 1-7 (inclusive) Wellington Terrace (Notting Hill Gate)
- 186-196 (even) Campden Hill Road
- 1-3 (odd) Hillgate Street
- 11-59 (odd) Pembridge Road
- 1-7 (odd) Ladbroke Road
- 7-15 (odd) Portobello Road
- 2-6 (even) Kensington Park Road
- ~~103-111 (odd) Kensington Church Street~~
- ~~203-205 (odd) Kensington Church Street~~
- 71 Palace Gardens Terrace
- 1-7 (odd) Kensington Mall
- 2a Bedford Gardens
- 1-6 (inclusive) Campden Street



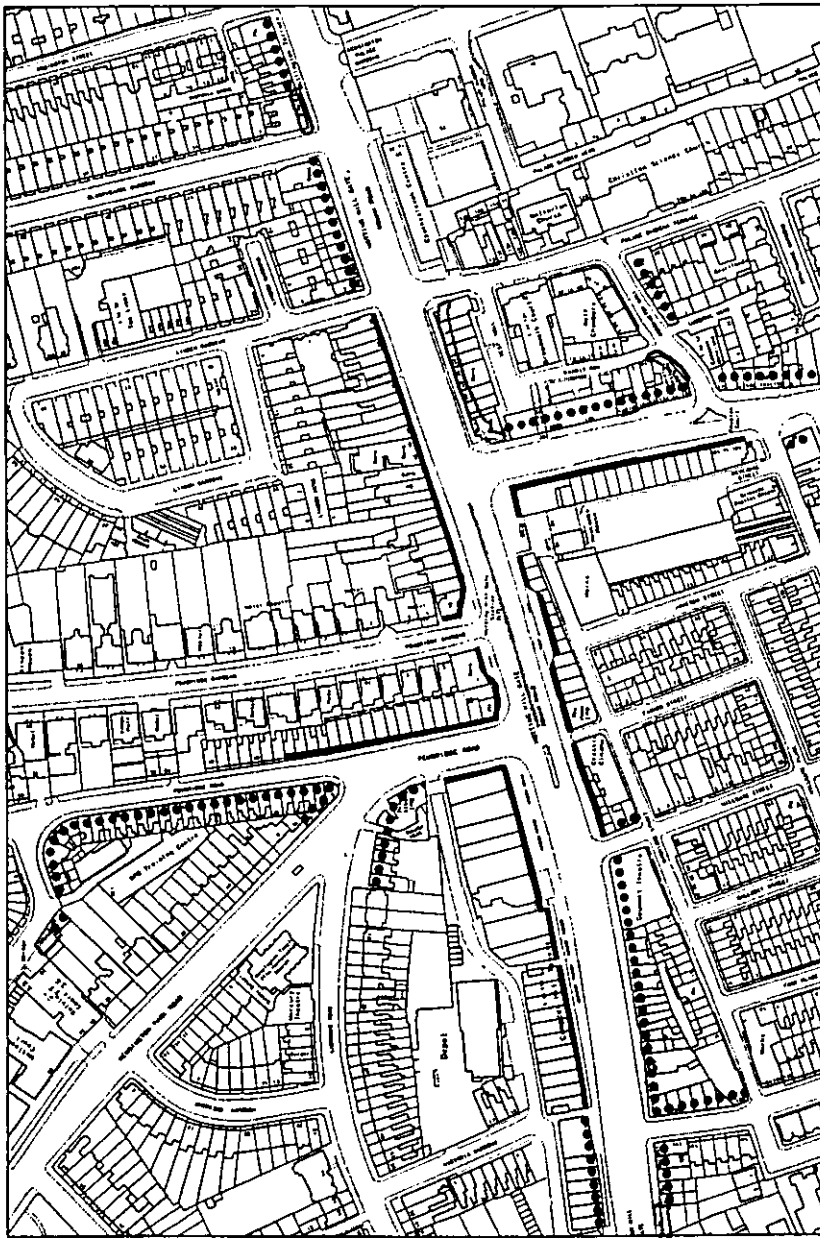
Royal Borough of Kensington and Chelsea licence number LA 080460

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MAP 13

Principal Shopping Centre No2
NOTTING HILL GATE



Royal Borough of Kensington and Chelsea licence number LA 086460

© Crown Copyright (see page 281)

