

# PLANNING SERVICES APPLICATION

## CONSULTATION SHEET

**APPLICANT:**

Organic Warehouse Ltd.,  
 Chelsea Farmers' Market,  
 125 Sydney Street,  
 London  
 SW3

APPLICATION NO: PP/00/02588

APPLICATION DATED: 12/10/2000

DATE ACKNOWLEDGED: 7 November 2000

APPLICATION COMPLETE: 06/11/2000

DATE TO BE DECIDED BY: 01/01/2001

SITE: Organic Food Chalet at the Chelsea Farmers' Market, Sydney Street, London, SW3 6NR  
 PROPOSAL: Retention of air conditioning units within the external roof valley. (Retrospective application)

**ADDRESSES TO BE CONSULTED**

1. 117 - 123 (odd) Sydney Street
2. 117 - 123 (odd) Sydney Street
- 3.
4. 2 Dovehouse Street, Thamesbrook, SW3
- 5.
6. 82 - 100 (even) Sydney Street
7. 82 - 100 (even) Sydney Street
8. 82, 84, 86, 88, 90, 92, 94, 96, 98, 100
- 9.
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.

117 - shop + flat; 119 - Restaurant;  
 121 - shop + flat; 123 - Office + flat

**CONSULT STATUTORILY**

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

**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
- Govt Office for London

18

14/11

AM 10/11

14/11

# DEVELOPMENT CONTROL

## TECHNICAL INFORMATION

ORGANIC FOOD CHALET AT THE

ADDRESS CHELSEA FARMERS MARKET  
1 SYDNEY STREET

POLLING DISTRICT QA

THE ROYAL  
BOROUGH OF



KENSINGTON  
AND CHELSEA

- HB Buildings of Architectural Interest <sup>PP002588</sup>  
 AMI Areas of Metropolitan Importance  
 MDO Major Sites with Development Opportunities  
 MOL Metropolitan Open Land  
 SBA Small Business Area  
 PSC Principal Shopping Centre (Core or Non-core)
- LSC Local Shopping Centre  
 AI Sites of Archeological Importance  
 SV Designated View of St Paul's from Richmond  
 SNCI Sites of Nature Conservation Importance  
 REG 7 Restricted size and use of Estate Agent Boards  
 ART IV Restrictions of Permitted Development Rights

Conservation Area	HB	CPO	TPO	AMI	MDO	MOL	SBA	Unsuitable for Diplomatic use	PSC		LSC	AI	SV	SNCI	REG 7	ART IV
									C	N						
90			✓										✓			

↓ 76/96.

✓	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	

<b>Daylighting</b>	Complies	
	Infringes	

<b>Car Parking</b>	Spaces required	
	Spaces proposed	

**Notes:**

**MEMORANDUM**

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**TO: FOR FILE USE ONLY**

**From: EXECUTIVE DIRECTOR  
PLANNING & CONSERVATION**

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**My Ref: PP/00/02588/JMW  
Room No:**

**CODE A1**

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**Date: 10 November 2000**

**DEVELOPMENT AT:**

**Organic Food Chalet at the Chelsea Farmers' Market, Sydney Street, London, SW3  
6NR**

**DEVELOPMENT:**

**Retention of air conditioning units within the external roof valley. (Retrospective  
application)**

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

# REASON FOR DELAY

CASE NO. \_\_\_\_\_

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

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

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

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

Signed..... (Case Officer)

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**PLANNING AND CONSERVATION**

**THE TOWN HALL HORNTON STREET LONDON W8 7NX**

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Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

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Chelsea-Hackney Line,  
Network Capacity Planning,  
London Underground Limited,  
Commercial Directorate, 1st Floor,  
30 The South Colonnade, London,  
E14 5EU

Switchboard: 020-7937-5464  
Direct Line: 020-7361-2086  
Extension: 2086  
Facsimilie: 020-7361-3463



**KENSINGTON  
AND CHELSEA**

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Date: 14 November 2000

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**My Ref: DPS/DCsw/PP/00/02588 Your ref: Please ask for: J. Wallace**

Dear Sir / Madam

**TOWN AND COUNTRY PLANNING ACT 1990**

**Proposed development at: Organic Food Chalet at the Chelsea Farmers' Market,  
Sydney Street, London, SW3 6NR**

I enclose a copy of an application, with relevant drawings and/or supporting information, 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 01/01/2001. 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

