

PLANNING SERVICES APPLICATION

CONSULTATION SHEET

APPLICANT:

Child Graddon Lewis,
Studio 1,
155 Commercial Street,
London,
E1 6BJ

APPLICATION NO: PP/04/01942

CASE OFFICER: Ms. L. Sutton

APPLICATION DATED: 18/08/2004

DATE ACKNOWLEDGED: 20 August 2004

APPLICATION COMPLETE: 19/08/2004

DATE TO BE DECIDED BY: 14/10/2004

SITE: 127 Kensington High Street, London, W8 5SF

PROPOSAL: Installation of new shopfronts to retail store including new Autodoor, display windows and fascias.

ADDRESSES TO BE CONSULTED

- 1. 123c - 131 (odd) Kensington High Street
2. all units, Kensington Arcade, 123 Ken. High St.
3.
4. 112 - 118a (evens) Kensington High Street
5.
6. 2, 4, 15, 27 Wrights lane
7.
8. all flats, 1/27 Ivorna Court
9.
10. " " 28/44 " "
11.
12.
13.
14.
15. Cafe 1 Wrights Lane.



CONSULT STATUTORILY

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

ADVERTISE

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

Handwritten mark resembling a checkmark and the number 318

Royal Borough of Kensington and Chelsea
GGP Point in Polygon Search Results
Corporate Land and Property Gazetteer at 3rd February 2004
Buildings and their Units

| | | | | |
|------------------|---------|------|-------------|--------|
| Building Shell | | 1/27 | Ivema Court | W8 6TY |
| Residential Unit | Flat 1 | 1/27 | Ivema Court | W8 6TY |
| Residential Unit | Flat 1a | 1/27 | Ivema Court | W8 6TY |
| Residential Unit | Flat 2 | 1/27 | Ivema Court | W8 6TY |
| Residential Unit | Flat 2a | 1/27 | Ivema Court | W8 6TY |
| Residential Unit | Flat 3 | 1/27 | Ivema Court | W8 6TY |
| Residential Unit | Flat 4 | 1/27 | Ivema Court | W8 6TY |
| Residential Unit | Flat 5 | 1/27 | Ivema Court | W8 6TY |
| Residential Unit | Flat 6 | 1/27 | Ivema Court | W8 6TY |
| Residential Unit | Flat 7 | 1/27 | Ivema Court | W8 6TY |
| Residential Unit | Flat 8 | 1/27 | Ivema Court | W8 6TY |
| Residential Unit | Flat 9 | 1/27 | Ivema Court | W8 6TY |
| Residential Unit | Flat 10 | 1/27 | Ivema Court | W8 6TY |
| Residential Unit | Flat 11 | 1/27 | Ivema Court | W8 6TY |
| Residential Unit | Flat 12 | 1/27 | Ivema Court | W8 6TY |
| Residential Unit | Flat 14 | 1/27 | Ivema Court | W8 6TY |
| Residential Unit | Flat 15 | 1/27 | Ivema Court | W8 6TY |
| Residential Unit | Flat 16 | 1/27 | Ivema Court | W8 6TY |
| Residential Unit | Flat 17 | 1/27 | Ivema Court | W8 6TY |

| | | | | |
|---------------------------|----------|-------|--------------|--------|
| Residential Unit | Flat 18 | 1/27 | Iverna Court | W8 6TY |
| Residential Unit | Flat 19 | 1/27 | Iverna Court | W8 6TY |
| Residential Unit | Flat 20 | 1/27 | Iverna Court | W8 6TY |
| Residential Unit | Flat 21 | 1/27 | Iverna Court | W8 6TY |
| Residential Unit | Flat 22 | 1/27 | Iverna Court | W8 6TY |
| Residential Unit | Flat 23 | 1/27 | Iverna Court | W8 6TY |
| Residential Unit | Flat 24 | 1/27 | Iverna Court | W8 6TY |
| Residential Unit | Flat 25 | 1/27 | Iverna Court | W8 6TY |
| Residential Unit | Flat 26 | 1/27 | Iverna Court | W8 6TY |
| Residential Unit | Flat 27 | 1/27 | Iverna Court | W8 6TY |
| Building Shell | | 28/44 | Iverna Court | W8 6TR |
| Residential Unit | Flat 28 | 28/44 | Iverna Court | W8 6TR |
| Residential Unit | Flat 28a | 28/44 | Iverna Court | W8 6TR |
| Residential Unit | Flat 29 | 28/44 | Iverna Court | W8 6TR |
| Residential Unit | Flat 30 | 28/44 | Iverna Court | W8 6TR |
| Residential Unit | Flat 31 | 28/44 | Iverna Court | W8 6TR |
| Residential Unit | Flat 32 | 28/44 | Iverna Court | W8 6TR |
| Residential Unit | Flat 33 | 28/44 | Iverna Court | W8 6TR |
| Residential Unit | Flat 34 | 28/44 | Iverna Court | W8 6TR |
| Residential Unit | Flat 35 | 28/44 | Iverna Court | W8 6TR |
| Residential Unit | Flat 36 | 28/44 | Iverna Court | W8 6TR |

