

Other Documents

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PLANNING SERVICES APPLICATION

CONSULTATION SHEET

APPLICANT:

Greenway and Lee Architects,
Branch Hill Mews,
Branch Hill,
Hampstead,
London NW3 7LT

APPLICATION NO: PP/01/01884

APPLICATION DATED: 08/08/2001

DATE ACKNOWLEDGED: 17 August 2001

APPLICATION COMPLETE: 15/08/2001

DATE TO BE DECIDED BY: 10/10/2001

SITE: Peake House, 92 Golborne Road, London, W10 5PS

PROPOSAL: Use of part ground floor and entire first floor and mezzanine as fashion design studio; use of part ground floor as retail unit; change of use to ground floor from retail to mixed B1 and retail.

ADDRESSES TO BE CONSULTED

- 1.
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- 4.
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- 10.
- 11.
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- 13.
- 14.
- 15.

AS PP101/00966

✓
JR.
2/12.
X 188.

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

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

DEVELOPMENT CONTROL

TECHNICAL INFORMATION

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

ADDRESS 92 Golborne Rd

PEAKE HOUSE
92 GOLBORNE ROAD.

POLLING DISTRICT BA.

PP011884

- | | | | |
|-----|--|--------|--|
| 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						
←								6			✓					

	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:
 Application is for mixed B1 and retail not light industrial.
 A Greenway is sending a letter to correct the form.

MEMORANDUM

TO: FOR FILE USE ONLY

**From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION**

**My Ref: PP/01/01884/SW
Room No:**

CODE SL

Date: 21 August 2001

DEVELOPMENT AT:

Peake House, 92 Golborne Road, London, W10 5PS

DEVELOPMENT:

Use of part ground floor and entire first floor and mezzanine as fashion design studio; use of part ground floor as retail unit; change of use to ground floor from retail to mixed B1 and retail.

The above development is to be advertised under:-

NO REQUIREMENT FOR SITE NOTICE/ADVERTISEMENT IN THIS CASE.

M.J. French

Executive Director, Planning & Conservation

**SITE NOTICE CRITERIA NOT MATCHED CHECK CORRECT CODE IS
ENTERED**

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 for: **Date: 21 August 2001**

My Ref: DPS/DCN/PP/01/01884/SW

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: Peake House, 92 Golborne Road, London, W10 5PS

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

Use of part ground floor and entire first floor and mezzanine as fashion design studio; use of part ground floor as retail unit; change of use to ground floor from retail to mixed B1 and retail.

Applicant Stella McCartney Ltd., 4 Grafton Street, London W1S 4EF

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

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

REASON FOR DELAY

CASE NO. _____

This case has been identified as a "Target" application, which has the target for being passed through to the Head of Development Control within 6 weeks of the date of completion.

In the case of this application, there has been a delay of.....

I have been unable to pass through the case within the target period for the following reason(s) [highlight as necessary]

- 1) Delays due to internal Consultation [highlight one or all]
 - (i) Design
 - (ii) Transportation
 - (iii) Policy
 - (iv) Environmental Health
 - (v) Trees
 - (vi) Other
- 2) Further neighbour notification/external consultation necessary (spread or time period)
- 3) Awaiting Direction from English Heritage/other EH delays...
- 4) Revisions requested, but not received in time
- 5) Revisions received but inadequate
- 6) Revisions received but reconsultation necessary
- 7) Of the Committee cycle
- 8) Applicant's instruction
- 9) OTHER REASON.....

Signed..... (Case Officer)

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

TP No: TP/01/1884	Address: Peake House, 92 Golborne Rd, W10	Date Received 22/9/01	Date of Obs. 28/8/01
UDP Paras/Policies		Obj. No	No obj. <input checked="" type="checkbox"/>
	Development: COU from vacant church/hosel to offices (class B1a) part ground and first, and part retail on ground floor.	HMO?	No. of Dwelling Units Existing Proposed
		D.C. Officer SW	Policy Officer CJT

Comments:

This application should be seen in conjunction with the planning permission granted in July 2001 for the change of use of the first floor and part rear ground floor to offices. (PP/01/0371.) This permission has established the principle of the loss of the current authorised use of the property as a church and the use of the first floor and the rear portion of the ground floor as an office (Class B1a) use.

The principle difference between the extant permission and the current planning application is that the extant permission includes two retail units at ground floor level with a total floor area of approximately 115 sq. m. whilst the current proposal a single smaller unit with a floor area of just 31 sq. m. The applicants state that this proposed retail area "will be related to fashion design studio". Although linked to the rear of the property, the unit does appear to be self contained and, therefore, should be assessed such.

