

DEVELOPMENT CONTROL TECHNICAL INFORMATION

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

ADDRESS Mohsen Restaurant
152 Warwick Road
London W14 8PS

POLLING DISTRICT ABA

PP040963

- | | | | |
|-----|--|--------|--|
| 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							
8																	

	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

152 WARWICK ROAD

Property Card N° : 1139 170 00

Sitename :
 Comment :
 TP Arch/History : H 8701
 See Also :
 Xref :
 Notes :

TP No	Brief Description of Proposal	1	of	8	Adverts & History No
					CA 1833

T C P A - 1962
 THE INSTALLATION OF A NEW SHOP
 FRONT AND THE USE OF THE GROUND FLOOR AND BASEMENT AS A
 BETTING OFFICE.

Received	Decision & Date	
Completed	Conditional	07/09/1964
Revised	LIMITED TO	27/08/1967

TP No	Brief Description of Proposal	2	of	8
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T C P A - 1971
 THE CHANGE OF USE OF THE
 GROUND FLOOR AND BASEMENT FROM A BETTING OFFICE TO A FRIED
 FISH RESTAURANT.

Received	Decision & Date	
Completed	Refused	07/08/1975
Revised		

TP No TP/75/1109	Brief Description of Proposal	3	of	8
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THE USE OF THE BASEMENT AND GROUND FLOOR AS A DENTAL
 LABORATORY.

Received	Decision & Date	
Completed	Conditional	01/12/1975
Revised		

TP No TP/81/1262	Brief Description of Proposal	4	of	8
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ERECTION AND RETENTION FOR A LIMITED PERIOD OF A
 PREFABRICATED BUILDING MEASURING 8'6" BY 20'6"
 EXTERNALLY WITH A RIDGE HEIGHT OF 8'5" IN THE REAR
 GARDEN AREA.

Received	Decision & Date	
Completed	Conditional	23/10/1981
Revised		

152 WARWICK ROAD

Property Card N° : 1139 170 00

Sitename :

Comment :

TP Arch/History : H 8701

See Also :

Xref :

Notes :

TP No TP/95/2422 Brief Description of Proposal 5 of 8

**CHANGE OF USE TO ANY USE WITHIN CLASS A3 AT GROUND AND
BASEMENT FLOORS**

Received 08/11/1995 Decision & Date

Completd 14/11/1995 Conditional 01/04/1996

Revised 16/02/1996

TP No TP/97/2705 Brief Description of Proposal 6 of 8

**ERECTION OF A REAR EXTENSION AT BASEMENT LEVEL TO PROVIDE
IMPROVED COLDROOM AND STORAGE FACILITIES TO EXISTING
RESTAURANT.**

(NB: FILE MISSING, HARD COPY OF DECISION NOT AVAILABLE)

Received 02/12/1997 Decision & Date

Completd 08/12/1997 Conditional 25/09/1998

Revised

TP No TP/98/0374 Brief Description of Proposal 7 of 8

**RETROSPECTIVE APPLICATION FOR THE RETENTION OF THE AIR DUCT
TO THE REAR OF THE BUILDING.****DEVELOPMENT NOW LAWFUL AS AS
BEEN IN PLACE FOR OVER 4 YEARS. WITHDRAWN BY COUNCIL******

Received 24/02/1998 Decision & Date

Completd 26/02/1998 Withdrawn 22/02/2002M

Revised

TP No PP/99/0678 Brief Description of Proposal 8 of 8

**RETENTION OF REAR EXTENSION AT GROUND FLOOR LEVEL TO PROVIDE
ADDITIONAL FLOORSPACE FOR EXISTING CAFE/RESTAURANT (CLASS A3).**

Received 26/03/1999 Decision & Date

Completd 08/04/1999 Conditional 08/04/2003

Revised 25/11/1999

PPJ40963

Mohsen Restaurant
152 Warwick Road
London W14 8PS
27 April 2004

Mr Brian Roche
Fees and Registration Office
The Royal Borough of Kensington and Chelsea
Department 705
Room 325
The Town Hall
Hornton Street
London W8 7NX

Dear Mr Roche

Mohsen Restaurant

Further to your letter of 20 April 2004, and our subsequent telephone conversation of yesterday, please find enclosed four copies of the drawing number M/1522. As requested the roof plan and section shows the proposed works in relation to the existing building.

As agree because there is already a temporary structure in the garden I am unable to send you a photograph of the rear of the building.

I hope this meets with your approval and look forward to receiving the application completion notice.

Yours sincerely

PP Miresghhi

M. Miresghhi

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B. K.C.		30 APR 2004			PLANNING	
N	C	SW	SE	APP	IO	REC
			ARB	FPLN	DES	FEE

REF:

TP/PEND/BR

MOLTSEN RESTAURANT

Address:

152 WARWICK ROAD

LONDON

W14

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B. K.C.		30 APR 2004			PLANNING	
N	C	SW	SE	APP	IO	REC
				ARB	FPL	IDES
D4/313						

To be completed by applicant: Please find enclosed the following:

Four copies of drawing

Signed

P.D. Miresghi

No. M/1552

Date

27.04.04

76

PPJ40963

THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA



M. J. FRENCH, ARICS, Dip. T. P.
Executive Director of Planning and Conservation

Department 705,
Room 325,
The Town Hall,
Hornton Street,
London,
W8 7NX

MR. M. MIRESHGHI
MOHSEN RESTAURANT
152 WARWICK ROAD
LONDON
W14 8PS.

Telephone: 020 7361 2010

Facsimile: 020 7361 3463

20th APRIL 2004

My reference: TP/PEND/BR

Your reference:

Please ask for: BRIAN ROCHE

Dear Sir (Madam),

(Fees & REGISTRATION OFFICER)

Town and Country Planning Act, 1990 – Town and Country Planning (General Permitted Development) Order 1995 and (Applications) Regulations, 1988 Town and Country Planning (Fees for Applications and Deemed Applications) (Amendment) (England) Regulations, 2002

MOHSEN RESTAURANT
152 WARWICK ROAD
LONDON W14.

I refer to your Town Planning Application dated

5/4/4
(RECEIVED 15/4/4)

for

I would advise you that before I can accept your application as a complete application – it will be necessary for you to provide the following information:-

- Photograph(s) of the existing front and rear elevation(s) in relation to adjacent properties.
- Complete and return 4 copies of the enclosed TP.1.Part.
- Complete and return 4 copies of the enclosed TP.1(HB/CA)Part.
- AS REQUIRED PLEASE SEND FOUR COPIES OF SCALED 1:50 DRAWINGS SHOWING THE PROPOSED ARRANGEMENTS BY WAY OF PLAN, ELEVATION AND SECTION.

<input type="checkbox"/>	£	Total Fee Required	£	_____
		Received	£	_____
		Outstanding	£	_____

You are requested to note that the eight weeks statutory period will not begin until the application has been completed.

Yours faithfully,

Executive Director of Planning and Conservation

PLEASE RETURN TEAR OFF SLIP BELOW WITH INFORMATION REQUIRED

REF: TP/PEND/BR MOHSEN RESTAURANT
 Address: 152 WARWICK ROAD
LONDON W14.

To be completed by applicant: Please find enclosed the following:

_____ Signed _____

_____ Date _____

Mohsen Restaurant
 152 Warwick Road
 London W14 8PS

5 April 2004

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

Dear Sir

Mohsen Restaurant, 152 Warwick Road, W14

As you can see from the application form, we are planning to rebuild the existing garden walls and then install a glass roof in between, in the garden of above premises.

The existing garden/party walls are half brick and half timber fencing. The proposal is to replace the walls to the exactly same height with bricks on two long sides and build a new one in front of the end wall.

We are then proposing to install a timber structure with glazing as a roof to enclose the area. The ridge of the proposed pitched glazed roof will be lower than the top of the garden/party walls and therefore will not be visible from either neighbour's garden.

To facilitate the matter I am prepared to accept a personal consent and therefore I would ask you to consider this route.

Please do not hesitate to contact me if you require further information.

I thank you in anticipation and look forward to hearing from you.

Yours faithfully

PP Miresghhi

M. Miresghhi

Encl

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B. K.C.		15 APR 2004			PLANNING	
N	C	SW	SE	APP	IO	REC
		ARB	FPLN	DES	FEF	

Certificate Date:	15 JUN 2004
Certificate Time:	00.00.01
Certificate Ref:	049/U70CICB

Property	152A, WARWICK ROAD, LONDON, W14 8PS.
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Result

The index map has been searched in respect of the Property with the following result:

Plan reference	Title No.	Registered Estate or Caution	Notes
Not Applicable	146129	Freehold	

No other registered estate, caution against first registration, application for first registration or application for a caution against first registration is shown on the index map in relation to the Property.

