

Other Documents

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Part	9	Part	18

Fairwater House, 1 High Street, Wroughton, Swindon, Wiltshire SN4 9JX

T 01793 814800 F 01793 814818 E rps@rpsplc.co.uk W www.rpsplc.co.uk/planning

Our Ref: CY/JWM.0759

Your Ref:

E-mail: yerburyc@rpsplc.co.uk

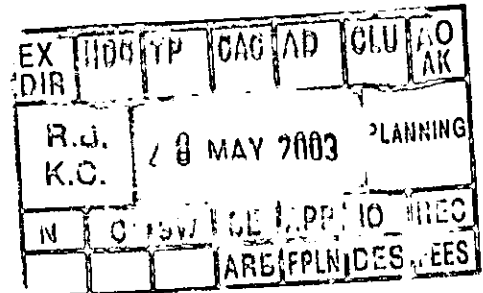
Direct Dial: 01793 816968

Date: 22 May 2003

Development Control Department
Royal Borough of Kensington and Chelsea
3rd Floor
Town Hall
Hornton Street
London
W8 7NX

For the attention of Miss S. Gentry

Dear Miss Gentry



Town and Country Planning Act 1990
Application by Mitchell and Butlers Retail Ltd (formerly Six Continents Retail)
Renewal of Application 01/02375/CUSE/27 to retain External Seating Area
All Bar One, 126-128 Notting Hill Gate, London

I write with reference to the above site and on the instruction of our clients, Mitchell and Butlers Retail Ltd, (formerly Six Continents Retail) to submit a planning application for the renewal of permission in order to retain an external seating area, associated with the existing leisure use on the site.

As part of the application the following documents are enclosed:-

1. Five copies of the application form, duly completed and signed
2. Five copies of the appropriate Certificate of Ownership duly completed and signed.
3. A copy of planning permission 01/02375/CUSE/27
4. Five copies of Site Location Plan JWM.0759:01/1
5. Five copies of permitted plan under application 01/02375/CUSE/27 (formerly plan no. 366/01) ref: JWM.0759:02/1
6. Five copies of proposed external seating plans; Options A, B & C
7. Five copies of Footpath Zone Plan.
8. A cheque for £220.00 made payable to L.B of Kensington and Chelsea, as the correct fee for this type of application.

Background

Our clients have run the site as a successful All Bar One for several years and more recently have extended the seating area to outside the shopfront, meeting customer demand. The All Bar One is a popular brand, which caters for customers who wish to enjoy a quiet drink or a bite to eat both throughout the day and evening. The external seating area has run successfully since permission was granted last year and is enjoyed by customers daily.

History

Planning Permission was granted last year, under application ref: 01/02375/CUSE/27, for an external seating area with a lifetime of one year (enclosed). Attached to this permission were a number of conditions including:

"4. No more than 3 tables and 12 chairs shall be positioned in front of the premises at any one time, and these tables and chairs shall be positioned within 2000 mm of the shopfront...."

Reason: To prevent further obstruction of the public highway and to safeguard the amenities of the area.

5. The forecourt shall not be used as a customer seating area between 23.00 hours and 18.00 hours the following day, at no time other than between 18.00 hours and 23.00 hours shall there be tables and chairs in front of the premises.

Reason: To ensure that there is no obstruction to pedestrian passage along the shopping frontage during the daytime, and to protect residential amenity.

6. The use of the forecourt and the placing of all tables, chairs and troughs hereby permitted shall be retained for a limited time only until 28/05/2003 on or before which date the use of the forecourt shall be discontinued.

Reason: There is insufficient evidence available at this stage to assess the impact of the development and permission for a limited period will enable authority to reassess the development in light of the experience of use."

The Proposal

This application is to renew the permission for the external seating area, as the current permission only lasts for one year. The permission expires on 28th May 2003. As before the tables and chairs will be portable and stored within the bar area when not in use. The seating area shall be contained under the existing first floor roof canopy so as not to disturb the residential dwellings above. As part of this application we would also proposed that the Council consider the following:

- o Extending the time period of permission to three years.
- o Increasing the number of tables and chairs permitted.
- o Extending the hours of operation for the seating area.

Time Extension

As stated above the external seating area has been in use for a year now without causing problems in the area and the manager has received no complaints. The original permission carried a condition discontinuing the permission after a year (see condition 6 above) in order to assess the impact of development, as there was insufficient evidence available at the time. It is felt that there is now sufficient evidence available to make an informed decision upon the impact of the seating to

enable the Council to come to a favourable decision and thus extend the period of time of which the permission covers.

Increased number of covers

The original planning application, submitted in 2002, proposed an external seating area of 6 tables and 24 chairs, as indicated on plan JWM.0759:02/1. However condition 4, as above, stipulated that the permission was for 3 tables and 12 chairs, in order to prevent further obstruction of the public highway and pedestrian passage. These tables also had to be within 2000mm of the shop front under this condition. Introducing additional tables and chairs to the external seating area will not have any effect in obstructing the public highway any further than at present as they shall all remain within 2000mm of the shopfront. Increasing the number of covers would only result in intensification across the shopfront, not out from it, thus having no effect on the public highway. We would ask therefore that you consider increasing the number of table and chairs within the renewal permission for the external seating area. As such we have outlined three options of potential seating numbers and layouts, as shown on the enclosed plans.

- o Option A – 3 tables and 12 chairs, the same number as permitted however the tables are rectangular in shape and not circular.
- o Option B – 5 tables and 16 chairs. The tables are of two sizes, 4 person and 2 person, to offer more choice to customers.
- o Option C – 5 tables and 18 chairs. This option maximises the number of covers in the space available whilst still offering customers a choice of seating.

All three options also propose two portable planters adjacent to the main entrance to prevent obstruction. Option B and C also propose portable retaining ropes at either end of the seating area. This will not result in the sectioning off of the seating area, as was opposed by the Council in the previous application, however it will avoid obstruction of the adjacent shopfronts.