| | | | | | |
|---|---|---|--------------------|-----------------------------------|-------------------|
| Residential Unit | Flat 37 | | 28/44 | Ivema Court | W8 6TR |
| Residential Unit | Flat 38 | | 28/44 | Ivema Court | W8 6TR |
| Residential Unit | Flat 39 | | 28/44 | Ivema Court | W8 6TR |
| Residential Unit | Flat 40 | | 28/44 | Ivema Court | W8 6TR |
| Residential Unit | Flat 41 | | 28/44 | Ivema Court | W8 6TR |
| Residential Unit | Flat 42 | | 28/44 | Ivema Court | W8 6TR |
| Residential Unit | Flat 43 | | 28/44 | Ivema Court | W8 6TR |
| Residential Unit | Flat 44 | | 28/44 | Ivema Court | W8 6TR |
| Building Shell | | | 112/114 | Kensington High Street | W8 4NP |
| Non-Residential Bank Unit | Ground Floor: Basement To First Floors | ✓ | 112/114 | Kensington High Street | W8 4NP |
| Non-Residential Unit | Second Floor Sundial House | ✓ | 112/114 | Kensington High Street | W8 4NP |
| Residential Unit | Third Floor Flat: 3rd Floor Flat | ✓ | 112/114 | Kensington High Street | W8 4NP |
| Non-Residential Unit | Basement Ground First Floors Rear Of | ✓ | 116 | Kensington High Street | W8 7RL |
| Non-Residential Unit | Basement, Ground And First Floor Part | ✓ | 116 | Kensington High Street | W8 7RL |
| Building Shell Arab Bank Ltd | | | 116/118 | Kensington High Street | W8 7SD |
| Non-Residential Unit | | | 118 | Kensington High Street | W8 7RL |
| Building Shell News Studio | | | 118a | Kensington High Street | W8 5SA |
| Building Shell | Kensington Arcade | | 123 | Kensington High Street | W8 5SF |
| Non-Residential Storage Unit | Adj Unit 16 | | 123 | Kensington High Street | W8 5SF |
| Non-Residential Shop Unit | Unit 7 | | 123 | Kensington High Street | W8 5SF |
| Non-Residential Shop Unit | Unit 8 | | 123 | Kensington High Street | W8 5SF |

Building Site

| | | | | | |
|---|-------------------------------------|-------------------|---------|------------------------|--------|
| Non-Residential Shop Unit | Unit 9 | Kensington Arcade | 123 | Kensington High Street | W8 5SF |
| Non-Residential Shop Unit | Unit 11 | Kensington Arcade | 123 | Kensington High Street | W8 5SF |
| Non-Residential Shop Unit | Unit 12 And 13 | Kensington Arcade | 123 | Kensington High Street | W8 5SF |
| Non-Residential Cafe Unit | Unit 14 | Kensington Arcade | 123 | Kensington High Street | W8 5SF |
| Non-Residential Shop Unit | Unit 15a | Kensington Arcade | 123 | Kensington High Street | W8 5SF |
| Non-Residential Shop Unit | Unit 16 Part | Kensington Arcade | 123 | Kensington High Street | W8 5SF |
| Non-Residential H Samuel Ltd: Shop Building | | | 123c | Kensington High Street | W8 5SF |
| Non-Residential Building | Dingwall Main (near East) Ltd: Shop | | 123D | Kensington High Street | W8 5SF |
| Building Shell | | | 125 | Kensington High Street | W8 5SF |
| Non-Residential Office Unit | Second Floor | | 125 | Kensington High Street | W8 5SF |
| Non-Residential Shop Building | | | 127 | Kensington High Street | W8 5SF |
| Building Shell | | | 129/131 | Kensington High Street | W8 6SU |
| Non-Residential Shop Unit | Ground Floor | | 129/131 | Kensington High Street | W8 6SU |
| Building Shell | | | 2 | Wrights Lane | W8 6TA |
| Non-Residential Office Unit | Basement | | 2 | Wrights Lane | W8 6TA |
| Non-Residential Surgery Unit | First Floor | | 2 | Wrights Lane | W8 6TA |
| Residential Unit | Flat C | | 2 | Wrights Lane | W8 6TA |
| Residential Unit | Flat D | | 2 | Wrights Lane | W8 6TA |
| Residential Unit | Flat E | | 2 | Wrights Lane | W8 6TA |
| Residential Unit | Flat F | | 2 | Wrights Lane | W8 6TA |
| Residential Unit | Flat G | | 2 | Wrights Lane | W8 6TA |

| | | | | | |
|---|----------------------------|----------------------------|---------------|-------------------------|-------------------|
| Residential Unit | Flat H | | 2 | Wrights Lane | W8 6TA |
| Residential Unit | Flat K | | 2 | Wrights Lane | W8 6TA |
| Residential Unit | Flat L | | 2 | Wrights Lane | W8 6TA |
| Residential Unit | Flat M | | 2 | Wrights Lane | W8 6TA |
| Non-Residential Office Building | | | 4 | Wrights Lane | W8 6TE |
| Building Shell | Pemberton House | | 15 | Wrights Lane | W8 5SL |
| Non-Residential Storage Unit | Basement Part | Pemberton House | 15 | Wrights Lane | W8 5SL |
| Non-Residential Office Unit | First Floor | Pemberton House | 15 | Wrights Lane | W8 5SL |
| Non-Residential Office Unit | Second Floor | Pemberton House | 15 | Wrights Lane | W8 5SL |
| Non-Residential Office Unit | Third Floor: Block 2 South | Pemberton House | 15 | Wrights Lane | W8 5SL |
| Non-Residential Office Building | | | 27 | Wrights Lane | W8 5SW |

