

Chesswell Confusion

- (1) - Flans 1-5, (2) - Flans 1-4 (3) Flans 1-4. (4) - Flans 1-4
(5) - Flans 1-6 (6) - Flans 1-3 + 2011, (7), (8) - Flans $\frac{1}{2}$, 3, 4.
(9) - Flans 1-4. (10)

**PLANNING SERVICES APPLICATION
CONSULTATION SHEET**

**OBJECTORS
NOTIFIED
18 JUN 1998**

APPLICANT:

Biscoe Associates,
85 Cadogan Gardens,
London, SW3 2RD

2086

Application No: DPS/DCSW/19/98/1905

Application dated 07/10/98

SITE: EARL'S COURT TELEPHONE EXCHANGE,
BOLTONS PLACE, S.W. 5

NATURE OF PROPOSAL:
Demolition of existing telephone exchange.
Construction of three dwelling houses each with two bedrooms and a garage. Access from Boltons Place (one new access to be constructed).

Application complete	12/10/98
Date to be decided by,	07/12/98
Date Acknowledged	12/10/98

	Address to be consulted	Letter sent	Reply received	Observations		Decision letter sent
				For	Against	
1	167-189/0 Old Brompton Road SW5					
2	Head Teacher Bousfield Primary School					
3	1, 2, 3, 16 The Batters SW10			1A, 2, 3A, 3B, 3C, 3D, 16, 16i-3		
4	1-10 ne Creswell Gardens SW5					
5	UBR - 167 - Hotel, 169 - Flats 1-5, 171 - Swiss Age Hotel					
6	173 - GM/1st flr offices, 2nd/3rd flr 178TE, & 183-185 Flats					
7	175 - Flats 2-5 SW 5, 177 - Flats A-E, 179 - Flats A-G					
8	181 - GM flr offices SW 5 & 1st flr Flats 2nd/3rd flr 178TE, 183 & 183A					
9	185 - PROLEON Mansions Flats 1-12 189/189A CONVENT & Guest Hse					
10						

Reply

CHECK Section 65 certificate/Environmental Impact Statement

CONSULT STATUTORILY (GDO)

- HBMC**
 - Circ. 8/87 (Para. 82) Listed Buildings
 - Circ. 8/87 (Para. 28) Setting of Grade I or II
 - Demolition in Conservation Area
- Demolition Bodies - Circ. 8/87 (para 81)
- Department of Transport
 - Trunk Road - increased traffic
 - Westway etc.
- Neighbouring Local Authority
- Strategic View Authorities
- Department of Environment (Kensington Palace)
- Civil Aviation Authority (over 300')
- Development affecting Theatres (Theatre Trust)
- National Rivers Authority
- Thames Water
- Crossrail Project Team
- LRT - Chelsea/Hackney Line

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ADVERTISE

- Effect on CA*
- Setting of Listed Building*
- Works to Listed Building*
- Demolition in CA*
- Departure from DP†
- "Major" Development†
- Environmental Assessment†
- Note: *Site Notice is required
- †Site Notice or Neighbour Notification required (GDO)
- A Site Notice will normally be produced if advert requested
- If no Site Notice required

OTHER SITE NOTICES

If Site Notice required for case not in above categories

OTHER CONSULTATION

- Police
- L.P.A.C.
- British Waterways Board
- Environmental Health

SA 19/10

**PLANNING SERVICES APPLICATION
DRAFT REPORT**

To Planning Applications Committee

To Planning and Conservation Committee

APPLICANT:

Biscoe Associates,
85 Cadogan Gardens,
London, SW3 2RD

2086

Application No: DPS/DCSW/TF/98/1905	Agenda Item MB0119	Application dated 07/10/98	Revised date
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SITE: EARL'S COURT TELEPHONE EXCHANGE,
BOLTONS PLACE, S.W.10

NATURE OF PROPOSAL:
Demolition of existing telephone exchange. Construction of three dwelling houses, each with two basements and a garage. Access from Boltons Place (one new access to be constructed).

Application complete 12/10/98
Date to be decided by 07/12/98
Date Acknowledged 12/10/98

ON BEHALF OF
INTEREST

DISTRICT PLAN PROPOSALS MAP (1)	CONS AREA	CAPS	ARTICLE 4 DIRECTION	LISTED BUILDING	HBMC DIRECTION	A/O CONSULTED	OBJECTORS (TO DATE)
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RECOMMENDED DECISION:-

at
as shown on submitted drawing(s) no(s)
applicants drawing(s) no(s)

CONDITIONS/REASONS/ INFORMATIVES

Sw

DEVELOPMENT CONTROL

TECHNICAL INFORMATION

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

TP981905

ADDRESS EARLS COURT TELEPHONE EXCHANGE
BOLTONS PLACE

N

- | | | | |
|-----|---|--------|--|
| HB | Buildings of Architectural or Historic interest | LSC | Local Shopping Centre |
| AMI | Area of Metropolitan Importance | AJ | 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	AJ	SV	SNCI	REG 7	ART IV
									C/M						
12															✓

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

Biscoe Associates

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

For the attention of Mr David Cassells

17th April 1998

Dear Sir

EARLS COURT TELEPHONE EXCHANGE BOLTONS PLACE SW 10

I refer to my various meetings with Mr David Cassells and Mr David McDonald and to our telephone conversation earlier this week and confirm that we are due to meet at 10.00 am on Thursday April 23rd.

As I explained on the telephone the design work has progressed over the last six weeks and my clients have now instructed me to submit a full planning application as soon as possible. This application is to be for the redevelopment of the entire site of the Telephone Exchange and as you know the proposal is that the development should consist of three houses.

The purpose of the meeting is to discuss all the relevant issues but I am particularly keen to hear the considered views of you and your colleagues on the design of the proposed houses. To this end I am enclosing a set of prints of the current drawings (numbered as shown at the foot of this letter) which will form the basis of the application. Naturally, the application will be supported with additional coloured drawings and visuals the preparation and submission of which will be a subject for discussion at the meeting.

In addition to the drawings, I shall be sending the following information by fax early next week.

1. The tree report. At this stage it applies only to the open site to the south of the telephone exchange but is being expanded to include the entire site.
2. A diagrammatic plan showing the views over the site which will be modified as a result of the proposed buildings.
3. A draft design statement.
4. Draft heads of a planning statement.
5. Draft Heads of Terms for a Section 106 Agreement.
6. A draft schedule of documents for the application.

101
204

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
316				20 APR 1998			
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES	

The Director of Planning & Conservation
The Royal Borough of Kensington & Chelsea
17th April 1998

I suggest that the meeting should have a loose agenda to ensure that the discussion covers the following main points.

1. Comments on the drawings and the design generally
2. The tree report and issues concerning trees generally.
3. Issues concerning the modification of views across the site.
4. The draft heads for the planning statement and policy matters generally.
5. The draft heads for the Section 106 Agreement.
6. The schedule of documents for the application and other visual and presentational material ie model, perspective views etc.
7. Strategy for informing interested parties about the proposals, in particular:
 - Members.
 - Local residents.
 - The press.
8. Any other business.

I shall be bringing with me to the meeting Mr Martin Evans of Ashurst Morris Crisp who are BT's solicitors and he will be dealing with issues concerning the Section 106 Agreement etc.

Yours faithfully



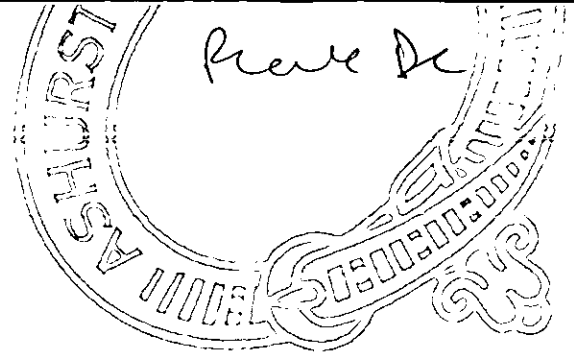
Michael Biscoe

cc Mr Nigel Reid BT Group Property
Mr Martin Evans Ashurst Morris Crisp

Enc: Drawings numbered: Prelim : 01B
2 copies of each. 02A
03A
04B
05
06
08A
09B
10B
11B



ASHURST MORRIS CRISP



A list of partners' names is available for inspection at this address
Broadwalk House, 5 Appold Street, London EC2A 2HA
Telephone (44-171) 638 1111, Facsimile (44-171) 972 7990, DX 639 London/City, Telex 887067

Our Ref: MDE/405B18330

Your Ref:

Direct Line: 0171 - 972 7968

Direct Fax:

Direct E-mail:

21 April 1998

BY COURIER

David Cassells Esq
Director of Planning and Conservation
Royal Borough of Kensington & Chelsea
Town Hall
Hornton Street
London W8 7NX

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SA	ENF	AO ACK
				22 APR 1998			
(17)							
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEEs	

BY FAX & COURIER

Dear Mr Cassells

Earls Court Telephone Exchange: Boltons Place, SW10

Further to Michael Biscoe's recent letter and in advance of our meeting on Thursday, please find enclosed copies of the following documents:

1. Discussion draft of suggested Heads of Terms for a Section 106 Agreement relating to the volume of the houses to be constructed as part of the proposed development and to govern the routeing of construction vehicles; and
2. Discussion draft heads for a planning statement to accompany the planning application.

I have prepared the enclosed drafts for discussion purposes at this stage as a result of your earlier discussions on this proposal with Michael Biscoe. I hope that they address the key points which have been the subject of those discussions but would stress that they are very much in draft form and, therefore, any comments which you and your colleagues may have would be gratefully received.

I look forward to meeting you on Thursday but in the meantime, if there is anything that you would like to discuss in connection with the enclosed documents, please do not hesitate to contact me.

Yours sincerely

MARTIN EVANS
enc.

PRIVATE & CONFIDENTIAL

DISCUSSION DRAFT: 21.4.98

SUBJECT TO CONTRACT

BT GROUP PROPERTY

EARLS COURT TE: THE BOLTONS

**SUGGESTED HEADS OF TERMS FOR A SECTION 106 AGREEMENT WITH
THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA
RELATING TO THE VOLUME OF THE HOUSES TO BE
CONSTRUCTED AS PART OF THE PROPOSED REDEVELOPMENT
OF THE SITE FOR RESIDENTIAL PURPOSES
AND THE ROUTEING OF CONSTRUCTION VEHICLES**

Introduction

1. BT Property ("BT") intends to submit applications to the Royal Borough of Kensington and Chelsea ("RBKC") for detailed planning permission and conservation area consent for the redevelopment of the Earls Court TE site to provide three high quality private residential houses.
2. The Earls Court TE is a bulky building completed before WWII. It comprises development both above and below ground and is located within the Boltons Conservation Area. Its impact on the Conservation Area arises in part from its design and in part from its bulk which is defined by its gross volume above ground.
3. The existing gross volume, or bulk, of the Earls Court TE above ground is 12,469 cu. m. (440,336 cu. ft.) gross.
4. The proposed houses will have a total volume above ground of only 8,961 cu.m. (316,452 cu. ft.) comprising
 - 4.1 House 1: 2,987 cu. m. (105,484 cu. ft.) gross;
 - 4.2 House 2: 2,987 cu. m. (105,484 cu. ft.) gross;

- 4.3 House 3: 2,987 cu. m. (105,484 cu. ft.) gross.
5. Following discussions with RBKC, BT has agreed to limit the total volume to emerge above ground on the whole of the Earls Court TE site to no greater than 12,469 cu. m. (440,336 cu. ft.) gross being the existing volume above ground of the telephone exchange.
6. Attached to these heads of terms is a plan which delineates the plots of land upon which the 3 houses are to be sited. We refer to these plots below as Plot 1, Plot 2 and Plot 3.
7. In addition, to provide comfort to local residents in respect of the arrangements for the construction of the development BT has agreed to ensure that it will instruct all its contractors to use specific routes in accessing the site and, in particular, not to gain access from the south along the Boltons.

Parties to the Agreement

8. The parties to the agreement will be;
- 8.1 BT in its capacity as the current owner of the site; and
- 8.2 RBKC in its capacity as the local planning authority.
9. From the date that BT disposes of its interests in each of the plots, the agreement will bind BT's successors in title and any persons deriving title to the relevant land through them. The agreement will therefore, remain enforceable by RBKC against BT's successors.
10. The agreement will contain the normal provisions that save for any antecedent breaches BT will be released from liability under its terms upon parting with its interests in the site. In addition, as BT disposes of each of the plots it will be released from liability in respect of any plots which it no longer owns.

Powers

11. The agreement will be under Section 106 of the Town and Country Planning Act 1990.

Conditionality

12. BT's obligations will be conditional upon;
 - 12.1 the grant of planning permission and conservation area consent by RBKC for BT's applications; and
 - 12.2 the implementation of the planning permission by the commencement of the construction of any of the three houses by BT or its successors in title.
13. A draft of the planning permission will be attached to the agreement to provide BT with certainty as to the planning conditions which will be imposed.

Phasing

14. The agreement and the planning permission will allow for the development to be constructed in phases. The timing of the phasing will depend upon the date on which the Earls Court TE is demolished although it is expected that House 1 will be constructed on Plot 1 as the first phase before demolition takes place.

Planning Obligations

15. The total volume of residential space above ground to be constructed on Plots 1, 2 and 3 pursuant to the planning permission shall not exceed 12,469 cu. m. (440,336 cu. ft.) gross.
16. The development constructed on each plot pursuant to the planning permission shall be in accordance with the volumes referred to at paragraph 4 above and once they have been constructed any increases to the volume of the houses which may be permitted by Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 shall be prohibited if the effect would be to increase the amount of floorspace on the whole site above the floorspace restriction referred to at paragraph 15 above.

17. If not all of the plots have been developed at the time that any breach is alleged then for the purpose of calculating whether or not the floorspace restriction referred to at paragraph 15 above has been exceeded the total floorspace on the site shall be calculated by adding the floorspace of any new buildings actually constructed on the site to the amount of permitted floorspace, as referred to at paragraph 4 above, which remains to be constructed pursuant to the planning permission.
18. The extent of the plots may be varied by agreement between BT and RBKC.
19. Nothing in the agreement shall regulate or restrict the construction of any further or alternative development on the site which may from time to time be permitted by any future applications submitted for planning permission or conservation area consent.

Roueting of Construction Vehicles

20. BT will issue instructions to all its contractors engaged in the development not to access the site from the south along the Boltons. Access shall be from the north from the Old Brompton Road and then the wider road network.

Enforcement

21. If development on any plot would breach the floorspace restriction referred to at paragraph 15 above then RBKC will only be able to enforce the provisions of this agreement against the then owner of the plot upon which such development has taken place and not against the owners of the remaining plots.

General

22. Usual "boilerplate" clauses to apply, for example relating to notices, lapse of agreement in the event that the planning permission for BT's proposal lapses or is revoked and provided that where required under the terms of the agreement, consents will not be unreasonable withheld or delayed.

ASHURST MORRIS CRISP

21 April 1998

PRIVATE AND CONFIDENTIAL

DISCUSSION DRAFT: 21.4.98

BT: EARLS COURT TE

SKELETON OF PLANNING STATEMENT

1. Introduction

1.1 Brief description of site and proposals.

1.2 Summary of contents and conclusions of Planning Statement.

2. The Site's Location and History

2.1 Description of the current building, access and hardstanding/car parking on the site.

2.2 Description of surrounding uses including the Boltons to the South and West, Blaydon Lodge to the West and Cresswell Gardens to the East and North. Comment on recent planning permissions granted for the extension of other properties in the Boltons.

2.3 History of site from the construction of Sidmouth Lodge to its acquisition by the Postmaster General in 1931 and the completion of the telephone exchange in 1939.

2.4 Permission granted for minor works from 1980 to 1990 including temporary planning permission for a single storey extension granted in 1982.

2.5 Conclusion that current building is an anomaly which arose from an historical need for an exchange to serve the local area and which does not positively contribute to the character or quality of the Boltons Conservation Area.

3. Proposed Development

3.1 Redevelopment criteria applied in design exercise:

3.1.1 remove unsightly telephone exchange

- 3.1.2 use opportunity to redevelop the site to return it to a residential use
 - 3.1.3 preserve and enhance the quality and character of the Boltons Conservation Area
 - 3.1.4 not to create a larger volume of development above ground than existing
 - 3.1.5 respect views across the site and to create new gaps between the proposed houses in accordance with the remainder of the Boltons
 - 3.1.6 provide a development which will enhance the setting of the nearby listed buildings in the Boltons and their gardens
 - 3.1.7 ensure the detailed design of the development will be to the highest quality and consistent with the aims of the Boltons Conservation Area Policy Statement
- 3.2 Description of development incorporating design statement proposed by Biscoe Associates.
- 3.3 Review of landscaping proposals and summary of Peter Bridgeman and Associates' report on existing trees.
- 3.4 Confirm that the total volume of the proposed houses above ground will be only 70% of the existing above ground volume of the telephone exchange and explain proposed Section 106 Agreement.
- 3.5 Proposals regarding the routeing of construction traffic to avoid the Boltons being used as a route for vehicles engaged in demolition/construction.
- 4. Review of Government Guidance on Proposals**
- 4.1 PPG1 and the need for development to reuse already developed areas in the most efficient way while making them more attractive places in which to live together with the need for good design.
- 4.2 Encouragement of the reuse of redundant land and the sustainable nature of the proposal.
- 4.3 PPG3 "Housing" and its emphasis on reusing urban land for housing.

4.4 PPG15 "Planing and the Historic Environment"

4.5 Circular 8/87 - "Historic Buildings and Conservation Areas - Policy and Procedures".

4.6 Other relevant guidance.

5. Review of Kensington and Chelsea's UDP dated August 1995

5.1 STRAT 1 - "To give priority to the protection and enhancement of the residential character and amenity of the Royal Borough".

5.2 STRAT 2 - "To seek an increase in residential provision within the Royal Borough and encourage the provision of additional permanent residential accommodation on suitable sites where appropriate"

5.3 STRAT 5 - "To seek to ensure that all development preserves or enhances the residential character of the Royal Borough".

5.4 STRAT 6 - "To protect listed buildings and to preserve or enhance the character or appearance of conservation areas"

5.5 STRAT 7 - "To promote high environmental and architectural design standards in new developments"

5.6 STRAT 14 - "To seek to maximise the residential capacity of the borough in line with Strategic Guidance for London".

5.7 STRAT 15 - "To encourage an adequate and continuing supply of land for new housing through the development of vacant and under used land for residential use in appropriate locations".

5.8 STRATEGIC CONSERVATION POLICIES 5 AND 6 ABOVE together with the following policies:

5.8.1 CD21 - "To protect and enhance, and to resist the loss of existing private and public open space which makes, or is capable of making, a contribution to an area's character or appearance....."

- 5.8.2 CD25 - "To seek that all development in any part of the borough is to a high standard of design and is sensitive to and compatible with the scale, height, bulk and character of the surroundings".
- 5.8.3 CD28 - "Normally to resist development which significantly reduces sunlight or daylight enjoyed by existing adjoining buildings and amenity spaces".
- 5.8.4 CD29 - "Normally to require development to be designed to ensure good light conditions for its buildings and spaces".
- 5.8.5 CD32 - "To ensure that where open space forms part of a proposal it is designed and landscaped to a high standard".
- 5.8.6 CD48 - "To pay special attention to the desirability of preserving or enhancing the character or appearance of each conservation area".
- 5.8.7 CD51 - "To resist demolition or partial demolition of buildings in conservation areas unless:
- (a) the building or part of the building structure makes no positive contribution to the character or appearance of the area; or
 - (b) the condition of the building is proved to be such that refurbishment is not possible; and
 - (c) a satisfactory scheme for redevelopment has been approved"
- 5.8.8 CD52 - "To ensure that any development in a conservation area preserves or enhances the character or appearance of the area".
- 5.8.9 CD53 - "To ensure that all development in conservation areas is to a high standard of design and is compatible with:
- (a) character, scale and pattern;
 - (b) bulk and height;

- (c) proportion and rhythm;
- (d) roofscape;
- (e) materials; and
- (f) landscaping and boundary treatments

of surrounding development".

5.8.10 CD54 - "To consider the effect of proposals on views identified in the Council's conservation area proposals statements, and generally within, into, and out of conservation areas, and the effect of development on sites adjacent to such areas".

5.8.11 CD61 - "To resist development which would adversely affect the setting of a listed building".

5.8.12 CD72 - "To resist development proposals that would result in an unnecessary loss of trees".

5.8.13 CD73 - "To encourage the planting of trees in new developments".

5.8.14 STRATEGIC HOUSING POLICIES 13 TO 16.

5.9 Conclusions to demonstrate that the proposal accords with and brings benefits under the relevant policies of the UDP as the formal development plan for the area.

6. **The Boltons Conservation Area Policy Statement**

6.1 Review purpose of statement and the principal areas it addresses. Note that the telephone exchange represents an "anomaly" in or "intruder" to the area, out of keeping with its quality and character, and constructed to meet the historical needs of the area with little regard for its surroundings.

6.2 Note that the statement, quite understandably, fails to address the potential redevelopment of the site and its attendant benefits as it was prepared at a time when the future use of the site was not under review.

6.3 Review criteria and opportunities:

- 6.3.1 opportunity to integrate the site within the fabric of the Conservation Area with reference to Biscoe Associates' design statement
- 6.3.2 fact that site does not contain any listed buildings or structures
- 6.3.3 fact that the site does not contain any "critical gaps" to be preserved as identified at page 49
- 6.3.4 that the characteristic open views which should not be interrupted will be maintained and enhanced by the development
- 6.3.5 that new gaps will be created between the houses in keeping with the aims of the statement
- 6.3.6 that the boundary wall which is recognised as being out of keeping with the remainder of the area will be replaced
- 6.3.7 that each house will have a substantial landscaped garden and that additional planting will be provided both to the front and rear of the properties
- 6.3.8 that the loss of some of the existing trees on the site is acceptable given that key views will be maintained and enhanced by the proposal, off site planting in the gardens of the Cresswell Garden properties will be unaffected and there will be additional planting as part of the new landscaping scheme
- 6.3.9 importance of townscape benefits which will arise

6.4 Review of benefits that the proposals will bring under the heads identified in the statement.

7. **Conclusions**

ASHURST MORRIS CRISP

20 April 1998

Memorandum

The Royal Borough of Kensington and Chelsea - Planning Services

To:	Chris Colwell	From:	D.Cassells
of:	Arboriculture	of:	Planning
Room:		Room:	325
		Ext:	3564

Your ref:	My Ref:
-----------	---------

cc:

Date: **24 April 1998**

Re: Earls Court Telephone exchange, Bolton Place, SW10

I enclose details of a proposal for the erection of three single family dwelling houses. Please can I have your observations regarding the effect of the proposal on the existing trees within the grounds of the exchange.

David Cassells.

MEMORANDUM

**To: Executive Director
Planning & Conservation**

From: The Director of Legal Services

My ref: JZ/5551
Room No: 313

Your Ref: David Cassells

Ext: 2617

Date: 24 April 1998

Earls Court Telephone Exchange

I refer to the recent meeting between representatives of B T and the Council to discuss the proposed residential development at the above site. Prior to that meeting you provided me with a draft Heads of Terms which had been drawn up by B T's solicitors as the basis for a S106 agreement.

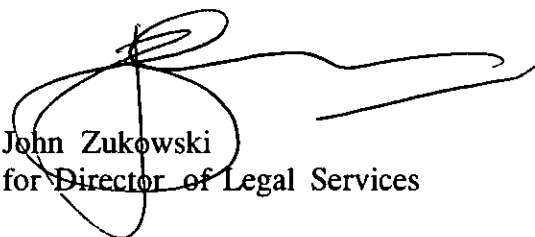
The site presently consists of a functioning telephone exchange together with an adjacent piece of vacant land which could accommodate one dwelling. B T wish to erect three single dwellings on the site. However they wish to phase the development because the exchange will take up to three years to decommission and they would prefer to develop the vacant land first. The proposed S106 is intended to facilitate the phasing of the development.

The Council's position is that, the site being within a conservation area, development would only be acceptable if the whole of the development was carried out within a reasonable time. The proposed agreement would not achieve the Council's objectives because amongst other things it does not impose any timescale during which the phasing would take place.

However, as I stated in the meeting, the only way in which the Council could ensure a degree of certainty would be to insist on a planning obligation to provide:-

- (i) that prior to the commencement of the development the existing building be demolished to ground level
- (ii) there shall be no occupation of the first completed dwelling and the second completed dwelling until the construction to base level of the second dwelling and third dwelling respectively
- (iii) the whole of the development shall be ready and available for occupation within 5 years from the date of this agreement
- (iv) for affordable housing provision (t.b.a.)
- (v) for lorry routing
- (iv) for other matters

I trust that the forgoing accurately reflects the points put forward at the meeting and our subsequent discussion about this matter.



John Zukowski
for Director of Legal Services

RBK&C ARBORICULTURAL OBSERVATIONS

Address B-T. EXCHANGE, THE BOLTONS	Appl. No. /	DC Officer /	Date of Obs. 18/5/98
Development RESIDENTIAL PROPERTY		Obj. <input checked="" type="checkbox"/>	No Obj. <input type="checkbox"/>
Status of Tree(s): 1) C.A. <u>YES/NO</u>	2) T.P.O. <u>YES/NO</u> 5/72 (If yes, give details)		

Comments

I have inspected the above site and am concerned that the proposed development will cause the loss of a number of mature trees. I concur with the findings of Peter Bridgeman's tree report that the proposed development will result in the felling of 14 trees (trees No.10 to 19 and No. 25). Of the 14 trees the following trees are the most significant in terms of amenity.

No.11. Plane (cat.A, height 14 metres)

No.12. Ailanthus (cat.B, height 15 metres)

No.17. Sycamore (catB, height 15 metres)

The plane appears to be free from structural defects but the crown is rather 'thin' in leaf which may be due to recent crown thinning or the tree may be under some slight stress. The loss of this tree would result in a significant loss of amenity.

The ailanthus (No.12) is a significant tree which although not a prime specimen is visible from adjacent properties and the road.

The sycamore (No.17) is of good form and of amenity value. The sycamore (No.18) is being shaded by the adjacent plane tree and although of some aesthetic value its removal would not be too serious in terms of loss of amenity.

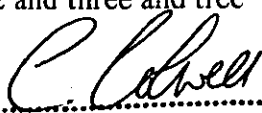
The remainder of the trees to be removed from the south west corner of the garden, although individually not specimen trees, together they are of landscape value and this south eastern corner of the site has a 'wooded' feel. The removal of trees from this area would adversely affect the outlook from No1. The Boltons.

The development proposals appear to be at odds with CD27 of the **Unitary Development Plan** as the removal of trees will result in a loss of amenity. I therefore object to the proposals for reasons of loss of amenity.

However if the development is approved the remaining trees both on and adjacent to the site will require protection during construction work. I therefore recommend conditions **C16 (a) and (b)** and **C17**. It should be noted that tree protection measures must meet the requirement of **BS:5837. Trees in relation to construction**.

I raise no objection to the entrance being positioned between trees 2 and three and tree 2 being removed.

Please note that all measurements are approximate.

Signed: 

Arboricultural Officer (print name): Chris Cowen

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Martin Edwards,
Ashurst Morris Crisp,
Broadwalk House,
5 Appold Street,
London,
EC2A 2HA

Switchboard: 0171-937 5464
Extension: 3564
Direct Line: 0171-361 3564
Facsimile: 0171-361 3463

22 May 1998

**THE ROYAL
BOROUGH OF**



**KENSINGTON
AND CHELSEA**

My reference: DPS/DCSW/DC Your reference: MDE/405B18330 Please ask for: D.Cassells

Dear Sir,

**Town & Country Planning Act 1990
Earls Court Telephone Exchange, Bolton Place, Kensington, SW10**

I refer to our meeting on 23rd April 1998, regarding a proposal for the demolition of the existing telephone exchange in connection with the erection of three single family dwelling houses, at the above property. I apologise for the delay in replying, but would make the following comments on the issue that the development will raise:-

1. Use of a Planning Obligation under Section 106 to control the phasing of the development.

The site presently consists of a functioning telephone exchange together with an adjacent piece of vacant land which would accommodate one dwelling. British Telecom (B.T) wish to erect three single dwellings on the site. However, they wish to phase the development because the Exchange will take up to three years to decommission. In the meantime B.T prefer to develop the adjacent piece of vacant land between the Exchange and no. 1 The Boltons. The proposed section 106 is intended to facilitate the phasing of the development.

The Council's position is that, the site being within a conservation area, development would only be acceptable if the whole of the development was carried out within a reasonable time. The proposed agreement would not achieve the Council's objectives because amongst other things it does not impose any timescale during which the phasing would take place. However, as was stated by Mr Zukowski, the only way in which the Council could ensure a degree of certainty would be to insist on a planning obligation to provide:-

- (i) that prior to the commencement of the development the telephone exchange building be demolished;
- (ii) there shall be no occupation of the first completed dwelling and the second completed dwelling until the construction to base level of the second dwelling and third dwelling respectively;
- (iii) the whole of the development shall be ready and available for occupation within 5 years from the date of this agreement;
- (iv) provision for affordable housing provision will have to be agreed;

(v) for lorry routing during building work;

(vi) for other matters that may arise.

2. Design, Conservation and Townscape Issues

The existing building does not make a positive contribution to the character or appearance of the Boltons Conservation Area. However, the gap between the building and no. 1 The Boltons certainly does play its part in providing a visual gap between the distinctive Boltons architecture and layout of the adjoining development.

The proposed development infills the area between the Boltons planned layout and the latter circa 1870's buildings which turn the corner in the Old Brompton Road. Three Italianate styled villas are proposed which pick up local design references but do not copy the Boltons houses which are semi-detached.

The proposed front building line is satisfactory, providing a logical connection between adjoining developments. The proposed villas have a very elongated plan which means that they extend further to the rear than both Bladon Lodge and the Boltons Houses. However, this has to be weighed against the fact that the telephone exchange extends almost to the rear boundary of the site. The proximity of the new buildings at the rear of those adjacent is potentially an issue.

The main conservation issues are the effect on the gap which is identified in the Boltons Conservation Proposals Statement and the design of the new houses. The clear reduction in the existing gap is mitigated by effectively creating new gaps between the proposed villas. This needs to be demonstrated by a model and prospectives /photomontages to show that these are clear overall benefits to the character and appearance of the area, in particular, that there is sufficient visual separation between the development and no. 1 The Boltons.

The design approach is that of Italianate villas connected by port cocheres which allow vehicles to pass through to garages behind. They are similar to some of the mid-Victorian villas in Kensington Palace Gardens. It is important that the design does not compete with the Boltons architecture and therefore devalue it. A very restrained classicism may be appropriate.

Finally, it is important that the architect provides a design statement to justify his approach in terms of whether it preserves or enhances the character of the area.

3. Arboriculture Assessment

The Council's Principle Arboricultural Officer, Mr Colwell, is concerned that the proposed development will cause the loss of a number of mature trees, and therefore raises an objection to the proposal. He concurs with the findings of Peter Bridgeman's tree report that the proposed development will result in the felling of 14 trees (trees No. 10 to 19 and No 25 as illustrated in the report). Of the 14 trees, nos. 11, 12 & 17 are the most significant in terms of amenity value.

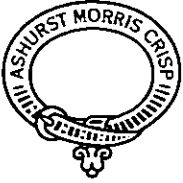
The remainder of the trees to be removed from the south west corner of the garden, although individually not specimen trees, together they are of landscape value. This corner of the site has a 'wooded' feel and the removal of trees from this area would adversely affect the outlook from no.1 The Boltons.

Overall, the Council raises no objections to the demolition of the existing building and to the principle of three town houses. However, there are strong reservations regarding the phasing of the development, the design of the houses and the loss of the existing trees, which make a significant contribution to the amenity of the area.

It is considered unlikely that the Council's Planning Services Committee would look favourably on your proposal if a solution to the above concerns cannot be found.

Yours faithfully

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



ASHURST MORRIS CRISP

BOOK IN

A list of partners' names is available for inspection at this address
Broadwalk House, 5 Appold Street, London EC2A 2HA
Telephone (44-171) 638 1111, Facsimile (44-171) 972 7990, DX 639 London/City, Telex 887067

Our Ref: MDE/wmc/405B18843

Your Ref: DPS/DCSW/DC

Direct Line: 0171 - 972 7968

Direct Fax:

Direct E-mail:

~~188~~
1616

12 June 1998

D. Cassells Esq.
The Royal Borough of Kensington & Chelsea
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
33		15 JUN 1998					
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES	

Dear Mr. Cassells,

British Telecommunications plc: Earls Court Telephone Exchange

Further to our telephone conversations earlier today, I thought it would be helpful to write to confirm arrangements for our meeting at your offices at 10.00 a.m. on Wednesday, 24th June 1998.

The purpose of the meeting will be to discuss the practical and timing issues surrounding the decommissioning and demolition of the existing telephone exchange, the question of the controls on the phasing of the development and the comments on phasing set out in your letter of 22nd May 1998.

Attending the meeting will be yourself, John Zukowski, Nigel Reid from BT and myself.

If there is anything you or John Zukowski would like to discuss in advance of our meeting, please do not hesitate to contact me.

Best regards.

Yours sincerely,

MARTIN EVANS

BT TELEPHONE EXCHANGE.

meeting

Exc CO: DC; JZ

APP: BT. MKERS -

24-6-98

BT Decommissioning of Exchange: ~~to~~ involve a long process.

BT needs pp. to assess the value of the site before they can start decommission process. This is required to justify the many millions on re-routing lines.

Period of decommission would be between 7-10 years.

To make this happen on ~~70~~ ten year or so it would be required.

JZ - what is driving BT to decommission the site?

NR - the ~~is~~ potential value.



COPY

Councillor Mrs Frances Taylor
%o The Town Hall
Hornton Street
London W8 7NX

12th October 1998

Dear Mrs Taylor

EARLS COURT TELEPHONE EXCHANGE

I refer to our telephone conversation earlier today and have pleasure in enclosing a copy of the written design statement I produced for this planning application. The illustrations include a reduced site layout plan and a front elevation, as well as the perspective drawing you have already seen on the leaflet we prepared for the exhibition.

If you would like to have more details about the scheme please let me know and I can easily arrange for you to see the model and all the drawings.

Yours sincerely

 Michael Biscoe

RECEIVED BY PLANNING SERVICES								
EX SIP	HDC	N	C	GW	SE	ENF	AO ACK	
				<input checked="" type="checkbox"/>				
68		28 OCT 1998						
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEEES		

cc John Thorne Deputy Area Planning Officer

Biscoe Associates

PC ACK

→ JT

Executive Director of Planning and 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	AO ACK
19 OCT 1998							82
APP 3	IO	REC	ARB	FWD PLN	CON DES	FEES	

✓ S.A

14th October 1998

For the attention of Mr Thorn

Dear Sir

EARLS COURT TELEPHONE EXCHANGE

I refer to the planning application submitted at the end of last week, and to our telephone conversation at the beginning of this week.

As I mentioned to you on the telephone, my clients are keen to allow the local residents an opportunity to see our proposals, to comment on them and to ask questions. An exhibition is therefore being held at Bousfield Primary School on Wednesday October 21st and Thursday 22nd October between 5.30 pm and 7.30 pm.

We would be delighted to see you and any of your colleagues who may care to come along to see the exhibition. I enclose some copies of the leaflet that has been distributed among the local residents.

Yours faithfully

Michael Biscoe

C:\BA\Workfile\0119 BT Earls Ct TEIRK141098.doc

MEMORANDUM

From: EXECUTIVE DIRECTOR,
PLANNING AND CONSERVATION

To: FOR FILE USE ONLY

My Ref: TP/98/1905/JT

Your Ref:

P.A.X.No. 2467

Date: 20/10/98

DEVELOPMENT

EARL'S COURT TELEPHONE EXCHANGE, BOLTONS PLACE, S.W.10

Demolition of existing telephone exchange. Construction of three dwelling houses, each with two basements and a garage. Access from Boltons Place (one new access to be constructed).

Would you please advertise the above development 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).
5. Town and Country Planning (LISTED BUILDINGS AND CONSERVATION AREAS) Regulations, 1990 (demolition in a conservation area).

M.J. FRENCH
EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION

PLANNING AND CONSERVATION
The Town Hall
Horton Street
LONDON W8 7NX

TO THE EXECUTIVE DIRECTOR: M J FRENCH FRIC

Dear Sir,

I am the current owner and occupier of Flat 4, 181 Old Brompton Road, and am writing to comment on the news of the demolition of the Earls Court, BT exchange, to make way for a new development.

My opinion on this matter is rather negative as I fear the construction would be disruptive to the current peaceful environment, we as residents currently enjoy. To have construction work going on for 18 months, is not a positive prospect, as it would remove the quiet sense of residential setting, and add structures that are already in abundance.

With reference to: DPS/DC SW/JT/TP/98/1905

Yours sincerely,

Silvio De Piante
Silvio De Piante

Flat 4
181 Old Brompton Road
London SW5 0AW
England.

22 Oct 1998

RECEIVED BY PLANNING SERVICE

EX DIR	HDC	N	C	SW	SE	ENF	A
(103)				28 OCT 1998			
APPEALS	IO	REC	ARB	FWD	CON	DES	FRES
				PLN			

9
V OM
26/10

7

JT ✓
OM

FLAT 4
2 CRESSWELL GARDENS
LONDON SW5 0BJ

23 Oct 98

26/10.

M. J. French
Planning & Conservation
R B K C.
W8.

RECEIVED BY PLANNING SERVICES							
EX DIP	HDC	N	C	SW	SE	ENF	AO ACK
(81)		26 OCT 1998					
APP26	IO	REC	ARB	FWD PLN	CON DES	FEES	

Dear Sirs.

I am in favour of the demolition of the telephone exchange.

I hope that the trees will be left on the border of Cresswell Gardens; and that the new houses will not be built higher than 2 stories.

Yours sincerely

A. D. Mc Cowan

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Director of Planning Services

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

COUNCIL NOTIFICATION OF DEVELOPMENT

THE OCCUPIER
FLAT 4,
2 CRESSWELL GARDENS,
LONDON SW5.

Switchboard: 0171 - 937 5464

Direct Line: 0171-361 2079/2080

Facsimile: 0171 - 361 3463

Date: 20/10/98

My reference:

Your reference:

Please ask for:

Planning Information Office

DPS/DCSW/JT/TP/98/1905

THIS LETTER INVITES YOU TO COMMENT ON A PLANNING APPLICATION / LISTED BUILDING APPLICATION WHICH MAY AFFECT YOUR PROPERTY

Dear Sir/Madam,

The Council has received a planning application for development at a property which is close to yours. The address of that property is set out below, together with brief details of the development for which permission is sought. The Council's Planning Applications Committee, in considering the proposal, will welcome comments, for or against the scheme from those who live in or own property nearby. I should therefore be pleased to know, in writing, if you as the occupier/owner of neighbouring property have any comments.

Address of application property

EARL'S COURT TELEPHONE EXCHANGE,
BOLTONS PLACE, S.W.10

Proposal for which permission is sought

Demolition of existing telephone exchange.
Construction of three dwelling houses, each with two
basements and a garage. Access from Boltons Place (one new
access to be constructed).

PLEASE NOTE: WHEN INFORMATION OFFICE IS CLOSED PLANS RELATING TO PROPERTIES IN
SW7, SW5 & W8 CAN BE VIEWED AT THE CENTRAL LIBRARY, PHILLIMORE WALK, W8 0171-361-3036

Further details are printed overleaf.

Yours Sincerely,

M.J. FRENCH

Executive Director, Planning and Conservation

TOWN AND COUNTRY PLANNING ACTS, 1990

The Council is required by the Secretary of State for the Environment to consider all planning applications expeditiously. Any letter of support or objection should be received as soon as possible within 21 days of the date of this letter, although later objections, if received in time, will be reported to the Council Committee meeting which decides the application. An early response gives the Council's Officers the opportunity to encourage applicants to amend their plans in the light of objections received, and the application may therefore be amended before it is decided. If you cannot formulate your detailed objections within 21 days you should acknowledge this letter so that your interest can be noted.

The reasons for any objection should be clearly stated.

Objections relating to party walls and inconveniences which may be caused by building operations should however be taken up, either by yourself or your professional representative, with the applicant.

All correspondence received will be available to members of the determining Committee when the application is considered.

It must be clearly understood that any comments you may choose to make will be made available to the applicant, his agent and any other interested party, pursuant to the requirements of the Local Government (Access to Information) Act, 1985.

Should there be any tenants in the buildings of other persons likely to be affected by this application, would you please be good enough to bring this letter to their attention.

If you are not the owner of the property to which this notice is addressed will you kindly forward this letter to the owner.

WHERE TO EXAMINE THE PLANS

The plans and/or application details referring to this proposal may be inspected at the Planning Information Office on the 3rd floor at the Town Hall, Hornton Street, W8 7NX, between the hours of 9.00 a.m. and 4.45 p.m., Mondays to Thursdays and 9.00am to 4.15pm Fridays.

Alternatively, copies of all planning applications relating to:

- (a) the Chelsea area can be examined at the Reference Library, Chelsea Old Town Hall, King's Road, SW3. Tel. 0171-361-4158. Any questions you have regarding Planning matters should be directed to the Planning Department at the Town Hall, Hornton Street, W8. Tel. 0171-361-2079/2080
- (b) the postal areas W10, W11, or W12 can be examined at the 1st Floor, North Kensington Library, 108 Ladbroke Grove, W11. Tel. 0171-727 6583

Please telephone the Chelsea and Westway offices to check opening times.

Please quote the T.P. reference number on all written replies.

- Please note:**
- i) In the interest of economy, letters in agreement or without objections to the proposals will not be acknowledged.
 - ii) Should you be interested in attending the Committee Meeting at which the application is to be determined, you are advised to contact the Planning Information Office.

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Michael Biscoe
85 Cadogan Gardens
London
SW3 2RD

Switchboard: 0171-937 5464
Extension: 2467
Direct Line: 0171-361 2467
Facsimile: 0171-361 3463
Email: plnjwd@rbkc.gov.uk



**KENSINGTON
AND CHELSEA**

28 October 1998

My reference: **DPS/DCSW/JT** Your reference:
/TP/98/1905

Please ask for: **John W Thorne**

Dear Mr Biscoe


Town & Country Planning Act 1990
Earl's Court Telephone Exchange, Boltons Place SW10

I refer to your letter of 27th October 1998 concerning the above site and acknowledge receipt of a copy of your letter to Councillor Mrs Taylor.

With regard to letters received in response to notification, these are held on the officer's case file which can be made available for inspection three working days before the application is considered by the Planning Services Committee. I am therefore unable to supply you with copies in advance as requested.

Please contact John W Thorne should you require any further information.

Yours sincerely


Paul Kelsey
Area Planning Officer
for Executive Director, Planning & Conservation



Biscoe Associates

John W Thorne BA Dip TP MRTPI
Deputy Area Planning Officer
Royal Borough of Kensington & Chelsea
The Town Hall
Hornton Street
London W8 7NX

27th October 1998

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
60		28 OCT 1998					
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEEES	

Dear Mr Thorne


EARLS COURT TELEPHONE EXCHANGE

I was very pleased to have the opportunity to meet you at our exhibition last week and I believe the general reaction to the scheme was reasonably favourable.