+++++The following message is for information only and does NOT form part of the result of the search+++++

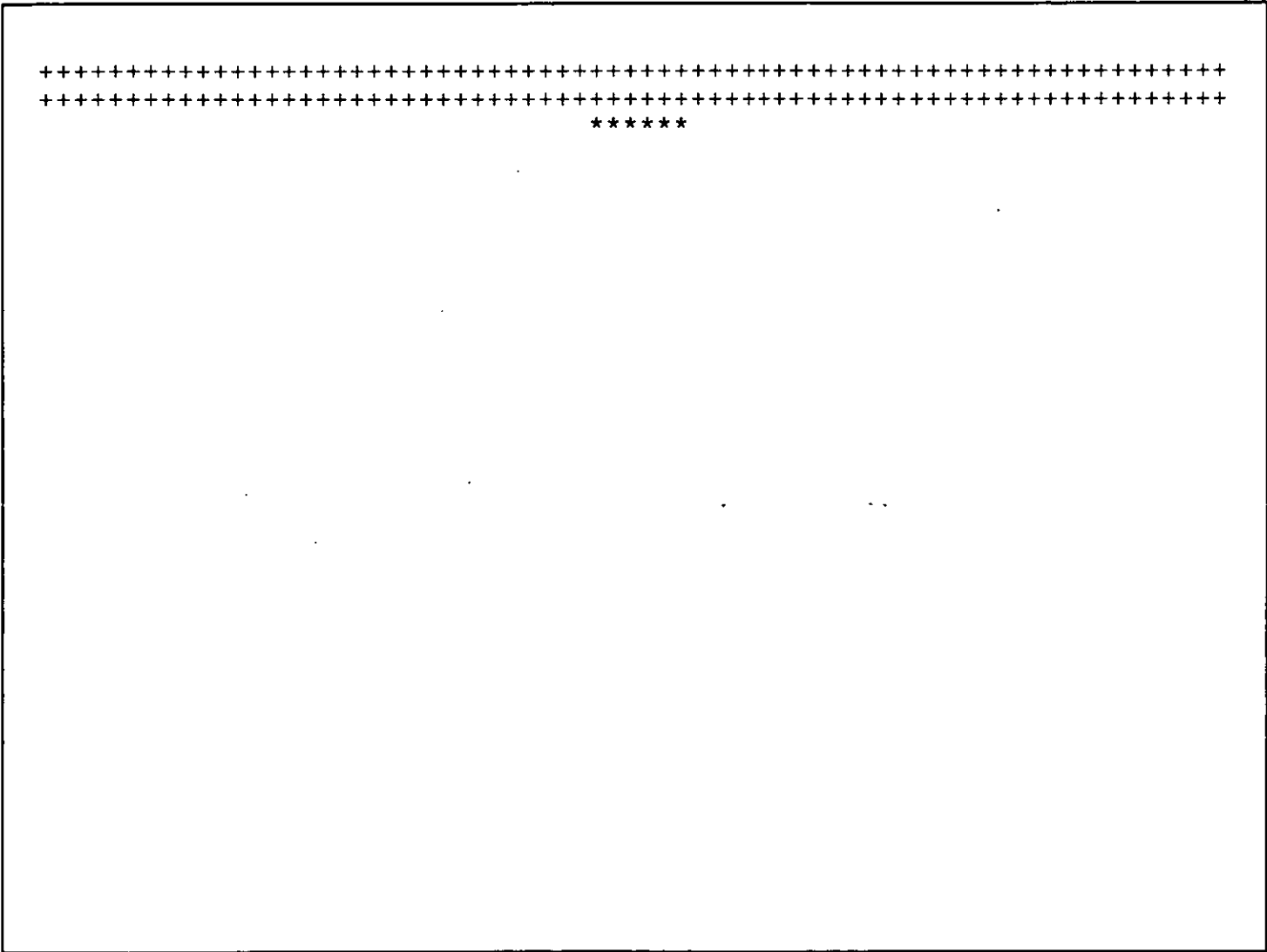
On and after 14 June 2004 official search certificates in respect of an official search of whole with priority (a form OS1 search), may in certain circumstances, be issued by way of a PDF file to Land Registry Direct and National Land Information Service customers. Please see Land Registry's website www.landregistry.gov.uk for further details.

Continued on page 2

Your Reference: DW/PDEV/MORROW	Key Number: 1975502	Any enquiries concerning this search should be addressed to: KEN & CHEL BIRKENHEAD ROSEBRAE DLR ROSEBRAE COURT WOODSIDE FERRY APPROACH BIRKENHEAD MERSEYSIDE CH41 6DU Tel. No: (0151) 472 6666 A £0.00 fee will be debited to the account quoted.
KENSINGTON & CHELSEA L B MR DON PITTS DX84015 KENSINGTON HIGH ST 2		

Certificate Date:	15 JUN 2004
Certificate Time:	00.00.01
Certificate Ref:	049/U70CICB

RECEIVED
16 JUN 2004 Page 2
LAW & ADMINISTRATIO!



END OF RESULT.

SE

KENSINGTON & CHELSEA L B MR DON PITTS
DX84015
KENSINGTON HIGH ST 2

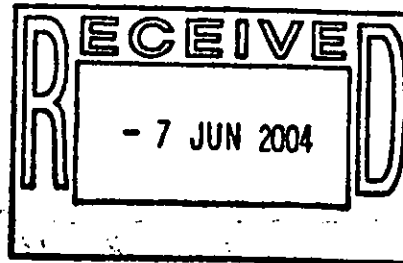




Your ref: PP/04/0856
Our ref: SM/NC/T3.20.7.A3220.90551.st

Mr Geoff Burrage
The Royal Borough of Kensington and Chelsea
The Town Hall
Horton Street
London W8 7NX

Street Management
Windsor House
42-50 Victoria Street
London SW1H 0TL
Phone 020 7343 5000
www.tfl.gov.uk



03 June 2004

Dear Mr Burrage

152 Warwick Road, W14

I refer to Rachel Yorke's letter of 15 April 2004, addressed to Steve Cotton, regarding the above.

I have reviewed the application proposing the extension to the rear garden area of the restaurant at the site.

We confirm that we are not aware of any adverse traffic impacts on the TLRN associated with the proposed extension, due to the proposed condition to retain seating at existing levels of maximum 50 seats.

Therefore we have no objections to the application.

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

Yours sincerely

070704-02

Stacy Terry
Engineer

Email: stacyterry@streetmanagement.org.uk
Direct line: 0207 941 7277

Copy to:

Morrow, John: PC-Plan

To: Walker, David: CP-Legal
Subject: RE: 152 Warwick Road

Thank you for this

John

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

From: Walker, David: CP-Legal
Sent: 16 June 2004 10:39
To: Morrow, John: PC-Plan
Cc: Billington, Susan: CP-Legal
Subject: FW: 152 Warwick Road

John

To confirm there is no separate registered title for 152A Warwick Road
David

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

From: Walker, David: CP-Legal
Sent: 14 June 2004 09:48
To: Morrow, John: PC-Plan
Cc: Billington, Susan: CP-Legal
Subject: 152 Warwick Road

John

There are no registered leasehold titles shown for this address.
Separately, the Land Registry computer offered the address 152A Warwick Road
I have done a search on this, but it will take a couple of days to find if there is a registered title
David

David Walker
Principal Solicitor (Land)
for the Director of Law and Administration
Tel: 020-7361-2211

RBKC
Observations
CONSERVATION AND DESIGN

Address: 152 Warwick Road	App No: PP/04/0963	D.C. Officer JM	L.B.	C.A. 8	Central
Description: New glazed enclosure over all of existing rear garden area.		Code:	X		

The proposal is to replace the existing unauthorised glazed structure in the garden with a new one of a slightly different design.

As a matter of principle the covering of the rear garden area is not welcomed as it provides relief and a visual break in the dense built form of the area. Consent has already been granted for a rear extension in 1999 and this would be the maximum encroachment of the garden area that could be permitted.

The structure itself is full width and projects beyond the rear building line of the property and therefore does not comply with UDP policies.

The proposal appears as an incongruous and disjointed structure which would dominate the view of the rear elevation of the property.

The works do not preserve or enhance the special interest of the conservation area. It is recommended that this application is refused and enforcement action taken against the existing unauthorised structure.

Contrary to UDP policies CD27, CD47, CD57, CD61, CD62

AW

Alan Wito 27/5/04

~~Dominant~~

Memorandum

DATE: June 7, 2004

TO: Director of Planning FAO John Morrow

FROM: Director of Environmental Health
Tom Lewis / Keith Mehaffy -extension
5699 / 5702

RE: Moshen Restaurant 152 Warwick Road London W14
reference PP/04/0963

I am in receipt of the above application regarding the replacement of the existing Perspex roof over the rear garden area, with a glass roof, to form a new single storey rear extension over the entire rear garden area. I have now had the opportunity to visit the site and assess the plans. I would like to make the following observations.

The proposal is to bring the rear garden area into the demise of the restaurant and as a result there will be customers and potentially music being played till up till midnight as the premises benefits from a supper hours liquor licence. It is my opinion that the potential for disturbance to neighbouring residents will be significant, as the roof will have to be of a lightweight construction to rest on the existing brick walls.

