

DEVELOPMENT CONTROL TECHNICAL INFORMATION

THE ROYAL
BOROUGH OF



M.K.
KENSINGTON
AND CHELSEA

ADDRESS (PLOTS 5 + 6 ST ERVANS ROAD)
OPPOSITE MUSLIM CULTURAL CENTRE
244 ACKAM ROAD

POLLING DISTRICT GOC

PP040802

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

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

<input type="checkbox"/>	Within the line of Safeguarding of the Proposed Chelsea/Hackney underground line
<input checked="" type="checkbox"/>	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:

PLANNING SERVICES APPLICATION

CONSULTATION SHEET

APPLICANT:

Woods Hardwick,
17 Goldington Road,
Bedford,
MK40 3NH

APPLICATION NO: PP/04/00802

CASE OFFICER: Mr. D. Taylor

APPLICATION DATED: 07/04/2004

DATE ACKNOWLEDGED: 15 April 2004

APPLICATION COMPLETE: 14/04/2004

DATE TO BE DECIDED BY: 14/07/2004

SITE: Plots 5 & 6 St. Ervans Road, Opposite Muslim Cultural Centre, 244 Acklam Road, London, W.10

PROPOSAL: Mixed use development comprising office/work spaces, community/social enterprise space, 14 No. 2/3 bedroom flats, cultural garden and undercroft car parking. (Outline Application for a Major Development)

ADDRESSES TO BE CONSULTED

1. *See attached list; plus*
2. *See attached list; plus*
3. *+*
4. *+ 43-63 Tavistock Crescent*
5. *+ ~~and other flats (now flats for sale)~~*
6. *+*
7. *+ all flats, Blocks 5, 6, 7, 8, 9 Harford House*
8. *(neighbouring authority)*
9.
10.
11.
12.
13.
14.
15.

JH
16/4
X
191

AKS 30-86

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., *JH* ...
- Neighbouring Local Authority *16/4* ✓
- Strategic view authorities
- Kensington Palace
- Civil Aviation Authority (over 300')
- Theatres Trust
- National Rivers Authority *JH* ...
- Thames Water *16/4* ✓
- 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

JH
16/4

JH
16/4

Royal Borough of Kensington and Chelsea
 GGP Point in Polygon Search Results
 Corporate Land and Property Gazetteer
 Buildings and their Units

Open Space	Playstation Skate Park	Skate Park Under The Westway	Acklam Road	W10 5YU
Non-Residential Office Building		71	Acklam Road	W10 5YU
Building Shell		73/99	Acklam Road	W10 5YU
Residential Unit		75	Acklam Road	W10 5YU
Residential Unit		77	Acklam Road	W10 5YU
Residential Unit		79	Acklam Road	W10 5YU
Residential Unit		81	Acklam Road	W10 5YU
Residential Unit		83	Acklam Road	W10 5YU
Residential Unit		85	Acklam Road	W10 5YU
Residential Unit		87	Acklam Road	W10 5YU
Residential Unit		89	Acklam Road	W10 5YU
Residential Unit		91	Acklam Road	W10 5YU
Residential Unit		93	Acklam Road	W10 5YU
Residential Unit		95	Acklam Road	W10 5YU
Residential Unit		97	Acklam Road	W10 5YU
Residential Unit		99	Acklam Road	W10 5YU
Non-Residential Office Building		101	Acklam Road	W10 5YU
Residential Unit		103	Acklam Road	W10 5YU
Building Shell		103/113	Acklam Road	W10 5YU

Handwritten notes:
 71-113
 odd

Residential Unit	105	Acklam Road	W10 5YU
Residential Unit	107	Acklam Road	W10 5YU
Residential Unit	109	Acklam Road	W10 5YU
Residential Unit	111	Acklam Road	W10 5YU
Residential Unit	113	Acklam Road	W10 5YU
Residential Unit	187	Acklam Road	W10 5YX
Building Shell	187/221	Acklam Road	W10 5YX
Residential Unit	189	Acklam Road	W10 5YX
Residential Unit	191	Acklam Road	W10 5YX
Residential Unit	193	Acklam Road	W10 5YX
Residential Unit	195	Acklam Road	W10 5YX
Residential Unit	197	Acklam Road	W10 5YX
Residential Unit	199	Acklam Road	W10 5YX
Residential Unit	201	Acklam Road	W10 5YX
Residential Unit	203	Acklam Road	W10 5YX
Residential Unit	205	Acklam Road	W10 5YX
Residential Unit	207	Acklam Road	W10 5YX
Residential Unit	209	Acklam Road	W10 5YX
Residential Unit	211	Acklam Road	W10 5YX
Residential Unit	213	Acklam Road	W10 5YX
Residential Unit	215	Acklam Road	W10 5YX

Residential Unit		217	Acklam Road	W10 5YX
Residential Unit		219	Acklam Road	W10 5YX
Residential Unit		221	Acklam Road	W10 5YX
Residential Unit		223	Acklam Road	W10 5YX
Building Shell		223/233	Acklam Road	W10 5YX
Residential Unit		225	Acklam Road	W10 5YX
Residential Unit		227	Acklam Road	W10 5YX
Residential Unit		229	Acklam Road	W10 5YX
Residential Unit		231	Acklam Road	W10 5YX
Residential Unit		233	Acklam Road	W10 5YX
Non-Residential Building		242	Acklam Road	W10 5JJ
Non-Residential Building		244	Acklam Road	W10 5YG
Building Shell		246	Acklam Road	W10 5YG
Non-Residential Unit	Unit 3	246	Acklam Road	W10 5YG
Non-Residential Unit	Unit 4	246	Acklam Road	W10 5YG
Non-Residential Unit	Unit 5	246	Acklam Road	W10 5YG
Non-Residential Unit	Unit 11	246	Acklam Road	W10 5YG
Non-Residential Unit	Unit 12	246	Acklam Road	W10 5YG
Non-Residential Unit	Unit 13 / 14	246	Acklam Road	W10 5YG
Non-Residential Unit	Units 6 / 10	246	Acklam Road	W10 5YG
Open Space	Land		Saint Ervans Road	W10

187-233.
odd.

Residential Unit	Flat A	1	Saint Ervans Road	W10 5QX
Residential Unit	Flat B	1	Saint Ervans Road	W10 5QX
Building Shell		1A/B	Saint Ervans Road	W10 5QX
Residential Building		2	Saint Ervans Road	W10 5QS
Building Shell		3	Saint Ervans Road	W10 5QX
Residential Unit	Flat A	3	Saint Ervans Road	W10 5QX
Residential Unit	Flat B	3	Saint Ervans Road	W10 5QX
Building Shell		4	Saint Ervans Road	W10 5QS
Residential Unit	Flat A	4	Saint Ervans Road	W10 5QS
Residential Unit	Flat B	4	Saint Ervans Road	W10 5QS
Building Shell		5	Saint Ervans Road	W10 5QX
Residential Unit	Flat A	5	Saint Ervans Road	W10 5QX
Residential Unit	Flat B	5	Saint Ervans Road	W10 5QX
Residential Building		6	Saint Ervans Road	W10 5QS
Building Shell		7	Saint Ervans Road	W10 5QX
Residential Unit	Flat A	7	Saint Ervans Road	W10 5QX
Residential Unit	Flat B	7	Saint Ervans Road	W10 5QX
Residential Unit		8	Saint Ervans Road	W10 5QS
Building Shell		8/12	Saint Ervans Road	W10 5QS
Residential Unit		9	Saint Ervans Road	W10 5QX
Building Shell		9/13	Saint Ervans Road	W10 5QX

Residential Unit	Flat A	10	Saint Ervans Road	W10 5QS
Residential Unit	Flat B	10	Saint Ervans Road	W10 5QS
Residential Unit	Flat A	11	Saint Ervans Road	W10 5QX
Residential Unit	Flat B	11	Saint Ervans Road	W10 5QX
Residential Unit		12	Saint Ervans Road	W10 5QS
Residential Unit		13	Saint Ervans Road	W10 5QX
Residential Unit		14	Saint Ervans Road	W10 5QS
Building Shell		14/18	Saint Ervans Road	W10 5QS
Residential Unit	Flat A	15	Saint Ervans Road	W10 5QX
Residential Unit	Flat B	15	Saint Ervans Road	W10 5QX
Building Shell		15/21	Saint Ervans Road	W10 5QX
Residential Unit	Flat A	16	Saint Ervans Road	W10 5QS
Residential Unit	Flat B	16	Saint Ervans Road	W10 5QS
Residential Unit	Flat A	17	Saint Ervans Road	W10 5QX
Residential Unit	Flat B	17	Saint Ervans Road	W10 5QX
Residential Unit		18	Saint Ervans Road	W10 5QS
Residential Unit	Flat A	19	Saint Ervans Road	W10 5QX
Residential Unit	Flat B	19	Saint Ervans Road	W10 5QX
Residential Unit		20	Saint Ervans Road	W10 5QS
Building Shell		20/24	Saint Ervans Road	W10 5QS
Residential Unit	Flat A	21	Saint Ervans Road	W10 5QX

