

PLANNING SERVICES APPLICATION

CONSULTATION SHEET

APPLICANT:

Mark Panter,
Panter Hudspith Architects,
235 Southwark Bridge Road,
London
SE1 6NP

0

APPLICATION NO: LB/04/01269

CASE OFFICER: Mr.I. Williams

APPLICATION DATED: 28/05/2004

DATE ACKNOWLEDGED: 14 June 2004

APPLICATION COMPLETE: 09/06/2004

DATE TO BE DECIDED BY: 04/08/2004

SITE: The Gate Cinema, 87 Notting Hill Gate, London, W11 3JZ

PROPOSAL: Formation of lobby entrance to auditorium; new seating in auditorium with slightly altered layout; replacement of existing broken ventilation fans in central lightwell; provision of an external louvre to rear elevation fronting Uxbridge Street.

ADDRESSES TO BE CONSULTED

- 1.
2. AS LB/04/00146
- 3.
4. + 36 UXBRIDGE ST.
5. + 1a + 2 FARMER ST.
- 6.
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.

M
15/6
X
(21)

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

M
15/6
(3)

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

✓
1...
n
15/6
✓

DEVELOPMENT CONTROL TECHNICAL INFORMATION

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

ADDRESS 87 Notting Hill Gate

THE GATE CINEMA

87 NOTTING HILL GATE.

POLLING DISTRICT CAA

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

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

	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:
~~XXXXXXXXXX~~
 SYSTEMS.
 PLEASE NOTIFY
 ENGLISH
 HERITAGE
 UNDER
 CATEGORY 3.

MEMORANDUM

TO: FOR FILE USE ONLY

**From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION**

My Ref: LB/04/01269/IW CODE 1D

Room No: NEWSPAPER DATE: 25/06/2004

Date: 15 June 2004

DEVELOPMENT AT:

The Gate Cinema, 87 Notting Hill Gate, London, W11 3JZ

DEVELOPMENT:

Formation of lobby entrance to auditorium; new seating in auditorium with slightly altered layout; replacement of existing broken ventilation fans in central lightwell; provision of an external louvre to rear elevation fronting Uxbridge Street.

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)
4. Town and Country Planning (Listed Buildings and Conservation Areas) Regulations 1990 (applications for Listed building consent)

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

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

File Copy

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

Facsimile: 020-7361-3463
Date: 15 June 2004

My reference: Your reference:
My Ref: PS/DCN/LB/04/01269/IW

Please ask for:
Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: The Gate Cinema, 87 Notting Hill Gate, London, W11 3JZ

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 Formation of lobby entrance to auditorium; new seating in auditorium with slightly altered layout; replacement of existing broken ventilation fans in central lightwell; provision of an external louvre to rear elevation fronting Uxbridge Street.

Applicant Lyn Goleby, Cityscreen Ltd., The Coach House, Church Lane, Witnesham, Suffolk IP6 9JD

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

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

English Heritage,
London Region,
23 Savile Row,
London,
W1S 2ET

Switchboard: 020-7937-5464
Direct Line: 020-7361-2734
Extension: 2734
Facsimilie: 020-7361-3463

Date: 15 June 2004

**THE ROYAL
BOROUGH OF**



**KENSINGTON
AND CHELSEA**

My Ref: DPS/DCN/LB/04/01269 Your ref: Please ask for: I. Williams

Dear Sir/Madam,
TOWN AND COUNTRY PLANNING ACT 1990
NOTIFICATION UNDER CIRCULAR 01/2001
CATEGORY 3

Proposed development at: The Gate Cinema, 87 Notting Hill Gate, London, W11 3JZ

I have received 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 04/08/2004. 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

REASON FOR DELAY

CASE NO / /

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

In this application, there has been a delay, beyond 8 weeks,

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

arranging initial Site Visit [a date for this should be fixed up in the : after you receive the case!]

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

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

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

- requested in time, but not received in time
- received but inadequate - further revisions requested
- received but reconsultation necessary

Direction from English Heritage/other EH delays...

of the Committee cycle

's instruction

EASON Please state]

.....