Hours of operation

Presently the tables and chairs, and thus the use of the seating area, are only permitted on the forecourt between 18.00 hours and 23.00 hours daily. As stated above this use so far has had no cause for complaint. We propose, therefore, that the hours of the seating area are extended to be in line with the opening hours of the Bar itself, i.e. 11.00 hours to 23.00 hours. The All Bar One brand operates within normal licensing hours and is open daily from 11.00 serving both a lunchtime trade as well as afternoon and evening clientele. These hours of use will also be more practical for the operators of the bar as the tables are stored inside the bar when not in use. The bar is open continuously throughout the day, serving a customer base stretching across the period, as such there is no convenient time to set the seating area up during the day, without disturbing customers. Being able to set the seating up before opening and to put it away when closing at night would be more practical for the operation of the bar and beneficial for the lunch time and afternoon customers.

In terms of the effect of the increase in covers and the extension of time for the operation of the seating area it is felt that this will not have any detriment. Notting Hill Gate is a main London Distributor Road and a busy local centre with a number of shopping outlets and other amenities. It is recognised that the bar is located on a core-shopping frontage, however it is to one end of this frontage with specialist retailers, as opposed to prime retailers, on either side, reducing the average footfall in this location.

The pavement along Notting Hill Gate is widest at this location, approx. 9m from shopfront to kerb. Considered against the principles of urban design activities at street level, the pavement can be split into three different zones; The Amenity Lane, the Circulation Zone and the Window-Shopping Lane. This last zone is also known as the Edge of Space; this is the change between 'public' and 'private' space enabling a range of activities to co-exist. The activities involved have implications upon the design and use of this edge of space area. Some primary shopfront uses do not require a window-shopping zone and it is often appropriate for 'private space' activities to benefit from claiming adjacent 'public space' and interacting with the public realm; restaurants and bars are such uses. This results in a merging of private and public use and contributing to the life of the public space.

Street widths constantly vary, however an indication of the widths of each zone, in a main location is 1.5 metres each for both the amenity lane and the edge of space, and 2.5 metres for the circulation zone to accommodate pedestrian movement. Plan JWM.0759xxx indicates this zoning theory applied to the pavement outside the All Bar One. As stated the pavement in this area is approximately 9m wide. The amenities are accommodated in the widest part of this as the pavement is widened to reduce the road width for the pelican crossing opposite the site (approx. 2m). Taking this into account and leaving a generous 2.5 metres for the edge of space the resultant circulation zone is approx. 4.5 metres in width, ample enough to accommodate pedestrian passage in this location. Notwithstanding the fact that Notting Hill Gate is a London Distributor Road and a primary shopping frontage the footfall past the site is not considered to be vast, especially as the road is not used as a thoroughfare to alternative locations due to the close proximity of public transport nodes.

Policy

The Kensington and Chelsea UDP, adopted 2002, recognises the existence of A3 uses within the primary shopping frontage and the benefits they can bring both to the daytime and night time economies, bringing people into the area for joint trips and servicing those people already in the area. The relevant policy for the proposed external seating area is S.28, this states;

“To resist proposals involving trading which would reduce the free passage, safety and security of pedestrians”

It is our view that, due to the issues outlined above, this proposal shall not be in conflict with this policy.

Other relevant policies include CD40, noise; CD94, street furniture and TR2 and TR4, crossings and footpaths. The proposal is seen to comply with these.

Summary

To summarise this renewal application proposes an external seating area;

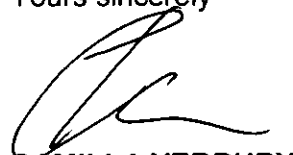
- o Comprising of X tables and X chairs, 2 portable planters and 2 retaining ropes.
- o Permitted to be in use daily during operating hours, namely 11.00 to 23.00 hours.
- o Permitted for a period of 3 years as opposed to 1 year.

A3 uses in primary shopping locations not only enhance the night time economy but also the daytime one, offering a mix of services and creating variability and vibrancy to the street scene. Allowing external seating during the day (shopping hours) as well as at night will increase this variety and enhance the overall street scene. It is felt that introducing the external seating throughout the bar operating hours is not only practical but will not present an obstruction to the pedestrian passage along the frontage as the seating shall be within 2000mm of the shopfront and there is ample room for circulation along the wide pavement.

External seating is common place in the vicinity of the site with a number of A3 outlets accommodating tables and chairs on the pavement, and, in all cases recorded, on pavements narrower than in this location yet still along the primary shopping frontage (see Table 1). The introduction of external seating in this location throughout both the day and night will not therefore be an alien concept.

We trust that the above and enclosed are satisfactory and allow you to come to a favourable decision. I look forward to receiving confirmation of registration, in the meantime however should you require any further information please do not hesitate to contact me.

Yours sincerely



CAMILLA YERBURY
Planner



Enc.

Cc. Mark Thomas Mitchell and Butlers Retail Ltd



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T 01793 814800 F 01793 814818 E rps@rpsplc.co.uk W www.rpsplc.co.uk/planning

Our Ref: CY/JWM.0759

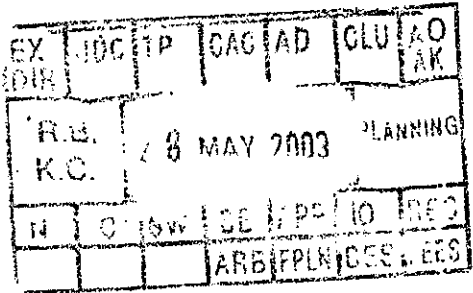
Your Ref:

E-mail: yerburyc@rpsplc.co.uk

Direct Dial: 01793 816968

Date: 22 May 2003

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Hornton Street
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Reason: To prevent further obstruction of the public highway and to safeguard the amenities of the area.

5. The forecourt shall not be used as a customer seating area between 23.00 hours and 18.00 hours the following day, at no time other than between 18.00 hours and 23.00 hours shall there be tables and chairs in front of the premises.

Reason: To ensure that there is no obstruction to pedestrian passage along the shopping frontage during the daytime, and to protect residential amenity.

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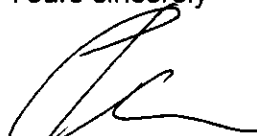
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Yours sincerely



CAMILLA YERBURY
Planner



Enc.