The large reduction on the amount of retail floor space provided is regrettable and seen as a retrograde step when compared to the extant permission. I suggest you contact the applicants and request that the proposed retail portion of the ground floor is increased in size. However, I have discussed the application with Nigel Brown (ex. 2855) of the Borough Valuers who feels that the proposed shop is of an adequate size which should be viable both as a retail unit in its own right and, as proposed, a retail unit linked to the fashion design studio. The proposed unit is an unusual shape, having a wide frontage and shallow depth. However, this will further increase its attractiveness to future retail occupiers.

Therefore, although the reduction in retail floor space is regrettable, it would be difficult to sustain a refusal on policy grounds as one could not demonstrate any harm. The use of the front portion of the ground floor of the property as a retail unit is likely to contribute to the vitality of the LSC and would have the potential to serve the centre's principle function as a provider of local convenience shops.

Raise no policy objection.

M.W. Sonch 29.8.01



V/AO
site visit

RBKC District Plan Observations CONSERVATION AND DESIGN

Address Peake Hse 92, Colborne Rd	Appl. No. 01/01884	L.B.	C.A.	N C S
Description Elevation Attention	Code			

This appears to be a generally sympathetic scheme, a site visit required to check on covering the sills and introducing a new render band. Also, how do the retractable roof lights work?

NFC 30.08.01.

- No flank elevations showing rooflights request / condition?

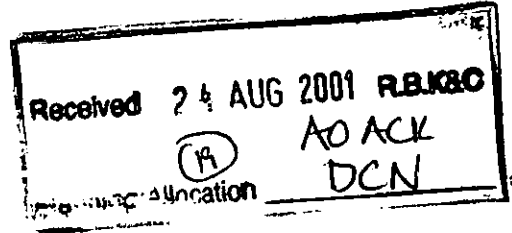
Jeremy Newman
102 Golborne Road
London
W10 5PS

① Adh - support

② SW

Vjn
26/8

23 August 2001



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

Dear Sir

Town and Country Planning Act 1990
Proposed development at Peake House 92 Golborne Road London W10 5PS
Applicant Stella McCartney Ltd
Your ref: DPS/DCN/PP/01/01884/SW

Thank you for your letter of 21 August 2001.

As a resident of Golborne Road, I fully support the proposed development of Peake House which I believe will further enhance the area and rejuvenate what has become a dilapidated building.

Yours faithfully

A handwritten signature in black ink, appearing to read "J Newman".

Jeremy Newman

① PC ② SW

GREENWAY & LEE ARCHITECTS, BRANCH HILL MEWS, LONDON NW3 7LT

Tel: 020 7435 6091 Fax: 020 7435 6081
Email: greenwayandlee.com

VJR
2/10.

Ms. Sarah Wilden,
The Royal Borough of
Kensington and Chelsea,
Planning and Conservation,
The Town Hall Hornton Street,
London W8 7NX

R.B.K.C PLANNING

Received 02 OCT 2001

(66)

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

27th September 2001

Re: Peake House, 92 Golborne Rd, W10

Dear Ms. S Wilden,

Further to our telephone conversation earlier this week, as requested, please find below a description as to how the office at the above captioned building will be used. We have spoken to the client and they have outlined the following:

- The space on the ground (excluding retail area) and first floor will be used as a typical office area. There will not be fashion shows on site.
- Deliveries to the office will not be any different from a typical office building. There will not be continuous garment deliveries throughout the day.
- The building will have standard operating hours and as such will not have late night noisy activities.

Should you require any additional information, please do not hesitate to contact me on the above details.

Yours sincerely,



Nicholas Lee
For and on behalf of
Greenway & Lee Architects

c.c. J. Seuss - SM Ltd.