Residential Unit	Flat B	21	Saint Ervans Road	W10 5QX
Residential Unit	Flat A	22	Saint Ervans Road	W10 5QS
Residential Unit	Flat B	22	Saint Ervans Road	W10 5QS
Residential Unit		23	Saint Ervans Road	W10 5QX
Building Shell		23/27	Saint Ervans Road	W10 5QX
Residential Unit		24	Saint Ervans Road	W10 5QS
Residential Unit	Flat A	25	Saint Ervans Road	W10 5QX
Residential Unit	Flat B	25	Saint Ervans Road	W10 5QX
Residential Unit		27	Saint Ervans Road	W10 5QX
Residential Unit	Flat A	29	Saint Ervans Road	W10 5QX
Residential Unit	Flat B	29	Saint Ervans Road	W10 5QX
Building Shell		29/35	Saint Ervans Road	W10 5QX
Residential Unit	Flat A	31	Saint Ervans Road	W10 5QX
Residential Unit	Flat B	31	Saint Ervans Road	W10 5QX
Residential Unit	Flat A	33	Saint Ervans Road	W10 5QX
Residential Unit	Flat B	33	Saint Ervans Road	W10 5QX
Residential Unit	Flat A	35	Saint Ervans Road	W10 5QX
Residential Unit	Flat B	35	Saint Ervans Road	W10 5QX
Residential Unit		37	Saint Ervans Road	W10 5QX
Building Shell		37/41	Saint Ervans Road	W10 5QX
Residential Unit	Flat A	39	Saint Ervans Road	W10 5QX

Residential Unit	Flat B	39	Saint Ervans Road	W10 5QX
Residential Unit		41	Saint Ervans Road	W10 5QX
Residential Unit	Flat A	43	Saint Ervans Road	W10 5QX
Residential Unit	Flat B	43	Saint Ervans Road	W10 5QX
Building Shell		43/49	Saint Ervans Road	W10 5QX
Residential Unit	Flat A	45	Saint Ervans Road	W10 5QX
Residential Unit	Flat B	45	Saint Ervans Road	W10 5QX
Residential Unit	Flat A	47	Saint Ervans Road	W10 5QX
Residential Unit	Flat B	47	Saint Ervans Road	W10 5QX
Residential Unit	Flat A	49	Saint Ervans Road	W10 5QX
Residential Unit	Flat B	49	Saint Ervans Road	W10 5QX
Non-Residential Public House Unit		41	Tavistock Crescent	W11 1AD
Building Shell	Frog And Firkin Babushka	41	Tavistock Crescent	W11 1AD
Non-Residential Unit		2a	Wormington Road	W10 5QQ

Total Number of Buildings and Units Found 138

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

Non-Residential Public House Unit		41	Tavistock Crescent	W11 1AD
Building Shell	Frog And Firkin Babushka	41	Tavistock Crescent	W11 1AD
Residential Unit		43	Tavistock Crescent	W11 1AD
Building Shell		43/63	Tavistock Crescent	W11 1AD
Residential Unit		45	Tavistock Crescent	W11 1AD
Residential Unit		47	Tavistock Crescent	W11 1AD
Residential Unit		49	Tavistock Crescent	W11 1AD
Residential Unit		51	Tavistock Crescent	W11 1AD
Residential Unit		53	Tavistock Crescent	W11 1AD
Residential Unit		55	Tavistock Crescent	W11 1AD
Residential Unit		57	Tavistock Crescent	W11 1AD
Residential Unit		59	Tavistock Crescent	W11 1AD
Residential Unit		61	Tavistock Crescent	W11 1AD
Residential Unit		63	Tavistock Crescent	W11 1AD

Total Number of Buildings and Units Found 14

+ Plus ~~30-86~~
 Hagad HSR, Tavistock Crescent
 W11



ENVIRONMENT DEPARTMENT
DEVELOPMENT CONTROL

17th September 2004

D Taylor
The Royal Borough Of Kensington And Chelsea
Planning And Conversation
The Town Hall
Hornton Street
London W8 7NX



**LONDON BOROUGH OF
HAMMERSMITH & FULHAM**

Town Hall, King Street
Hammersmith, London W6 9JU

WEB www.lbhf.gov.uk

TEL 020 8753 1084

FAX 020 8753 3418

Mr G Peace
Woods Hardwick
17 Goldington Road
Bedford MK43 3NH

Application Number:
2004/01009/OBS
Registered On:
22nd April 2004

Town and Country Planning Act 1990

NO OBJECTION RAISED

Location and Description

Plots 5 And 6, St Ervans Road, London

Mixed use development comprising office/work space, community/social enterprise space, 14 no 2/3 bedroom flats, cultural Gardens and undercroft car parking.
Drg Nos: Site location plan; 15386/SK08D

Particulars of Decision

The Council raises no objection to the proposed development.

Colin Smith

EX DIR	HDC	TP	C&C	AD	CLU	AO AK
R.B.	22 SEP 2004				PLANNING	
K.C.						
Nu	C	S.A.	SE	APP	IO	REC
HBS			ARB	FPLN	DES	FEES

(57)

On behalf of the Director of the Environment Department.
Duly authorised by the Council to sign this notice.



INVESTOR IN PEOPLE



2002-2003
Improving Urban Green Spaces
2003-2004
Street and Highway Works

① PC + CB
② DT



Woods Hardwick

Architects and
Development Consultants17 Goldington Road
Bedford MK40 3NHTel +44 (0)1234 268862
Fax +44 (0)1234 353034mail@woodshardwick.com
www.woodshardwick.com

GKP/TM/A/15386/B1

By Email: Derek.Taylor@rbkc.gov.uk

By Fax: 020 7361 3463

05 July 2004

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

Dear Sir,

RE: PLOTS 5 & 6 ST ERVANS SITE, LONDON W10
Your Ref: DPS/DCN/PP/04/0082

I refer to your Council's report by the Executive Director, Planning and Conservation for the Planning Services Committee on 13 July 2004 received by us on 28 June 2004.

In view of the recommendation for refusal and the reasons contained in the report, on behalf of our clients, the Muslim Cultural Heritage Centre, we would formally request that this application is withdrawn.

We also confirm that our clients are seeking the opportunity of discussing the principles of the development further with your Council to ascertain whether an acceptable solution can be found to merit a further application.

Yours faithfully,
WOODS HARDWICK LTD

GRAHAM K PEACE
DIRECTOR

cc by email: Dr A Khalil Muslim Cultural Heritage Centre Trust
David Campion Royal Borough of Kensington & Chelsea

cc: Bill Sung Woods Hardwick Ltd

Directors

Bryn Jones Dip ARCH RIBA FFB
Graham R K Peace Dip ARCH RIBA
Christopher S Brackley BSc
Ian D Bishop BSc(Hons) CEng MICE MIHT
Karl D Myhill MBIAT CIOB
Gary R Surkitt Dip SURV

Woods Hardwick Planning Ltd
John B Hargreaves Dip TP MRTPI

Associate Directors

John Cunliffe Dip ARCH RIBA
Richard J Daniels
Paul M Butler B ARCH PDAP RIBA
Practice Manager
Carol D Newland

Woods Hardwick Surveying Ltd
Simon Beverly Dip LSM Inst CFS

Associates

Graham W Lake BSc Dip ARCH RIBA
Martin Cowling BA(Hons) Dip ARCH RIBA
Eric McCormick BSc CEng MICE MIHT
William J Hulatt
Tina E Whamond
Robert Turnbull

Planning Supervisor
Bernard Simpson MAPP

Woods Hardwick Ltd
Registered in England no. 2133642

Registered office: Equiporse House
Grove Place, Bedford MK40 3LE



FS 34810

Taylor, Derek: PC-Plan

From: Taylor, Derek: PC-Plan
Sent: 28 June 2004 16:01
To: 'mail@woodshardwick.com'
Subject: Plots 5 & 6 St. Ervans Road

FAO Graham Peace

I attach below a Draft Committee Report regarding your application for Plots 5/6 St. Ervans.

I'm afraid you will not be pleased to see the recommendation - which is to Refuse. You will see that there are two reasons for refusal, one relating to housing and the other to parking, and that it is scheduled to go to the Planning Services Committee on 13th July.

Please read the report, then give me a call to discuss it!

I am sending this Draft to you now so that you have time to discuss it with your clients and perhaps withdraw the application if you wish to resubmit an amended scheme. If you do wish to amend it, I suggest that the number of housing units be increased to at least 18 including at least 6 affordable units (ideally all affordable) OR the housing floorspace is significantly reduced, AND the car parking is significantly reduced (though the final provision would clearly depend on the housing numbers).



St.Ervan'sDraft.RE
P.doc

Derek Taylor
Area Planning Officer and Case Officer
for
Executive Director, Planning & Conservation

① Withdraw
② Return DT

Taylor, Derek: PC-Plan

To: t.malodobry@woodshardwick.com

Subject: RE: B10705GKP-Derek

Thank you - the application will be recorded as Withdrawn forthwith, and the Committee will not consider it on 13th July.