Total Number of Buildings and Units Found 93

82

DEVELOPMENT CONTROL TECHNICAL INFORMATION

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

ADDRESS 127 Kensington High St

POLLING DISTRICT QGA ✓
PPJ41942

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

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

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

| | |
|--------------------------|--|
| Density | |
| Site Area | |
| Habitable Rooms Proposed | |
| Proposed Density | |

| | |
|---------------------|--|
| Plot Ratio | |
| Site Area | |
| Zoned Ratio | |
| Floor Area Proposed | |
| Proposed Plot Ratio | |

| | | |
|--------------------|-----------|--|
| Daylighting | Complies | |
| | Infringes | |

| | | |
|--------------------|-----------------|--|
| Car Parking | Spaces Required | |
| | Spaces Proposed | |

Notes:

127 KENSINGTON HIGH STREET

Property Card N° : 0449 174 00

Sitename :
 Comment :
 TP Arch/History :
 See Also :
 Xref :
 Notes :

PP 041942
 CA 041943

| | | | | | | |
|-------|------------|-----------------------------------|---|----|---|---|
| TP No | TP/80/1566 | Brief Description of Proposal | 1 | of | 4 | Adverts & History No |
| | | INSTALLATION OF A NEW SHOP FRONT. | | | | CA 254 CA 80/228 CA 80/255 CA 81/054 |

| | | | |
|----------|------------|-----------------|------------|
| Received | 25/07/1988 | Decision & Date | 15/01/1981 |
| Completd | 28/10/1988 | Conditional | |
| Revised | | | |

| | | | | | | |
|-------|------------|----------------------------------|---|----|---|--|
| TP No | TP/88/2259 | Brief Description of Proposal | 2 | of | 4 | Adverts & History No |
| | | INSTALLATION OF A NEW SHOPFRONT. | | | | CA 86/188 CA 88/197 CA 89/166 CA 98/140 |

| | | | |
|----------|------------|-----------------|------------|
| Received | 25/07/1988 | Decision & Date | 22/12/1988 |
| Completd | 28/10/1988 | Conditional | |
| Revised | | | |

| | | | | | | |
|-------|------------|--|---|----|---|-------------------------|
| TP No | TP/98/1196 | Brief Description of Proposal | 3 | of | 4 | Adverts & History No |
| | | INSTALLATION OF NEW SHOPFRONT ON KENSINGTON HIGH STREET ELEVATION AND NEW DOORS ON WRIGHT'S LANE ELEVATION, AT BOOTS THE CHEMISTS. | | | | CA/03/0721 |

| | | | |
|----------|------------|-----------------|------------|
| Received | 10/06/1998 | Decision & Date | 13/08/1998 |
| Completd | 23/06/1998 | Conditional | |
| Revised | | | |

| | | | | | |
|-------|------------|---|---|----|---|
| TP No | PP/03/0670 | Brief Description of Proposal | 4 | of | 4 |
| | | ALTERATIONS TO EXISTING SHOPFRONT AND FASCIA. | | | |

| | | | |
|----------|------------|-----------------|------------|
| Received | 14/03/2003 | Decision & Date | 14/05/2003 |
| Completd | 25/03/2003 | Conditional | |
| Revised | | | |

127A KENSINGTON HIGH STREET

Property Card N° : 0449 175 00

Sitename : BOOTS THE CHEMIST

Comment :
TP Arch/History :
See Also :PPJ41942
CA741943Xref :
Notes :

| | | | | | |
|------------------|---|---|----|---|--|
| TP No TP/80/0035 | Brief Description of Proposal | 1 | of | 4 | Adverts & History No |
| | THE ERECTION OF A SHOPFRONT ON THE KENSINGTON HIGH STREET FRONTAGE. | | | | CA 80/005 CA 80/050 CA 88/004 CA/94/167 |

| | | |
|----------|-----------------|------------|
| Received | Decision & Date | |
| Completd | Conditional | 29/02/1980 |
| Revised | | |

| | | | | | |
|------------------|--|---|----|---|--------------------------|
| TP No TP/94/2192 | Brief Description of Proposal | 2 | of | 4 | Adverts & History No |
| | ALTERATIONS TO SHOP WINDOW TO STATION MALL ELEVATION, INVOLVING INSTALLATION OF A CASH DISPENSING MACHINE. | | | | CA/00/2176 ^WITHDRAWN |

