

**ROYAL BOROUGH OF KENSINGTON & CHELSEA**

**REPORT BY THE EXECUTIVE DIRECTOR, PLANNING & CONSERVATION**

---

**PLANNING & CONSERVATION COMMITTEE  
PLANNING SERVICES COMMITTEE  
MEMBERS PANEL**

**APP NO. PP/00/02824  
AGENDA NO.**

---

**ADDRESS/SUBJECT OF REPORT:**

**West Chelsea Play  
Space Group,  
Tetcott Road,  
London, S.W.10**

**APPLICATION DATED 06/12/2000**

**APPLICATION REVISED**

**APPLICATION COMPLETE 08/12/2000**

**APPLICANT/AGENT ADDRESS:**

**Paul Davis &  
Partners,  
178 Ebury Street,  
London, SW1W  
8UP**

**CONS. AREA N/A**

**CAPS No**

**ARTICLE '4' No**

**WARD South Stanley**

**LISTED BUILDING**

**NO**

**HBMC DIRECTION**

**CONSULTED**

**OBJ.**

**SUPPORT**

**PET.**

---

**RECOMMENDED PROPOSAL:**

**RBK& C DRAWING NO(S):**

---

**RECOMMENDED DECISION:**

**CONDITIONS/REASONS FOR THE IMPOSITION OF CONDITIONS:**

ROYAL BOROUGH OF KENSINGTON & CHELSEA

REPORT BY EXECUTIVE DIRECTOR, PLANNING & CONSERVATION

APPROVED BY  
PLANNING SERVICES COMMITTEE

27 MAR 2001

CONSENT REF

PLANNING SERVICES COMMITTEE 27/03/2001 APP NO. PP/00/02824/MNW  
AGENDA ITEM NO. 6033

ADDRESS

West Chelsea Play Space  
Group, Tetcott Road, London,  
S.W.10

APPLICATION DATED 06/12/2000

RECOMMENDATION  
ADOPTED.

APPLICATION COMPLETE 08/12/2000

APPLICATION REVISED 24/01/2001 and  
20/02/2001

APPLICANT/AGENT ADDRESS:

CONSERVATION AREA N/A

CAPS No

Paul Davis &  
Partners,  
178 Ebury Street,  
London,  
SW1W 8UP

ARTICLE '4' No

WARD South Stanley

LISTED BUILDING NO

HBMC DIRECTION N/A

CONSULTED 15

OBJECTIONS 0

SUPPORT 0

PETITION 0

Applicant West Chelsea Playspace Group

PROPOSAL:

Erection of a two storey building to incorporate a multi purpose hall with associated facilities following demolition of existing children's play building.

RBK&C Drawing No(s): PP/00/02824, PP/00/02824/A and PP/00/02824/B

Applicant's Drawing No(s): 1136/P1/001, /002, /003, /004, /005, /006, /007, /008,  
/010, /011(rev-a), /012, /013, /014, /017 and /018.

RECOMMENDED DECISION: Grant planning permission

**CONDITIONS/REASONS FOR THE IMPOSITION OF CONDITIONS:**

1. **The development hereby permitted shall be begun before the expiration of five years from the date of this permission. (C001)**  
*Reason - As required by Section 91 of the Town and Country Planning Act 1990, to avoid the accumulation of unexercised Planning Permissions. (R001)*
  
2. **Notwithstanding the details submitted, full particulars of the following shall be submitted to, and approved in writing by, the Local Planning Authority before the development hereby permitted commences, and the development shall not be carried out otherwise than in accordance with the details so approved:**
  - (a) **a landscaping and tree/shrub planting scheme;**
  
  - (b) **which trees/shrubs are to be retained;**  
**(C016)**  
*Reason - To ensure the appearance of the development is satisfactory, and to safeguard the amenity of the area. (R016)*
  
3. **All planting, seeding and turfing, forming part of the approved details of landscaping, shall be carried out in the first planting and seeding season following the first occupation of the development or the completion of the development whichever is the sooner and any trees or plants which, within a period of 5 years from the first planting and seeding season referred to above, die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives its written consent to any variation. (C018)**  
*Reason - To protect the amenity of the area. (R018)*
  
4. **Full particulars of the method(s) by which all the existing trees on the site are to be protected during building and other operations on the site shall be submitted to, and approved in writing by, the Local Planning Authority before the development commences, and the protection so approved shall be provided before the commencement of the development and maintained for the duration of building and other operations on site. (C021)**  
*Reason - To ensure that the trees are adequately protected, to safeguard their contribution to the amenity of the area. (R021)*
  