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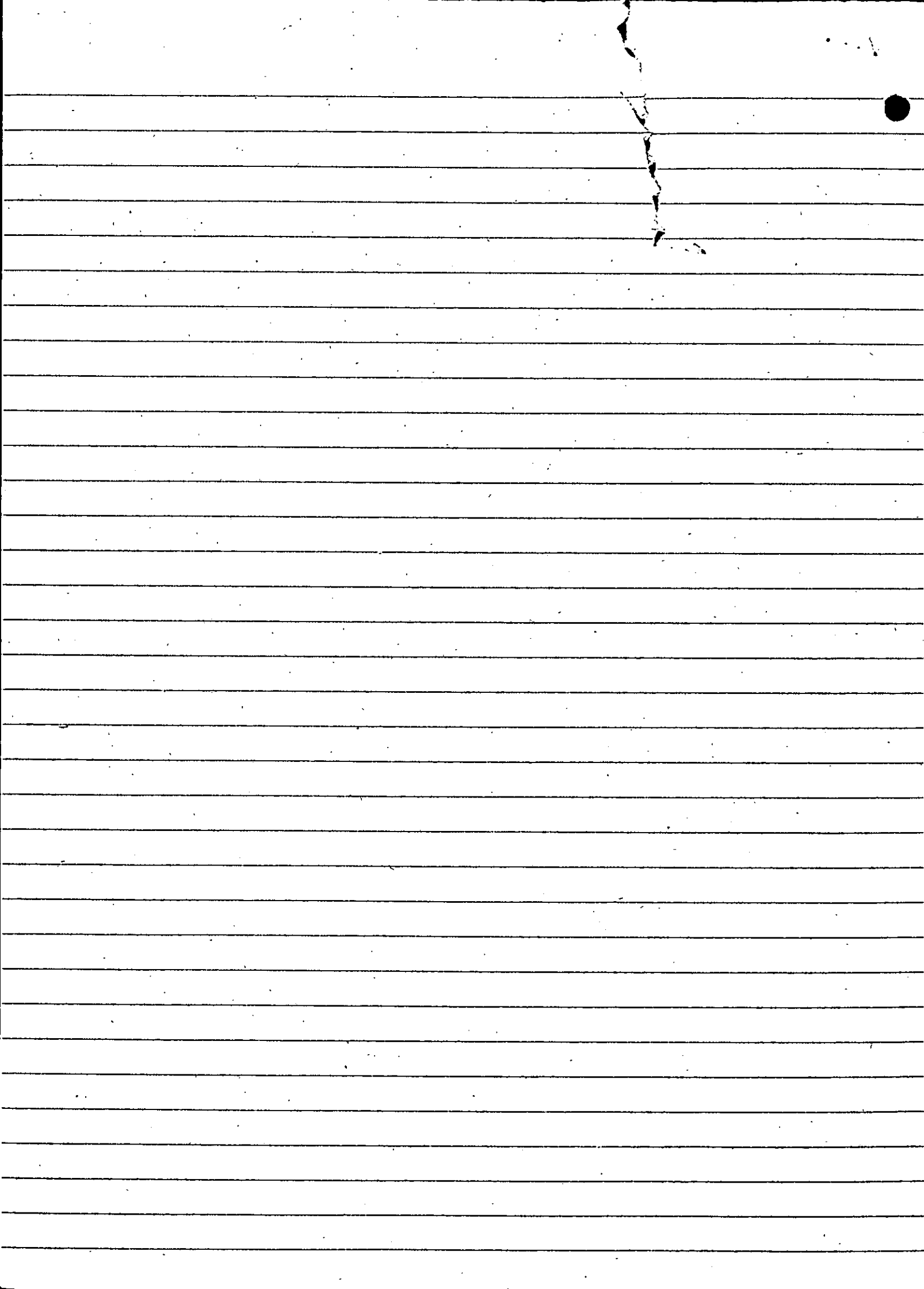
*Wipe
off
the UV for parts*

*PP or 01884
Fashion Design*

Cher Mason

*92 Gerbome Rd.
Greening Street etc
licensed
conditions*

92 Colborne Ref



OPC

②SW

VJA
22/8.

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

20th August 2001

Re: Peake House, 92 Golborne Rd, W10

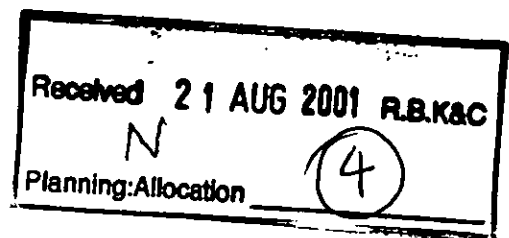
Dear Ms Wilden,

Thank you for your telephone call regarding the incorrectly filled out planning application form. We confirm that we are applying for a B1 class use. This is for office (A) class, not a Light industrial use as we have set out on the form. The application also proposes that part of the ground floor be used for retail use. A Mixed use application. I hope this is now clear however if you require any further information then please do not hesitate to contact this office.