We would, of course, be pleased to meet to discuss what amendments can be made to address the concerns raised.

Derek Taylor
Area Planning Officer and Case Officer

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

From: T Malodobry [mailto:t.malodobry@woodshardwick.com]

Sent: 05 July 2004 12:39

To: derek.taylor@rbkc.gov.uk

Cc: Councillor David Campion; abdulkarimkhalil@hotmail.com

Subject: B10705GKP-Derek Taylor.doc

GKP/TM/A/15386/B1

By Email: Derek.Taylor@rbkc.gov.uk

By Fax: 020 7361 3463

05 July 2004

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

Dear Sir,

RE: PLOTS 5 & 6 ST ERVANS SITE, LONDON W10
Your Ref: DPS/DCN/PP/04/0082

I refer to your Council's report by the Executive Director, Planning and Conservation for the Planning Services Committee on 13 July 2004 received by us on 28 June 2004.

In view of the recommendation for refusal and the reasons contained in the report, on behalf of our clients, the Muslim Cultural Heritage Centre, we would formally request that this application is withdrawn.

We also confirm that our clients are seeking the opportunity of discussing the principles of the development further with your Council to ascertain whether an acceptable solution can be found to merit a further application.

Yours faithfully,
WOODS HARDWICK LTD

GRAHAM K PEACE
DIRECTOR

05/07/2004

cc by email: Dr A Khalil Muslim Cultural Heritage Centre Trust
David Campion Royal Borough of Kensington & Chelsea

cc: Bill Sung Woods Hardwick Ltd

Taylor, Derek: PC-Plan

From: Taylor, Derek: PC-Plan
Sent: 28 June 2004 16:01
To: 'mail@woodshardwick.com'
Subject: Plots 5 & 6 St. Ervans Road

FAO Graham Peace

I attach below a Draft Committee Report regarding your application for Plots 5/6 St. Ervans.

I'm afraid you will not be pleased to see the recommendation - which is to Refuse. You will see that there are two reasons for refusal, one relating to housing and the other to parking, and that it is scheduled to go to the Planning Services Committee on 13th July.

Please read the report, then give me a call to discuss it!

I am sending this Draft to you now so that you have time to discuss it with your clients and perhaps withdraw the application if you wish to resubmit an amended scheme. If you do wish to amend it, I suggest that the number of housing units be increased to at least 18 including at least 6 affordable units (ideally all affordable) OR the housing floorspace is significantly reduced, AND the car parking is significantly reduced (though the final provision would clearly depend on the housing numbers).



St.Ervan'sDraft.RE
P.doc

Derek Taylor
Area Planning Officer and Case Officer
for
Executive Director, Planning & Conservation

Taylor, Derek: PC-Plan

To: Logan, Stanley: HS-Housing
Subject: RE: St.Ervans - Affordable Housing

Exactly!

Thanks, Derek

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

From: Logan, Stanley: HS-Housing
Sent: 28 June 2004 15:21
To: Taylor, Derek: PC-Plan
Subject: RE: St.Ervans - Affordable Housing

Only that they must be massive if only 2 bed and 3 bed. Average 104 sq metres if total living space is 1455 sq.mtres.

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

From: Taylor, Derek: PC-Plan
Sent: 28 June 2004 15:15
To: Logan, Stanley: HS-Housing
Subject: RE: St.Ervans - Affordable Housing

Thanks. Well as its an outline we don't know much about the units, though they mention a 'mix of two and three bedroomed' flats, possible seven of each.

Does that make a difference?

Actually - I see I said 1455 sq.m to you - in fact they propose 1600 sq.m gross.

Derek

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

From: Logan, Stanley: HS-Housing
Sent: 28 June 2004 14:51
To: Taylor, Derek: PC-Plan
Subject: RE: St.Ervans - Affordable Housing

Derek, the Council refused a planning permission at Seddon Street telephone exchange (I think) on similar grounds ie. development of 14 units when capacity was more like 24. It went to appeal, though never heard because the applicant withdrew and agreed to pay the Council's expenses. Housing supported the view planners took on that proposal and the reasons for refusal, though at the time I recall it was not clear if we would win on the basis of capacity. Has there been any justification for just 14 units, are they developing larger units specifically targeted to "large" Muslim families, or are they just developing 14 massive 2 bed units? (you haven't provided me with the mix) PS Housing's preference for 2 bed unit is minimum of 66 square metres. On a straight calculation even at that size we could get 21 units on this site. Stan.

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

From: Taylor, Derek: PC-Plan
Sent: 28 June 2004 13:24
To: Logan, Stanley: HS-Housing
Subject: St.Ervans - Affordable Housing

Stan,

I would appreciate your assistance!

I'm currently writing up an application for residential and business use opposite the Muslim Centre at St. Ervans, and I am recommending REFUSAL because they are proposing 14 open market flats in a gross floorspace of 1455 sq.m. I am saying they can provide many more units, hence trigger our affordable housing requirement. Do you agree?

Here is an extract from my Draft Report.....

Affordable Housing

- 4.19 The UDP follows government advice in having a 15 unit threshold in developments below which affordable housing is not formally required; Policy H22 requires a minimum of one third of units in a development of 15 units or over.
- 4.20 The 14 proposed units have a gross internal floor area of 1455 sq.m, which could theoretically provide over 20 two bedroomed flats of 57 sq.m. This would trigger an affordable housing requirement of at least 7 units under Policy H22.
- 4.21 This does present a dilemma. Firstly, the total number of housing units proposed for this floorspace is clearly an 'under-provision' as the same floorspace could clearly be used to provide accommodation for more households, and make a greater contribution to the housing targets for the Royal Borough and to London than proposed at present. Secondly, whilst it is true that all new housing units are welcomed by government guidance and the policies of this local authority, affordable units delivered through a registered social landlord are supported not just by these policies but additional ones besides. The absence of affordable housing in a development scheme of this floorspace can only be seen as a significant failure, particularly in a built up part of London such as this where suitable sites are relatively hard to come by.
- 4.22 Given the proposed floorspace of 1455 sq.m, it is considered, then, that the provision of only 14 units in total (none of which would be 'affordable') represents a clear failure to maximize the benefit to the housing stock of London that this site could otherwise (and should) achieve. The significance of this is, it is considered, of sufficient gravity to justify a refusal of planning permission.
- 4.23 One possibility could be to grant planning permission, but subject to a Condition that (for example) no fewer than 21 residential units should be provided. Such a Condition could deal with the purely numerical side of the problem, however it could not deal adequately with the matter of securing at least 7 of those 21 as affordable housing, as this would normally be secured through the developers entering into a planning obligation under S.106; not of course proposed in this case.
- 4.24 Given that a Condition would be inadequate, and a S.106 not practical, it is considered that the only conclusion can be that planning permission should be refused on this ground.

Thanks, Derek

French, Michael: PC-Plan

From: Taylor, Derek: PC-Plan
Sent: 07 June 2004 12:54
To: French, Michael: PC-Plan
Subject: RE: Conversions

Mike,

Another case is the application for Plots 5/6 at St. Ervans, where they are proposing 14 units - same old story. I'll look at the floorspaces and see what they could reasonably get in.

I did advise them at the pre-app stage that they would make a stronger application if they included affordable housing, but they wouldn't shift their position at all. IF I find that they could easily accommodate 17 units within their floorspace, would you advise that we recommend refusal on such a ground? Sedding Street would seem to indicate 'yes', perhaps?

Derek

*Yes, of course, we would
no exceptions*

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

From: French, Michael: PC-Plan
Sent: 03 June 2004 13:27
To: Taylor, Derek: PC-Plan; Kelsey, Paul: PC-Plan
Subject: FW: Conversions

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

From: French, Michael: PC-Plan
Sent: 03 June 2004 09:26
To: Cllr-Horton
Cc: Coey, Bruce: PC-Plan; Thorne, John W.: PC-Plan; Wyatt-Jones, Lesley: PC-Plan
Subject: RE: Conversions



Dear Councillor Horton,

You have my assurance that on every application which is close to the threshold, a capacity study is undertaken before any report is prepared. You will recall that on the Sedding Street telephone exchange application they applied for fourteen units; we calculated that one could have seventeen and asked for affordable housing. They appealed the refusal, then withdrew the appeal and paid all our costs of £41,000.