Cc. Mark Thomas Mitchell and Butlers Retail Ltd

PLANNING SERVICES APPLICATION

CONSULTATION SHEET

APPLICANT:

RPS,
Fairwater House,
1 High Street,
Wroughton, Swindon,
SN4 9JX

APPLICATION NO: PP/03/01169

APPLICATION DATED: 23/05/2003

DATE ACKNOWLEDGED: 30 May 2003

APPLICATION COMPLETE: 30/05/2003

DATE TO BE DECIDED BY: 25/07/2003

SITE: 126/128 Notting Hill Gate, London, W11 3QG

PROPOSAL: Renewal and variation of conditional and time limited period planning permission dated 17/06/2002 (PP/01/2375) for the creation of an external seating area. Three options are proposed for the number of tables and chairs ranging from 3 or 5 tables and 12 or 16 or 18 chairs. New proposed hours of use from 11.00 hours to 23.00 hours instead of between 18.00 hours and 23.00 hours as approved under PP/01/2375. The applicants seek planning permission for a limited time period of three years.

ADDRESSES TO BE CONSULTED

- 1.
2. *Same as PP/01/2375*
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.

No Enforcement Cases.



CONSULT STATUTORILY

- English Heritage Listed Bdgs - CATEGORY:
- English Heritage Setting of Bdgs Grade I or II
- English Heritage Demolition in Cons. Area
- Demolition Bodies
- DoT Trunk Road - Increased traffic
- DoT Westway etc.,
- Neighbouring Local Authority
- Strategic view authorities
- Kensington Palace
- Civil Aviation Authority (over 300')
- Theatres Trust
- National Rivers Authority
- Thames Water
- Crossrail
- LRT/Chelsea-Hackney Line/Cross Rail Line 2
- Victorian Society
- DTLR Dept. Transport Loc.Gov.& Regions

ADVERTISE

- Effect on CA
- Setting of Listed Building
- Works to Listed Building
- Departure from UDP
- Demolition in CA
- "Major Development"
- Environmental Assessment
- No Site Notice Required
- Notice Required other reason
- Police
- L.P.A.C
- British Waterways
- Environmental Health
- GLA - CATEGORY:
- Govt. Office for London
- Twentieth Century Society

✓ JN 2/6

JN X (28)

1. The Occupier / Owner

Flat 1 Ivy Lodge,
134 Notting Hill Gate,
W11 3QS

2. The Occupier / Owner

Flat 2 Ivy Lodge,
134 Notting Hill Gate,
W11 3QS

3. The Occupier / Owner

Flat 3 Ivy Lodge,
134 Notting Hill Gate,
W11 3QS

4. The Occupier / Owner

Flat 4 Ivy Lodge,
134 Notting Hill Gate,
W11 3QS

5. The Occupier / Owner

Flat 5 Ivy Lodge,
134 Notting Hill Gate,
W11 3QS

6. The Occupier / Owner

Flat 6 Ivy Lodge,
134 Notting Hill Gate,
W11 3QS

7. The Occupier / Owner

Flat 7 Ivy Lodge,
134 Notting Hill Gate,
W11 3QS

8. The Occupier / Owner

Flat 8 Ivy Lodge,
134 Notting Hill Gate,
W11 3QS

9. The Occupier / Owner

Flat 9 Ivy Lodge,
134 Notting Hill Gate,
W11 3QS

10. The Occupier / Owner

Flat 10 Ivy Lodge,

134 Notting Hill Gate,
W11 3QS

11. The Occupier / Owner
Flat 11 Ivy Lodge,
134 Notting Hill Gate,
W11 3QS

12. The Occupier / Owner
Flat 12 Ivy Lodge,
134 Notting Hill Gate,
W11 3QS

13. The Occupier / Owner
Flat 13 Ivy Lodge,
134 Notting Hill Gate,
W11 3QS

14. The Occupier / Owner
Flat 14 Ivy Lodge,
134 Notting Hill Gate,
W11 3QS

15. The Occupier / Owner
Flat 15 Ivy Lodge,
134 Notting Hill Gate,
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16. The Occupier / Owner
Flat 16 Ivy Lodge,
134 Notting Hill Gate,
W11 3QS

17. The Occupier / Owner
Flat 17 Ivy Lodge,
134 Notting Hill Gate,
W11 3QS

18. The Occupier / Owner
Flat 18 Ivy Lodge,
134 Notting Hill Gate,
W11 3QS

19. The Occupier / Owner
Flat 19 Ivy Lodge,
134 Notting Hill Gate,
W11 3QS

20. The Occupier / Owner
Flat 20 Ivy Lodge,

134 Notting Hill Gate,
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21. The Occupier / Owner
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134 Notting Hill Gate,
W11 3QS

23. The Occupier / Owner
Flat 23 Ivy Lodge,
134 Notting Hill Gate,
W11 3QS

24. The Occupier / Owner
132 Notting Hill Gate,
W11 3QG.

25. The Occupier / Owner
130 Notting Hill Gate,
W11 3QG.

26. The Occupier / Owner
128 Notting Hill Gate,
W11 3QG.

27. The Occupier / Owner
124 Notting Hill Gate,
W11 3QG.

28. The Occupier / Owner
126 Notting Hill Gate,
W11 3QG.

29. The Occupier / Owner
114/120 Notting Hill Gate,
W11 3QE.

30. File Copy
1

TOP

SHEET 1 of 1.