I consider that any openable vents in the roof will permit sound escape from the premises and the roof would have to totally sealed to contain some of the sounds within the building. This would result in the need for assisted ventilation and possibly air-condition due to the solar gain. This plant is not detailed within this application and if it is incorrectly attenuated there is potential for additional disturbance to the neighbouring residents.

Clearly this application has not been properly developed to address all the potential environmental issues associated with the proposed use of this area. Whilst these matters can be addressed and made to comply with the Council's noise criteria, I consider that such a development could still give rise to unnecessary disturbance to the neighbouring residents.

If you are minded to grant this application I would suggest that the roof is constructed to a high acoustical standard, capable of containing the normal restaurants sounds within the extension. The roof should not have any openable vents and provision for assisted cooling and ventilation should be considered. I would also suggest that the hours of operation of this part of the premises should be restricted especially in the evenings and I would consider 9.30pm as being reasonable.

My other concern relates to the playing of amplified or live music within this extension and I would suggest that if this is considered a condition should be attached requiring that all music and speech should not cause nuisance within neighbouring dwellings.

I hope that this information is useful, please do not hesitate to contact me on the above telephone number should you wish to discuss this matter further.

Mr Tom Lewis
Environmental Health Officer
Noise and Nuisance Team.

RBK&C TRANSPORTATION COMMENTS

PP Number: 04/963	Address: 152 Warwick Road, W14	Date of obs: 14/05/04
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Proposal:

To Rebuild existing half brick/half timber gardens walls with brick and install a glass roof in between to form a new single storey rear extension over the entire rear garden area.

More info needed	No Objection	No objection STC	Concern Raised	Objection
		✓		
Initial Observations		Transportation Officer:		DC Officer:
Full Observations	✓	Geoff Burrage		J Morrow
Further Observations (no.)				

Comments:

The application proposes an extension to the restaurant over the entire rear garden area. This is approximately 38m² and equates to a 53% increase in floorspace.

The most recent parking occupation survey data available to the Council (TecEcon, 1996) indicates that on Warwick Road parking stress has reached unacceptable levels (over 90% of legal parking spaces filled) with 97% of residents' spaces being occupied and up to 70% of its P+D bays. In other nearby streets high levels of parking stress are also evident. For example on Warwick Gardens, Pembroke Gardens and Pembroke Road residents parking stress has reached unacceptable levels. Parking pressure is also high on visitors bays in the local streets that have them (Warwick Gardens, Pembroke Gardens and Pembroke Road) with parking bay occupancy rates often at 100%. Parking pressure on single yellow line is lower, although the quantity of such parking is limited and often in the least desirable locations such as close to junctions.

TR 36 states the Council's commitment to "*resist development which would [inter alia] result in ... any material increase in traffic or parking, or in congestion on the roads*". An extension in the floorspace available for A3 use of over 50%, if not properly controlled, would lead to an increase in traffic and parking pressure.

PP99/678 which conditionally granted permission to retain the rear extension at the property imposed a condition which stated: "*Not more than one restaurant shall be created pursuant to this permission, and the restaurant (including the rear extension hereby permitted) shall not provide more than 50 covers.*" The reason given for the imposition of this condition was "*To safeguard the amenity of neighbouring property.*" Given the high levels of parking pressure outlined above this condition is still valid and it would not be appropriate to allow a further increase in covers served at this restaurant.

For the rest of this observation I will use the term "seats" rather than "covers".

The additional floorspace created by this proposal is 38m², this could accommodate up to 38 additional seats. On the assumption that 20% of customers at the premises will be car drivers (supported by observations made by this Borough and other sources) this extension could lead to eight additional cars requiring car parking spaces in the vicinity of the site. This would have an unacceptable impact on parking availability in the area.

It should be noted that the drivers searching for spaces will be both residents and non-residents and therefore a burden will be placed on all types of parking and due to the scarcity of available parking, increased congestion would be likely as drivers circulate searching for parking space. Therefore granting this application without proper controls on the number of seats permissible at the site has the potential to exacerbate the unacceptable parking pressures already outlined above.

I propose that the condition limiting the number of covers to be served be retained and modified to state that no more than 50 seats should be made available and no more than 55 customers be allowed on the premises. This condition would contain the impact of the proposal on the surrounding area and would ensure the development does not exacerbate the unacceptable levels of parking pressure experienced locally in the future.

This site is on the Transport for London Road Network and accordingly TfL have been notified and given the opportunity to comment on this application. I will forward any comments from TfL to you.

Suggested Condition:

- That 50 seats are made available at the site and that no more than 55 customers are allowed on the premises at any one time.

Relevant transportation policies: TR 36

Recommendation: The Director of Transportation and Highways raises no objections to this application subject to the condition outlined above.

Signed:

A handwritten signature in black ink, appearing to read 'Gare', is written below the 'Signed:' label.

Royal Borough of Kensington and Chelsea
 Directorate of Planning Services – Policy Observations

TP No: PP/04/0963	Address: 152 Warwick Road, W14.	Date Received 7/5/4	Date of Obs 10/5/4	
UDP Policy and Paras	Development: Use of garden as extension to existing restaurant.	Objection No	No Objection	
		HMO? No	No of Dwelling Units	
			Existing	Proposed
		D.C Officer JM	Policy Officer CJT	

I refer to your memo in which you question the appropriateness of using the loss of private open space as a reason for refusal for the retention of the restaurant extension.

Policy LR8 states that the Council will resist the loss of existing public and private open space which meets leisure and recreational needs. The definition of 'open space' with the UDPs glossary (page 378) is "open land with the exception of individual private gardens and yards, private roads, car parks and vacant land". As the yard to the rear of No. 152 Warwick Road is a private garden it is not 'open space' in terms of the policies within chapter 11 of the UDP.

I note that part (b) of Policy CD47 states that the Council will resist proposals for extensions where the extension would significantly reduce garden space of amenity value. I suspect that the rear area could not be described as being 'garden space of amenity value' as did not serve a residential property..

There is no policy objection to the increase in floor area of a restaurant use. Any extension must be assessed in terms of the impact that it has upon traffic generation and the amenity of neighbouring properties.

Raise no policy objection

Doyle
11-5-4.

14-May

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B. K.C.		13 MAY 2004			PLANNING 33	
N	SW	SE	APP	IO	REC	
		ARB	FPLN	DES	FEES	

Michael Rivers
 Ground Floor Flat
 154 Warwick Road
 London W14 8PS
 8 May 2004

Recorded
Delivery



Your ref: PS/DCC/PP/04/00963/JM

Dear Sirs,

Proposed development at Mohsen Restaurant, 152 Warwick Road, London, W14 8PS

We refer to your notice of proposed development dated 6 May 2004. We wish to record our objection to both the proposed development and the existing construction in the garden of 152 Warwick Road, Kensington.

The existing structure has housed a single storey extension of the restaurant for some time. The structure has no sound proofing with the result that the noise from the customers within the temporary structure prevents us from enjoying the amenity of our garden.

The existing structure is also unsightly. As a result of the noise and unsightly nature of the existing structure, we have constructed a fence which is attached to the existing boundary between numbers 152 and 154 Warwick Road and which has reduced the noise to a certain extent and has disguised the unsightly nature of the existing temporary structure. The new fence has cost us £3000.

If the existing boundary is removed by the applicants, our new fence will be destroyed. We therefore object to the new development on the basis that it will damage our property. If permission is to be granted, we believe that it should only be granted with a condition that our fence is reconstructed to at least it's current standard.

Furthermore, the extension to the restaurant produces additional noise which prevents the proper enjoyment of our garden. We had expected that the existing temporary structure would be deemed unlawful and thereafter removed. If the structure is to become permanent, we would ask that a condition is implied requiring the structure to be properly sound proofed. If the permanent structure is not permitted, we would expect that the council will require that the existing temporary structure be removed.

In summary, our two grounds of objection to the proposed development are both based on a loss of amenity. Firstly, the loss of our expensive fence that we had to construct to disguise the ugly nature of the existing structure. Secondly, the noise that will (and does) emanate from the structure and prevent the proper use of our garden.

We trust that this objection will be taken into account in considering whether the proposed development will be permitted. Should you wish to visit our property to view the fence or to note the level of noise, please feel free to contact us.

Yours faithfully,

Michael Rivers and Alison Hardy

ENVIRONMENTAL SERVICES

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director MICHAEL STROUD BSc DipTE CEng FICE FIHT FIMgt

Director of Transportation and Highways CRAIG WILSON BSc MSc CEng MICE FIHT

Steve Cotton
North Central Area Team
Transport for London
Windsor House
42-50 Victoria Street
LONDON SW1H 0TL

Direct Line: 020 7361 2557
Facsimile: 020 7361 2796
Email: Geoff.Burrage@rbkc.gov.uk
Web: www.rbkc.gov.uk

15 April 2004

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

My reference: PP/04/0856

Your reference:

Please ask for: Geoff Burrage

Dear Steve

PROPOSED DEVELOPMENT ON THE TLRN: 152 Warwick Road, W14

The Royal Borough of Kensington and Chelsea has received a planning application (PP/04/0856) for a proposed development at the above address, and I enclose a copy of the application form, relevant supporting documents, and my transportation observations.