M. J. French,
Executive Director, Planning and Conservation.
020 7361 2944

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

From: Cllr-Horton
Sent: 02 June 2004 15:04
To: French, Michael: PC-Plan
Subject: Conversions

Dear Mr French

Re Planning applications - CC/04/01123 29/31 Nevern Place and PP/04/01007 13 Brompton Place

I notice a surge in applications to convert existing buildings into residential apartments which are suspiciously just under 15 units. Can I have your assurance that we always check to ensure that the maximum reasonable number of units is being created in these schemes in line with our UDP policy?

many thanks

Cllr Horton

LJ/BC/JT

✓ c.c. DJ/PK

French, Michael: PC-Plan

From: French, Michael: PC-Plan
Sent: 03 June 2004 09:26
To: Cllr-Horton
Cc: Coey, Bruce: PC-Plan; Thorne, John W.: PC-Plan; Wyatt-Jones, Lesley: PC-Plan
Subject: RE: Conversions

Dear Councillor Horton,

You have my assurance that on every application which is close to the threshold, a capacity study is undertaken before any report is prepared. You will recall that on the Sedding Street telephone exchange application they applied for fourteen units; we calculated that one could have seventeen and asked for affordable housing. They appealed the refusal, then withdrew the appeal and paid all our costs of £41,000.

M. J. French,
Executive Director, Planning and Conservation.
020 7361 2944

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

From: Cllr-Horton
Sent: 02 June 2004 15:04
To: French, Michael: PC-Plan
Subject: Conversions

Dear Mr French

Re Planning applications - CC/04/01123 29/31 Nevern Place and PP/04/01007 13 Brompton Place

I notice a surge in applications to convert existing buildings into residential apartments which are suspiciously just under 15 units. Can I have your assurance that we always check to ensure that the maximum reasonable number of units is being created in these schemes in line with our UDP policy?

many thanks

Cllr Horton

4. Building works shall not commence until the contaminated land measures approved in the scheme have been implemented, validation sampling has been completed and a closure report has been submitted and approved by Council.

Air Quality

The Council is particularly concerned about air quality in the Royal Borough and is obliged by the Government's National Air Quality Strategy and the Mayor of London's Air Quality Strategy to seek to improve it. Emissions from road traffic are particularly problematic in Central London but we are also concerned about static emissions, for example, from domestic heating plant. In 2000, the whole Borough was declared an Air Quality Management Area.

Following this declaration, the Royal Borough has published an Air Quality Action Plan and has written a Supplementary Planning Guidance Document on Air quality. Air quality is a material consideration in dealing with development proposals and this document details when an air quality assessment will be needed and how it should be tackled. Aerial photographs indicate that this site is currently waste ground (except for the siting of a substation), therefore any activity on this site is likely to result in an increase in emissions. It is therefore necessary for the developer to demonstrate that it does not have any adverse impact on the Borough's air quality.

I would therefore recommend the following condition:

1. An air quality impact assessment, based on an assessment of the traffic and static emissions likely to be generated by the development (during construction and operation), shall be submitted to and approved in writing by the Executive Director, Planning and Conservation, prior to the commencement of the development, and such remedial actions disclosed by the assessment shall be implemented prior to the occupation of the development.

RBK&C TRANSPORTATION COMMENTS

PP Number: 04/802	Address: Plots 5/6 St Ervans Road W10	Date of obs: 28/04/04
-----------------------------	---	---------------------------------

Proposal:
**Mixed Use Development Comprising Office/Works spaces,
 Community/Social Enterprise Space, 14 no. 2/3 bed flats, garden
 and undercroft parking. OUTLINE APP for a MAJOR DEV'T**

More info needed	No Objection	No objection STC	Concern Raised	Objection
✓				
Initial Observations	✓	Transportation Officer:		DC Officer:
Full Observations		Rachel Yorke		Derek Taylor
Further Observations (no.)				

Comments:

- The site is currently vacant and used for parking. Temporary permission for parking was objected to by my colleague Gillian Palmer recently. 2,845sqm of new floorspace is proposed in total. No Transport Assessment is provided.
- The relevant policies are:
 - TR 42, which requires *“new residential development to include off-street parking”*
 - TR36, to *“resist development which would [inter alia] result in ... any material increase in traffic or parking, or in congestion on the roads”*
 - TR9, requiring *“adequate cycle parking facilities are provided in residential developments”*
 - TR35, to *“assess the impact of new development on public transport infrastructure, the highway and on the environment”*.
 - TR45 *“normally to provide designated off-street servicing space for dev't schemes”*.
- The relevant standards are:
 - Market housing: 1 off-street car space for each purpose-built flat of less than 5 habitable rooms, 1.5 spaces for larger flats; no visitor spaces are required.
 - Affordable housing: 0.66 spaces per flat regardless of size
 - Off-street servicing for large developments – at least 1 space reserved for G.Vs
 - Secure Cycle parking: one space per residential unit, minimum 1 stand per 200m2 for offices/non residential institutions
 - Car parking access and internal circulation standards, minimum 1 in 10 ramp grad.etc

Car Parking

The applicant proposes 31 spaces –for cars, none for cycles - which is unacceptable and contrary to Policies TR36 & 9.

	No units/floorspace	Proposed car spaces	Council's Standard
Residential	7 no. 2 bed flats	7 + 1 visitor space	7 (1 sp per unit)
	7 no. 3 bed flats	14 + 1 visitor space	11 (1.5 sp per unit)
Community	Not known	8 spaces, incl 3 disabled (visitors?)	To Council's discretion, based on 13.5.2.8
Office	Not known	0	1 space per 1500m2

4. No mention is made of affordable housing provision, if this were to be a component the parking provision should be reduced according to the standards given in 3) above.

5. For a mixed development of this size, the disabled parking allocation is generous but acceptable, provided the spaces are conditioned to be reserved for this purpose only.

6. Accessibility and Safety are concerns for the users of this site as it is relatively remote from bus routes and Westbourne Park tube station. Proposals to mitigate this are invited from the applicant, these would be the subject of a s106 agreement. A TA would cover these issues (as well as all the others raised in these obs) and is requested from the applicant before further discussions can ensue.

7. I am concerned that car-borne commuting will be encouraged by the provision of the remaining five spaces, for Community staff. I would like further information about the catchment area of staff and visitors in order to assess the need and use of these spaces, and likely occupancy of available on-street parking.

Car Park Access & circulation standards

8. A 1:50 scale plan of car/cycle parking, showing full details of the relationship of the access points to the car park, access/egress management arrangements and visibility splay should be supplied with the full planning application. I am concerned that the ramp looks too short and steep, but I do not know how deep underground the 'undercroft' car parking level will be. At this outline stage, I accept the principle of the access points and layout arrangements as outlined.

Servicing

9. No designated servicing space is shown – this should be provided in a convenient location for a goods vehicle.

Summary

- Further information in the form of a Transport Assessment is requested.
- Further discussion on parking and servicing is required to ensure the development meets the Council's transportation and highway safety standards. The full planning application should show the latter in detail as described in 7) above.
- A s106 agreement is likely to be necessary covering access/security/lighting improvements.
- Relevant conditions should be applied to secure parking for designated users/uses.

Relevant transportation policies: As in para 2

Recommendation: Further information requested

Signed: *RJm*

RBK&C TRANSPORTATION COMMENTS

PP Number: 04/802	Address: Plots 5/6 St Ervans Road W10	Date of obs: 28/04/04
-----------------------------	---	---------------------------------

Proposal:
Mixed Use Development Comprising Office/Works spaces, Community/Social Enterprise Space, 14 no. 2/3 bed flats, garden and undercroft parking. OUTLINE APP for a MAJOR DEV'T

More info needed	No Objection	No objection STC	Concern Raised	Objection
✓				
Initial Observations	✓	Transportation Officer:		DC Officer:
Full Observations		Rachel Yorke		Derek Taylor
Further Observations (no.)				

Comments:

- The site is currently vacant and used for parking. Temporary permission for parking was objected to by my colleague Gillian Palmer recently. 2,845sqm of new floorspace is proposed in total. No Transport Assessment is provided.
- The relevant policies are:
 - TR 42, which requires “*new residential development to include off-street parking*”
 - TR36, to “*resist development which would [inter alia] result in ... any material increase in traffic or parking, or in congestion on the roads*”
 - TR9, requiring “*adequate cycle parking facilities are provided in residential developments*”
 - TR35, to “*assess the impact of new development on public transport infrastructure, the highway and on the environment*”.
 - TR45 “*normally to provide designated off-street servicing space for dev't schemes*”.
- The relevant standards are:
 - Market housing: 1 off-street car space for each purpose-built flat of less than 5 habitable rooms, 1.5 spaces for larger flats; no visitor spaces are required.
 - Affordable housing: 0.66 spaces per flat regardless of size
 - Off-street servicing for large developments – at least 1 space reserved for G.Vs
 - Secure Cycle parking: one space per residential unit, minimum 1 stand per 200m2 for offices/non residential institutions
 - Car parking access and internal circulation standards, minimum 1 in 10 ramp grad.etc

Car Parking

The applicant proposes 31 spaces –for cars, none for cycles - which is unacceptable and contrary to Policies TR36 & 9.