Yours sincerely,

PP. Nicholas Lee

Nicholas Lee
For and on behalf of
Greenway & Lee Architects



To: Councillor Pat Mason

Date: 19.10.01

The attached document(s) is/are forwarded:

- as discussed
- for action by you
- for your information
- for your consideration and comments
- for noting and returning

I shall be on leave for most of next week, but in on Thursday 25th October should you wish to discuss.

Notes: Re Peake House,
92 Golborne Rd, W10
 Please find attached copy of agent's letter re application ref PP/01/01884 explaining the nature of the proposal.

THE ROYAL BOROUGH OF



KENSINGTON AND CHELSEA

With the Compliments of
Mrs Sarah Wilden

The Executive Director of Planning & Conservation

The Town Hall, Hornton Street, London, W8 7NX

Telephone: 020 7937 5464 FAX: 020 7361 3463

Direct Line: 020 7361 2082

edpc(dl)-cs

Further to our telephone conversation earlier this week, as requested, please find below a description as to how the office at the above captioned building will be used. We have spoken to the client and they have outlined the following:

- The space on the ground (excluding retail area) and first floor will be used as a typical office area. There will not be fashion shows on site.
- Deliveries to the office will not be any different from a typical office building. There will not be continuous garment deliveries throughout the day.
- The building will have standard operating hours and as such will not have late night noisy activities.

Should you require any additional information, please do not hesitate to contact me on the above details.

Yours sincerely,

Nicholas Lee
For and on behalf of
Greenway & Lee Architects

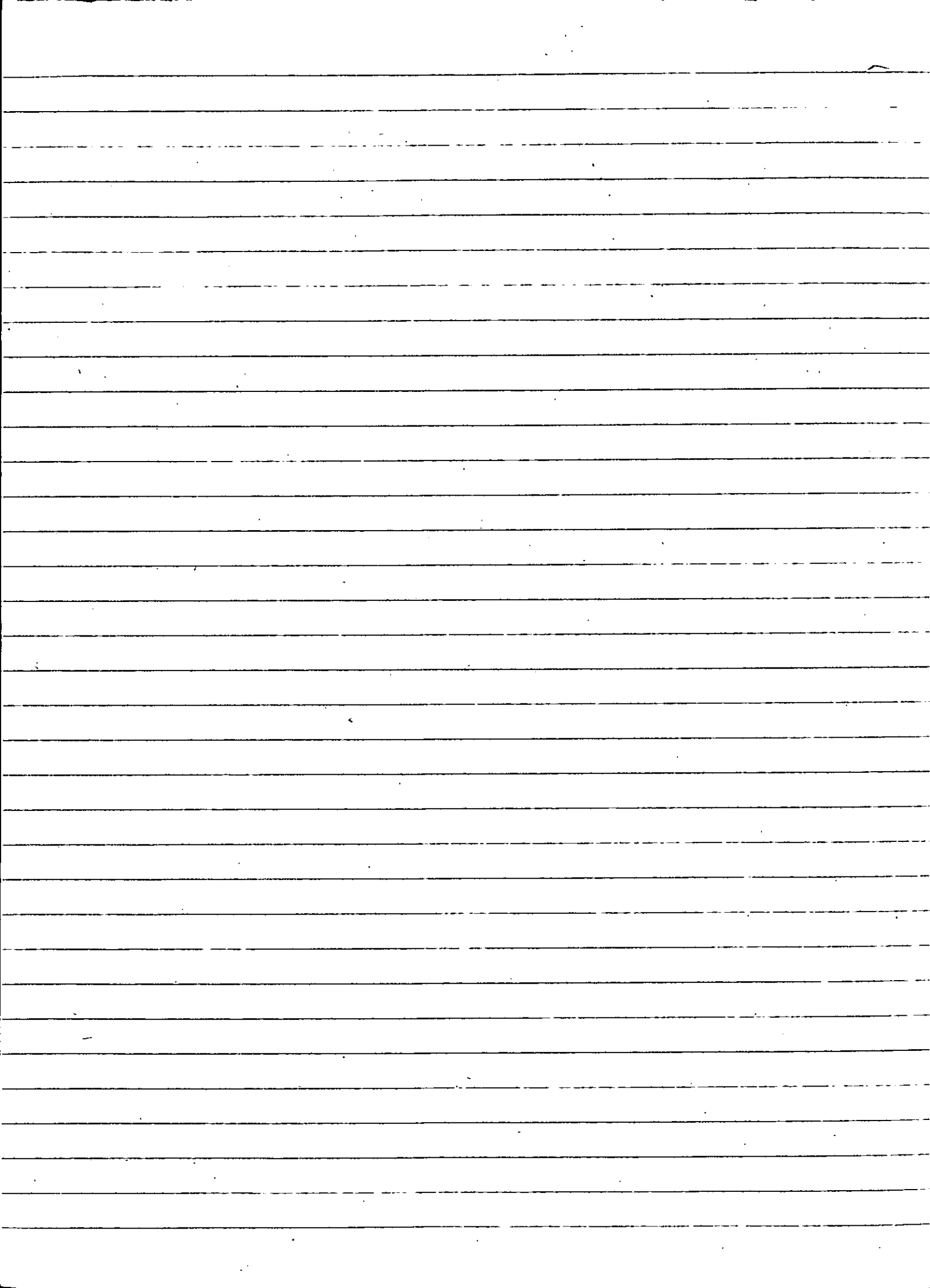
c.c. J. Seuss - SM Ltd.