As you may know, I invited the three Ward Councillors to visit the exhibition but none of them actually managed to come. I received a telephone call from Councillor Mrs Taylor yesterday and she has asked to see more detail of the scheme. She has to respond to a telephone message from Mr Smart-Rennick and at her request I have therefore sent her a copy of the design statement. I am enclosing a copy of my letter to her for your information.

I would assume that the consultation process that you are currently conducting will be completed by the second half of November and it would be very helpful if copies of the letters you receive could be made available to us. We shall of course provide you with details of the comments written in the book at the exhibition. I shall look forward to hearing from you in due course.

Yours sincerely


Michael Biscoe

cc Martin Evans Ashurst Morris Crisp

C:\BA\Workfile\0119 BT Earls Ct TERBK\Thorne271098.doc

PRESS CUTTINGS

WARNING BELLS SOUND AS RESIDENTS PROTEST AT DEVELOPMENT

BAD RECEPTION FOR LUXURY HOMES

By CONNAGH HAYES

A LUXURY housing development planned for the site of a British Telecom (BT) exchange has provoked residents to form a committee to fight the scheme.

Protesters against the development in Bolton's Place, South Kensington, fear the site in a conservation area will lose a great number of trees, greenery and wildlife habitats.

The campaign is being led by Simon Renick, 40, who has lived in Cresswell Gardens, which overlooks the site, for more than five years.

He decided to set up a committee last week after he attended a public exhibition of BT's plans at Bousfield Primary School in South Bolton Gardens, South Kensington.

The existing telephone exchange will be decommissioned, demolished and replaced with three separate five-storey luxury villas. Homes on the street sell for around £2 million.

The seven-bed villas will include a flat for household staff, basement

games room, swimming pool and garage for three cars.

Now Mr Renick is talking to the Cresswell and Morton Gardens Association, of which he is a committee member, to see if he will campaign under their name or use a separate one.

He is also speaking to Redcliffe ward councillors to gain their support.

Mr Renick said: "This development is simply too large.

"It uses every available inch of space and will mean a loss of light and greenery to the surrounding areas.

"This is becoming a problem in the whole of Kensington and Chelsea and we need to stop it while we can."

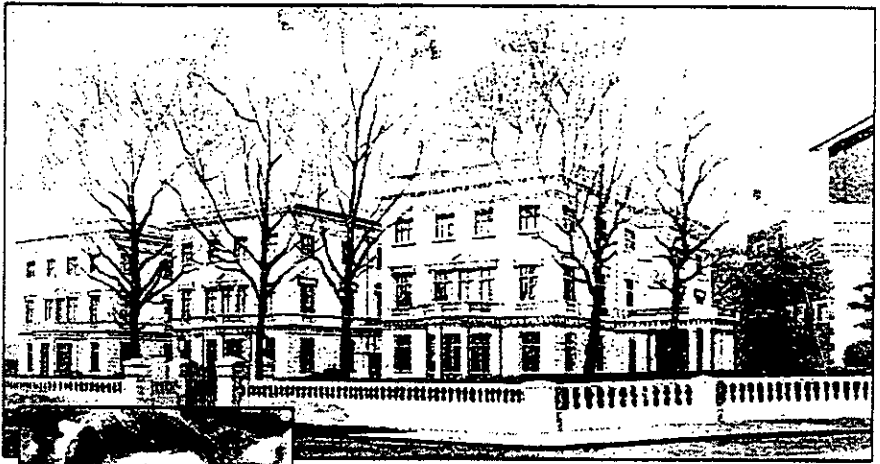
Protection

BT has said all trees and greenery that are removed during construction will be replaced and the villas will have landscaped gardens of approximately 5,000 sq ft.

BT property development surveyor Nigel Reid said: "We held a public exhibition and the majority of people who attended were objective and fairly complimentary about the plans.

"There were a few people who did not like the scheme but that is inevitable.

"We're disappointed residents have set up a committee against the plans but we're more than happy to meet



CAUSE FOR CONCERN: Proposed development at Bolton Place which has lead residents to complain



CAMPAIGNING: Simon Renick
Photo: MICHAEL MCGOURTY

with them to discuss their concerns."

Planning and conservation committee chairman Cllr David Campton (Con) said: "I have not seen the planning proposals as yet so I cannot comment on the details.

"Residents are entitled to form a committee to fight against plans if they wish and the planning and conservation committee is there to listen to their objections."

The proposals are due to go before the planning and conservation committee on November 18.

If accepted the development is not expected to be completed for at least four years.

Kensington & Chelsea News

29.10.98

Praise for care taken in homes

ROYAL BOROUGH: The council's programme for improvements to residential care homes has been praised in an independent report.

Inspections of elderly people's homes showed that staffing levels

THE ROYAL BOROUGH OF



02T
510

THE ROYAL
BOROUGH OF

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.
- (e) for Conservation Area Consent to the demolition of a building in 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 Ladbrooke 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 (Department 705) within 21 days of the date of this notice.

SCHEDULE

Reference: TP/98/1905/JT

Date: 30/10/98

EARL'S COURT TELEPHONE EXCHANGE, BOLTONS PLACE, S.W.10

Demolition of existing telephone exchange. Construction of three dwelling houses, each with two basements and a garage. Access from Boltons Place (one new access to be constructed). APPLICANT BT Property

Lamp post
29/10

Printed from : PLNMJF / Inbasket / Opened 2.Nov.1998 8:47

Sent by : David Campion <David 1.Nov.1998 23:14

Subject : Planning Applications List 23/10/98

*LWS/PK
to note please
12/11*

From: David Campion <DavidCampion@compuserve.com>

Mr French

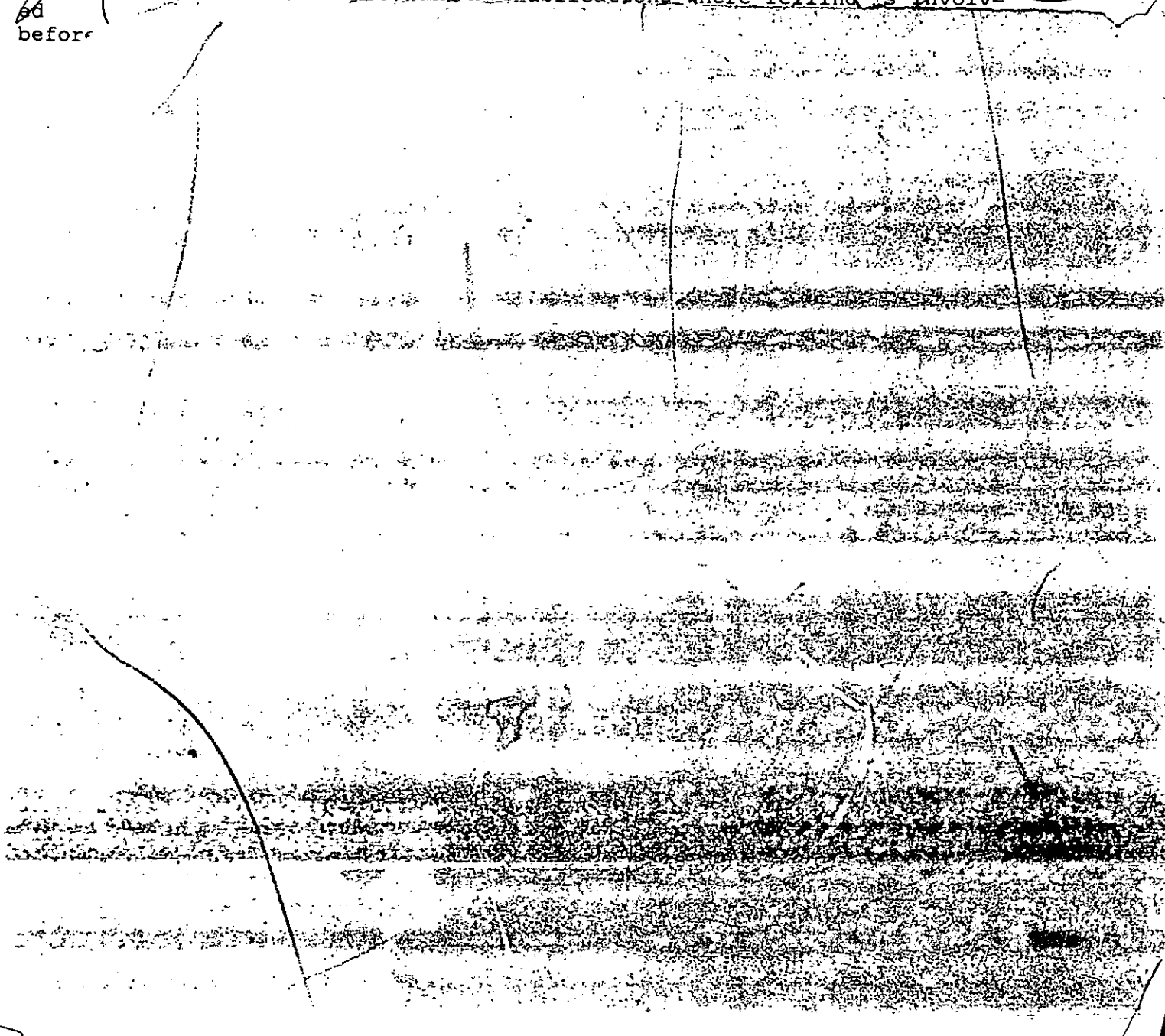
I have been through the list of planning applications on the list issued =
on
23/10/98 and wish to comment as follows:

TP/98/1905 & 1906 - Earl's Court Telephone Exchange
Please could this come to a PSC which I will be chairing.

TP/98/1924 - Ellesmere Elderly Persons Home, Fulham Road
Please can this come to a PSC that I will be chairing

TP/98/1926 - Harrods helicopter landing
I wish to be advised of the official view of the Council before it is
issued.

Tree Applications
I wish to see the papers for all tree applications where felling is involv=
ed
before



Planning + Contract
RBK + C

(10)

4.11.98 ✓ 10 AM
F. von Hutter d 11

ref:

DPS / PCSW / JT / TP / 98 / 1905
Paul's Court Telephone
Exchange

7 Crosswell
gardens

RECEIVED BY PLANNING SERVICES
HX HBC N C JW DE ENF AS
AIR

(10a) 6 NOV 1998

APPEALS (1) DEC ARB FWD / CON / FEES
PLI / DES

Dear Sir:

I am against this scheme

houses are larger than those in
the Bocklous (monumental in their own
right). Two houses are more than
enough for such a site - three
forces the destruction of trees and creates
a very crowded area. Construction/
demolition will go on for years in an
area with very poor street cleaning
and insufficient rubbish pick up facilities.

Yours sincerely
F. von Hutter

92/1905.

8

JJ

The Planning Office
RBKC
The Town Hall
Horton Street
London W8 7NX

RECEIVED BY		SERVICES	
EX	HDC	INF	AO
MR		ACK	
(2)		12 NOV 1998	
APPELS	IO	REC	ARB
		FWD	CON
		PLN	DES
			FEES

OM
12/11

9 November 1998

Re: Re-development of the Earl's Court
Telephone Exchange on Boltons Place, SW10

Dear Sirs

Following your letter and BT's project presentation at Bousfield School, here are a few comments and suggestions from residents directly concerned (we live about 20 yards from the exchange).

1. Proposed plans

1.1. Size/position

Parking is already extremely difficult for residents, therefore the only positive aspect of the project is that they would be single-occupancy houses.

However, the current plans show 3 very large houses, very close to each other, which would breach all Cresswell gardens residents' right to light and privacy.

.../...

1.1 / ...
2)
We believe the total floor area should not exceed that of the existing building. There should be 2, not 3, houses, as similar as possible to those on the Boltons.

The houses should also be positioned further away from the garden wall, in order to respect the privacy of Cresswell Gardens.

2.2. Style

The back of the houses should be covered with dark bricks, in keeping with the Boltons style and in order to blend into the environment. White stucco would look quite obnoxious from Cresswell Gardens, especially as the architects plan to cut quite a few trees.

2.3. Trees

From our personal perspective, cutting a few trees would be good, as they have grown to such height that they take away most of the sunlight. But again in the interest of privacy, BT should commit to planting mature trees and bushes on the gardens' borders.

2.4. Garden wall

At the Bevington School exhibition, the architect mentioned that the wall would "probably be torn down and replaced by a better one"! This is clearly unacceptable, for three reasons: the wall is Cresswell Gardens property; the building works will be enough of a nuisance; and it would severely damage our shrubs and the ivy that covers it.

.../.../
3)

2. Building works

The demolition and early stages of construction would cause enormous nuisance to the Crosswell Gardens residents, as the garden is extensively used by the children (17 of them). It would therefore be considerate to:

- start demolition in the autumn after school starts;
- erect a high scaffolding covered with plastic sheets against the garden wall to limit the quantity of dust and projectiles thrown into the garden.

Would it be possible to oblige BT to compress the period of the building works in order to minimise the noise and air pollution that is bound to make our lives miserable? You will understand that we can only dread this prospect.

I hope our comments will be taken into account as I know they express the concerns of many people who live in our area.

Yours faithfully

G. Naughton

Mr & Mrs. Naughton
181 Old Brompton Road
London SW5 0AN
Tel 0171 259 2866

(5)

RECEIVED BY PLANNING SE							VICE
EX	HDC	N	C	S	SE	EN	AD ACT
M. COLOCCI							
8 CRESSWELL GARDENS							
LONDON SW5 0BJ							20 NOV 1998 (100)
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES	

November 5, 1998

Borough of Kensington & Chelsea

London W8

Your ref: DPS/DCSW/JT/TT/98/1905

o/jj
JOM
20/11

Dear Sirs:

I write on behalf of my family and above neighbour, Mr. Klaas Meertens, to strongly oppose the proposed redevelopment of the BT switching station on The Boltons as it will diminish our privacy, alter our light, leafy aspect, and not be to the aesthetic standard of the neighbourhood.

The proposal is to create three homes where families plus staff would live on land where a single, almost unoccupied, commercial building has stood for many years. This is unacceptable.

Privacy Encroached

The new development would dramatically increase the number of people overlooking our homes and gardens. Homes of the proposed size would house substantial families and substantial staff. Currently, we do not have any humans overlooking our homes from the switching station and thus are very used to our privacy. This would be an increase of at least 24 persons (assuming single families of 5 persons with 3 staff).

In addition, the invasion of privacy would be continuous. As the current facility houses predominantly equipment, it is primarily utilised from 9 a.m. to 5 p.m. from Monday to Friday, and remains dark and silent. Instead, residential use is 24 hours a day, 7 days a week, with noise and lights continuously. This would be a serious deterioration of the environment.

Aspect Diminished

Squeezing three homes into land where a single building currently stands would seriously reduce the quality of light, the quantity of trees and the naturalness of our existing view. Any new development should not exceed the boundaries of the existing footprint.

Aesthetics Substandard

While the current building can hardly be called attractive, it is at least discreet. The proposed development would:

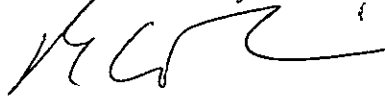
- Squeeze three pygmies beside giants. A single building should be built in keeping with the surroundings.
- Shock the rear view with large white walls. Dark brick should be utilised.

* * *

In summary, we adamantly oppose the proposed construction, based on the negative impact on our privacy, aspect of light and trees and aesthetics. However, we understand BT's desire to put real estate to a better use; we would consider with open minds a revised proposal that addresses the above concerns and also increases the focus on safety in the construction phase (12 hour security for the 17 children under 8 who use the garden and CCTV for the security of the homes facing the garden against burglary).

Thank you for your time and assistance.

Yours Sincerely,



Mr. M. Colocci

WEDLAKE BELL

SOLICITORS

16 Bedford Street
Covent Garden
London WC2E 9HF
Tel: 0171 395 3000
Fax: 0171 836 9966
DX: 40009 Covent Garden
e-mail: legal@wedlakebell.co.uk

6

o/jt ✓ *AM*
18/11

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

Date: 17 November 1998

Your Ref: DPS/DCSW/JT/TP/98/1905
Our Ref: MJN/54535/BPS

Direct Dial: 0171 395 3013

Dear Sir

EARL'S COURT TELEPHONE EXCHANGE BOLTON'S PLACE LONDON SW10

We act for Mr. Bassam Debs, the owner of Nos. 1 and 2 The Boltons. He has investigated the proposal to demolish the existing telephone exchange and to construct there new dwelling houses on the site. He wishes to object to the proposals on the following grounds:-

1. The elevation of the proposed unit nearest our Client's property which faces in a south easterly direction has several rooms, including bathrooms dressing rooms and other habitable rooms, whose windows will overlook our Client's property. This will cause a substantial reduction in the privacy currently enjoyed by our Client in his use of his garden and house.
2. The proximity of the Port Cochere of this proposed unit to the boundary wall of our Client's property could give rise to security problems.
3. The proposed development will lead to the loss of several trees which will detract from the appearance of the surrounding area and its amenities.

Yours faithfully

WEDLAKE BELL

RECEIVED BY PLANNING SERVICES

EX	HDC	N	C	SW	SE	ENF	AG
SIR							ACK

6418 NOV 1998

APPEALS	IO	REC	ARB	FWD	CON	FEES
				PLN	DES	

WB5\74805-1\1(1)

Robert Dolman
Barry Weatherill
Michael Nicol
Nigel Goodeve-Docker
Charles Hicks
Duncan Rabagliati

Robert Salter
Andrew Baker
John Cowlishaw
Clive Weber
Richard Hewitt
Tim Cheshire

Suzanne Reeves
Philip Matthews
Anthony Gubbins
Peter Whatmuff
John Fluker
Jonathan Cornthwaite

David Earl
John Muncey
Hugh Thomson
Martin Arnold
Richard Isham
Emma Loveday

Julian Cuppage
Toby Yerburgh
Simon Jones
Adam Walker
Peter Day

Guernsey:
Quentin Spicer
David Harry
Michael Betley

Consultants:
Michael McKean
Martin Walford
Paul Fitzmaurice



Associated offices
throughout Europe

BOOK W
TP/98/1905
PO N/A SEND
STANDARD WALK
LETTER
→ JF

November 17, 1998

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

Dear Sir

I am writing in response to your notification of development re the Earls Court Telephone Exchange. Whilst I support this development I would be grateful if you could clarify the address and also amend your records re our own property which is next door to this new development.

Our address is Bladon Lodge Boltons Place which was altered by council in 1995 and the address of 189 and 189A Old Brompton Road was abolished. I have enclosed a copy of your own documents to this effect. I also note on your letter that you have the postcode of Boltons Place as SW10 if this is correct could this be changed on the actual street signs already in place.

I would be grateful if you could rectify the above situation at the earliest opportunity.

Sincerely,



ANDREA VERLANDER.

RECEIVED BY PLANNING SERVICE								
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DIR								
46 19 NOV 1998								
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				PLN	DES			

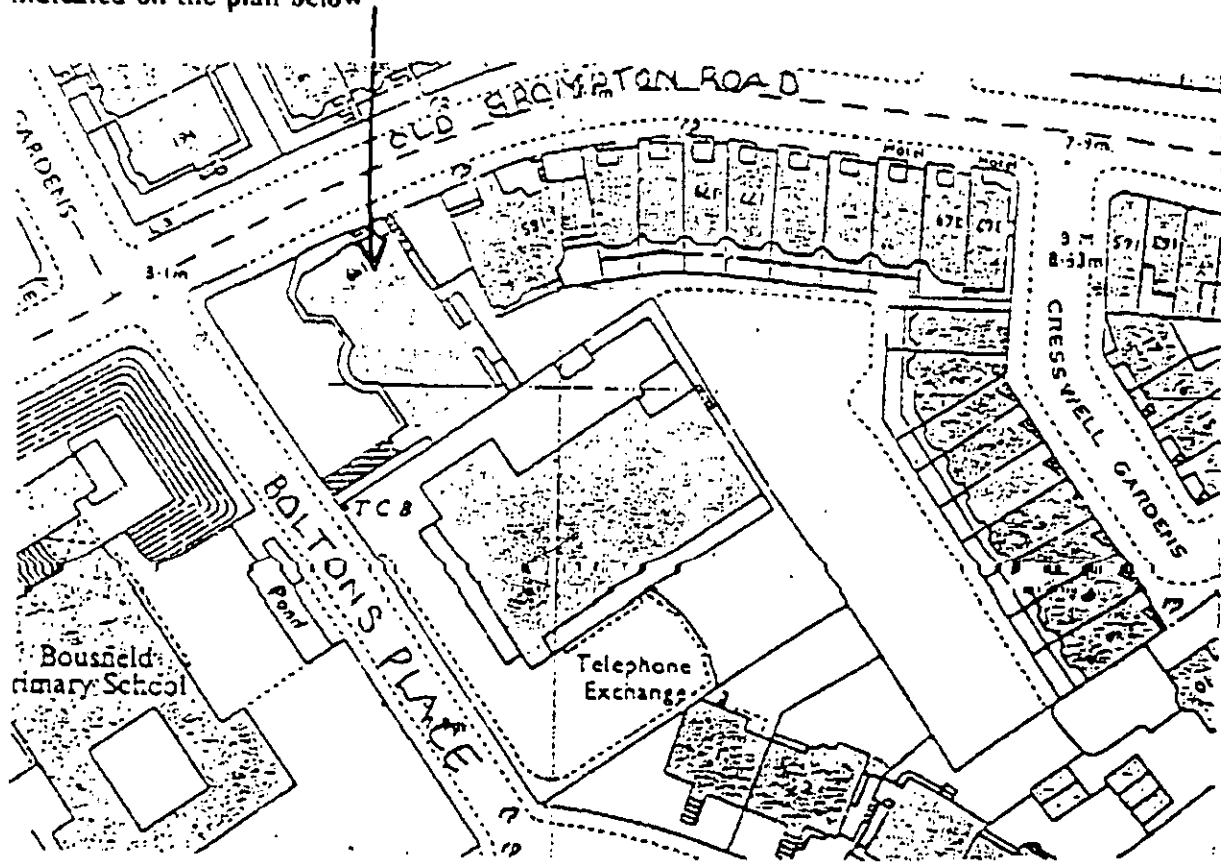
.....



DIRECTORATE OF PLANNING SERVICES

I hereby certify that in pursuance of the provisions of
the LONDON BUILDING ACTS (AMENDMENT) ACT 1939 part ii
The ROYAL BOROUGH OF KENSINGTON & CHELSEA
ON THE 10TH DAY OF MAY 1995.

Made an order assigning the address Bladon Lodge, Boltens Place to the BUILDINGS
indicated on the plan below



Mr. G. Pearce

Executive Director of Planning and Conservation

Date..10th May, 1995.....

Application number 699/714.....

S.N. file .2801/3515.....

O.S.sheet TQ..2678SW.....



✓/X/AD

RBKC

District Plan Observations
CONSERVATION AND DESIGN

Address	Boltens Telephone Exchange Boltens Place	Appl. No.	98/1905/JW	L.B.	—	C.A.	12	N	C	SW
Description	Redevelopment	Code		N						

1. Principle The existing building on the site is of little architectural merit. Its bulk and height do not contribute positively to the character and appearance of the CA. There is no objection in principle to its redevelopment. However, the open space around the building, particularly the gap between the Exchange and no. 1 The Boltens" does make a contribution, and this should be taken into account.
2. Footprint The development consists of three classically derived villas, joined at ground floor level by porticoes. The front building line follows the approximate line of Blyden Lodge. This is acceptable. At the rear, there is a potential problem as the building line goes ~~well~~ beyond that of both Blyden Lodge and No. 1 The Boltens. However, this has to be balanced against the existing building which straddles further back into the open space at the rear. I am concerned about the relationship with both Blyden Lodge and No. 1 The Boltens.
3. Height/Bulk/Scale The height of the proposed houses at three storeys is less than both Blyden Lodge and The Boltens. This is acceptable. The bulk is also less than both, ~~and this is~~ ~~seen~~ when viewed from the front, but the deep plan form mitigates against this. The scale is similar to Blyden Lodge, which is fine in itself, but does appear under-scaled in comparison with the Boltens properties.

(Cont'd)



RBKC

District Plan Observations
CONSERVATION AND DESIGN

Address	Boltens Telephone Exchange	Appl. No.	98/1905/JW	L.B.	C.A.	N C S
Description	Redevelopment (cont'd)	Code				

4. CA Character / Gaps. The Boltens CA is characterised by its development as a Victorian residential area, the Boltens itself being the most distinctive feature with its large villas and vesicle shaped open space. To the south, the more modest properties in Crilston Road adjoin, but to the north there is a clear gap between the Boltens and both Baysfield School and the Telephone Exchange. This gives emphasis the listed buildings which form the Boltens, and is rightly shown in the CAPS as open views and boundaries. The proposal seeks to reduce the existing large gap and replace it by three smaller gaps between the dwellings. Whilst there is some validity in this approach, in terms of the character of the area it would be more appropriate to have a wider gap next to no. 1 The Boltens, thus maintaining the emphasis of the architecturally important centre-piece of the CA. It is also important to appreciate that the depth of the buildings into the site reduces the value of the gaps.
5. Detailed Design. The design approach has been that of a restrained form of Kensington Italianate in stone. Although this reflects much of the character of Blyden Lodge, it does a little bit uneasy against the over-sealed Boltens houses. Greater simplicity and possibly brick facing rather than stone may give a more appropriate contrast.
6. Conclusions. Suggest meetings / s.v. to discuss above reservations with applicant. OMD 18/11/98

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

Director of Planning Services

English Heritage,
Historic Buildings & Monuments Commission,
London & South East Region,
23 Savile Row,
London W.1X 1AB

Switchboard: 0171-937 5464
Direct Line: 0171-361 2467
Facsimile: 0171-361 3463



KENSINGTON
AND CHELSEA

Date: 20/11/98

My reference:

Your reference:

Please ask for:

DPS/DCSW/JT/TP/98/1905

TOWN AND COUNTRY PLANNING ACT, 1990 PART III

EARL'S COURT TELEPHONE EXCHANGE, BOLTONS PLACE, S.W.10

I enclose a copy of an application received by the Council (with the relevant drawings) and should be pleased to receive your observations for the reason set out below.

I intend to present this application to the Town Planning Committee prior to 07/12/98.

Application relates to a Circular 30/85 Listed Building.

Yours faithfully,

M.J. FRENCH

Executive Director, Planning and Conservation

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Andrea Verlander
5 Bladon Lodge
Boltons Place
London
SW5 0LQ

Switchboard: 0171-937 5464
Extension: 2467
Direct Line: 0171-361 2467
Facsimile: 0171-361 3463
Email: plnjwd@rbkc.gov.uk



**KENSINGTON
AND CHELSEA**

25 November 1998

My reference: DPS/DCSW/JT Your reference:
 /TP/98/1906

Please ask for: John W Thorne

Dear Sir/Madam

Earl's Court Telephone Exchange, Boltons Place SW5

I refer to your letter dated 17th November 1998 following receipt of a letter of notification from ourselves.

I have now amended this department's records with regard to the address of Bladon Lodge. I have received confirmation from the post office that Boltons Place in its entirety, including Bladon Lodge and the current application site lie within the SW5 postal area.

I trust this is of assistance

Yours faithfully

Paul Kelsey
Area Planning Officer
for Executive Director, Planning & Conservation .

RBK&C TRANSPORTATION COMMENTS

T. Number: 481905	Address: Ewls Gt Telegraph Exd / Bellons Place	Date of obs. 24/11/98
Development: 3 new houses		Obj. ?
File Number: TM 202/B	Obs. INITIAL / FULL	Transportation officer: JG
Other Information:		D.C. officer: J1

Comments:

The garages are ^{of} adequate dimensions to accommodate 2 cars. — OK.

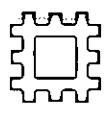
The proposed new X over will result in the loss of at least 2 meter bays on-street.

The internal layout is not entirely satisfactory. Cars in garage would have to reverse for some 40m before being able to leave the driveway in a forward gear.

Can we please discuss this further, in the light of design / policy comments?

J.T.

ENGLISH HERITAGE



LONDON REGION

Royal Borough of Kensington & Chelsea
Planning Department
The Town Hall
Hornton Street
LONDON
W8 7NX

Your ref: 98/1905/1906
Our ref: LR 32/A/B
Direct Dial: 0171-973 3775

RECEIVED BY PLANNING SERVICES
8 December 1998

EX DIR	HDC	N	C	(SW)	USE	ENF	ACK
11/03 - 2				1998			
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEE	

For the attention of David McDonald

Dear Sir,

EARLS COURT TELEPHONE EXCHANGE, BOLTONS PLACE, SW10
APPLICATION Nos: DPS/DCSW/JT/TP/98/1905 and /1906

I refer to the applications for conservation area and planning consent for the above building.

In my view the removal of the building could only be accepted if it were to be replaced without delay by a new building which positively enhanced the conservation area thus avoiding the appearance of an unsightly gap.

I consider the proposals enshrined in 98/1906 to be entirely out of character with the Conservation Area and adjacent listed buildings for three principal reasons:

- i) The depth of the proposed buildings of 26.2 m and their configuration on the site will prevent the street view of villas in landscape (as indicated in the applicants' elevation) from ever occurring.
- ii) The 3 proposed block widths of 10.7 m divide into four narrow sections the remaining 23.5 m frontage. The present exchange building despite in plan being larger and deeper is far better assimilated within the landscape and affords 'workable' open space both about itself and the neighbouring listed buildings.
- iii) The proposed 'design' seems to me to be banal and not 'characteristic' of either the Boltons Conservation Area (6.6 of the report by Biscoe Associates) or of any other part of c19th. London. The buildings appear to have no roofs or chimneys. I can also think of no comparable situation where windows serving principal rooms face directly towards adjacent blank walls of the same development.

ENGLISH HERITAGE



The Conservation Area Study of the Boltons is quite specific about the need to preserve characteristic open views and gaps and I do not see the current redevelopment of the exchange in any way as progressing towards either the preservation or enhancement of the Area. The proposals appear to squeeze too much building too tightly together and to represent a substantial overdevelopment of the site.

I trust your authority will be in agreement with the foregoing and that the two applications will be refused.

Yours faithfully

A handwritten signature in black ink, appearing to read 'David Stabb'. The letters are cursive and somewhat stylized.

DAVID STABB
Inspector of Historic Buildings
Kensington and South London Team

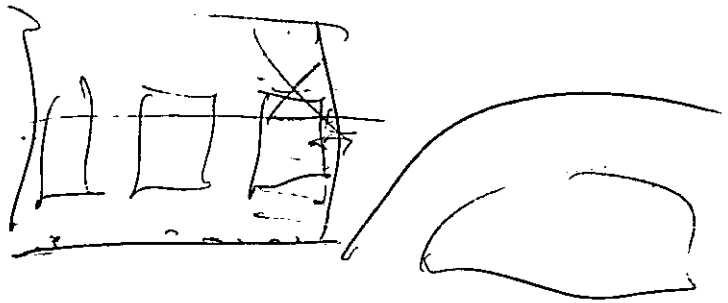
591 ~~3848~~ 3858

10/12

CHRIS

WE HAVE JUST HAD A MEETING WITH THE ARCHITECTS ON THIS SCHEME TO DISCUSS REVISIONS.

WE'RE TRYING TO PERSUADE THEM TO WIDEN THE GAP BETWEEN THE SOUTHERN HOUSE AND NO. 1 THE BOLTONS SO I'VE HELD OFF DISCUSSING TREE ISSUES IN THE KNOWLEDGE



TO
DISCUSS WITH
ARCHITECTS
ON REVISIONS
! ! !

MESSAGE FORM

To

WHILE YOU WERE OUT

M

of

Tel. No

CALLED TO SEE YOU		PLEASE RING	
TELEPHONED		PLEASE VISIT	
WANTS TO SEE YOU		WILL RING YOU	
URGENT		WILL CALL AGAIN	

re

Message

.....
.....
.....
.....

Signed

Date Time

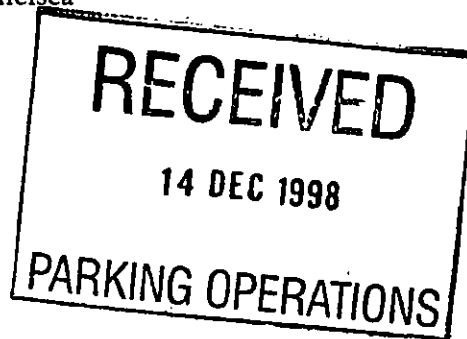
ZWILLENBERG

②

✓ 15/12 0/JT

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

9th December 1998



Dear Sirs,

Re: DPS/DCSW/JT/TP/98/1905

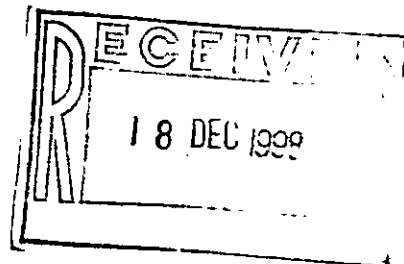
Upon review of the said plans, our comments relate to the loss of street parking.

- If it is not clear how many metered parking bays on Boltons place will be lost by the addition of a second entrance.
- Furthermore, it is not clear that the garages of the new buildings will provide sufficient off street parking for all inhabitants e.g staff, nanny's etc.
- As such, this construction will impact the parking i.e the already crowded Boltons place and The Boltons.
- Perhaps conversion of the metered bays to resident bays is in order ? or elimination of the proposed second entrance.

Yours faithfully,

A handwritten signature in black ink, appearing to be "P Zwillenberg", written over a horizontal line.

P Zwillenberg



PK JT

WEST LONDON ARCHITECTURAL SOCIETY

The Studio, 9 Stratford Road, London, W8 6RF
Tel: 0171 938 4358 Fax: 0171 376 1242

4

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

RECEIVED BY PLANNING SERVICES							
EX	HDC	N	C	SW	SE	ENF	AO ACK
22 DEC 1998							
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES	

Dear Mr French,

Earls Court Telephone Exchange

I am writing to you following our meeting at the Town Hall on 26th November 1998 to review current applications for Planning permission.

We looked at this application because of the unusual opportunity for three large new houses in this area and the importance of this site, adjacent as it is, to the Boltons.

I have to say, that we were extremely disappointed on a number of counts and felt that the scheme as presented was found wanting.

A summary of our comments is as follows;

1. Layout

The layout did not reflect the geometry of the Boltons or seem to attempt the transition from the oval to the straight.

2. Plan Form

The exceptional depth of the houses in relation to their width, with the large gaps between, seemed to provide awkward external spaces without the high quality amenity space which such a low density development should provide. All the plans were repeats and did not appear to respect the adjoining buildings.

3. Roof Scope

The roofs appeared to be completely flat without any pitched coverings at all - something which is alien to the style in which the houses are designed. The large roofs are surrounded by substantial balustrading which is designed without the usual solid sections which form an integral part of classical bottle balustrading of this type. The blandness of the roof scape is exacerbated by the apparent lack of any chimneys.

[Handwritten signature]

4. Detailing

The proximity of the new buildings to existing neo-classical buildings of high quality, should necessitate in turn high quality 'correct' detailing be it quoins, columns or whatever. Whether or not this site is construed as being within the curtelage of a Listed Building, it is suggested that much the same principles should apply.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Chsu', followed by a long horizontal line extending to the right.

Chairman - Planning Group
West London Architectural Society

Biscoe Associates

John W Thorne Esq
Deputy Area Planning Officer
Royal Borough of Kensington & Chelsea
The Town Hall
Hornton Street
London W8 7NX

18 January 1999

Dear Mr Thorne

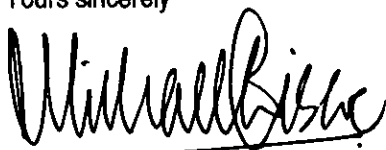
EARLS COURT TELEPHONE EXCHANGE

In anticipation of our meeting at 2.30 on Wednesday 20th January I am sending you two copies of the revised plan I have prepared, showing some amendments to the site layout in response to your comments at our last meeting.

I therefore enclose two copies of drawing number 0119P300 which has been prepared for indicative purposes only, and for discussion with you and David McDonald. Please note that it is not submitted formally as part of, or in support of, the planning application at this stage.

I look forward to discussing this with you and the comments received from English Heritage at our meeting to which I shall also be bringing the model.

Yours sincerely



Michael Biscoe

enc. Drawing Number 01119P300

cc Nigel Reid
Martin Evans

e:\BA\WORK\FILE\JT1701999

PC ACK
→ JT vom
19/1

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
43 19 JAN 1999							
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEEs	

DAUG
CAN YOU HAVE A LOOK
PRIOR TO ~~THE~~ TODAY'S
MEETINGS
JLH.

4 CRESSWELL GARDENS
LONDON SW5 0BJ

Ⓟ

RECEIVED BY PLANNING SERVICES							
X JIR	HDC	N	C	SW	SE	ENF	AD ACK
13 JAN 1999 96							
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEEES	

O/JT
✓
OMY
19/1

JAN 15TH '99

To THE Royal Borough of Kensington & Chelsea
ATTN: Director of Planning Services
Dear Sir,

RE EARL'S COURT TELEPHONE EXCHANGE
DOLTON PLACE S.W. 10.

Your Ref OPS / DCSW / JT / TP / 98 / 1905.

THIS LETTER IS TO ADVISE THE PLANNING

DEPT OF MY INTEREST IN THE ABOVE

PLANNING APPLICATION AND WOULD APPRECIATE BEING

KEPT INFORMED OF ANY DEVELOPMENTS

Yours Sincerely

[S. STANT-RENNICK]

THE BOLTONS ASSOCIATION



Chairman: The Hon David Bernstein, 27 Tregunter Road, London SW10
Secretary: Barbara Schurer, 10 Gledhow Gardens, London SW5
Treasurer: Geoffrey Sanderson, 48 Redcliffe Road, SW10
Planning Controller: Calvin Jackson, 3 Gilston Road, London SW10
Membership Secretary: Caroline Johanson, 16 Redcliffe Road, London SW10

3 Gilston Road
London
SW10 9SJ

28 January 1999

Mr M J French
Director of Planning Services
The Royal Borough of Kensington and Chelsea
The Town Hall
Hornton Street
London
W8 7NX

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	ACK
B		- 2 FEB 1999					
COPIES	IO	REC	ARB	FWD PLN	CON DES	FEES	

JT

Dear Mr French

Telephone Exchange, Boltons Place, SW10
TP/98/1905 & 6

John +2 2/2/99

I am writing on behalf of the Boltons Association to let you have our views on the application to demolish the Telephone Exchange and construct three houses.

Having examined the plans, our overall impression is favourable; however, it is our view that the proposed houses cover too large a proportion of their respective plots, to the detriment of garden space. A further issue is that in keeping with the Boltons roofline (eg Numbers 1 and 2) it would perhaps be preferable for the new houses to have a pitched roof.

We should be grateful if you would bring our views to the attention of the Planning Committee when this application is heard in due course.

Yours sincerely

Calvin Jackson

Calvin Jackson
Planning Controller

MEETING ON REVISIONS 20/1/99

3 POINTS

- PULL AWAY FROM BOUNDARY 4m' NARROWED GARAGES
- TURNING SPACE
- 1 METRE FORWARD
- 1/2 METRE CLOSER TO N. BOUNDARY
- 9+ METRES TO FLANK OF MAIN HOUSE
- SLIGHT REDUCTION IN GAPS

DN'D SECURITY PRESSURES SUBSEQUENTLY
- JOINT MANAGEMENT OF SERVICE ROAD

POSSIBILITY OF 3 ENTRANCES

SHOW. UPPER FLOOR CONFIGURATION OF NO. 1.

LANDSCAPING AT SIDE

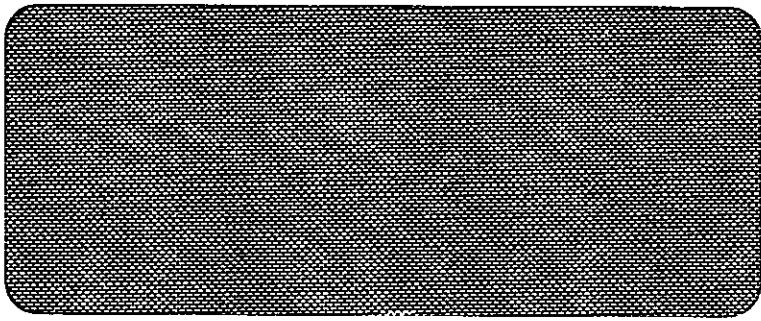
- POSSIBILITY OF 1.5M OFF BACK OF UPPER FLOORS
- BALCONY FROM FIRST FLOOR.

JT. TO COMMENT ON MASSING & SITING

STREETS IN GAPS -

PLANT AIR CON VENTS?

LETTER BY



MEETING 9/2/99
ISSUES TO RAISE

1. MAXIMISE SIDE GAP - REDUCE WIDTH OF PAVED DRIVE ON SOUTHERNMOST HOUSE
2. SUBMIT A FULL LANDSCAPING SCHEDULE SHOWING TREES IN THIS AREA AS PART OF FULL APPLICATION
3. PULL REAR ELEVATION FORWARD 2M? TO MAXIMISE GAP / MINIMISE IMPACT ON NO.1 THE BOLTONS
4. BRICKWORK ELEVATIONS?
5. CHIMNEYS?
6. PROUD QUOINS ON CORNERS OF BUILDINGS?
7. REPRESENTATIONS

1. BRICKWORK

2. INTRO ROOF, PULL FORWARD BACK WALL
- DANGER DESIGN - ORDERS IN WINDOWS

MEETING 10/3/99

MANARDS
VERTICAL ELEMENT WITH ROOF LIGHT
MATERIALS?
LANDSCAPING
UNILATERAL UNDERTAKINGS

- 4.11 In dismissing an appeal in respect of a telephone call centre at 35 Queensway W2, within the City of Westminster, the Inspector wrote in an October 1997 decision letter:

“...Although I accept that a telephone bureau may provide a useful service for visitors and tourists, I consider it is self-evident that, by supplanting a retail use of part of the appeal premises, it detracts from the shopping facilities available to local residents, which visitors and tourists may also value as greatly as a telephone bureau....”

“...I have considered your submission that Queensway is a busy and vibrant area of London which attracts and serves many foreign tourists, for whom tourist-related uses such as bars, cafes, restaurants and a telephone bureau provide valuable facilities. However this argument could be used to justify granting planning permission for a wide range of non-retail uses at ground floor level in the main shopping frontages; and, while I accept it is a material consideration, I do not regard it as being sufficiently compelling to override the Council’s clearly stated policy aim in this case...”

The same general approach is considered appropriate in relation to an internet bureau. Information supplied by the appellants’ agent indicates the facility would be available for the sending of E-Mail overseas and would benefit the ‘multi-cultural population to be found in the area..’ It would have a ‘healthy through-put of customers’ with an average visit taking ten minutes.

- 4.12 In view of the unauthorised implementation of the proposal, enforcement action is recommended.

5.0 Public Consultation

- 5.1 11 letters of notification were sent to properties in Hogarth Place, Earl’s Court Road and Earl’s Court Gardens.

- 5.2 A letter from Councillor Phelps objects to the loss of the shop unit implicit in the Unit ‘A’ application and states an inclination to object to the internet bureau on similar grounds.

6.0 Recommendation

- 6.1 Refuse Planning Permission.