..... (Case Officer)

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

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:

- (a) for development of land in or adjacent to a Conservation Area.
- ~~(d) for consent to demolition and/or alteration of a building which is of architectural or historic interest.~~

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 Ladbrooke 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.

SCHEDULE

Reference: LB/04/01269/IW

Date: 25/06/2004

The Gate Cinema, 87 Notting Hill Gate, London, W11 3JZ

Formation of lobby entrance to auditorium; new seating in auditorium with slightly altered layout; replacement of existing broken ventilation fans in central lightwell; provision of an external louvre to rear elevation fronting Uxbridge Street.

APPLICANT Lyn Goleby,

RBKC
ACCESS OBSERVATIONS

Application Number PP041269		Address The Gate Cinema, 87 Notting Hill Gate, W11	
Date In 21.06.04	Date Out 24.06.04	DC Officer IW	Policy Officer SL
Development Description Formation of lobby entrance to auditorium; new seating in auditorium with slightly altered layout; replacement of existing broken ventilation fans in central lightwell; provision of an external louvre to rear elevation fronting Uxbridge Street.			

Comments:-

1. Regarding the proposed new door to the auditorium, please advise the applicant that it should not be too heavy to open/close. The maximum opening force at the leading edge of the door should not exceed 20 Newton. An electronic - hydraulic assisted mechanism can be employed to stop the door from being disabling and considered "heavy" to many people.

2. Please advise the applicant that whilst these alterations are happening it would be a good opportunity to consider installing an accessible toilet. Standard size WCs are provided and an accessible WC should also be available. The applicant should be aware of the following informative:

149b: Part 3 of the Disability Discrimination Act will be fully implemented in October 2004. Service providers will have to make "reasonable adjustments" to the physical features of their premises to overcome physical barriers to access.

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.



ENGLISH HERITAGE

LONDON REGION

Mr Ian Williams
Royal Borough of Kensington and Chelsea
Planning and Conservation
The Town Hall, Horton Street

Direct Dial: 020 7973 3775

Direct Fax: 020 7973 3792

London
W8 7NX

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B. K.C.	1 JUL 2004			PLANNING		
NV	C	SW	SE	APP	IO	REC
			ARB	FPLN	DES	FEES

Our reference: L00002027

28th June 2004

(13)

Dear Mr Williams,

**Planning (Listed Buildings and Conservation Areas) Act 1990
Notification under DETR/DCMS Circular 01/2001
Application for Listed Building Consent**

**THE GATE CINEMA 87 NOTTING HILL GATE
Application No.(s) 04/01269**

Thank you for your letter of 15th June 2004 notifying English Heritage of the application(s) for listed building consent relating to the above site.

We have considered the application and do not wish to make any representations on this occasion. We recommend that this case should be determined in accordance with government guidance, development plan policies and with the benefit of conservation advice locally. We have drafted the necessary letter of authorisation for your Council to determine the application as you see fit and referred this to the Government Office for London (draft copy attached).

Subject to the Secretary of State not directing reference of the application to him, we will send our formal letter of authorisation to you once returned by the Government Office for London. If your authority is minded to grant listed building consent, you will then be able to issue a formal decision. Please send us a copy of the decision notice in due course.



ENGLISH HERITAGE

LONDON REGION

Please note that this response relates to listed building matters only. If there are any archaeological implications to the proposals it is recommended that you contact the Greater London Archaeological Advisory Service for further advice (Tel: 020 7973 3735).

In the event of material changes to the plans and drawings before the application is determined, please let us know so that we can consider the need for any further advice.