Queries

- ① Flank elevations showing roof?
Rooflights over-large? "Retractable" - does this mean operable?
- ② No section through side infill.
Does it slope down from front (601 Rd) to rear (Munro Mews) as a long mansard?
- ③ How does infill relate to side wall at No 90?

Need her to provide more detailed drawings explaining these. 19/10

+ check whether we requested off street servicing before.
Needed for office?



GREENWAY & LEE ARCHITECTS, BRANCH HILL MEWS, LONDON NW3 7LT

Tel: 020 7435 6091 Fax: 020 7435 6081
Email: greenwayandlee.com

Ms. Sarah Wilden,
The Royal Borough of
Kensington and Chelsea,
Planning and Conservation,
The Town Hall Hornton Street,
London W8 7NX

22nd October 2001

Re: Peake House, 92 Golborne Rd, W10

Dear Ms. S Wilden,

Further to our telephone conversation on Friday 19th October, as requested, please find attached two additional drawings: 1752/AE/003
1752/AS/003

As we have previously mentioned, we are currently in the midst of negotiations with Mr. Hussain of 90 Golborne Road, for the removal of his encroaching ductwork. The outcome of our talks will have an implication on the final design, which we will inform you of.

Should you require any additional information at this point in time, please do not hesitate to contact me on the above details.

Yours sincerely,



Nicholas Lee
For and on behalf of
Greenway & Lee Architects

c.c. J. Seuss - SM Ltd.

JK
✓ 24/10

EX	HDC	TP	SAC	AD	CLU	AO
DIR						AK
RB	24 OCT 2001				PLANNING	
KJC						
N	C	SW	SE	APP	IO	REC
			ARB	FPL	DES	FEES

① PC

② SW

⑬

DT
COPY OF PLANS
TO REGISTRATION
OFFICE PLEASE

Site: 92 Golborne Rd	File reference: PP 01 0184
Subject:	
R.B.K. & C Planning Services	Site <input checked="" type="checkbox"/> Office <input type="checkbox"/>
NOTES OF MEETING on site	Date:

Names of persons attending:

Officers SW	Applicant/Agent/Resident Nick Lee
----------------	--------------------------------------

Matters discussed:

Alterations in side alley.

Advised that I am not happy with the increase in height of the side infill in relation to the rear "new" frontage of No 90.

Mr L. had former plans for something taller than the eaves of 92. Advised that this was even more unacceptable.

Side extension should fit in slot between buildings, not exceed their height. The existing building is large and should be able to accommodate, internally, a stair from 1st to new 2nd floor gallery.

Re-signing

Latest drawings not available on site. Having seen them subsequently, refer to NTC. Look under than we normally accept.

Mr L. did confirm that "retractable" is not what is intended - he just means operable on a hinge.

Signatures:

on a hinge.

nick

92 Colborne Rd

I've had more drawings on this, showing flank elevation (missing before).

I've already told them to reduce the end of side extension, which is too tall, but what do you think of the rooflights?

Building is easy to see from street without arranging access.