Biscoe Associates — 1

98/1905
98/1906.

John W Thorne BA Dip TP MRTPI
Deputy Area Planning Officer
Royal Borough of Kensington & Chelsea
The Town Hall
Hornton Street
London W8 7NX

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SV	SE	ENF	ACK
119		19 APR 1999					
IO	REC	ARB	FWD PLN	CON DES	FEES		

16th April 1999

Dear Mr Thorne

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990:
EARLS COURT TELEPHONE EXCHANGE, BOLTONS PLACE, LONDON SW10
DEMOLITION OF EXISTING BUILDING AND CONSTRUCTION OF THREE DWELLING
HOUSES**

As promised on the telephone earlier today, I am enclosing the amended drawings for substitution with those submitted with the application. A list of the drawing numbers is appended at the end of this letter. I am not yet able to include the drawing prepared by the landscape architect but I understand it will be ready by the middle of next week.

The amendments incorporated in the revised drawings are as follows:

1. The overall depth of the houses above the level of the first floor has been reduced by 2.6 metres. This reduction was agreed as a means of alleviating the concerns expressed by the residents at properties in the Old Brompton Road whose rear gardens are adjacent to the site. This also benefits the owner of No1 the Boltons.
2. The width of each house plot has been reduced to allow a space of about 9.25 metres to be maintained between the superstructure of the southernmost house and the common boundary with No 1 the Boltons. The garage is now some 4 metres from the boundary. This change was made to maintain an open area above first floor level to preserve the amenity of the adjoining house. The perception of 'gaps' between houses will be enhanced by this change and will be in line with the policy set out in section 6.3 of the Boltons Conservation Area Policy Statement.
3. Some internal space that has been lost by making the houses shorter as described in '1' above and to compensate, a third floor has been introduced behind a traditional Mansard roof. The details of the mansard roof follow the guidelines set out in the UDP and in the leaflet on the subject produced by English Heritage. The roof will be finished in a grey Welsh slate and there

Michael Biscoe MA Dip Arch RIBA FRICS
Chartered Architect, Chartered Surveyor, Development Consultant
85 Cadogan Gardens, London SW3 2RD Tel: 0171 591 3848 Fax: 0171 591 3858
e-mail: mbiscoe@analytical.co.uk

John W Thorne BA Dip TP MRTPI

16th April 1999

will be a lead roll at the hips and lead flashings at the junctions between the different surfaces. In their comments on the application, English Heritage indicated *inter alia* that the appearance of the proposed houses would be improved by the introduction of visible roofs.

4. A consequence of the addition of a third floor is that the windows at second floor level have had to be slightly enlarged vertically to maintain diminishing storey heights.
5. English Heritage also expressed concern at the absence of chimneys. As you will be aware chimneys in the traditional sense are not functionally necessary but the comment has been carefully considered and a single chimney has been introduced on the North side of each house. This will serve the only 'open fire' in each house, which will in reality be a decorative gas fire with coal or logs effect. The chimney stack is longer in plan than strictly necessary but it may also be used for other service exhausts.

As discussed with your colleague David McDonald, I have considered the addition of a chimney on the south façade of each house to balance the front elevation. Unfortunately, this does not work visually; the south elevations of the houses, particularly that facing No1 the Boltons, are important façades containing the front door and the port cochère. If a chimney were to be added on this side of the building it would be entirely cosmetic and would not correspond in any way to the floor plan. The windows would have to be omitted from the two bays on the left of the elevation, which in large part would become the lower structure of the chimney. In my opinion this leaves an unsatisfactory elevation which lacks balance.

In summary therefore I feel that a single chimney is appropriate if chimneys are to be expressed at all.

6. As I mentioned at our last meeting, that part of the top storey on the north elevation adjacent to the staircases and the lift extends vertically to a parapet at high level. This section of wall does not set back as does the mansard elsewhere on the building. Seen from the front of the building, this part of the roof is immediately behind the chimneystack and is set well back and does not upset the balance of the street façade.
7. As suggested by David McDonald the walls above first floor level have been shown finished in brick. As you know I have expressed misgivings about this treatment and would prefer to see a stucco finish used throughout. I acknowledge that brickwork with stucco detail is used as close to the site as Tregunter Road and Bolton Gardens but having given the matter careful thought I would very much prefer the proposed houses to be given a stucco finish which will in my view afford them greater presence.

The proposed villas form a transition between the Boltons and Bladen Lodge, both of which have stucco façades and I feel that exposed brickwork in this context would be incongruous. In addition I would mention that the areas between the houses would benefit from the additional reflected light that white painted stucco affords.

As you know I am anxious not to delay matters and to assist the progress of the application in any way I can, and I have therefore shown brick courses on the drawings. For the reasons I have stated I would be much happier however if the brick courses could be removed and the

John W Thorne BA Dip TP MRTPI
16th April 1999

finish revert to stucco. If you and your colleagues feel able to recommend your committee to approve the design with a stucco finish I would be very pleased to issue a fresh set of drawings indicating this.

Finally I would confirm that it is my intention to provide presentation material including a modified model before the end of May.

I look forward to hearing further.

Yours sincerely

A handwritten signature in black ink, appearing to read "Michael Biscoe". The signature is written in a cursive style with a horizontal line underneath.

Michael Biscoe

Enc: 7 copies of drawings numbered 0119p300 to 0119p310 inclusive.

cc Nigel Reid with one set of drawings
Martin Evans with one set of drawings
Jeremy Mayhew Sanders with one set of drawings

Biscoe Associates

COPY OF PLANS
TO INFORMATION
OFFICE PLEASE

Ray om
29/4
JT

John W Thorne BA Dip TP MRTPI
Deputy Area Planning Officer
Royal Borough of Kensington & Chelsea
The Town Hall
Hornton Street
London W8 7NX

RECEIVED BY PLANNING SERVICES							
EX DIR			SW	SE	ENF	AO ACK	
(JA) 29 APR 1999							
FEES							

26th April 1999

Dear Mr Thorne

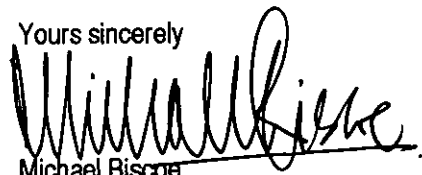
**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990:
EARLS COURT TELEPHONE EXCHANGE, BOLTONS PLACE, LONDON SW10
DEMOLITION OF EXISTING BUILDING: CONSTRUCTION OF THREE DWELLING HOUSES**

I refer to my letter of 16th April and to our telephone conversation this morning. I was very surprised that you had still not received the revised drawings for substitution, which I delivered to your office personally in the afternoon of April 16th. I hope that you have now had an opportunity to consider these drawings and to discuss them with David McDonald.

I am now enclosing copies of the promised landscape drawing prepared by Townshend Landscape Architects. The proposals have been discussed with your arboriculturalist colleague and some tree substitutions have been agreed. These are mainly at the front of the site where several of the pollarded limes are not very good specimens and planes are suggested in their place. Please let me know if you have any queries with this drawing.

As I mentioned on the telephone this morning I am anxious to instruct the model maker to remake the model to reflect the changes that we have now agreed. Before I can do so however I am very anxious to resolve the matter of the finish to the main walls of the houses. Numbered item seven in my letter of 16th April covers the point. As I have already pointed out, if you would like me to come to your office for a further meeting to discuss this point, I would be pleased to do so. I shall however be abroad from May 4th to May 11th and if a meeting is required, it should be this week.

I look forward to hearing from you.

Yours sincerely


Michael Biscoe
cc Nigel Reid
Martin Evans

C:\BA\Workfile\0119 BT Earls Ct TERBKCThorne990426.doc

FILE NUMBER: TP/98/1905

ADDRESS: EARL'S COURT TELEPHONE EXCHANGE
BOLTONS PLACE SW5

REVISED DRAWINGS RECEIVED

1. Please re-notify all objectors. Add to letter:

"Revised drawings received. Any further comments must be received by"
14 DAYS

2. ~~Please re-advertise~~*

* delete or add as appropriate

- Silvo De Rante
- The Boltons Society
- S. Saint-Rennick
- P. Zwillingberg
- M. C. Tocci
- A. Verlander
- Wedlake Bell
- Mr. Slaughter
- F. Von Hurton
- A. McCowley
- West London Architectural Soc.

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS TP MRTPI Cert TS

**THE ROYAL
BOROUGH OF**



**KENSINGTON
AND CHELSEA**

FILE COPY

2476

0171-361- 2476

Switchboard: 0171-937-5464

Extension:

Direct Line:

Facsimile: 0171-361-3463

Date: 28 April 1999

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCMnemonic Not Found/TP/98/01905/JT Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: EARL'S COURT TELEPHONE EXCHANGE, BOLTONS PLACE, S.W.5

You were recently notified on, and/or have commented on, the application for development at the above address. The Council has now received **AMENDMENTS** to this application, and brief details of these are set out below. The Council's Planning Services Committee, in considering the proposal, welcomes comments upon these amendments.

Members of the public may inspect copies of the amended plans, and any other submitted documents. Details are provided overleaf.

Summary of amendments

Demolition of existing telephone exchange. Construction of three dwelling houses, each with two basements and a garage. Access from Boltons Place (one new access to be constructed). REVISED DRAWINGS RECEIVED. Any further comments must be received within 14 days of the date of this letter.

Applicant

Biscoe Associates, 85 Cadogan Gardens, London, SW3 2RD

Anyone who wishes to submit comments on the amended application should write to the Council at the above address within 14 days of the date of this letter.

PLEASE NOTE: Applications for districts W.10, W.11 & W.2 in the NORTH of the Borough can be seen at: THE INFORMATION CENTRE, NORTH KENSINGTON LIBRARY, 108 LADBROKE GROVE, W.11 (Tel: 0171 727 6583) and NOT at the location stated overleaf.

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 Information Office, Chelsea Old Town Hall, Kings Road SW3 (0171-352 1856)**, for the **Central Area (W8, W14, SW5, SW7)** can be viewed in the **Central Library, Hornton Street, W8** and applications for districts **W10, W11 and W2** in the **North** of the Borough can be seen at **The Information and Aid Centre, Ladbroke Grove, W10** (under the Westway near Ladbroke Grove Station **0181-969-2433**). Please telephone to check the opening times of these offices.

If you are unable to come to the Office due to illness or disability, 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

DAVE

MB WANTS SOME
FEEDBACK ON
THE BRICK V. STUCCO
ISSUE ASAP
SO HE CAN
DO THE MODEL

John

John

Telephoned MB.
Said that it had
to be brick, but
agreed that chimneys
were not essential.

Dave 6/5.

Biscoe Associates

John W Thorne BA Dip TP MRTPI
Deputy Area Planning Officer
Royal Borough of Kensington & Chelsea
The Town Hall
Hornton Street
London W8 7NX

3rd May 1999

Dear Mr Thorne

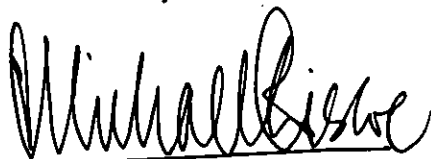
**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990:
EARLS COURT TELEPHONE EXCHANGE, BOLTONS PLACE, LONDON SW10
DEMOLITION OF EXISTING BUILDING: CONSTRUCTION OF THREE DWELLING HOUSES**

I refer to my letter of 26th April and confirm that I have now spoken to David McDonald on the telephone about the external finish of the buildings. He is still keen to see a brick finish which as you know is contrary to my own views.

We have agreed, however, that I will leave the drawings as they are showing brickwork and you will put the proposal to your committee with the caveat that as the Architect for the scheme I have stated that in my opinion the correct finish is stucco and that I would like the committee to be aware of my view. It will give them the option of changing it if they agree with me!

The model is now being manufactured and the presentation material will be ready by the end of the month as we have discussed.

Yours sincerely



Michael Biscoe

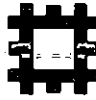
cc Nigel Reid
Martin Evans

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28/78/905



ENGLISH HERITAGE

LONDON REGION

RECEIVED BY PLANNING SERVICES							
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07 MAY 1999							85
PPS	C	REC	ARB	FWD PLN	CON DES	FEES	

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

Your refs: 98/0/905

Our ref: LRS/812/0

Contact: David Stabb

Direct Dial: 0171-973-3775

For the attention of John Thorne

Date : 5 May 1999

Dear Sir

EARL'S COURT TELEPHONE EXCHANGE, BOLTONS PLACE, SW5

DEVELOPMENT PROPOSAL: Demolition of existing telephone exchange and redevelopment.

I refer to your letters of 20.11.1998 and 27 April 1999 notifying English Heritage of the application for Conservation Area Consent detailed above. We have considered the revised development proposals and have the following observations to make on the scheme:

1. The general observation contained in the second paragraph of my letter to you of 8th December 1998 still applies.
2. Biscoe Associates explain in their letter to you of the 16th April 1999 the benefits of having reduced from 1st floor level the depth of the buildings by 2.6 metres. In my view this makes no difference to the unsatisfactory situation which the depths of the three blocks will impose on the site. (See point i) of 08.12.1998).
3. The reduction by 900 mm of the gaps between the 3 proposed buildings, besides questionably *improving* the relationship between the development and No. 1 The Boltons actually worsens the situation, which I outlined in December. (See point ii) of 08.12.1998). Biscoe Associates reduction in width of 'each house plot' is in fact another explanation for the fact that they have simply squeezed the three blocks closer together.
4. The virtue of having reduced the depth of the blocks by 2.6 metres is argued to be justification for adding a further storey to the buildings. There is of course no

ENGLISH HERITAGE



connection. English Heritage did make the point that the blocks would appear better if they had roofs - and indeed they do. The mansard dormer windows are however too large and too numerous.

To return to the principle objection to this development, I still consider it to be a 'substantial overdevelopment of the site'. In my opinion the setting of the adjacent listed buildings could be seriously compromised by development which only mimics the architecture of the Conservation Area and at the same time lacks an essential understanding of the features which give the area its character. Existing development is generally composed of large and small groups of connected buildings within generous settings. The failure of the approach by Biscoe Associates is that they have designed three detached buildings which are then placed too close together.

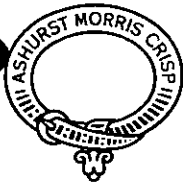
If there is anything further that you need to hear from English Heritage on this development, please do not hesitate to contact the writer.

Yours faithfully

A handwritten signature in black ink, appearing to read 'D Stabb'. The signature is fluid and somewhat cursive, with a large initial 'D' and 'S'.

DAVID STABB
London Region

LR32B



ASHURST MORRIS CRISP

A list of partners' names is available for inspection at this address
Broadwalk House, 5 Appold Street, London EC2A 2HA
Telephone (44-171) 638 1111, Facsimile (44-171) 972 7990, DX 639 London/City

Our Ref: MDE/wmc/405B18843

Your Ref:

Direct Line: 0171 - 972 7968

Direct Fax:

Direct E-mail: martin.evans@ashursts.com

18 May 1999

J.W. Thorne Esq.
Deputy Area Planning Officer
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	AO	AGK	
19 MAY 1999									
IO	REC	ARB	FWD	CON	DES	FEE			

Dear Mr. Thorne,

Earls Court Telephone Exchange : Unilateral Undertaking

Further to our telephone conversation on 5th May 1999 please find enclosed a draft Unilateral Undertaking on behalf of British Telecommunications plc in connection with the routing of demolition and construction vehicles to be used in connection with the redevelopment of the Earls Court Telephone Exchange site.

The Unilateral Undertaking would come into effect upon the commencement of development and under Clause 4 of the Unilateral Undertaking, BT undertakes to instruct its contractors to instruct lorry drivers employed by them not to gain vehicular access or egress to the site from the south via the Boltons, but to gain such access and egress from the north from the Old Brompton Road via Boltons Place.

Before I make arrangements for the Unilateral Undertaking to be sealed by BT, it would be most helpful if you could let me have any comments on behalf of Kensington & Chelsea. As I understand that the applications are to be considered by the planning committee on 8th June 1999, it would be most helpful if you could let me have these comments in time for us to settle the Unilateral Undertaking before you commence preparation of your report for that meeting.

I also enclose up-to-date Office Copy Entries which show the current owner of the site as being His Majesty's Postmaster General. BT is the statutory successor entitled to His Majesty's Postmaster General.

London • Brussels • Delhi • Frankfurt • Paris • Singapore • Tokyo

Associated Offices : Milan • Rome • Verona

When we spoke, you mentioned that the consultation period on the latest drawings was due to expire on 11th May 1999 and that you would let me know if there had been any adverse comments received and in particular from English Heritage. I assume that this is not the case although it would be helpful if you could let me know whether any such consultation responses have been received and which require further input from BT's team.

Best regards.

Yours sincerely,

W-M-E

P-11

MARTIN EVANS

Encs.

M E M O R A N D U M

To: John Thorne
cc: Planning and Conservation

From: Director of Legal Services

Your Ref:

My Ref: LJ
Ext: 2118

Date: 20 May 1999

Earls Court Telephone Exchange : Unilateral Undertaking

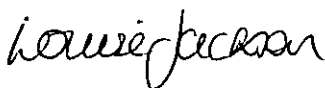
I refer to the letter from Ashurst Morris Crisp solicitors and the draft Unilateral Undertaking they have submitted to you. I have the following comments to make in respect of the draft.

1. I would like a further clause which states as follows:

"The covenants in this deed shall be treated and registered as local land charges for the purposes of the Local Land charges Act 1975."

2. They have not submitted a plan with the deed and you may want to see it prior to the deed being completed in order that you can ensure that the site corresponds with the red line of the development site. In addition it may be worthwhile for the avoidance of doubt to show on it the desired route.
3. The crux of their obligations are within clause 4. They are stating that they will issue instructions to all contractors. What worries me is that once the instructions have been issued how will they ensure continued compliance with those instructions. You may wish to ask them to give consideration to either sticking notices up at the entrance to the site (clearly you are in a position to consider the positioning of these notices) which state the requirement to use Boltons Place and Old Brompton Road. Also consideration may be given to ensuring that the foreman of the site or someone delegated by him continues to be vigilant in respect of the passage of lorry drivers or continued obligations throughout the works to keep contractors and drivers of HGV's informed. Having said this it seems to me that they will more than likely come along the Old Brompton Road in any event.

Perhaps we can have a word about this matter.



Louise Jackson
for Director of Legal Services

Dated _____ 1999

BRITISH TELECOMMUNICATIONS PLC

**PLANNING OBLIGATION BY DEED OF
UNDERTAKING**

under Section 106 of the Town and Country Planning Act
1990 relating to the redevelopment of land at the Earls
Court Telephone Exchange Boltons Place London SW10

ASHURST MORRIS CRISP
Broadwalk House
5 Appold Street
London EC2A 2HA

Tel: 0171-638 1111
Fax: 0171-972 7990

MDE/405B18843

THIS DEED OF UNDERTAKING is made on the ● day of ● 1999

BY:-

BRITISH TELECOMMUNICATIONS PLC whose registered office is situate at 81 Newgate Street London EC1A 7AJ (the "**Owner**")

RECITALS

- (A) This Deed relates to land and premises known as the Earls Court Telephone Exchange Bolton's Place London SW10 which is for the purposes of identification outlined in red on the attached plan (the "**Land**")
- (B) The Owner is the freehold owner of the Land as the statutory successor in title to His Majesty's Postmaster General
- (C) The Royal Borough of Kensington and Chelsea (the "**Council**") is the local planning authority for the area within which the Land is located for the purposes of the Town and Country Planning Act 1990 (the "**Act**")
- (D) On 7 October 1998 BT Property Limited submitted a planning application to the Council (Reference Number DPS/DCSW/TP/98/1905) (the "**Planning Application**") for the demolition of the existing telephone exchange and the construction of three (3) dwellinghouses each with two basements and a garage with access from Boltons Place (the "**Development**")
- (E) On 7 October 1998 BT Property Limited also submitted an application for conservation area consent to the Council (Reference Number DPS/DCSW/TP/98/1906) (the "**Conservation Area Application**") for the demolition of the existing telephone exchange building
- (F) In order to limit the effects of construction vehicles on residents in the Boltons the Owner is willing in the manner set out in this Deed to arrange for vehicles engaged in the construction of the Development to gain access to the Land from the north from the Old Brompton Road via Boltons Place and not from the south via the Boltons

OPERATIVE PROVISIONS:

1. This Deed is made under Section 106 of the Act and creates planning obligations in respect of the Land
2. The undertakings by the Owner in this Deed constitute planning obligations for the purpose of Section 106 of the Act which shall be enforceable by the Council as the local planning authority against the Owner or any person deriving title from it in respect of the Land
3. None of the undertakings in this Deed shall come into effect until the satisfaction of the following conditions
 - 3.1 the issue of planning permission for the Development pursuant to the Application and conservation area consent pursuant to the Conservation Area Application (the "Permissions") and
 - 3.2 the prior service of written notice upon the Council by the Owner that the Development is to be commenced pursuant to the Permissions or the earlier commencement of the Development pursuant to the Permissions by the carrying out of a "material operation" as defined by Section 56(4) (a) of the Act ("Commencement")
4. The Owner hereby undertakes subject to satisfaction of the conditions referred to in Clause 3 of this Deed and to the provisions of Clause 5 of this Deed that it will issue instructions to all of the contractors engaged in the demolition of the existing telephone exchange and construction of the Development to instruct lorry drivers employed by them not to gain vehicular access or egress to or from the Land from the south via the Boltons but to gain vehicular access and egress to and from the Land from the north from the Old Brompton Road via Boltons Place
5. This Deed is subject to the following provisions
 - 5.1 The Owner shall upon parting with the entirety of its interest in the Land as a whole be released from all liability under the terms of this Deed save in respect of any relevant prior breach of this Deed provided that the terms of this Deed will remain enforceable against its successors in title

5.2 Nothing in this Deed shall prohibit or limit the development of any part of the Land in accordance with any planning permission or other consent (other than the Permissions) granted either before or after the date of this Deed

5.3 (Unless otherwise proposed by the Owner) this Deed shall lapse if the Permissions shall lapse without having been implemented or shall be revoked

Delivered as a Deed on the date of this document

The common seal of **BRITISH**)
TELECOMMUNICATIONS PLC was)
affixed in the presence of:)

Authorised Signatory

OFFICE COPY OF REGISTER ENTRIES

This office copy shows the entries subsisting on the register on **6 May 1999**.
This date **must be quoted as the 'search from date'** in any official search application based on this copy.

Under s.113 of the Land Registration Act 1925 this copy is admissible in evidence to the same extent as the original.

Issued on 6 May 1999 by HM Land Registry.

This title is administered by the **Birkenhead (Rosebrae) District Land Registry**.

HM Land Registry

Title Number : **242714**



Edition Date : 20 July 1994

A: Property Register

containing the description of the registered land and the estate comprised in the Title.

GREATER LONDON

LONDON BOROUGH

KENSINGTON AND CHELSEA

1. (2 November 1920) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Sidmouth Lodge, The Boltons, Kensington.

B: Proprietorship Register

stating nature of the title, name and address of the proprietor of the land and any entries affecting the right of disposal

Title Possessory

1. (2 November 1920) FIRST PROPRIETOR: NELSON SAMUEL MERCER care of The London Joint City and Midland Bank Limited of 16 Leonard Place, Kensington Road, London W8.
2. (31 March 1931) PRESENT PROPRIETOR: HIS MAJESTY'S POSTMASTER GENERAL of St Martin's le Grand, London EC1.

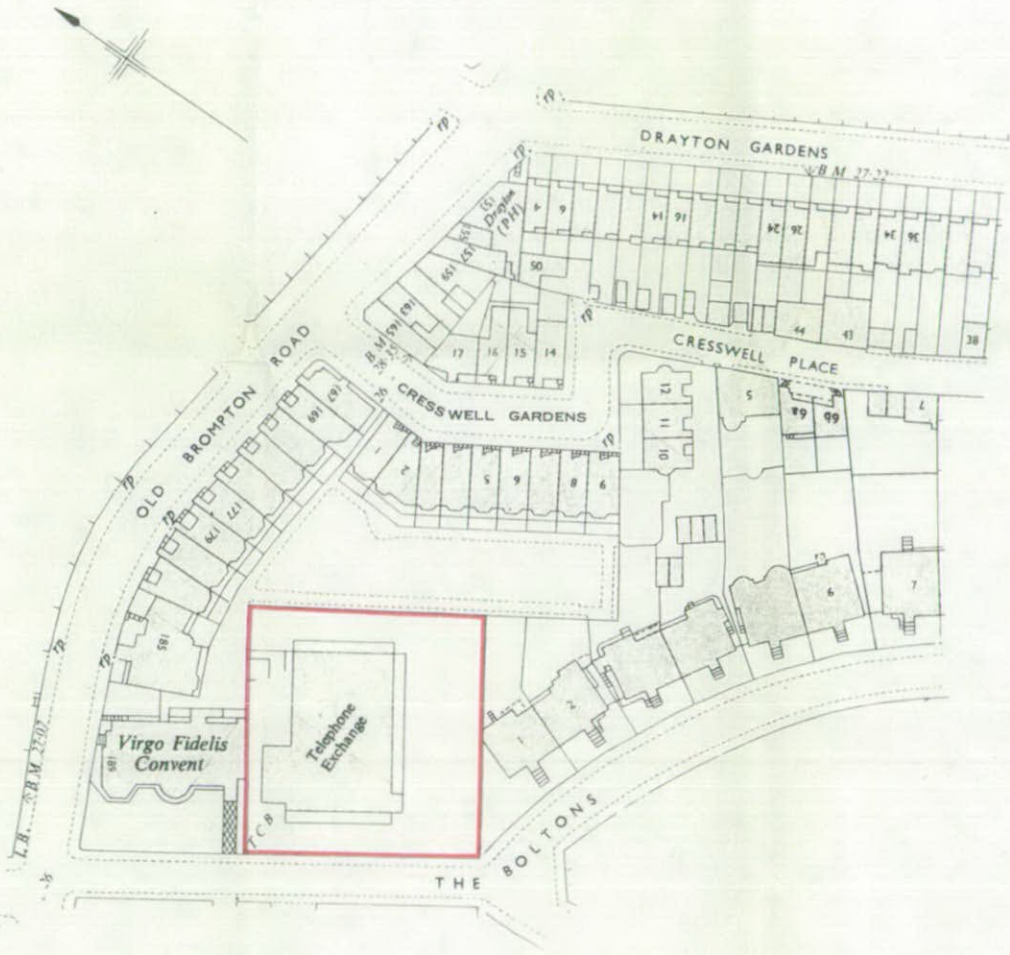
END OF REGISTER

NOTE: A date at the beginning of an entry is the date on which the entry was made in the Register.

This OFFICE COPY shows the state of the title plan on **06 MAY 1999** and is admissible in evidence to the same extent as the original. This office copy of the title plan may be subject to minor distortions in scale.
 Issued on **07 MAY 1999** by the Birkenhead (Rosebrae) District Land Registry.
 Crown copyright. Produced by HMLR. Further reproduction in whole or part is prohibited without the prior written permission of Ordnance Survey. Licence Number GD272728.

H.M. LAND REGISTRY		TITLE NUMBER		
		242714		
ORDNANCE SURVEY PLAN REFERENCE	COUNTY	SHEET	NATIONAL GRID	SECTION
	GREATER LONDON		TQ 2678	L
Scale: 1/1250		© Crown Copyright 1968.		

BOROUGH OF KENSINGTON AND CHELSEA



TRANSPORTATION COMMENTS			
TP Number 98/1905	Address Telephone Exchange, Bolton Place		Date of Obs 25/05/99
Development housing			Objection no
File Number TF/202B	Obs further	Transportation Officer Gillian Palmer	D C Officer JT
Other information			

1. the garages have been reduced in size to just under 5m in width. This will be adequate to accommodate two cars but should not be reduced any further.
2. the addition of the turning area is welcomed, and means that cars will be able to turn round and leave the driveway in a forward gear. However the turning area is substandard and drivers will need to manoeuvre backwards & forwards to clear the opposite shrubs.
3. the proposal involves the loss of two meter spaces ; we have no objection to this as 6 off street spaces will be provided for the residential units (3 houses).
4. the applicant will need to pay for any works to the highway to construct the crossover, and any associated works e.g. moving of street furniture etc.



✓/AO

RBKC
District Plan Observations
CONSERVATION AND DESIGN

Address	Boltens Tel. Exchange Bolton Place	Appl. No.	98/1905/JT	L.B.	C.A.	N C SW ✓
Description	Redevelopment (revised plans)	Code	N			

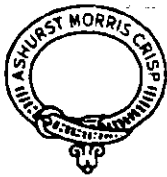
The revised proposals deal with the issues I have previously raised on this scheme. The gap between the development and 1 The Boltens has been improved. The mansard roof gives a satisfactory termination to the upper levels of the building and provides a more balanced elevation. The use of brick rather than stone provides sufficient distinction between the new development and the main Boltens development. The chimneys produce a more traditional roofscape, but do not add a lot to the design - could be omitted:

Comments on EH letter (in order)

1. No comment
2. Depth of buildings is an improvement on the existing situation with the Telephone Exchange.
3. The widening of the gap between the development and 1 The Boltens is in my opinion significant, but the narrowing of the gaps between the new villas is not so important.
4. This is a reasonable point on the size and spacing of the domes - could be reserved matter.

Generally, EH's view that groups of buildings in this area are contained within generous settings is incorrect. Plot sizes and gaps are often quite small. This development, whilst unimaginative does appear to comply with our policies.

DMA 24/5/95



ASHURST MORRIS CRISP

Broadwalk House, 5 Appold Street, London EC2A 2HA
Telephone +44 (0)207 638 1111, Facsimile +44 (0)207 972 7990

LOUISG

FURTHER DRAFT
- COMMENTS?

A list of partners' names is available for inspection at this address

136722

JL
2/6/99

Facsimile Transmission

For the attention of	John W. Thorne	Date	2 June 1999
Company	The Royal Borough of Kensington & Chelsea	Total number of pages	5
Town & Country	London, UK	Our ref	MDE/405B18843
Fax number	0171 361 3463	Your ref	
Telephone number	0171 361 2467		
From	Martin Evans		
Direct Fax number	0207 - 972 7990		
Direct Telephone number	0207 - 972 7968		

If there are any problems with this transmission please contact our facsimile operator on 0207 972 7863

c.c. Nigel Reid, Southgate Developments Ltd - Fax: 0171 290 4196
Michael Biscoe, Biscoe Associates - Fax: 0171 591 3858

Dear Mr. Thorne,

0171 290 4196

Earls Court Telephone Exchange, Boltons Place, SW5

Thank you for your letter of 24th May 1999.

The amendments that you have suggested to the draft Unilateral Undertaking are acceptable and I attach a further draft for your information which incorporates these.

If there is a positive outcome at next week's planning committee meeting then I will make arrangements for the Undertaking to be sealed by British Telecommunications plc.

It would be helpful if you could confirm that you are now happy with the provisions of the Undertaking as drawn.

In relation to the plan to be attached to the Unilateral Undertaking I can confirm that this will correspond to the proposed development site.

Yours sincerely,

W.M. Evans

MARTIN EVANS

This message is sent in confidence for the addressee only. It may contain legally privileged information. The contents are not to be disclosed to anyone other than the addressee. Unauthorised recipients are requested to preserve this confidentiality and to advise the sender immediately of any error in transmission
2 June 1999\MDE\1190447.01

DRAFT: 27.5.99

Dated _____ 1999

BRITISH TELECOMMUNICATIONS PLC

**PLANNING OBLIGATION BY DEED OF
UNDERTAKING**

under Section 106 of the Town and Country Planning Act
1990 relating to the redevelopment of land at the Earls
Court Telephone Exchange Boltons Place London SW10

ASHURST MORRIS CRISP
Broadwalk House
5 Appold Street
London EC2A 2HA

Tel: 0171-638 1111
Fax: 0171-972 7990

MDE/405B18843

THIS DEED OF UNDERTAKING is made on the ● day of ● 1999

BY:-

BRITISH TELECOMMUNICATIONS PLC whose registered office is situate at 81 Newgate Street London EC1A 7AJ (the "Owner")

RECITALS

- (A) This Deed relates to land and premises known as the Earls Court Telephone Exchange Bolton's Place London SW10 which is for the purposes of identification outlined in red on the attached plan (the "Land")
- (B) The Owner is the freehold owner of the Land as the statutory successor in title to His Majesty's Postmaster General
- (C) The Royal Borough of Kensington and Chelsea (the "Council") is the local planning authority for the area within which the Land is located for the purposes of the Town and Country Planning Act 1990 (the "Act")
- (D) On 7 October 1998 BT Property Limited submitted a planning application to the Council (Reference Number DPS/DCSW/TP/98/1905) (the "Planning Application") for the demolition of the existing telephone exchange and the construction of three (3) dwellinghouses each with two basements and a garage with access from Boltons Place (the "Development")
- (E) On 7 October 1998 BT Property Limited also submitted an application for conservation area consent to the Council (Reference Number DPS/DCSW/TP/98/1906) (the "Conservation Area Application") for the demolition of the existing telephone exchange building
- (F) In order to limit the effects of construction vehicles on residents in the Boltons the Owner is willing in the manner set out in this Deed to arrange for vehicles engaged in the construction of the Development to gain access to the Land from the north from the Old Brompton Road via Boltons Place and not from the south via the Boltons

OPERATIVE PROVISIONS:

1. This Deed is made under Section 106 of the Act and creates planning obligations in respect of the Land
2. The undertakings by the Owner in this Deed constitute planning obligations for the purpose of Section 106 of the Act which shall be enforceable by the Council as the local planning authority against the Owner or any person deriving title from it in respect of the Land
3. None of the undertakings in this Deed shall come into effect until the satisfaction of the following conditions
 - 3.1 the issue of planning permission for the Development pursuant to the Application and conservation area consent pursuant to the Conservation Area Application (the "Permissions") and
 - 3.2 the prior service of written notice upon the Council by the Owner that the Development is to be commenced pursuant to the Permissions or the earlier commencement of the Development pursuant to the Permissions by the carrying out of a "material operation" as defined by Section 56(4) (a) of the Act ("Commencement")
4. The Owner hereby undertakes subject to satisfaction of the conditions referred to in Clause 3 of this Deed and to the provisions of Clause 5 of this Deed that it will
 - 4.1 issue instructions to all of the contractors engaged in the demolition of the existing telephone exchange and construction of the Development to instruct lorry drivers employed by them not to gain vehicular access or egress to or from the Land from the south via the Boltons but to gain vehicular access and egress to and from the Land from the north from the Old Brompton Road via Boltons Place
 - 4.2 during the demolition of the existing telephone exchange make provision for the erection of signs at the entrance to the land to reflect the instructions referred to in Clause 4.1 and for the monitoring of adherence to those instructions to be carried out by a site manager or foreman
5. This Deed is subject to the following provisions

- 5.1 The Owner shall upon parting with the entirety of its interest in the Land as a whole be released from all liability under the terms of this Deed save in respect of any relevant prior breach of this Deed provided that the terms of this Deed will remain enforceable against its successors in title
- 5.2 nothing in this Deed shall prohibit or limit the development of any part of the Land in accordance with any planning permission or other consent (other than the Permissions) granted either before or after the date of this Deed
- 5.3 (unless otherwise proposed by the Owner) this Deed shall lapse if the Permissions shall lapse without having been implemented or shall be revoked
- 5.4 the covenants in this Deed shall be treated and registered as local land charges for the purposes of the Local Land Charges Act 1975

Delivered as a Deed on the date of this document

The common seal of **BRITISH**)
TELECOMMUNICATIONS PLC was)
affixed in the presence of:)

Authorised Signatory

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Martin Evans
Ashurst Morris Crisp
Broadwalk House
5 Appold Street
London EC2A 2HA

Switchboard: 0171 937 5464
Extension: 2467
Direct Line: 0171 361 2467
Facsimile: 0171 361 3463
Email: plnjwd@rbkc.gov.uk

**THE ROYAL
BOROUGH OF****KENSINGTON
AND CHELSEA**

2 June 1999

My reference: DPS/DCSW/JT Your reference: MDE//405B18843 Please ask for: John W Thorne
/TP/98/1905


Dear Sir

**Town & Country Planning Act 1990
Earl's Court Telephone Exchange, Boltons Place SW5**

I refer to your letter dated 2nd June 1999 enclosing a revised draft Unilateral Undertaking in relation to the movements of construction traffic involved in the proposed redevelopment of the above site. Having consulted the Director of Legal Services I confirm the undertaking as drawn is satisfactory.

I trust this information is of assistance and you will appreciate that I write without prejudice to any future decision of this Council's Planning Services Committee.

Yours faithfully


Paul Kelsey
Area Planning Officer
for Executive Director, Planning & Conservation

cc L Jackson- Legal Services

R

Biscoe Associates

John W Thorne BA Dip TP MRTPI
Deputy Area Planning Officer
Royal Borough of Kensington & Chelsea
The Town Hall
Hornton Street
London W8 7NX

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	S	SF	ENF	AO ACK
04 JUN 1999							
APPEALS	IO	REC	ARE	FWD PLN	CON DES	FEES	

2nd June 1999

Dear Mr Thorne

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990:
EARLS COURT TELEPHONE EXCHANGE, BOLTONS PLACE, LONDON SW10
DEMOLITION OF EXISTING BUILDING: CONSTRUCTION OF THREE DWELLING HOUSES**

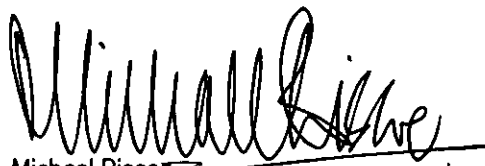
Following our brief discussion this afternoon when I deposited the model and presentation drawings at your office, I would like to confirm that when the Committee report is published I should be grateful if a copy could be sent to me here. You kindly agreed also to send a copy to Mr Martin Evans at Ashurst Morris Crisp as I shall be away.

You mentioned that if a member of the public wishes to speak against the proposal the applicant has a right of reply. You confirmed that whilst there had been no indication to date that anyone would wish to speak in this case it must remain a possibility. If therefore someone does decide to speak against our proposals it would be very helpful if Martin Evans at Ashursts could be alerted (0171 638 1111) as I shall be abroad. We will have to try to field a substitute at the last minute!

As promised I am also enclosing the photographs of the model, which have been taken to show the comparison between the brick finish favoured by David McDonald and a stucco finish which is my preference. The distinction can also be seen on the two perspective drawings. I set out my reasons in my letter of 16th April. We agreed that you would give the members of the committee an opportunity to see both options so that they can form their own judgement.

Finally, I should be grateful if particular care could be taken of the coloured drawings as they are the originals. I return to this country on June 10th and I shall look forward to speaking to you thereafter.

Yours sincerely


Michael Biscoe

cc Nigel Reid
Martin Evans

C:\BA\Workfile\01119 BT Earls Ct TE\RBKCThorne990602.doc

J
I can we discuss p.

ADDENDUM REPORT BY THE EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION

PLANNING SERVICES COMMITTEE 8 JUNE 1999

The Planning Services Committee is asked to note and agree the following amendments to the Committee reports for the SOUTH WEST area.

AGENDA ITEM 6085
PP/99/0438

44 Penywern Road, SW5

Further letter from objector to the revised plans maintaining objection as she does not feel that the revision overcomes her concerns.

AGENDA ITEMS 6091/
6092
TP/98/1905 & 1906

Earl's Court Telephone Exchange, Boltons Place, SW5

Two letters have been received in response to re-notification. One from The Boltons Association states that dormer windows are not part of the original design of houses in The Boltons Vesica and their inclusion in the current proposals increases the complexity of the roof line, that the absence of chimneys from the proposal results in a bland roof line, that the current proposals will include air conditioning with high level ducting, and that despite the recognition of the importance of critical gaps between houses, the design fails to capture their essential nature which produces glimpses between properties and emphasises their stucco front elevations. The other respondent states the setting of the rear upper floors further from Cresswell Gardens is an improvement, but that the proposed density is considered too high, the site should only contain two buildings, the increase in height to provide a roof will block more light and the ground floor at the rear should be set at the same distance from the rear boundary as the upper floors.

As set out in the report, the design of the proposed development is not intended to reproduce or compete with the original properties in The Boltons and the proposed dormers are consistent with the design approach taken, their precise detailing is the subject of a recommended condition. The revised proposals include a chimney on the north side of each house. It was made clear to the applicants that any proposals for air handling or other plant should be included at the application stage and that subsequent additions would not be accepted. Conditions are proposed to prevent the addition of any further roof structures or pipework. As set out at paragraphs 4.6-4.8 of the report the approach

to the maintenance and creation of gaps in the context of the proposal is considered appropriate and in keeping with the objectives of The Boltons Conservation Area Proposals Statement. The proposed density falls within the 'lower' range considered appropriate for this type of housing. The relationship between the proposed buildings and properties at the rear is considered an improvement over the existing situation both in terms of physical separation and any effect on light or amenities.

The applicants' agent, in his submissions, has expressed a preference for the elevations of the proposed houses to be finished entirely in white stucco rather than the combination of stucco on the ground floor and brickwork above shown on the submitted details. He has submitted two artists impressions of the scheme for members' consideration and comparison. As set out at paragraph 4.9 of the report, the part-brick option is considered the most appropriate in the context of the conservation area and the hierarchy of design in the vicinity.

In early discussions of the scheme the applicants enquired as to the possibility of a phased development involving construction of a house in the gap on the south side of the site prior to the decommissioning and demolition of the telephone exchange. It was indicated this approach would not be acceptable in the context of the conservation area and neighbouring listed buildings and the current scheme is submitted as a comprehensive redevelopment of the site. As a further safeguard the following additional condition is proposed requiring the existing building on the site to be demolished prior to the commencement of any part of the approved development:

16. The existing telephone exchange building shall be demolished in its entirety prior to the commencement of any part of the development hereby approved.

Reason: To safeguard the character and appearance of the conservation area and the setting of the neighbouring listed building.

AGENDA ITEMS 6096/
6097
PP/99/0299
CA/99/0300

2/4 Old Church Street, SW3

Eleven additional letters received in response to notification. The Bishop of Kensington expresses wholehearted support for the proposed new vicarage, which will provide better accommodation for the incumbent of the parish and enhance the provision of

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Martin Evans
Ashurst Morris Crisp
Broadwalk House
5 Appold Street
London EC2A 2HA

Switchboard: 0171 937 5464
Extension: 2467
Direct Line: 0171 361 2467
Facsimile: 0171 361 3463
Email: plnjwd@rbkc.gov.uk

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

16 June 1999

My reference: DPS/DCSW/JT Your reference: IJG/405B18843 Please ask for: John W Thorne
/TP.98/1905

Dear Sir

**Town & Country Planning Act 1990
Earl's Court Telephone Exchange**

I write further to the Fax of 15th June 1999 from Ian Green and your subsequent telephone conversation with John W Thorne concerning conditions to be imposed on the planning permission for redevelopment of the above site. I would comment as follows on the points raised:

Condition 3. The words 'to be retained' will be inserted after 'existing trees'.

Condition 11. The words ',or casements where shown on the approved plans' will be inserted after 'sashes'.

Condition 6. I am not in a position to delete Condition 6. In its entirety as suggested, without committee authority. I would also wish to retain the additional requirement for landscaping to be carried out 'In full'. However the condition contains a proviso for the time period to be varied in writing and I would be happy to agree to any reasonable variation.