This development may have implications for the operation of the TLRN, and consequently I would be grateful if you would inform me of the views of the Highway Authority on this aspect of the application, which I will then forward to the Case Officer in the Planning Department.

As you are aware, the Officers in the Planning Department work to government-imposed targets for eight week determination of non-major applications. In order that the Case Officer has time to consider your comments before a decision is reached on the application, I would be grateful if you could ensure that I receive them by 01/06/2004.

Should you wish to discuss this application further, in the first instance, please contact Geoff Burrage on 020 7361 2557.

Yours Sincerely

Rachel Yorke
Senior Transportation Planner

Encs.

cc: John Morrow (Planning Officer), Royal Borough of Kensington and Chelsea (by email).



INVESTOR IN PEOPLE



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.

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: PP/04/00963/JM.

Date: 14/05/2004

Mohsen Restaurant, 152 Warwick Road, London, W14 8PS

To rebuild existing half brick/half timber garden walls with brick and install a glass roof in
between. To form a new single storey rear extension over the entire rear garden area.

APPLICANT Mr. M. Mireshghi,

11/14/15

INFORMATION REQUEST FORM

Planning Services to Environmental Health

To: Paul Morse - Director of Environmental Health

Address/Issue
 MOHSEN RESTAURANT
 152 WARWICK Rd
 W14

Planning Reference No.: PP104/0963

Planning Case Officer: Jenn MORROW

Summary of Proposal:

Policy Issue/Subject of Advice

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

REBUILD EXISTING REAL
 EXTENSION

Schedule of Attachments:

Specifications
 Drawings
 Supporting Info.
 Draft Text etc.

Schedule of Key Dates:

1. Case initiated/Application received: 3 0 0 4 0 5
 4. Information required by: A S A P
 2. Sent by Planning Services: 0 6 0 5 0 4
 5. Returned by Environmental Health:
 3. Entered on EHIS

Purpose/Status of Request:

- Planning Application
- Planning Issues paper
- Impact Assessment
- Planning Appeal
- Planning Guidance
- General Advice
- Planning Brief
- UDP Consultation
- Other

Nature of Request in brief:

SEE ATTACHED TEXT & PHOTOS

Previous Planning History:

SEE ATTACHED TEXT
 & PHOTOS

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

- Food
- Noise and Nuisance
- Health and Safety
- Contaminated Land
- HMO's
- Air Quality
- Other

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

EHIS Reference No.:

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

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

FILE COPY

1

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

Facsimile: 020-7361-3463
Date: 06 May 2004

My reference: Your reference:
My Ref: PS/DCC/PP/04/00963/JM

Please ask for: Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: Mohsen Restaurant, 152 Warwick Road, London, W14 8PS

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 To rebuild existing half brick/half timber garden walls with brick and install a glass roof in between. To form a new single storey rear extension over the entire rear garden area.

Applicant Mr. M. Mireshghi, Mohsen Restaurant, 152 Warwick Road, London, W14 8PS

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

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

Switchboard: 020-7937-5464
Direct Line: 020-7361-2733
Extension: 2733
Facsimilie: 020-7361-3463

Date: 06 May 2004

**THE ROYAL
BOROUGH OF**



**KENSINGTON
AND CHELSEA**

My Ref: **DPS/DCC/PP/04/00963** Your ref: Please ask for: **John Morrow**

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: Mohsen Restaurant, 152 Warwick Road, London, W14 8PS

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

It is hoped to present this application to the Planning Services Committee prior to 25/06/2004. 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

MEMORANDUM

TO: FOR FILE USE ONLY

**From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION**

My Ref: PP/04/00963/JM

CODE A1

Room No:

NEWSPAPER DATE: 14/05/2004

Date: 06 May 2004

DEVELOPMENT AT:

Mohsen Restaurant, 152 Warwick Road, London, W14 8PS

DEVELOPMENT:

To rebuild existing half brick/half timber garden walls with brick and install a glass roof in between. To form a new single storey rear extension over the entire rear garden area.

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]

- 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)

To: Policy, Transportation,
Conservation & Design

From: Lesley Jones
Date: 09 September 2004

NEW APPEAL
ADVANCE WARNING

YOU OR YOUR SECTION MAY BE INVOLVED IN
THE PREPARATION OF A STATEMENT OR EVIDENCE

**ADDRESS: Mohsen Restaurant, 152 Warwick Road, London,
W14 8PS**

OUR REF: PP/04/00963 **ODPM REF:** App/K5600/

DEVELOPMENT: Retain and rebuild existing half brick/half timber garden walls with brick and install a glass roof in between to form a new single storey rear extension over the entire rear garden area.

TYPE OF APPEAL: Refusal of Permission

REASONS FOR REFUSAL: See attached sheet

D.C. CASE OFFICER: Mr. J. Morrow **D.C. AREA:** Central Area Team

It is anticipated at this stage that input will be required from the following sections:-

Design	Transportation
Policy	R & I
Trees	Environmental Health - Noise (Ian Hooper)
Housing	Housing (Stanley Logan)

Please contact the Case Officer for further details.

Thank you.

Lesley Jones

PP/04/00963

REASON(S) FOR REFUSAL:

1. The development projects beyond the rear building line of the property and appears as an incongruous and disjointed structure which dominates the view of the rear elevation of the property and does not preserve or enhance the special interest of the conservation area. It is considered contrary to policies in the Unitary Development Plan particularly Policies CD27, CD47, CD57, CD61 and CD62.

2. The development is considered to enable the use of the rear garden as an extension to the restaurant and gives rise to unnecessary noise disturbance to neighbouring residents. It is considered contrary to policies in the Unitary Development Plan particularly Policy CD40.

APPEAL NOTIFICATIONS

Re Mohsen Restaurant, 152 Warwick Road, London, W14 8PS

Please complete the list of those to notify of the appeal and return with the file(s) to the Appeal Section within 24 hours. Thank You.

✓ WARD COUNCILLORS:

- 1.
- 2.
- 3.

✓ KENSINGTON SOCIETY

Mrs. Ethne Rudd, 15 Kensington Square, W8 5HH

CHELSEA SOCIETY (Mr. Terence Bendixson, 39 Elm Park Gardens, London, SW10 9QF)

RESIDENT ASSOCIATIONS AND AMENITY SOCIETIES:

- 1.
- 2.
- 3.

✓ ALL 3RD PARTIES ORIGINALLY NOTIFIED

✓ ALL OBJECTORS/SUPPORTERS

STATUTORY BODIES ORIGINALLY NOTIFIED

ENGLISH HERITAGE

OTHERS

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Office of the Deputy Prime Minister,
3/07 KiteWing,
Temple Quay House,
2 The Square, Temple Quay,
Bristol, BS1 6PN

Switchboard: 020-7937-5464

Direct Line: 020-7361-2081

Extension: 2081

Facsimilie: 020-7361-3463

**THE ROYAL
BOROUGH OF**



**KENSINGTON
AND CHELSEA**

Date: 21 September 2004

My Ref: DPS/DCC/PP/04/00963/JM
ODPM's Reference: App/K5600/A/04/1161064

Please ask for: Kavita Sedov

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Appeal relating to: Mohsen Restaurant, 152 Warwick Road, London, W14 8PS

With reference to the appeal on the above premises, I return the completed questionnaire, together with supporting documents. In the event of this appeal proceeding by way of a local Inquiry the Inspector should be advised that Committee Rooms in the Town Hall must be vacated at 5.00 p.m. unless prior arrangements have been made for the Inquiry to continue after 5.00 p.m.

Yours faithfully,

M.J. FRENCH

Executive Director, Planning and Conservation

Enc.



INVESTOR IN PEOPLE

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Mr. M. Miresghi,
Mohsen Restaurant,
152 Warwick Road,
London,
W14 8PS

Switchboard: 020-7937-5464
Direct Line: 020-7361-2733
Extension: 2733
Facsimile: 020-7361-3463

**THE ROYAL
BOROUGH OF**



**KENSINGTON
AND CHELSEA**

Date: 21 September 2004

My Ref: DPS/DCC/PP/04/00963/JM
ODPM's Reference: App/K5600/A/04/1161064 Please ask for: Mr. J. Morrow

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Appeal relating to: Mohsen Restaurant, 152 Warwick Road, London, W14 8PS

With reference to your appeal on the above address(es), enclosed you will find the Council's Questionnaire and attached documents as necessary.

Yours faithfully,

M.J. FRENCH

Executive Director, Planning and Conservation

Enc.