	No units/floorspace	Proposed car spaces	Council's Standard
Residential	7 no. 2 bed flats	7 + 1 visitor space	7 (1 sp per unit)
	7 no. 3 bed flats	14 + 1 visitor space	11 (1.5 sp per unit)
Community	Not known	8 spaces, incl 3 disabled (visitors?)	To Council's discretion, based on 13.5.2.8
Office	Not known	0	1 space per 1500m2

4. No mention is made of affordable housing provision, if this were to be a component the parking provision should be reduced according to the standards given in 3) above.

5. For a mixed development of this size, the disabled parking allocation is generous but acceptable, provided the spaces are conditioned to be reserved for this purpose only.

6. Accessibility and Safety are concerns for the users of this site as it is relatively remote from bus routes and Westbourne Park tube station. Proposals to mitigate this are invited from the applicant, these would be the subject of a s106 agreement. A TA would cover these issues (as well as all the others raised in these obs) and is requested from the applicant before further discussions can ensue.

7. I am concerned that car-borne commuting will be encouraged by the provision of the remaining five spaces, for Community staff. I would like further information about the catchment area of staff and visitors in order to assess the need and use of these spaces, and likely occupancy of available on-street parking.

Car Park Access & circulation standards

8. A 1:50 scale plan of car/cycle parking, showing full details of the relationship of the access points to the car park, access/egress management arrangements and visibility splay should be supplied with the full planning application. I am concerned that the ramp looks too short and steep, but I do not know how deep underground the 'undercroft' car parking level will be. At this outline stage, I accept the principle of the access points and layout arrangements as outlined.

Servicing

9. No designated servicing space is shown – this should be provided in a convenient location for a goods vehicle.

Summary

- Further information in the form of a Transport Assessment is requested.
- Further discussion on parking and servicing is required to ensure the development meets the Council's transportation and highway safety standards. The full planning application should show the latter in detail as described in 7) above.
- A s106 agreement is likely to be necessary covering access/security/lighting improvements.
- Relevant conditions should be applied to secure parking for designated users/uses.

Relevant transportation policies: As in para 2

Recommendation: Further information requested

Signed: *Rymer*

Direct Line: 020 7941 7600

Our Ref: PA/P/1000/04/ARE/30010

Your Ref: DPS/DCN/PP/04/00802

Date: 28 April, 2004

Cross London Rail Links Limited
1 Butler Place, London SW1H 0PT

Tel: 020 7941 7600

Fax: 020 7941 7703

Website: www.crossrail.co.uk



Mr Michael French
The Royal Borough of Kensington & Chelsea
Town Hall
Horton Street
Kensington London
W8 7NX

Dear Mr French

By a Direction issued on 15 July 2003 Cross London Rail Links Limited (Crossrail) administers the Crossrail line 1 Safeguarding Direction originally made by the then Department of Transport in 1991.

Plots 5 & 6 St. Ervins Road, Opposite Muslim Cultural Centre, 244 Acklam, London, W10

Thank you for your letter dated 16 April 2004, requesting the views of the Crossrail Project Team on the above application.

The application has been considered, and we do not wish to make any comments.

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

Yours faithfully,

Adrian Edwards
Safeguarding Assistant

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

Crossing the Capital, Connecting the UK

Direct Line: 020 7941 7600

Our Ref: PA/P/1000/04/ARE/30010

Your Ref: DPS/DCN/PP/04/00802

Date: 28 April, 2004

Cross London Rail Links Limited
1 Butler Place, London SW1H 0PT

Tel: 020 7941 7600

Fax: 020 7941 7703

Website: www.crossrail.co.uk



Mr Michael French
The Royal Borough of Kensington & Chelsea
Town Hall
Horton Street
Kensington London
W8 7NX

Dear Mr French

By a Direction issued on 15 July 2003 Cross London Rail Links Limited (Crossrail) administers the Crossrail line 1 Safeguarding Direction originally made by the then Department of Transport in 1991.

Plots 5 & 6 St. Ervins Road, Opposite Muslim Cultural Centre, 244 Acklam, London, W10

Thank you for your letter dated 16 April 2004, requesting the views of the Crossrail Project Team on the above application.

The application has been considered, and we do not wish to make any comments.

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

Yours faithfully,

Adrian Edwards
Safeguarding Assistant

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B. K.C.	29 APR 2004			PLANNING		
N	C	SW	SE	APP	IO	REC
			ARB	FPLN	DES	FEEES

Crossing the Capital, Connecting the UK

Registered office 1 Butler Place London SW1H 0PT
Cross London Rail Links Limited, Registered in England and Wales Number No. 4212657
Cross London Rail Links Limited is a Strategic Rail Authority (SRA) and Transport for London (TfL) joint venture company

MEMORANDUM

TO: FOR FILE USE ONLY

**From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION**

My Ref: PP/04/00802/DT

CODE F6

Room No:

NEWSPAPER DATE: 23/04/2004

Date: 27 April 2004

DEVELOPMENT AT:

Plots 5 & 6 St. Ervans Road, Opposite Muslim Cultural Centre, 244 Acklam Road, London, W.10

DEVELOPMENT:

Mixed use development comprising office/work spaces, community/social enterprise space, 14 No. 2/3 bedroom flats, cultural garden and undercroft car parking. (Outline Application for a Major Development)

The above development is to be advertised under:-

6. Town and Country Planning (General Development Order) 1995 ("Major" Development)

M.J. French

Executive Director, Planning & Conservation

MEMORANDUM

TO: FOR FILE USE ONLY

**From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION**

My Ref: PP/04/00802/DT

CODE F6

Room No:

NEWSPAPER DATE: 23/04/2004

Date: 27 April 2004

DEVELOPMENT AT:

**Plots 5 & 6 St. Ervans Road, Opposite Muslim Cultural Centre, 244 Acklam Road, London,
W.10**

DEVELOPMENT:

**Mixed use development comprising office/work spaces, community/social enterprise space, 14
No. 2/3 bedroom flats, cultural garden and undercroft car parking. (Outline Application for a
Major Development)**

The above development is to be advertised under:-

6. Town and Country Planning (General Development Order) 1995 ("Major"
Development)

M.J. French

Executive Director, Planning & Conservation

① Ach ② ~~ADJ~~

The Royal Borough of  Kensington and Chelsea
Department of Planning Services

in
14/5

To: M.J. French
Director of Planning Services

Dept. 705,
The Town Hall,
Hornton Street,
London, W8 7NX.

Ref.: DPS/TP/ PP 040802

Dear Sir,

TOWN AND COUNTRY PLANNING ACT 1990

Proposal Address 244 Acton Lane 516 St Evans Road W10	Nature of Proposal Outline proposal for major mixed development
---	---

I have inspected the planning application and drawing(s) for the above property and have

~~NO OBJECTION~~ / OBJECTION * **

to the submitted proposal

Comment

This is an incomplete application and we are unable to comment - outline permission should not be given until, for example, elevations are prepared and submitted.

EX DIR	HDC	TP	CAC	AD	CLU	AD AK
R.B. K.C.		14 MAY 2004			PLANNING	
N	C	SW	SE	APF	IO	REC
			ARB	FPLN	DES	FEEs

64

Name: Anthony Land PP Kensington Society
 Full Address: 32 Holland Park Avenue
 London W11 3QU
 Date: 13/5/04 Signed: Anthony Land

* If you wish to object to the proposals, or make any general comments, please give them, in full, in the space above.

Any additional comments may be set down on the back of this form.

** Delete where applicable.

aylor, Derek: PC-Plan

To: Brown, Rebecca: ES-EnvHlth
Subject: 5/6 St. Ervans Road - cultural centre/offices/resid. Outline Application

Becky,

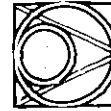
I've just noticed we haven't heard back from you yet on this Outline application for mixed use development.... I should be starting to write this up next week so I'd be very grateful for your comments and advice!

To assist, I was assuming that we'd put on the usual contamination Conditions requiring approval of a Remediation programme to be completed to our satisfaction before development commences etc, and I would also propose a Condition restricting any residential use to Plot 6, with Plot 5 nearest the flyover to be restricted to commercial use. What do you think?

Derek

① PC + UB

② DT



Woods Hardwick

Architects and
Development Consultants

17 Goldington Road
Bedford MK40 3NH

Tel +44 (0)1234 268862
Fax +44 (0)1234 353034

mail@woodshardwick.com
www.woodshardwick.com

GKP/TMA/15386/A1

15 April 2004

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

M
2/14

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B. K.C.	2 1 APR 2004				PLANNING	57
N	C	SW	SE	APP	IO	REC
			ARB	FPLN	DES	FEES

Dear Mr Taylor,

RE: PLOTS 5 & 6 ST ERVANS SITE, LONDON W10

I refer to our recent telephone conversation and understand that our application has been registered and consultations are in progress.

As requested we enclose 4 copies of our drawing number 15386 / SK10C, which shows general modelling of the development, and is submitted for illustrative purposes only to assist progress of the application.