DEVELOPMENT CONTROL TECHNICAL INFORMATION

THE ROYAL
BOROUGH OF



M.L.
KENSINGTON
AND CHELSEA

ADDRESS 126-128 NOTTINGHILL GATE

POLLING DISTRICT PEA

PP051169

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

126-128 NOTTING HILL GATE

Property Card No : 0589 140 50

PP031169

Sitename :
 Comment :
 TP Arch/History : H
 See Also : Ind Nos. 92-164
 : R/O 128-134
 Xref : See also Notting Hill Gate Redevelopment 'A'
 Notes :

TP No TP/97/0859	Brief Description of Proposal	1 of 13	Adverts & History No
	CHANGE OF USE OF NO. 128 FROM RETAIL USE (CLASS A1) TO BAR USE USE (CLASS A3), WITH INCORPORATION OF ADJOINING AT NO. 126 CAFE (CLASS A3) AT NO. 126 TO CREATE A TWO UNIT BAR, TALLATION INSTALLATION OF A REPLACEMENT SHOPFRONT WITH ORNAMENTAL PLANTER AND LANTERNS AND INSTALLATION OF A MECHANICAL		CA/97/227
Received 23/04/1997	Decision & Date		Works
Completed 25/04/1997	Conditional	29/09/1997	Completed
Revised			Y 16/02/1998

TP No TP/97/2560 Brief Description of Proposal 2 of 13
 INSTALLATION OF ONE CONDENSER UNIT (AMENDMENT TO PLANNING
 PERMISSION DATED 29/09/97, REF TP/97/0859)

Received 17/11/1997 Decision & Date
 Completed 18/11/1997 Conditional 10/02/1998
 Revised

TP No TP/98/0262 Brief Description of Proposal 3 of 13
 INSTALLATION OF ONE CONDENSOR UNIT ADDITIONAL TO THE SIX
 CONDENSER UNITS APPROVED BY THE COUNCIL UNDER PLANNING
 PERMISSIONS (DATED 29/9/97 REF. TP/97/0859 AND DATED
 10/2/98 REF. TP/97/2560)

Received 11/02/1998 Decision & Date
 Completed 12/02/1998 Conditional 07/08/1998
 Revised

TP No TP/98/0375 Brief Description of Proposal 4 of 13
 INSTALLATION OF MECHANICAL SERVICES PLANT.

Received 24/02/1998 Decision & Date
 Completed 26/02/1998 Refused 31/03/1999
 Revised 15/02/1999

126-128 NOTTING HILL GATE

Property Card N° : 0589 140 50

Sitename :
 Comment :
 TP Arch/History : H
 See Also : Ind Nos. 92-164
 : R/O 128-134
 Xref : See also Notting Hill Gate Redevelopment 'A'
 Notes :

PP031169

TP No PP/99/0431 Brief Description of Proposal 5 of 13

CHANGE OF USE OF NO. 128 FROM RETAIL USE (CLASS A1) TO BAR
 USE (CLASS A3), WITH INCORPORATION OF ADJOINING
 CAFE (CLASS A3) AT NO. 126 TO CREATE A TWO UNIT BAR,
 INSTALLATION OF A REPLACEMENT SHOPFRONT WITH ORNAMENTAL
 PLANTER AND LANTERNS AND INSTALLATION OF MECHANICAL

Received 25/02/1999 Decision & Date
 Complettd 03/03/1999 Refused 16/06/1999
 Revised 15/04/1999

TP No PP/99/2285 Brief Description of Proposal 6 of 13

INSTALLATION OF OPENABLE SHOPFRONT

Adverts &
History NoALL BAR
ONE

Received 04/11/1999 Decision & Date
 Complettd 09/11/1999 Refused 10/03/2000
 Revised 20/01/2000

TP No / / Brief Description of Proposal 7 of 13

SECTION 172 TOWN & COUNTRY PLANNING ACT 1990
 ENFORCEMENT NOTICE AGAINST THE UNAUTHORISED ERECTION OF
 MECHANICAL SERVICES DUCTING ON THE REAR FLAT OF THE PROPERTY.

Received Decision & Date Appeal
 Complettd Enforcement Notice 06/04/1999 Lodged
 Revised Y 18/06/1999

TP No / / Brief Description of Proposal 8 of 13

1. T.C.P.A. 1990 (AS AMENDED) BY PLANNING AND COMPENSATION ACT
 1991 AGAINST AN ENFORCEMENT NOTICE DATED 06/04/1999. APPEAL
 DISMISSED PLANNING PERMISSION REFUSED ON APPLICATION DEEMED
 TO HAVE BEEN MADE UNDER SECTION 177(5) OF THE AMENDED ACT.
 (FOR INFORMATION ONLY)

Received Decision & Date
 Complettd Refused 20/12/1999
 Revised

126-128 NOTTING HILL GATE

Property Card N° : 0589 140 50

Sitename :
 Comment :
 TP Arch/History : H
 See Also : Ind Nos. 92-164
 : R/O 128-134
 Xref : See also Notting Hill Gate Redevelopment 'A'
 Notes :

PP031169

 TP No TP/98/0375 Brief Description of Proposal 9 of 13

2. SECTION 78 T.C.P.A. 1990.
 AGAINST THE COUNCIL REFUSAL DATED 31/03/1999.
 (IN PART) APPEAL DISMISSED INSOFAR AS IT RELATES TO THE
 INSTALLATION OF MECHANICAL SERVICES PLANT COMPRISING KITCHEN
 FRESH AIR INLET DUCT WITH FAN AND SILENCERS AND ****CONT****

Received Decision & Date
 Completd
 Revised

 TP No / / Brief Description of Proposal 10 of 13

****CONT**** BOTTLE STORE FRESH AIR INLET DUCT.

Received Decision & Date
 Completd Refused 20/12/1999
 Revised

 TP No TP/98/0375 Brief Description of Proposal 11 of 13

SECTION 78 OF T.C.P.A.1990.
 APPEAL AGAINST COUNCIL REFUSAL DATED 31/03/1999.
 (IN PART) APPEAL ALLOWED INSOFAR AS IT RELATES TO THE
 RETENTION OF STAFF TOILET AND STAFF SHOWER FRENESH AIR INLET
 DUCTS AND OFFICE EXTRACT DUCT.

Received Decision & Date
 Completd Conditional 20/12/1999
 Revised

 TP No PP/01/2375 Brief Description of Proposal 12 of 13

CREATION OF EXTERNAL SEATING AREA COMPRISING SIX TABLES AND
 TWENTY-FOUR CHAIRS, AND INSTALLATION OF NEW SHOP FRONT.
 (ALL BAR ONE)

Received 10/10/2001 Decision & Date
 Completd 22/10/2001 Conditional 17/06/2002
 Revised 25/02/2002

126-128 NOTTING HILL GATE

Property Card N° : 0589 140 50

Sitename :
 Comment :
 TP Arch/History : H
 See Also : Ind Nos. 92-164
 : R/O 128-134
 Xref : See also Notting Hill Gate Redevelopment 'A'
 Notes :

PP031169

TP No PP/01/2376 Brief Description of Proposal 13 of 13

EXTERNAL SEATING AREA COMPRISING OF SIX TABLES AND TWENTY FOUR
CHAIRS. INSTALLATION OF NEW SHOP FRONT.