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**PLANNING AND CONSERVATION**

**THE TOWN HALL HORNTON STREET LONDON W8 7NX**

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

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

Switchboard: 020-7937-5464

Direct Line: 020-7361-2086

Extension: 2086

Facsimilie: 020-7361-3463

Date: 14 November 2000

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**THE ROYAL  
BOROUGH OF**



**KENSINGTON  
AND CHELSEA**

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Yours faithfully,

**M.J. FRENCH**

Executive Director, Planning and Conservation

# 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



File Copy

2079/2080

020-7361-2079/2080

020-7937-5464

Switchboard:

Extension:

Direct Line:

Facsimile: 020-7361-3463

Date: 14 November 2000

KENSINGTON  
AND CHELSEA

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCSW/PP/00/02588/JMW Planning Information Office

Dear Sir/Madam,

## TOWN AND COUNTRY PLANNING ACT 1990

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

**Proposed development at: Organic Food Chalet at the Chelsea Farmers' Market,  
Sydney Street, London, SW3 6NR**

Brief details of the proposed development are set out below. Members of the public may inspect copies of the application, the plans and any other documents submitted with it. The Council's Planning Services Committee, in considering the proposal, welcomes comments either for or against the scheme. Anyone who wishes to make representations about the application should write to the Council at the above address **within 21 days** of the date of this letter. Unfortunately, the Council does not have the resources to advise objectors of the Committee date, and you should telephone for further information.

### Proposal for which permission is sought

**Retention of air conditioning units within the external roof valley. (Retrospective application)**

**Applicant** Organic Warehouse Ltd., Chelsea Farmers' Market, 125 Sydney Street,  
London SW3

Yours faithfully,

**M. J. FRENCH**

Executive Director, Planning and Conservation

### WHAT MATTERS CAN BE TAKEN INTO ACCOUNT

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

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

### WHAT MATTERS CANNOT BE TAKEN INTO ACCOUNT

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

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

### WHAT HAPPENS TO YOUR LETTER

Planning applications where objections have been received are presented to the Planning Services Committee which is made up of elected Ward Councillors. Planning Officers write a report to the Committee with a recommendation as to whether the application should be granted or refused. Letters received are summarised in the report, and copies can be seen by Councillors and members of the public including the applicant. The Councillors make the decisions and are not bound by the Planning Officer's recommendation. All meetings of the Committee are open to the public.

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

### WHERE TO SEE THE PLANS

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

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

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

***PLEASE QUOTE THE APPLICATION REFERENCE NUMBER ON YOUR REPLY***



# INFORMATION REQUEST FORM

## Planning Services to Environmental Health

**To:** Paul Morse - Director of Environmental Health

**Planning Reference No.:** PP/00/2588

**Planning Case Officer:** Jeanne Wallace

**Address/Issue**

Organic Food Chalet  
Chesca Farmers Market  
Sydney Street, SW3.

**Summary of Proposal:**

**Policy Issue/Subject of Advice**

(key Features)(Uses,Scale etc.)(Main Issues/Problems).

Retention of ACU's within  
external roof valley

**Schedule of Attachments:**

Specifications   
Drawings   
Supporting Info.   
Draft Text etc.

**Schedule of Key Dates:**

1. Case initiated/Application received: 06 11 00  
4. Information required by: 05 12 00  
2. Sent by Planning Services: 14 11 00  
5. Returned by Environmental Health:   
3. Entered on EHIS

**Purpose/Status of Request:**

- |  |  |   |
|--|--|---|
| <input checked="" type="checkbox"/> Planning Application | <input type="checkbox"/> Planning Appeal   | <input type="checkbox"/> Planning Brief   |
| <input type="checkbox"/> Planning Issues paper           | <input type="checkbox"/> Planning Guidance | <input type="checkbox"/> UDP Consultation |
| <input type="checkbox"/> Impact Assessment               | <input type="checkbox"/> General Advice    | <input type="checkbox"/> Other            |

**Nature of Request in brief:**

EH observations

**Previous Planning History:**

Need for telephone discussion of background

**Essentials of relevant UDP or other Policy:**

Need for telephone discussion of background

**Specific Issues for Environmental Health Comment**

- |  |  |                                      |                                |
|--|--|--------------------------------------|--------------------------------|
| <input type="checkbox"/> Food                          | <input type="checkbox"/> Health and Safety | <input type="checkbox"/> HMO's       | <input type="checkbox"/> Other |
| <input checked="" type="checkbox"/> Noise and Nuisance | <input type="checkbox"/> Contaminated Land | <input type="checkbox"/> Air Quality |                                |

**E.H. Response:** (Continue on reverse if necessary)

**EHIS Reference No.:**

**E.H. Case officer(s) and telephone number(s):**

PLANNING SERVICES TO ENVIRONMENTAL HEALTH TO PLANNING SERVICES TO...