INVESTOR IN PEOPLE

PLANNING AND CONSERVATION

THE TOWN HALL, HORNTON STREET, LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

**THE ROYAL
BOROUGH OF**



**KENSINGTON
AND CHELSEA**

FILE COPY

1 Direct Line: 020-7361-2733

Extension: 2733

Facsimilie:

Switchboard: 020-7937-5464

020-7361-3463

Date: 21 September 2004

My Ref: DPS/DCC/PP/04/00963

Please ask for: Mr. J. Morrow

ODPM's Reference: App/K5600/A/04/1161064

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Notice of a Planning Appeal relating to: Mohsen Restaurant, 152 Warwick Road, London, W14 8PS

Appellant: Mr. M. Mireshghi, Agent: Mr. M. Mireshghi,

A Planning Appeal has been made by Mr. M. Mireshghi, to the Planning Inspectorate in respect of the above property. This appeal is against the Council's decision to refuse planning permission for : Retain and rebuild existing half brick/half timber garden walls with brick and install a glass roof in between to form a new single storey rear extension over the entire rear garden area.. This appeal will proceed by way of **WRITTEN REPRESENTATIONS**. Any representations you wish to make should be sent to: **The Planning Inspectorate, Room 3/07 Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN**. Please note that any representations already made at application stage will be forwarded to the Inspectorate.

Please send 3 copies and quote the ODPM's reference given above. **The Inspectorate must receive your representations by 21/10/2004 for them to be taken into account.** (Representations made in respect of the planning application have already been copied to the Inspectorate, and these will be considered when determining the appeal unless they are withdrawn before 21/10/2004). Correspondence will only be acknowledged on request. Any representations will be copied to **all** parties including the Inspector dealing with the appeal and the Appellant. Please note that the Inspectorate will only forward a copy of the Inspector's decision letter to those who request one.

I attach a copy of the Council's reasons for refusal and the Appellant's grounds of appeal. The Appellant's and Council's written statements may be inspected in the Planning Information Office after 21/10/2004 (**please telephone ahead in order to ensure that these are available**). If you have any further queries, 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

NOTICE OF A PLANNING APPEAL

Reasons for Refusal

1. The development projects beyond the rear building line of the property and appears as an incongruous and disjointed structure which dominates the view of the rear elevation of the property and does not preserve or enhance the special interest of the conservation area. It is considered contrary to policies in the Unitary Development Plan particularly Policies CD27, CD47, CD57, CD61 and CD62.
2. The development is considered to enable the use of the rear garden as an extension to the restaurant and gives rise to unnecessary noise disturbance to neighbouring residents. It is considered contrary to policies in the Unitary Development Plan particularly Policy CD40.

Property

Mohsen Restaurant, 152 Warwick Road, London, W14 8PS

Proposal

Retain and rebuild existing half brick/half timber garden walls with brick and install a glass roof in between to form a new single storey rear extension over the entire rear garden area.

Plans and drawings are/are not available for inspection.

(If plans are available, these may be seen in the Planning Information Office between the hours of 9.15 a.m and 4.30 p.m Mondays to Thursdays and between 9.15 a.m and 4.00 p.m on Fridays)

H GROUNDS OF APPEAL H

If you have requested the written procedure, your **FULL** grounds of appeal must be made, otherwise we will return the appeal form.

If you have requested a hearing or an inquiry, you do not have to provide your full grounds of appeal. You can provide only a brief outline of your grounds, but it must be sufficiently detailed and comprehensive enough to enable the LPA to prepare their case.

Refer to our booklet 'Making your planning appeal' for help.

Please continue on a separate sheet if necessary.

Prior to taking over the lease nearly eight years ago, the premises had already been a restaurant for a year. Before then it used to be dental practice. The dental practice had a workshop in the so-called garden area for many years. This as confirmed by the owners of the building Chanly Properties (copy of their letter enclosed) existed for many years maybe as far back as Second World War and covered nearly the whole of the garden area.

In 1997 my predecessor demolished the dentist's workshop and erected the existing structure in its place. This was almost the same, the concrete slab stayed, better roof supports were erected and a corrugated sheet roof was installed.

Then about four years ago we removed the corrugated roof and installed double decker polycarbonate sheets.

Completely separate from this issue we submitted an application for a brick build extension to the restaurant in 1999. The permission for the extension was officially granted only in 2003. According to the council there were condition attached to that consent not to build in the garden area. But as explained above the structure in the garden area existed for many years.

When the matter was brought to my attention, I was of the opinion that maybe the temporary structure built many years ago did not comply with the requirements of the planning law and building control. Therefore I lodged an application in the hope of rebuilding the structure to a better standard.

Unfortunately the refusal means not only I cannot keep what has been there for more than fifty years, but also been given notice to remove it.

The two condition attached to the refusal notice contradicts the situation as follow:

- Although the area is a conservation area the garden structure has always been there. The new proposed structure is much more pleasing to the eye than the old shabby dentist's workshop, and by using glass and timber it would only enhance the area.

- The noise from the restaurant: If the area is enclosed it will create less noise than it being a garden or open space. New structure will meet the requirement of the building control and I cannot see how a few people having dinner could produce any noise.

We are proposing to re-build the garden walls in bricks and build a glass roof in between. This will provide a much better privacy for our neighbours. The apex of the glass roof will be lower than the top of garden walls and therefore will not be seen from either side. The bird's eye view will be glass and timber with new surround walls, a huge improvement to an old timber dental workshop.

My business has always relied on this area. It will not be viable to carry out with the use of the external area. Apart from taking all the above into consideration, surely the council should encourage the existence and continuation of the local businesses rather than forcing them to bankruptcy or moving to other areas.

To conclude, the structure at the back of the building has always existed in some form or shape for the last fifty years. There may have been certain modification made to it to improve its condition. Once again we proposed to improve its condition structurally and ecstasically.

The Planning Inspectorate

Further information about us and the planning appeal system is available on our website www.planning-inspectorate.gov.uk

For official use only
Date Received

PLANNING APPEAL FORM

If you need this document in large print, on audio tape, in Braille or in another language, please contact our helpline on 0117 372 6372.

Please use a separate form for each appeal

Your appeal and essential supporting documents must reach the Inspectorate within 3 months of the date shown on the Local Planning Authority's decision notice or, for 'failure' appeals, within 3 months of the date by which they should have decided the application (or within 6 months in the case of applications made before 5 September 2003).

Before completing this form, please read our booklet 'Making your planning appeal' which was sent to you with this form.

WARNING: If any of the 'Essential supporting documents' listed in Section J are not received by us within the 3 month period, the appeal will not be accepted.

Please print clearly in capitals using black ink

A. APPELLANT DETAILS

The name of the person(s) making the appeal must appear as an applicant on the planning application form.

Name

Address Daytime phone no
 Fax no

Postcode E-mail

B. AGENT DETAILS FOR THE APPEAL (if any)

Name

Address Your reference
 Daytime phone no
 Fax no

Postcode E-mail

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the LPA

LPA's application reference no.

Date of the planning application

Date of LPA's decision notice (if issued) (35)

DIR					AK
R.B.			8 SEP 2004	PLANNING	
K.C.					
N	C	SW	SE	APP	IO
			ARB	FPLN	DES
					FEE

£110-00
C/N 100268

R/N 021030
08/09/04

D. APPEAL SITE ADDRESS

D

Address

MOHSEN RESTAURANT

152, WARWICK ROAD

LONDON

Postcode

W14 8PS

Note: Failure to provide the full postcode may delay the processing of your appeal.

Is the appeal site within a Green Belt?

YES

NO

E. DESCRIPTION OF THE DEVELOPMENT

Size of the whole appeal site (in hectares)

45 m²

Area of floor space of proposed development (in square metres)

45 m²

Has the description of the development changed from that stated on the application form?

YES

NO

If YES, please state below the revised wording, and enclose a copy of the LPA's agreement to the change.

F. REASON FOR THE APPEAL

This appeal is against the decision of the LPA to:

Please tick **one** box only



1. Refuse planning permission for the development described on the application form or in Section E.

2. Grant planning permission for the development subject to conditions to which you object.

3. Refuse approval of the matters reserved under an outline planning permission.

4. Grant approval of the matters reserved under an outline planning permission subject to conditions to which you object.

5. Refuse to approve any matter required by a condition on a previous planning permission (other than those in 3 or 4 above).

or

6. The failure of the LPA to give notice of its decision within the appropriate period (usually 8 weeks) on an application for permission or approval.

G. CHOICE OF PROCEDURE

G

CHOOSE ONE PROCEDURE ONLY

You should start by reading our booklet 'Making your planning appeal' which explains the different procedures used to determine planning appeals. In short there are 3 possible methods: - written representations, hearings and inquiries. You should consider carefully which method suits your circumstances.

Please note that when we decide how the appeal will proceed we will take into account the LPA's views.

Please tick ✓

1. WRITTEN REPRESENTATIONS

This is normally the simplest, quickest and most straightforward way of making an appeal. Three out of every four people making an appeal choose this method. The written procedure is particularly suited to small-scale developments (e.g. extensions of buildings, individual houses or small groups of houses, appeals against conditions and changes of use). It is also very popular with people making their own appeal without professional help. The process involves the submission of written 'grounds of appeal' followed by a written statement and any supporting documents. It also provides an opportunity to comment in writing on the Local Planning Authority's reasons for refusing permission (or failing to determine the application). An Inspector will study all of the documents before visiting the appeal site/area and issuing a written decision.