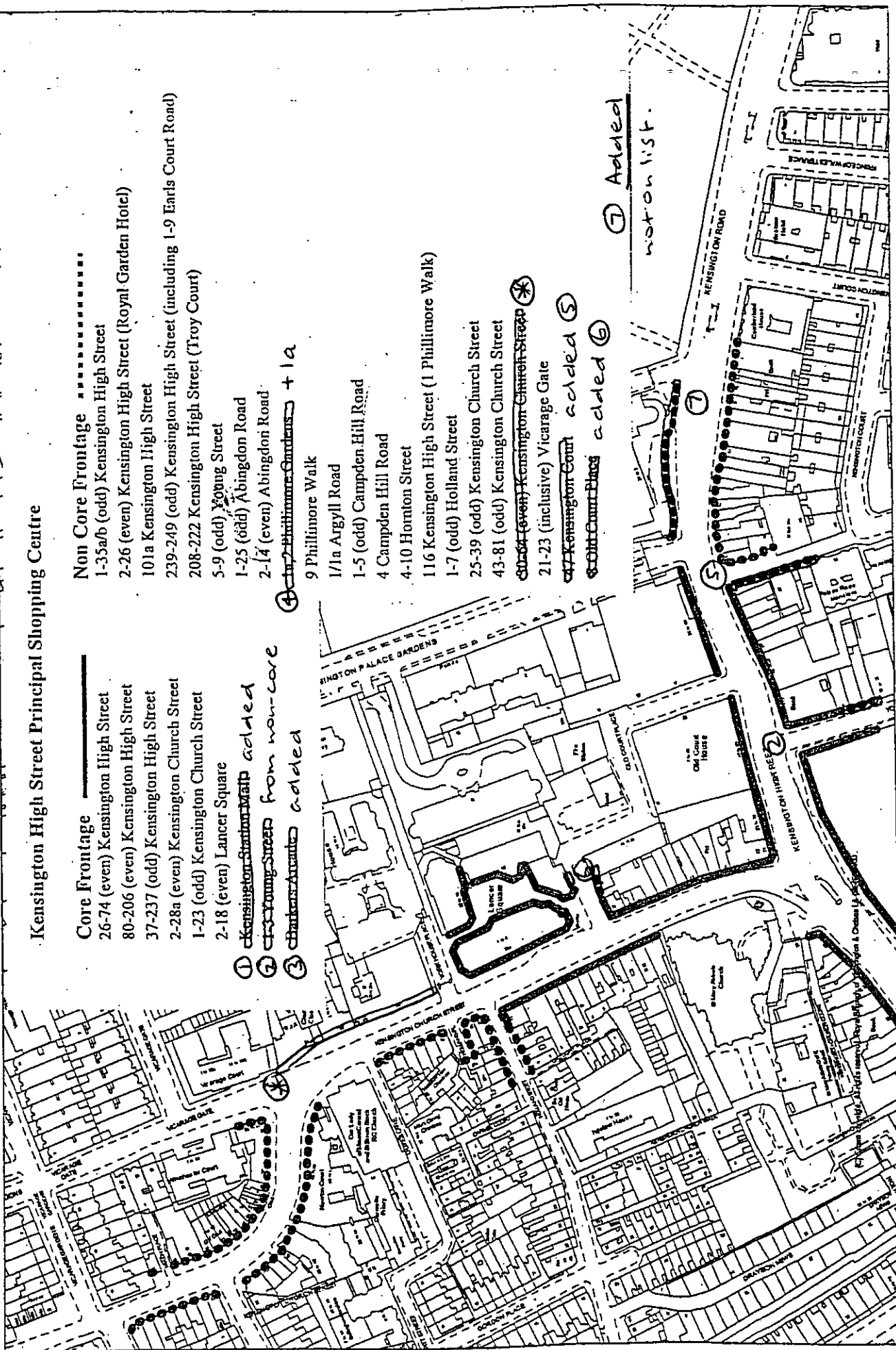
Kensington High Street Principal Shopping Centre

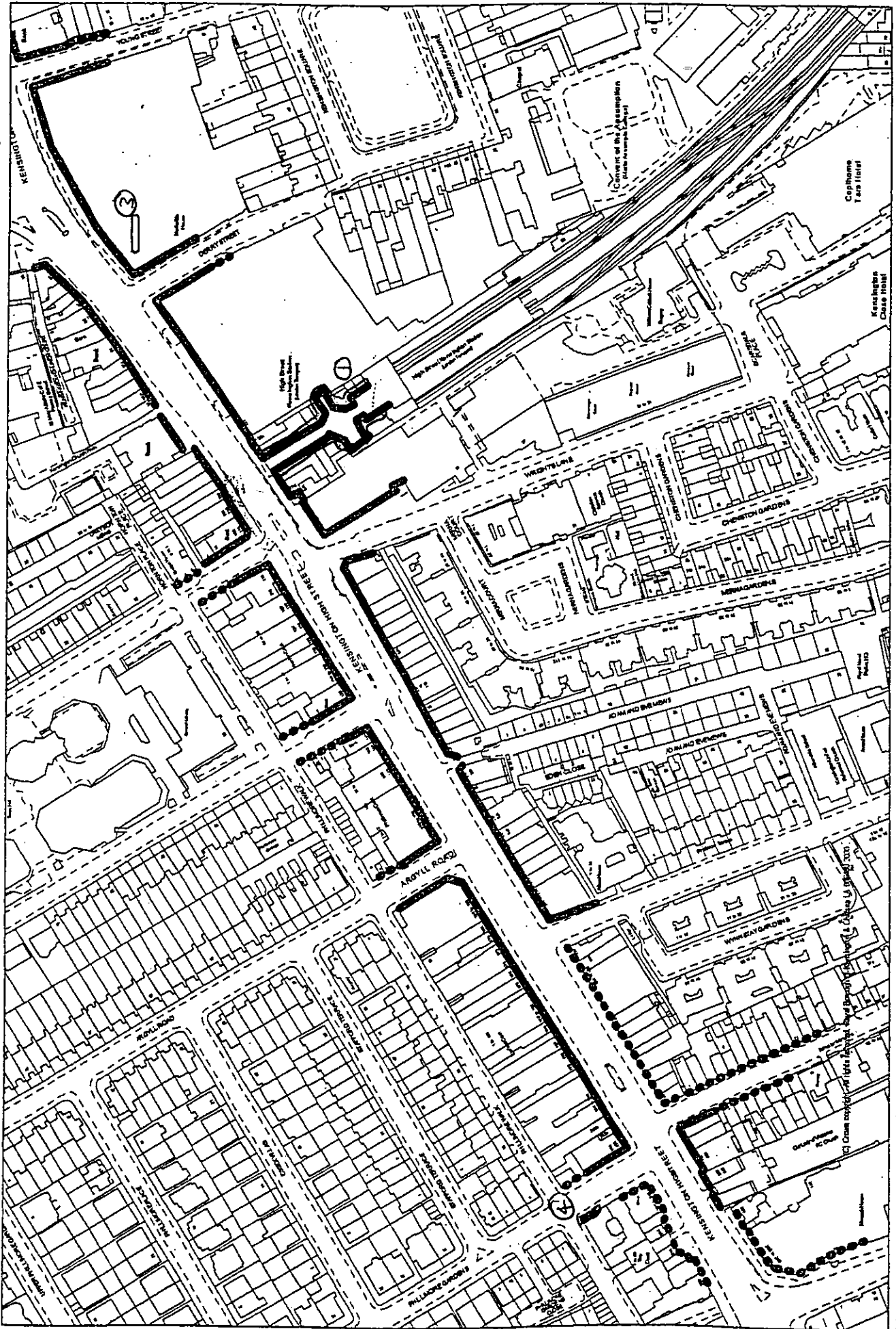
- Core Frontage** —————
- 26-74 (even) Kensington High Street
 - 80-206 (even) Kensington High Street
 - 37-237 (odd) Kensington High Street
 - 2-28a (even) Kensington Church Street
 - 1-23 (odd) Kensington Church Street
 - 2-18 (even) Lancer Square
- ① Kensington Church Street added
- ② Young Street from non-core
- ③ Bankers Arcade added