Yours sincerely,

Rory O'Donnell

Rory O'Donnell

E-mail: Rory.O'Donnell@english-heritage.org.uk

Alan,

*I think we need
a site visit*

ASAP

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B.	- 1 JUL 2004				PLANNING	
K.C.						
N	C	SW	SE	APP	IO	REC
			ARB	FPLN	DES	FEES



ENGLISH HERITAGE

LONDON REGION

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

Your refs: 04/01269
Our ref: LRS/5964/0
Contact: Rory O'Donnell
Direct Dial: 020-7973-3775

For the attention of Mr Ian Williams

Dear Sir/Madam

**Planning (Listed Buildings and Conservation Areas) Act, 1990:
THE GATE CINEMA 87 NOTTING HILL GATE, W11**

Applicant: Lyn Goleby
Grade of building(s): II
Proposed works: Formation of lobby entrance to auditorium. new seating in auditorium with slightly altered layout

Drawing numbers: 304.C04-09
Other Documentation:

Date of application: 28.05.2004
Date of referral by Council: 15.06.2004
Date received by English Heritage: 23.06.2004
Date referred to GOL: 30.06.2004

If your authority is minded to grant listed building consent for the application referred to in the schedule above, you are hereby directed to attach the condition(s) set out overleaf, in addition to any which your Council is minded to impose.

English Heritage wishes to raise no objection to any parallel planning application.

Yours faithfully

Rory O'Donnell

Dr Rory O'Donnell, Historic Buildings Inspector
London Region

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B.		- 1 JUL 2004			PLANNING	
K.C.	N	C	SW	SE	APP	IO REC
			ARB	FPLN	DES	FEES



ENGLISH HERITAGE

Schedule of Conditions

THE GATE CINEMA 87 NOTTING HILL GATE, W11

Address:

Date of Decision:

Our ref: LRS/ 5964/0

Informative: The works hereby approved are only those specifically indicated on the drawing(s) and/or other documentation referred to above.

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B. K.C.	- 1 JUL 2004				PLANNING	
N	C	SW	SE	APP	IO	REC
			ARB	FPLN	DES	FEES

LR4



ENGLISH HERITAGE

LONDON REGION

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

Your refs: 04/01269
Our ref: LRS/5964/0
Contact: Rory O'Donnell
Direct Dial: 020-7973-3775

For the attention of Mr Ian Williams

Dear Sir/Madam

48

Table with columns: EX DIR, HDC, TP, CAC, AD, CLU, AO AK, R.B., K.C., - 7 JUL 2004, PLANNING, 1990C, SW, SE, APP, IO, REC, ARB, FPLN, DES, FEES

Planning (Listed Buildings and Conservation Areas) Act 1990
THE GATE CINEMA 87 NOTTING HILL GATE, W1

Applicant: Lyn Goleby
Grade of building(s): II
Proposed works: Formation of lobby entrance to auditorium. new seating in auditorium with slightly altered layout

Drawing numbers: 304.C04-09
Other Documentation:

Date of application: 28.05.2004
Date of referral by Council: 15.06.2004
Date received by English Heritage: 23.06.2004
Date referred to GOL: 30.06.2004

If your authority is minded to grant listed building consent for the application referred to in the schedule above, you are hereby directed to attach the condition(s) set out overleaf, in addition to any which your Council is minded to impose.

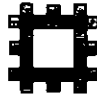
English Heritage wishes to raise no objection to any parallel planning application.

Yours faithfully

Rory O'Donnell

Dr Rory O'Donnell, Historic Buildings Inspector
London Region

The Secretary of State has considered the information given above and does not intend to require the application concerned to be referred to him
Signed J C R...
Date 5/7/04



ENGLISH HERITAGE

Schedule of Conditions

Address: THE GATE CINEMA 87 NOTTING HILL GATE, W11

Date of Decision:

Our ref: LRS/ 5964/0

Informative: The works hereby approved are only those specifically indicated on the drawing(s) and/or other documentation referred to above.

RBKC
Observations
CONSERVATION AND DESIGN

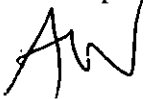
Address: The Gate Cinema	App No: LB/04/1269	D.C. Officer IW	L.B. II	C.A. 6	North
Description: Formation of lobby entrance, replacement seats in auditorium and new a/c unit.		Code: I, EA			

It needs to be ascertained if lobby is required for safety/fire reasons or not. I am concerned about this element "eating" into the auditorium although it can only be assessed on site.

The seats are non original (probably 1980s or so) so their replacement should be ok.