NOTE: The Inspector will visit the site unaccompanied by either party unless the relevant part of the site cannot be seen from a road or other public land, or it is essential for the Inspector to enter the site to check measurements or other relevant facts.

a). If the written procedure is agreed, can the relevant part of the appeal site be seen from a road or other public land?

YES

NO

b). Is it essential for the Inspector to enter the site to check measurements or other relevant facts?

YES

NO

If the answer to 1b is 'yes' please explain

2(a). HEARINGS

This process is likely to be suited to slightly more complicated cases which require detailed discussion about the merits of a proposal. Like the written procedure, the process starts with the submission of 'written grounds of appeal' followed by a full written statement of case and an opportunity to comment in writing on the Local Planning Authority's reasons for refusing permission (or failing to determine the application). The Planning Inspectorate will then arrange a hearing at which the Local Planning Authority and the appellant(s) will be represented. Members of the public, interested bodies (e.g. Parish/Town Councils) and the press may also attend. At the hearing the Inspector will lead a discussion on the matters already presented in the written statements and supporting documents. The Inspector will visit the site/area and issue a written decision in the same way as the written procedure.

Although you may prefer a hearing the Inspectorate must consider your appeal suitable for this procedure.

(b) INQUIRIES

This is the most formal of procedures. Although it is not a court of law the proceedings will often seem to be quite similar as the parties to the appeal will usually be legally represented and expert witnesses will be called to give evidence. Members of the public and press may also attend. In general, inquiries are suggested for appeals that:

- are complex and unduly controversial;
- have caused a lot of local interest;
- involve the need to question evidence through formal cross-examination.

H. GROUNDS OF APPEAL

H

If you have requested the written procedure, your **FULL** grounds of appeal must be made, otherwise we will return the appeal form.

If you have requested a hearing or an inquiry, you do not have to provide your full grounds of appeal. You can provide only a brief outline of your grounds, but it must be sufficiently detailed and comprehensive enough to enable the LPA to prepare their case.

Refer to our booklet 'Making your planning appeal' for help.

Please continue on a separate sheet if necessary.

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When the matter was brought to my attention, I was of the opinion that maybe the temporary structure built many years ago did not comply with the requirements of the planning law and building control. Therefore I lodged an application in the hope of rebuilding the structure to a better standard.

Unfortunately the refusal means not only I cannot keep what has been there for more than fifty years, but also been given notice to remove it.

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- Although the area is a conservation area the garden structure has always been there. The new proposed structure is much more pleasing to the eye than the old shabby dentist's workshop, and by using glass and timber it would only enhance the area.

- The noise from the restaurant: If the area is enclosed it will create less noise than it being a garden or open space. New structure will meet the requirement of the building control and I cannot see how a few people having dinner could produce any noise.

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My business has always relied on this area. It will not be viable to carry out with the use of the external area. Apart from taking all the above into consideration, surely the council should encourage the existence and continuation of the local businesses rather than forcing them to bankruptcy or moving to other areas.

To conclude, the structure at the back of the building has always existed in some form or shape for the last fifty years. There may have been certain modification made to it to improve its condition. Once again we proposed to improve its condition structurally and ecstasically.

I. APPEAL SITE OWNERSHIP DETAILS

We need to know who owns the appeal site. If you do not own the appeal site or if you own only a part of it, we need to know the name(s) of the owner(s) or part owner(s). We also need to be sure that any other owner knows that you have made an appeal. **YOU MUST TICK WHICH OF THE CERTIFICATES APPLIES.**
Please read the enclosed *Guidance Notes* if in doubt.

If you are the sole owner of the whole appeal site, certificate A will apply: Please tick one box only

CERTIFICATE A

I certify that, on the day 21 days before the date of this appeal, nobody except the appellant, was the owner (see Note (i) of the *Guidance Notes* for a definition) of any part of the land to which the appeal relates:

OR

CERTIFICATE B

I certify that the appellant (or the agent) has given the requisite notice (see *Guidance Notes*) to everyone else who, on the day 21 days before the date of this appeal, was the owner (see Note (i) of the *Guidance Notes* for a definition) of any part of the land to which the appeal relates, as listed below:

Owner's name	Address at which the notice was served	Date the notice was served
CHANLY PROPERTIES	25A HOLLAND ST. LONDON W8 4NR	9 August 2004

CERTIFICATES C and D

If you do not know who owns all or part of the appeal site, complete either Certificate C or Certificate D enclosed with the accompanying *Guidance Notes* and attach it to the appeal form.

AGRICULTURAL HOLDINGS CERTIFICATE (This has to be completed for all appeals)

We also need to know whether the appeal site forms part of an agricultural holding. Please tick either (a) or (b) If the appellant is the sole agricultural tenant, (b) should be ticked and 'not applicable' should be written under 'Tenants name'.

(a) None of the land to which the appeal relates is, or is part of, an agricultural holding:

OR

(b) The appeal site is, or is part of, an agricultural holding and the appellant (or the agent) has given the requisite notice to every person (other than the appellant) who, on the day 21 days before the date of the appeal, was a tenant of an agricultural holding on all or part of the land to which the appeal relates as listed below:

Tenant's name	Address at which the notice was served	Date the notice was served

J. ESSENTIAL SUPPORTING DOCUMENTS

J

The documents listed in 1-6 below, must be sent with your appeal form; 7-11 must also be sent if appropriate. If we do not receive all your appeal documents by the end of the 3 month appeal period, we will not deal with it. Please tick the boxes to show which documents you are enclosing.

1. A copy of the original **planning application** sent to the LPA.
2. A copy of the **site ownership certificate and ownership details** submitted to the LPA at application stage (this is usually part of the LPA's planning application form).
3. A copy of the **LPA's decision notice** (if issued).
4. A **plan showing the site outlined in red**, including two roads clearly named (preferably on a copy of a 1:10,000 Ordnance Survey map).
5. A list (stating drawing numbers) and copies of all **plans, drawings and documents** sent to the LPA as part of the application.
6. A list (stating drawing numbers) and copies of any **additional plans, drawings and documents** sent to the LPA but which did not form part of the original application (e.g. drawings for illustrative purposes).

Copies of the following must also be sent, if appropriate:

7. **Additional plans, drawings or documents** relating to the application but not previously seen by the LPA.
Please number them clearly and list the numbers here:

<i>Letter from landlrd</i>

8. Any relevant **correspondence** with the LPA.
9. If the appeal is against the LPA's refusal or failure to approve the matters reserved under an outline permission, please enclose:
 - (a) the relevant outline application;
 - (b) all plans sent at outline application stage;
 - (c) the original outline planning permission.
10. If the appeal is against the LPA's refusal or failure to decide an application which relates to a **condition**, we must have a copy of the original permission with the condition attached.
11. A copy of any Environmental Statement plus certificates and notices relating to publicity (if one was sent with the application, or required by the LPA).
12. If you have sent other appeals for this or nearby sites to us and these have not been decided, please give details and our reference numbers.

PLEASE TURN OVER AND SIGN THE FORM - UNSIGNED FORMS WILL BE RETURNED

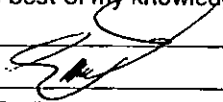
K. PLEASE SIGN BELOW

K

(Signed forms together with all supporting documents must be received by us within the 3 month time limit)

1. I confirm that I have sent a copy of this appeal form and relevant documents to the LPA (if you do not your appeal will not normally be accepted).
2. I confirm that all sections have been fully completed and that the details of the ownership (section I) are correct to the best of my knowledge.

Signature



(on behalf of)

Name (in capitals)

MOHSEN MIRESHGHI

Date

6th September 2004

The gathering and subsequent processing of the personal data supplied by you in this form, is in accordance with the terms of our registration under the Data Protection Act 1998. Further information about our Data Protection policy can be found on our website under "Privacy Statement" and in the booklet accompanying this appeal form.

NOW SEND

• **1 COPY to us at:**

The Planning Inspectorate
Customer Support Unit
Temple Quay House
2 The Square
Temple Quay
BRISTOL
BS1 6PN

• **1 COPY to the LPA**

Send a copy of the appeal form to the address from which the decision notice was sent (or to the address shown on any letters received from the LPA). There is no need to send them all the documents again, send them any supporting documents not previously sent as part of the application. If you do not send them a copy of this form and documents, we may not accept your appeal.

• **1 COPY for you to keep**

When we receive your appeal form, we will:

- 1) Tell you if it is valid and who is dealing with it.
- 2) Tell you and the LPA the procedure for your appeal.
- 3) Tell you the timetable for sending further information or representations.

YOU MUST KEEP TO THE TIMETABLE

If information or representations are sent late we may disregard them. They will not be seen by the Inspector but will be sent back to you.

- 4) Tell you about the arrangements for the site visit, hearing or inquiry.

At the end of the appeal process, the Inspector will give the decision, and the reasons for it, in writing.