Condition 8. I consider this condition should remain as approved by members, its purpose is to seek to ensure the character and appearance of the area is not harmed by a vacant site or partially completed development. Should you wish to seek its variation formally this could be done as an application under Section 73 of the principal Act, however in order to recommend the grant of permission for any such variation I would wish to be satisfied that the purpose of the condition would not be compromised.

I expect the planning permission and listed building consents to be issued within the next few days.

I trust this information is of assistance and you will appreciate that I write without prejudice to any future decision of this Council's Planning Services Committee.

Yours faithfully


M J French
Executive Director, Planning & Conservation





Facsimile transmission

A list of partners' names is available
for inspection at this address

For the attention of	John Thorne	Date	15 June 1999
Company	The Royal Borough of Kensington & Chelsea	Our ref	IIG/405B18843
Town and country	London, UK	Your ref	DPS/DCSW/JT/TP/9 8/1905
Fax number	0207 361 3463	Total number of pages	
Telephone number	0207 361 2467		
From	Ian Green		

If there are any problems with this transmission please contact our facsimile operator on +44 (0)207 972 7663

- cc. Nigel Reid - Southgate Developments Fax No: 0207 290 4196 Tel No: 0207 290 4112
- Michael Biscoe - Biscoe Associates - Fax No: 0207 591 3858 Tel No: 0207 591 3848
- Martin Evans - Ashurst Morris Crisp

Dear Mr Thorne

Town & Country Planning Act 1990
Earl's Court Telephone Exchange, Bolton Place, Kensington SW5

Martin Evans has left a telephone message for you this morning. It would be helpful if you could call either Martin or myself in order to discuss the following points arising from the resolution of the Planning Services Committee to grant conditional consent on 8th June 1999:-

1. When does the Council intend to issue the consent.
2. Condition 3 as set out in the Report to Committee refers to methods of protection for "all the existing trees on the site" during building and other operations. As is stated in paragraph 4.16, the development requires the removal of 14 trees from the site. Please confirm that Condition 3 will be amended to refer to all those trees "to be retained" on the site, i.e. excluding the 14 trees as detailed in the Arboriculturalist's assessment referred to in paragraph 4.16 of the Report.
3. Condition 6 would appear to duplicate and in some respects contradict Condition 5. As Condition 5 is standard, it would seem preferable to retain Condition 5 and delete Condition 6.
4. Condition 11 appears to apply to all windows. It should be noted that the approved design includes casement windows at ground and first floor. Please confirm that the Condition will take account of this.

This message is sent in confidence for the addressee only. It may contain legally privileged information. The contents are not to be disclosed to anyone other than the addressee. Unauthorised recipients are requested to preserve this confidentiality and to advise the sender immediately of any error in transmission.
15 June 1999/IIG/1210924.01

5. With reference to Condition 8 and our earlier correspondence and conversations, by what means would you envisage that this Condition is varied and in what time frame?

We would also ask that you prepare a draft permission in order that the form of the Conditions and the plan/drawing numbers can be checked.

We look forward to hearing from you later today.

Yours sincerely

IAN GREEN



MEMORANDUM

To: Executive Director, Planning & Conservation
cc: John Stevens - Land Charges

From: Director of Legal Services

Your Ref: John Thorne
Lloydon McBarnette

My Ref: JZ
Ext: 2617

Date: 24 June, 1999

S106 Undertaking - Earl's Court Telephone Exchange

TP/98/1905

I confirm that the above mentioned undertaking has been completed and a copy is attached hereto.



John Zukowski
for Director of Legal Services

RECEIVED BY PLANNING SERVICES									
EX DIR	HDC	N	C	SV	SE	ENF	AO ACK		
(76)		25 JUN 1999							
REC	REC	REC	REC	FWD PLN	CON DES	FEES			

Dated 21 June 1999

BRITISH TELECOMMUNICATIONS PLC

**PLANNING OBLIGATION BY DEED OF
UNDERTAKING**

under Section 106 of the Town and Country Planning Act
1990 relating to the redevelopment of land at the Earls
Court Telephone Exchange Boltons Place London SW10

R.B.K. & C.
TOWN PLANNING
23 JUN 1999
RECEIVED

ASHURST MORRIS CRISP
Broadwalk House
5 Appold Street
London EC2A 2HA

Tel: 0171-638 1111
Fax: 0171-972 7990

MDE/405B18843

THIS DEED OF UNDERTAKING is made on the 21st day of June 1999

BY:-

BRITISH TELECOMMUNICATIONS PLC whose registered office is situate at 81 Newgate Street London EC1A 7AJ (the "Owner")

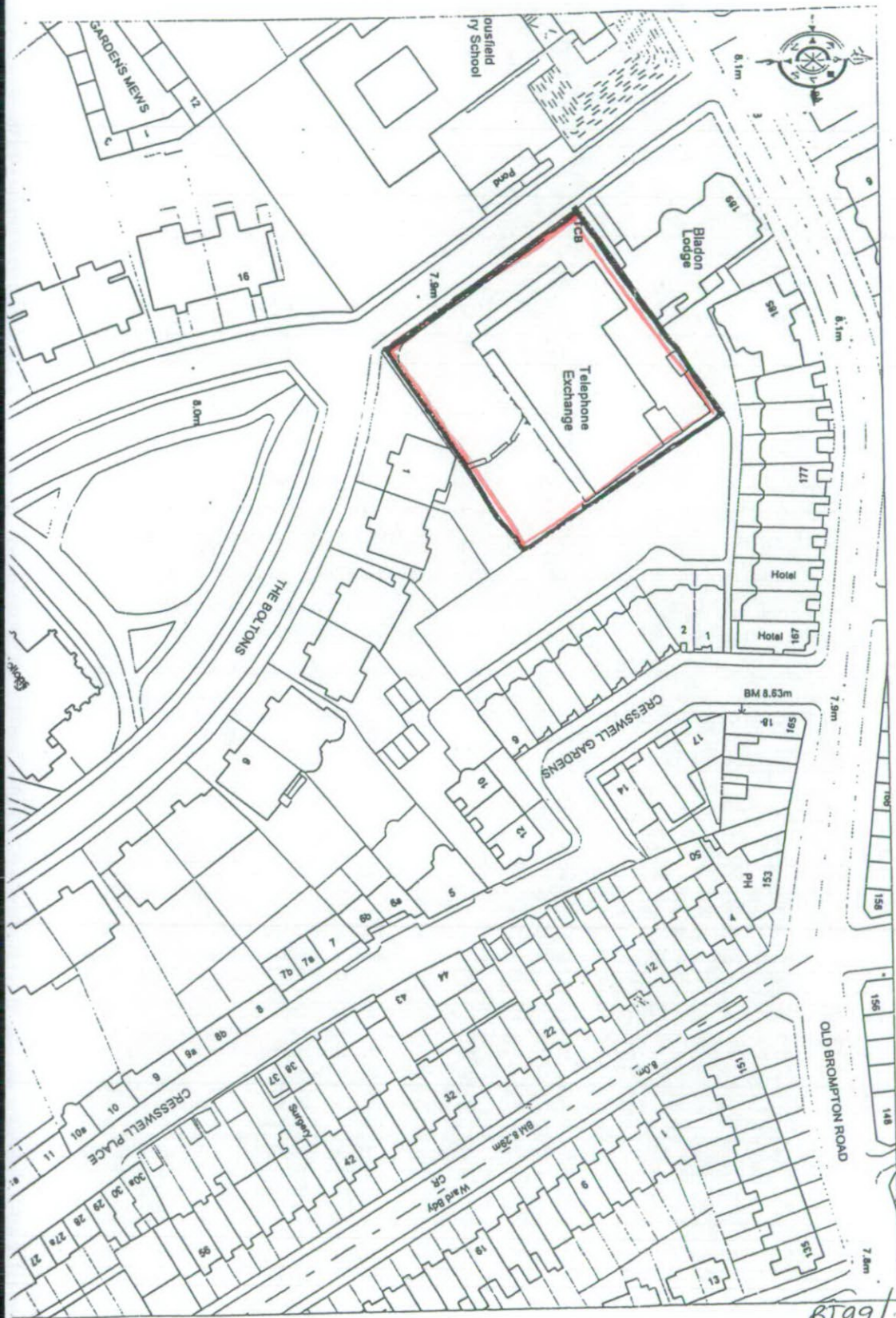
RECITALS

- (A) This Deed relates to land and premises known as the Earls Court Telephone Exchange Bolton's Place London SW10 which is for the purposes of identification outlined in red on the attached plan (the "Land")
- (B) The Owner is the freehold owner of the Land as the statutory successor in title to His Majesty's Postmaster General
- (C) The Royal Borough of Kensington and Chelsea (the "Council") is the local planning authority for the area within which the Land is located for the purposes of the Town and Country Planning Act 1990 (the "Act")
- (D) On 7 October 1998 BT Property Limited submitted a planning application to the Council (Reference Number DPS/DCSW/TP/98/1905) (the "Planning Application") for the demolition of the existing telephone exchange and the construction of three (3) dwellinghouses each with two basements and a garage with access from Boltons Place (the "Development")
- (E) On 7 October 1998 BT Property Limited also submitted an application for conservation area consent to the Council (Reference Number DPS/DCSW/TP/98/1906) (the "Conservation Area Application") for the demolition of the existing telephone exchange building
- (F) In order to limit the effects of construction vehicles on residents in the Boltons the Owner is willing in the manner set out in this Deed to arrange for vehicles engaged in the construction of the Development to gain access to the Land from the north from the Old Brompton Road via Boltons Place and not from the south via the Boltons

OPERATIVE PROVISIONS:

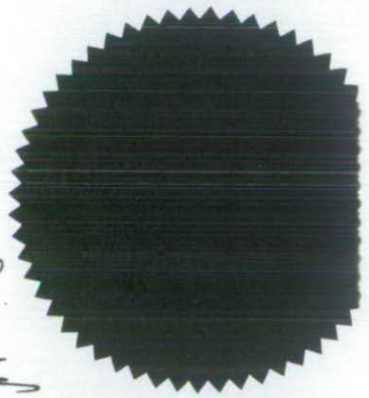
1. This Deed is made under Section 106 of the Act and creates planning obligations in respect of the Land
2. The undertakings by the Owner in this Deed constitute planning obligations for the purpose of Section 106 of the Act which shall be enforceable by the Council as the local planning authority against the Owner or any person deriving title from it in respect of the Land
3. None of the undertakings in this Deed shall come into effect until the satisfaction of the following conditions
 - 3.1 the issue of planning permission for the Development pursuant to the Application and conservation area consent pursuant to the Conservation Area Application (the "Permissions") and
 - 3.2 the prior service of written notice upon the Council by the Owner that the Development is to be commenced pursuant to the Permissions or the earlier commencement of the Development pursuant to the Permissions by the carrying out of a "material operation" as defined by Section 56(4) (a) of the Act ("Commencement")
4. The Owner hereby undertakes subject to satisfaction of the conditions referred to in Clause 3 of this Deed and to the provisions of Clause 5 of this Deed that it will
 - 4.1 issue instructions to all of the contractors engaged in the demolition of the existing telephone exchange and construction of the Development to instruct lorry drivers employed by them not to gain vehicular access or egress to or from the Land from the south via the Boltons but to gain vehicular access and egress to and from the Land from the north from the Old Brompton Road via Boltons Place
 - 4.2 during the demolition of the existing telephone exchange make provision for the erection of signs at the entrance to the land to reflect the instructions referred to in Clause 4.1 and for the monitoring of adherence to those instructions to be carried out by a site manager or foreman
5. This Deed is subject to the following provisions

THE BOLTONS TELEPHONE EXCHANGE



BT99/305

5 0 0 0 0 0




- 5.1 The Owner shall upon parting with the entirety of its interest in the Land as a whole be released from all liability under the terms of this Deed save in respect of any relevant prior breach of this Deed provided that the terms of this Deed will remain enforceable against its successors in title
- 5.2 nothing in this Deed shall prohibit or limit the development of any part of the Land in accordance with any planning permission or other consent (other than the Permissions) granted either before or after the date of this Deed
- 5.3 (unless otherwise proposed by the Owner) this Deed shall lapse if the Permissions shall lapse without having been implemented or shall be revoked
- 5.4 the covenants in this Deed shall be treated and registered as local land charges for the purposes of the Local Land Charges Act 1975

Delivered as a Deed on the date of this document

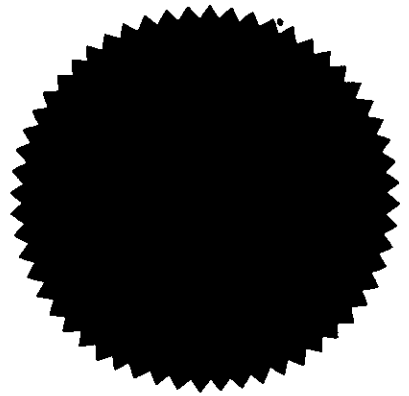
The common seal of **BRITISH TELECOMMUNICATIONS PLC** was affixed in the presence of:

TO THIS DEED IS AUTHENTICATED

BT99/305


S.J. PRIOR

Authorised Signatory



Executive Director, Planning and Conservation
Royal Borough of Kensington & Chelsea

By hand
Original in post

THE BOLTONS ASSOCIATION

Chairman: The Hon David Bernstein, 27 Tregunter Road, London SW10 9LS
Secretary: Barbara Schurer, 10 Gledhow Gardens, London SW5 0AY
Treasurer: Geoffrey Sanderson, 48 Redcliffe Road, SW10 9NJ
Planning Controller: Calvin Jackson, 3 Gilston Road, London SW10 9SJ
Membership Secretary: Caroline Johnstone, 16 Redcliffe Road, London SW10 9NR

3 Gilston Road
London
SW10 9SJ
6 June 1999

Dear Mr Frack,

TP/98/1905,6
Telephone Exchange, Bolton Place

Following the presentation of the above project in the Bousfield School, we have considered the latest design proposals and our views remain generally as given to the Architect at that time. There are, however, several items which we believe could without major reconsideration result in a significant improvement to the overall scheme.

- 1.1 None of the original houses in the Boltons Vesica contained dormer windows which did not generally form part of the Victorian vocabulary. Their inclusion in the current proposals increases the complexity of the roof line and should be avoided.
- 1.2 The existing chimneys produce a regular rhythm at roof level and their absence from the current proposals produces a bland roofline. It is certain that the current proposals will contain full air conditioning and provide high level duct work with access from the roof void to them for maintenance work.
- 1.3 Although the philosophy of essential and critical gaps to maintain views between houses has been recognised, the design fails to capture the essential nature of these gaps. Good critical gaps produce tantalising views between the existing houses articulating and emphasising the stucco front elevations. They contribute to the Villa in Parkland concept which is an essential part of the Boltons area.

We apologise for the lateness of this letter but we should be grateful if it could be included in the Technical Officer's report to be presented to the Planning Sub-committee at the meeting on Tuesday.

Yours sincerely,

Calvin Jackson

Planning Controller

98/1905

10M
26/5

11

JT

Michele Colocci
8 Cresswell Gardens
London SW5 0BJ

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

Attn: M.J. French

May 25th, 1999

RECEIVED BY PLANNING SERVICES						
EX DIR	HDC			SF	ENF	AD ADK
29		26 MAY 1999				
APPLS	IO	REC	APP	FWD PLN	CON DES	FEES

Dear Sirs,

Re: EARL'S COURT TELEPHONE EXCHANGE, BOLTON PLACE, SW5

I refer to your letter dated 28 April 1999 in which you advised me of amendments to the above project. Having now reviewed such amendments, I would have the following observations:

- some of the changes represent useful improvements, such as having the upper floors of the proposed project further removed from the Cresswell Gardens communal garden, and therefore creating more space for the rear neighbours (such as myself)
- however, I still feel that the proposed density is unacceptably high for the proposed site. In my view, two buildings (rather than three as proposed) would be much more in keeping with the image of the Boltons, with the spacing of the adjoining buildings and would be much less intrusive to the rear neighbours from the point of view of blocking light and adding windows to our views
- in addition, the proposal to add a further floor to the project (making it taller than the existing Exchange) seems against the interest of the rear neighbours as it will block more light than in the previous plan
- overall, therefore, I would ask that you vote against the current proposal and request that it be reduced to two buildings, neither of which to be taller than the existing Exchange
- furthermore, I would like to ask that you ask the proposers to move back the ground floor to the same distance from the dividing wall as is now contemplated for the upper floors; in other words, the whole structure should be moved back, not just the upper floors, to ensure that the character of the Cresswell Gardens communal space is retained for the benefit of all neighbours

Thank you very much for your time and consideration.

Yours sincerely,



M. Colocci

ble in + peach → JT.

BID PRICE
28th FEB

27th January 2003

RESPONSE
BY 6 FEB

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B. K.C.	28 JAN 2003			PLANNING		
N	C	SW	SE	APP	IO	REC
			ARB	FPLN	DES	FEES

Coll Hill Spink Limited

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110 Kew Green, Kew

Surrey TW9 3AR

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Direct Dial 020 8334 6522

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Mr John Thorne
The Royal Borough of Kensington & Chelsea
Department of Building Control
The Town Hall
Horton Street
London

(2)

coll hill spink

Dear Mr Thorne

Re: Telephone Exchange, Boltons Place

I would be grateful if we could arrange a meeting to discuss the above-mentioned property. We are proposing to submit an application for full planning permission and conservation area consent for the development of the telephone exchange in Boltons Place.

We have examined the relevant sections of the UDP and The Boltons Conservation Area Policy Statement. We have also studied the consented scheme (TP/98/1905) for three ambassadorial houses and the planning services committee report of 08/06/1999. We believe that there might be a strong case for refurbishment and regeneration of the existing building, the most evident benefits being:

- Retains an existing well built structure from being demolished within a conservation area
- Retains an interesting and well designed exterior which adds more to the area than a pastiche ambassadorial style scheme might
- The gaps between the adjacent (in one case listed) buildings are maintained and enhanced, allowing neighbouring buildings to breathe
- Retains more of the existing trees on the site (particularly the Grade A London Plane) – as well as the space to add significantly to the landscaping
- Creates a higher number of residential units, but with lower density, while still providing family accommodation
- The scheme is quicker and less disruptive to local residents and the school opposite in construction terms
- The existing building would cover less of the site and allow more planted spaces and gardens
- The regeneration scheme is no wider and has no more floors than the consented scheme or its neighbours
- The conditions of the section 106 agreement can be retained

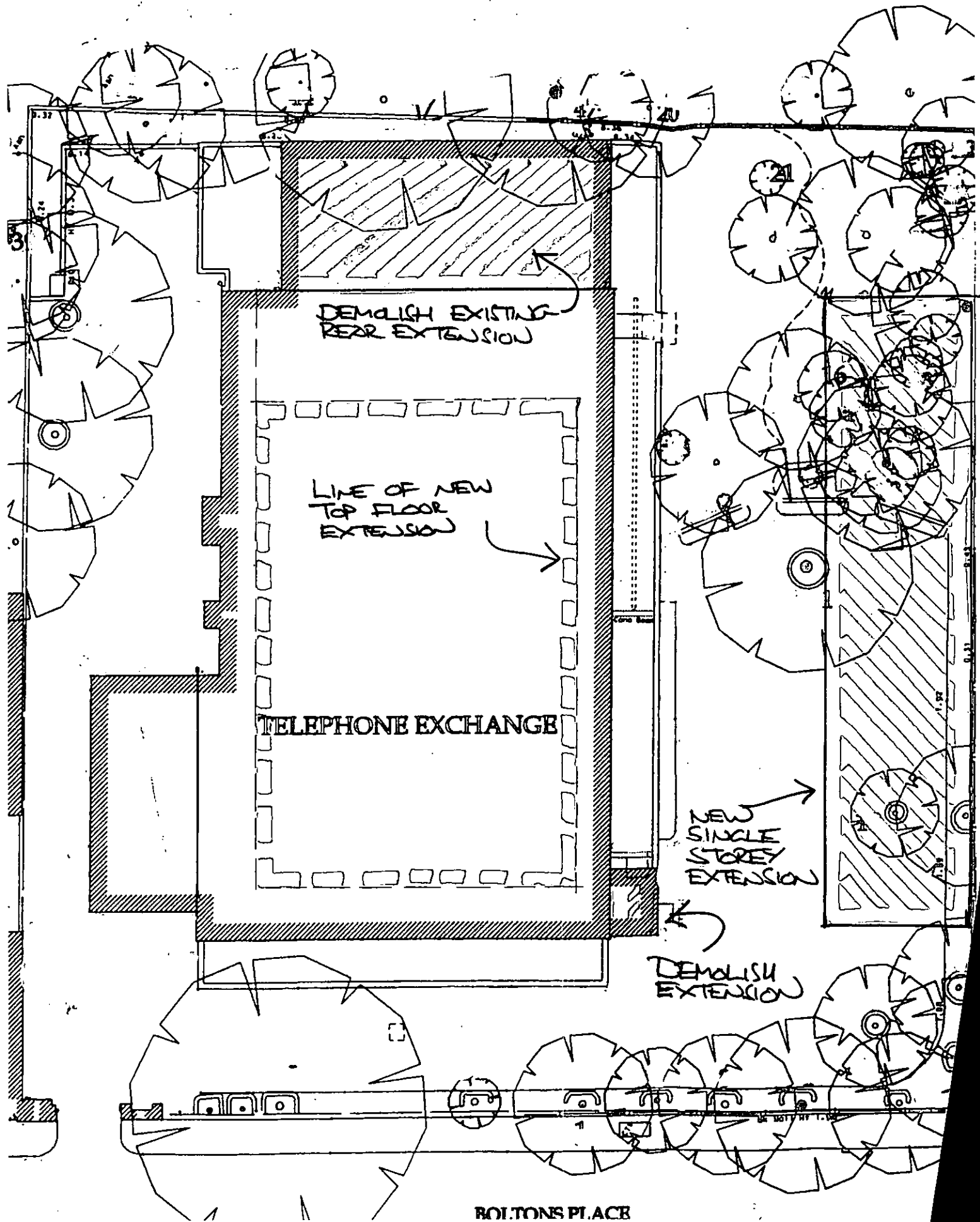
We would welcome an opportunity to discuss this approach. We are a niche development company specializing in this kind of project. We have carried out over 100 refurbishment projects within The Royal Borough of Kensington and Chelsea, many of requiring planning, listed building, or conservation area consents. We do believe that this approach fulfills many of the council's requirements in the UDP and CAPS but would be grateful for an opportunity to discuss your views prior to submitting an application. I look forward to hearing from you.

Yours sincerely,


Mike Spink

Enc.

TELEPHONE EXCHANGE BOLTONS PLACE SK/02



DAVID - MARK INFO
ON TELEPHONE EXCHANGE

Hill Spink Limited

The Caxton Building

110 Kew Green, Kew

Surrey TW9 3AR

Telephone 020 8334 6565

Fax 020 8334 6564

Direct Dial 020 8334 6522

Email mikespink@hillspink.co.uk

3rd February 2003

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B. K.C.	- 4 FEB 2003				PLANNING	
N	C	SW	SE	APP	IO	REC
			ARB	FPLN	DES	FEEs

Mr John Thorne
The Royal Borough of Kensington & Chelsea
Department of Planning
The Town Hall
Horton Street
London

hillspink

Dear Mr Thorne

Re: Telephone Exchange, Boltons Place

Further to our letter of 27th January and conversation of 29th, I write to confirm our position on the Telephone Exchange in Boltons Place.

We understand that you are not in a position to be able to meet with one or all interested parties, and that you intend to write with your views. So that you might be clearer on our proposals than our letter of January 27th would have allowed, I enclose three (SK/01 – SK/03) drawings that better explain our intentions. A summary of our proposal is as follows:

1. Retention of the existing building with a Change of Use to residential (C3). We would propose to provide 8 -10 large, high quality apartments.
2. Demolition of the poor quality ground floor extension on the eastern end of the building (marked A). This comprises approximately 235sq m in floor area
3. Demolition of the ground floor extension to the south of the main building (marked B), approximately 12sq m in floor area.
4. Construction of a new single storey pavilion in the existing car park along the southern boundary (marked D), of approximately 288sq m.
5. Construction of a top-floor extension to the main building (marked C), of approximately 550sq. m. The existing plant on the roof would be removed The extension would be set back sufficiently so as to minimize any effect from the street and neighboring properties.
6. Significant improvement to the open spaces on the site, with substantial investment in hard and soft landscaping, thus maintaining and enhancing the gaps between the subject and neighboring, in some cases, listed buildings.
7. Significant improvements to the detailing of the existing building.

I hope that this, together with the enclosed drawings, gives a better picture of our proposal, and I look forward to receiving your views on the above points. If you would like to discuss this or have questions regarding further detail, I would welcome an opportunity to discuss them with you.

Yours sincerely,

Mike Spink

Enc.

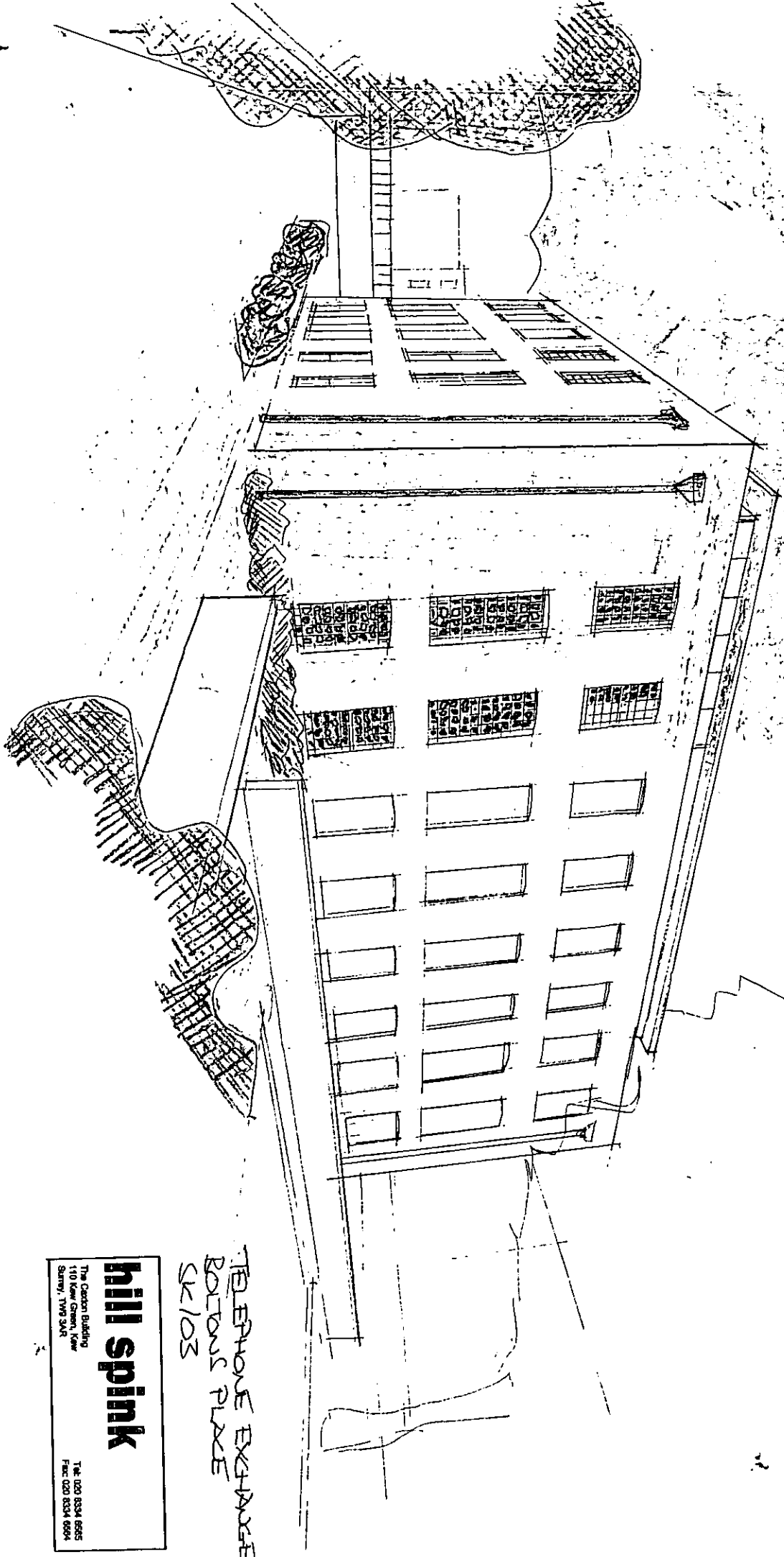
VAT Reg 660 4113 71

Registered in England No 3015743

Registered Office 40 Queen Anne Street

London W1G 9EL

EX DIR	HDC	TP	CAC	AD	CLU	AO
R.B.						AK
K.C.C.	- 4 FEB 2003				PLANNING	
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			ARB	FPLN	DES	FEES

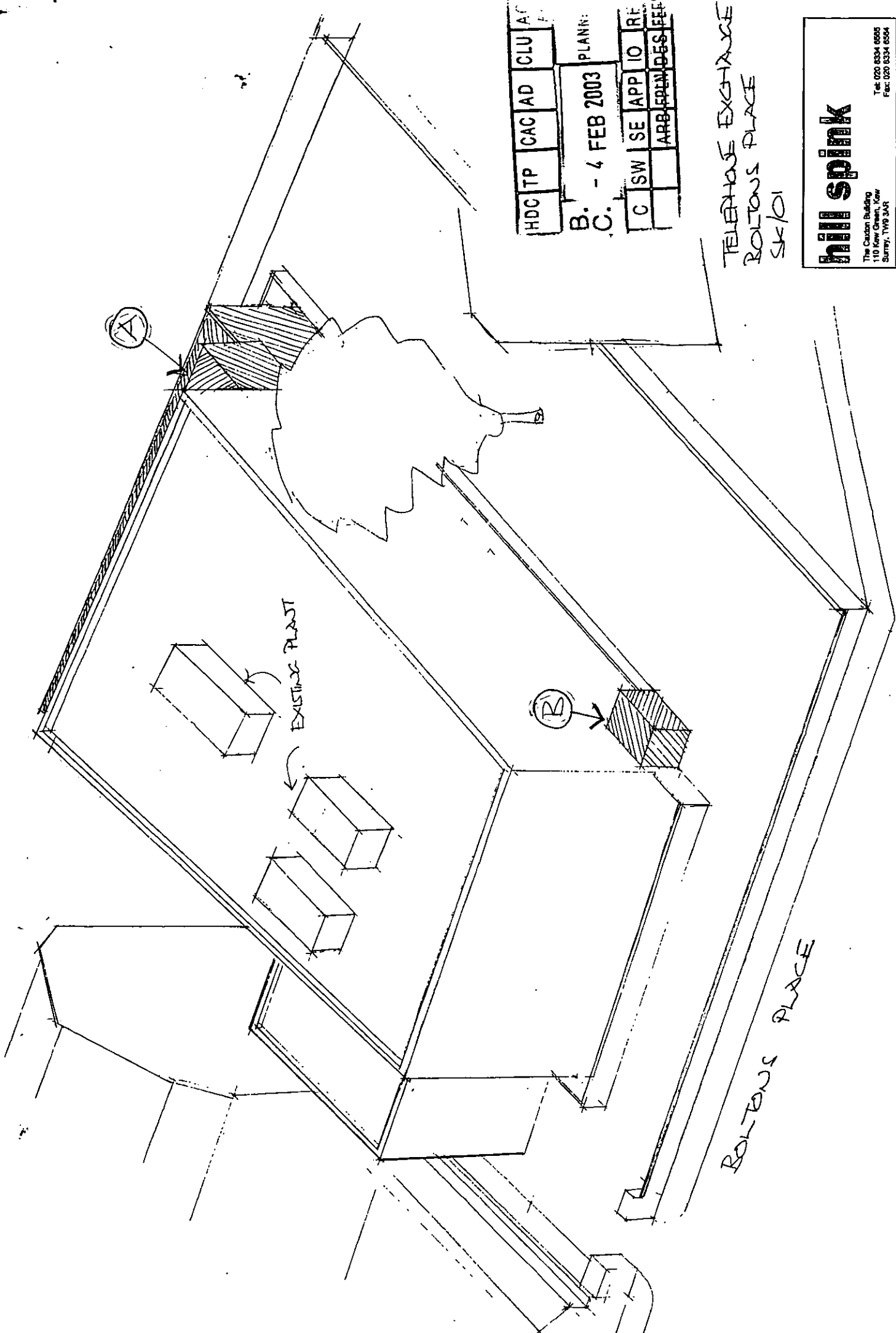


TELEPHONE EXCHANGE
 BATIONS PLACE
 SK103

hill spink

The Gordon Building
 110 Kew Green, Kew
 Surrey, TW9 3AR

Tel: 020 8334 8865
 Fax: 020 8334 8894



HDC	TP	CAC	AD	CLU	AC
B. - 4 FEB 2003					
C. PLAN:					
C	SW	SE	APP	IO	RE
	ARB	EPEN	DES	FEES	

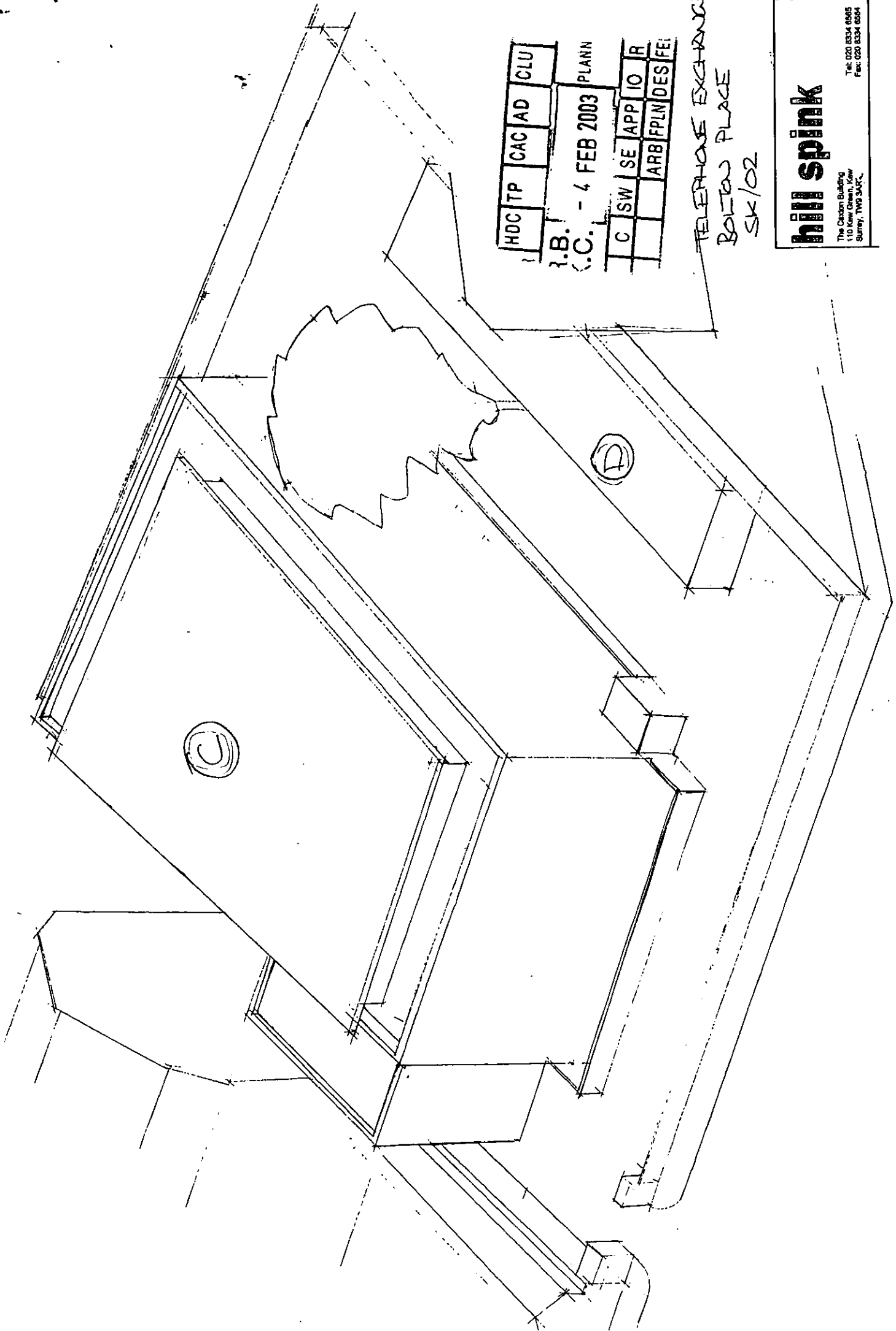
TELEHOUSE EXCHANGE
 BOLTONS PLACE
 SK/01

hillspink

The Causton Building
 110 New Green, Kew
 Surrey, TW9 3DA

Tel: 020 8334 8865
 Fax: 020 8334 8864

BOLTONS PLACE



HDC	TP	CAC	AD	CLU
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I.B.
 C.C. - 4 FEB 2003 PLANN

C	SW	SE	APP	IO	R
		ARB	FPLN	DES	FEI

TELEPHONE EXCHANGE
 BOLTON PLACE
 SK/02

h i spink

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 Surrey, TW9 3AF.

Tel: 020 8334 8865
 Fax: 020 8334 8864

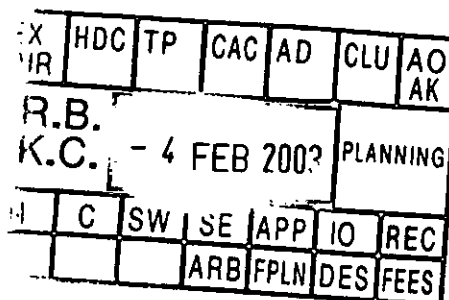
27th January 2003

COPY

Direct Dial 020 8334 6522

Email mikespink@hillspink.co.uk

Mr John Thorne
The Royal Borough of Kensington & Chelsea
Department of Building Control
The Town Hall
Horton Street
London



Dear Mr Thorne

Re: Telephone Exchange, Boltons Place

I would be grateful if we could arrange a meeting to discuss the above-mentioned property. We are proposing to submit an application for full planning permission and conservation area consent for the development of the telephone exchange in Boltons Place.

We have examined the relevant sections of the UDP and The Boltons Conservation Area Policy Statement. We have also studied the consented scheme (TP/98/1905) for three ambassadorial houses and the planning services committee report of 08/06/1999. We believe that there might be a strong case for refurbishment and regeneration of the existing building, the most evident benefits being:

- Retains an existing well built structure from being demolished within a conservation area
- Retains an interesting and well designed exterior which adds more to the area than a pastiche ambassadorial style scheme might
- The gaps between the adjacent (in one case listed) buildings are maintained and enhanced, allowing neighbouring buildings to breathe
- Retains more of the existing trees on the site (particularly the Grade A London Plane) – as well as the space to add significantly to the landscaping
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- The existing building would cover less of the site and allow more planted spaces and gardens
- The regeneration scheme is no wider and has no more floors than the consented scheme or its neighbours
- The conditions of the section 106 agreement can be retained

We would welcome an opportunity to discuss this approach. We are a niche development company specializing in this kind of project. We have carried out over 100 refurbishment projects within The Royal Borough of Kensington and Chelsea, many of requiring planning, listed building, or conservation area consents. We do believe that this approach fulfills many of the council's requirements in the UDP and CAPS but would be grateful for an opportunity to discuss your views prior to submitting an application. I look forward to hearing from you.

Yours sincerely,

Mike Spink

Enc.



INF.

✓/AD

RBKC

Rec'd 3/02/03

District Plan Observations
CONSERVATION AND DESIGN

Address	Telephone Exchange Bolton's Place	Appl. No.	INF/JT	L.B.	/	C.A.	12	N C SW
Description	Refurbishment for residential incl. roof addition			Code	AS			

In principle, the refurbishment of this building could be a better solution for this site than redevelopment by pastiche Bolton's Villas.

The main issue is the proposed roof addition. Having looked at this building in its context, particularly in relation to the height of adjacent properties, my view is that a roof addition may be acceptable in principle. The telephone exchange is significantly lower than its neighbours, and an appropriate roof addition could be a positive addition to the skyline. Bolton's CAPS does not give this building a category, so assume it's an 'in its merits' type of case.

However, the design of any roof addition would be fundamental to its success. The proposed vertical rise pavilion shown on the submitted drawings does not seem to me to be appropriate, either in relation to the stripped-down classicism of the building or the predominant roof-scape of the Bolton's. Recommend that it should be much more traditional in form, related to the architecture of the telephone exchange and covered in slate.

Other aspects of the scheme acceptable in principle subject to detailed design. High quality landscaping would be expected.

AD 6/02/03.

PLANNING AND CONSERVATIONTHE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TSMike Spink
Hill Spink
The Caxton Building
110 Kew Green
Kew
SurreySwitchboard: 020 7 937 5464
Extension: 2467
Direct Line: 020 7361 2467
Facsimile: 020 7361 3463
Email: johnw.thorne@rbkc.gov.uk

07/02/2003

**THE ROYAL
BOROUGH OF****KENSINGTON
AND CHELSEA**

My reference: DPS/DCSW/JT
/PP/98/1905

Your reference:

Please ask for: John W Thorne

Dear Sir

Town & Country Planning Act 1990
Earl's Court Telephone Exchange, Boltons Place

I refer to your letters dated 27th January and 3rd February 2003 concerning the above site and would comment as follows.

The use of the site for residential purposes is not at issue and in principle I can see no objection to refurbishment as opposed to redevelopment. The authority would however give careful consideration to the capacity of the site in terms of density and unit numbers and, if this were found to be 15 or more dwellings it would entail a requirement for the provision of affordable housing on site.

In terms of the design and massing issues raised by your submissions, a roof addition in this context would appear acceptable in principle as the building is significantly lower than its neighbours. The design of any such addition would be fundamental to its success in the context of the conservation area and surrounding listed buildings. The concept of a vertical rising pavilion implied by your sketches does not appear appropriate either to the stripped down classicism of the existing building or the predominant roof scape of The Boltons. An approach related more to the architecture of the telephone exchange would be appropriate.

The single storey 'pavilion' shown along the boundary with No.1 The Boltons requires further explanation in terms of its character and proposed function.

The authority would seek retention of existing trees of amenity value.

I trust this information is of assistance and you will appreciate that I write without prejudice to any future decision of this Council's Planning Services Committee.

Yours faithfully

M J French
Executive Director, Planning & Conservation

RUSSELL-COOKE SOLICITORS

2 Putney Hill
Putney
London SW15 6AB
DX 59456 Putney
Telephone 020 8789 9111
Fax 020 8780 1713

The Royal Borough of Kensington & Chelsea
Planning Department
DX 84016 KENSINGTON HIGH STREET 2

FILE

AND BY FAX NO : 0207 361 3463
VERY URGENT

OUR REFERENCE
YOUR REFERENCE

15 DM AMS LYTLE
DPS/DCSW/JT TP/98/1905

EX DIR	HDC	TP	CON	ND	CLU	AO AK
R.B. K.C.		07 MAY 2003			PLANNING	
N	C	IS/	SE	APP	IO	REC
		ARB	FPL	DES	FEES	

7 May 2003

Dear Sirs

Re : Earls Court Telephone Exchange
Boltons Place SW10

We act on behalf of the proposed Purchaser of 183 Old Brompton Road and we have forwarded a copy of your letter dated 20th October 1998 in respect of a Planning Application relating to Earls Court Telephone Exchange.