(DUPLICATE APPLICATION)

****WITHDRAWN BY APPLICANT'S LETTER DATED 04/07/2002****

Received 18/10/2001 Decision & Date
 Completd 23/10/2001 Withdrawn 04/07/2002L
 Revised

> Any Queries Please Phone 0171 361 2199/2206/2015 <
 > Fax Requests (FOA Records Section) 0171 361 3463 <

REASON FOR DELAY

CASE NO / /

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

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

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

ing initial Site Visit [a date for this should be fixed up in the ter you receive the case!]

- to internal Consultation [as many as necessary]
- (i) Design - Discussions/initial Obs.
 - (ii) Design - Formal Obs.
 - (iii) Transportation
 - (iv) Policy
 - (v) Environmental Health
 - (vi) Trees
 - (vii) Other

ighbour notification/external consultation necessary (spread or time please specify)

not requested in time
- Request all revisions by end of fourth week to stand reasonable for notifying and determining case within 8 weeks!

s requested in time, but not received in time

is received but inadequate - further revisions requested

is received but reconsultation necessary

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

e of the Committee cycle

ant's instruction

REASON Please state]

..... (Case Officer)

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

File Copy

1 2079/2080

020-7361- 2079/2080

020-7937-5464

Switchboard:

Extension:

Direct Line:

Facsimile: 020-7361-3463

Date: 02 June 2003

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCN/PP/03/01169/SG

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: 126/128 Notting Hill Gate, London, W11 3QG

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

Proposal for which permission is sought

Renewal and variation of conditional and time limited period planning permission dated 17/06/2002 (PP/01/2375) for the creation of an external seating area. Three options are proposed for the number of tables and chairs ranging from 3 or 5 tables and 12 or 16 or 18 chairs. New proposed hours of use from 11.00 hours to 23.00 hours instead of between 18.00 hours and 23.00 hours as approved under PP/01/2375. The applicants seek planning permission for a limited time period of three years.

Applicant Mitchell & Butlers Retail Ltd., 27 Fleet Street, Birmingham

Yours faithfully

M. J. FRENCH
Executive Director, Planning and Conservation

WHAT MATTERS CAN BE TAKEN INTO ACCOUNT

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

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

WHAT MATTERS CANNOT BE TAKEN INTO ACCOUNT

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

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

WHAT HAPPENS TO YOUR LETTER

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

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

WHERE TO SEE THE PLANS

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

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

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

PLEASE QUOTE THE APPLICATION REFERENCE NUMBER ON YOUR REPLY

Clr. Campion

Picture taken 5.05 pm today

- 4 tables and 15 chairs (!!)
in position, an hour before
time [so 2 conditions breached on the
very day of the Committee!]
- Litter / serviettes / cigarette butts
→ simply not managed well at all!
- 1 year absolute maximum
- No obj to 2 little planters
- Obj rec'd today (e-mailed to DT)
from Campden Hill Towers - noise / mess
etc

Ms C. Yorlans

- Franchise
- Misunderstanding
- No litter from AB7

would advise managers to adhere to
Conds. [! just as well!]

Grant - 1 year only
+ add. Cond. re litter/mess
etc

MEMORANDUM

TO: FOR FILE USE ONLY

**From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION**

My Ref: PP/03/01169/SG

CODE A1

Room No:

Date: 02 June 2003

DEVELOPMENT AT:

126/128 Notting Hill Gate, London, W11 3QG

DEVELOPMENT:

Renewal and variation of conditional and time limited period planning permission dated 17/06/2002 (PP/01/2375) for the creation of an external seating area. Three options are proposed for the number of tables and chairs ranging from 3 or 5 tables and 12 or 16 or 18 chairs. New proposed hours of use from 11.00 hours to 23.00 hours instead of between 18.00 hours and 23.00 hours as approved under PP/01/2375. The applicants seek planning permission for a limited time period of three years.

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

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Director of Environmental Health,
Council Offices,
37 Pembroke Road,
London,
W8 6PW

Switchboard: 020-7937-5464
Direct Line: 020-7361-2096
Extension: 2096
Facsimilie: 020-7361-3463

Date: 02 June 2003

**THE ROYAL
BOROUGH OF**



**KENSINGTON
AND CHELSEA**

My Ref: DPS/DCN/PP/03/01169 Your ref: Please ask for: S. Gentry

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: 126/128 Notting Hill Gate, London, W11 3QG

I enclose a copy of an application, in connection with the above proposal and should be pleased to receive your observations on these proposals as soon as possible.

It is hoped to present this application to the Planning Services Committee prior to 25/07/03. I look forward to hearing from you in the near future, in order that your comments may be reported to this Committee.

Should you require any further details in respect of this case, please do not hesitate to contact the Case Officer on the above extension.

Yours faithfully

M.J. FRENCH

Executive Director, Planning and Conservation



INVESTOR IN PEOPLE

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Transportation Observations (Initial)

Direct Line: 020-7361-2096

Extension: 2096

Facsimilie: 020-7361-3463

Switchboard: 020-7937-5464

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

Date: 02 June 2003

My Ref: DPS/DCN/PP/03/01169 Your ref: Please ask for: S. Gentry

Dear Sir/Madam,

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Proposed development at: 126/128 Notting Hill Gate, London, W11 3QG

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Should you require any further details in respect of this case, please do not hesitate to contact the Case Officer on the above extension.

Yours faithfully

M.J. FRENCH

Executive Director, Planning and Conservation



INVESTOR IN PEOPLE

RBK&C TRANSPORTATION COMMENTS

PP Number: 03/1169	Address: All Bar One, 126-128 Notting Hill Gate,		Date of obs: 6 th June 2003	
Proposal: Renewal and variation of conditional and time limited PP 01/2376 for the creation of an external seating area. Three options are proposed; 3 or 5 tables and 12 or 16 chairs, or 18 chairs. New proposed hours of operation from 11 00 to 23 00 instead of 18 00 to 23 00.			Obj	
			No Obj	
			No Obj subject to Cond's	√
			More Info	
File Number As above	Initial Observations		Transportation Officer: Robert Johnson	
	Full Observations	√		
	Further Observations			
DC Officer: Sarah Gentry N				

Supplementary information:
Site visit 5th June 2003. Photos on file.