| | | |
|---------------------|-----------------|------------|
| Received 17/10/1994 | Decision & Date | |
| Completd 24/10/1994 | Conditional | 27/02/1995 |
| Revised 13/02/1995 | | |

| | | | | |
|------------------|--|---|----|---|
| TP No PP/00/0603 | Brief Description of Proposal | 3 | of | 4 |
| | CHANGE OF USE OF FIRST FLOOR TO HEALTH AND BEAUTY CENTRE (CLASS D1) IN CONNECTION WITH THE EXISTING GROUND FLOOR RETAIL USE (CLASS A1) TO PROVIDE WIDER HEALTHCARE FACILITIES. | | | |

| | | |
|---------------------|-----------------|------------|
| Received 07/03/2000 | Decision & Date | |
| Completd 09/03/2000 | Conditional | 25/05/2000 |
| Revised | | |

| | | | | |
|------------------|---|---|----|---|
| TP No PP/01/1593 | Brief Description of Proposal | 4 | of | 4 |
| | CHANGE OF USE OF PART OF BASEMENT STOCKROOM TO DENTAL CARE CENTRE AND CHIROPODIST (CLASS D1) IN CONNECTION WITH THE EXISTING GROUND FLOOR RETAIL USE (CLASS A1) | | | |

| | | |
|---------------------|-----------------|------------|
| Received 12/07/2001 | Decision & Date | |
| Completd 16/07/2001 | Conditional | 10/09/2001 |
| Revised 03/09/2001 | | |

ROYAL BOROUGH OF KENSINGTON & CHELSEA
REPORT BY EXECUTIVE DIRECTOR, PLANNING & CONSERVATION

AR
DPI

Date: 12/10/2004

DELEGATED

APP NO. PP/04/01942/MINR

This application is for a class of development to be determined under powers delegated to me by the Council on 18th July, 2001 and is not a major, controversial or sensitive application nor one which a Ward Councillor has asked to be considered by Planning Services Committee.

Class - shop fronts

RECOMMENDED DECISION: Grant planning permission

I hereby determine and grant this application under the powers delegated to me by the Council, subject to the condition(s) indicated below imposed for the reason(s) appearing thereunder, or for the reasons stated.

Exec. Director, Planning and Conservation

[Signature]
14/10

Head of Development Control

LONG

13/10/04

Area Planning Officer

[Signature] 13/10/04

ADDRESS OF SITE:
127 Kensington High Street,
London, W8 5SF

APPLICATION DATED 18/08/2004

APPLICATION COMPLETE 19/08/2004

APPLICANT/AGENT ADDRESS:
Child Graddon Lewis,
Studio 1,
155 Commercial Street,
London,
E1 6BJ

APPLICATION REVISED 14/09/2004

APPLICANT: Boots the Chemist,

CONS AREA N/A CAPS NO ART '4' NO WARD Queen's Gate

LISTED BUILDING NO ENG. HERITAGE
CONSULTED 82 OBJ. 0 SUP. 0 PET. 0

PROPOSAL: Installation of new shopfronts

RBK&C Drawing No(s): PP/04/01942 and PP/04/01942/A
Applicant's Drawing No(s) 0884/10799/103 Rev G, 120, 121 Rev D, 122 Rev E, 123 Rev D, 124 Rev D and 125 Rev B

DELEGATED
APPROVAL
14 OCT 2004

CONDITIONS AND REASONS FOR THEIR IMPOSITION

1. **The development hereby permitted shall be begun before the expiration of five years from the date of this permission. (C001)**
Reason - As required by Section 91 of the Town and Country Planning Act 1990, to avoid the accumulation of unexercised Planning Permissions. (R001)

2. **The development hereby permitted shall be carried out exactly and only in accordance with the drawings and other particulars forming part of the permission and there shall be no variation therefrom without the prior written approval of the Executive Director, Planning and Conservation. (C068)**
Reason - The details are considered to be material to the acceptability of the proposals, and for safeguarding the amenity of the area. (R068)

3. **Proximity sensors shall be set so that the doors will stay open long enough to maintain safe entry and exit. The doors shall also be capable of manual operation in the event of a power failure.**
Reason - To allow proper access for all to the premises.

INFORMATIVES

1. I09
2. I10
3. I21
4. I30

1.0 THE PROPOSAL

- 1.1 Planning permission is being sought for the installation of a new shopfront and associated signage at 127 Kensington High Street.

2.0 PLANNING CONSIDERATIONS

- 2.1 The main considerations in this case relate to the impact which the proposed shopfront will have upon the appearance of the building itself and the high street as well as upon the appearance and character of the surrounding conservation area. The relevant policies are contained in the 'Conservation and Development' chapter of the Unitary Development Plan with Policies CD27, CD50, CD57, CD61 and CD71 being of particular relevance in the determination of this application. ED42

- 2.2 It is proposed to install a new shopfront on the corner of Kensington High Street and Wrights Lane. The shopfront will incorporate the existing Boots premises and the corner unit, previously occupied by Clintons. The shopfronts will be fully glazed with internal manifestations. The fascias will be blue aluminium with applied white aluminium letters and centred internally illuminated lozenges. Every second fascia on the Wrights Lane elevation will be plain blue aluminium with no signage. There will be one Boots non illuminated projecting sign on the Kensington High Street elevation and two non illuminated projecting signs on the Wrights Lane elevation. Three illuminated green cross projecting signs are also proposed however, these do not require consent as they relate to a medical service on the premises. A green light strip is also proposed above every fascia. The proposed signage for the shop units form the subject of a separate application for Control of Advertisement Consent (ref.CA/04/01943).