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Tel: (020) 7937 1676 Fax: (020) 7938 3418

Email: info@chanlyproperties.com

Website: www.chanlyproperties.com



Chanly Properties

Mohsen MirEshghi
Mohsen Kebabs
152 Warwick Road
London
W14 8SP

12th August 2004,

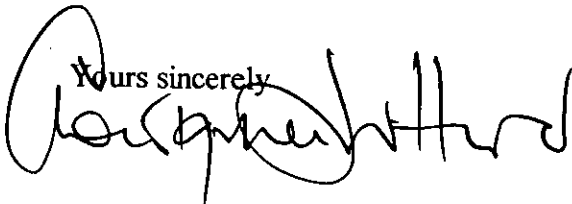
Re: 152 Warwick Road

Further to our discussion regarding the above property, I write to confirm the following:

- 1) We have owned this property for at least fifty years.
- 2) Prior to your tenancy which commenced in 1997 on assignment from Mr Ali Khosravi whose lease dated from 1995, I confirm the property was let by a dental technician.
- 3) There was in the rear yard of this property a large wooden building, occupying the whole yard, which was used by the dental technician, as a workshop.
- 4) This wooden building has since our acquisition always been in the yard and I suspect was built during the war years.
- 5) The building was largely replaced during the tenancy of Mr Ali Khosravi by the wooden structure currently in situ.

I trust the above information is of help to you, and should you need any further information please contact me.

Yours sincerely



CJW Hurd

For official use only
Date Received

The Planning Inspectorate

QUESTIONNAIRE

PLANNING, LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT

APPEAL REF: APP/15600/A/04 GRID REF: 1161064
 APPEAL BY: MR. M. MIRESHGI
 SITE: 152, Warwick Road POSTCODE: W14 8PS

You must ensure that a copy of the completed questionnaire, together with any enclosures, is sent to us and the appellant, **within 2 weeks of the 'starting date'** given in our letter. You must include details of the statutory development plan, even if you intend to rely more heavily on some other emerging plan. Please send our copy to the case officer. Their address is shown on our letter.

If notification or consultation under an Act, Order or Departmental Circular would have been necessary before granting permission and has not yet taken place, please inform the appropriate bodies of the appeal now and ask for any comments to be sent direct to us within 6 weeks of the 'starting date'.

- Do you agree to the written representations procedure? (An exchange of written statements, which will be studied by the Inspector, prior to visiting the site).
 YES NO
 if NO,
 Do you wish to be heard by an Inspector at (a) a local inquiry? or (b) a hearing?
 YES NO
 YES NO
Note: If the written procedure is agreed the Inspector will visit the site unaccompanied by either party unless the relevant part of the site cannot be seen from a road or other public land, or it is essential for the Inspector to enter the site to check measurements or other relevant facts.
- If the written procedure is agreed, can the relevant part of the appeal site be seen from a road or other public land?
 YES NO
 b. Is it essential for the Inspector to enter the site to check measurements or other relevant facts?
 YES NO
 If the answer to 2b is YES please explain: To access and ascertain full facts of case
- Please provide the name and telephone number of the officer we can contact to make arrangements for the site visit, hearing or inquiry.
 Name: A. HORAN
 Telephone no. 0207 361 3852
- Does the appeal relate to an application for approval of reserved matters?
 YES NO
- Was an Article 7 (Regulation 6 for listed building or conservation area consent) certificate submitted with the application?
 YES NO NA

Name: A. HORAN
Telephone no. 0207 361 3852

18. a. Please include:
- a copy of the letter in which you notified people of the appeal; ✓
 - a list of the people you notified; and ✓
 - the deadline you gave for their comments to be sent to us.

23.9.04

Number of Documents Enclosed	N/A
<u>1</u>	
	<u>N/A</u>

- b. Copies of the following documents must, if appropriate, be enclosed with the questionnaire.
- representations received from interested parties about the original application;
 - the planning officer's report ~~to committee~~; delegated
 - any relevant committee minute. N/A

YES NO

19. For appeals dealt with by written representations only

Do you intend to send another statement about this appeal? If NO, please enclose the following information:-

- a. In non-determination cases:
- ~~what the decision notice would have said;~~
 - ~~how the relevant development plan policies relate to the issues of this appeal.~~
- b. In all cases:
- the relevant planning history;
 - any supplementary reasons for the decision on the application;
 - matters which you want the Inspector to note at the site visit.

YES NO

YES NO

20. The Mayor of London cases only

- Was it necessary to notify the Mayor of London about the application? If YES, please attach a copy of that notification.
- Did the Mayor of London issue a direction to refuse planning permission? If YES, please attach a copy of that direction.

I confirm that a copy of this appeal questionnaire and any enclosures have been sent today to the appellant or agent.

Signature Alicia Horan on behalf of RBK+C Council

Date sent to us and the appellant 21-9-04

Please tell us of any changes to the information you have given on this form.

This document is printed on a recycled (UK) paper containing 100% post-consumer waste.

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Copyright Unit
Her Majesty's Stationary Office
Clements House
Collegate
Warwick NR3 1BQ

6. Did you give publicity to the application?
 - Article 8 of the GDPO 1995
 - Section 67/73 of the Planning (Listed Buildings & Conservation Areas) Act 1990
 - Regulation 5 of the Planning (Listed Buildings & Conservation Areas) Regulations 1990

YES NO

7. Is the appeal site within an approved Green Belt or AONB?

YES NO

Please specify which

8. Is there a known surface or underground mineral interest at or within 400 metres of the appeal site which is likely to be a material consideration in determining the appeal? If YES, please attach details.

YES NO

9. a. Are there any other appeals or matters relating to the same site or area still being considered by us or the Secretary of State?
 If YES, please attach details and, where necessary, give our reference numbers.

YES NO

C104/1161442

- b. Would the development require the stopping up or diverting of a public right of way? If YES, please provide an extract from the Definitive Map and Statement for the area, and any other details.

YES NO

10. Is the site within a Conservation Area? If YES, please attach a plan of the Conservation Area. (If NO, go to Q12.)

YES NO

Cons Area No. 8

11. Does the appeal relate to an application for conservation area consent?

YES NO

12. a. Does the proposed development involve the demolition, alteration or extension of a Grade I / II* / II listed building?

YES NO
 Grade I / II* / II

- b. Would the proposed development affect the setting of a listed building?

YES NO

If the answer to question 12a or b is YES, please attach a copy of the relevant listing description from the List of Buildings of Special Architectural or Historic Interest. (If NO, go to Q14.)

Date of listing

13. Has a grant been made under Sections 3A or 4 of the Historic Buildings and Ancient Monuments Act 1953?

YES NO

14. a. Would the proposals affect an Ancient Monument (whether scheduled or not)?

YES NO

- b. If YES, was English Heritage consulted? Please attach a copy of any comments.

YES NO

15. Is any part of the site subject to a Tree Preservation Order?

YES NO

If YES, please enclose a plan showing the extent of the Order and any relevant details.

16. a. Is the appeal site in or adjacent to or likely to affect an SSSI?
 If YES, please attach the comments of English Nature.

YES NO

- b. Are any protected species likely to be affected by the proposals?
 If YES, please give details.

YES NO

17. Copies of the following documents must, if appropriate, be enclosed with this questionnaire:

- a. Is the development in Schedule 1 or column one of Schedule 2 of the Town & Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 1999? If YES, please indicate which Schedule.

YES NO
 Sch1 Sch2 col 1

- b. Is the development within a 'sensitive area' as defined by regulation 2 of the Town & Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 1999?

YES NO

- c. Has a screening opinion been placed on Part 1 of the planning register?
 If YES, please send a copy to us.

YES NO

Number of Documents Enclosed	N/A
------------------------------	-----

- d. Any comments or directions received from the Secretary of State, other Government Departments or statutory agencies / undertakers whether or not as a result of consultations under the GDPO;

- e. Any representations received as a result of an Article 7 (or Regulation 6) notice;

0

- f. A copy of any notice published under Article 8 of the GDPO 1995; and/or Section 67/73 of the Planning (Listed Buildings and Conservation Areas) Act 1990; and/or Regulation 5 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990;

1

- g. Any representations received as a result of a notice published under Article 8 and/or Section 67/73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (or Regulation 5);

0

- h. Details of any other applications or matters you are currently considering relating to the same site;

- i. For all appeals, including those against non determination, you must provide details of all relevant development plan policies. Each extract must include the front page, the title and date of approval or adoption. Where plans & policies have not been approved or adopted, please give the stage or status of the plan;

* Extracts from UDP - adopted May 2004

- j. Any supplementary planning guidance, together with its status, that you consider necessary;

To follow with State Ment

- k. Any other relevant information or correspondence you consider we should be aware of;

To follow with State Ment

- l. Please provide us with a list of conditions which you consider should be imposed if planning permission is granted. You need not submit this with the other questionnaire papers, but it should reach us within 6 weeks from the starting date. Being a questionnaire paper, the list should be submitted separately from your appeal statement.