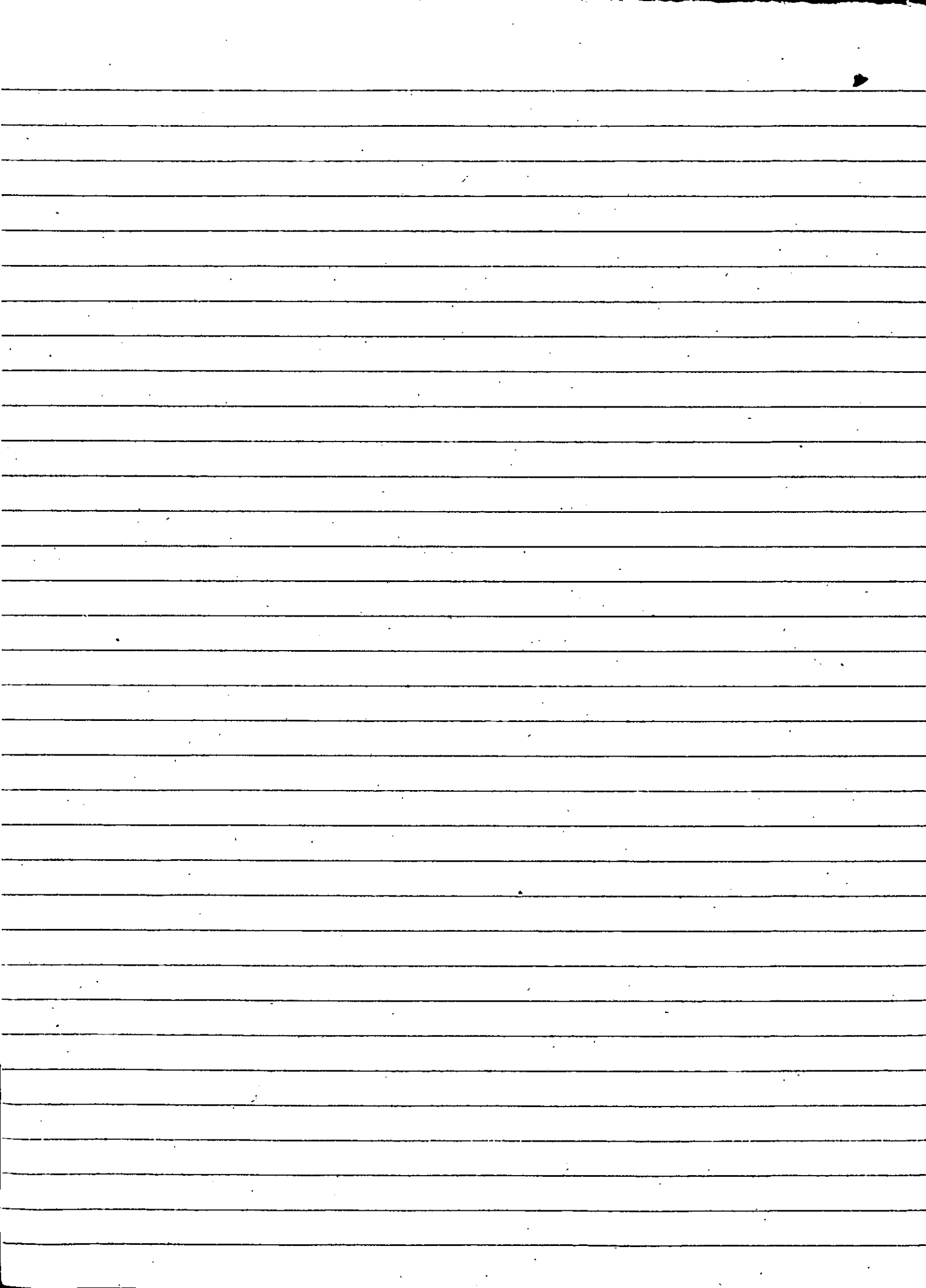
Sarah W

7/11.

More details of the rooflights are required. I don't object to the shape as long as they are metal, flush to the roof pitch - i.e. caserama type. If they are mechanically operated, how does that affect their shape? They need to provide info.

Nick 12/11.

↳ could be done by condition but must be low profile rooflights.



Site:	92 Gerbome Rd.	File reference:
Subject:		
R.B.K. & C Planning Services		Site <input type="checkbox"/> Office <input type="checkbox"/>
NOTES OF MEETING		Date: 23.11.01.
Names of persons attending:	Officers	Applicant/Agent/Resident
	SW NTC	Nick Lee "
Matters discussed:	<p>Revised larger but similar design.</p> <p>Concerns re rooflines, policy + sense of enclosure / effects on view to neighbours.</p> <p>NTC will go on site with design + advise -</p>	

Signatures:

Tel: 020 7435 6091 Fax: 020 7435 6081
Email: greenwayandlee.com

① Peake
② Pass to SW.

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

Vgn
29/11.