Comments:

The applicant has an existing permission for tables and chairs on the site which expired on the 28th May 2003. They have made three proposals for new seating layouts, all of which will remain within 2m of the shop front.

They also wish to extend the time of operation into the daytime.

TR3 of the UDP says the Council is *"to maintain, and improve footways to provide a safe and attractive environment for pedestrians."* The footway at this point is over 9m wide, and there is over 6.5m clear between the shop front and any obstruction to clear passage.

There are no impacts on pedestrians from either of the three options proposed, as this area will be well able to service the existing flow.

Extending the hours of operation would not appear to have any negative pedestrian flow effects, as permission currently exists from 18 00 during the evening peak, and no complaints have been received.

I view this proposal as an enhancement to the streetscape at this location.

The C.O, however, may wish to consider the amenity effect on residents who live above the proposal from the extended hours, although this will be daytime.

Suggested Conditions

- Limit distance from shop front to 2m, as presently.
- Limit hours to as proposed, and ensure nothing remains on footway outside these hours, to prevent possible hazards and vandalism.
- Time limit permission, to allow review in 3 years.

Relevant transportation policies:

TR3

Recommendation:

No objection, subject to conditions.

Signed:

Gentry, Sarah: PC-PlanSvc

From: Gentry, Sarah: PC-PlanSvc
Sent: 30 June 2003 14:22
To: O'Kasi, Chamberlain: ES-EnvHlth
Subject: 126/8 Notting Hill Gate (PP/03/1169)

Chamberlain,

Could you let me have your comments on this application- I'm particularly interested to know if there have been any complaints over the last year.

Thanks.
Sarah.

Left message 2/7.

*No complaints received
SG 3/7.*

Checked with Licensing. 4/7.

Gentry, Sarah: PC-PlanSvc

From: O'Kasi, Chamberlain: ES-EnvHlth
Sent: 06 July 2003 19:35
To: Gentry, Sarah: PC-PlanSvc
Subject: RE: 126/8 Notting Hill Gate (PP/03/1169)

Hi Sarah soory about the delay just back from shift, there have been no comp. of noise or nuisance from the above establishment since 2001, nothing on our record hence I see no problem about granting the application.

Thanks
Chambers.

-----Original Message-----

From: Gentry, Sarah: PC-PlanSvc
Sent: 30 June 2003 14:22
To: O'Kasi, Chamberlain: ES-EnvHlth
Subject: 126/8 Notting Hill Gate (PP/03/1169)

Chamberlain,

Could you let me have your comments on this application- I'm particularly interested to know if there have been any complaints over the last year.

Thanks.
Sarah.

Gentry, Sarah: PC-PlanSvc

From: Gentry, Sarah: PC-PlanSvc
Sent: 07 July 2003 12:15
To: Johnson, Robert: ES-HwayTraf
Subject: All Bar One, 126-8 Notting Hill Gate (pp/03/1169)

Robert,

I am just writing my committee report for this application and just wanted to clarify a point in your obs.

You say no complaints have been received- does this include to your Highways enforcement section and would this include complaints relating to the conditions of the Highways Licence as well as planning permission?

Thanks,
Sarah.

This e-mail is personal. It is not authorised by or sent on behalf of the Royal Borough of Kensington and Chelsea. It represents my personal views, which may not coincide with those of the Council.

Gentry, Sarah: PC-PlanSvc

From: Taylor, Derek: PC-PlanSvc
Sent: 07 July 2003 11:41
To: 'DavidCampion@aol.com'
Cc: Gentry, Sarah: PC-PlanSvc
Subject: RE: PP/03/01169 126-128 Notting Hill Gate, W11 - All Bar One

Dear Cllr Campion,

Thank you for your comments on this. I have registered your objection in the normal way and passed this on to the Case Officer, Sarah Gentry.

I will let you know once it's clear which Committee it will go to (unless of course we refuse it under delegated powers, in which case I'll advise you anyway!)

Derek Taylor
Area Planning Officer

-----Original Message-----

From: DavidCampion@aol.com [mailto:DavidCampion@aol.com]
Sent: 07 July 2003 10:11
To: Michael.French@RBKC.GOV.UK
Cc: Derek.Taylor@rbkc.gov.uk; Cllr.Ahern@rbkc.gov.uk
Subject: PP/03/01169 126-128 Notting Hill Gate, W11 - All Bar One

Mr French

I have noted that there is an application for the granting of a 3-year planning permission for the use of the external seating outside All Bar One in Notting Hill Gate following the temporary permission that has now expired.

This does not appear to have stopped the business continuing to use outside seating without permission being in force although I can appreciate that in view of the submission of a new application you are unlikely to take any enforcement action; however, a warning might not go amiss.

It has been my experience that in spite of the conditions which limited the use until after 6pm there have been occasions during the day that I have seen the seating in use thus breaching the previously granted conditional permission. I appreciate that during most of the year the weather has been such that chairs and tables have not been put outside.

Also, from my experience, neither this premises nor the coffee bar further along appear to make much effort to keep the pavement clear of rubbish which is a by-product of their customers use of the external seating. This was one of my concerns at the time of the original application.

I trust that you will ensure that the residential premises above All Bar One have received notice of the current application as only they can advise if there have been any side-effects of noise and disturbance in the evening from the use of the external seating.

Please could this application be brought to the Planning Services Committee and I would wish to appear before the committee to object to the application and to ensure that if the committee is minded to grant it then there are adequate and tough conditions applied that will allow the use to be stopped if the conditions are breached.

Cllr David Campion
Pembroke Ward
Tel: 020 7229 3931
Fax: 020 7681 2758
Mob: 07889 855153

07/07/2003

Email: Clr.Campion@rbkc.gov.uk

126/8 Nottingham Gate

Option A - 3 tables, 12 chairs

B - 5 tables, 16 chairs

C - 5 tables, 18 chairs

Time - propose 11.00hrs - 23.00 hrs

P.P. for 3 tables, 12 chairs. (orig. applied for 24 chairs).