Main concern is the proposed cooling units, air supply units and external intake louvre. These could be unsightly and damaging to the fabric of the building but can only be assessed on site.

Site visit please.



Alan Wito 8/7/04

ROYAL BOROUGH OF KENSINGTON AND CHELSEA

CONSERVATION AND DESIGN

**GRADE II LISTED BUILDINGS
FORMAL OBSERVATIONS**

Address: The Gate Cinema, 87 Notting Hill Gate

Description: Formation of entrance lobby to auditorium, new seating, air conditioning units and new louvre to Uxbridge Street elevation.

Application No: LB/04/1269 **DC Case Officer:** IW

Drawing Nos: C/04, C/05, C/06, C/09, **CD Case Officer:** AJW
SK/07, SK/08, SK/09

Date: 30/7/04

Grant/Refuse: Grant Listed Building Consent

Formal Observations: The Gate Cinema was opened in 1911 but substantially rebuilt in parts during road widening 1962. The Notting Hill Gate and Farmer Street elevations form part of the rebuilt area which is a steel framed 1960s modernist building. The scope of the proposed works is confined to auditorium itself and the rear elevation of the property.

Internally it is proposed to install new air conditioning units into the auditorium. There are already existing units within the building located within the internal lightwell and on the rear elevation which will be replaced. At the back of the auditorium it is proposed to box the units in behind the seats. In this location the rear wall has already been somewhat altered so the provision of these units at a low level are not considered to harm the special interest of the property. At the front the units will be installed behind the screen and under a small stage and will have a minimal impact on the fabric so are considered acceptable.

The existing seats are unoriginal and therefore their replacement is not considered harmful. The formation of a small lobby for sound insulation purposes is considered acceptable.

Externally it is proposed to insert a grille on the Uxbridge Street

elevation. This elevation is on a secondary street and already feature services units so is not considered harmful.

For these reasons Listed Building Consent should be granted.

Conditions:

C206

Notwithstanding the approved drawings details of the external appearance and size of the proposed grille and any replacement a/c units on the Uxbridge Street elevation shall be shown on an elevation drawing of this façade at scale 1:100 and shall be submitted to and approved in writing by the Executive Director Planning and Conservation before work commences.

Signed: Alan Watts Date: 2/8/04

Approved: David M. Smith Date: 02/08/04

Other Notes:



P A N T E R • H U D S P I T H A R C H I T E C T S

304

14th September 2004

Alan Weto
Planning and Conservation,
The Town Hall,
Hornton St,
London,
W8 7NX

Dear Alan,

Re: Gate Cinema, 87 Notting Hill Gate, London, W11

This letter concerns our application to place a louvre on the rear elevation fronting Uxbridge St (Ref number L.B/04/01269/CLBA). Please find attached photograph and dwg no. 304/C/09 Rev.A.

Within our application we showed the supply louvre (shown on PH architects dwg no 304/C/09) located at high level above and to the right of the offices fire escape door. The intention was to place the louvre above a concrete lintel that runs at the height of the head of the fire escape door. However, when the M+E contractors arrived on site, they discovered a blocked up opening in the brickwork beneath the lintel and proceeded to install the louvre in this location. This is shown on the attached photograph.

Rather than relocate the louvre as per the original application, we are requesting that the louvre be left where it is and that we treat the new location as an amendment to the original consent (new location shown on 304/C/09 Rev.A). In its current location, we do not believe that the louvre adversely affects pedestrians or residents using the street in any way. Also, the reuse of an existing opening has caused less damage to the building.

I hope that this is acceptable to you.