Yours sincerely
WOODS HARDWICK LTD

GRAHAM K PEACE
DIRECTOR

End

cc+encl Dr A Khalil Muslim Cultural Heritage Centre Trust

Directors

Bryn Jones Dip ARCH RIBA FFB
Graham R K Peace Dip ARCH RIBA
Christopher S Brackley BSC
Ian D Bishop BSc(Hons) CEng MICE MIHT
Karl D Myhill MBIAT CIOB
Gary R Surkitt Dip SURV

Woods Hardwick Planning Ltd
John B Hargreaves Dip TP MRTPI

Associate Directors

John Cunliffe Dip ARCH RIBA
Richard J Daniells
Paul M Butler B ARCH PDAP RIBA

Practice Manager
Carol D Newland

Woods Hardwick Surveying Ltd
Simon Beverly Dip LS M Inst CES

Associates

Graham W Lake BSC Dip ARCH RIBA
Martin Cowling BA(Hons) Dip ARCH RIBA
Eric McCormick BSC CEng MICE MIHT
William J Hulatt
Tricia E Wharmond
Robert Turnbull

Planning Supervisor
Bernard Simpson MaPS

Woods Hardwick Ltd
Registered in England no. 2133642

Registered office: Equipoise House
Grove Place, Bedford MK40 3LE



FS 34810



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:

(f) for development defined as "major" development.

Details are set out below.

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

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

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

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

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

SCHEDULE

Reference: PP/04/00802/DT Date: 23/04/2004

Plots 5 & 6 St. Ervans Road, Opposite Muslim Cultural Centre, 244 Acklam Road, London, W.10

Mixed use development comprising office/work spaces, community/social enterprise space, 14 No: 2/3 bedroom flats, cultural garden and undercroft car parking: (Outline Application for a Major Development)

APPLICANT Dr. Abdulkarim Khalil,

on lamp post

AP

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Transportation Observations (Initial)

Direct Line: 020-7361-2701

Extension: 2701

Facsimile: 020-7361-3463

Switchboard: 020-7937-5464

**THE ROYAL
BOROUGH OF**



**KENSINGTON
AND CHELSEA**

Date: 16 April 2004

My Ref: **DPS/DCN/PP/04/00802** Your ref: Please ask for: **D. Taylor**

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: Plots 5 & 6 St. Ervans Road, Opposite Muslim Cultural Centre, 244 Acklam Road, London, W.10

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 14/07/2004. 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 / /

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

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

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

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

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

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

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

Revisions requested in time, but not received in time.

Revisions received but inadequate - further revisions requested

Revisions received but reconsultation necessary

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

Cause of the Committee cycle

Applicant's instruction

OTHER REASON Please state].....

..... (Case Officer)

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: 16 April 2004

My reference: Your reference:
My Ref: PS/DCN/PP/04/00802/DT

Please ask for: Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: Plots 5 & 6 St. Ervans Road, Opposite Muslim Cultural Centre, 244 Acklam Road, London, W.10

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 Mixed use development comprising office/work spaces, community/social enterprise space, 14 No. 2/3 bedroom flats, cultural garden and undercroft car parking. (Outline Application for a Major Development)

Applicant Dr. Abdulkarim Khalil, Muslim Cultural Heritage Centre Trust, 244 Acklam Road, London, W10 5YG

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

MEMORANDUM

TO: FOR FILE USE ONLY

**From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION**

My Ref: PP/04/00802/DT

CODE F6

Room No:

NEWSPAPER DATE: 23/04/2004

Date: 16 April 2004

DEVELOPMENT AT:

Plots 5 & 6 St. Ervans Road, Opposite Muslim Cultural Centre, 244 Acklam Road, London, W.10

DEVELOPMENT:

Mixed use development comprising office/work spaces, community/social enterprise space, 14 No. 2/3 bedroom flats, cultural garden and undercroft car parking. (Outline Application for a Major Development)

The above development is to be advertised under:-

6. Town and Country Planning (General Development Order) 1995 ("Major" Development)

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

Transportation Observations (Initial)

Direct Line: 020-7361-2701

Extension: 2701

Facsimilie: 020-7361-3463

Switchboard: 020-7937-5464

Date: 16 April 2004

**THE ROYAL
BOROUGH OF**



**KENSINGTON
AND CHELSEA**

My Ref: **DPS/DCN/PP/04/00802** Your ref: Please ask for: **D. Taylor**

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: Plots 5 & 6 St. Ervans Road, Opposite Muslim Cultural Centre, 244 Acklam Road, London, W.10

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 14/07/2004. I look forward to hearing from you in the near future, in order that your comments may be reported to this Committee.

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

Yours faithfully

M.J. FRENCH

Executive Director, Planning and Conservation



INVESTOR IN PEOPLE

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

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: 020-7361-2701
Extension: 2701
Facsimilie: 020-7361-3463

Date: 16 April 2004

**THE ROYAL
BOROUGH OF**



**KENSINGTON
AND CHELSEA**

My Ref: **DPS/DCN/PP/04/00802** Your ref: Please ask for: **D. Taylor**

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: Plots 5 & 6 St. Ervans Road, Opposite Muslim Cultural Centre, 244 Acklam Road, London, W.10

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 14/07/2004. I look forward to hearing from you in the near future, in order that your comments may be reported to this Committee.

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

Yours faithfully

M.J. FRENCH

Executive Director, Planning and Conservation



INVESTOR IN PEOPLE

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

The Department of Planning,
London Borough of Hammersmith & Fulham,
Town Hall,
King Street,
London,
W6 9JU

Switchboard: 020-7937-5464
Direct Line: 020-7361-2701
Extension: 2701
Facsimilie: 020-7361-3463

**THE ROYAL
BOROUGH OF**



**KENSINGTON
AND CHELSEA**

Date: 16 April 2004

My Ref: DPS/DCN/PP/04/00802 Your ref: Please ask for: D. Taylor

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: Plots 5 & 6 St. Ervans Road, Opposite Muslim Cultural Centre, 244 Acklam Road, London, W.10

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 14/07/2004. I look forward to hearing from you in the near future, in order that your comments may be reported to this Committee.

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

Yours faithfully

M.J. FRENCH

Executive Director, Planning and Conservation



INVESTOR IN PEOPLE

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Rupert Howe, Consultation Manager,
CrossRail Project Team,
30 The South Colonnade,
Canary Wharf,
London,
E14 5EU

Switchboard: 020-7937-5464
Direct Line: 020-7361-2701
Extension: 2701
Facsimilie: 020-7361-3463

**THE ROYAL
BOROUGH OF**



**KENSINGTON
AND CHELSEA**

Date: 16 April 2004

My Ref: **DPS/DCN/PP/04/00802** Your ref: Please ask for: **D. Taylor**

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: Plots 5 & 6 St. Ervans Road, Opposite Muslim Cultural Centre, 244 Acklam Road, London, W.10

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 14/07/2004. 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.

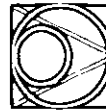
Yours faithfully

M.J. FRENCH

Executive Director, Planning and Conservation



INVESTOR IN PEOPLE



Woods Hardwick

PP040802

Architects and
Development Consultants

17 Goldington Road
Bedford MK40 3NH

Tel +44 (0)1234 268862
Fax +44 (0)1234 353034

mail@woodshardwick.com
www.woodshardwick.com

GKP/TMA/15386/A1

07 April 2004

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

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B. K.C.		8 APR 2004			PLANNING	
N	C	SW	SE	APP	IO	REC
			ARB	FPLN	DES	FEES

Dear Sirs,

RE: PLOTS 5 & 6 ST ERVANS SITE, LONDON W10

On behalf of our Client the Muslim Cultural Heritage Centre (MCHC) Trust and further to our meeting and to discussions on 24 March 2004 and submissions made to your Councils Valuers Department on 12 September 2003 and 23 January 2004 we attach the following being Outline Application for the above site:

1. 4 copies of Application form TPI/Parts 1 and 3.
2. Completed Certificate B.
3. Cheque payable to Royal Borough of Kensington and Chelsea in the sum of £440.00.
4. 4 copies of Site Location Plan drawing number 15386 / 1000A.
5. 4 copies of Site Layout drawing number 15386 / SK08D.
6. 4 copies of illustrative purposes drawing number 15386 / SK09D.
7. 2 sets of photographs showing the existing site and adjoining (NB plot 5 is currently hoarded off).
8. Parking statement (4 copies).

Should you wish to discuss this further prior to determination please do not hesitate to contact me.

Yours faithfully
WOODS HARDWICK LTD


GRAHAM K PEACE
DIRECTOR

Encl

cc+encl Dr A Khalil Muslim Cultural Heritage Centre Trust

Directors

Bryn Jones Dip ARCH RIBA FFB
Graham R K Peace Dip ARCH RIBA
Christopher S Brackley BSc
Ian D Bishop BSc(Hons) CEng MICE MIHT
Karl D Myhill MBIAT CIOB
Gary R Surkitt Dip SURV

Woods Hardwick Planning Ltd
John B Hargreaves Dip TP MRTPI

Associate Directors

John Cunliffe Dip ARCH RIBA
Richard J Daniells
Paul M Butler B ARCH PDAP RIBA

Practice Manager
Carol D Newland

Woods Hardwick Surveying Ltd
Simon Beverly Dip LS M Inst CES

Associates

Graham W Lake BSc Dip ARCH RIBA
Martin Cowling BA(Hons) Dip ARCH RIBA
Eric McCormick BSc CEng MICE MIHT
William J Hulatt
Tricia E Whamond
Robert Turnbull

Planning Supervisor
Bernard Simpson MaPS

Woods Hardwick Ltd
Registered in England no. 2133642

Registered office: Equipoise House
Grove Place, Bedford MK40 3LE



FS 34810

Handwritten scribbles, possibly initials or a signature.