Time - 18 - 23 hrs

Personal

NOTICE OF A PLANNING APPLICATION



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

Notice is hereby given the Royal Borough of Kensington and Chelsea Council **KENSINGTON
AND CHELSEA**
an application:

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

Details are set out below.

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

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

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

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

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

SCHEDULE

Reference: PP/03/01169/SG

Date: 13/06/03

126/128 Notting Hill Gate, London, W11 3QG

Renewal and variation of conditional and time limited period planning permission dated
17/06/2002 (PP/01/2375) for the creation of an external seating area. Three options are
proposed for the number of tables and chairs ranging from 3 or 5 tables and 12 or 16 or 18
chairs. New proposed hours of use from 11.00 hours to 23.00 hours instead of between 18.00
hours and 23.00 hours as approved under PP/01/2375. The applicants seek planning
permission for a limited time period of three years.

APPLICANT. Mitchell & Butlers Retail Ltd.,

SG
Traffic post
3/6

DT

French, Michael: PC-GrpSvc

From: French, Michael: PC-GrpSvc
Sent: 07 July 2003 15:13
To: 'DavidCampion@aol.com'
Cc: Taylor, Derek: PC-PlanSvc; Cllr-Ahern
Subject: RE: PP/03/01169 126-128 Notting Hill Gate, W11 - All Bar One

Dear Councillor Campion,

Thank you for your e-mail of 7 July setting out your objections to the planning application for All Bar One. I have passed these to Mr. Taylor, the Area Planning Officer for reporting and consideration. I have also asked Mr. Taylor to ensure that all residents at the property are formally consulted on the proposals.

I note that you would like this application to be considered by the Planning Services Committee and that you would like to address the Committee as an objector to the proposals. A copy of the report will be sent to you in due course and the necessary arrangements made for you to speak at the Committee.

M. J. French,
Executive Director, Planning and Conservation.
020 7361 2944

-----Original Message-----

From: DavidCampion@aol.com [mailto:DavidCampion@aol.com]
Sent: 07 July 2003 10:11
To: Michael.French@RBKC.GOV.UK
Cc: Derek.Taylor@rbkc.gov.uk; Cllr.Ahern@rbkc.gov.uk
Subject: PP/03/01169 126-128 Notting Hill Gate, W11 - All Bar One

Mr French

I have noted that there is an application for the granting of a 3-year planning permission for the use of the external seating outside All Bar One in Notting Hill Gate following the temporary permission that has now expired.

This does not appear to have stopped the business continuing to use outside seating without permission being in force although I can appreciate that in view of the submission of a new application you are unlikely to take any enforcement action; however, a warning might not go amiss.

It has been my experience that in spite of the conditions which limited the use until after 6pm there have been occasions during the day that I have seen the seating in use thus breaching the previously granted conditional permission. I appreciate that during most of the year the weather has been such that chairs and tables have not been put outside.

Also, from my experience, neither this premises nor the coffee bar further along appear to make much effort to keep the pavement clear of rubbish which is a by-product of their customers use of the external seating. This was one of my concerns at the time of the original application.

I trust that you will ensure that the residential premises above All Bar One have received notice of the current application as only they can advise if there have been any side-effects of noise and disturbance in the evening from the use of the external seating.

Please could this application be brought to the Planning Services Committee and I would wish to appear before the committee to object to the application and to ensure that if the committee is minded to grant it then there are adequate and tough conditions applied that will allow the use to be stopped if the conditions are breached.

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Mr. G. Llewellyn,
RPS,
Fairwater House, 1 High Street,
Wroughton, Swindon,
Wilts. SM4 9JX.

Switchboard: 020-7937 5464

Extension: 2944

Direct Line: 020-7361 2944

Facsimile: 020-7361 3463

14 July 2003

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

My reference: EDPC/MJF/PP
03/1169

Your reference:

Please ask for: Mr. French

Dear Mr. Llewellyn,

All Bar One, 126/128 Notting Hill Gate, W.11.

I am writing to inform you that arrangements have been made for you to attend the Planning Services Committee on 22 July 2003 on the above planning application; the meeting will take place in Committee Room 1 at the Town Hall at 6.30 p.m.

A Ward Councillor will be speaking at the Committee on this application and it would be helpful if you could be in attendance to answer any questions the members of Committee might raise. The application will be considered first on the agenda at 6.30 p.m.

Should you have any queries, I would be grateful if you would contact my secretary in the first instance.

Yours sincerely,

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



INVESTOR IN PEOPLE

Taylor, Derek: PC-PlanSvc

From: Taylor, Derek: PC-PlanSvc
Sent: 08 July 2003 17:31
To: Cllr-Campion
Subject: All Bar One 126/128 Notting Hill Gate

Dear Cllr. Campion,

Further to your recent e-mail I write to advise that the All Bar One renewal application is intended to go before the Planning Services Committee on 22nd July.

As you are aware, they are also proposing a longer (three year) temporary period, and extended hours to include lunchtime and afternoon..... the Officer recommendation to Committee is that permission is renewed but only for one further year to allow more evaluation of its impact, and also with the same hours (18.00 to 23.00) as presently imposed.

Whilst I'm writing to you, I can also advise that the Lodge roof extension application is also to go before the 22nd July Committee. I had taken it off the last agenda in order that a detailed point relating to overlooking to no.22 Kensington Park Gardens could be dealt with, and have now received an amended plan reducing the terrace area. On the basis of this, an amended report and a couple of additional Conditions, the recommendation is again, on balance, to grant conditionally. Although Mrs Taylor at no.22 welcomes the amendment to protect the privacy of her house, she is still concerned as to the principle of adding to the Lodge at all and is appointing a consultant to prepare a representation to Committee on her behalf.