Please can you contact us urgently to confirm whether or not the Application was approved. If not please confirm if you have received any further Planning Applications in respect of Earls Court Telephone Exchange.

In fact, please can you confirm what other Planning Applications are pending in relation to the other properties which are adjacent to 183 Old Brompton Road.

We understand contracts are due to be exchanged this week and therefore your expediency is greatly appreciated.

If you have any queries please do not hesitate to contact the writer, Mr Murphy.

Yours faithfully,

RUSSELL-COOKE

Murphy@russell-cooke.co.uk
Direct Line : 0208 394 6512

21/6/99

John Gould
Michael Maskey
James Fairclough
Stephen Clarke
Peter Cadman
Peter Dawson
Richard Frimston
John Hackett
Nigel Coates
Michael Best

Jonathan Thornton
Thérèse Nichols
Vickie Kilby
Fiona Read
Lee Ranford
Francesca Kaye
Pauline Droop
Jason Hunter
Camilla Thornton
Arnold Isaacson

Anthony Sakrouge
Dawn Alderson
Anne Waller
Janice Gardner
John Weaver
Katrina Vollenline
Simon Fox
Samantha Scott

Consultants:
Lewin Chapman

Regulated by the
Law Society



INVESTOR IN PEOPLE

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

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Facsimile: 020 7361 3463
Email: johnw.thorne@rbkc.gov.uk

08/05/2003

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

My reference: DPS/DCSW/JT
/PP/98/1905/

Your reference: 15 DM AMS
LYTLE

Please ask for: John W Thorne

Dear Sirs

Town & Country Planning Act 1990
Telephone Exchange, Boltons Place SW10

I refer to your letter dated 7th May 2003. Planning permission for redevelopment of the above site with three detached houses was granted under the above reference on 21st June 1999. An application to renew this permission has recently been submitted to this authority.

I am not aware of any planning applications pending in relation to properties adjacent to 183 Old Brompton Road. If you wish to research the planning history of individual properties you may wish to contact the planning information office giving the relevant addresses.

I trust this is of assistance

Yours faithfully

John W Thorne
Area Planning Officer
For Executive Director, Planning & Conservation

JW



INVESTOR IN PEOPLE

SUBJECT-SITE *Earls Ct, Telephone Exchange,*

FILE REFERENCE: *PP/031*

Boltan Place, Leas SW5.
R.B.K. & C. Planning Service.

01117

HTP 98/1905

NOTES OF MEETING

DATE: *15.7.03*

NAMES OF PERSONS
ATTENDING:

Mr Biscine

OFFICERS:

SW JT.

MATTERS
DISCUSSED:

In view of Policy obs re affordable housing, it is now

intention to implement 1999 permission.

① *Quary re condition 16.*

Intend to start demolition next April.

*Permission expires June 2004. If any delays
in demolition could be problematic re
condition 16.*

*JT suggested this can be addressed by
letter. They should set out the position -
- contracts entered etc.*

*(Intention was to prevent house next to N01
being built in gap & rest of building retained,
not actually desiring to have whole bldg
removed first)*

② *Amendments to approved scheme ie*

- add^d excavation at rear.*
- adjustment of lower level floor to ceiling
heights*
- omit conservatories.*

*Potentially can be treated as non-mat^d
all to approved scheme.*

*NB dup to show datum levels + include
tree report.*

LITERATURE:
POLICY, PAPERS, ETC.

SIGNATURES:



A R C H I T E C T S

bk in + pc ach → sw

✓ TH

16/9

John Thorne Esq
Planning Officer
Royal Borough of Kensington + Chelsea
Planning + Conservation
Kensington Town Hall
Hornton Street
London W9 7NX

EX DIR	HCC	TP	CAC	AD	CLU	AG AK
R.B. K.C.		15 SEP 2003			PLANNING	
N	C	SW	SE	APP	IO	REC
			ARB	PL	DES	FEES

113

11th September 2003

Dear Mr Thorne

COPY TO TREES 18/9
FILE REQUESTED

**BOLTONS PLACE – PLANNING
SUBSTITUTE DRAWINGS**

I refer to the meeting that you and Mrs Wilden held with Michael Biscoe and Paul Crowther on 15th July to discuss minor modifications to the design of the houses that have Planning Consent (ref.TP/98/1905/G/17/6091).

I am now pleased to enclose a substitute set of drawings as listed below, and trust that you will be able to approve the modifications under delegated powers. These modifications include the removal of the conservatories and the formation of the lowered gardens, adjustments to the floor heights and subsequent amendments to plans, elevations and sections.

In response to concerns about the trees that might be affected by the changes, I enclose a report prepared by Peter Bridgeman who was involved with the original Consent.

JT

**COPY OF PLANS
TO INFORMATION
OFFICE**

Cont'd...

F:\DGN\1425-1449\1433\docs\16\hspb0911.doc

STUDIO 2 • 10 BOWLING GREEN LANE • LONDON EC1R 0BQ • TEL: 020 7490 7919 • FAX: 020 7490 7929

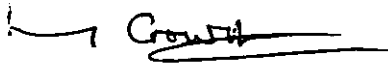
email: mail@biscoestanton.co.uk

A D C BAIRD T J BRENNAN G P CROWTHER M J LIVERMAN C H SHEPHERD

CONSULTANTS: M BISCOE K BURCH

Please let me know if you have any comments on the proposals.

Yours sincerely



MP
HENRY SHEPHERD
BISCOE + STANTON ARCHITECTS

Encls. 2 x 1433/P/300 Rev.A
 301 Rev.C
 302 Rev.C
 303 Rev.A
 305 Rev.A
 306 Rev.A
 307 Rev.D
 308 Rev.A
 309 Rev.C
 310 Rev.A
 1 x Copy of report

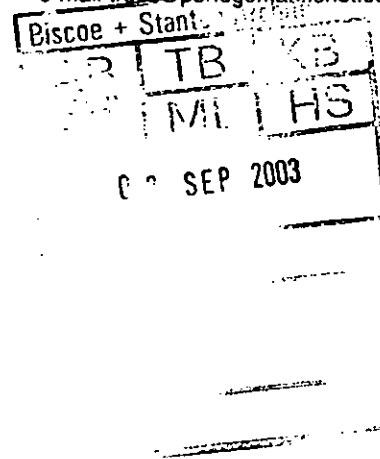
cc: Stephen West European Financial Products Ltd + encls
 Giles Mackay European Financial Products Ltd + encls
 Paul Daniel European Financial Products Ltd + encls
 Michael Biscoe + encls
 PC (Int)

Peter Bridgeman
AND ASSOCIATES

ARBORICULTURAL CONSULTANCY SERVICE
4 Shortheath Road Farnham Surrey GU9 8SR
Tel 01252 725437 Fax 01252 733659
Car Phone 07860 359699
e-mail trees@pbridgeman.fsnet.co.uk

1 September 2003

Mr Henry Shepherd
Biscoe & Stanton Architects
Studio 2
10 Bowling Green Lane
London
EC1R 0BQ



Dear Mr Shepherd

**TREES : EARLS COURT TELEPHONE EXCHANGE
THE BOULTONS, LONDON SW5**

Thank you for your letter of 27 August together with enclosures concerning the permitted development at the above site and the proposed amendments to the rear. As you know, I advised on the original application and carried out two surveys of the trees, in February and July 1998. I revisited the property on Friday 29 August and am now able to report by firstly updating the tree survey and secondly commenting on the proposed amendments.

Existing Trees

I enclose an updated schedule of the trees, the numbers on which correspond to those used in 1998. Attached to the schedule is an information sheet explaining the survey in more detail.

Effects of Proposals on Trees

The *1999 consent* is as shown on drawing *0119 P300*, which indicated the retention of trees to the front and rear of the three new dwellings.

The retained trees to the front included, from left to right on the plan, my survey Nos 34, 1, 3, 4, 5, 8 and 9 together with Nos 20, 21, 22, 24, 25, 26, 28 to the rear eastern corner, and Nos 39, 40, 41, 42, 43, 45 and 46 to the rear north and western corners. Other off-site trees to the north and west could also be retained.

Conditions attached to this consent included No 3, protective fencing for retained trees, and Nos 5 and 6, landscaping and tree planting.

I have seen a copy of your *current site layout No 0119 P300A* showing the proposed amendment to the rear. The change would be the omission of the rear conservatories and inclusion of a lower terrace and cascading lawn terraces to each of the three dwellings.

I can confirm that the necessary excavations and construction of these terraces would not cause harm to the retained trees and all could be protected to meet the requirements of British Standard 5837 : 1991. The only additional loss would be tree No 22, a fallen stump of a Mulberry which has little or no value. In my view, tree No 25 (Sycamore seedlings) and No 26 (decayed Sycamore) should also be removed and replaced with better specimens closer to the rear boundary. The off-site tree No 29 should be shown as retained.

This amended scheme provides scope for additional tree planting to the front and rear of the site to meet Conditions 5 and 6 of the consent. A detailed Method Statement showing protective fencing for retained trees could be prepared to meet the requirements of Condition 3.

I hope this additional information will be of assistance.

Yours sincerely

A handwritten signature in black ink, appearing to be 'P. Bridgeman', with a stylized flourish at the end.

PETER BRIDGEMAN

Enc

Peter Bridgeman
AND ASSOCIATES

ARBORICULTURAL CONSULTANCY SERVICE
4 Shortheath Road Farnham Surrey GU9 8SR
Tel 01252 725437 Fax 01252 733659
Car Phone 07860 359699
e-mail trees@pbridgeman.fsnet.co.uk

For the attention of Mr H Shepherd

1 September 2003

Biscoe & Stanton Architects
Studio 2
10 Bowling Green Lane
London
EC1R 0BQ

INVOICE NO 100.03

Trees : Earls Court Telephone Exchange

27/28 Aug 2003	Reading all papers, and discussions	
29 Aug 2003	Site visit	
1 Sep 2003	Analysis of drawing and preparation of report	£750.00
	<u>plus</u> VAT @ 17.5%	131.25

		£881.25
		=====

TREE SURVEY

EARLS COURT TELEPHONE EXCHANGE, THE BOLTONS, SW5

Tree No.	Species	Age Class	Vig.	T.D. cm	Notes	B.S. Cat.
1.	Lime	M	N	40	Regrown pollard, trunk suckers	B
2.	Lime	M	L	30	Pollard, small poor crown	C
3.	Lime	M	N	48	Regrown pollard, trunk decay	B
4.	Sycamore	M	N	52	Forked trunk, slight lean	B
5.	Sycamore	MA	N	30	One-sided crown	C
6.	Sycamore	MA	N	30	One-sided crown, leaning	C
7.	Sycamore	MA	N	40	Forked trunk, trunk decay	B
8.	Sycamore	MA	N	34	One-sided crown, basal decay	B
9.	Sycamore	MA	N	30	Low spreading tree	B
10.	Holly	MA	N	28	Small tree	C
11.	London Plane	M	N	68	Good large tree	A
12.	Ailanthus	M	N	50	One-sided crown	B
13.	Ailanthus	Y	L	2x8	Small, one-sided crown	C
14.	Holly	Y	N	12	Small tree	C
15.	Holly	Y	N	10	Small tree	C
16.	Holly	Y	N	10	Small tree	C
17.	Sycamore	MA	N	40	Forked trunk, bark wound with decay	B
18.	Sycamore	MA	N	36	One-sided crown	B
19.	Ailanthus	Y	N	6	Small tree	C
20.	Cherry	MA	N	30	Off site	B
21.	Missing	-	-	-	-	-
22.	Mulberry	O	L	40	Collapsed stump with regrowth	C
23.	Privet	MA	L	5to6	Group of bushes	C
24.	Sycamore	M	N	56	Regrown pollard, large good tree	A

TREE SURVEY

EARLS COURT TELEPHONE EXCHANGE, THE BOLTONS, SW5

25.	Sycamore	Y	N	15	Clump of small trees	C
26.	Sycamore	M	N	46	Lower trunk decay, inspect	C
27.	Sycamore, Privet & Shrubs	Y	N	6to8	Clump of small trees and bushes	C
28.	Lime	Y	N	12	One-sided small tree	C
29.	Norway Maple	M	N	45	Off site	A
30.	Missing	-	-	-	-	-
31.	Lime	MA	L	25	Pollarded tree, suckers	C
32.	Horse Chestnut	M	N	60	Large regrown pollarded tree	A
33.	Lime	MA	L	30	Pollarded stump, suckers	C
34.	Lime	MA	L	30	Pollarded tree, suckers	C
35.	Lime	MA	N	30	Good tree, off site	B
36.	London Plane	MA	N	40	Growing in brick retaining wall	B
37.	London Plane	MA	N	40	Growing in brick retaining wall	B
38.	Purple Plum	MA	N	20	Small tree, off site	C
39.	False Acacia	MA	N	2x25	Forked trunk, off site	B
40.	Missing	-	-	-	-	-
41.	False Acacia	MA	N	25	Leaning, off site	B
42.	Sycamore	MA	N	20	Developing tree, ivy	B
43.	Lime	MA	N	25	Good tree, off site	B
44.	Cotoneaster	M	N	20	Small tree, off site	C
45.	Lime	M	N	50	Large good tree, forked trunk, off site	B
46.	Lime	M	N	60	Large good tree, off site	A
47.	Cherry Laurel	M	N	20	Evergreen bush, off site	C

P. BRIDGEMAN

Trees 1 to 30 originally surveyed February 1998

Trees 31 to 47 originally surveyed July 1998

Updated survey 29th August 2003

RBKC ARBORICULTURAL OBSERVATIONS

Address		Application No.	DC Officer	Date of Obs
Boltons Place, Telephone Exchange			Sarah Wilden	1/12/03
Development			Obj.	No. Obj.
Status of Tree(s):				
C.A. No. (if any)	T.P.O. No. & Details (if any)		Tree Work Applications	
Comments:				

I refer to the attached letters dated 11th September and 1st September regarding trees at the above development site.

Peter Bridgeman Associates confirms that the excavations and construction of terraced lawns to the rear gardens will not cause harm to retained trees and that all can be protected to meet the requirements of British Standard 5837:1990 *Guide for trees in relation to construction*.

I therefore raise no objection to the revised garden layout.

Signed:

C. Colwell

Date: 11/12/03

*Frank OK too, despite enlargement of well.
3/12.*

SUBJECT-SITE Bollans Telephone Exchange

FILE REFERENCE: 98/1905

R.B.K. & C. Planning Service.

NOTES OF MEETING

DATE: 22.1.04

NAMES OF PERSONS
ATTENDING:

David Lloyd-Davis

OFFICERS:

JT SW

MATTERS
DISCUSSED:

Amendments to existing planning permission.
Main alterations would be

- ① Alteration of flank lightwell on each building.
- ② Use of garages as habitable space, with parking to be in new underground car ports each with lift access.
- ③ Swimming pool beneath garden rather than in sub basement.

These are material, new app required.

However, given the refusal of renewal last year on housing capacity grounds, they may wish to take up the exg PP before making a new app.

This will necessitate submission of the various details required by condition

LITERATURE:
POLICY, PAPERS, ETC.

SIGNATURES:

David

bh in + pc adu → sw



Barrett Lloyd Davis Associates LLP
535 Kings Road, London, SW10 0SZ

Tel: 020 7838 5555
Fax: 020 7838 5556

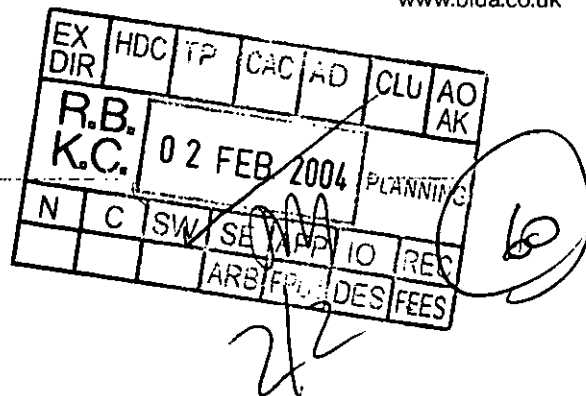
e-mail: mail@blda.co.uk
www.blda.co.uk

2315/pl/DLD/mm

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

Attention of: John Thorne

30th January 2004



Dear Sirs

BOLTONS PLACE LONDON W5

PLANNING PERMISSION TP/98/1905/G/17/6091 – CONDITIONS

We are instructed by our clients Stephen West, Paul Daniel and Giles Mackay to enclose the further particulars requested in Condition 4 of the above Permission. Further particulars of the methods to be employed in protecting the retained trees on the site as Condition 3 will be forwarded by Peter Bridgeman and Associates under separate cover at the beginning of next week.

Condition 3a – Facing materials

Refer to drawings 2315 P405 & P406 enclosed.

- | | |
|---|--|
| Facing brickwork: | Smeed-Dean London Stock KE01 (sample panel enclosed) |
| Roof Slate: | Penrhyn Heather Blue Welsh Slate (sample slate enclosed) |
| Balustrading and Cornice at roof level | } painted concrete (white) |
| Bottle balusters and copings at 1 st floor level | |
| Columns and Cornice of the Port Coohere | |
| Surrounds and entablatures to windows | |
| Stucco at Ground Floor Level: | Painted stucco with moulded coursing (white) |
| Window sashes moulding and frames: | Hardwood painted white |
| Doors: hardwood painted | |
| Conservatory: | Timber framed and white painted. |
| Front steps: | Portland stone |
| Decorative balconettes to front elevation: | Black painted wrought iron. |
| Railing to front area: | Black painted wrought iron plain balusters with top and bottom rail. |



Condition 3b – Walls, Fences and Railings

Refer to drawings 235 P400 & P406 enclosed.

Rear boundary wall: As existing.
 Side boundary walls: As existing.
 Front boundary wall: Repair and modify existing wall to form the two new entrances.
 Remove existing gates, door and redundant telephoned box and make good in second hand brick to match the existing.
 Wall to have new Portland stone copings.
 Intermediate garden walls: New walls with Portland stone copings on brickwork to match facing bricks.

Condition 3c – Dormer window details

Refer to drawing 2315/P700 enclosed.

As it is a condition within the permission that these matters should be discharged before the development can commence, I would be grateful if you could deal with this matter as soon as possible.

Yours sincerely

David Lloyd Davis
BARRETT LLOYD DAVIS ASSOCIATES LLP

Enc:

EX DIR	HDC	TP	CAC	AD	CLU	AO
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- 2315/pl/JB /mm

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

Attention of: John Thorne

*Re Acc
ST*

13th February 2004

Dear Sirs

BOLTONS PLACE LONDON W5
PLANNING PERMISSION TP/98/1905/G/17/6091 – CONDITION 3 Tree Protection

Further to our letter of the 30th January, please find enclosed a copy of a report by Peter Bridgeman and Associates containing particulars of the methods to be employed in the protection of the retained trees on site.

We hope that this fulfils your requirements-please contact me on 020 7838 5539 if you require further information.

Yours faithfully,

John Bourke
BARRETT LLOYD DAVIS ASSOCIATES LLP

Enc:

EX DIR	HDC	TP	CAC AD	CLUB O AK
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HARD COPY OF PLANS				

JT

**COPY OF PLANS
TO INFORMATION
OF THE BOARD PLEASE**

Peter Bridgeman
AND ASSOCIATES

ARBORICULTURAL CONSULTANCY SERVICE
4 Shortheath Road Farnham Surrey GU9 8SR
Tel 01252 725437 Fax 01252 733659
Car Phone 07860 359699
e-mail trees@pbridgeman.fsnet.co.uk

RECEIVED
13 FEB 2004
REGISTERED

12 February 2004

Mr David Spooner
Second London Wall Project Management Ltd
10 Stratton Street
London
W1J 8JR

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PETER LLOYD DAVIS ASSOC. LLP	
13 FEB 2004	
COPY TO	

Dear Mr Spooner

**TREES : EARLS COURT TELEPHONE EXCHANGE
BOLTONS PLACE, LONDON SW10**

Further to our discussion, I am now able to advise on Condition 3 of the consent for development of the above site. Condition 3 asks for full details of the methods of tree protection during all stages of building and other operations.

I have seen the Landscape Proposals drawing No TOWN 255(08)301 dated April 1999, approved by the Planning Services Committee on 8 June 1999. This shows the retention of eight internal trees plus off-site trees to the north and northeast of the properties.

In August 2003 I re-surveyed the trees and enclose the updated survey schedule and plan showing tree numbers. The on-site trees to be retained are Nos 4, 5, 8, 9, 24, 28, 32 and 37. However I consider it would not be possible to retain tree No 37 so close to the approved building and the landscape planting shown for this location clearly indicates that this tree would be replaced.

The off-site trees to the north and northeast, ie Nos 20, 29, 30, 39, 41, 42, 43, 44, 45 and 46 are all effectively protected by the existing substantial brick boundary wall and this would form a effective tree protection zone. No roots of these trees will be on the site side of the wall. To avoid damage to the branches, there should be no fires to the rear of the proposed dwellings. The protection for on-site trees would therefore apply to Nos 4, 5, 8, 9, 24, 28 and 32.

Trees 4, 5, 8 and 9 all stand within the existing hard-surfaced car-parking area, with small retaining walls. The approved landscape drawing shows these trees within a 2.5m wide shrub bed, with all hard-surfaces to be removed by hand. This would improve the growing conditions for these four trees. The area of the shrub bed should be the protective zone, with fencing erected to meet the requirements of para 8.2.3 and fig 5 of British Standard 5837 : 1991 *Trees in Relation to Construction* (copy enclosed). The existing hard-surface area between the fenced-off area, to be used for vehicular site access, should be strengthened by temporary tank-tracking or sheet metal to avoid damage to the surface and rooting areas of these four trees.

Trees 24 and 28 would be retained within the rear garden of the southernmost plot closest to 1 The Boltons. These two trees could be protected with fencing to conform to para 8.2.2 and fig 4 of the British Standard and placed at a distance of 6m from the trunks of the two trees.

Tree 32 would be retained to the front of the site close to the site access. There is already an access at that point and a hard-surface road but again I would recommend temporary tank tracking to cover the rooting area within a 6m radius of the trunk. Full protective fencing to conform to para 8.2.3 and fig 5 of the BS should be erected at the line of the shrub border.

All fencing is to be erected before site works commence and to remain in place until completion of all demolition and main construction works. It should only be removed for final shrub planting and soft garden construction works.

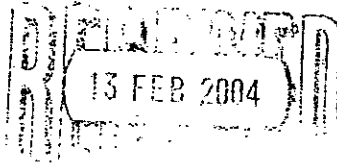
I hope this information will be of assistance and please let me know if you or the Local Planning Authority require any further details.

Yours sincerely

PETER BRIDGEMAN

Encs

Guide for



Trees in relation to construction

EX DIR	HDC	TP	CAP	RD	PLANNING	REC
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K.C.						
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				ARB	FPLN	DEC

damage to the property of a third party. For instance, root activity can affect other buildings or structures (see clause 10). The crowns, stems and roots of trees may have structural weaknesses which in falling could cause damage to property or injury to people. Leaves and fruit falling from trees, obstruction of light and problems of poisonous plants have all been considered by the courts. Legal advice should be sought when trees may become a problem.

4.5.2 Careful planning and design should minimize the possibility of litigation after completion of the development.

5 Pre-planning site assessment

5.1 Land survey

5.1.1 A land survey should be made showing all relevant existing site features. This survey should be made available both to developers and to the Local Authority before any application for planning permission is submitted.

5.1.2 Before commencing this land survey, expert advice should be sought from a person experienced in arboriculture to identify all trees which are relevant for inclusion in the survey. In most circumstances, this will include all trees over 75 mm stem diameter, measured at 1.5 m above ground level. In addition, smaller specimens should be noted wherever these are of particular interest or potential value. In some circumstances, it may be appropriate to exclude larger trees where these are clearly of no potential amenity value (for instance, in woodlands, trees which are likely to be thinned during routine management).

5.1.3 Trees should be numbered for identification on site with small durable metal or plastic tags. Tags should be placed as high as conveniently possible, and should be attached in such a manner that allows for the growth of the tree. Provided vandalism is not a risk, a band of fluorescent tape can be tied around the tree to aid identification for the land surveyor.

5.1.4 Other arboricultural features such as large masses of shrubs or hedges should also be identified. The position of stumps should be noted, so that provision can be made for their removal, if appropriate, and so that areas of possible future soil heave may be identified.

5.1.5 The land survey should include:

- (a) location and identification number of all trees, shrub masses, etc., as identified in 5.1.2, 5.1.3 and 5.1.4;
- (b) other relevant features, such as streams, old buildings and active services;
- (c) spot heights of ground level throughout the development site, as a basis for avoiding changes in soil level around retained trees;
- (d) approximate location of trees on land adjacent to the development site, that might be of relevance

to the development or might be useful as part of the overall landscape effect of the area.

5.2 Tree survey

5.2.1 The species and condition of all trees included in the land survey (see 5.1.2, 5.1.3 and 5.1.4) should be assessed by a person experienced in arboriculture. In making this assessment, particular consideration should be given to:

- (a) the health, vigour, and condition of each tree;
- (b) any structural defects in each tree, and its life expectancy;
- (c) the size and form of each tree, and its suitability within the context of the proposed site development;
- (d) the location of each tree relative to existing site features, e.g. its value as a screen or as a skyline feature.

5.2.2 On the basis of this assessment, trees should be divided into one of the following categories, differentiated on plans by cross hatching or by colour (*suggested colours are indicated*):

- (a) trees whose retention is most desirable: high category (*green*)
 - (1) vigorous healthy trees, of good form, and in harmony with proposed space and structures;
 - (2) healthy young trees of good form, potentially in harmony with proposed development;
 - (3) trees for screening or softening the effect of existing structures in the near vicinity, or of particular visual importance to the locality;
 - (4) trees of particular historical, commemorative or other value, or good specimens of rare or unusual species;
- (b) trees where retention is desirable: moderate category (*blue*)
 - (1) trees that might be included in the high category, but because of their numbers or slightly impaired condition, are downgraded in favour of the best individuals;
 - (2) immature trees, with potential to develop into the high category;
- (c) trees which could be retained: low category (*brown*)
 - (1) trees in adequate condition, or which can be retained with minimal tree surgery, but are not worthy for inclusion in the high or moderate categories;
 - (2) immature trees, or trees of no particular merit;
- (d) trees for removal: fell category (*red*);
 - (1) dead or structurally dangerous trees;
 - (2) trees with insecure roothold;
 - (3) trees with significant fungal decay at base or on main bole;

(4) trees with a cavity or cavities of significance to safety;

(5) trees that will become dangerous after removal of other trees for the reasons given in items 1 to 4.

5.2.3 A schedule to the survey should list all the trees, providing details of species, height and trunk diameter at 1.5 m above ground level, the category, age and vigour of the trees, as a basis for the use of table 1. Branch spread should be assessed; this is often most readily shown on the tree survey plan by defining the actual branch spread rather than illustrative circles. The schedule should also include other relevant details such as trunk lean, significant defects and appropriate remedial work, and whether a tree is included in a Tree Preservation Order. See also BS 1192 : Part 4.

5.2.4 Attention should be drawn to groups of trees which are well suited for retention, particularly if these contain a variety of species and age classes which could aid long-term management. It may be appropriate to assess the category of such trees as an overall group, rather than as individuals.

6 Planning

6.1 Introduction

6.1.1 With careful planning, trees can enhance a development. However, they can occupy a substantial part of a site, and when mature, the height or branch spread of many tree species can be in excess of 20 m, so that they dominate low-rise buildings.

6.1.2 Planning is needed from the initial stages of development until all work is completed. Thereafter, continued attention will be needed as part of the long-term management of the tree resource.

6.1.3 Trees can impinge on many aspects of site development, and can involve all members of a multi-disciplinary development team. Adequate consideration should be given to the requirements of trees by all members of the team throughout the development process.

6.1.4 Trees on adjacent properties will need consideration.

6.1.5 Even if there are no trees on the site, planning for future planting may still be needed.

6.2 Selection of trees for retention

6.2.1 A tree survey (see 5.2) provides the basis for deciding which trees might be suitable for retention. Within the limitations imposed by the many other constraints described in 6.2.2 to 6.2.6, preference should be given to retaining the high and moderate category trees. Low category trees will usually only be retained where they are not a significant constraint on development.

6.2.2 The retention of trees is only one facet of planning a new development. The type of development may be determined by land use specified in local plans;

the number and size of trees which can reasonably be retained within a development may be influenced by land use or planning policies.

6.2.3 It is essential, when selecting trees, to ensure that it is practical to make provision to protect the trees physically during development so as to avoid damage to the trees by construction work. This will involve identifying an area around the tree which should remain undisturbed (see 7.5), and ensuring that it is feasible to maintain fencing undisturbed around all such areas throughout the construction period (see clause 8).

6.2.4 Care should be exercised over misplaced tree preservation. Attempts to retain too many or unsuitable trees on a site are liable to result in excessive pressure on the trees during development work and subsequent demands for their removal. The end result is usually fewer and less suitable trees than would be the case if proper planning, selection and conservation had been applied from the outset.

6.2.5 Particular caution is needed over retention of large old trees which become enclosed in the new development. Such trees may be less resilient and more likely to die as a result of the development, and even if they survive in the short term, they may die long before the new buildings are obsolete and in this situation, the felling and disposal of trees can be very difficult and extremely costly.

6.2.6 Although existing trees should be retained wherever reasonable, unless such trees are well suited for incorporating within the new development, it may be preferable to favour new planting. New plantings can then be selected which are ideal for the situation and landscape (see clause 14).

6.3 Proximity of trees to structures

6.3.1 The physical size of a tree can dominate a building. This can give rise to concern about the tree's safety, can cause unreasonable obstruction of light and views, and provoke objections about leaves or other falling debris. These factors are often the most significant when considering the juxtaposition of trees and buildings, and can only be satisfactorily resolved by ensuring that the trees have adequate space including allowance for future growth. It is necessary to consider the requirements of future tree planting, as well as existing trees.

6.3.2 The sheer size of the tree, particularly when it is moving in strong winds, can cause apprehension to occupants of buildings. For this reason, when locating buildings, the ultimate height, weight and branch spread of a tree, the aspect relative to strong winds, and the changes in exposure, all need consideration. The mature size of any individual tree species will be influenced by its growing conditions and expert assessment may be needed.

6.3.3 Excessive shading by trees should be avoided. This will depend on the aspect of the tree from the building, the proximity of windows, particularly of

living rooms, and on the foliage size and density which can vary enormously with species.

6.3.4 If siting a structure near to a tree, the existing spread of branches and future growth of the tree should be taken into account. Tree branches can otherwise be damaged by continuously whipping against the structure, and branch ends may have to be cut back repeatedly, possibly spoiling the shape of the tree.

6.3.5 Leaves of some species may cause problems, particularly in autumn, by blocking gullies and gutters which are not regularly maintained. Squashed berries may cause slippery patches especially on pavings, while accumulation of honeydew may be damaging, particularly if allowed to remain on paintwork of buildings or vehicles (see appendix A).

6.3.6 Caution should be exercised when considering thorny trees close to pathways, and such trees should be avoided where young children play, although they can provide a physical barrier (see appendix A).

6.3.7 Brittle branches are characteristic of certain species (see appendix A) and their removal may be necessary where they could present a danger.

6.3.8 Trees can cause damage to buildings that are too close to them unless precautions are taken in the design of foundations and/or superstructure. A choice should be made of either maintaining a suitable separation between tree and building, or taking the necessary structural precautions (see clause 10).

6.4 Access for services

6.4.1 Trenches for underground services will sever roots. Damage from this cause is frequently a problem, and will only be avoided by great care in the routeing of all underground services (see 7.4). Wherever possible, services should be kept together, in particular avoiding the placement of utilities on more than one side of a tree. Early consultation with the relevant statutory authorities is recommended, both in relation to retention of existing trees and planting new ones. Detailed plans showing the routeing of all services in the proximity of trees are essential, and should also show the access space needed for excavating and laying the service.

6.4.2 Care is also needed in the routeing of overground services. Tree branches can be pruned back with care (see BS 3998) to provide space, but there may be need for an on-going commitment to such work.

6.5 Highway considerations

6.5.1 Care should be taken to ensure that trees do not create a hazard by obstructing visibility at street intersections or on the inside of curves, and the highway authority should be consulted at the planning stage. Clearance for the passage of high-sided vehicles may need to be provided. The lighting authority should be consulted to ensure that existing trees do not reduce the adequacy of street lighting.

6.5.2 The formation of the subgrade for roads and driveways will destroy most of the surface roots in that area. Consideration should be given to the effects of such damage (see 11.2).

6.6 Change of conditions around trees

6.6.1 Changes in conditions on or off the site may render trees more liable to wind throw or wind snap. Such changes may occur as a result of thinning a group of trees, removing individual trees, or demolition and construction of buildings. Expert advice may be needed.

6.6.2 New landscape works around trees, whether the works are hard or soft, can affect the root systems. Some damage to roots can be tolerated but precautions will be needed (see clauses 11 and 12).

6.7 Access for building works

6.7.1 Provision should be made for sufficient space to permit all the building operations to be carried out. This may include access for long or wide loads, or heavy materials. Temporary site roads for these will not necessarily conform in size or position to the final road layout.

6.7.2 Adequate height clearance often poses problems. Cranes, tipping lorries, piling rigs or other tall vehicles will all need adequate space for working. Tower cranes will need space for full rotation of their jibs.

6.7.3 Space will also be needed for storage of building materials and for site huts. It is essential that materials which are potentially toxic or damaging to trees should not be stored in their vicinity (see 7.3.3 and 7.3.4).

6.8 Future management

6.8.1 When selecting trees for retention, consideration should be given to the long-term conservation of tree cover. This implies the need for maintaining trees of various ages within an area, which is best achieved by managing them as a group rather than individuals. As individual trees within a group become overmature and die, they can then be removed and replaced without detriment to the overall appearance of the area. Placing all the emphasis on a single specimen should be avoided because, if it should die, the rationale of the layout would be destroyed.

6.8.2 Existing trees will usually need to be supplemented by new planting (see clause 14). This can help to provide diversity of age and can fill the spaces where there are no suitable existing trees. Sufficient space should be left for the future growth and development of this planting.

6.9 Implementation

6.9.1 Within the constraints outlined in this clause, trees which are suitable for integration within the new development should be identified and marked on a plan. This plan should also show the position for erection of the protective fencing (see 7.5).

6.9.2 In practice, there are often advantages in retaining groups of trees. Protective fencing can then enclose the whole group. This reduces the amount of fencing, and also will minimize root damage and disturbance which occurs around the periphery of a protected area.

6.9.3 Trees which are outside the protected area will need to be removed together with any individual trees within a group which are unsuitable for retention (see clause 9). Other tree surgery work may also be needed (see 9.2.4).

6.9.4 Arrangements should be made for the erection of the protective fencing before any site operations start. Those responsible for the management of the building works should be instructed on the need to maintain this fencing undisturbed throughout construction works.

7 Damage to trees by construction work

7.1 Introduction

7.1.1 Trees that are growing satisfactorily have achieved equilibrium with their surroundings. Any construction work which affects this equilibrium could be detrimental to the health, future growth and safety of the trees. Planning and subsequent site management should aim to minimize disturbance. This is particularly important with trees which are becoming over-mature, or have reduced vigour. Such trees will be very vulnerable to any change in site conditions.

7.1.2 The part of a tree most susceptible to damage is the root system, which, because it is not immediately visible, is frequently ignored. Damage or death of the root system will affect the health, growth, life expectancy and safety of the rest of the tree. The effects of such damage may only become evident several years later.

7.1.3 Damage to the trunk and branches of a tree rarely kills the tree but very severe disfigurement may occur. Also death of branches or their unplanned removal may adversely affect the balance of the tree and hence its safety.

7.2 Extent and form of the root system

7.2.1 The majority of the root system is in the surface 600 mm of the soil, extending radially for distances frequently in excess of tree height. Beyond the main structural roots (close to the base of the trunk), the root system rapidly subdivides into smaller diameter roots: off this main system, a mass of fine roots develops.

7.2.2 The shape of the main structural roots develops in response to the need for the tree to have physical stability. Beyond these major roots, root growth and development is influenced by the availability of water and nutrients. Unless conditions are uniform around the tree, which would be unusual, the extent of the root system will be very irregular and difficult to predict. It will not generally show the symmetry seen in the branch system.

7.2.3 The parts of the root system which are active in water and nutrient uptake are very fine, typically less than 0.5 mm diameter. They are short-lived, developing in response to the needs of the tree, with the majority dying each winter. It is essential that conditions in the soil remain conducive to the healthy growth of these fine roots so that water and nutrients necessary for healthy tree growth can be absorbed.

7.2.4 All parts of the root system, but especially the fine roots, are vulnerable to damage. Once they are damaged, water and nutrient uptake will be restricted until new roots have regenerated. Vigorous young trees will be capable of rapid regeneration, but overmature trees will respond slowly, if at all.

7.3 Damage to roots by asphyxiation

7.3.1 In order to live and grow, roots need oxygen from the soil. Respiration by the roots and other soil organisms depletes this oxygen and increases carbon dioxide levels in the soil; a correct balance of these gases is normally maintained by diffusion between the soil and the atmosphere. Anything which disturbs this balance will affect the condition of the root system.

7.3.2 The factors which most commonly affect this diffusion adversely, and therefore damage roots, are the following.

- (a) Compaction of the ground which reduces the space between soil particles. This is particularly important on clay soils. A single passage by heavy equipment on clay soils or storage of heavy materials can cause significant damage.
- (b) Raising soil levels, even for a few weeks: see 11.2.4.
- (c) Covering rooting area with impervious surfaces.
- (d) A rise in the level of the water table. Roots can tolerate submersion for short periods, particularly when growth is minimal in the winter, but a permanent rise will deplete the soil of oxygen. (Lowering the water table is less likely to cause problems.)

7.3.3 Oxygen levels can also be depleted by excess organic material in the soil, as a result of a build-up in the number of bacteria. Leaks or spills into the rooting zone of natural gas (methane), petrol, diesel, sewage effluent, or the use of excess mulching with material such as sawdust, which can all cause root death, should be avoided.

7.3.4 Roots can also be damaged by the direct toxicity of some materials. For instance, petrol or diesel spilt on to soil or the lime in cement can kill the underlying roots.

7.4 Damage to roots by soil stripping or excavations

7.4.1 Serious damage is often caused during preliminary site works by stripping the topsoil. For this reason, such works should be avoided until protective fencing has been erected (see 8.2).

7.4.2 Excavations in the rooting area (see 7.2.1) can sever roots. As the majority of roots are in the surface 600 mm, even shallow excavations can cause damage.

7.4.3 Excavations for foundations or service trenches are usually sufficiently deep to sever most of the roots, and it should therefore be assumed that all parts of the root system beyond the excavation will no longer serve the tree.

7.4.4 A few species (see appendix A) produce root suckers which may grow from severed pieces of root or damaged roots.

7.4.5 Excavations or soil stripping which sever or damage the roots may impair the stability of the tree and make it dangerous. Any such work occurring closer to the tree than the distances referred to in 7.5.5 are liable to affect stability. In case of doubt about safety or stability of a tree, advice should be sought from a person experienced in arboriculture.

7.5 Prevention of damage to roots

7.5.1 In order to avoid unacceptable damage to the tree as a result of severance or asphyxiation of the root system, an area around the trees should be protected from disturbance by the construction of fencing. Recommendations for such fencing are given in clause 8. The fencing should be considered sacrosanct and should not be removed or breached during construction operations without prior consultation with an arboricultural specialist.

7.5.2 In order to avoid disturbance to the fencing once it is erected, it is essential to consider all construction operations which will be undertaken in the vicinity of trees, in particular:

(a) the location and space needed for all foundation excavations;

(b) the location and space needed for all service runs including foul and surface water drains, land drains, gas, oil, water, electricity, telephone, television or other communication cables;

(c) all changes in ground level, including the location of retaining walls, and making adequate allowance for foundations of such walls and backfilling;

(d) space for machinery and access during works (in some cases scaffold can be used to protect the underlying ground, see 8.3.2);

(e) space for site huts, temporary latrines (including their drainage) and other temporary structures;

(f) the type and extent of landscape works which will be needed within the fenced areas, and the effects these will have on the root system (for guidance see clause 11 for hard landscape and clause 12 for soft landscape).

7.5.3 Bearing in mind the restrictions described in 7.5.1 and 7.5.2, the aim should be to protect as large an area around the tree as possible.

7.5.4 Table 1 provides guidance on the minimum distance around the tree which should be left undisturbed. The table defines the condition of the tree, based on age and vigour (which should be assessed by a person experienced in arboriculture, see 5.2), and the tree size, based on the trunk diameter measured at a level 1.5 m above ground. The table indicates the minimum distance which should be left between the fence and the tree (measured to the centre of the trunk), taking account of tree age and condition.

7.5.5 If it is deemed acceptable for construction works to occur closer than the minimum distance, the distance can be reduced by up to one-third *on one side only*. If distances are reduced in this way, a corresponding increase in distances should be made in other directions.

7.5.6 As a simple alternative to using table 1, which requires assessment of the age and vigour of the tree, the fencing may be erected below the outermost limit of the branch spread, or at a distance equal to half the height of the tree, whichever is the further from the tree (see figure 2). This distance will usually be significantly greater than the distances advocated in table 1.

7.5.7 If after consideration of all alternatives it proves essential for a service trench to be taken closer to a tree than the distances referred to in 7.5.5, thrust boring a hole for the service provides an acceptable solution. Provided the diameter of the borehole is small, the amount of root damage will be minimal. The boreholes should be kept as deep as possible.

7.5.8 An alternative solution is to excavate a narrow trench passing directly towards the tree along a radius to not closer than 1 m from the trunk, tunnel straight beneath the tree, preferably not less than 750 mm deep, and exit on the opposite side along another radius (see figure 3). Provided the trench is kept as narrow as possible, the amount of root severance will be minimal, and will be far less than if a trench passes close beside the tree. It may be necessary to sleeve a service where it passes beneath a tree in order to reduce the risk of damage to the service (see table 2) and facilitate future servicing and repair.

7.6 Damage to trunk or branches

7.6.1 The fencing which protects the root system is usually sufficient to enclose the majority of the major branches. If branches extend beyond the fencing in positions where they are liable to impact, the branch should either be shortened back to a fork (in accordance with the recommendations of BS 3998) or the area of fencing should be increased to a point below the branch spread.

7.6.2 At all times care should be taken to avoid any equipment striking the trunk, branches or foliage. Particular care is needed with delivery vehicles, overhead cranes, mechanical excavators and piling rigs.