# 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 has 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:

**NOTICE OF A PLANNING APPLICATION**

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

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

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

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

## SCHEDULE

Reference: PP/00/02588/JMW

Date: 17/10/2000

**Organic Food Chalet at the Chelsea Farmers' Market, Sydney Street, London, SW3 6NR**

Retention of air conditioning units within the external roof valley. (Retrospective application)

**APPLICANT** Organic Warehouse Ltd.,

*Fairley's*

*16/11/00*

Department **Safeguarding Team**

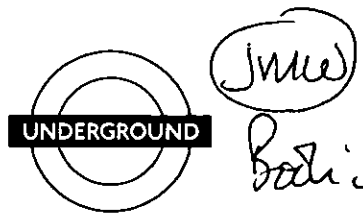
Ext/Direct: (020) 7308 4400

Fax: (020) 7308 4680

Our ref: HVR/SFGNEW21-SFG9778

Your ref: DPS/DCSW/PP/00/02588

Date: 17<sup>th</sup> November 2000



**London Underground Limited**

30 The South Colonnade  
Canary Wharf  
London E14 5EU  
Telephone 020 7222 5600

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

✓  
CT  
22/11/2000

Dear Sirs,

**RE: ORGANIC FOOD CHALET AT THE CHELSEA FARMERS' MARKET,  
SYDNEY STREET, LONDON SW3 6NR**

Thank you for your letter dated 14<sup>th</sup> November 2000, requesting the views of the Chelsea-Hackney Line Project Team on the above application.

The application has been considered, and we wish to make no comment.

If you have any further questions, please do not hesitate to contact me.

Yours faithfully

*M.V. Robinson*

PP **David J Taylor**  
**MANAGER, STATIONS & SAFEGUARDING**

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AG ACK
29		21 NOV 2000					
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEEB	

**Wallace, Joanne: PC-PlanSvc**

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**From:** Hutson, Sally: ES-EnvHlth  
**Sent:** 06 December 2000 09:33  
**To:** Wallace, Joanne: PC-PlanSvc  
**Subject:** PP/00/2588 - Organic Food Chalet, Chelsea Farmers Market

Joanne,

Please find my comments below in relation to the planning application for the retention of ACU's within the external roof valley.

The Installation of any air conditioning units should not raise the lowest background noise level, pre installation, by more than 2dB (A) during operation of the unit when measured 1 metre from the facade of the nearest noise sensitive premises.

Reason: To secure the amenities of neighbouring residents.

The units should not be left running whilst the premises is closed and hours of operation for the units should be considered.

If you need further details please contact me.

Sally Hutson  
EHO  
Noise and Nuisance Team

Phoned applicant 19/12/2000 to ask why the organic-food chiller required 6 air-conditioning units.

Applicant said that there are actually only 2 air conditioning units & four condensers for refrigeration purposes.

AC  
DPI

**THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA**  
**MEMORANDUM - SECTION 101 - LOCAL GOVERNMENT ACT, 1972**

4/1/01

To: Chief Administrative Officer (Planning)  
From: The Executive Director, Planning & Conservation  
Our Ref: Not Found

Date: ~~29 December 2000~~

PP/00/02588 Mnemonic MINR

Applicant's Ref:

Application Date: 12/10/2000 Complete Date: 06/11/2000 Revised Date:

Applicant: Organic Warehouse Ltd., Chelsea Farmers' Market, 125 Sydney Street, London SW3

Address: Organic Food Chalet at the Chelsea Farmers' Market, Sydney Street, London, SW3 6NR

This application is for a class of development to be determined under powers delegated to me by the Council on 21st July, 1976, and/or by the Town Planning Committee 6th November, 1979, and/or by the Town Planning Committee on 18th March 1986, 23rd May 1988 and 8th January 1990 and is not such as I wish to refer to the Planning Application Committee. No relevant planning objections have been received.