Derek Taylor
Area Planning Officer

P.S I forgot to thank you for the digital photographs

French, Michael: PC-GrpSvc

From: French, Michael: PC-GrpSvc
Sent: 14 July 2003 12:33
To: Cllr-Campion
Cc: Taylor, Derek: PC-PlanSvc
Subject: Planning Services Committee: 22 July 2003

Dear Councillor Champion,

I am writing to confirm that arrangements have been made for you to speak at the Committee next week on the following:

PP/03/1169: All Bar One, 126/128 Notting Hill Gate, W.11. - 6.30 p.m.
PP/03/1082: The Lodge, 23 Kensington Park Gardens, W.11. - 6.50 p.m.

At the present time, no objectors have requested to speak on the applications. My secretary has left a message on the answer machine of Mrs. Taylor of No. 22 Kensington Park Gardens, asking her to contact us if she wishes to address the Committee.

M. J. French,
Executive Director, Planning and Conservation.
020 7361 2944.

PP/03/1169

① Ach ② SG

Ja
15/7.

Taylor, Derek: PC-PlanSvc

To: DavidCampion@aol.com
Cc: Gentry, Sarah: PC-PlanSvc
Subject: RE: PP/03/01169 126-128 Notting Hill Gate, W11 - All Bar One

Dear Cllr Campion,

Thank you for your comments on this. I have registered your objection in the normal way and passed this on to the Case Officer, Sarah Gentry.

I will let you know once it's clear which Committee it will go to (unless of course we refuse it under delegated powers, in which case I'll advise you anyway!)

Derek Taylor
Area Planning Officer

-----Original Message-----

From: DavidCampion@aol.com [mailto:DavidCampion@aol.com]
Sent: 07 July 2003 10:11
To: Michael.French@RBKC.GOV.UK
Cc: Derek.Taylor@rbkc.gov.uk; Cllr.Ahern@rbkc.gov.uk
Subject: PP/03/01169 126-128 Notting Hill Gate, W11 - All Bar One

Mr French

I have noted that there is an application for the granting of a 3-year planning permission for the use of the external seating outside All Bar One in Notting Hill Gate following the temporary permission that has now expired.

This does not appear to have stopped the business continuing to use outside seating without permission being in force although I can appreciate that in view of the submission of a new application you are unlikely to take any enforcement action; however, a warning might not go amiss.

It has been my experience that in spite of the conditions which limited the use until after 6pm there have been occasions during the day that I have seen the seating in use thus breaching the previously granted conditional permission. I appreciate that during most of the year the weather has been such that chairs and tables have not been put outside.

Also, from my experience, neither this premises nor the coffee bar further along appear to make much effort to keep the pavement clear of rubbish which is a by-product of their customers use of the external seating. This was one of my concerns at the time of the original application.

I trust that you will ensure that the residential premises above All Bar One have received notice of the current application as only they can advise if there have been any side-effects of noise and disturbance in the evening from the use of the external seating.

Please could this application be brought to the Planning Services Committee and I would wish to appear before the committee to object to the application and to ensure that if the committee is minded to grant it then there are adequate and tough conditions applied that will allow the use to be stopped if the conditions are breached.

Cllr David Campion
Pembroke Ward
Tel: 020 7229 3931
Fax: 020 7681 2758
Mob: 07889 855153
Email: Cllr.Campion@rbkc.gov.uk

Memorandum

The Royal Borough of Kensington and Chelsea - Planning Services

To: PRINCIPAL ADMINISTRATIVE OFFICER EXECUTIVE DIRECTOR,
PLANNING & CONSERVATION

Ext. 2004 Room 324A

cc: CHIEF EXECUTIVE
& TOWN CLERK
(Attention Ali Khan

Date:

23rd July, 2003

PLANNING SERVICES COMMITTEE: 22nd July 2003

Please note the following amendments, which were approved by the Planning and Conservation Committee in making its decisions, in addition to those in the Addendum Report circulated and approved at the meeting.

NORTH

03/1169
24

126/128 Notting Hill
Gate, W11

Amended Condition

1. Replace "22/07/2006" with
"23/07/2004"

Additional Condition

6. The pavement area in front of the premises, to a distance of 2m from the shopfront, shall be inspected, swept and cleaned regularly so as to be free of litter at all times.

Reason - To maintain the amenity of the shopping parade.

03/1082
25

The Lodge,
23 Kensington Park
Gardens, W11

Amended Conditions

4 & 5 Delete "2192/B"

and substitute "2192/04B"

And insert after "2192/04B"

"or subsequent drawing Nos.
approved in writing under Condition
8 attached to this permission".

Additional Conditions

8. Notwithstanding the detail shown on drawings 2192/04B, 05B, 08 and 09 otherwise hereby approved, the equipment housings on the East and West flanks of the proposed extension shall not be installed as depicted on these drawings; further drawings, showing these housings largely or wholly enclosed within the approved roof profile shall be submitted to, and approved in writing by, the Executive Director of Planning and Conservation before development commences, and the development shall be carried out and maintained only as so approved"

Reason – To ensure a reasonable standard of appearance and integrity to the roof extension hereby permitted, and to preserve the character and appearance of the Conservation Area"

CENTRAL

No changes.

SOUTH-WEST

03/0536
6023

33-34 Philbeach Gardens,
SW5

**Amended Drawings
Numbers**

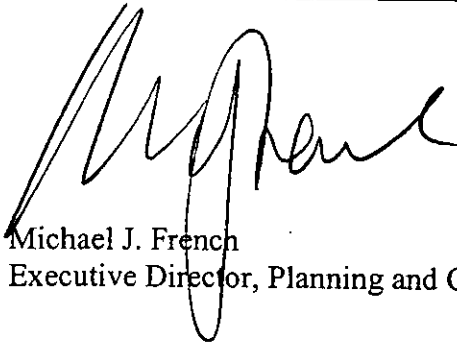
Delete "12a" and substitute
"12"

SOUTH-EAST

03/0233 Toto's Restaurant,
4026 Walton House,
 Walton Street,
 SW3

Amended Condition

2. Add to existing condition
"and the extension shall not be
used until the external alterations have
been completed"



Michael J. French
Executive Director, Planning and Conservation

Gentry, Sarah: PC-PlanSvc

To: Hooper, Ian: ES-EnvHlth
Subject: 126/128 Notting Hill Gate (PP/03/1169)

Ian,

Could you let me know who is dealing with our request for obs for this application.

Thanks.
Sarah.