- 2.3 The shopfronts will all have level access except the entrance fronting Wrights Lane which will have an existing stepped approached. The entrances will have sliding doors and entrance matting which will provide adequate traction for wheel chairs. Internal window displays and store directory panels will provide manifestation to the large areas of the shopfront glazing. In addition to this there will be glazing on the automatic doors at 850mmAFFL and 1600mmAFFL. A condition of the planning permission will ensure proximity sensors shall be set so that the doors will stay open long enough to maintain safe entry and exit. The Councils Access Officer has been consulted and has provided comments on the proposal. It is considered that the proposal is in line with the comments provided.

- 2.4 The proposed alterations to the shopfront and signage are considered acceptable in terms of their impact upon the appearance

of the building itself and will be in-keeping with the surrounding street scape along this part of the high street. It is also considered that the proposed alterations will both preserve and enhance the appearance of the surrounding conservation area. The proposal is, therefore, considered to comply with the Council's policies, in particular, Policies CD27, CD50, CD57, CD61, CD62 and CD71.

3.0 PUBLIC CONSULTATION

3.1 There have been no objections received.

4.0 RECOMMENDATION

4.1 Grant planning permission.

**M.J. FRENCH
EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION**

Background Papers

The contents of file PP/04/01942 save for exempt or confidential information in accordance with the Local Government (Access to Information) Act 1985.

**Report Prepared By: LRS
Report Approved By: PK/LAWJ
Date Report Approved:**

RBKC
ACCESS OBSERVATIONS

| | | | |
|--|----------------------|---|----------------------|
| Application Number PP041942 | | Address 127 Kensington High Street, W8 | |
| Date In 31.08.04 | Date Out 06.09.04 | DC Officer LS | Policy Officer SL |
| Development Description Installation of new shopfronts to retail store including new autodoor, display windows and fascias. | | | |

Comments:-

1. The proposed new shopfront and fascia is to be fully glazed. Please ensure that there is permanent and visible manifestation on the glass - provided at 900 and 1500mm affl so that the doors are not hazardous to visually impaired people. The glass doors should also be distinguishable from the surrounding glass, so that the doors can be easily identified by visually impaired people.
2. Regarding the proposed automatic sliding doors, proximity sensors should be set so that the doors open early enough, and stay open long enough, to maintain safe entry and exit. A safety stop should be incorporated into the automatic entrance door to open the door if it closes when a person is still passing through. The doors should also be capable of manual operation in the event of power failure.
3. The entrance should be lit to a minimum of 150 lux.

I need to discuss with you further about the observations I have made.

I would like feedback on these comments: phone ext. 3234 or in writing.

I would like to be involved in discussions with the applicant on this application.

THE ROYAL
BOROUGH OF

NOTICE OF A PLANNING APPLICATION

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

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



KENSINGTON
AND CHELSEA

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

Details are set out below.

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

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

For applications in the Chelsea area: The Reference Library, Chelsea Old Town
Hall, Tel. 020-7361-4158.

For postal areas W10, W11 and W2: The 1st floor, North Kensington Library,
108 Ladbroke Grove, W11, Tel. 020-7727-6583.

Anyone who wishes to make representations about this application should write
to the Executive Director of Planning and Conservation at the Town Hall (Dept.
705) within 21 days of the date of this notice. Please note that all letters of
representation are public documents and can be seen by any interested parties.

SCHEDULE

Reference: PP/04/01942/LRS

Date: 27/08/2004

127 Kensington High Street, London, W8 5SF

Installation of new shopfronts to retail store including new Autodoor, display windows and
fascias.

APPLICANT Boots the Chemist,

Street
sign 27/8

REASON FOR DELAY

CASE NO. _____

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

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

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

- Delays due to internal Consultation
[highlight one or all]
- (i) Design
 - (ii) Transportation
 - (iii) Policy
 - (iv) Environmental Health
 - (v) Trees
 - (vi) Other

Further neighbour notification/external consultation necessary (spread or time period)

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

Revisions requested, but not received in time

Revisions received but inadequate - further revisions requested

Revisions received but reconsultation necessary

Of the Committee cycle

Applicant's instruction

OTHER REASON.....

..... (Case Officer)

MEMORANDUM

TO: FOR FILE USE ONLY

**From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION**

My Ref: PP/04/01942/LRS

CODE A1

Room No:

NEWSPAPER DATE: 27/08/2004

Date: 23 August 2004

DEVELOPMENT AT:

127 Kensington High Street, London, W8 5SF

DEVELOPMENT:

Installation of new shopfronts to retail store including new Autodoor, display windows and fascias.