- Non Core Frontage**
- 1-35a/b (odd) Kensington High Street
 - 2-26 (even) Kensington High Street (Royal Garden Hotel)
 - 101a Kensington High Street
 - 239-249 (odd) Kensington High Street (including 1-9 Earls Court Road)
 - 208-222 Kensington High Street (Troy Court)
 - 5-9 (odd) Young Street
 - 1-25 (odd) Abingdon Road
 - 2-14 (even) Abingdon Road
- ④ Phillimore Gardens + 1a

- 9 Phillimore Walk
- 1/1a Argyll Road
- 1-5 (odd) Campden Hill Road
- 4 Campden Hill Road
- 4-10 Homton Street
- 116 Kensington High Street (1 Phillimore Walk)
- 1-7 (odd) Holland Street
- 25-39 (odd) Kensington Church Street
- 43-81 (odd) Kensington Church Street
- ⑤ Kensington Church Street
- ⑥ Kensington Court added
- ⑦ Vicarage Gate
- ⑧ Kensington Court added
- ⑨ Kensington Court added
- ⑩ Kensington Court added

⑦ Added not on list.





Kensington High Street Principal Shopping Centre (cont.)

Map produced by the Royal Borough of Kensington and Chelsea Planning Services Department using GGP 27/11/2001: Scale 1:2200

Principal Shopping Centre No3
KENSINGTON HIGH STREET

KEY

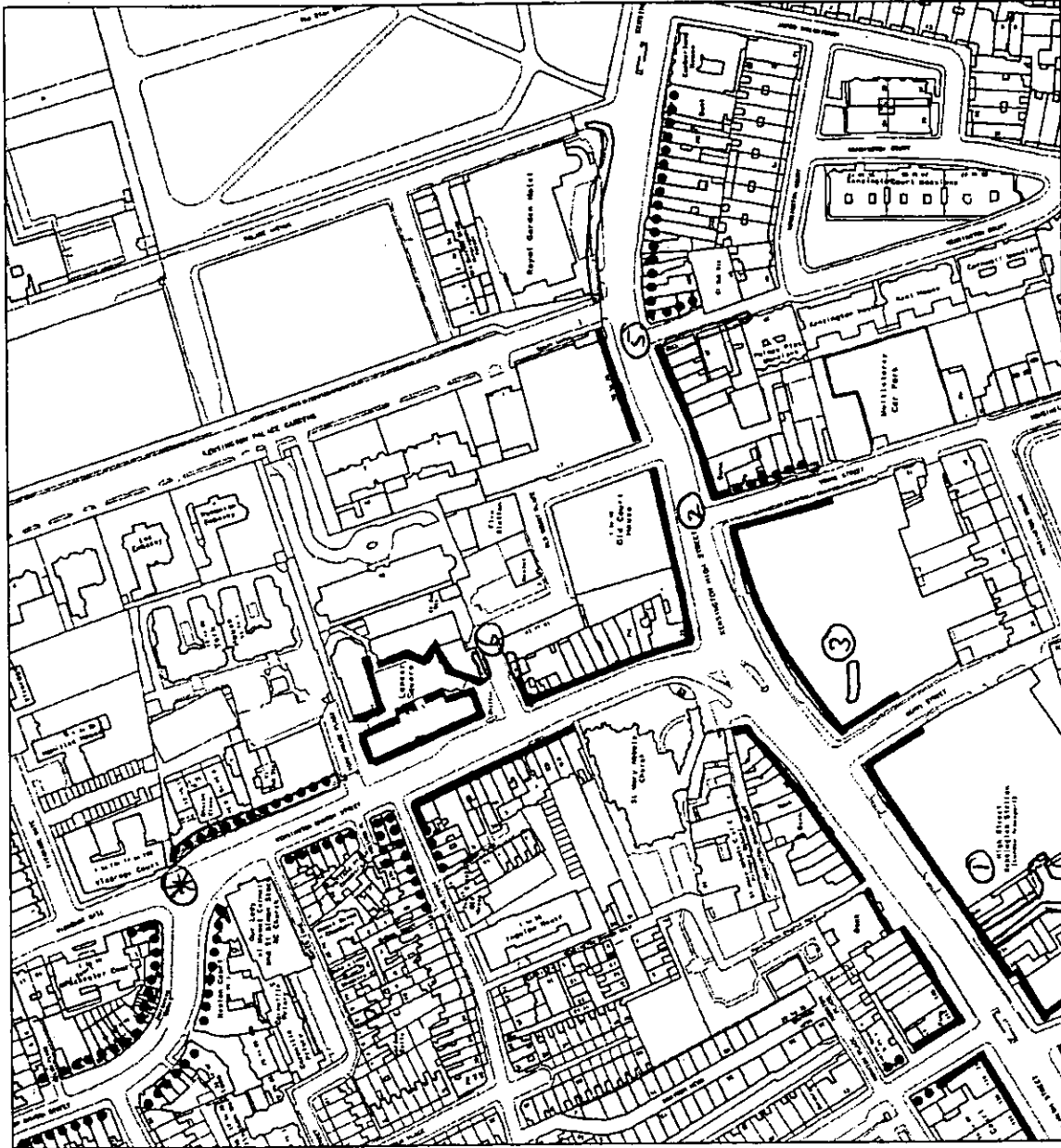
- Core Shopping Frontage
 - Non Core Shopping Frontage
- Scale: NO FIXED SCALE