Yours sincerely,

James Buchanan

*looks a better or worse
please treat as a minor
amendment.*

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B.	16 SEP 2004		PLANNING			
N	C	SW	SE	APP	IO	REC
HBS			ARB	FPLN	DES	FEEs

*AW
28/9/04
26*

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Mr James Buchanan
P H Architects
235, SouthWark Bridge Road
London
SE1 6NP

Switchboard: 020-7937-5464
Extension: 2734
Direct Line: 020-7361-2734
Facsimile: 020-7361-3463
Email: ian.williams@rbkc.gov.uk
Web: www.rbkc.gov.uk

11 October 2004

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

My reference: DPS/DCN/IW

Your reference:

Please ask for: Mr Ian Williams

Dear Sir,

**Town and Country Planning Act 1990.
Planning (Listed Building and Conservation Areas) act 1990.
Re: Gate Cinema, 87, Notting Hill Gate, London W11.**

I write with reference to your letter and elevation (Ref:C/09) dated 14th September 2004, received by this department on 16th September 2004 in relation insertion of an additional louvre on the rear elevation of the above mentioned property fronting Uxbridge Street.

Further to the above, I would advise you that the revised location of the louvre is acceptable and can be treated as a non material amendment to the Listed Building consent granted approval on 4th August 2004 for internal alterations, ventilation fans and the provision of an external louvre fronting Uxbridge Street (Ref:LB/04/1269).

I hope this information is of assistance to you.

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

LB/04/1269



**KENSINGTON
AND CHELSEA**

The Occupier / Owner
37 Uxbridge Street
London
W8

Switchboard: 020-7937-5464
Extension: 2079/ 2080
Direct Line: 020-7361- 2079/ 2080
Facsimile: 020-7361-3463
Date: 15 June 2004

My reference: Your reference:
My Ref: PS/DCN/LB/04/01269/IW

Please ask for:
Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: The Gate Cinema, 87 Notting Hill Gate, London, W11 3JZ

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 Formation of lobby entrance to auditorium; new seating in auditorium with slightly altered layout; replacement of existing broken ventilation fans in central lightwell; provision of an external louvre to rear elevation fronting Uxbridge Street.

Applicant Lyn Goleby, Cityscreen Ltd., The Coach House, Church Lane, Witnesham, Suffolk IP6 9JD

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

RE CB/04/1269.

COPY



To ALAN

PANTER · HUDSPITH ARCHITECTS
304 14th July 2004

Alan Weto
Planning and Conservation,
The Town Hall,
Hornton St,
London,
W8 7NX

EX DIR	HDC	TP	CAC	AD	COL	AO	AK
R.B.	16 JUL 2004			PLANNING			
K.C.							
N	C	SW	SE	APP	IC	REC	
			ARB	FPL	DES	FES	

BRIAN
19/7/4.

Dear Alan,

Re: Gate Cinema, 87 Notting Hill Gate, London, W11

Following our meeting on 13/07/04 at the Gate cinema, please find attached planning application for the proposed installation of 2 no. condenser units to the lightwell above the male WC's. For this application, I have enclosed a cheque for £110.

As you saw on the thirteenth, the light well is the ideal location in which to locate the units. The enclosed Hurley Palmer Flatt drawing describes the units and their location. As we have already submitted a listed building consent application for these units, I hope this issue can be approved as soon as possible.

I Also I have attached plan and section drawings (SK/07 + 08) illustrating the AHU/stage unit to be located underneath the screen. This stage replaces the existing stage. We believe that this is by far the least visually obtrusive option open to us. I

Please call if you require any further information.

Yours sincerely,

Mark Panter

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

4
LB041269

Mark Panter
Panter Hudspith Architects
235 Southwark Bridge Road
LONDON
SE1 6NP

Switchboard: 020 7937 5464
Extension: 2010
Direct Line: 020 7361 2010
Facsimile: 020 7361 3463
Web: www.rbkc.gov.uk

04 June 2004

My reference: TP/PEND/BR

Your reference: 304/4.01

Please ask for: Brian Roche [Fees &
Registration Officer]

Dear Sir,

Town and Country Planning Act, 1990

Planning (Listed Buildings and Conservation Areas) Act, 1990

Your Application for Listed Building Consent dated 28th May 2004, received 3rd June

Gate Cinema, 87 Notting Hill Gate, London, W.11

Thank you for your application, the contents of which have been noted.

Please amend your 1 : 1250 site plan accordingly in line with the site address and send four copies.