The above development is to be advertised under:-

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

M.J. French

Executive Director, Planning & Conservation

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Access Officer's Observations
Town Hall

Extension: 2236

Facsimilie: 020-7361-3463

Switchboard: 020-7937-5464

Direct Line: 020-7361-2236

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

Date: 23 August 2004

My Ref: **DPS/DCC/PP/04/01942** Your ref: Please ask for: Louisa Sutton

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: 127 Kensington High Street, London, W8 5SF

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

It is hoped to present this application to the Planning Services Committee prior to 14/10/2004. I look forward to hearing from you in the near future, in order that your comments may be reported to this Committee.

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

Yours faithfully

M.J. FRENCH

Executive Director, Planning and Conservation



INVESTOR IN PEOPLE

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

**THE ROYAL
BOROUGH OF**

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS



**KENSINGTON
AND CHELSEA**

FILE COPY

1

Switchboard: 020-7937-5464
Extension: 2079/ 2080
Direct Line: 020-7361- 2079/ 2080

Facsimile: 020-7361-3463
Date: 23 August 2004

My reference: PS/DCC/PP/04/01942/LRS Your reference:

Please ask for: Planning Information Office

PLANNING AND CONSERVATION
Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Executive Director
Proposed development at: 127 Kensington High Street, London, W8 5SF

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

Proposal for which permission is sought Installation of new shopfronts to retail store including new Autodoor, display windows and fascias.

Applicant Boots the Chemist, Nottingham NG90 1BS

Yours faithfully

M. J. FRENCH
Executive Director, Planning and Conservation

WHAT MATTERS CAN BE TAKEN INTO ACCOUNT

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

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

WHAT MATTERS CANNOT BE TAKEN INTO ACCOUNT

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

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

WHAT HAPPENS TO YOUR LETTER

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

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

WHERE TO SEE THE PLANS

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

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

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

PLEASE QUOTE THE APPLICATION REFERENCE NUMBER ON YOUR REPLY

TOWN AND COUNTRY PLANNING ACT 1990

R.B.K.C. TOWN PLANNING
APPLICATION PART 1
COMPLETE

APPLICATION FOR PERMISSION TO DEVELOP LAND AND / OR BUILDINGS

FOR OFFICE USE ONLY

RECEIVED

Fee £ 110.00 19/8/04

PPJ4 942 19 AUG 2004

Cheque/Postal Order/Cash 103897 (PART)

Receipt No. 015002

PRELIMINARY DISCUSSIONS

If you have had previous discussions or correspondence with the Department regarding this proposal, please tell us who you spoke to.....

1. APPLICANT (in block capitals)

Name Boots the Chemist

AGENT (if any) to whom correspondence should be sent

Name Child, Gordon Lewis

Address Nottingham
NG90 1BS

Address Studio 1, 155 Commercial Street
London, E1 6BT

Tel No. 0115 9506111

Tel No. 020 7539 1200 Ref. 0403

2. PARTICULARS OF PROPOSAL FOR WHICH PERMISSION IS SOUGHT

(a) Full address or location of the land to which this application applies

127 Kensington High Street
London W8 5SP

(b) Site area

(c) Give full details of proposal

Installation of new shopfronts to retail store
including new Autodoor, display windows and
fascias.

(d) State whether applicant owns or controls any adjoining land and if so, give its location.

No.

(e) State whether the proposal involves:-

State Yes or No

(i) New building(s) or extension(s) to existing building(s)

No

▶ If "Yes" state gross floor area of proposed building(s).

m²

If residential development state number of dwelling units proposed and type if known, e.g. houses, bungalows, flats.

| | | | | | | |
|------------------|-----|----------|----------|----------|------|-------|
| EX DIR | HDC | TP | CAC | AD | CLU | AC AK |
| R.B. | | | | | | |
| K.C. | | | | | | |
| 19 AUG 2004 | | | PLANNING | | | |
| (ii) Alterations | | Internal | | External | | |
| N | C | SW | SE | APPI | IO | REC |
| | | ARB | FPLN | DES | FEES | |

No
 Yes

(iii) Change of use

No

▶ If "Yes" state gross area of land or building(s) affected by proposed change of use (if more than one use involved state gross area of each use).

Hectares/m²

(iv) Construction of new access to a highway vehicular pedestrian

No
 No

(v) Alteration of an existing access to a highway vehicular pedestrian

No
 No

Strike out whichever is inapplicable

3. PARTICULARS OF PRESENT AND PREVIOUS USE OF BUILDINGS OR LAND

State:-

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

Retail Store

4. PARTICULARS OF APPLICATION

State whether this application is for:

State Yes or No

- (i) Outline planning permission

No

- (ii) Full planning permission

Yes

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

No

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

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

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

| | |
|---------------|--------|
| Date | Number |
| The Condition | |

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

Access Statement 0403/400, Photographs & rendering of finished shopfront
Location Plan, Drawings, 9884/10799/1036, 120, 12K, 12D, 123C, 124C, 125B.