Enclosed	To be sent within 6 weeks from start date
----------	---



The Planning Inspectorate

3/07 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN

<http://www.planning-inspectorate.gov.uk>

Direct Line 0117-3728930
Switchboard 0117-3728000
Fax No 0117-3728443
GTN 1371-8930

Ms K Sedov (Dept Of Planning & Conservation)
Kensington And Chelsea R B C
Planning Services Department
3rd Floor
The Town Hall
Hornton Street
London
W8 7NX

Your Ref:

PP/04/00963/MINR

Our Ref:

APP/K5600/A/04/1161064

Date:

13 September 2004

EX	HDC	TP	CAC	AD	CLU	AG
DIR						AK
R.B.	13 SEP 2004					PLANNING
K.C.						
N	C	SW	SE	APP	IO	REC
			ARB	FPLN	DES	FEES

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR M MIRESHGHI
SITE AT MOHSEN RESTAURANT, 152 WARWICK RD, LONDON, W14 8PS

I have received an appeal form and accompanying documents for this site. I am the case officer. If you have any questions please contact me. Apart from the questionnaire, please always send **2 copies** of all further correspondence, giving the full appeal reference number which is shown at the top of this letter.

I have checked the papers and confirm that the appeal is valid. If it appears at a later stage, following further information, that this may not be the case, I will write to you again.

The appellant has requested the written procedure. Unless you tell me otherwise, I will assume that you do not want an inquiry. The date of this letter is the **starting date** for the appeal.

The following documents must be submitted within this timetable:

Within 2 weeks from the starting date -

You must notify any statutory parties and any other interested persons who made representations to you about the application, that the appeal has been made. You should tell them that:-

- i) any comments they made at application stage will be sent to me and if they want to make any additional comments, wherever possible, they must submit 3 copies within **6 weeks of the starting date**. If representations are submitted after the deadline, they will not normally be seen by the Inspector and they will be returned.
- ii) they can get a copy of our booklet 'Guide to taking part in planning appeals' free of charge from you, and
- iii) if they want to receive a copy of the appeal decision they must write to me asking for one.

98

You must submit a copy of a completed appeal questionnaire with copies of all necessary supporting documents, to the appellant and me. It is essential that details of all the relevant development plan policies are included with it at this early stage.

Within 6 weeks from the starting date -

You must submit 2 copies of your statement to me if the appeal questionnaire does not comprise the full details of your case. The appellant must submit 2 copies of any statement to me if it proves necessary to add to the full details of the case made in the grounds of appeal. I will send a copy of your statement to the appellant and send you a copy of their statement. Please keep your statement concise, *as recommended in Annex 1(i) of DETR Circular 05/2000*. I will send you and the appellant a copy of any comments submitted by interested parties.

Within 9 weeks from the starting date -

You and the appellant must submit 2 copies of any final comments on each other's statement and on any comments on any representations from interested parties to me. Your final comments must not be submitted in place of, or to add to, your 6 week statement and no new evidence is allowed. I will forward the appellant's final comments to you at the appropriate time.

Site visit arrangements

We will arrange for our Inspector to visit the appeal site and we will send you the details. Our aim is to arrange the visit within 12 weeks of the **starting date**, but from time to time it may take us a little longer.

You **must keep to the timetable** set out above and ensure your representations are submitted within the deadlines. If not, your representations will not normally be seen by the Inspector and they will be returned to you. Inspectors will not accept representations at the site visit, nor will they delay the issue of their decision to wait for them. As I have given details of the timetable, I will not send you reminders. Please see attached annex with regard to attaching documents.

Planning obligations - Section 106 agreements

A planning obligation, often referred to as a 'section 106 agreement', is either a legal agreement made between the LPA and a person 'interested in the land', or a legally binding undertaking signed unilaterally by a person 'interested in the land'.

If you intend to rely on an obligation, you must submit a completed, signed and dated copy ten working days before the date of the site visit. An Inspector will not normally delay the issue of a decision to wait for the completion of an obligation.

Yours faithfully

A Bailey
AB

Mr Dave Shorland

102(BPR)

Submission of appeal statements and proofs of evidence

We will shortly be introducing the Planning Casework Service (www.planningportal.gov.uk/pcs). When it is introduced you will be able to submit your appeal documents electronically.

In preparation for this, it would assist us greatly, if you could prepare your appeal documents in the following way:

1. Type the information using the 'sans serif' font sizes of at least 11 point. ('Sans serif' fonts are easier to read on screen, common examples are Arial and Verdana.)
2. Use A4 size paper wherever possible.
3. Print documents on both sides of a page if you want to, but please ensure that the quality of paper is such that images from one side of the page do not show through to the other side.
4. Use black ink and capitals if you need to write on a document.
5. Ensure photocopied documents are clear and legible.
6. Place photographs, maps, plans, etc., in a separate appendix and cross-reference them within the main body of the document. Do not stick photographs to sheets of paper. Put them in an envelope and write the site address or appeal reference number if known on the back.
7. Bind documents in such a way that bindings can be undone quickly without damaging the document. Avoid using wire or plastic spiral binders.
8. Avoid using cover sheets, sleeves or other bindings that do not add value or information.
9. Ensure that the pages of documents are clearly numbered.
10. Please do not send valuable original documents unless these are specifically requested.
11. Please do not include post-it notes or small attachments which might be easily dislodged or lost.



The Planning Inspectorate

3/07 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN

<http://www.planning-inspectorate.gov.uk>

Direct Line 0117-3728930
Switchboard 0117-3728000
Fax No 0117-3728443
GTN 1371-8930

Ms K Sedov (Dept Of Planning & Conservation)
Kensington And Chelsea R B C
Planning Services Department
3rd Floor
The Town Hall
Hornton Street
London
W8 7NX

Your Ref: PP/04/00963/MINR
Our Ref: APP/K5600/A/04/1161064
Date: 9 September 2004

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990

APPEAL BY MR M MIRESHGHI

SITE AT MOHSEN RESTAURANT, 152 WARWICK RD, LONDON, W14 8PS

Site visit arrangements

As is stated in the enclosed letter, our aim is to arrange the visit within 12 weeks of the starting date. However, a steep rise in the number of appeals submitted means that there is currently a backlog, and as a result it may not be possible for the visit to take place until 45-50 weeks after the date of this letter.

We are doing everything we can to address the problem, including bringing forward site visits to take place of any that, for whatever reason, fall away at the last minute. For that reason we are still asking for the submission of statements within the existing timeframes.

Yours faithfully

Katrine Sporle
Chief Executive

NEW APPEAL

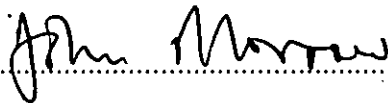
DATE: 09/09/2004

TO: Mr.P. Kelsey

A NEW APPEAL HAS BEEN RECEIVED, WHICH FALLS IN YOUR AREA - FILE(S) ATTACHED. THE SITE ADDRESS IS:

Mohsen Restaurant, 152 Warwick Road, London, W14 8PS

1. PLEASE INDICATE THE OFFICER WHO WILL BE DEALING WITH THIS APPEAL.



2. PLEASE INDICATE THE PROCEDURE BY WHICH YOU WISH THE APPEAL TO BE DETERMINED.

WRITTEN REPRESENTATIONS

- HEARING
- PUBLIC INQUIRY

N.B. The appellant has requested Written Reps/a Hearing/an Inquiry. The appellant has the right to be heard. If the appellant wants a Hearing and you choose Written Reps, this may result in an Inquiry. If the appellant requests an Inquiry and you would prefer a Hearing, a letter outlining reasons why will normally be required.

3. **YOU ARE REMINDED TO ORDER LAND USE MAPS AS APPROPRIATE AT THIS STAGE.**

PLEASE RETURN THIS SHEET AND THE ATTACHED FILE(S) TO THE APPEALS SECTION WITHIN 24 HOURS

THANK YOU

PLANNING SERVICES APPLICATION

CONSULTATION SHEET

APPLICANT:

Mr. M. Mireshghi,
Mohsen Restaurant,
152 Warwick Road,
London,
W14 8PS

APPLICATION NO: PP/04/00963

CASE OFFICER: Mr. J. Morrow

APPLICATION DATED: 05/04/2004

DATE ACKNOWLEDGED: 04 May 2004

APPLICATION COMPLETE: 30/04/2004

DATE TO BE DECIDED BY: 25/06/2004

SITE: Mohsen Restaurant, 152 Warwick Road, London, W14 8PS

PROPOSAL: To rebuild existing half brick/half timber garden walls with brick and install a glass roof in between. To form a new single storey rear extension over the entire rear garden area.

ADDRESSES TO BE CONSULTED

- 1. All at Broadwood Terrace - 1-14
2.
3.
4. 150 - 156 (evens) Warwick Road
5.
6. 50 - 54 (evens) Warwick Gardens
7.
8.
9.
10.
11.
12.
13.

Handwritten circled '3' next to address list.

Handwritten signature 'JGS' over the address list.

Handwritten note: 'any enforcement complaints'

CONSULT STATUTORILY

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

ADVERTISE

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

Handwritten signature 'JGS' next to the ADVERTISE list.

Handwritten signature 'JGS' next to the ADVERTISE list.