In relation to the proposed provision of new air conditioning and air handling equipment, please send four copies of a scaled 1 : 200 plan of the building (with north point) showing the positioning of the external equipment by suitable annotation, and also indicate the position of the external intake. If the external machinery or ductwork will be overlooked and visible from neighbouring properties please send further more fuller drawings showing the arrangements in relation to the building. Any relevant photographs, if possible to take, would be helpful. Please also send four copies of a scaled 1 : 50 elevation drawing showing the external intake and any other changes to the external elevations.

Upon receipt of your drawings, I will advise you whether or not you need to submit a separate application for planning permission for the air conditioning and air handling equipment.

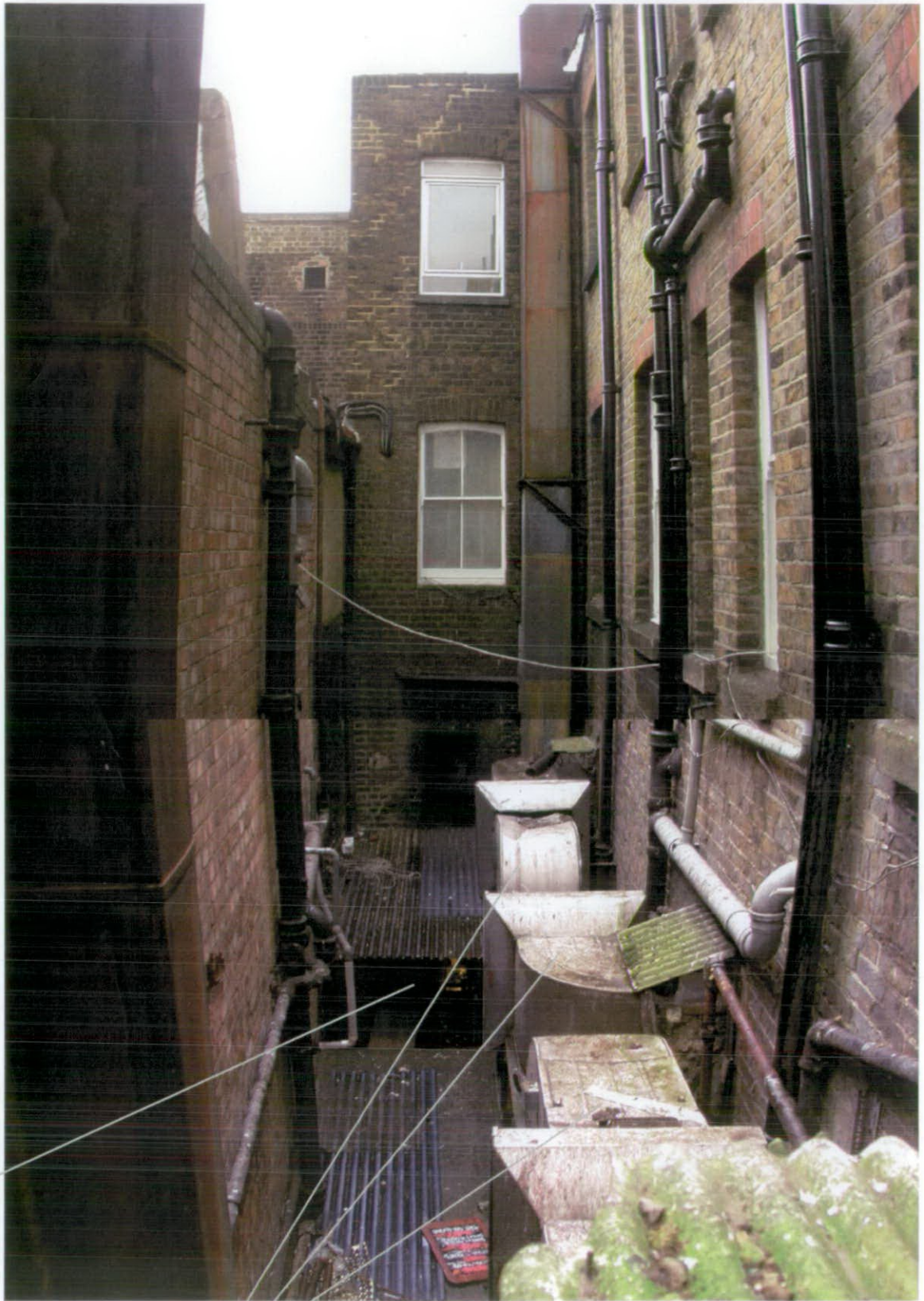
If planning permission is required, satisfactory technical noise information will be required. In this respect the Council's Noise and Nuisance Officers will be able to advise. The relevant officers at the Environmental Health Department are Mr.Ian Hooper (020 7341 5163) or Mr.Keith Mehaffy (020 7341 5702).