Class (i) - 8th Schedule development

Class (vi) - listed building consent for above Classes.

Class (ii) - shop fronts

Class (vii) - approval of facing materials

Class (iii) - conversion from non s/c dwellings etc

Class (viii) - grant of planning permission for a change from one kind of non-residential use except from one kind of non-residential use except where this would involve the loss of shop use

Class (iv) - amendments as required by T.P. Committee

**DELEGATED APPROVAL**  
**- 5 JAN 2001**

Class (iv) - amendments as required by T.P. Committee

Class (ix) - grant permission licence or no objection by T.P. Committee under Sections 73, 74, 138, 143, 152, 153, 177 & 180 of the Highways Act

Class (v) - above classes after D.P. Committee agree

Class (x) - Crossover under S. 108 of the Highways Act 1980

Consent under T&CP Control of Advertisement Regulations 1984-90; incl. refusal of consent for Reg. 15 applications.

**DESCRIPTION OF PROPOSED DEVELOPMENT**

**Retention of two air conditioning units and four condensing units within the external roof valley (~~Retropective Application~~).**

*delete from decision please.*

**RECOMMENDED DECISION Mnemonic Not Found Grant Planning Permission**

RBK&C drawing(s) No. PP/00/02588 Applicant's drawing(s) No. EMP2220/02

I hereby determine and grant/refuse this application (subject to HBMC Direction/Historic Building authorisation) under the powers delegated to me by the Council, subject to the condition(s) indicated above imposed for the reason(s) appearing thereunder, or for the reasons stated.