90



PP040802

15386/A1

PARKING STATEMENT

RE: PLOTS 5 & 6 ST ERVANS SITE, LONDON W10

An outline planning application has been submitted for a mixed development comprising residential, community / social enterprise and office uses. A total of 31 parking spaces at undercroft level are proposed split as follows:

1. RESIDENTIAL

It is the proposal to build 14 no 2/3-bedroom flats into the following parking number split:

7 no. 2 bedroom flats	7 parking spaces.
7 no. 3 bedroom flats	14 parking spaces.
Visitors	2 parking spaces.

2. COMMUNITY

A total of 8 parking spaces have been provided of which 3 no would be allocated for disabled use. The remaining 5 spaces would be utilised by Community staff some of whom work for the Muslim Cultural Heritage Centre and need private transport especially when working during unsociable hours.

3. OFFICES

No spaces have been allocated to the office use in line with government policy to discourage commuter traffic.

EX	HDC	TP	CAC	AD	CLU	AO
DIR						AK
R.B.	- 8 APR 2004					PLANNING
K.C.						
N	C	SW	SE	APP	IO	REC
			ARB	FPLN	DES	FEES

THE ROYAL BOROUGH OF KENSINGTON & CHELSEA

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT
PROCEDURE) ORDER 1995
CERTIFICATE UNDER ARTICLE 7**

Complete only one certificate, either A, B, C or D to accompany your application
(see notes for applicants)

CERTIFICATE A

I certify that:

- No person other than the applicant was an owner (a) of any part of the land to which the application relates at the beginning of the period 21 days before the date of this application.
- None of the land to which this application relates constitutes or forms part of an agricultural holding.

Signed:

On behalf of:

Date:

CERTIFICATE B

I certify that:

- I have/The applicant has given requisite notice to the persons specified below, being persons who on the day 21 days before the date of the application were owners (a) of any part of the land to which the application relates.
- None of the land to which the application relates constitutes or forms part of an agricultural holding.

Owner's name	Address at which notice was served	Date on which notice was served
--------------	------------------------------------	---------------------------------

Royal Borough of Kensington & Chelsea	Valuers Department The Town Hall Hornton Street London W8 7NX (Borough Valuer IDM Doolan)	27 March 2004
---------------------------------------	--	---------------

EDF Energy PLC

255 Broadway
Bexley Heath
DA6 8ET

WDC	TP	CAC	AD	CLU	AO
R.B.	8 APR 2004		PLANNING	AK	
K.C.					
N	C	SW	SE	APP	IO
			ARB	FPLN	DES
					FEEs

27 March 2004
Property Ref L3985

Signed:

WOODS HARDWICK LTD

On behalf of:

Muslim Cultural Heritage
Centre Trust

Date:

26 March 2004

THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA

TOWN AND COUNTRY PLANNING ACT 1990

PART THREE:	ADDITIONAL INFORMATION FOR NON RESIDENTIAL DEVELOPMENT TO BE COMPLETED FOR ALL NON-RESIDENTIAL DEVELOPMENT
--------------------	---

1. For industrial development, describe the process to be carried on and of the end products, and the type of plant/machinery to be installed:	NOT APPLICABLE		
2. If the proposal forms part of a larger scheme for which permission is not at present sought, briefly describe the ultimate development:	NOT APPLICABLE		
3. If the proposal is related to an existing use on or near the site, please explain the relationship:	The facilities will be used to generate revenue income to sustain The Muslim Cultural Heritage Centre Trust		
4.	Existing floor space to be lost (through demolition or change of use)	Existing floorspace to be retained (if any)	Proposed additional floorspace
(a) What is the total floor space of all the buildings to which the application relates?	2845 m ²	m ²	m ²
(b) What is the amount of industrial floor space included in the above figure?	m ²	m ²	m ²
(c) What is the amount of office floor space?	700 m ²	m ²	m ²
(d) What is the amount of floor space for retail trading?	m ²	m ²	m ²
(e) What is the amount of floor space for storage?	m ²	m ²	m ²
(f) What is the amount of floor space for warehousing?	m ²	m ²	m ²
(g) Please specify the amount of floor space of any other uses. Community / Social Enterprise	545 m ²	m ²	m ²
Residential	1600 m ²		

EX DIR	HDC	TP	CAC	AD	CLU	AO
R.B.	K.C.	- 8 APR 2004			PLANNING	AK
N	C	SW	SE	APP	IO	REC
		ARB	FPLN	DES	FEES	

(Part Three continues overleaf)


**THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA
TOWN AND COUNTRY PLANNING ACT 1990**

PART THREE: SIDE TWO

PP040802

<p>5. How many staff will be employed on the site as a result of the proposed development?</p> <p>(a) full-time</p> <p>(b) part-time</p>	<p align="center">Approx 60 Persons Total</p>																												
<p>6. State estimated vehicular traffic flow to the site during a normal working day:</p> <p>(a) Heavy Goods Vehicles</p> <p>(b) Other vehicles</p>	<p align="center">None</p> <p align="center">Approx 30 Car Movements</p>																												
<p>7. Describe parking / loading / unloading provision (also show location on plan unless you are reserving design for further approval).</p>	<p align="center">Refer to Layout 15386 / SK08D</p>																												
<p>8. State nature, volume and proposed means of disposal of any trade effluents or trade refuse:</p>	<p align="center">None</p>																												
<p>9. Please state here if hazardous substances in the quantities listed in Schedule 1 to the Planning (Hazardous Substances) Regulations (1992) will be kept on the land * :</p>	<p align="center">None</p> <table border="1" data-bbox="877 1444 1356 1758"> <tr> <td>EX DIR</td> <td>HDC</td> <td>TP</td> <td>CAC</td> <td>AD</td> <td>CLU</td> <td>AO AK</td> </tr> <tr> <td colspan="2">R.B. K.C.</td> <td colspan="3">- 8 APR 2004</td> <td colspan="2">PLANNING</td> </tr> <tr> <td>N</td> <td>C</td> <td>SW</td> <td>SE</td> <td>APP</td> <td>IO</td> <td>REC</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>ARB</td> <td>FPLN</td> <td>DES FEES</td> </tr> </table>	EX DIR	HDC	TP	CAC	AD	CLU	AO AK	R.B. K.C.		- 8 APR 2004			PLANNING		N	C	SW	SE	APP	IO	REC					ARB	FPLN	DES FEES
EX DIR	HDC	TP	CAC	AD	CLU	AO AK																							
R.B. K.C.		- 8 APR 2004			PLANNING																								
N	C	SW	SE	APP	IO	REC																							
				ARB	FPLN	DES FEES																							

(* For further information on Schedule 1 of the Planning (Hazardous Substances) Regulations please consult with the Planning Information Office, 0171 361 2079 / 2977).

<p>Signed: </p> <p>WOODS HARDWICK LTD</p>	<p>On behalf of: Muslim Cultural Heritage Centre Trust</p>	<p>Date: 07/04/04</p>
--	--	-----------------------

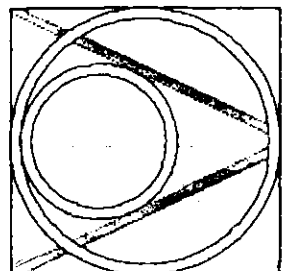


EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B. K.C.	21 APR 2004				PLANNING	
N	C	SW	SE	APP	IO	REC
			ARB	FPLN	DES	FEE

FOR ILLUSTRATIVE PURPOSES ONLY

Woods Hardwick

Architects & Development Consultants



ST ERVANS ROAD . LONDON W10

PROPOSED VIEW – ACKLAM ROAD Drawing No. 15386/SK10C

17 Goldington Road Bedford MK40 3NK
Tel: 01234 268862 Fax: 01234 353034
E-mail: mail@woodshardwick.com

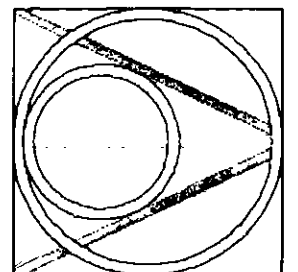


EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B. K.C.	21 APR 2004				PLANNING	
N	C	SW	SE	APP	IO	REC
		ARB	FPLN	DES	FEES	