Yours faithfully,

M.J. French
Executive Director, Planning and Conservation

LB 041289

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



rear door of adjacent cafe

3 no existing ventilation units in poor condition.
 These will be replaced with one new unit similar in size to existing

Gate Cinema, Notting Hill
 Uxbridge Street - rear elevation of auditorium

EB 041269

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



Proposed position of external louvre for air intake to auditorium

Auditorium fire exit



LB 041269



Fire Safety Training Dept
03 JUN 2004



DELEGATED
APPROVAL
- 4 AUG 2004

EX DIR	HDC TP	CAC AD	CLU AO	AK
R.B.	16 SEP 2004			
K.C.				
C	SW SE	APP IO	RE	
	ARB	FPLN	DES	

FIRE ESCAPE DOOR
FROM OFFICES
ABOVE.

- GATE CINEMA, NOTTIDF HILL.
 - PH. ARCHITECTS.
 - PHOTOGRAPH SHOWING 'AS BUILT'
LOCATION OF SUPPLY LOUVER TO
UNBRIDGE ST ELEVATION.
- (APPLICATION REF:- CB/04/01269/
CWA/1.)



EXISTING ECUNNEL.

NEW SUPPLY LOUVER
TO ADD TO ELEV.
(NOTE:- LOUVER HAS BEEN
ADDED SINCE THIS
PHOTOGRAPH).











ROYAL BOROUGH OF KENSINGTON & CHELSEA

REPORT BY THE EXECUTIVE DIRECTOR, PLANNING & CONSERVATION

PLANNING & CONSERVATION COMMITTEE
PLANNING SERVICES COMMITTEE
DELEGATED

APP NO. LB/04/01269 /IW
AGENDA ITEM NO.

ADDRESS/SUBJECT OF REPORT:

The Gate Cinema,
87 Notting Hill
Gate, London, W11
3JZ

APPLICATION DATED 28/05/2004

APPLICATION REVISED

APPLICATION COMPLETE 09/06/2004

APPLICANT/AGENT ADDRESS:

Mark Panter,
Panter Hudspith Architects,
235 Southwark
Bridge Road,
London
SE1 6NP

CONS. AREA 6

CAPS Yes

ARTICLE '4' No

WARD CAA

LISTED BUILDING

II

HBMC DIRECTION

CONSULTED

OBJ.

SUPPORT

PET.

RECOMMENDED PROPOSAL:

RBK& C DRAWING NO(S):

RECOMMENDED DECISION:

CONDITIONS/REASONS FOR THE IMPOSITION OF CONDITIONS:

DLI.

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

Date: 02/08/2004

DELEGATED

APP NO. LB/04/01269/CLBA

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 - Listed building consent for above Classes.

RECOMMENDED DECISION: Grant listed building consent

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 Head of Development Control Area Planning Officer
3/8 *3/8/04*

ADDRESS OF SITE:

The Gate Cinema, 87 Notting Hill Gate, London, W11 3JZ

APPLICATION DATED 28/05/2004

APPLICATION COMPLETE 09/06/2004

APPLICANT/AGENT ADDRESS:
Mark Panter,
Panter Hudspith Architects,
235 Southwark Bridge Road,
London
SE1 6NP

K+C

APPLICATION REVISED 21/07/2004

APPLICANT: Lyn Goleby,

CONS AREA CAPS Yes ART '4' No WARD Campden
Kensington

LISTED BUILDING II ENG. HERITAGE . N/A
CONSULTED 22 OBJ. 0 SUP. 0 PET. 0

PROPOSAL: Internal alterations including the formation of a lobby entrance to auditorium, new seating in auditorium, replacement ventilation fans in central lightwell and provision of an external louvre to rear elevation fronting Uxbridge Street.