6. ADDITIONAL INFORMATION

State Yes or No

- (a) Is the application for non-residential development

Yes

If "Yes" complete PART THREE of this form

- (b) Does the proposed development involve the felling of any trees

No

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

- (c) Materials - Give details (unless the application is for outline permission) of the type and colour of materials to be used for

Walls Glass Means of Enclosure.....
 Roof N/A Windows (existing & proposed) Glass, Aluminium

- (d) (i) How will surface water be disposed of?
- (ii) How will foul sewage be dealt with?

N/A.....
N/A.....

FEE ENCLOSED WITH THIS APPLICATION

£110.....

We hereby apply for (strike out whichever is inapplicable)

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

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

Signed [Signature] on behalf of Child Graddon Lewis Date 18/08/04

AN APPROPRIATE SEPARATE CERTIFICATE MUST ACCOMPANY THIS APPLICATION (See Notes for Applicants)

Certificate A: Where all the land/building is owned by the applicant

Certificate B: Where some or all of the land/building is not owned by the applicant but the name and address of the owner(s) is known.

Certificate C: Where some or all of the land is not owned by the applicant and where the ownership of only part of the remainder is known.

Certificate D: Where some or all the land/building is not owned by the applicant and the applicant has not been able to find out who owns it.

PP 141942



Architects & Designers

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tel +44 (0)20 7539 1200
fax +44 (0)20 7539 1201
e-mail hq@cgluk.com
www.cgluk.com

Commercial
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Residential
Education
Leisure

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

0403/401

18th August 2004

Dear Sir

BOOTS THE CHEMIST 127 KENSINGTON HIGH STREET W8 5SF

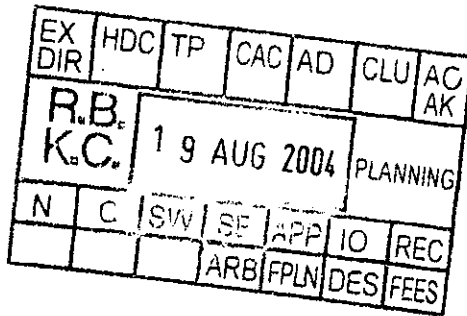
Please find enclosed a Planning Application and Application for Advertising Consent for the above property. This application is for the replacement of shop fronts and fascias including new signage for the enlarged Boots store.

The proposal is to create two large display windows into the store flanking a new entrance on the corner of Wrights Lane and Kensington High Street. These will be in the form of a blue portal that will incorporate the blue Boots lozenge recessed in to it. The remaining fascias will all be replaced in the same style. A recessed green light will separate the fascia from the structure of the building above.

This application does not cover the Green Cross projecting signs as these are deemed to have consent as a Class 2 advertisement relating to a medical service on the premises, the Pharmacy.

Yours sincerely

Sean Collins
For Child Graddon Lewis Ltd.



Directors
Simon H Child
BSc (Hons) Dip Arch RIBA
Paul K Graddon
BA Dip Arch RIBA
Michael E Lewis
BSc (Hons) Dip Arch RIBA
Renato F Lusardi
BSc (Hons) Dip Arch RIBA

Associates
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BSc (Hons) Dip Arch
Gillian M Dickinson
BA (Hons) Dip Arch
James Felstead
BA (Hons) B Arch
Stewart J Marsland
BA (Hons) B Arch RIBA
Graham Norman
BA (Hons) B Arch RIBA

Child Graddon Lewis Ltd
Registered in England
No. 3191447

PP J41942

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tel +44 (0)20 7539 1200
fax +44 (0)20 7539 1201
e-mail hq@cgfluk.com
www.cgfluk.com



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BOOTS THE CHEMIST
127 KENSINGTON HIGH STREET W8 5SF
STORE 0884

| | | | | | | |
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| | | | ARB | FPLN | DES | FEE |

Access Statement

Ref 0403/400 18.08.2004

Works to be Carried Out

Replacement of existing shop fronts including creation of display windows. New fascias and signage

Specific Access Issues

| ISSUE | RELEVANT LEGISLATION | STAGE TO BE CONSIDERED |
|--|--------------------------------------|--|
| <p>Entrance</p> <ul style="list-style-type: none"> All entrances will have level even access. Only the existing entrance from Wright's Lane has a stepped approach which is outside Boots control, however here this door can still be accessed from a level approach at the side of Café Nero. New door at the corner of Kensington High Street will be an Automatic sliding door Entrance matting to be dark grey carpet/ aluminium type to provide adequate traction for wheel chairs and to remove water from shoes. | <p>Planning/Building Regulations</p> | <p>A-B Planning C-D Building Regulations</p> |
| <p>Glazing</p> <ul style="list-style-type: none"> Grey Stall riser and internal window displays & store directory panels to provide manifestation to large areas of shop front glazing Glazing to Auto doors to have two strips of frosted film at 850mm AFFL and 1600mm AFFL | <p>Planning/Building Regulations</p> | <p>A-B Planning C-D Building Regulations</p> |