FOR ILLUSTRATIVE PURPOSES ONLY

Woods Hardwick

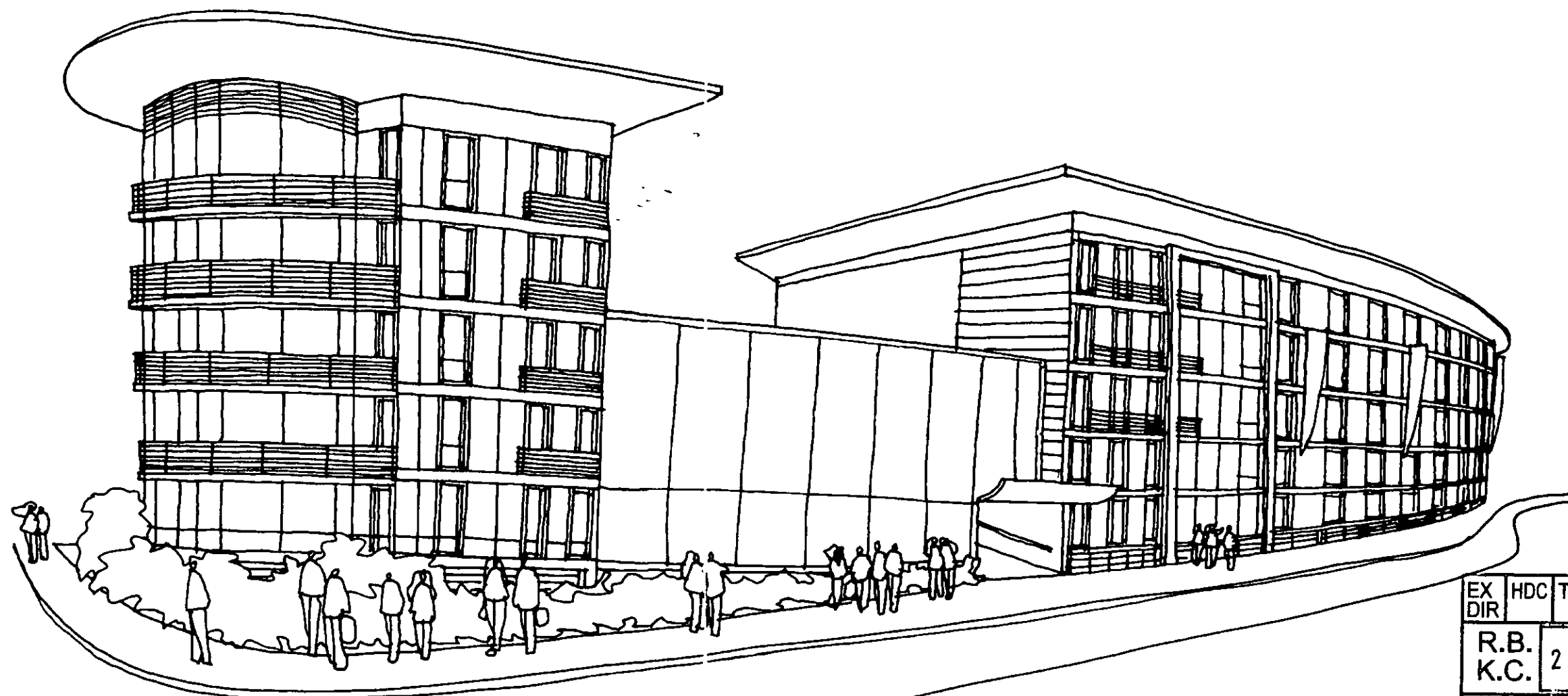
Architects & Development Consultants



ST ERVANS ROAD . LONDON W10

PROPOSED VIEW – ACKLAM ROAD Drawing No. 15386/SK10C

17 Goldington Road Bedford MK40 3NK
Tel: 01234 268862 Fax: 01234 353034
E-mail: mail@woodshardwick.com

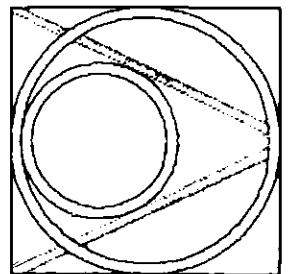


EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B. K.C.	2 1 APR 2004				PLANNING	
N	C	SW	SE	APP	IO	REC
			ARB	FPLN	DES	FEEES

FOR ILLUSTRATIVE PURPOSES ONLY

Woods Hardwick

Architects & Development Consultants



ST ERVANS ROAD . LONDON W10

PROPOSED VIEW – ACKLAM ROAD Drawing No. 15386/SK10C

17 Goldington Road Bedford MK40 3NK
 Tel: 01234 268862 Fax: 01234 353034
 E-mail: mail@woodshardwick.com



ST ERVANS ROAD . LONDON W10 - EXISTING VIEWS



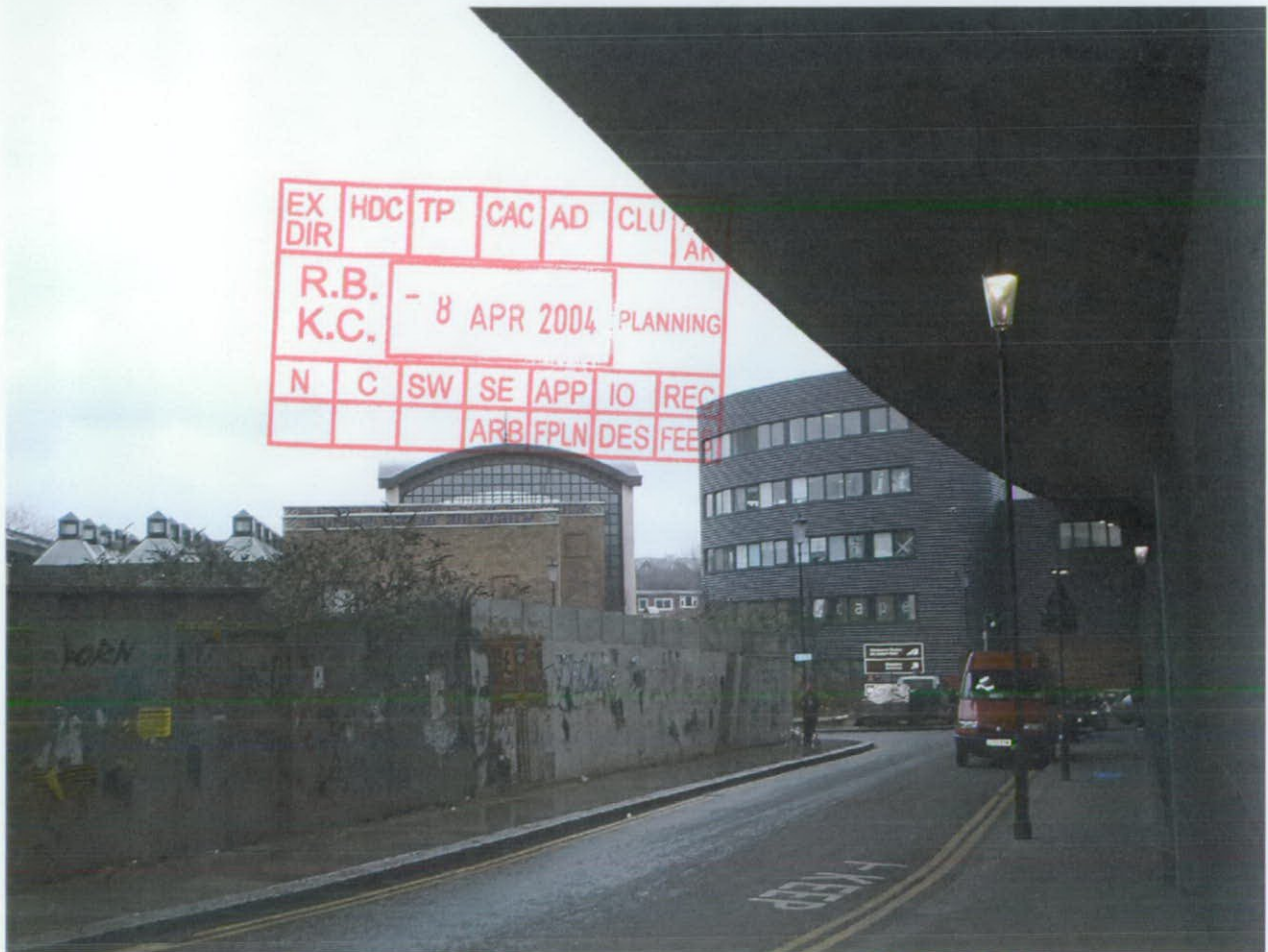
ST ERVANS ROAD . LONDON W10 - EXISTING VIEWS

PPU40802

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B. K.C.	- 8 APR 2004				PLANNING	
N	C	SW	SE	APP	IO	REC
			ARB	FPLN	DES	FEES



ST ERVANS ROAD . LONDON W10 - EXISTING VIEWS



ST ERVANS ROAD . LONDON W10 - EXISTING VIEWS