RBK&C Drawing No(s): LB/04/01269 and LB/04/01269/A
Applicant's Drawing No(s) 304/C/04, 05, 06, 09, 304/SK/07, 08, 09 and one page of photographs.
✓ ✓ ✓ ✓ ✓ ✓ ✓

DELEGATED
APPROVAL
- 4 AUG 2004

CONDITIONS AND REASONS FOR THEIR IMPOSITION

1. **The works hereby permitted shall be begun before the expiration of five years from the date of this consent. (C201)**
Reason - As required by Section 18 of the Planning (Listed Buildings and Conservation Areas Act) 1990, to avoid the accumulation of consents. (R201)

2. **The works hereby permitted shall be carried out in their entirety exactly and only in accordance with the drawings, and other particulars, forming part of the Consent, and there shall be no variation therefrom without the prior written approval of the Executive Director, Planning and Conservation. (C205)**
Reason - In order to safeguard the special architectural or historic interest of the building. (R205)

3. **All new works and works of making good to the retained fabric, whether internal or external, shall be finished to match the adjacent work with regard to the methods used and to colour, material, texture, and profile. (C206)**
Reason - In order to safeguard the special architectural or historic interest of the building. (R206)

4. **Notwithstanding the approved drawings details of the external appearance and size of the proposed grille and any replacement a/c units on the Uxbridge Street elevation shall be shown on an elevation drawing of this facade at scale 1:100 and shall be submitted to and approved in writing by the Executive Director of Planning and Conservation before the work commences.**
Reason - In order to safeguard the special architectural or historic interest of the building. (R206)

INFORMATIVES

1. I10A
2. I49b

1.0 PLANNING CONSIDERATIONS

- 1.1 The main considerations in the determination of this application is the effect of this proposal on the special architectural character and appearance of the Listed Building.
- 1.2 The proposal includes the formation of an entrance lobby to the auditorium, new seating, replacement air conditioning units and new louvre to the Uxbridge Street elevation.
- 1.3 The relevant policies are contained within the Unitary Development Plan 2002. Policy CD66 is of particular relevance to this application.
- 1.4 The Formal Observations of the Conservation Officer are as follows:

'The Gate Cinema was opened in 1911 but substantially rebuilt in parts during road widening 1962. The Notting Hill Gate and Farmer Street elevations form part of the rebuilt area which is a steel framed 1960s modernist building. The scope of the proposed works is confined to auditorium itself and the rear elevation of the property.

Internally it is proposed to install new air conditioning units into the auditorium. There are already existing units within the building located within the internal lightwell and on the rear elevation which will be replaced. At the back of the auditorium it is proposed to box the units in behind the seats. In this location the rear wall has already been somewhat altered so the provision of these units at a low level are not considered to harm the special interest of the property. At the front the units will be installed behind the screen and under a small stage and will have a minimal impact on the fabric so are considered acceptable.

The existing seats are unoriginal and therefore their replacement is not considered harmful. The formation of a small lobby for sound insulation purposes is considered acceptable.

Externally it is proposed to insert a grille on the Uxbridge Street elevation. This elevation is on a secondary street and already feature services units so is not considered harmful'.

- 1.5 In light of the above, the proposal complies with the requirements of Policy CD66.

2.0 CONSULTATION

- 2.1 Twenty one letters of notification were sent out to properties within Uxbridge Street and Farmer Street and a site notice was displayed outside this property.

2.2 To date, no letters have been received in response to this application.

3.0 RECOMMENDATION

3.1 Grant Listed Building consent.

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

Background Papers

The contents of file LB/04/01269 save for exempt or confidential information in accordance with the Local Government (Access to Information) Act 1985.

**Report Prepared By: IW
Report Approved By: DT/LAWJ
Date Report Approved: 02/08/2004**