Core Frontage

- 26-74 (even) Kensington High Street
- 37-237 (odd) Kensington High Street
- 80-206 (even) Kensington High Street
- 1-23 (odd) Kensington Church Street
- 2-28a (even) Kensington Church Street
- 2-18 (even) Lancer Square

Non Core Frontage

- 1-35a/b (odd) Kensington High Street
- 239-249 (odd) Kensington High Street (including 1-9 Earls Court Road)
- 208-222 (even) Kensington High Street (Troy Court)
- ~~2-24 (odd) Kensington High Street~~
- 1-25 (odd) Abingdon Road
- 2-14 (even) Abingdon Road
- ~~2-14 (even) Abingdon Road~~
- 9 Phillimore Walk
- 1/1a Argyll Road
- 1-5 (odd) Campden Hill Road
- 4 Campden Hill Road
- 4-10 Hamton Street
- 116 Kensington High Street
- (1) Phillimore Walk
- 1-7 (odd) Holland Street
- ~~2-14 (even) Holland Street~~
- 25-39 (odd) Kensington Church Street
- 43-81 (odd) Kensington Church Street
- ~~26-64 (even) Kensington Church Street~~
- 21-23 (odd) Vicarage Gate

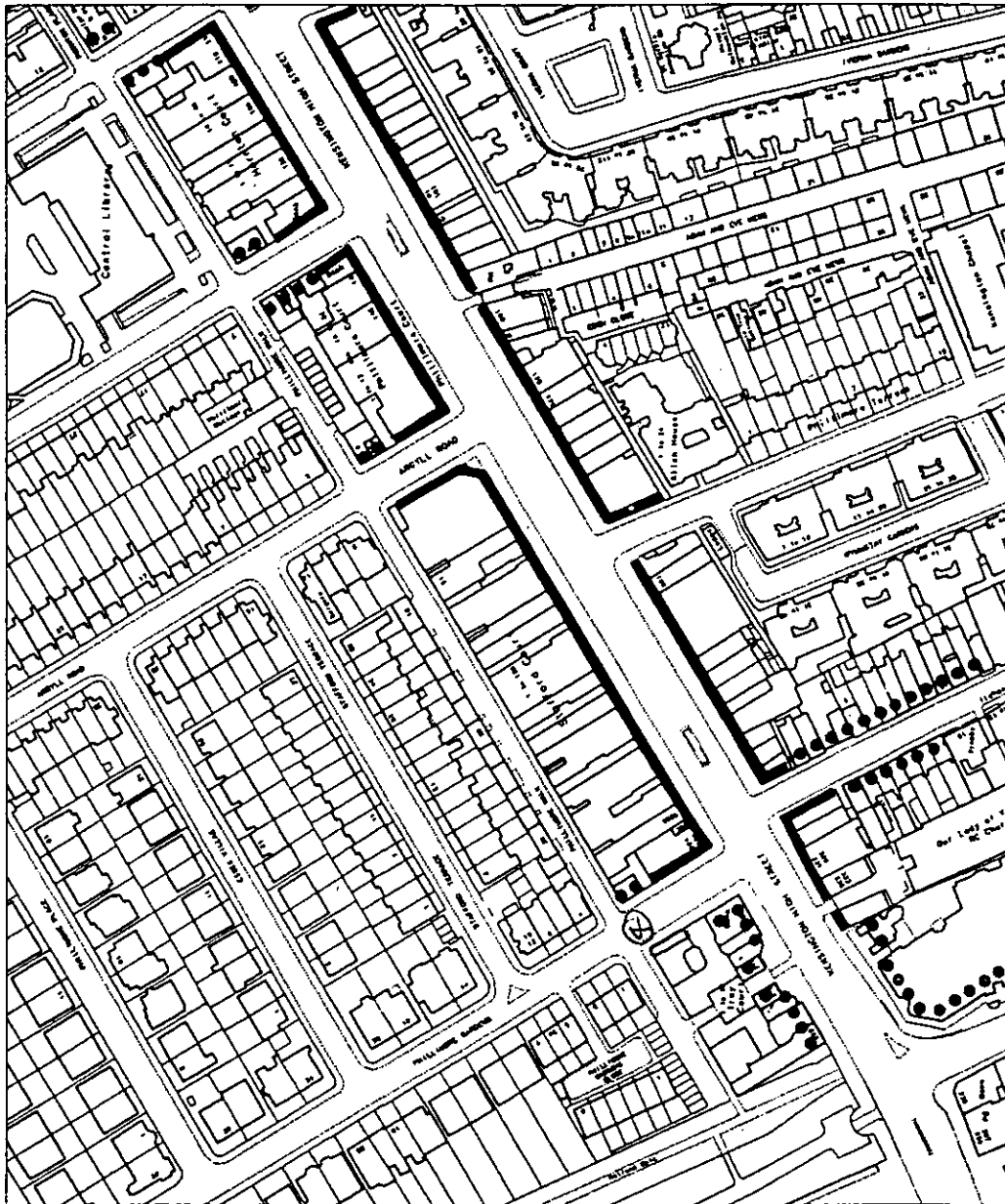


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MAP 14

Principal Shopping Centre No3
KENSINGTON HIGH STREET

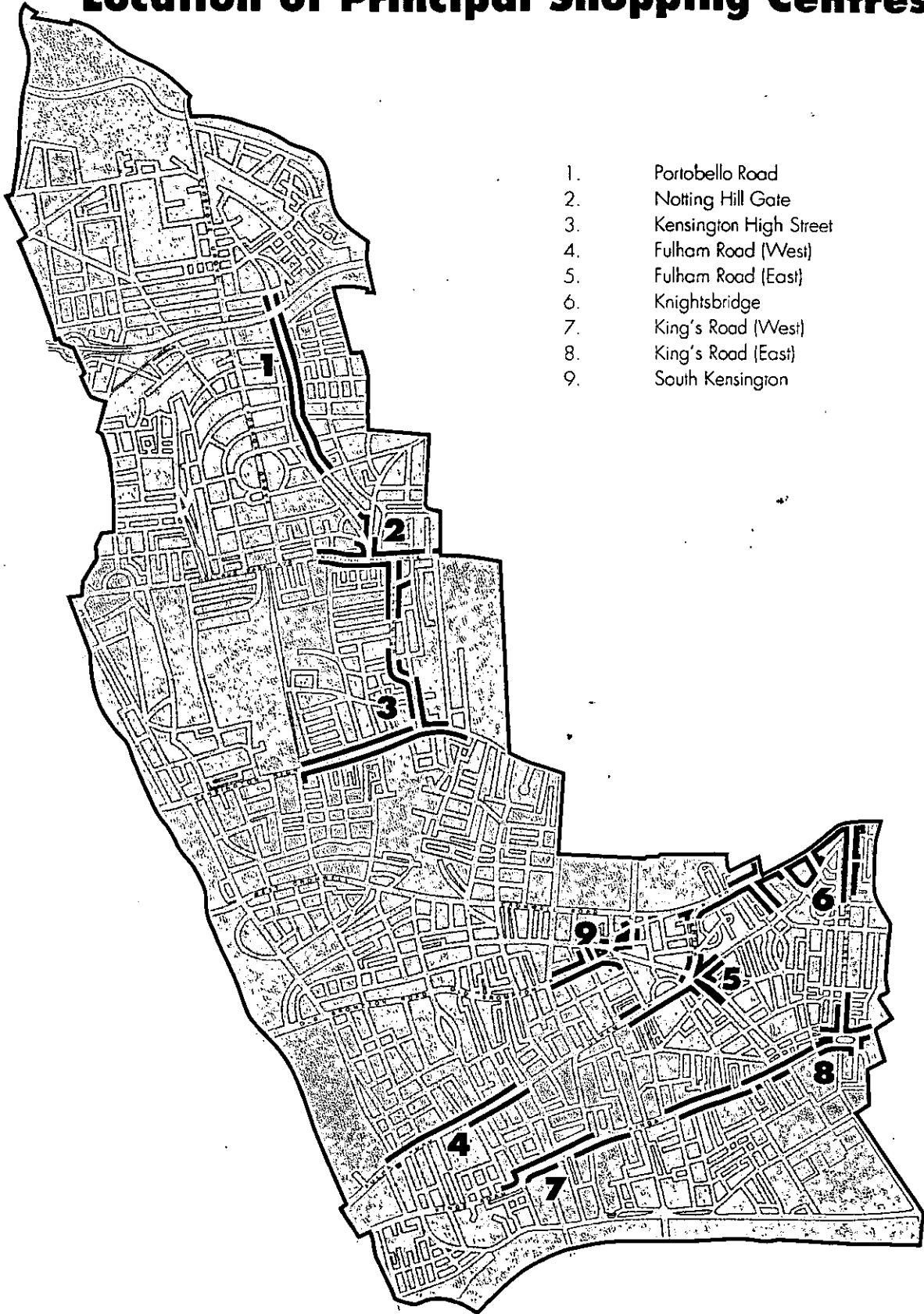


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MAP 11

Location of Principal Shopping Centres



Notting Hill Gate Principal Shopping Centre

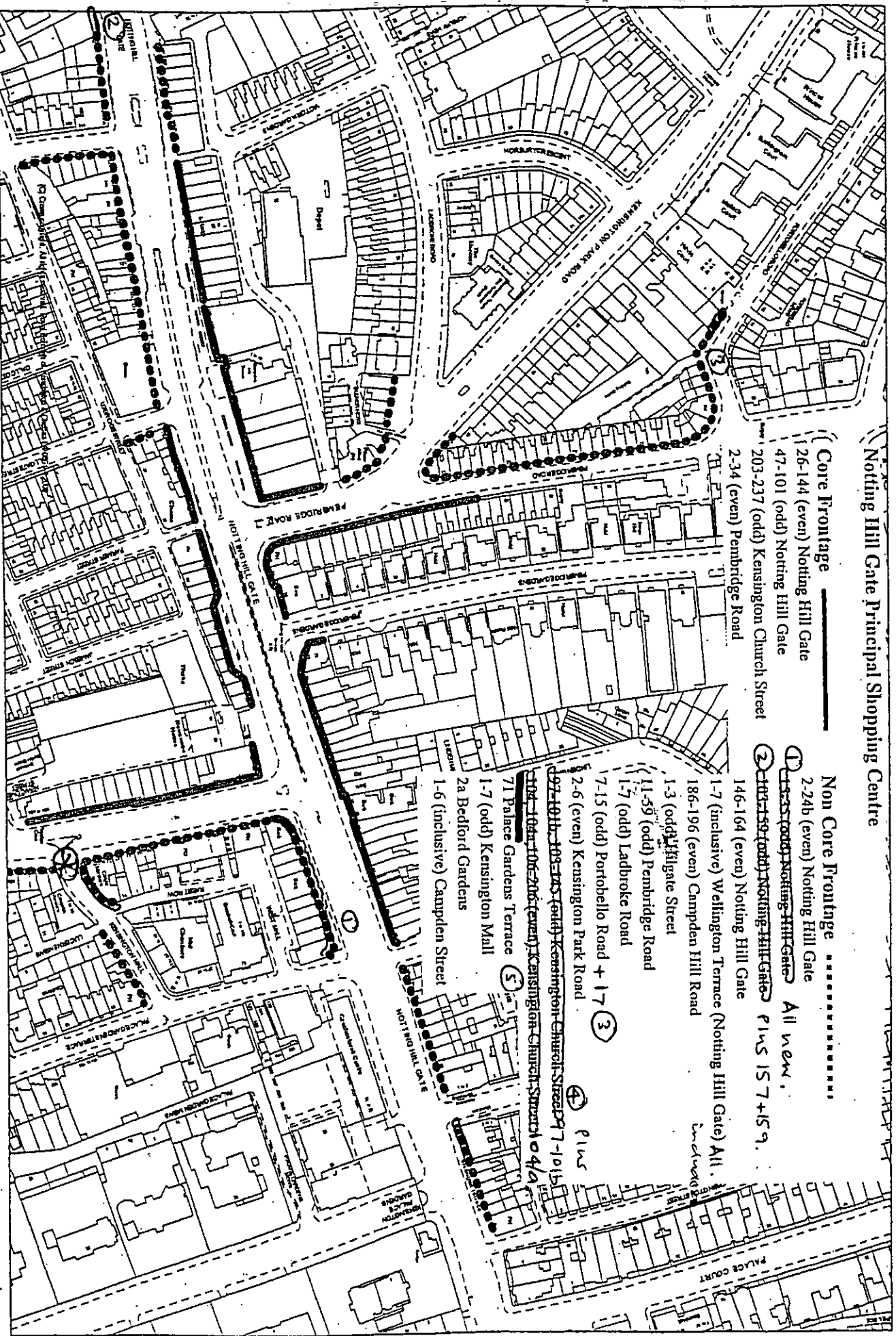
Core Frontage

- 126-144 (even) Notting Hill Gate
- 47-101 (odd) Notting Hill Gate
- 203-237 (odd) Kensington Church Street
- 2-34 (even) Pembroke Road

Non Core Frontage

- 2-24b (even) Notting Hill Gate
- 1-233 (odd) Notting Hill Gate
- 146-164 (even) Notting Hill Gate
- 1-17 (inclusive) Wellington Terrace (Notting Hill Gate) All new.
- 186-196 (even) Campden Hill Road
- 1-3 (odd) Hilgate Street
- 11-59 (odd) Pembroke Road
- 1-7 (odd) Ladbrooke Road
- 7-15 (odd) Portobello Road + 17
- 2-6 (even) Kensington Park Road
- 104-108 (even) Kensington Church Street
- 71 Palace Gardens Terrace
- 1-7 (odd) Kensington Mall
- 2a Bedford Gardens
- 1-6 (inclusive) Campden Street

⊗ Make clear.