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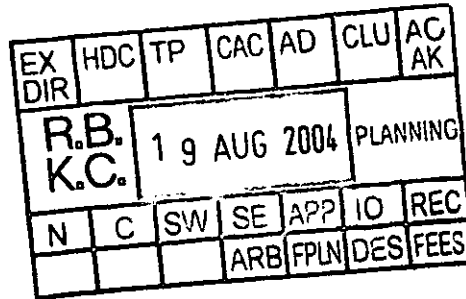
BOOTS THE CHEMIST
127 KENSINGTON HIGH STREET W8 5SF
STORE 0884

Access Statement

Ref 0403/400 18.08.2004

Works to be Carried Out

Replacement of existing shop fronts including creation of display windows. New fascias and signage



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

0403/401

13th September 2004

Dear Sir

BOOTS THE CHEMIST 127 KENSINGTON HIGH STREET W8 5SF

Following our discussions with Louisa Sutton last week please find enclosed revised drawings for the above property with the changes as discussed.

We have made the following changes as requested:-

- Removed two Boots lozenge signs for the Wright's Lane elevation
- Pharmacy and Beauty lettering is now to be in applied non illuminated white aluminium letters

We trust that our proposals are now satisfactory and look forward to receiving approval in due course.

Yours sincerely

Sean Collins
 For Child Graddon Lewis Ltd.

Cc. Mark Way
 Bob Burge
 Derek Burleigh

Wood & Wood
 Styles & Wood
 Styles & Wood

COPY OF PLANS TO INFORMATION OFFICE

Directors
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 Michael E Lewis
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 James Felstead
 BA (Hons) B Arch
 Stuart J Marsland
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 Graham Norman
 BA (Hons) B Arch RIBA

48

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| | | | | ARB | FPLN | DES FEES |

Child Graddon Lewis Ltd
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PP J41942



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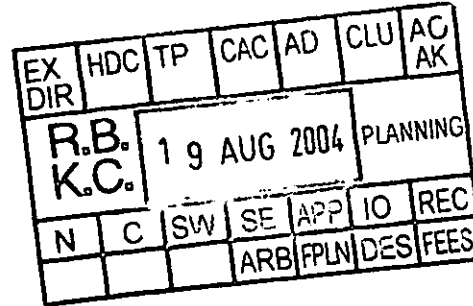
BOOTS THE CHEMIST
127 KENSINGTON HIGH STREET W8 5SF
STORE 0884

Access Statement

Ref 0403/400 18.08.2004

Works to be Carried Out

Replacement of existing shop fronts including creation of display windows. New fascias and signage



Specific Access Issues

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PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

**THE ROYAL
BOROUGH OF**



**KENSINGTON
AND CHELSEA**

Access Officer's Observations
Town Hall

Extension: 2236

Facsimile: 020-7361-3463

Switchboard: 020-7937-5464

Direct Line: 020-7361-2236

Date: 23 August 2004

My Ref: DPS/DCC/PP/04/01942 Your ref: Please ask for: Louisa Sutton

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: 127 Kensington High Street, London, W8 5SF

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

It is hoped to present this application to the Planning Services Committee prior to 14/10/2004. I look forward to hearing from you in the near future, in order that your comments may be reported to this Committee.

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

Yours faithfully

M.J. FRENCH

Executive Director, Planning and Conservation

| | | |
|----------------|---------|-------------|
| ACCESS OBS 176 | | |
| OFFICER | IN | TARGET DATE |
| | 3.08.04 | 07/09/04 |

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INVESTOR IN PEOPLE

BOOTS THE CHEMIST
 127 KENSINGTON HIGH STREET W8 5SF
 STORE 0884

Access Statement

Ref 0403/400 18.08.2004

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|--------------|-----|-------------|-----|------|----------|----------|
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Works to be Carried Out

Replacement of existing shop fronts including creation of display windows. New fascias and signage

Specific Access Issues

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PP041942



Boots The Chemist
Kensington High Street
Store 0884



PPU41942

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Existing Photographs





| | | | | | | |
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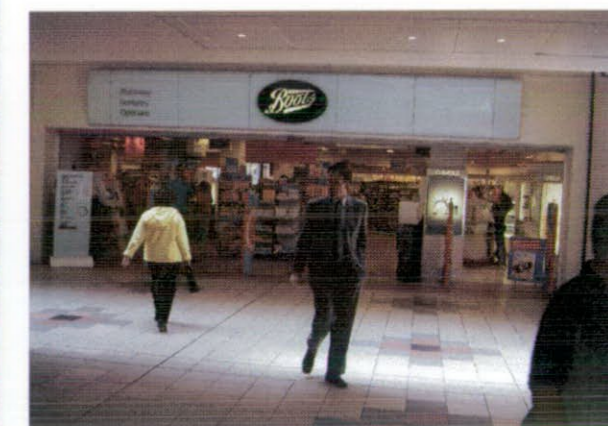


View from Kensington High Street



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| K.C. | C | SW | SE | APP | IO | REC |
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PPJ41942



View From Mall / Underground