Table 1. Protection of trees: minimum distances for protective fencing around trees

Tree age	Tree vigour	Trunk diameter	Minimum distance
		mm	m
Young trees (age less than 1/3 life expectancy)	Normal vigour	< 200	2.0
		200 to 400	3.0
		> 400	4.0
Young trees	Low vigour	< 200	3.0
		200 to 400	4.5
		> 400	6.0
Middle age trees (1/3 to 2/3 life expectancy)	Normal vigour	< 250	3.0
		250 to 500	4.5
		> 500	6.0
Middle age trees	Low vigour	< 250	5.0
		250 to 500	7.5
		> 500	10.0
Mature trees	Normal vigour	< 350	4.0
		350 to 750	6.0
		> 750	8.0
Mature trees and overmature trees	Low vigour	< 350	6.0
		350 to 750	9.0
		> 750	12.0

NOTE 1. It should be emphasized that this table relates to distances from centre of tree to protective fencing. Other considerations, particularly the need to provide adequate space around the tree including allowances for future growth (see 6.3), and also working space (see 6.7), will usually indicate that structures should be further away.

NOTE 2. With appropriate precautions, temporary site works can occur within the protected area, e.g. for access or scaffolding (see 8.3).

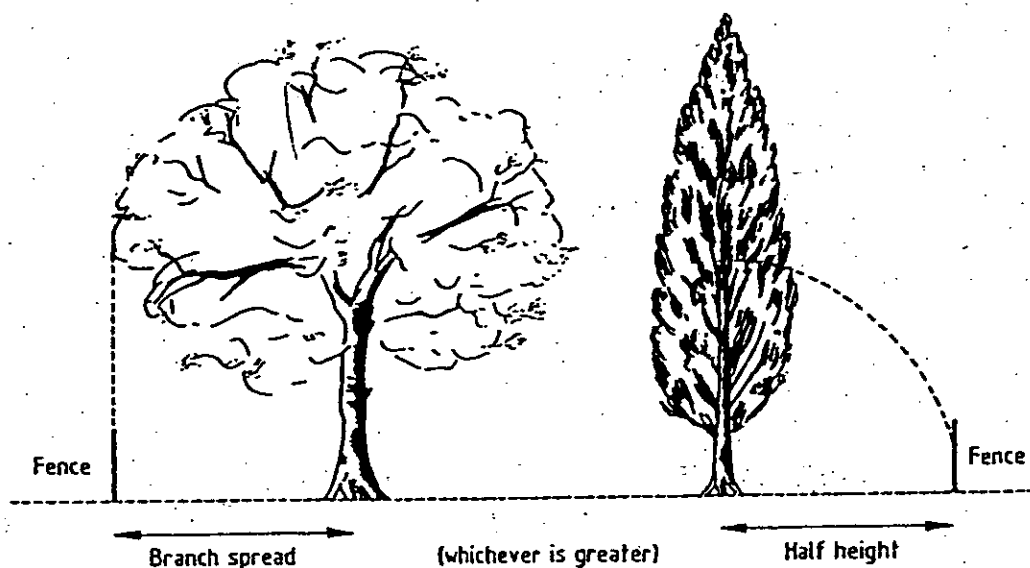


Figure 2. Alternative location for protective fencing

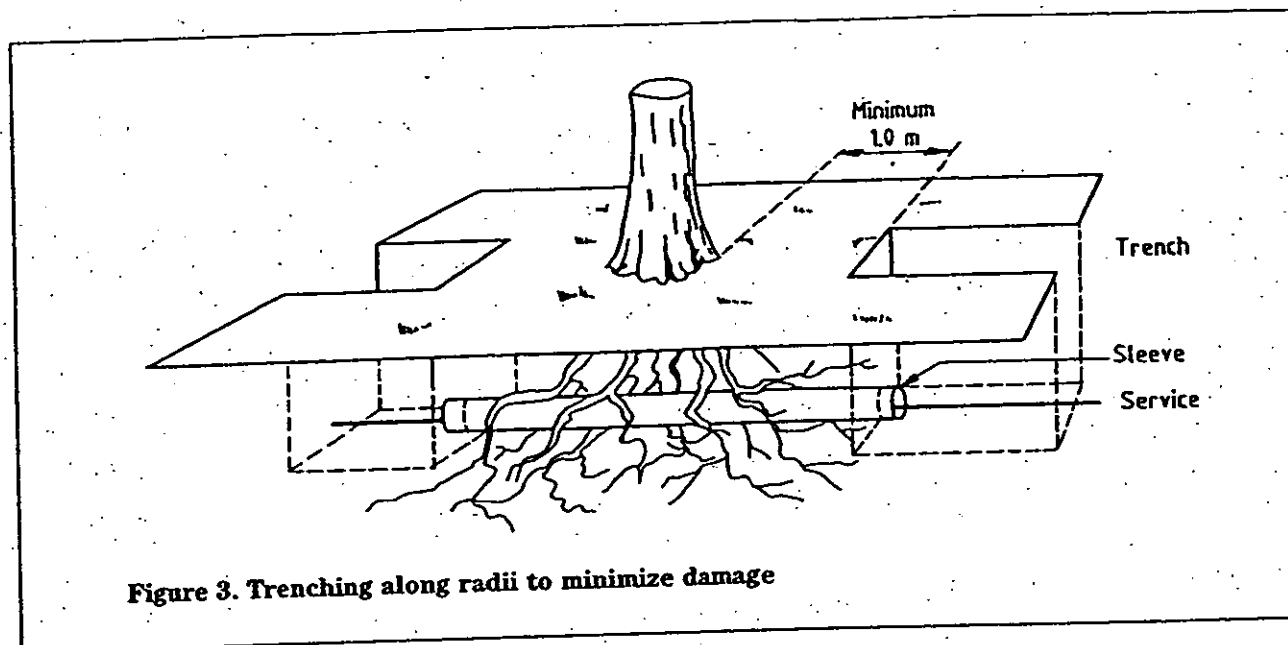


Figure 3. Trenching along radii to minimize damage

7.6.3 Trees can also be damaged by heat. For this reason, fires should not be lit in a position where the flames could extend to within 5 m of foliage, branches or trunk, bearing in mind the size of the fire and the wind direction. With a large fire this may necessitate keeping the fire at least 20 m from the tree.

8 Protection of existing trees against damage on site

8.1 General

8.1.1 All trees which are being retained on site should be protected by stout fencing, enclosing an area as recommended in 7.5. Such fencing should be erected before any materials or machinery are brought on the site and before any demolition or development, including erection of site huts, is commenced. Once erected, fences should be regarded as sacrosanct, and should not be removed or altered without prior consultation with a specialist in arboriculture.

8.1.2 Occasionally the site will be so sensitive or vulnerable to damage that particular areas need to be protected or treated even before the constructor takes possession of it. In such a case, particular arrangements should be made for hand work by the owner or developer with an arboricultural specialist in the affected areas. Examples might include very old or rare trees, or trees sited unavoidably close to the constructors' access.

8.2 Protective fencing around trees

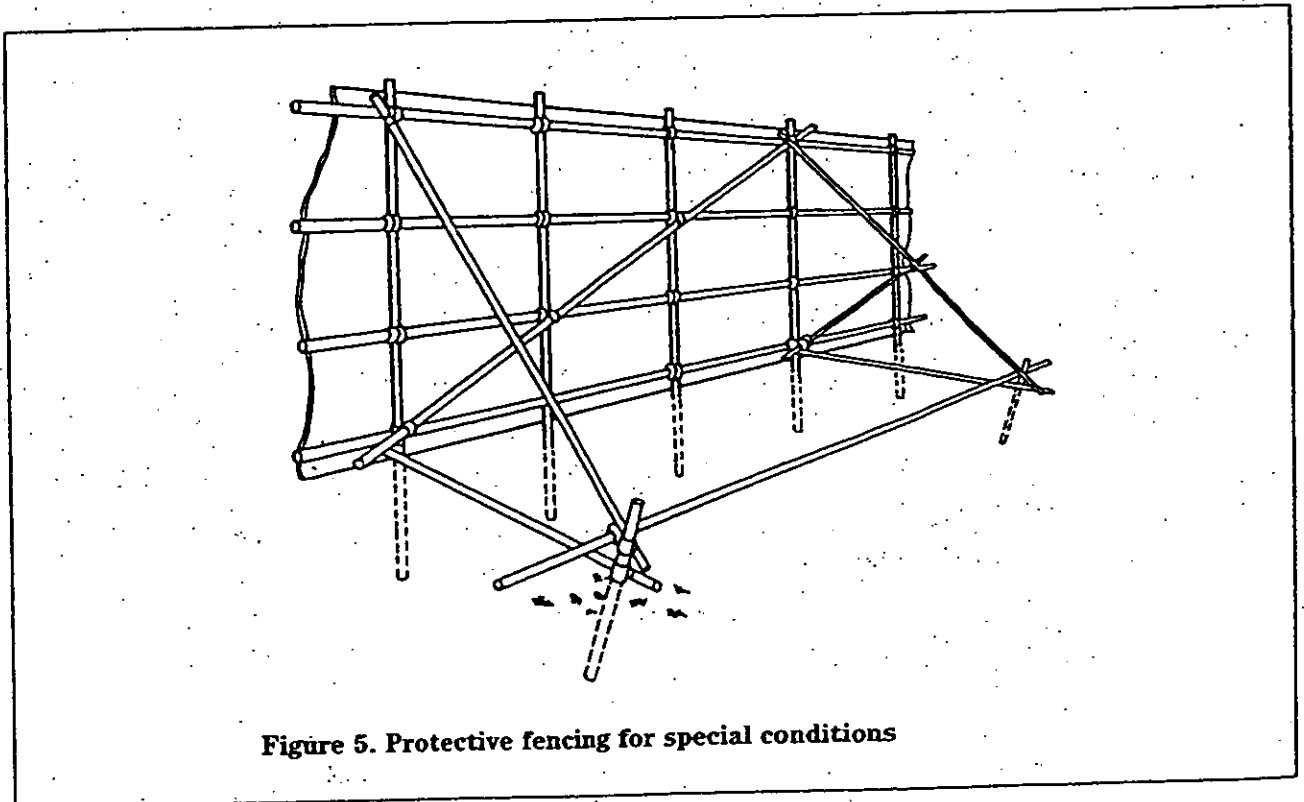
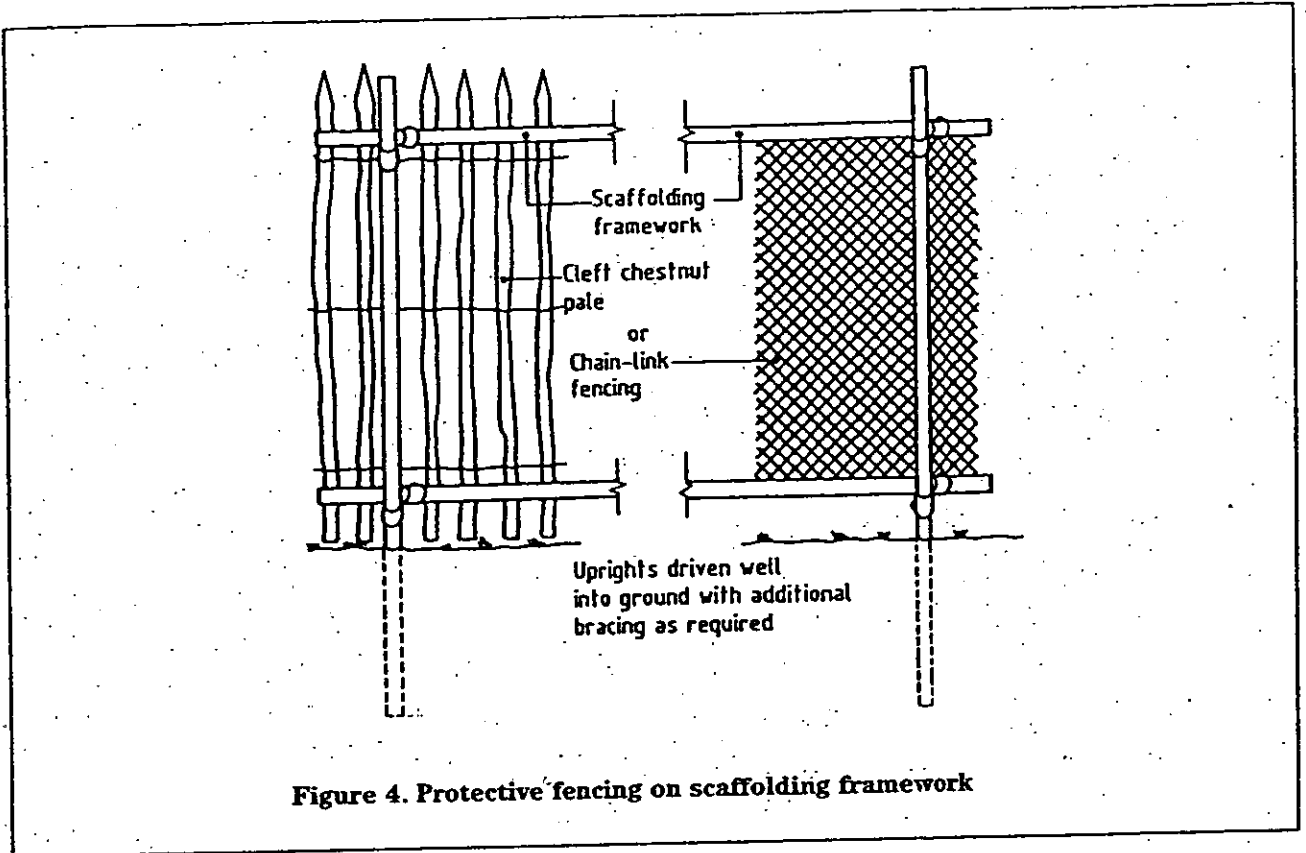
8.2.1 The fencing should be strong and suitable for local conditions, and should be appropriate to the degree of construction activity taking place on the site.

8.2.2 In most situations it is recommended that fencing at least 1.2 m high should be erected, comprising a vertical and horizontal framework of scaffolding, well braced to resist impacts, supporting either cleft chestnut pale fencing (in accordance with BS 1722 : Part 4) or chain link fencing (in accordance with BS 1722 : Part 1) as shown in figure 4.

8.2.3 In circumstances where the concentration of construction activity is particularly intense, or the trees and shrubs to be retained are either particularly valuable or particularly vulnerable, fencing at least 2.4 m high should be erected, comprising a scaffolding framework as in 8.2.2 supporting a minimum of 20 mm exterior grade ply or other robust man-made boards, as shown in figure 5.

8.3 Precautions in respect to temporary work

8.3.1 If temporary vehicle access is required through the protected area, a reinforced concrete slab should be laid over the existing soil surface, with appropriate protection along the road edge.



8.3.2 If it is essential for scaffolding to be erected within a protected area, fencing in accordance with 8.2.2 or 8.2.3 should be erected to provide just sufficient space for the scaffolding. The ground between this fencing and the building should be protected by boarding (e.g. scaffold boards) as shown in figure 6. A single thickness of boarding laid on the soil surface will provide sufficient protection for pedestrian loads, but more substantial boarding sufficient to spread the load should be used for heavier traffic. The ground beneath the boarding should be left undisturbed and should be protected with a porous geotextile fabric. If necessary, sand should be laid on the fabric to level the ground. When required, the building scaffolding should be erected. The boarding should be left in place until the building works are finished.

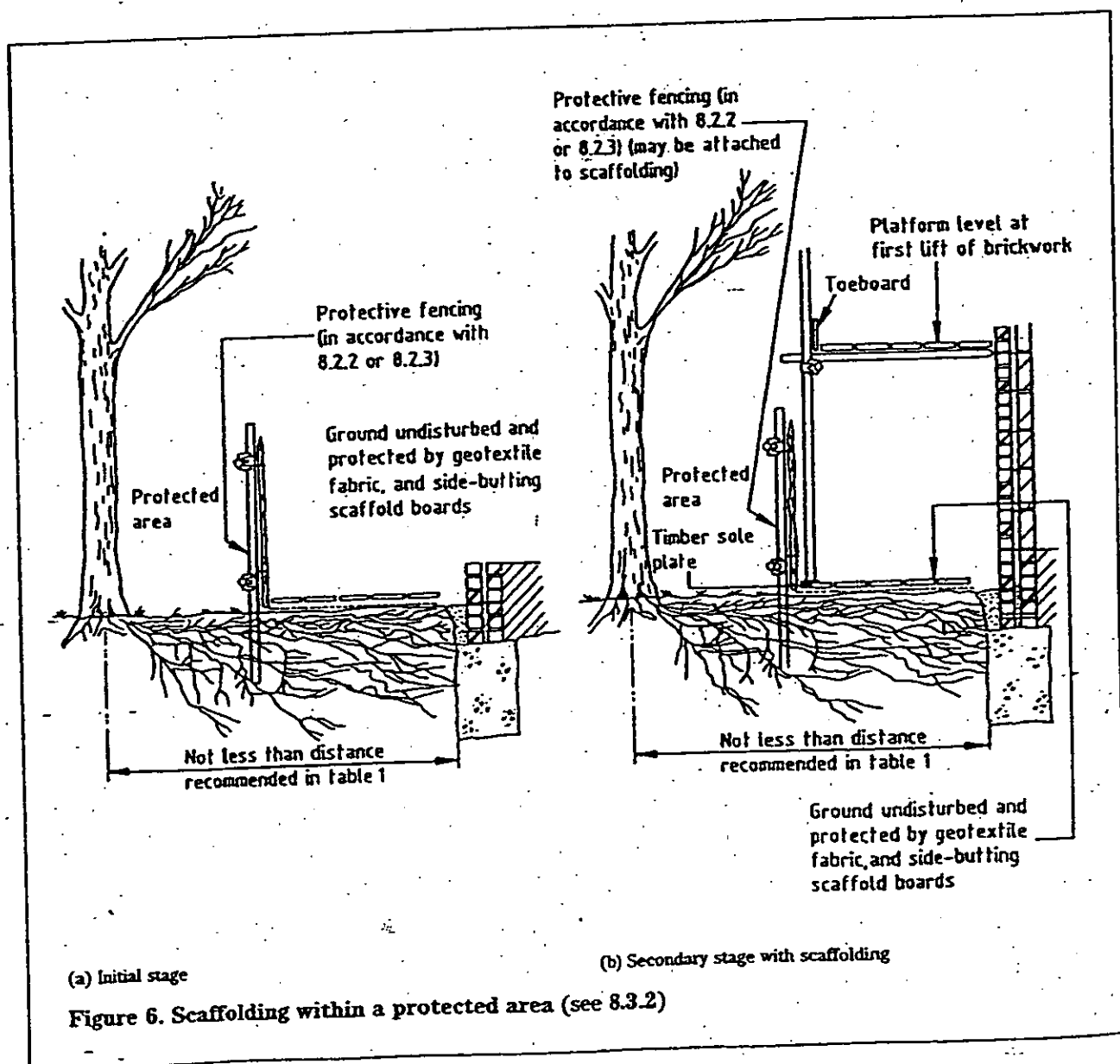
8.4 Additional precautions outside fenced areas

8.4.1 Once the area around trees has been protected by the fencing, any works on the remainder of the site can be carried out, provided such activities do not impinge on the protected areas. Notices should be erected on the fencing with words such as 'Protected area - no operations within fenced area'.

8.4.2 In particular, care is needed to avoid damage in the following ways.

(a) Oil, bitumen, cement or other material likely to be injurious to a tree should not be stacked or discharged within 10 m of a bole, and materials generally should not be stacked or discharged within 5 m of a bole.

(b) Concrete mixing should not be carried out within 10 m of a tree.



(c) It is essential that fires should not be lit beneath or in close proximity to the canopy of a tree (see 7.6.3).

(d) If possible, trees to be conserved should not be used as anchorages for equipment used for removing stumps, roots or other trees, or for any other purposes. When this is unavoidable, the trees should be protected in accordance with the recommendations of BS 3998.

(e) Notice boards, telephone cables, or other services should not be attached to any part of a tree.

(f) Care should be exercised when using cranes or similar equipment near the spread of the canopy of a tree.

(g) Trees to be felled that are adjacent to, or that lie within a continuous canopy of, trees to be retained, should be removed with particular care. In some cases a tree may have to be removed in sections to avoid damage.

8.4.3 It is essential that allowance should be made for the slope of the ground so that damaging materials such as concrete washings, mortar or diesel oil cannot run towards trees.

9 Tree removal and surgery

9.1 Planning

9.1.1 On the basis of the tree survey and schedule (see 5.2) a plan or list should be prepared showing all trees for removal or surgery. This should include:

- (a) all trees outside the areas designated for protection;
- (b) all trees listed in 5.2.2 (d);
- (c) other trees where it is agreed that removal or surgery is appropriate.

9.1.2 Trees for felling should be marked on site (e.g. with paint or a timber scribe), but before felling it should be confirmed that all marked trees correspond with those shown on the schedule or plan.

9.2 Operations

9.2.1 It will normally be more convenient for trees to be felled prior to erection of protective fencing, but contractors should be instructed not to cause damage to protected areas. This should include the exclusion of all vehicles from these areas, except as necessary for operations described in 9.2.2. Care should be taken to avoid damage to all trees which are being retained. It may therefore be necessary for trees to be felled and removed in sections.

9.2.2 Wherever possible, the stumps of trees left in areas designated for protection should be removed, provided this does not cause damage to remaining trees. The stumps of all trees in areas designated for construction operations should also be removed. Trees to be retained should not be used as anchorages for equipment used in stump removal. (See also 8.4.2 (d).)

9.2.3 Fires should not be lit in a position where the flames could extend to within 5 m of foliage, branches or trunk, bearing in mind the size of the fire and the wind direction (see 7.6.3).

9.2.4 It is usually preferable for any tree surgery work (to make the tree safe, or for any other reason) to be included at this stage of site clearance in development, prior to commencement of other site works. A full specification of this work following the recommendations of BS 3998 should be prepared, and the work should be implemented as appropriate.

10 Avoidance of damage to structures by trees

10.1 Introduction

10.1.1 This clause identifies particular situations where precautions may prove necessary to ensure harmony between trees and buildings. Many buildings are likely to come into close proximity with planted or self-sown trees during their useful life, so they should be constructed to allow for reasonable future tree growth.

10.1.2 In some situations, trees can adversely affect structures either by their direct action (see 10.2), or by their indirect action (see 10.3) in causing shrinkage or swelling of a clay subsoil.

10.2 Direct action of trees on structures

10.2.1 Trees can cause direct damage by:

- (a) the growth of roots or the base of the trunk lifting or distorting structures;
- (b) the disruption of underground services and pipelines;
- (c) the impact of branches with the superstructure;
- (d) being blown over.

10.2.2 The growth of the base of the trunk or of roots near the surface only exerts comparatively small forces. Paving slabs or low boundary walls can be lifted or pushed aside very easily, but heavier or stronger structures are more likely to withstand these forces without damage. More commonly the root will distort around the obstruction or the soil will suffer localized compaction or shear failure around the root before damage occurs.

10.2.3 The greatest risk of direct damage occurs close to the tree from the growth of the main trunk and roots, and diminishes rapidly with distance. To minimize the risk of damage, precautions during construction (see 10.2.4) should be taken when the distance from structure to young trees is less than that given in table 2. New planting should be kept at distances from structure not less than those in table 2.

10.2.4 If building closer than the distances recommended in table 2, precautions should be taken to allow for future growth. For example, foundations should be reinforced to resist lateral thrust; walls or

13 FEB 2004

TREE SURVEY

EX DIR
HDC
R.B.
K.C.
16 FEB 2004
PLANNING
LAND/PLANNING/US/PLANS

EARLS COURT TELEPHONE EXCHANGE, THE BOLTONS, SW5

Tree No.	Species	Age Class	Vig.	T.D. cm	Notes	B.S. Cat.
1.	Lime	M	N	40	Regrown pollard, trunk suckers	B
2.	Lime	M	L	30	Pollard, small poor crown	C
3.	Lime	M	N	48	Regrown pollard, trunk decay	B
4.	Sycamore	M	N	52	Forked trunk, slight lean	B
5.	Sycamore	MA	N	30	One-sided crown	C
6.	Sycamore	MA	N	30	One-sided crown, leaning	C
7.	Sycamore	MA	N	40	Forked trunk, trunk decay	B
8.	Sycamore	MA	N	34	One-sided crown, basal decay	B
9.	Sycamore	MA	N	30	Low spreading tree	B
10.	Holly	MA	N	28	Small tree	C
11.	London Plane	M	N	68	Good large tree	A
12.	Ailanthus	M	N	50	One-sided crown	B
13.	Ailanthus	Y	L	2x8	Small, one-sided crown	C
14.	Holly	Y	N	12	Small tree	C
15.	Holly	Y	N	10	Small tree	C
16.	Holly	Y	N	10	Small tree	C
17.	Sycamore	MA	N	40	Forked trunk, bark wound with decay	B
18.	Sycamore	MA	N	36	One-sided crown	B
19.	Ailanthus	Y	N	6	Small tree	C
20.	Cherry	MA	N	30	Off site	B
21.	Missing	-	-	-	-	-
22.	Mulberry	O	L	40	Collapsed stump with regrowth	C
23.	Privet	MA	L	5to6	Group of bushes	C
24.	Sycamore	M	N	56	Regrown pollard, large good tree	A

TREE SURVEY

EARLS COURT TELEPHONE EXCHANGE, THE BOLTONS, SW5

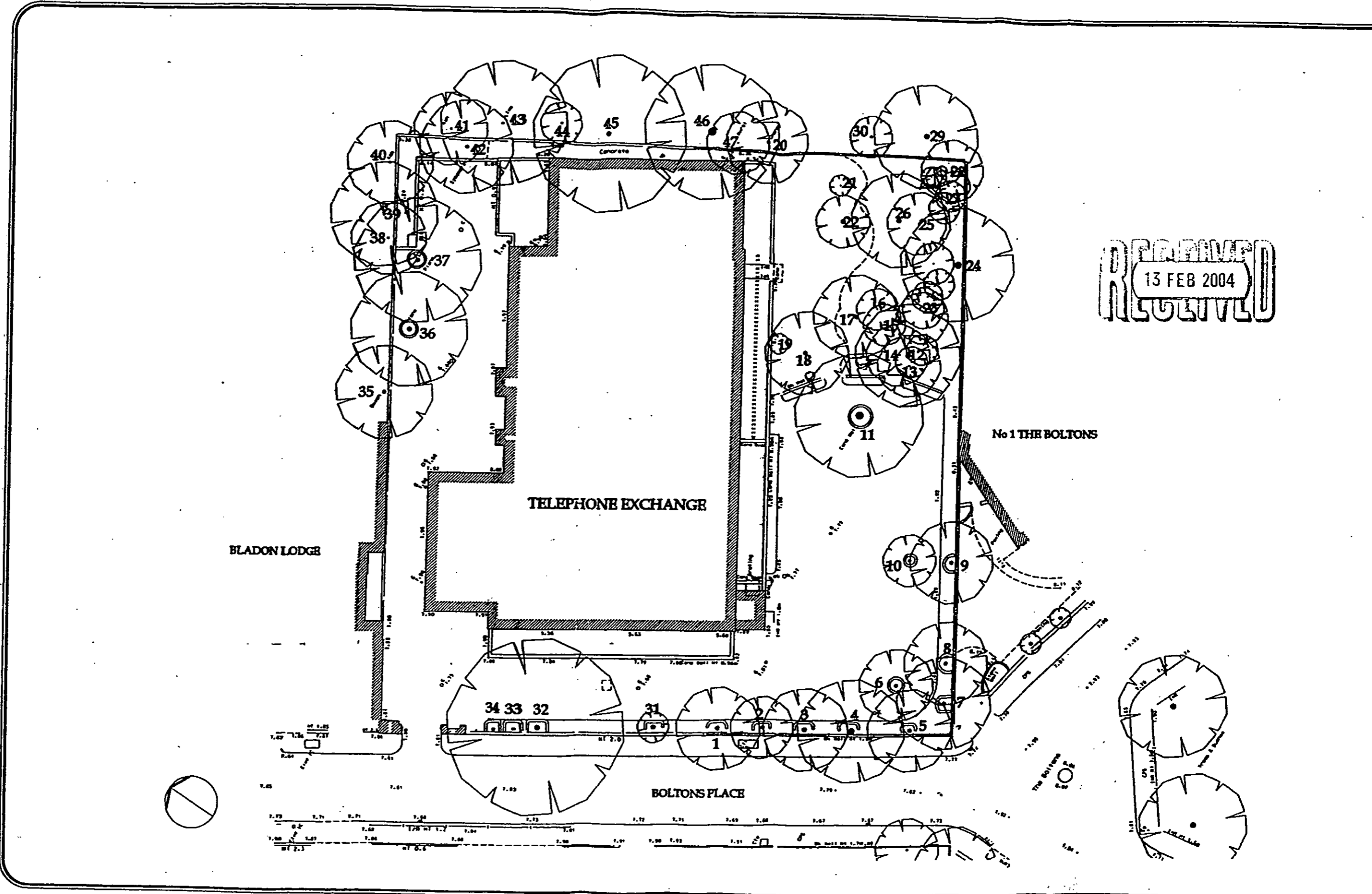
25.	Sycamore	Y	N	15	Clump of small trees	C
26.	Sycamore	M	N	46	Lower trunk decay, inspect	C
27.	Sycamore, Privet & Shrubs	Y	N	6to8	Clump of small trees and bushes	C
28.	Lime	Y	N	12	One-sided small tree	C
29.	Norway Maple	M	N	45	Off site	A
30.	Missing	-	-	-	-	-
31.	Lime	MA	L	25	Pollarded tree, suckers	C
32.	Horse Chestnut	M	N	60	Large regrown pollarded tree	A
33.	Lime	MA	L	30	Pollarded stump, suckers	C
34.	Lime	MA	L	30	Pollarded tree, suckers	C
35.	Lime	MA	N	30	Good tree, off site	B
36.	London Plane	MA	N	40	Growing in brick retaining wall	B
37.	London Plane	MA	N	40	Growing in brick retaining wall	B
38.	Purple Plum	MA	N	20	Small tree, off site	C
39.	False Acacia	MA	N	2x25	Forked trunk, off site	B
40.	Missing	-	-	-	-	-
41.	False Acacia	MA	N	25	Leaning, off site	B
42.	Sycamore	MA	N	20	Developing tree, ivy	B
43.	Lime	MA	N	25	Good tree, off site	B
44.	Cotoneaster	M	N	20	Small tree, off site	C
45.	Lime	M	N	50	Large good tree, forked trunk, off site	B
46.	Lime	M	N	60	Large good tree, off site	A
47.	Cherry Laurel	M	N	20	Evergreen bush, off site	C

P. BRIDGEMAN

Trees 1 to 30 originally surveyed February 1998

Trees 31 to 47 originally surveyed July 1998

Updated survey 29th August 2003



RECEIVED
13 FEB 2004

No 1 THE BOLTONS

TELEPHONE EXCHANGE

BLADON LODGE

BOLTONS PLACE

SARAH

COULD YOU CHECK WITH
CHRIS COLWELL WHETHER
THE ATTACHED IS
SATISFACTORY — IF IT
IS COULD YOU SEND OUT
THE LETTER

BLD — PRESSING
THANKS
SEE YOU ON WEDNESDAY

Joh

~~Sarah~~

This looks like a fairly standard palette of materials. Brick and slate have been used widely elsewhere.

Approve.

David

02/03/04

To go with a

sample

On my desk

~~the~~ Sarah



Barrett Lloyd Davis Associates LLP
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Fax: 020 7838 5556

e-mail: mail@blda.co.uk
www.blda.co.uk

2315/pl/DLD /mm

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

Attention of: Sarah Wilden

8th March 2004

Dear Ms Wilden

RE: TELEPHONE EXCHANGE SITE, THE BOLTONS W8

Following our conversation this morning and my conversation with David McDonald, it appears that the proposed facing materials are approved leaving just conditions 3b-walls fences and railings and 3c - dormer window details to be dealt with.

There was no requirement as a condition that a protection of trees method statement was submitted, however I can confirm that the British Standard will be adhered to.

As my clients are anxious to start the development works, I would be grateful if the remaining matters were dealt with as soon as possible.

If there is any further information that you require, please let me know.

Yours sincerely

David Lloyd Davis
BARRETT LLOYD DAVIS ASSOCIATES LLP

cc: David Spooner

EX	HDC	TP	CAC	AD	CLU	AOI
DIR						AK
R.B.		09 MAR 2004		PLANNING		
K.C.						
N	C	SW	SE	APP	IO	REC
			ARB	FPLN	DES	FEF

38

CHRIS

OBS PLEASE

Sarah W.
24/3

bk in + reach → SW

✓ R.A.
18/3/04



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2315/pl/DLD /mm

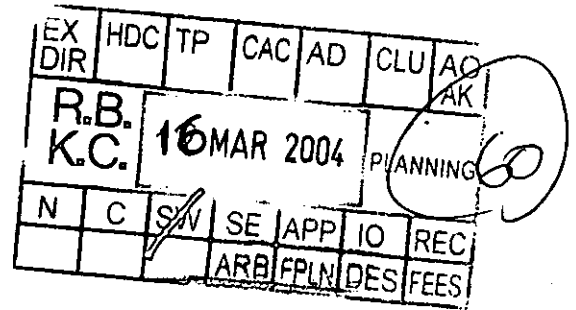
The Director of Planning
Royal Borough of Kensington & Chelsea
Planning Department
The Town Hall
Hornton Street
London W8 7NX

BY BIKE

Attention of: Sarah Wilden

15 March 2004

Dear Ms Wilden



RE: TELEPHONE EXCHANGE SITE - BOLTONS PLACE SW8

Following our telephone conversation this morning, I enclose a further copy of the Tree Protection Report prepared by Peter Bridgeman and Associates to satisfy Condition 3 of the Planning Permission TP/98/1905/G/17/6091.

This consists of his letter dated 12th February 2004, our covering letter of 13th February 2004, a local plan for the trees, a copy of the BS 5837, 1991 and a tree survey updated 29th August 2003.

If you require any further information on this or the other samples and details submitted, please let me know.

In due course we will be submitting revised details of particularly the Basement glazing, that was requested by David McDonald to the amendments put in by Michael Biscoe & Associates. I am sorry it is so complicated.

Yours sincerely

David Lloyd Davis
BARRETT LLOYD DAVIS ASSOCIATES LLP

cc: David Spooner

Enc:

RBKC ARBORICULTURAL OBSERVATIONS

RBKC ARBORICULTURAL OBSERVATIONS			
Address	Application No.	DC Officer	Date of Obs
Boltons Place, Telephone Exchange, SW8	TP98/1905	Sarah Wilden	1/4/04
Development		Obj.	No. Obj.
Residential development			
Status of Tree(s):			
C.A. No. (if any)	T.P.O. No. & Details (if any)	Tree Work Applications	
Comments:			

I refer to the attached letter dated 15th March 2004 and Peter Bridgeman's report dated 12th February 2004 and offer the following comments.

The applicant should provide a plan showing the location of the trees to be retained and the location and type of the protective fencing. It is essential that the tree protection to BS5837:1990 be installed prior to any construction or demolition works and therefore I shall require notification that the tree protection has been installed in order that I can confirm that it is satisfactory.

Signed:  Date: 11/4/04

Message left for Mr DLD 19/4.

1. The line of the fencing needs to be drawn on plan, with note re type/height etc.

2. Need elevation of boundary wall.

→ Advised as above. + Swaps to come
I will write in meanwhile.

David Lloyd Davis -



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2315/pl/DLD /mm

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

Attention of: Sarah Wilden

29 April 2004

Dear Ms Wilden

RE: TELEPHONE EXCHANGE SITE - BOLTONS PLACE , LONDON SW8

Following our telephone conversation earlier this week, I enclose 2 sets of the drawings you requested.

2315 D400P*

This drawing shows the extent and method of protecting the trees, which are to remain. These are indicated on the Plan and are in accordance with the Planning Permission granted.

A copy of this drawing has been sent under separate cover to Chris Colwell.

2315 P020*

The survey drawing of the front boundary wall to Boltons Place. We have included photographs, together with the Plan and Elevation.

2315 G424*

The proposed front wall with crossovers as indicated on the permitted drawings. The proposed wall retains the character of existing front garden walls in the Boltons.

this is new design // Details required

We would be very grateful if the Conditions could be agreed as soon as possible. Please let me know if you have any queries.

Yours sincerely

David Lloyd Davis
BARRETT LLOYD DAVIS ASSOCIATES LLP

cc: David Spooner
Chris Colwell
Enc:

5

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B.	26 APR 2004				PLANNING	
K.C.	N	C	SE	APP	IO	REC
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COPY TO CHRIS C. 26/4
DAVID MCD 26/4

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

Mr. D. Lloyd Davis,
Barrett Lloyd Davis Associates LLP,
535 King's Road,
London SW10 0SZ

Switchboard: 020-7937-5464
Direct Line: 0207 361-2082
Extension: 2082
Facsimile: 0207 361-3463



**KENSINGTON
AND CHELSEA**

21 April 2004

My Ref: DPS/DCSW /TP/98/01905 /SW
Your Ref: 2315/PL/DLD/MM

Please ask for: Mrs. S. Wilden

Dear Sir,

Town and Country Planning Act 1990

**EARL'S COURT TELEPHONE EXCHANGE, BOLTONS PLACE, KENSINGTON,
S.W.5**

I refer to the planning permission dated 16 June 1999 for the demolition of the existing building and construction of three houses at the above address, and your letters of 30th January and 15th March 2004.

Pursuant to condition 4 of the above planning permission, I hereby approve the following:

- (a) materials to be used on the external faces of the buildings, as follows and as shown on drawing numbers P405 and P406 received 2.2.2004.

Facing brickwork:	Smeed-Dean London Stock KE01
Roof Slate:	Penrhyn Heather Blue Welsh Slate
Balustrading and Cornice at roof level:	Painted concrete (white)
Bottle balusters and copings at 1st floor level:	" " "
Columns and Cornice of the Port Cochere:	" " "
Surrounds and entablatures to windows:	" " "
Stucco at Ground Floor Level:	Painted stucco with moulded coursing (white)
Window sashes moulding and frames:	Hardwood painted white
Doors:	Hardwood painted
Conservatory:	Timber framed and white painted
Front steps:	Portland stone
Decorative balconettes to front elevation:	Black painted wrought iron
Railing to front area:	Black painted wrought iron plain balusters with top and bottom rail.



INVESTOR IN PEOPLE

(b) Walls, fences and railings, as shown on drawings P400 and P406 and described as follows:

Rear boundary wall:	As existing.
Side boundary walls:	As existing.
Front boundary wall:	Repair and modify existing wall to form the two new entrances. Remove existing gates, door and redundant telephone box and make good in second hand brick to match the existing. Wall to have new Portland stone copings.
Intermediate garden walls:	New walls with Portland stone copings on brickwork to match facing bricks.

(c) Dormer window details as shown on drawing P700.

Further to your telephone conversation of 19th April with my assistant Mrs. Wilden, would you kindly provide the following:-

1. Existing and proposed elevations of the front boundary wall to complete your submission under condition 4 (b).
2. With reference to condition 3, a site plan showing the location and type of protective fencing to be erected around the trees to be retained.

Yours faithfully,


MICHAEL J. FRENCH,
EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION



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535 Kings Road, London, SW10 0SZ

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2315/pl/DLD/cl

Sarah Wilden
Royal Borough of Kensington and Chelsea
Planning Department
Town Hall
Hornton Street
London
W8 7NX

BY FAX AND POST

26 April 2004

Dear Mrs Wilden

RE: TELEPHONE EXCHANGE SITE, BOLTONS PLACE, LONDON SW5

Following our telephone conversation today, I confirm the following details:

1. The details of the front wall e.g, height, bottle balusters, render plinth, pier and pier coping are to match those of Bladon Lodge next door to the site.

I attach our study of the details of Bladon Lodge to make this clear

2. The gates will be plain black painted wrought iron hinged to fold out into the recesses not as the sliding gate shown on our drawing 2315 G424P*.

I will telephone Chris Colwell to ensure our drawing is sufficient.

Yours sincerely

David Lloyd Davis
BARRETT LLOYD DAVIS ASSOCIATES LLP

cc: David Spooner

Enc:

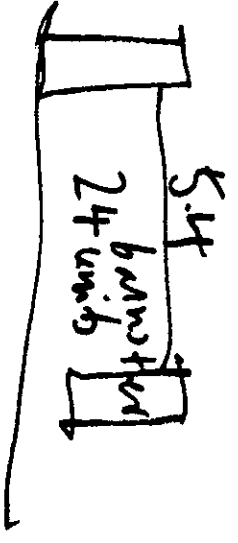
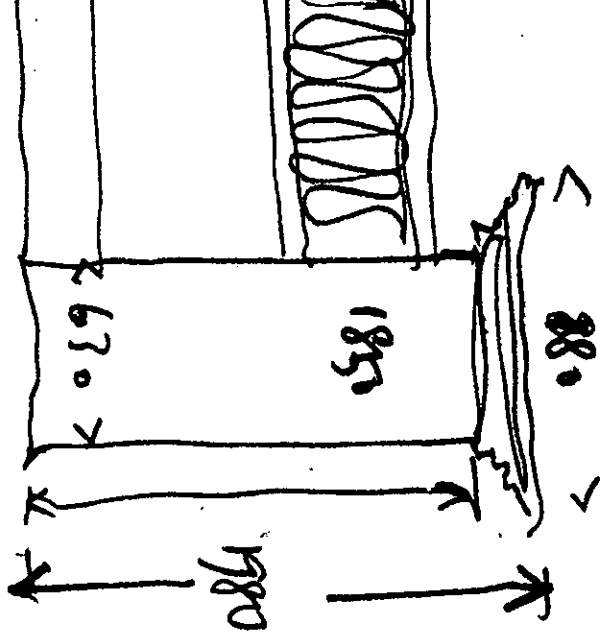
- fancy gates

67

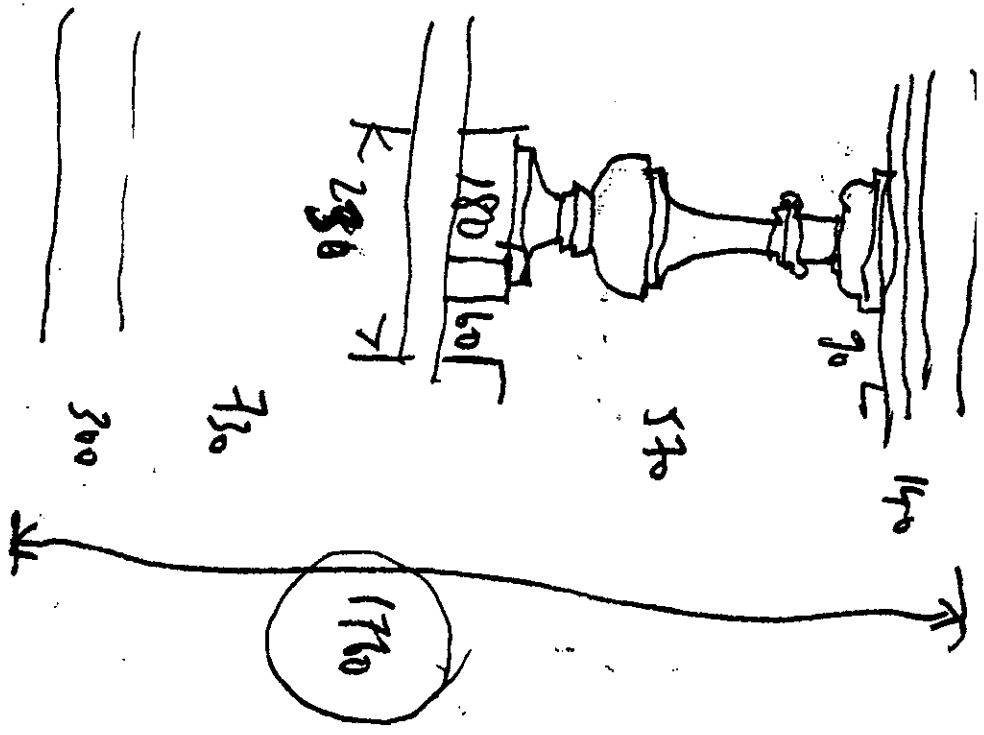
EX DIR	HDC	TP	CAC	AD	CLU	AO
						AK
R.B.	28 APR 2004				PLANNING	
K.C.						
N	C	SW	SE	APP	IO	REC
			ARB	FPLN	DES	FEE

Blaven Lodge
Study of Wall to bathroom.