EX DIR	HDC	TP	CAC	AD	GLU	AO
RB KJC	28 NOV 2001			PLANNING 32		
✓	G	SW	SE	APP	IO	DEC
				ARB	FPL	DES
						FEE

26th November 2001

Re: Peake House, 92 Golborne Rd, W10

Dear Ms. S Wilden,

Further to our meeting on Friday 23rd November and telephone conversation today, we have spoken to the client and they have decided to let the current planning application to the above captioned project proceed.

Please could you base the application on the initial planning submission, we have enclosed updated drawings regarding the rear wall to Mr. Hussain's property, which we are now retaining as the existing height.

Drawings included:

- 1752/AP/002A - Revised first floor plan
- 1752/AP/003A - Revised mezzanine floor plan
- 1752/AE/002A - Revised rear elevation
- 1752/SE/003A - Revised section elevation

Please inform me if you have any further enquires.

Yours sincerely,

N. Lee

Nicholas Lee
For and on behalf of
Greenway & Lee Architects

Need 3 more copies

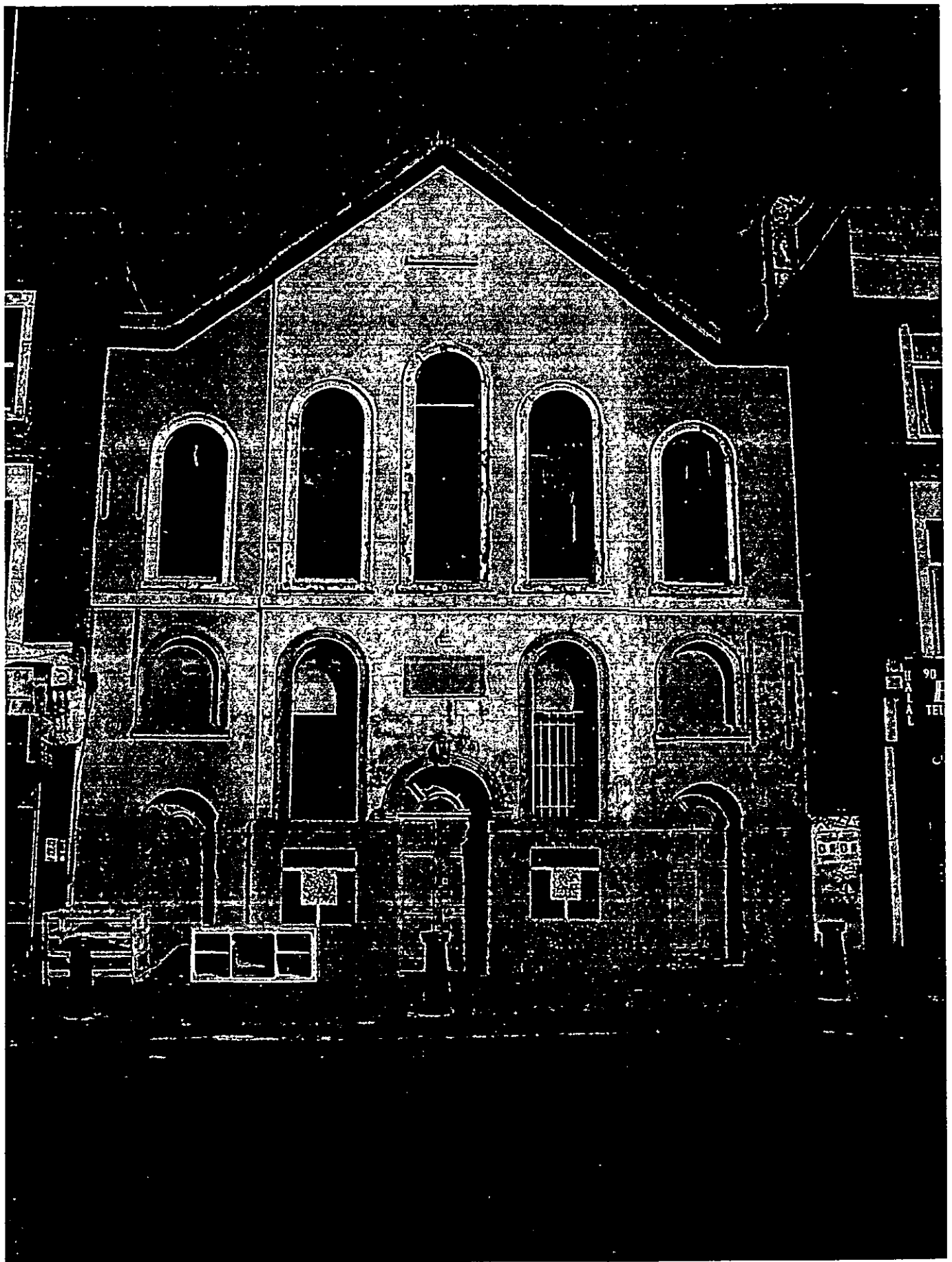
c.c. J. Seuss - SM Ltd.