5. **Five car parking spaces, a disabled parking space and a mini-bus space shall be provided on the application site prior to the occupation of the development hereby permitted, and shall be permanently retained for the parking of vehicles in connection with the use of the building(s) and for no other purpose. (C029)**  
*Reason - To avoid adding to traffic congestion in the immediate area, to safeguard the amenity of the area, and to comply with the Council's Policies of traffic restraint. (R029)*

6. **No music shall be played within the premises the subject of this permission so as to be audible outside the premises. (C048)**  
*Reason - To safeguard the amenity of neighbouring property. (R048)*
7. **No loudspeakers or relay equipment, or musical instruments, shall be used on the premises in such a manner as to cause noise nuisance to occupants of neighbouring property. (C049)**  
*Reason - To safeguard the amenity of neighbouring property. (R048)*
8. **The development hereby permitted shall be carried out exactly and only in accordance with the drawings and other particulars forming part of the permission and there shall be no variation therefrom without the prior written approval of the Local Planning Authority. (C068)**  
*Reason - The details are considered to be material to the acceptability of the proposals, and for safeguarding the amenity of the area. (R068)*
9. **Use of the facilities for purposes other than in connection with the West London Play Space Group shall be limited to 30 persons on site at any one time, or otherwise agreed in writing by the Executive Director, Planning and Conservation, and shall take place only on Mondays, Fridays, and Saturdays, other than by the Youth Club.**  
*Reason - To ensure that the use does not add to traffic congestion in the immediate area contrary to the local planning authority's policies on traffic restraint.*
10. **The use hereby permitted shall not be carried out between 09.00 hours and 22.00 hours the same day. (C045)**  
*Reason - To safeguard the amenity of neighbouring property. (R042)*

#### **INFORMATIVES**

1. You are advised that any external plant or equipment required for extraction and/or ventilation of the kitchen may require the submission of a separate planning application.
2. I09
3. I10
4. I21
5. I30
6. I43

7. You are advised that a number of relevant policies of the Unitary Development Plan were used in the determination of this case, in particular, Policies CD25, CD72, TR39, TR41, SC5, and LR2. (I51)
  
8. You are requested to contact Mr S. Parish (Arboricultural Officer), at The Town Hall, Hornton Street, London W8 7NX, or telephone No. 020 7361 2763, in respect of tree works and the above planning conditions relating to tree planting.

## **1.0 THE SITE**

- 1.1 The application site is located to the north and east of Lots Road, and adjoins the Ashburnham Community Centre to the east. The site is used as a playspace and playground by the West London Play Space Group. An existing single storey pitched roofed building is currently located to the south west of the site. the remainder of the site is used as playground.
- 1.2 The site is not within a conservation area.

## **2.0 THE PROPOSAL**

- 2.1 The application seeks permission for a two storey building measuring 33.5m in overall length and 16.5m in width, with a maximum height of 6.3m. The building would comprise a single height, high level multi purpose hall, and a linear two storey block to incorporate a playroom, techroom, art room, meeting room, kitchen, toilets, equipment store, and administration offices.
- 2.2 Vehicular access to the site will remain as existing, from Tetcott Street to the north, and ten on site parking spaces, a minibus parking space, and turning facilities are proposed. The applicant has stated that the use will operate primarily for the benefit of children, but will on occasions be hired out to outside organisations for 5-a-side football and similar pursuits. There is also a youth club element which would meet on mid week evenings up to 10pm.
- 2.3 The application has been submitted in association with a lottery bid.

## **3.0 RELEVANT PLANNING HISTORY**

- 3.1 The existing 'play hut' was granted permission in December 1978.

## **4.0 PLANNING CONSIDERATIONS**

- 4.1 The main issues are considered to be the appearance of the new building and its impact on the character and appearance of Lots Road, and surrounding area, the impact on traffic and parking in the immediate area, the impact upon trees, and the provision of enhanced social and community facilities. also for consideration is the impact on residential amenity of nearby occupiers.
- 4.2 The main relevant policies contained within the UDP and Proposed Alterations thereto are considered to be:

CD25 (Standard of design)

CD72 (Loss of trees)

TR39 (Traffic)

TR41 (Parking for non residential development)

SC5 (Development of facilities for social and community purposes)

LR2 (Encourage the provision of sports and recreational facilities)