Map produced by the Royal Borough of Kensington and Chelsea
 Planning Services Department using GGP 27/1/2001. Scale 1:2200

Notting Hill Gate Principal Shopping Centre

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**

Spence Harris Hogan Associates,
1 Vencourt Place,
Ravenscourt Park,
Hammersmith, London,
W6 9LW

Switchboard: 020-7937-5464
Direct Line: 020-7361-3190
Extension: 3190
Facsimile: 020-7361-3463

Date: 05 June 2001

My Ref: DPS/DCC/PP/01/01227 Your ref: G. HARRIS

Please ask for: Ms. N. Cowley

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

Application for Planning Permission at: 110 Kensington Church Street, London, W8 4BH

Proposal: Change of use of existing ground floor shop and basement unit to estate agency.

Dated: 16/05/2001

Complete: 04/06/2001 Decision due by: 30/07/2001

Fee Received: £190.00

I acknowledge receipt of your application.

If you have not been notified by the Council of its decision within 8 weeks of the date of completion above you are entitled to appeal to the Secretary of State for the Environment in accordance with Section 78 of the Town and Country Planning Act 1990. You may, by agreement in writing with the Council, extend the period within which the decision is to be given. The Council decides on applications as soon as possible. Many applications can be determined in six weeks or less, although there will often be reasons why a longer period is necessary.

Proposals that may affect the character or appearance of a Conservation Area, or the special character or setting of a Listed building, and some other proposals, must be advertised on site and in a local newspaper. Therefore, these applications often take longer to determine. Many applications, including all those to which objections are received, must be presented to the Planning Services Committee, which may also mean a short delay. Should you wish to discuss the progress of your application, please contact the Case Officer on the above number.

You are reminded that it may be unlawful to begin the development forming the subject of this application prior to receipt of a written Planning Permission from the Council, and you are strongly advised against doing so.

Yours faithfully

M.J. FRENCH

Executive Director, Planning and Conservation



architects & design consultants

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

Spence Harris Hogan associates

1 Vencourt Place

Ravenscourt Park

Hammersmith

London

w6 9Lw

tel : 020 8600 4171

fax : 020 8600 4181

mail : shh@shh1.co.uk

19th September 2001
Our Ref: 364-3-MF-GH-Im
Page 1 of 1

By Fax & Post: 7361-3463

Dear Mr French,

Re: 110 Kensington Church Street, London W8

Following our meeting on Friday 7th September 2001 with myself and Simon Orr-Ewing, it was agreed that the Planning Application for the above-mentioned property should proceed with a recommendation for refusal.

This is based on the understanding that no enforcement proceeding will be taken against the property for one year from date of decision and that Council instruct Committee to investigate the activities of others operating in the vicinity to determine whether they are trading illegally.

It is our understanding that once the time period has expired, we would have a right to appeal and we would appreciate confirmation of the same in writing.

Many thanks once again for taking time out of your busy schedule to meet last week with us. It was very much appreciated.

Yours Sincerely,
Shh architects & interior designers

Graham Harris
BA (Hons) Dip Arch RIBA
Managing Director

Cc: Greg Verhoef – Druce & Co.

PLANNING AND CONSERVATION

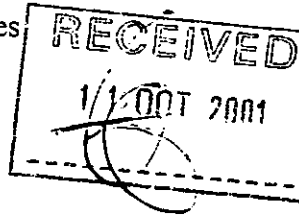
TOWN HALL HORNTON STREET LONDON W8 7NX

**THE ROYAL
BOROUGH OF**

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

**KENSINGTON
AND CHELSEA**

Mr Graham Harris
Spence Harris Hogan Associates
1 Vencourt Place
Ravenscourt Park
Hammersmith
London W6 9LW



Switchboard: 020 7937 5464
Extension: 2084
Direct Line: 020 7361 2084
Facsimile: 020 7361 3463
Email: Paul.Kelsey@rbkc.gov.uk
Web: www.rbkc.gov.uk

10 October 2001

My reference: DPS/DCC/PK/PP Your reference: 364-3-MF-GH-lm Please ask for: M. J. French
/01/1227

Dear Mr Harris,

**Town and Country Planning Act 1990
Proposed Use as an Estate Agent, 110 Kensington Church Street, W8**

I refer to your letter dated 19 September 2001 regarding the above. I am afraid that your letter does not accurately reflect my understanding of the meeting.

I confirmed that the application would be reported to the Planning Services Committee with a recommendation for refusal. The meeting has now taken place and as you know the application has been refused.

I also confirmed that enforcement action could not be taken until the use commenced, but that if you did commence the use, and that if you exercised your right of appeal against the refusal of planning permission, it is likely that this process could take approximately 12 months. I also confirmed that I would investigate other Class A2 uses in the area to make sure they were authorised or immune from enforcement action. I would need, in any event, to carry out this investigation should the refusal be appealed.

I would hope that you do not commence the use as this could result in the Council authorising enforcement action. I would recommend, if you wish to pursue this matter, that you exercise your right of appeal against the refusal of planning permission, before commencing the use. As a point of information, the period allowed for an appeal is 6 months from the date of decision, not 12 months as is implied in your letter.

I hope the above is of use, and clarifies the position in respect of this planning application, but please contact me again, or Paul Kelsey the Area Planning Officer, if you require any further information.