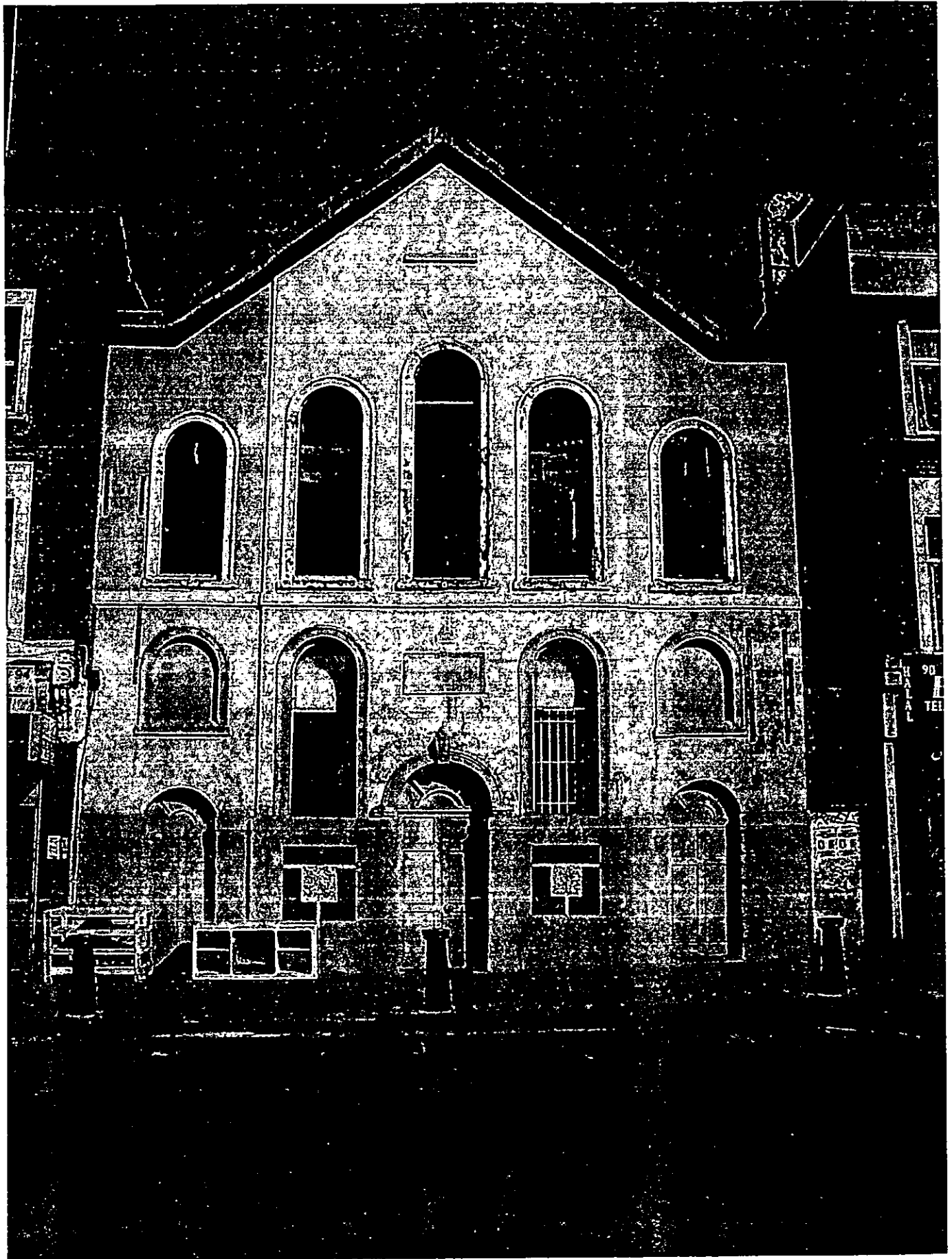
SW
COPY OF PLANS
TO INFORMATION
OFFICE PLEASE

AG 003 - superseded now.

This application is to be withdrawn







PP011884