- 4.3 It is considered that the proposed building will fit well within its mixed setting of large industrial and institutional buildings. It has been designed for robust use, yet the palette of materials proposed combine quality and hard wearing finishes. A cantilevered first floor introduces a welcomed feature at upper floor level which will create visual interest. The Conservation and Design Officer has commented "altogether a commendable piece of design". The proposal is considered to introduce a high standard of design to the area, and is considered to be compliant with policy CD25.
- 4.4 The new building would require the removal of three Sorbus trees that currently stand at the centre of the site. Given their size and condition the Arboricultural Officer has no objection to this loss provided that suitable replacements are provided within the site. On the southern boundary stand two limes and two cotoneasters. The Arboricultural Officer suggests that the latter are removed and replaced with a tree which will attain the size and form that would complement the new development. Further tree planting is also suggested along this boundary. It is also advised that trees to be retained should be pruned and protected prior to implementation of the development. These requirements can be secured by condition.
- 4.5 Initial concerns were expressed by the Transportation Officer in respect of parking and servicing. Following the submission of additional information no objection is raised, subject to the imposition of conditions relating to the hours, frequency and numbers of persons involved for the 'hire-out' facility, and the amount of on site parking provision.
- 4.6 Altered policy SC5 normally permits proposals for the development of social and community facilities to meet local needs, subject to a number of criteria. It is considered that the proposal meets these criteria, and would provide a welcomed enhanced play and recreational facility for local children. The dual use for wider sporting purposes is modest, out of necessity, but will also provide a much needed facility, and would accord with policy LR2 which encourages the provision of additional sports and recreational facilities.
- 4.7 Although located in a predominantly commercial area, there is residential accommodation to the west of the site. However, given the backdrop of prominent buildings to the south and east, the relatively low profile and absence of windows in the west elevation of the proposed building, and the juxtaposition of windows in the facing flank walls of nos 114, 116, and 118 Lots Road and the adjacent tree, it is not considered that any adverse material harm would accrue by reason of loss of privacy, sense of enclosure, or loss of light.

## 5.0 PUBLIC CONSULTATION

- 5.1 Fourteen letters were sent out to adjoining and nearby properties in Lots Road and Tetcott Street. No representations have been received.

**6.0 RECOMMENDATION**

6.1 Grant planning permission.

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

**List of Background Papers:**

**The contents of file PP/00/02824 save for exempt or confidential information in accordance with the Local Government (Access to Information) Act 1985.**

**Report Prepared By: RT  
Report Approved By: RT/LAWJ  
Date Report Approved: 16/03/2001**

**PSC0301/RT.REP**



ROYAL BOROUGH OF KENSINGTON & CHELSEA

REPORT BY EXECUTIVE DIRECTOR, PLANNING & CONSERVATION

DAI

Ac

Indus

APP NO.PP/00/02824/MNW

MEMBERS' PANEL

ADDRESS

West Chelsea Play Space Group, Tetcott Road, London, S.W.10

APPLICATION DATED 06/12/2000

APPLICATION COMPLETE 08/12/2000

APPLICATION REVISED 24/01/2001 & 20/02/2001

APPLICANT/AGENT ADDRESS:

Paul Davis & Partners, 178 Ebury Street, London, SW1W 8UP

CONSERVATION AREA No CAPS N/a
ARTICLE '4' No WARD South Stanley
LISTED BUILDING NO
HBMC DIRECTION N/A
CONSULTED 15 OBJECTIONS 0
SUPPORT 0 PETITION 0

Applicant West Chelsea Playspace Group,

PROPOSAL:

Erection of a two storey building to incorporate a multi purpose hall with associated facilities following demolition of existing children's play building.

RBK&C Drawing No(s): PP/00/02824/PP/00/02824/A, PP/00/02824/B
Applicant's Drawing No(s): 1136/P1/001, 002, 003, 004, 005, 006, 007, 008, 010, 011(rev a), 012, 013, 014, 017, 018.

RECOMMENDED DECISION: Grant planning permission

**CONDITIONS/REASONS FOR THE IMPOSITION OF CONDITIONS:**

1. **The development hereby permitted shall be begun before the expiration of five years from the date of this permission. (C001)**  
*Reason - As required by Section 91 of the Town and Country Planning Act 1990, to avoid the accumulation of unexercised Planning Permissions. (R001)*
  
2. **Notwithstanding the details submitted, full particulars of the following shall be submitted to, and approved in writing by, the Executive Director, Planning and Conservation before the development hereby permitted commences, and the development shall not be carried out otherwise than in accordance with the details so approved:**
  - (a) **a tree/shrub planting scheme;**
  
  - (b) **which trees/shrubs are to be retained;**

**(C016)**  
*Reason - To ensure the appearance of the development is satisfactory, and to safeguard the amenity of the area. (R016)*
  
3. **All planting, forming part of the approved details of tree and shrub planting, shall be carried out in the first planting season following the first occupation of the development or the completion of the development whichever is the sooner and any trees or plants which, within a period of 5 years from the first planting and seeding season referred to above, die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives its written consent to any variation. (C018)**  
*Reason - To protect the amenity of the area. (R018)*
  