Exec. Director, Planning and Conservation

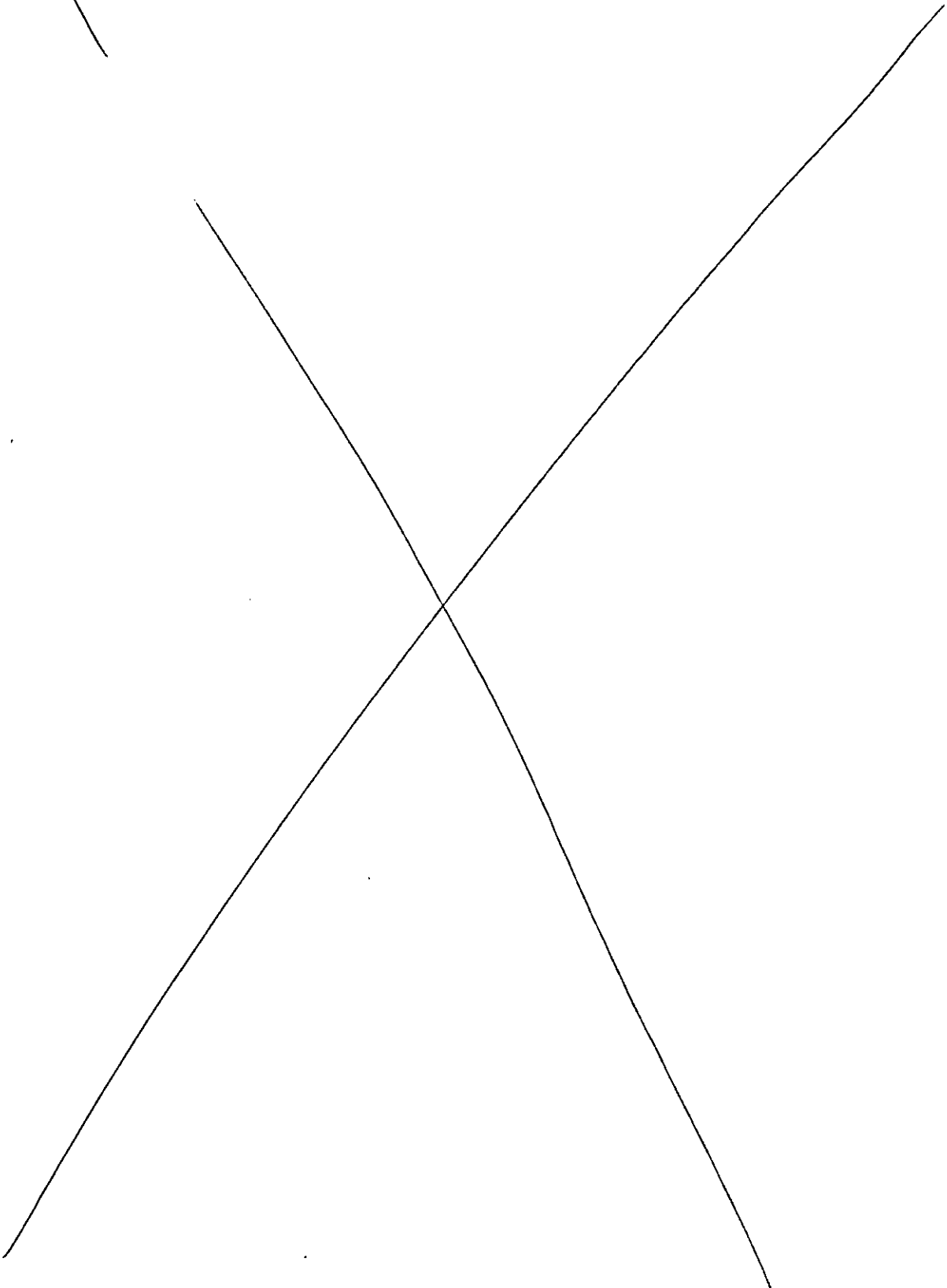
Head of Development Control

Area Planning Officer

*3.1.01*

PP/00/02588: 1

*Wes 3/1/01*



CONDITIONS AND REASONS FOR THEIR IMPOSITION

1. The air conditioning units and condensing units hereby permitted shall operate at no more than 2dB (A) above the lowest background level when measured one metre from the facade of the nearest residential property. The units shall be serviced regularly in accordance with manufacturer's instructions, or as necessary to ensure that the requirements of the condition are met. (C57a)  
*Reason:- To safeguard the <sup>e</sup>amenity of the neighbouring properties*
2. The two air conditioning units hereby permitted shall not be in operation between ~~08:00~~ 08:00 hours and ~~20:00~~ 20:00 hours <sup>the next</sup> on ~~any~~ day. (C045)  
*Reason - To safeguard the <sup>of</sup>amenity of neighbouring property. (R042)*
3. The air conditioning and condensing equipment hereby permitted shall be screened in accordance with a scheme to be submitted to and agreed in writing by the Executive Director, Planning and Conservation, within three months of the date of this permission and be so maintained.  
*Reason:- To ensure a satisfactory standard of external appearance.*
4. 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 Local Planning Authority. (C068)  
*Reason - The details are considered to be material to the acceptability of the proposals, and for safeguarding the amenity of the area. (R068)*

INFORMATIVES

1. I09
2. I10
3. I38
4.  You are advised that a number of relevant policies of the Unitary Development Plan were used in the determination of this case, in particular, Policies CD25, CD34, CD44, and Policy CD44b of the Proposed UDP Alterations, Public Inquiry Version (April 2000). (I51)

in full please



**DELEGATED REPORT**

**PP/00/2588**

This application seeks permission for the retention of 2 air conditioning units and 4 condensing units within the external roof valley of the Organic Food Chalet of Chelsea Farmers Market in Sydney Street. Planning permission is required for these units as Condition 6 of the recent planning permission for the organic food store granted on 28<sup>th</sup> July 2000 (ref: PP/00/1176) states:

*"No water tank, extract ducting, plant, other external air conditioning equipment or other external structure shall be installed on the exterior of the buildings hereby approved, without the prior permission in writing of the Executive Director, Planning and Conservation"*

The property is unlisted, nor is it located within a Conservation Area.

The main planning consideration is the effect the air conditioning units have on the building, and the surrounding area.

The relevant policies within the Adopted Unitary Development Plan are Policies CD25, CD34 and CD44, and Policy CD44b of the UDP Proposed Alterations, Public Inquiry Version (April 2000).

The air conditioning units and condensing units are located within the roof valley of the premises, and as such can not be seen from street level. They therefore have little or no adverse visual effect on the building or the surrounding area. *They can however be viewed from surrounding high residential buildings, and accordingly a condition is recommended to require means of screening.*  
The Environmental Health Officer does not object to the two air conditioning units and four condensers, however it is recommended that condition should be imposed with respect to noise levels and hours of operation.

Therefore it is considered to comply with Policies CD25, CD34 and CD44 of the Adopted UDP and Policy CD44b of the Proposed Alterations to the UDP (April 2000).

Report by : JMW

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