Yours sincerely

M J French
Executive Director, Planning and Conservation



International Property Advisers

10 Stratton Street
London W1J 8JR
Telephone 0870 900 89 90
Facsimile 020 7911 2560
www.gvagrimley.co.uk

Mr CH Cohen
39A Avenmore Road
London
W14

Direct Line (020) 7911 2496
cjc@gvagrimley.co.uk
02A154598/CJG/Noticelet061201

6 December 2001

Dear Mr Cohen

Appeal Against the Refusal of Planning Permission for the Change of Use of Premises from Class A1 Shop to Class A2 Estate Agents

On behalf of our client Druce Lamy Limited, we enclose formal notice of an appeal that has been submitted to the Secretary of State for the Department of Transport Local Government and the Regions for the proposed development as described above, at 110 Kensington Church Street, London, W8.

The enclosed notice provides details of the opportunity for you to comment on the appeal as landowners. In the meantime, should you have any queries, please do not hesitate to contact Charlotte Grant at these offices.

Yours faithfully

**GVA Grimley
Planning Department**

Encs.

**Town and Country Planning (General Development Procedure)
Order 1995**

NOTICE UNDER ARTICLES 6 AND 9(1) OF APPEAL

Proposed development at	110 Kensington Church Street, London, W8
We give notice that	Druce Lamy Limited
having applied to the	The Royal Borough of Kensington & Chelsea

To **Convert the existing ground floor Class A1 shop and basement unit to a Class A2 Estate Agents**

is appealing to the Secretary of State for the Environment, Transport and the Regions following the Council's refusal of planning permission

Any owner of the land or tenant who wishes to make representations about this appeal should write to the Secretary of State for Transport, Local Government and the Regions at the Department of Transport, Local Government and the Regions at Temple Quay House 2 The Square, Temple Quay, Bristol, BS1 6PN

Signed: *GVA Grimley* GVA Grimley

On behalf of: Druce Lamy Limited

Date: *06/12/01*



architects & design consultants

Spence Harris Hogan associates

1 Vencourt Place

Ravenscourt Park

Hammersmith

London

w6 9Lw

tel : 020 8600 4171

fax : 020 8600 4181

mail : shh@shh1.co.uk

FAO: Simon Ploughman
Kensington & Chelsea Planning Dept
102-108 Warwick Road
London
W14 8PT

17 May 2001
Our Ref: AE268/3/SP/GH/ak
Page 1 of 1

Dear Simon,

Re: 110 Kensington Church Street, London W8

Following our conversation several weeks ago, we have pleasure in submitting an application for a change of use to the existing shop unit on ground and basement floors of the above address from an A1 usage to A2 use as Estate Agency.

We attach the relevant completed documentation, a 1:1250 site location plan together with a cheque for the sum of £95.00 for processing our application.

We understand that you have indeed visited the site already and that the Planning Authority will support our application for this appropriate use change.

If you require any further information or documentation please do not hesitate to contact the writer.

Yours Sincerely,
Shh architects & interior designers

Graham Harris
BA (Hons) Dip Arch RIBA
Managing Director

Cc. Client

Encs.

10 Stratton Street
London W1J 8JR

Telephone 0870 900 89 90

Facsimile 020 7911 2560

www.gvagrimley.co.uk

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

Direct Line (020) 7911 2496

cjg@gvagrimley.co.uk

02A154598/CJG/RBK&C061201

6 December 2001

Dear Sir

**Planning Appeal in respect of the Council's Refusal of Planning Permission for the Change of Use from Class A1 Shop to Class A2 Estate Agents
110 Kensington Church Street, London, W8**

I write to inform you that an appeal has been lodged with the Planning Inspectorate regarding the change of use of the above premises.

As required by the Inspectorate, I enclose a copy of the documents which have been forwarded to them in respect of the appeal.

Should you have any further queries, please do not hesitate to contact Charlotte Grant at these offices.

Yours faithfully



**GVA Grimley
Planning Department**

EX Dir	HDC	TP	CAC	AD	CLU	AO AK
RB KJC		07 DEC 2001			PLANNING	
N	C	SW	SE	APP	IO	REC
			ARB	FPLN	DES	FEEs

The Planning Inspectorate
Appeals Registry
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

10 Stratton Street
London W1J 8JR
Telephone 0870 900 89 90
Facsimile 020 7911 2560
www.gvagrimley.co.uk

Direct Line (020) 7911 2496
cjg@gvagrimley.co.uk
02A154598/CJG/PlgInsp

6 December 2001

For the attention of the Appeals Registry

Dear Sirs

**Appeal in Respect of the Royal Borough of Kensington & Chelsea's Refusal of
Planning Permission
110 Kensington Church Street, London, W8**

Please find enclosed an appeal lodged against the Royal Borough of Kensington & Chelsea's refusal of planning permission for a change of use of the above premises from Class A1 shop to Class A2 estate agents.

The appeal documents include the following:

- A copy of the original planning application sent to the local planning authority;
- A copy of the site ownership certificate and ownership details submitted to the LPA at the application stage;
- A copy of the LPA's decision notice;
- A plan showing the site outlined in red;
- Copies of the plans, drawings and documents sent to the LPA as part of the application;
- The relevant correspondence with the LPA.

I would be grateful if you could notify us at your earliest convenience regarding the registration of this appeal.

Should you have any further queries, please do not hesitate to contact Charlotte Grant at these offices.

Yours faithfully



GVA Grimley

Cc G Verhoef – Druce Lamy Ltd.