EX	D	R.B.	N						
HDC	AD	K.C.	C	SW	SE	APP	IO	REC	
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AD	AD								



2970 + 2370 + 120



2315 SKETCH 1. 26.04.04
R.L.D.A.

FAX



Barrett Lloyd Davis Associates LLP
535 Kings Road, London, SW10 0SZ

Tel: 020 7838 5555
Fax: 020 7838 5556

e-mail: mail@blda.co.uk
www.blda.co.uk

To: Sarah Wilden
From: David Lloyd Davis

Fax No: 0207 361 3463
Job Number: 2315

Cc: David Spence
No of Pages: 2 (inc. this sheet)

Cc: Fax No: 02082227778
Date: 26 April 2004

If you do not receive all the pages please telephone 020 7838 5555

RE: BOLTONS PLACE, LONDON SW5

Please find attached regarding the above.

EX	HDC	TP	CAC	AD	CLU	AO
DIR						AK
R.B		K.C.		27 APR 2004		PLANNING
N	C	SW	DE	APP	IO	REC
			ARB	FPLN	DES	FEES

RBKC ARBORICULTURAL OBSERVATIONS

RBKC ARBORICULTURAL OBSERVATIONS			
Address	Application No.	DC Officer	Date of Obs
Boltons Place, Telephone Exchange, SW8	TP98/1905	Sarah Wilden	27/4/04
Development		Obj.	No. Obj.
Residential development			
Status of Tree(s):			
C.A. No. (if any)	T.P.O. No. & Details (if any)	Tree Work Applications	
Comments:			

Further to my observations of the 1st April I am now in receipt of drawing No. D400Rev P 'Tree Protection Plan' from Barrett Lloyd Davis Associates and covering letter dated 23rd April 2004. My comments are as follows.

The location of the tree protection fencing appears to comply with the recommendations of BS5837 and is therefore satisfactory. However, the proposed 1.2 metre high chestnut fencing on scaffold framework is not robust enough for a restricted site where development activity will be intense. I therefore recommend that the tree protection fencing be of the higher specification as detailed in section 8.2.3 and figure 5 of BS5837.

I have spoken to Mr. Lloyd Davis today and he has agreed to make the necessary changes to fencing standards and will confirm this in writing. The tree protection so approved must be installed prior to any development including demolition and site clearance works.

Signed:



Date: 27.4.04




architects

Barrett Lloyd Davis Associates LLP
535 Kings Road, London, SW10 0SZ

Tel: 020 7838 5555
Fax: 020 7838 5556

e-mail: mail@blda.co.uk
www.blda.co.uk

To: Sarah Wilden
From: David Lloyd Davis
Cc: Chris Colwell
No of Pages: 1 (inc. this sheet)

Fax No: 0207 361 3463
Job Number: 2315
Cc: Fax No:: 0207 361 3704
Date: 27 April 2004

If you do not receive all the pages please telephone 020 7838 5555

Dear Mrs Wilden

RE: TELEPHONE EXCHANGE SITE, BOLTONS PLACE, LONDON, SW5

I have just spoken to Chris Colwell and have agreed the following:

In place of the chestnut palings fence as protection, we will instruct 20mm external grade plywood 2.4m high supported by scaffolding. All other details as our drawing 2315 D400 P* previously submitted.

Yours Sincerely



David Lloyd Davis
BARRETT LLOYD DAVIS ASSOCIATES LLP

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B.	28 APR 2004				PLANNING	
K.C.	N	C	SW	SE	APP	IO REC
			ARB	FPLN	DES	FEES

RBKC ARBORICULTURAL OBSERVATIONS

Address				Application No.		DC Officer		Date of Obs	
Boltons Place, Telephone Exchange, SW8				TP98/1905		Sarah Wilden		30/4/04	
Development						Obj.		No Obj.	
Residential development									
Status of Tree(s):									
C.A. No. (if any)			T.P.O. No. & Details (if any)				Tree Work Applications		
Comments:									

I refer to the attached letter from BLDA dated 23rd April and Drawing No. 2315 PO20 and 2315 G424 rev.P

The removal and rebuilding of the boundary wall, if not carried out correctly, could harm the trees earmarked for retention. If the wall is to be rebuilt on the existing foundations there should be no problem provided that the trunk is protected from damage and the ground protected from compaction and contamination. However, if new foundations are needed they must be designed and installed in a way that does not harm the trees.

We may not know whether this is necessary at this time but I suggest that planning permission if granted could be subject to the following conditions:

C23a and 23c for reason R20

Signed: *C. Colwea* Date: 30.4.04

I think this had better have a new application so that we can control it.

● BARRETT ♦ LLOYD DAVIS ♦ ASSOCIATES
A R C H I T E C T S

ISSUE OF DRAWINGS/INFORMATION

TO: Sarah Wilden
RBKC Planning Dept.

DATE: 12 May 2004

JOB NO: 2315

Dear Sir,

Re: TELEPHONE EXCHANGE SITE

We enclose 2 copies of the following as requested/for your information/for your comment.

BOLTON PLACE PROPOSED STREET ELEVATION
2315 GA24 PA.

Annotated drawing adapting the existing wall.

Please telephone me if you require anything further.

Hopefully we can now have the conditions discharged. I have spoken to Chris Colwell and he is satisfied.

Tel con with BLD-Mr L-D.

1. Need to speak to CC re trees. Apparently, the approved landscape sug was wrong
2. I don't like these gates. Too industrial. However they're not going to do this, but...

Yours faithfully,

David

BARRETT LLOYD DAVIS & ASSOCIATES

535 King's Road London SW10 0SZ

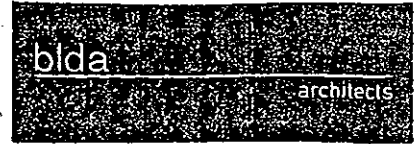
Telephone: 0171-352-1002 Fax: 0171-352-4341 Telex: 893851

Peter Barrett AADipl RIBA David Lloyd Davis BA Hons ID (Eng) RIBA

Associates: Theresa Barrett (BA) Arch RIBA

He will leave them off this scheme
Fax to come.

FAX



Barrett Lloyd Davis Associates LLP
535 Kings Road, London, SW10 0SZ

Tel: 020 7838 5555
Fax: 020 7838 5556

e-mail: mail@blda.co.uk
www.blda.co.uk

RBKC Planning Dept.

To: SARAH WILDEN
From: DAVID LLOYD DAVIS
Cc: David Spooner
No of Pages: (inc. this sheet)

Fax No: 0207 361 3463
Job Number: 2315
Cc: Fax No:
Date: 14 May 2004

If you do not receive all the pages please telephone 020 7838 5555

TELEPHONE EXCHANGE SITE - BOLTONS PL.

Following our conversation this morning I confirm that we will not be putting gates into the openings in the front wall.

A section of our drawing 2315 P324A is attached & shows this.

Please let me know if you have any further queries after your conversation with Chris Colwell.

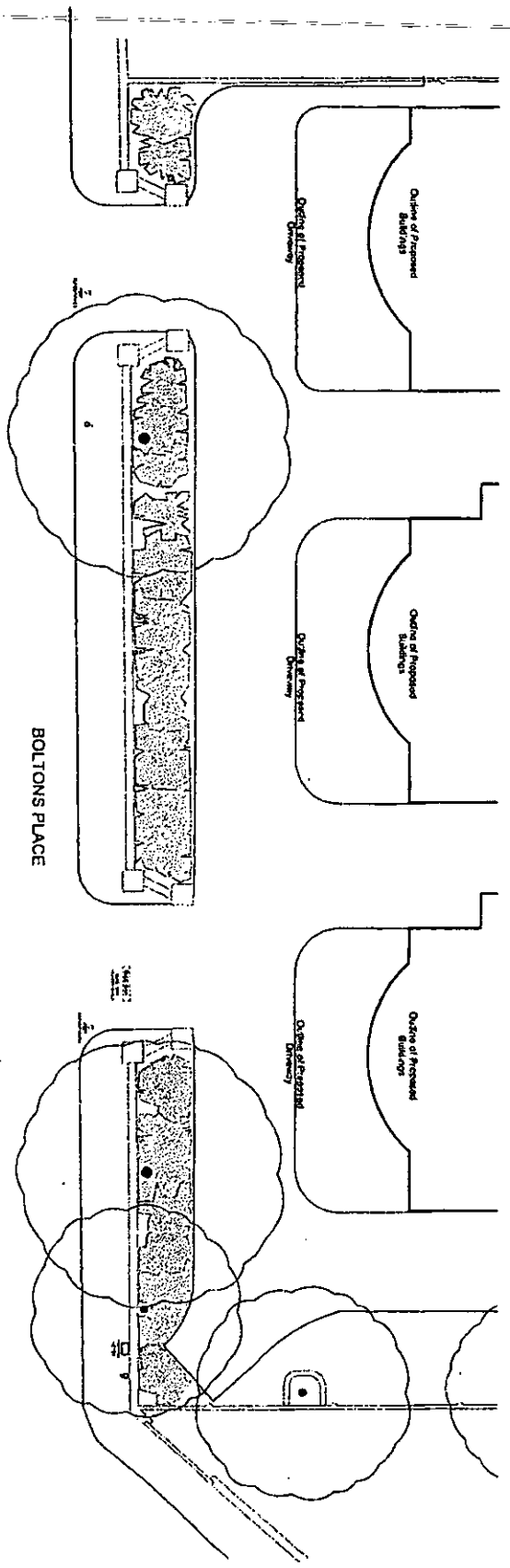
Regards

David

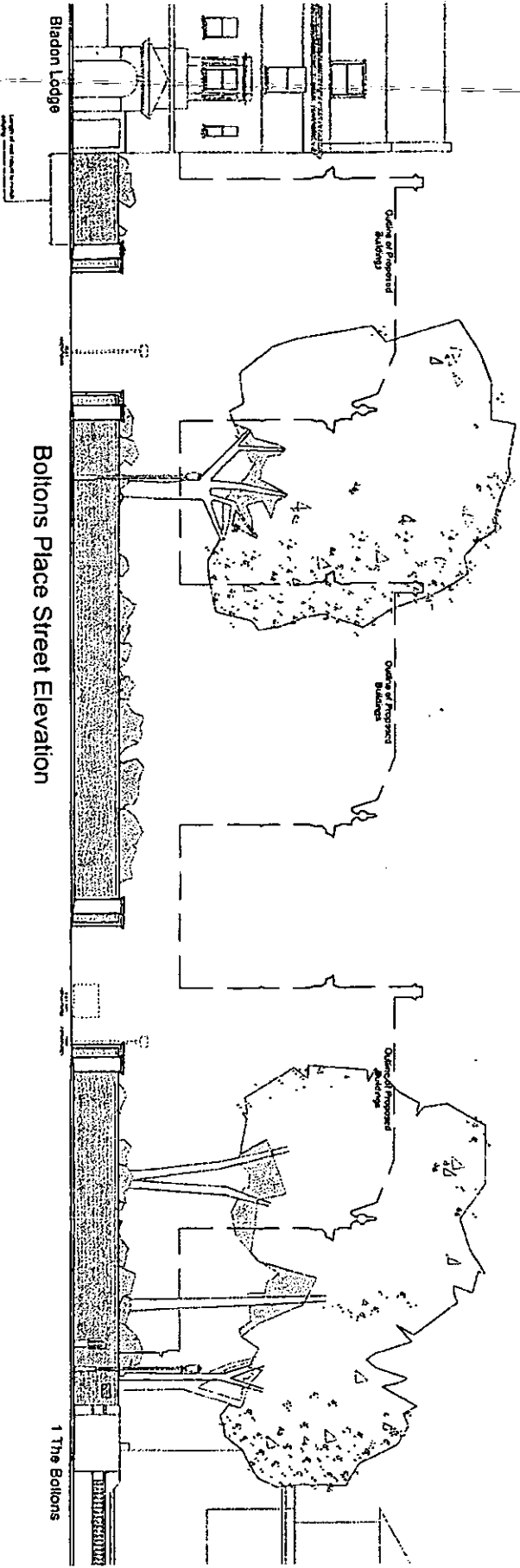
Chris is checking the case + will report back re dug descps. + he will look at relocation of left hand entrance.

dw 18/5

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B.	14 MAY 2004				PLANNING	
K.C.						
N	C	SW	SE	APP	IO	REC
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Boltons Place Street Plan



Boltons Place Street Elevation

1. The information contained in this drawing is the property of the Architect and is to be used only for the purposes for which it is prepared. It is not to be used for any other purpose without the written consent of the Architect.

2. The Architect does not accept any liability for any loss or damage, whether direct or indirect, arising from the use of this drawing, or from any error or omission therein, or from any delay in the completion of the work, or from any other cause, whether or not the same may be caused in whole or in part by the negligence of the Architect.

Architect: [Redacted]
 Date: [Redacted]
 Scale: [Redacted]

Barrett Lloyd Dault Associates LLP
 555, Kings Road, London, SW14 0SZ
 Tel: 020 7291 8556
 Fax: 020 7291 8558
 e-mail: enquiries@bladon.co.uk
 www: bladon.co.uk

NAME: BOLTONS PLACE
 LONDON SW14
 DATE: BOLTONS PLACE
 PROPOSED STREET
 ELEVATION

DATE: 23/15
 DRAWING: P32A
 SCALE: A

RBKC ARBORICULTURAL OBSERVATIONS

RBKC ARBORICULTURAL OBSERVATIONS			
Address	Application No.	DC Officer	Date of Obs
Boltons Place, Telephone Exchange, SW8	TP98/1905	Sarah Wilden	19/5/04
Development		Obj.	No. Obj.
Residential development			
Status of Tree(s):			
C.A. No. (if any)	T.P.O. No. & Details (if any)	Tree Work Applications	
Comments:			

I visited the site today with Mr. David Lloyd Davis and report the following.

Tress within and adjacent to the site are accurately identified and plotted on the Tree Survey plan and schedule prepared by Peter Bridgeman Associates and received 16th March. I shall refer to trees by the tree number as it appears in the schedule.

I have three further drawings: -

The Landscape Proposals Drawing (Ref. Town 255(08) 301) approved by Planning Services Committee on the 8th July 1999 which shows trees to be retained.

Biscoe Associates Site Layout (Ref. 0119 P 300)

Barrett Lloyd Davies Associates Tree Protection Plan (Ref.2315, D400 P)

On the Landscape Proposals Drawing the following trees are retained: T37, T32, T4, T5, T8, T9, T24, T22 are retained. All other trees within the site are not retained.

On the Biscoe Associated drawing the following trees are retained: T32, T1, T3, T4, T5, T8, T9, T24, T25, T26, T22, T28. All other trees within the site are not retained.

On the Lloyd Davis Tree Protection drawing the following trees are retained: T32, T3, T4, T5, T7, T8, T24, T25, T26, T22, T21, T27, T28, T42. All other tree are not retained.

dotted notation → for removal

+T9

On Landscape Proposals drawing T37 is marked as retained. However, it will not be possible to retain T37 as the approved basement (Dwr. No. Biscoe Associates – 019 P 301) extends up to the base of the trunk

I also note that on the approved drawing, Biscoe Associates Site Layout, the proposed vehicular entrance breaches the 6 metre radius of the tree protection zone tree T32, a mature horse chestnut. To protect this important amenity tree from the harmful effects of development

I recommend the following.

Any excavations or changes to levels within the tree protection zone must not be carried out by machinery. Any excavations must be carried by hand tools only. Any roots greater than 25mm diameter must be left in situ and may only be removed under the supervision and express permission of the Council's Arboriculturist. The design and location of foundations within the tree protection zone may require modification so that significant tree roots can be retained.

Signed: *C Colwell* Date: 18/5/04

Boltons Place Telephone Exchange

Trees

There is a discrepancy between approved site plan P300 and approved landscape proposals TOWN 255 (08) 301 concerning the trees to be retained, with fewer retentions on the latter drawing.

The latter drawing must be seen as more accurate for landscaping purposes and we cannot insist upon the retention of the trees beyond those it stipulates.

In addition, approved basement plan precludes retention of T37, despite what is shown on the approved landscape drawing.

I conclude that we can only insist upon retention of those trees shown as retained on drawing TOWN 255 (08) 301, less T37. ~~T37~~

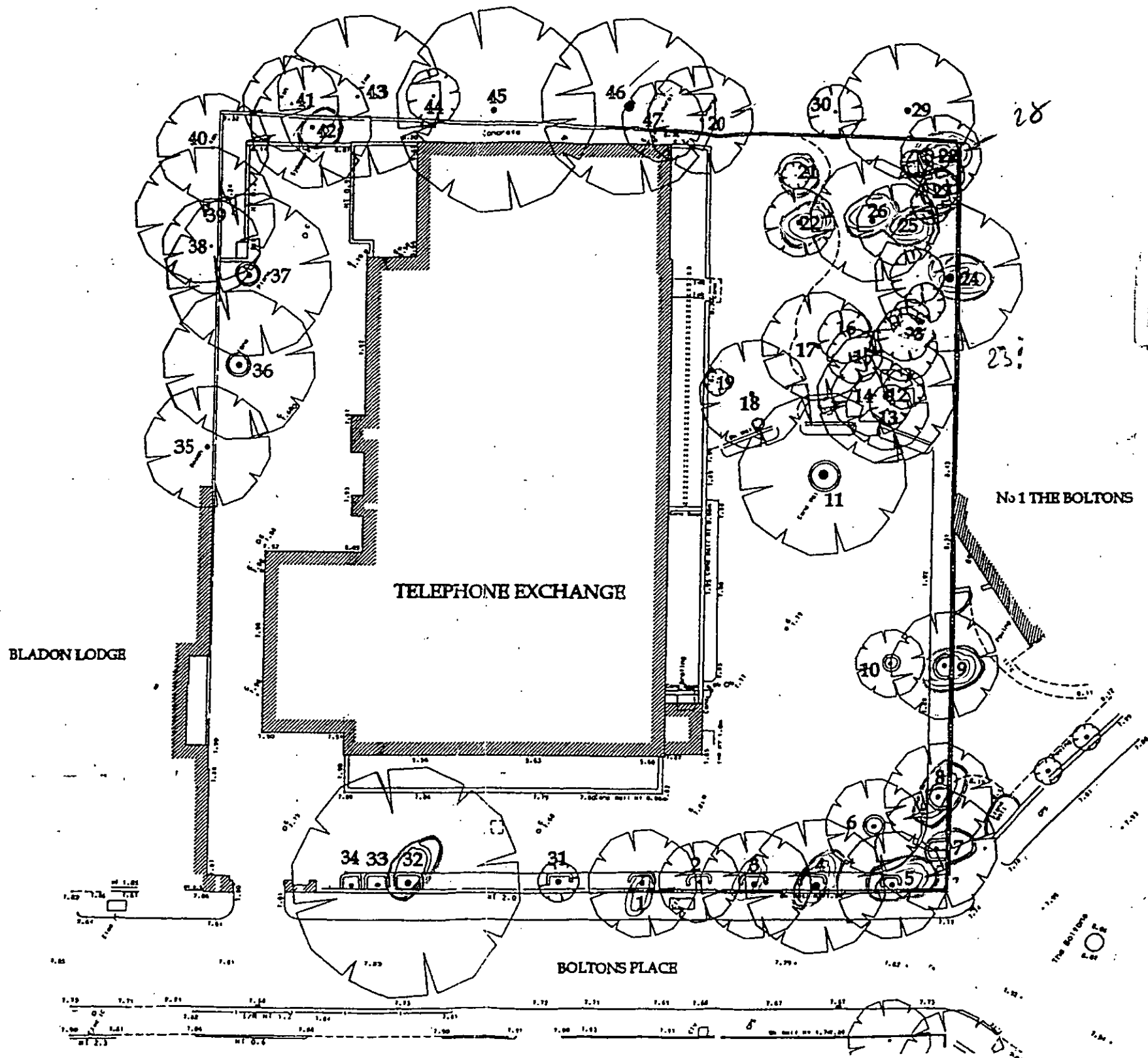
The proposed tree protection drawing D400 p shows the retention/protection of all these plus some extras i.e. ~~T7~~ T7, T21, T225, T26, T27 T42 and is therefore acceptable.

In addition, because ~~proposed~~ ~~entrance~~ entrance will encroach within the protection zone for T32, CC's extra requirements will apply.

SW 20/5/04



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R.B.	18 MAR 2004			PLANNING		
K.C.	N	C	SW	SE	APP IO	REC
	ARR	F	N	DES	FEE	



RECEIVED
13 FEB 2004

- TREES RETAINED
- = Approved Bug landscape Proposals
 - = Approved Site Plan
 - = Proposed Tree Protection

Christopher Wallis
 AA Dip RIBA
 Chartered Architect
 1 Greswell Street, London, SW6 6PR
 Phone/Fax 020 7751 9728
 Mobile 0796 806 1953
christopher@wallis2209.freemove.co.uk

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

June 11th 2004.

Dear Ms Wilden

REF: TP/98/1905

EARLS COURT TELEPHONE EXCHANGE DEVELOPMENT/BLADON LODGE

Mr Eynon has asked me to write and thank you for making the drawings of the above development available for our inspection at your office today.

Please could you clarify the situation with regard to the following:-

The tree at the rear of Bladon Lodge, marked no 35 on the architects drawing no 2315 D400P is very close to the boundary and the roots are likely to be seriously damaged by the excavations for the new house. This tree provides privacy to the residents of Bladon Lodge and it is most important that it is not harmed. Please could confirm that the developers have been made aware of this and must take whatever precautions are necessary to ensure the survival of this tree.

Are all windows facing the flank wall of Bladon Lodge to be fitted with obscure glass?

We have been informed by the project manager for the development that they will submitting revised proposals for the basements and steps adjacent to the flank wall of Bladon Lodge. Please could you confirm that the residents of Bladon Lodge will be given the opportunity to view the proposals before consent is granted to any amendments to the approved drawings.

I would be grateful for your comments on the above points.

Yours sincerely



Chris Wallis

cc Mrs Eynon Flat 9
 Mrs Boothman Flat 4B

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B. K.C.	14 JUN 2004			PLANNING		
N	C	S/V	SE	APP	IO	REC
			ARB	FPLN	DES	FEEs

● Earls Court Telephone Exchange

TP 98/1905

Amendments to approved scheme

Omission of rear conservatory to each house. ✓

Formation of terraced gardens down to basement pavers.

Mulberry tree (r/o southern house) to be replaced.

Sub Basement excavations enlarged at rear to provide store room. ✓

Front lightwell area enlarged by 1.25 m. in extent from building frontage. ✓

Additional windows added on N + S flanks 3rd floor.

(*) Front basement fenestration shown on B. Pl. frontage (305A)

→ NB they were shown on The Boltans elevation already.

Rear elevation - 307D - conservatories omitted.

- rear GF windows repl by fr. windows.

- GF balconies above excavated basement wells with glazed frontages.

* - "break" lines omitted from rustication

- fewer windows in each "linking" element.

- something about heights at rear is odd, compared with P307, making rusticated GF balcony lower, rear 1st floor windows larger.

Elevation to Bladen Lodge

- Few windows.

- flank elevation taller by 200 mm.

- rear wing is 0.5 m lower than approved

Section

B, G + 1st floor levels are all lower than approved

Landscape proposals

No equivalent to DWG TOWN 255 (08) 301 R00 has been submitted.

If relying on P300A, more info needed as it does not show the new planting previously approved, and the redesign in part precludes it.

Conditions of TDP 98/1405

4. (a) will cover materials for new rear B elevations.
4. (b) will cover the new ramps to the new balconies proposed at rear GP.
6. Landscaping to be done within 3mtrs, but details have to be submitted updated to go with enlarged B lightwells.
15. will still apply.

~~Flank~~ Flank under portions (N elev) -
- was this significant re flank of Bladon loop?

To treat as non material alterations
subject to :-

- ① No inc in app'd height of building
NB N flank wall on P308A appears to have inc.
- ② ~~Prop~~ Satisfactory updating of landscape drawing
TOWN 255 (08) 301 R00
- ③ More solidity of design to basement elevations at rear. (see D MCD)

Discussed with D MCD.

Rear Basement.

Balcony + glazed basement being full with
dent rail well to the rest of the building.

Suggest break up / reduce balcony.
omit int r/o garage.
less B glazing.

break lines as stucco work.

CANYON EFFECT

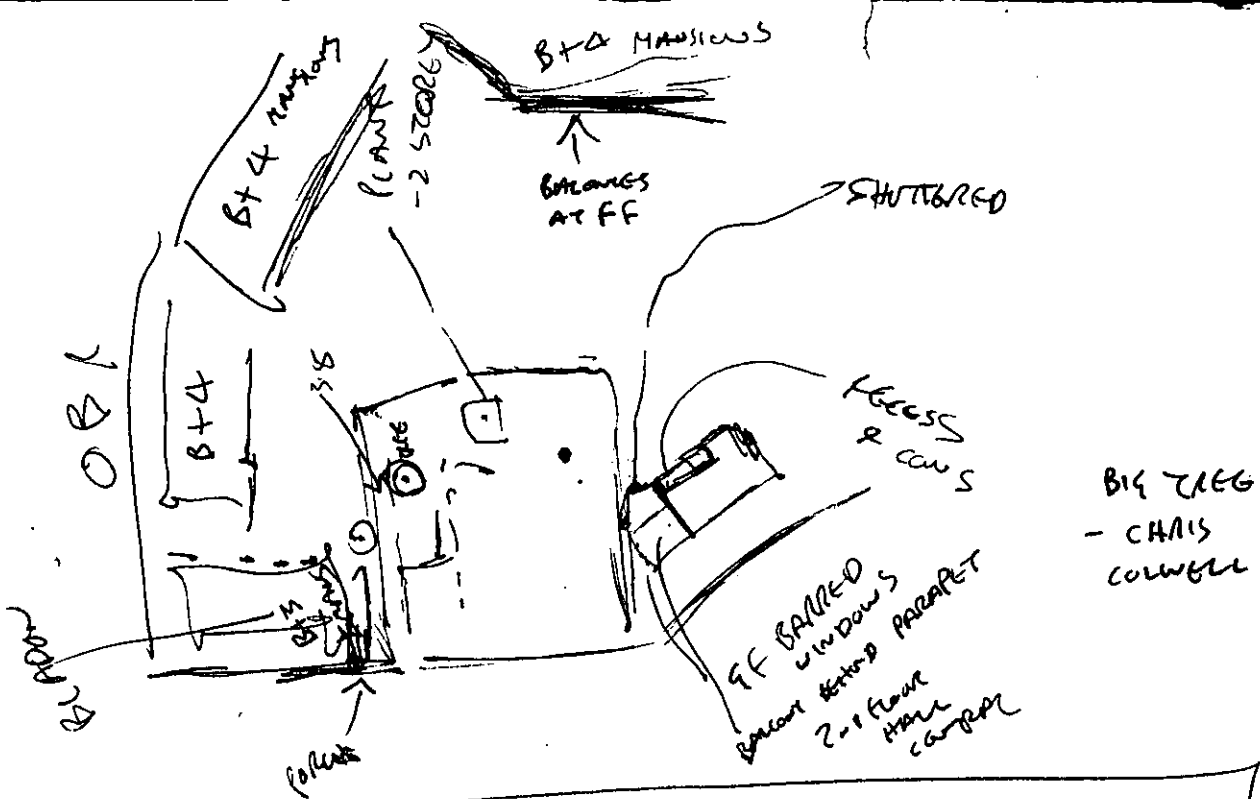
1. GAP
2. DEPTH
3. SENSE OF ENCLOSURE
4. CAR REVERSE DISTANCE

DAVID

1. PRINCIPLE OK
2. NAME BUILDING LING OK
3. LEAR BUILDING LING TOO FAR
4. HEIGHT BULK SCALE
 - BROAD SWATH OF TREES
 - CANYON EFFECT
 - STOCK BRICK/STUCCO.?

ARRANGE DISCUSSION
WITH CHRIS

RE CLIMATE TREES
& GAP TREES



ROWS ~~ANNING~~ AGAIN
 RE SUNDAY COLLECTION

MARION
 JOHN
~~PAUL~~
 ROBIN

Boltens Telephone Exchange

The existing building does not ~~not~~ make a positive contribution to the character or appearance of the Boltens CA. However the gap between the building and 1 The Boltens certainly does play its part in ~~providing~~ providing a visual gap between the distinctive Boltens architecture and layout and adjoining development.

The proposed development infills the area between the Boltens planned layout ~~at~~ and the later 1870s buildings which form the corner onto Old Brompton Road. Three Italianate styled villas are proposed which pick up local design references but ~~which~~ do not copy the Boltens houses which are semi-detached. ~~XXXXXXXXXXXX~~

The proposed front building line is satisfactory, ~~is~~ forming a logical connection between adjoining developments. The proposed villas have a very elongated plan which means that they extend further to the rear than both Bladen Lodge and the Boltens houses. However, this has to be weighed against the fact that the ~~the~~ telephone exchange extends almost to the rear boundary of the site. The proximity of the new buildings ~~to~~ at the rear to those adjacent is potentially an issue.

The main conservation issues ^{are} the effect on the gap which is identified in Boltens CAPS and the design of the new buildings. The clear reduction in the existing gap is mitigated by effectively the creation of new gaps between the proposed

villas. This needs to be demonstrated by a model and perspectives/photos to show that there are clear overall benefits to the appearance of the area.

The design approach is that of Italianate villas connected by port cochers which allow vehicles to pass through to garages behind. They are similar to ~~some~~ some of the mid Victorian villas in Kensington ~~the~~ Palm Court Gardens. ~~The garden is set out of place in the~~ ~~lot~~. It is important that the architect provides a design statement to justify his approach in terms of whether it preserves or enhances the character of the area.

DMS 28/4

* It is important that the design does not compete with the Boltons architecture and hence devolve it. A more restrained classicism may be appropriate.



Site:	Bottom Tel & drain	File reference:	TP 98 1905
Subject:		Site <input type="checkbox"/>	Office <input type="checkbox"/>
R.B.K. & C Planning Services		Date:	

NOTES OF MEETING

Names of persons attending:

Officers	Applicant/Agent/Resident
SW	

Matters discussed:

Message left for David Lloyd Davis

1. Given CC's concerns re the effect of new wall on trees, I think we should have a new application for it.

The original PP did not refer to rebuilding this wall anyway, only altering it.

Whilst matching Bladen Lodge's wall looks fine to me, it does involve piers and (I think) a wider coping than the exg wall that could clash with trees as trunks are v. close. Safer to apply for this separately.

Two progress discharge of condition, can they just supply elevation of wall with new gables + openings + piers, & a plan.

The proposed design on GR24 P10 shows a very odd arrangement by gate anyway. In thick wall or coping?

Signatures:

PTO

Need elevation to go with approved plan, showing piers & gates.

I'm a bit confused that the approved site layout describes northern gates as "exg crosser & entrance" on P300 but they are not in same place as on tree protection plan D400 P# and would actually be inside the exclusion zone!

Request

1. Elevation of wall + gates to go with approved site layout plan P-300. Simple gates ok, but no heavy frames.
I can then discharge the condition.
2. New appln - balustrading fence.
Bales should be made to go with wall.
odd bits flanking entrance need sorting out.

DESIGN

21/10

TRANSPORT

20/10

Biscoe Associates

Michael Biscoe MA Dip Arch RIBA FRICS

85 Cadogan Gardens, London SW3 2RD
Tel: 0171 591 3848 Fax: 0171 591 3858
e-mail: mbiscoe@analytical.co.uk

Langleycourt Limited

SIMON GRANT-RENNICK
Chairman

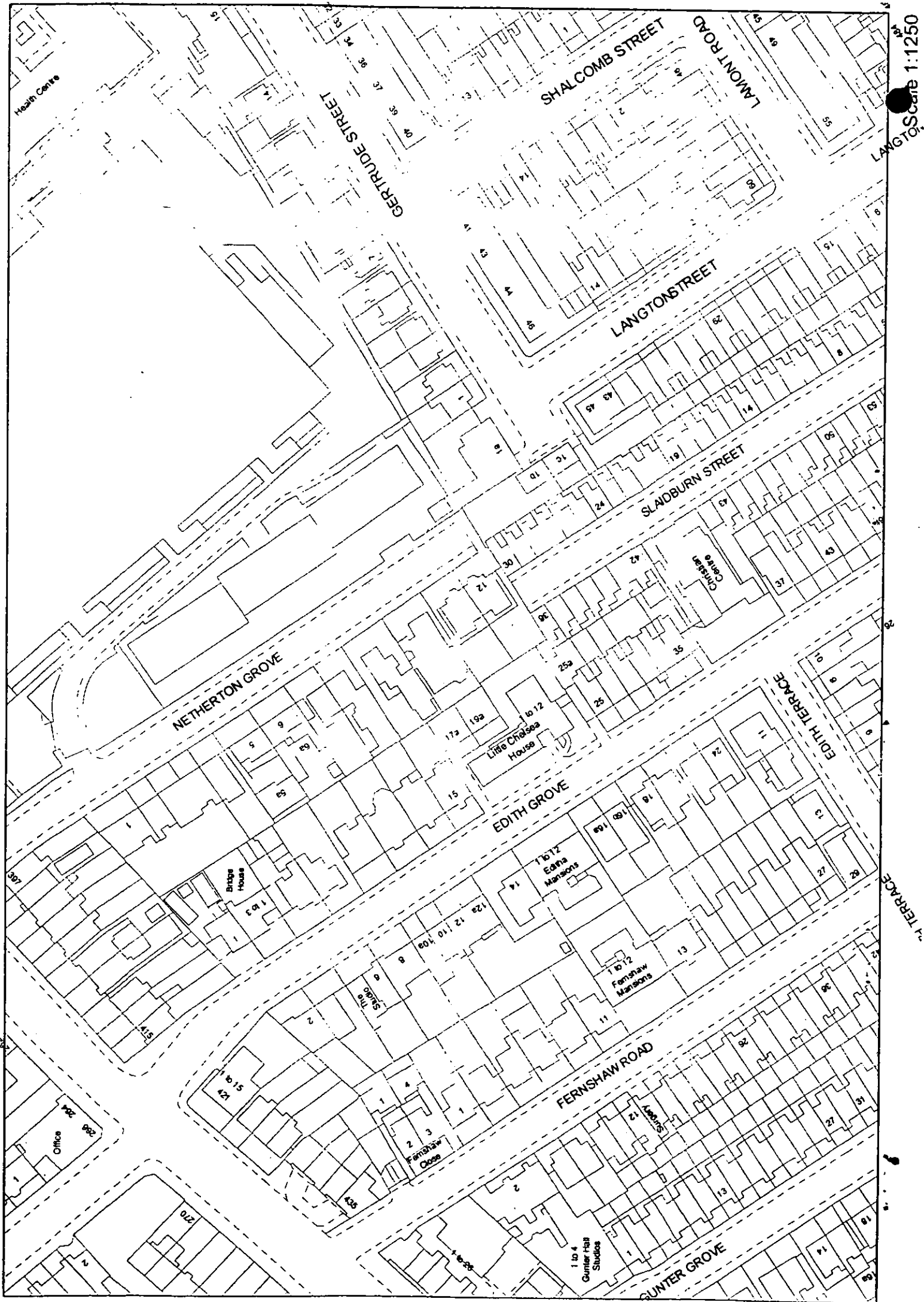
The Cotton Exchange Building
Old Hall Street, Liverpool, L3 9LQ
Tel: 0151 236 4200
Fax: 0151 284 4634
Mobile: 0973 253 124



Nigel M Reid BSc ARICS
Development Manager

BT Group Property
5th Floor
19 Stratford Place
LONDON
WIN 9AF

Telephone 071-290 4112
Facsimile 071-290 4123



Health Centre

GERTRUDE STREET

SHALCOMB STREET

LANGTON ROAD

LANGTON STREET

SLADBURN STREET

NETHERTON GROVE

EDITH GROVE

EDITH TERRACE

FERNSHAW ROAD

GUNTER GROVE

LANGTON ROAD

GUNTER TERRACE

Bridge House

Libra Chelsea House

Edith Mansions

Fernshaw Mansions

Gunter Hill Studios

Furnish Office

Office

Scale 1:1250



**ASHURST
MORRIS
CRISP**

Broadwalk House, 5 Appold Street, London EC2A 2HA,
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Martin Evans
Solicitor

Home Tel 0181 392 2450

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Fax: (06) 6790966

Verona

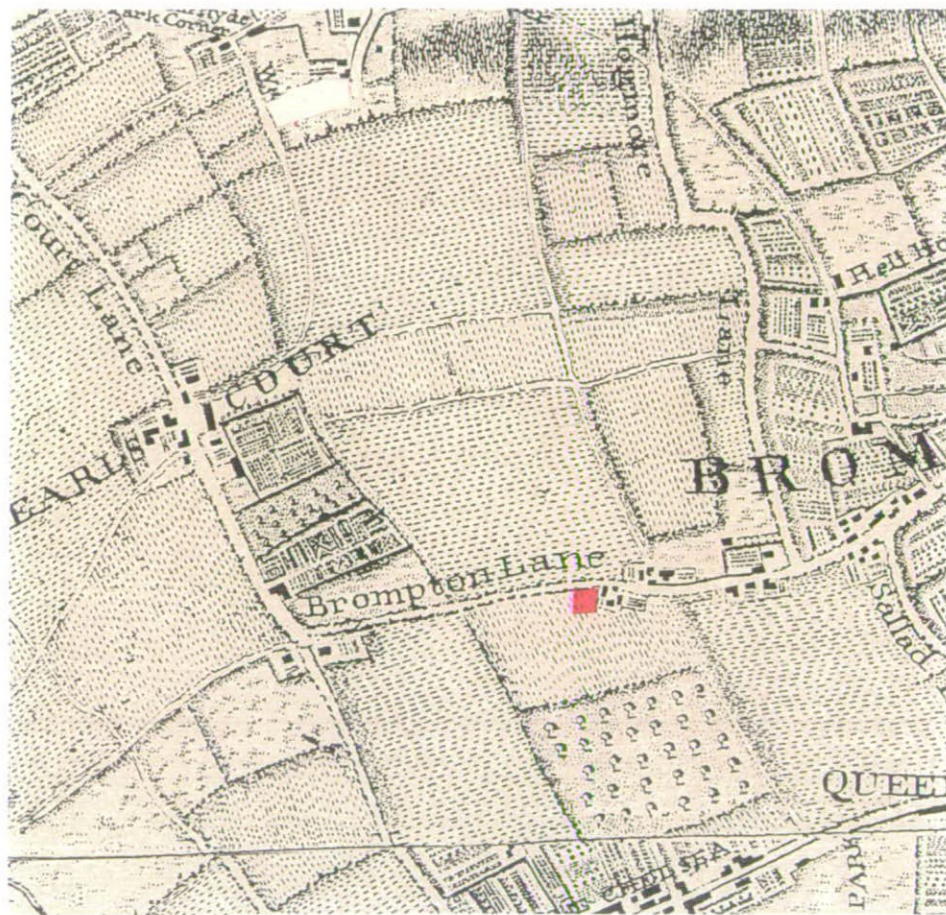
Tel: (045) 8036253
Fax: (045) 8036257

EARLS COURT TELEPHONE
EXCHANGE

The Boltons, South Kensington,
London SW5

Royal Borough of Kensington & Chelsea

An Archaeological Assessment



Museum of London Archaeology Service
November 1997



**EARLS COURT TELEPHONE
EXCHANGE**

**The Boltons, South Kensington,
London SW5**

Royal Borough of Kensington & Chelsea

An Archaeological Assessment

NGR : TQ 2610 7837

**Museum of London Archaeology Service
© Museum of London 1997**

**Walker House, 87 Queen Victoria Street, London EC4V 4AB
Telephone 0171 410 2200 Facsimile 0171 410 2201**

Project Manager	Geoff Potter
Author	Carrie Cowan
Graphics	Jeannette van der Post

ABSTRACT

This desk-top assessment report has been commissioned by BT Group Property as part of a planning application relating to the site of Earls Court Telephone Exchange. The objective of the report is to assess the likely degree of archaeological survival on the site and the impact that the proposed development may have on such remains. This information may then be used to agree an appropriate strategy for any archaeological remains that are anticipated.

The report summarises the evidence for the known and likely archaeological features of the site and presents relevant details of previous archaeological investigations in the area. The likely degree of archaeological survival (in relation to present and previous buildings) and any additional impact of the proposed scheme have also been discussed.

The site of the Telephone Exchange lies in an area of considerable archaeological and historical importance. A sequence of Iron Age and Roman buildings have been excavated to the north of the site cut into the surface of the natural brickearth and similar deposits may be present on the site of the proposed development.

Historical maps indicate that the southern part of the site has remained free of development and thus is likely to contain an untruncated archaeological sequence.

The present development design envisages ground reduction for a new basement over the southern part of the site, whereas the northern part of the site in the area of the present building will remain undeveloped for the time being. These groundworks are likely to remove all archaeological deposits currently surviving. In these circumstances the next logical step (in line with the relevant government guidance and planning policies) would normally be to carry out selective on-site trialwork (an archaeological field evaluation). The purpose of this would be to determine the actual degree of archaeological survival present on the site. This information may then be used if necessary to define appropriate archaeological safeguards for the site.

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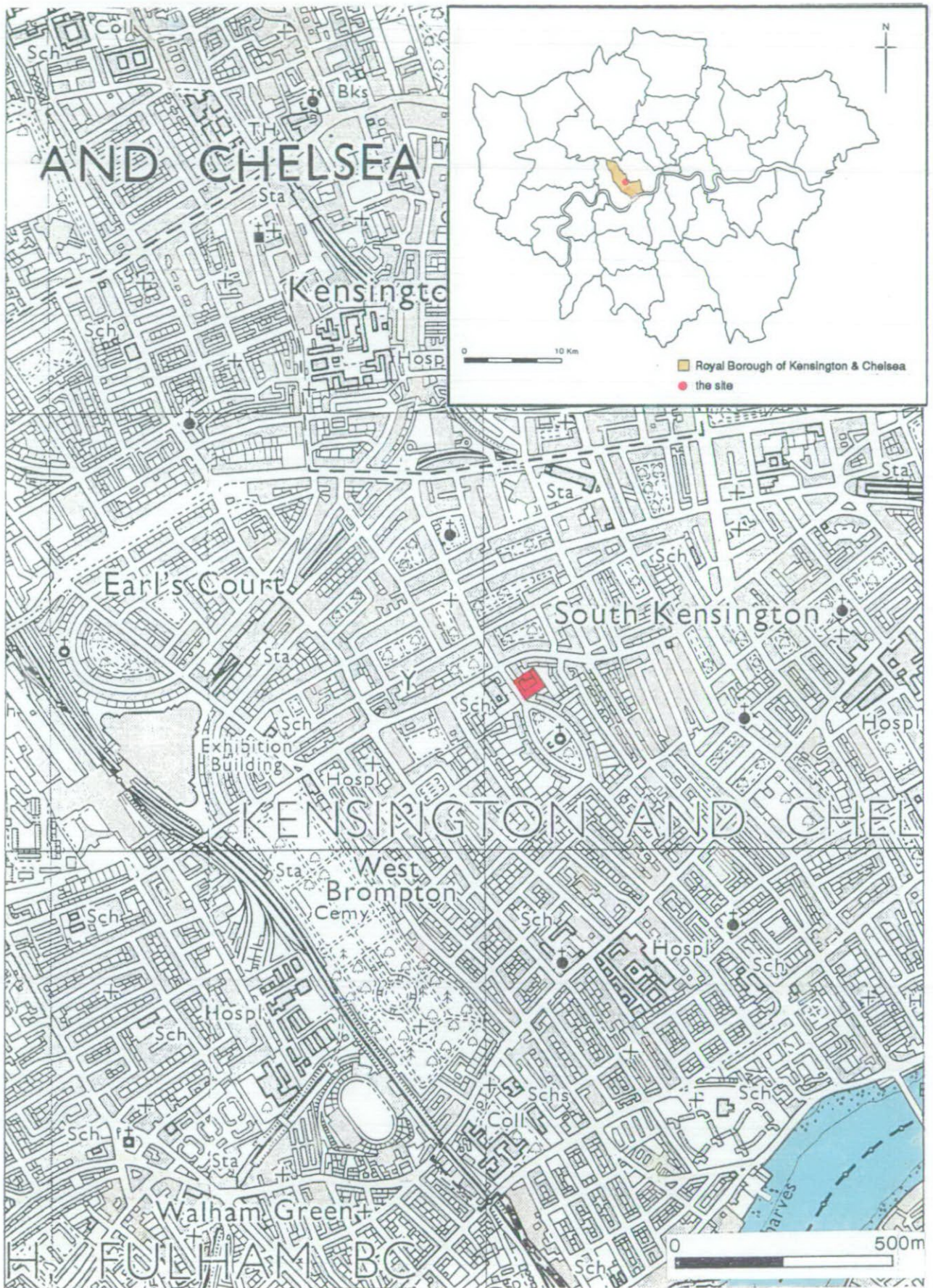


Fig 1: Site Location with inset of Greater London

INTRODUCTION

Site Location

Earls Court Telephone Exchange is located in South Kensington (figure 1) and is bounded by Bladon Lodge to the north, The Boltons to the west and south, houses fronting Cresswell Place to the east. The Ordnance Survey National Grid Reference for the centre of the site is TQ 2610 7837.

Proposed Development

The northern part of the site is currently occupied by a telephone exchange building and the southern part of the site is hardstanding. The proposed development is for housing but the houses on the northern part of the site will not be constructed for another five years at least. The area currently under consideration is therefore the southern part of the site for which the construction of one large house is proposed.

Origin & Scope of the Report

This assessment has been commissioned from the Museum of London Archaeology Service (MoLAS) by BT Group Property, as part of a Planning Application for redevelopment of the site, in order that the known or potential archaeological resource can be assessed and appropriate responses made.

The report has the status of an Archaeological Desk Top Assessment and has been prepared within the terms of the relevant Standard specified by the Institute of Field Archaeologists, which states that:

A Desk-based Assessment will determine, as far as is reasonably possible from existing records, the nature of the archaeological resource within a specified area using appropriate methods of study which satisfy the stated aims of the project, and which comply with the Codes of Practice of the Institute of Field Archaeologists.

A Desk-Based Assessment is more closely defined as:

An assessment of the known or potential archaeological resource within a specified area or site on land or underwater, consisting of a collation of existing written and graphic information in order to identify the likely character, extent, quality and worth of the known or potential archaeological resource in a local, regional, or national context as appropriate.

The same document goes on to point out that desk-based assessments are undertaken in order that the known or potential archaeological resource can be assessed and

appropriate responses made. These responses may consist of one or more of the following:

the formulation of a strategy to ensure the recording, preservation or management of the resource.

the formulation of a strategy for further investigation, whether or not intrusive, where the character and value of the resource is not sufficiently defined to permit a mitigation strategy or other response to be devised.

the formulation of a proposal for further archaeological investigation within a programme of research.

The Standard stresses that on those occasions when a Desk-based Assessment is commissioned in advance of submission of a planning application:

it is appropriate for any proposals for Desk-based Assessment to be agreed with the planning archaeologist in advance, so that the aims and methodology are agreed and excessive cost not incurred. In such circumstances, matters of confidentiality will need to be carefully considered by all parties involved.

Current Practice

Current practice has been further defined by the Association of County Archaeological Officers. In this definition, the product of a Desk-based Assessment should be a report that:

assembles, summarises and orders the available evidence.

synthesises it and places it in the local and/or regional context.

comments on its quality and reliability and indicates how it might be supplemented by Field Evaluation so as to provide the information required for planning purposes.

In addition, current archaeological practice is increasingly determined by a number of recent documents issued by English Heritage in response to the advice set out by the Department of the Environment. The most comprehensive of these documents is the "Management of Archaeological Projects" (known as MAP 2). This document recognises that large archaeological projects may be preceded by one or more preliminary phases of evaluation which:

... will almost invariably commence with a desk top study. In those cases where such study yields insufficient information, rapid and limited fieldwork may follow. The purpose of such fieldwork is to define, as far as possible, the likely nature and extent of the archaeological deposits under consideration.

Objectives of the Report

The aims of this report are to assess the potential importance and degree of survival of archaeological deposits within the area of the redevelopment; to consider what impact the redevelopment will have on those surviving deposits; and to recommend how any impact can be mitigated. Safeguards or mitigation measures can include building design measures to achieve in-situ preservation of deposits or archaeological investigations ahead of development (known as preservation by record). However the need for any such safeguards can normally only be determined by a further stage of site-based assessment involving test pits/trenches (known as an archaeological field evaluation).

Methodology

In summary, the work has involved:

- identifying the sources available for consultation;
- assembling/consulting and examining these sources;
- consulting specialists within MoLAS as appropriate;
- visiting the site.

The degree to which archaeological deposits actually survive on the site will depend on previous land use. Thus an assessment is made of the destructive effect of the previous and present activity and/or buildings, from the study of available plan information and ground investigation reports.

The data from archaeological excavations and other works in the vicinity of the site have been supplemented by a consideration of both the Geological and Historical backgrounds of this part of Kensington, insofar as these are currently understood. This has required the consultation of a range of cartographic, documentary and academic sources, which are detailed in the accompanying Bibliography.

THE LEGISLATIVE FRAMEWORK

Planning Policy Guidance

The Department of Environment published its Planning Policy Guidance Note on Archaeology and Planning (PPG16) in November 1990. This sets out the policy of the Secretary of State for archaeological remains on land and is intended as guidance for planning authorities, property owners, developers, archaeologists, amenity societies and the general public. It applies to both urban and countryside environments and gives advice on the handling of archaeological remains and discoveries under the development plan and control systems.

The numerous recommendations of this important document are rapidly being integrated into local development plans and have been endorsed by a number of organisations concerned with the national heritage. A recent English Heritage publication discusses the strategies which can be applied to the Archaeology of England, incorporating the key points of the document. These can be summarised as follows:

- Archaeological remains should be seen as a finite and non-renewable resource, and in many cases highly fragile and vulnerable to damage and destruction. Appropriate management is therefore essential to ensure that they survive in good condition. In particular, care must be taken to ensure that archaeological remains are not needlessly or thoughtlessly destroyed. They can contain irreplaceable information about our past and the potential for an increase in future knowledge. They are part of our sense of national identity and are valuable for their own sake and for their role in education, leisure and tourism.
- Where nationally important archaeological remains, whether Scheduled Ancient Monuments or not, are affected by a proposed development there should be a presumption in favour of their physical preservation.
- The key to informed and reasonable planning decisions is for consideration to be given early, before formal planning applications are made, to the question of whether archaeological remains are known to exist on a site where development is planned and the implications for the development proposal.
- When important remains are known to exist, or when archaeologists have good reason to believe that important remains exist, developers will be able to help by preparing sympathetic designs using, for example, foundations which avoid disturbing the remains altogether or minimise damage by raising ground levels under a proposed new structure, or by careful siting of landscaped or open areas. There are techniques available for sealing archaeological remains underneath buildings or landscaping, thus securing their preservation for the future even though they remain inaccessible for the time being.

- If physical preservation in situ is not feasible, an archaeological excavation for the purposes of record may be an acceptable alternative. From an archaeological point of view, this should be regarded as a second best option.
- Agreements should also provide for the subsequent publication of the results of any excavation programme.
- Development plans should reconcile the need for development with the interests of conservation, including archaeology. Detailed development plans should include policies for the protection, enhancement and preservation of sites of archaeological interest, and their settings.
- Decisions by planning authorities on whether to preserve archaeological remains in situ, in the face of proposed development, have to be taken on merit, taking account of development plan policies and all other material considerations, including the importance of the remains, and weighing these against the need for development.
- Planning authorities, when they propose to allow development which is damaging to archaeological remains, must ensure that the developer has satisfactorily provided for excavation and recording, either through voluntary agreement with the archaeologists, or, in the absence of agreement, by imposing an appropriate condition on the planning permission.

Archaeology and the Royal Borough of Kensington and Chelsea

The Royal Borough of Kensington and Chelsea states in its Unitary Development Plan that:

'Archaeological remains constitute the principal surviving evidence of the Borough's past but are a finite and fragile resource very vulnerable to modern development and land use. One removed, that part of the Borough's past is lost forever. The destruction of such remains should be avoided wherever possible and should never take place without archaeological excavation and record' (*UDP, 9.1, 78*)

The spirit of this statement is embodied in a series of Conservation and Development (CD) policies:

'CD92 To encourage the conservation, protection and enhancement of the archaeological heritage of the Borough and its interpretation to the public.

CD93 To require on sites of archaeological significance or potential: that proper archaeological evaluation takes place before development proposals are determined; that the remains and their settings are preserved permanently either in situ, or

exceptionally by record; and that provision is made for an appropriate level of archaeological investigation to take place before the development begins.

CD94 To encourage co-operation between landowners, developers and archaeological organisations in accordance with the principles of the British archaeologists liaison group code of practice (*UDP, 9.1, 78-9*)'

The statement indicates that special attention will be given to Archaeological Priority Area, as shown on the UDP proposals map and on the Museum of London's sensitivity map and schedule.

With regard to archaeology the Borough's planning guidelines are focused by its Strategy (Strat) 12: for safeguarding ancient monuments and archaeological remains in the Borough. This strategy strengthens the position of archaeology as a material consideration in the planning process and incorporates matter from the Department of Environment's PPG16.

It is set out in the Unitary Development Plan (UDP) and given as follows:

- STRAT 12 [The Council is] To have special regard for the protection of ancient monuments and sites of archaeological interest(*UDP, vii, 35*)

THE ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

Introduction: Geology and Topography

The natural topography of an area can influence its subsequent use and development. This is particularly true if it contains features which are either easily exploitable or, at the other extreme, offer obstacles to free movement and occupation. In certain cases, therefore, the natural topography of an area can be a major determinant of the type and nature of the archaeological deposits which are built up over time.

The drift geology of the South Kensington area comprises a gravel terrace formed by the Thames during the glacial period, overlain by a deposit of brickearth, a mixture of sand, silt and clay, laid down as an alluvium during the last glaciation around 26,000 to 13,000 BC.

The land slopes down on three sides; to the south towards the Thames, to the east towards the River Westbourne, 2.2km distant from the site, and to the west towards Counters Creek 1km away. To the north the ground rises towards the gravels of the Taplow Terrace which underlies Hyde Park and Kensington Palace.

To date three archaeological excavations have been carried out in the region of the site, one was at Cale Street and one was at the Royal Brompton Hospital (these are not shown at on figure 2 as they lie beyond the eastern edge of the mapped area) and the other was at St. Mary Abbots Hospital, Marloes Road (figure 2, no.1).

Indications from excavations at Cale Street suggests that the surface of the river terrace gravel was at a height of 5.30m OD. At St Mary Abbots Hospital the top of such geological gravel was recorded in boreholes at between 4.10 and 5.50m OD.

Above the gravel at the Royal Brompton Hospital excavations to the east of the site, the surface of the natural brickearth was recorded at 6.33m OD sealed by a weathered or disturbed silty brickearth up to 6.76m OD. At Cale Street the brickearth was recorded at 5.80m OD and the weathered brickearth was up to 6.65m OD.

At St Mary Abbots Hospital brickearth was recorded in excavations at 6.58m OD.

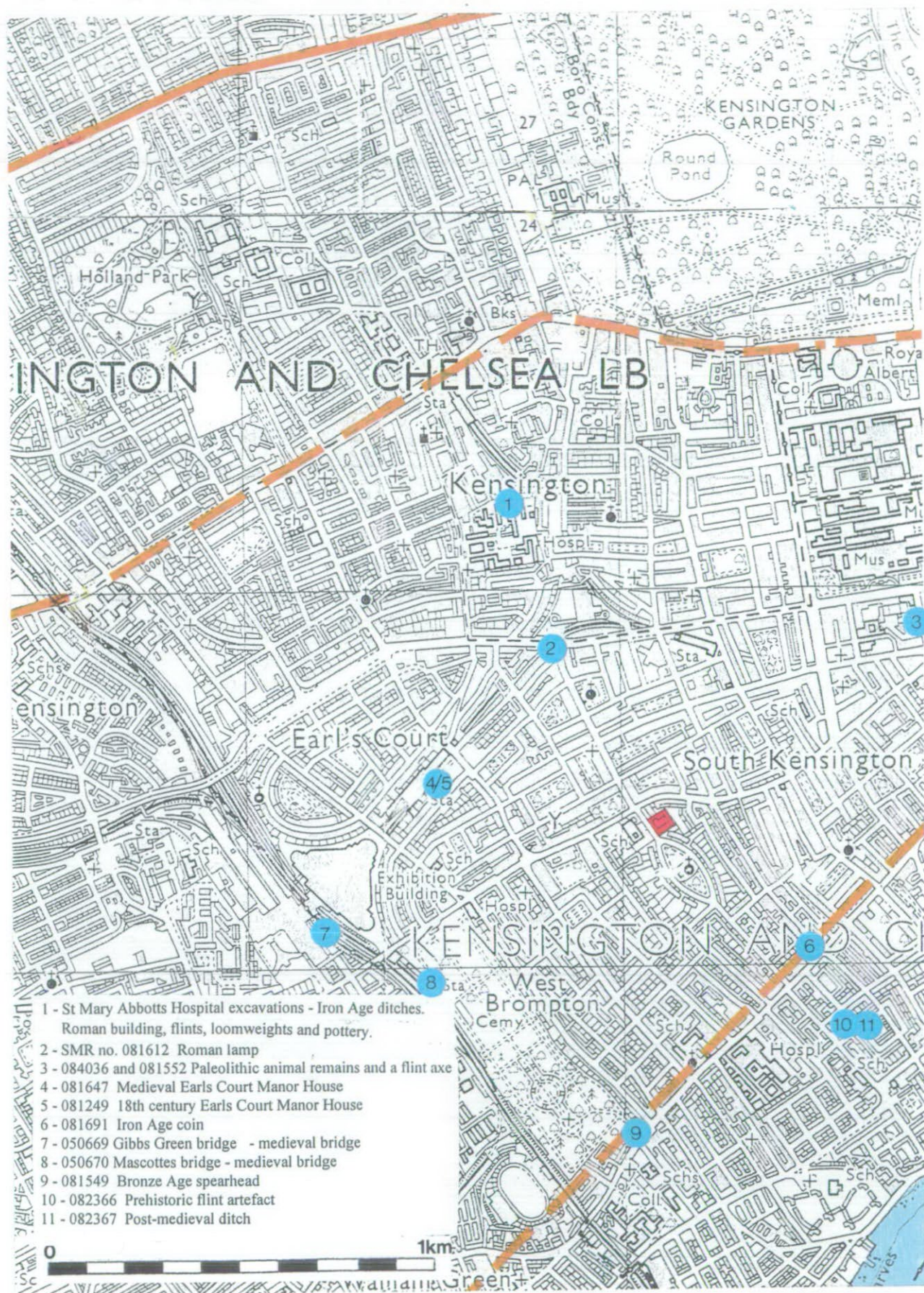


Fig 2: Known sites, finds and monuments in the vicinity of the site showing ancient routes

Archaeological and Historical Background

The following approximate time scales are used in this report:

<i>Prehistoric</i>		
Palaeolithic	(Old Stone Age)	c. 500,000 - 10,000 BP
Mesolithic	(Middle Stone Age)	c. 9,000 - 4,300 BC
Neolithic	(New Stone Age)	4,300 - 2,000 BC
Bronze Age		2,000 - 600 BC
Iron Age		600 BC - AD 43
<i>Roman</i>		AD 43 - AD 410
<i>Saxon</i>		AD 410 - AD 1066
<i>Medieval</i>		AD 1066 - AD 1500
<i>Post-medieval</i>		AD 1500 - Present

Prehistoric

The evidence for human or proto-human activity in the Kensington area over the many centuries of the Palaeolithic and Mesolithic periods is very sparse. Only two and possibly three finds from these periods have been recovered from the area: a flint point was found in Kensington Gardens in 1905 and a Mesolithic hand axe nearby in 1912.

During excavations at 52-54 Cale Street to the east of the site an undated prehistoric secondary flint flake was found within a layer of weathered or disturbed sandy brickearth. Many of the flint tools are derived from the terrace gravels prior to the deposition of the brickearth.

It is certainly the case that for the Neolithic period during which farming and a settled way of life became established practice, and for the succeeding Bronze Age and pre-Roman Iron Age, the level of population and number of small settlements in the west London area was steadily increasing.

It has been suggested that two prehistoric trackways crossed the Borough on the lines of what are now Holland Park Avenue/Notting Hill Gate and the Fulham Road. The line of these are shown as dashed orange lines on figure 2. The latter trackway may account for the isolated finds of a Bronze Age spearhead and an Iron Age coin which have been picked up found along the Fulham Road (figure 2, nos.6,9).

The best evidence of prehistoric settlement lies to the north-west at St. Mary Abbots Hospital, Marloes Road (figure 2, no.1) where Late Iron Age post-holes, pits, and gulleys were found to the west of two ditches of the same date.

The major ditch measured at least 19m in length, was up to 2m wide and 0.96m deep. Pottery recovered from the fills of the ditch has been dated as 1st century BC and included one complete vessel broken *in situ*. Environmental samples of the fills produced the large concentration of cereals including wheat (*Triticum* spp.), barley (*Hordeum* sp.) and oat (*Avena* sp.).

A small number of weed seeds was recovered although few could be identified to species level. Most of the better represented taxa were from high seed-producing plants, goosefoots etc. (*Chenopodium* spp.), rushes (*Juncus* spp.), and possibly mayweed (cf. *Tripleurospermum* sp.).

Fragments of loomweight of Iron Age date were also recovered suggesting that weaving was carried out.

The Roman period

The Roman occupation and establishment of the Roman city of Londinium, approximately 8km to the east of Kensington, began soon after the invasion in AD 43. The main road from Londinium to Calleva Atrebatum (Silchester) lies beneath modern Holland Park Avenue and Notting Hill Gate. This passes to the north-west of the site. It has also been suggested that a subsidiary Roman road, 'Akeman Street', having left Londinium by modern Ludgate underlies Kensington Road/Kensington High Street. The lines of the roads are shown on figure 2 as orange lines.

A Roman clay and timber building was found during excavations at St. Mary Abbots Hospital associated with a sequence of intercutting ditches, which was interpreted as field boundaries. The size of the building would suggest that it served as a barn where animals and agricultural products may have been kept.

This is the earliest recorded Roman activity in this area forming an important contribution to archaeological knowledge of this area of London. Previously, the only Roman find within the study area was a Samian pottery lamp recovered during the excavation of the underground between Gloucester Road and Earls Court Stations.

Saxon and medieval period

Place names in the Domesday Book (AD 1086) provide one guide to the extent of late Saxon settlement. Our knowledge of Kensington and Chelsea in the years between the withdrawal of the Roman civil and military administration in 410 and the Norman Conquest of 1066 is extremely limited. The Anglo-Saxon Chronicle records that in 785 a Church Synod was held in *Cealchythe*, then a residence of King Offa of Mercia; place name evidence can be inconclusive, so a positive identification with Chelsea is not certain. However the Domesday book, compiled in 1086, records that a wealthy English noblewoman, *Uluuwene* [?Olwen] held the manor of *Chelced* (it was also recorded as *Cereched*).

Kensington is recorded as having been the property of Edwin, a thegn of King Edward the Confessor, and after the Conquest was granted to the Bishop of Coutances who in turn granted it to Aubery de Vere. A charter of 1002 locates the later Saxon and Norman village settlement at the junction of Kensington Church Street and Kensington High Street clustered around St. Mary Abbots church.

The history of Kensington from the 12th century onwards is one of slow growth outwards from the Saxon and Norman core.

The land to the south was principally owned by the de Veres whose estates were administered from the manorial court house at Earls Court. Whether the Earls Court house ever formed the nucleus of a hamlet is unknown at present. In the late medieval period, the de Veres were in such financial straits that their estate was slowly split up and sold off to other farmers.

The first reference to Brompton is in 1294 and probably refers to the 'Broom Farm' which may have existed in the medieval period.

The deposit referred to as weathered or ploughed upper surface of brickearth was found during the Cale Street excavations to contain artefacts dating from the medieval period to about 1500, although the deposit could be forming earlier. There was no evidence for any Saxon or medieval activity following the Roman features at St. Mary Abbots Hospital and it would appear that much of the area was open land.

The post-medieval period

The rural tranquillity of Kensington remained untroubled until the late 17th century, and even then the pace of change was initially very slow.

In the 17th century the village of Brompton was renowned for its clean air and nursery gardens. By the middle of the 18th century several villas as well as farms and cottages figured on the maps, together with some tea houses. Some of the nurseries in the Brompton area are said to have been the first such cultivated in the country.

On Rocque's map of 1741-5 (cover), the site of the Telephone Exchange can be seen as largely cultivated fields.

The 1820 map of the parish of Kensington shows its open character (figure 3). The market gardens and nursery grounds still held sway over much of the southern part of the parish. Greenwood's map of 1824 (figure 4) shows the site as open fields with Chelsea having become quite built up. By the time of the 1865 OS map (figure 5) large residences with gardens were in existence including that of Sidmouth Lodge on the site of the Telephone Exchange. Sidmouth Lodge was built in 1838; the facade was carefully composed in a neo-Greek style with a narrow entrance between Ionic columns.

Moreton Tower to the north was a house built in 1842 and at No.2 Bolton Gardens Beatrix Potter was born in 1866. The site of the house is now opposite the Telephone Exchange and is occupied by a school.

By the time of the OS map of 1894 (figure 6) many more buildings had been added and the area had become less rural.

The owner of Sidmouth Lodge, Doctor Mercer of Nebraska, sold the site to the Post Office in 1931 and the Frobisher (automatic) Telephone Exchange was built upon the site in 1939 (figure 7).

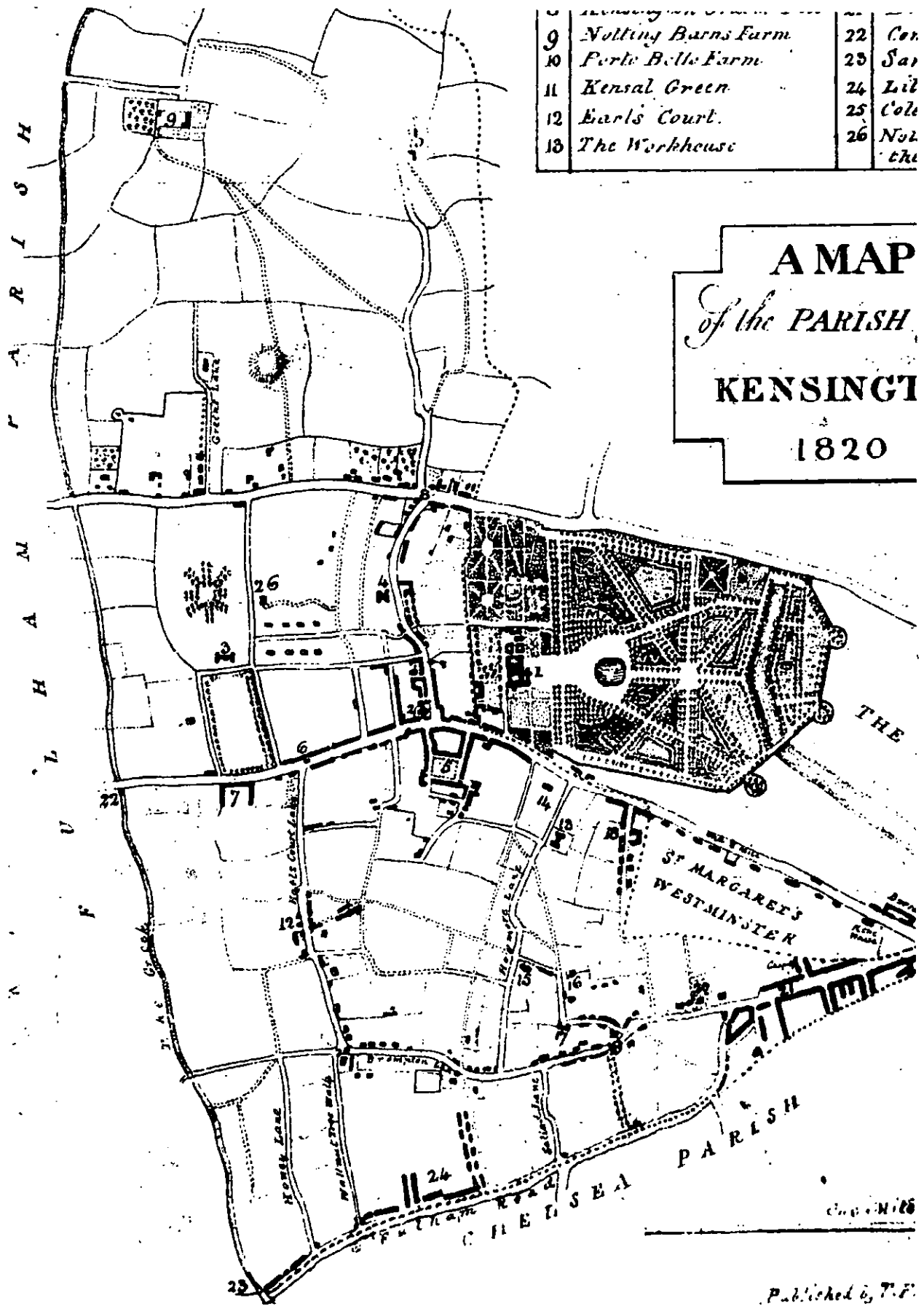


Fig 3: Map of the parish of Kensington in 1820



Fig 4: Greenwood's map of 1824

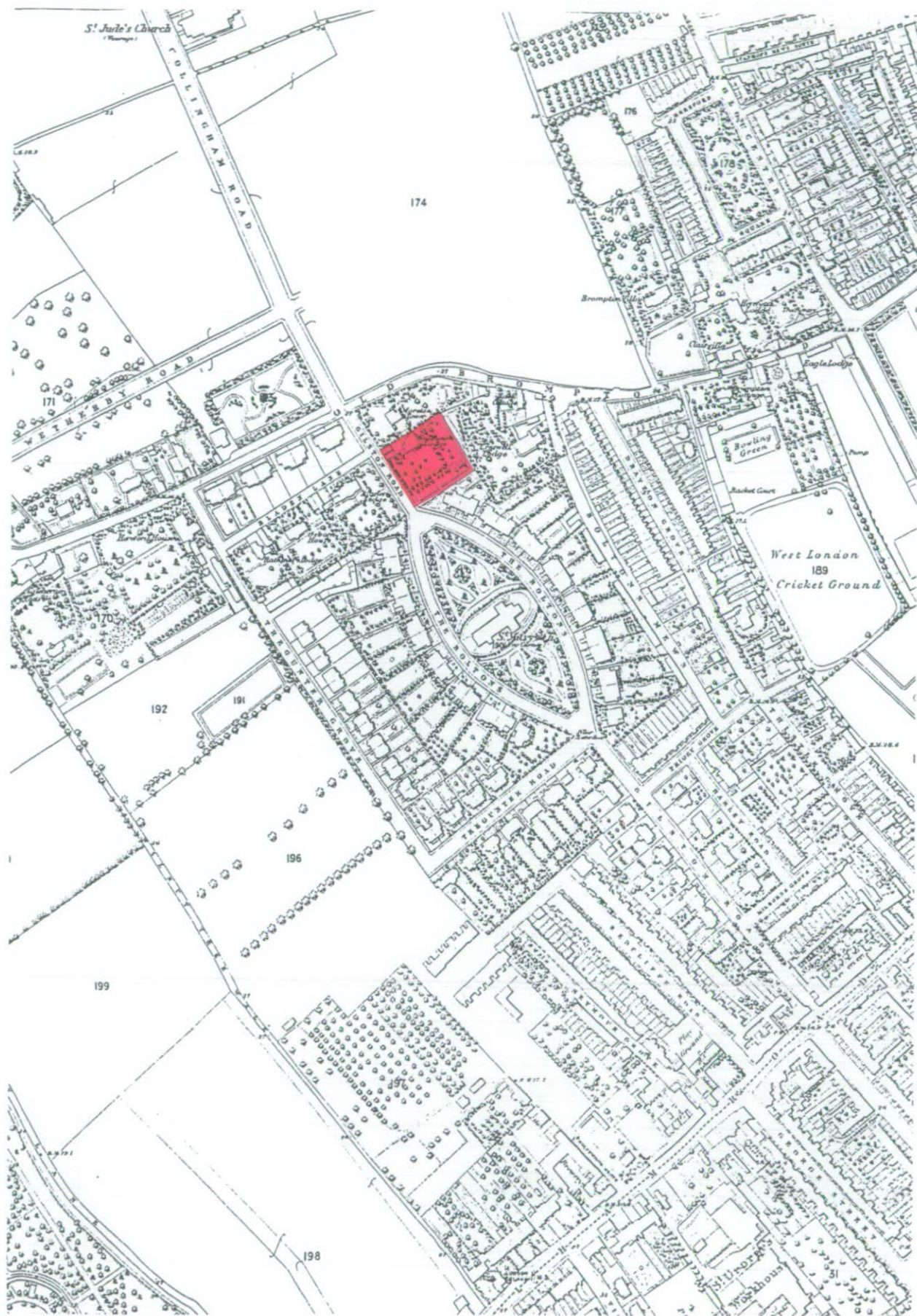


Fig 5: Ordnance Survey map of 1865

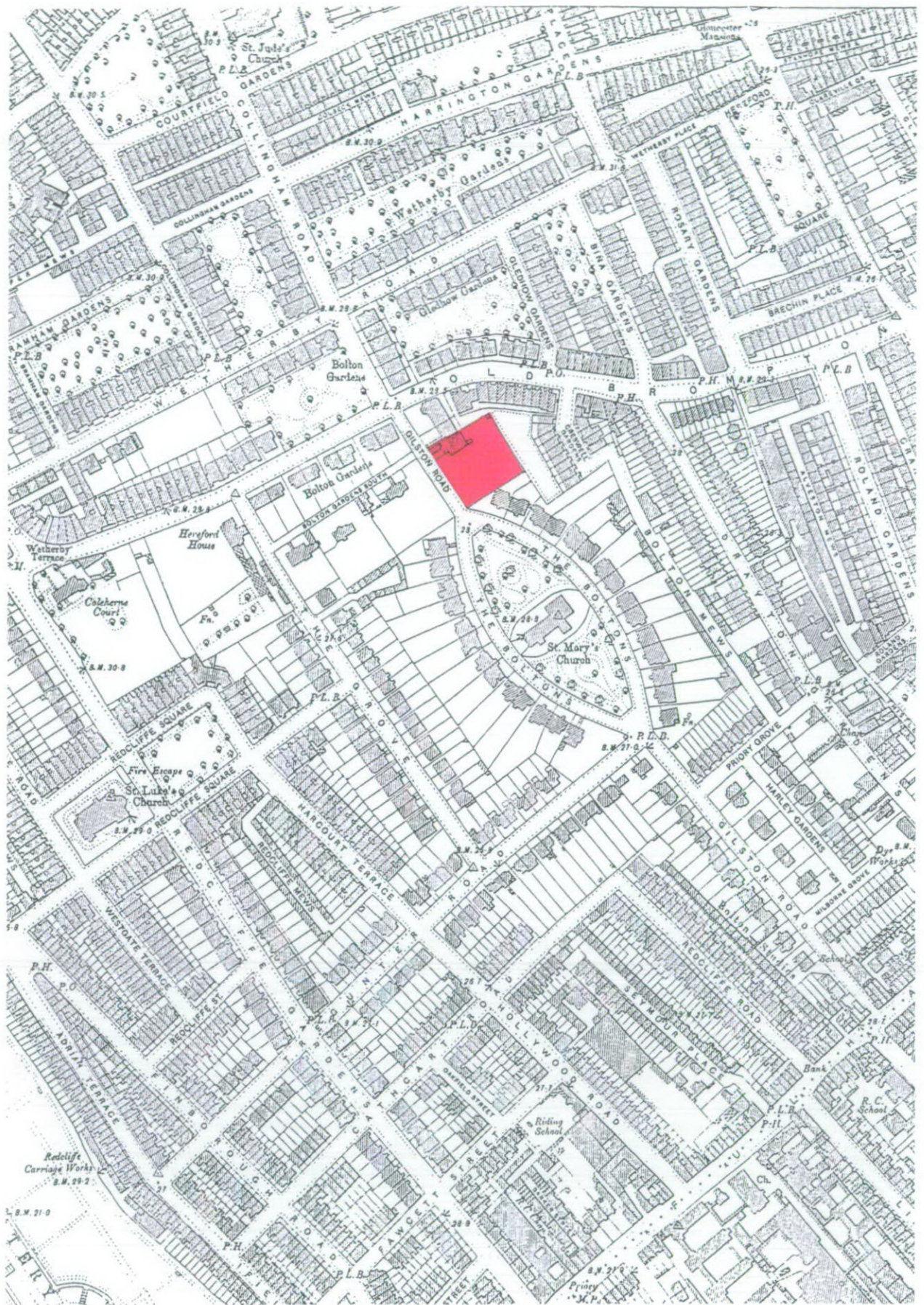


Fig 6: Ordnance Survey map of 1894

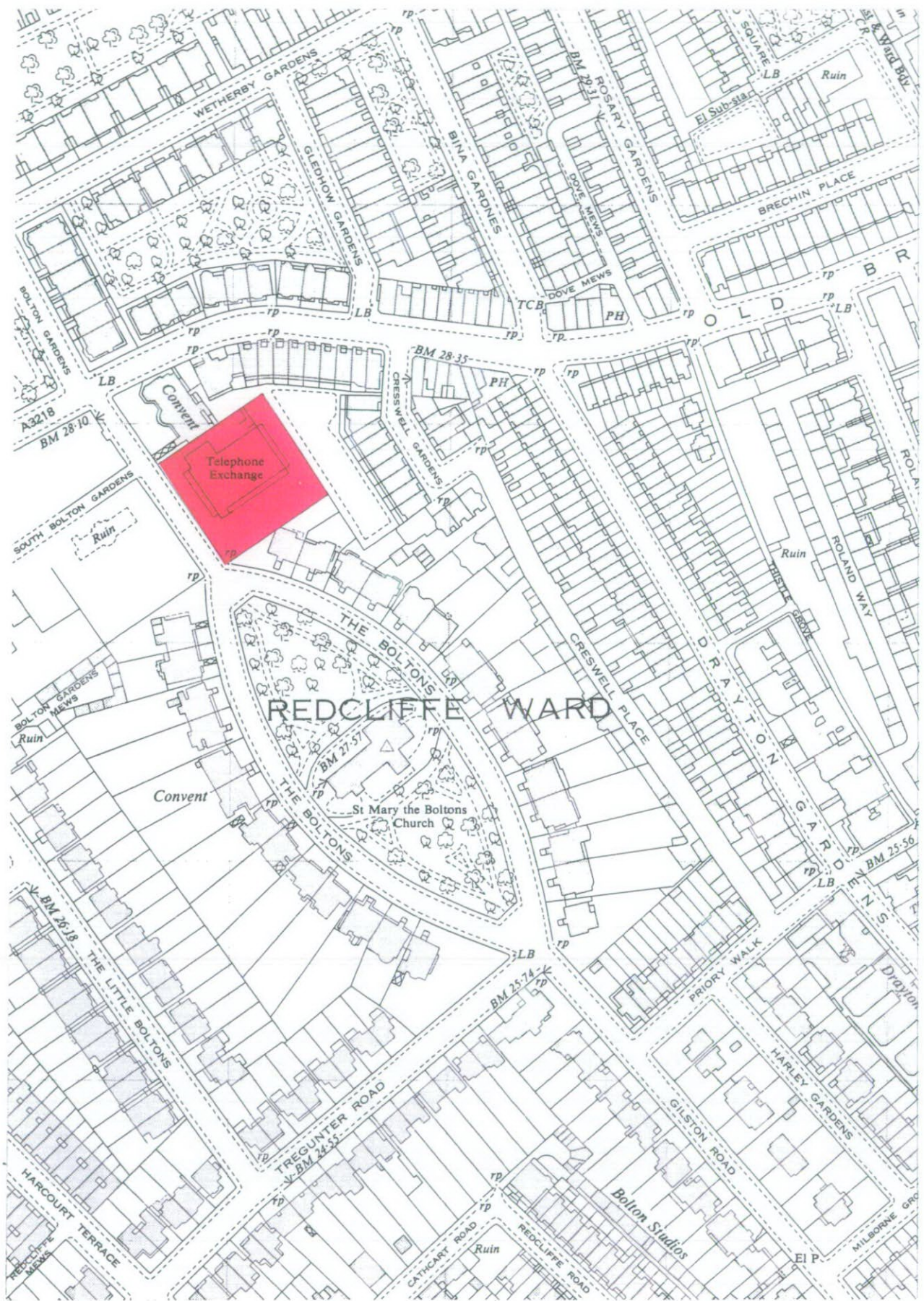


Fig 7: Ordnance Survey map of 1949

ASSESSMENT OF ARCHAEOLOGICAL SURVIVAL

Previous Buildings on the Site

The areas of the development where archaeological deposits are likely to have been damaged as a result of previous land use are:

- in the basemented areas of the buildings presently existing on the site
- where intrusive building foundations or services exist
- where previous historical development (in itself archaeological) has damaged earlier cultural or environmental remains.

Prior to the present building being constructed, the 1865 OS map shows the northern part of the site occupied with the building Sidmouth Lodge whereas the southern part would appear to be gardens. The building may have had a cellar but this should not have impacted upon the archaeological deposits to a great degree.

The principal factor affecting archaeological survival is therefore likely to be the more recent buildings, discussed below.

Present Buildings on the Site

The site is currently occupied by the Telephone Exchange building constructed in 1939. The 1949 OS map shows that the building had been constructed on the northern part of the site (figure 7). The Telephone Exchange consists of several storeys above the ground floor and it has a basement with a depth of approximately three metres.

The southern part of the site remained free of development and at present appears to be hardstanding.

The construction of the basements, services, and deeper foundations, will have impacted on any archaeological deposits which had survived truncation by earlier construction. A levelled survey of the existing buildings is to be carried out shortly and the layout, depth and full extent of the present basements have yet to be confirmed so it is thus not possible to calculate the depth of modern truncation.

Expected Depth of Deposits

Present day street level outside the site is between 7.90 to 8.10m OD.

By extending the information from the excavation work in the vicinity, approximate levels for the top of archaeological deposits could be estimated for the proposed development area.

At nearby excavations the surface of natural gravel was recorded between 4.10 to 5.50m OD. Above this the brickearth surface was recorded at 5.80m to 6.50m OD.

Above the natural surface at other excavations there was between 0.45- 0.70m depth of horizontal deposits including weathered or disturbed brickearth, but at most of these excavations the true depth was not known as these deposits had been truncated by late post-medieval or modern activity .

It is likely that similar deposits may have been truncated by the basement of the existing Telephone Exchange building, but post-medieval cut features such as wells and the foundations of Sidmouth Lodge, penetrating to a deeper level, could still survive.

In the southern part of the site the area would appear to be untruncated and the weathered brickearth deposit should survive intact.

Effect of Proposed Development on Deposits

The Telephone Exchange building on the northern part of the site is currently being refurbished and will remain for at least another five years.

The new development consists of a large house with a basement to be built upon the southern part of the site. The new basement of the proposed house will necessitate the removal of all archaeological deposits.

The depth of the new basement is not known but given that the present day street level is at 7.90-8.10m OD then the basement will impact down to say at least 5.00m OD thus removing all archaeological deposits and into the natural geological strata.

It is not known at present how far proposed associated landscaping, drainage and gardens will impact upon the archaeological deposits.

ASSESSMENT OF ARCHAEOLOGICAL POTENTIAL

The site of the Telephone Exchange lies in an area of considerable archaeological and historical importance. Observations from works at St Mary Abbots nearby suggest that the quality of archaeological remains is likely to be very good.

Historical maps indicate that the southern part of the site has remained free of development and thus is likely to contain an untruncated archaeological sequence.

The site offers one of the best opportunities in the area for profiling the natural topography of this part of Kensington. It also offers an opportunity to examine the upper surface of the river terrace gravels for flint artefacts.

A sequence of Iron Age and Roman buildings have been excavated to the north of the site. These features were cut into the surface of the natural brickearth and similar deposits may be present on the site of the proposed development. There may also be evidence of associated activities such as cereal production and weaving.

It is possible that a ploughsoil deposit similar to that found on nearby excavations could be present on the site and could provide a valuable opportunity to sample and analyse this deposit which may contain evidence of medieval activity.

It is possible that post-medieval pits and features relating to the later buildings, such as 19th century cellars and foundations of Sidmouth Lodge, may also be present upon the site.

It seems likely that the next stage in the archaeological process could be an archaeological field evaluation, perhaps combined with the geotechnical site investigation - such future work could be safeguarded through the imposition of an archaeological town planning condition and could be carried out after granting of planning consent if the authorities agree? At the time of writing there is no knowledge of features or finds that demand preservation *in situ*.

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04 JUN 1999

BT Property

**Proposed Residential Development
Earls Court Telephone Exchange
The Boltons London SW10**

***Photographs of model showing
comparative appearance of
Brick and Stucco main walls***

Biscoe Associates
85 Cadogan Gardens London SW3 2RD
Tel 0171 591 3848 Fax 0171 591 3858
June 1999

























TELEPHONE

KEEP



OUL 130Y

NO





SLOW
MAX SPEED
5 MPH