4. **Full particulars of the method(s) by which all the existing trees on the site are to be protected during building and other operations on the site shall be submitted to, and approved in writing by, the Local Planning Authority before the development commences, and the protection so approved shall be provided before the commencement of the development and maintained for the duration of building and other operations on site. (C021)**  
*Reason - To ensure that the trees are adequately protected, to safeguard their contribution to the amenity of the area. (R021)*
  
5. **Five car parking spaces, a disabled parking space and a mini-bus space shall be provided on the application site prior to the occupation of the development hereby permitted, and shall be used solely for the parking of vehicles in connection with the use of the building(s) and for no other purpose. (C029)**  
*Reason - To avoid adding to traffic congestion in the immediate area, to safeguard the amenity of the area, and to comply with the Council's Policies of traffic restraint. (R029)*
  
6. **No music shall be played within the premises the subject of this permission**

**so as to be audible outside the premises. (C048)**

*Reason - To safeguard the amenity of neighbouring property. (R048)*

7. **No loudspeakers or relay equipment, or musical instruments, shall be used on the premises in such a manner as to cause noise nuisance to occupants of neighbouring property. (C049)**

*Reason - To safeguard the amenity of neighbouring property. (R048)*

8. **The development hereby permitted shall be carried out exactly and only in accordance with the drawings and other particulars forming part of the permission and there shall be no variation therefrom without the prior written approval of the Local Planning Authority. (C068)**

*Reason - The details are considered to be material to the acceptability of the proposals, and for safeguarding the amenity of the area. (R068)*

9. **Use of the facilities for purposes other than in connection with the West London Play Space Group shall be limited to 30 persons on site at any one time, or otherwise agreed in writing by the Executive Director, Planning and Conservation, and shall take place only on Mondays, Fridays, and Saturdays, other than the Youth Club.**

*Reason - To ensure that the use does not add to traffic congestion in the immediate area contrary to the local planning authority's policies on traffic restraint.*

10. **The use hereby permitted shall not be carried out other than between 09.00 hours and 22.00 hours the same day. (C045)**

*Reason - To safeguard the amenity of neighbouring property. (R042)*

#### **INFORMATIVES**

1. You are advised that any external plant or equipment required for extraction and/or ventilation of the kitchen may require the submission of a separate planning application.

2. 109

3. 110

4. 121

5. 130

6. 143

7. You are advised that a number of relevant policies of the Unitary Development Plan were used in the determination of this case, in particular, Policies CD25, CD72, TR39, TR41, SC5, and LR2 (151)

P10

8. You are requested to contact Mr S Parish (Arboricultural Officer) at the Town Hall, Hornton St, London W8 7NX or telephone no. 020 7361 2763, in respect of tree works and the above planning conditions relating to tree planting

## **1.0 THE SITE**

- 1.1 The application site is located to the north and east of Lots Road, and adjoins the Ashburnham Community Centre to the east. The site is used as a playspace and playground by the West London Play Space Group. An existing single storey pitched roofed building is currently located to the south west of the site. The remainder of the site is used as playground.
- 1.2 The site is not within a conservation area.

## **2.0 THE PROPOSAL**

- 2.1 The application seeks permission for a two storey building measuring 33.5m in overall length and 16.5m in width, with a maximum height of 6.3m. The building would comprise a single height, high level multi purpose hall, and a linear two storey block to incorporate a playroom, techroom, art room, meeting room, kitchen, toilets, equipment store, and administration offices.
- 2.2 Vehicular access to the site will remain as existing, from Tetcott Street to the north, and on site parking, a minibus parking space, and turning facilities are proposed. The applicant has stated that the use will operate primarily for the benefit of children, but will on occasions be hired out to outside organisations for 5-a-side football and similar pursuits. There is also a youth club element which would meet on mid week evenings up to 10pm.
- 2.3 The application has been submitted in association with a lottery bid.

## **3.0 RELEVANT PLANNING HISTORY**

- 3.1 The existing 'play hut' was granted permission in December 1978.

## **4.0 PLANNING CONSIDERATIONS**

- 4.1 The main issues are considered to be the appearance of the new building and its impact on the character and appearance of Lots Road, and surrounding area, the impact on traffic and parking in the immediate area, the impact upon trees, and the provision of enhanced social and community facilities. Also for consideration is the impact on residential amenity of nearby occupiers.
- 4.2 The main relevant policies contained within the UDP and Proposed Alterations thereto are considered to be:

CD25 (Standard of design)  
CD72 (Loss of trees)  
TR39 (Traffic)  
TR41 (Parking for non residential development)

SC5 (Development of facilities for social and community purposes)  
LR2 (Encourage the provision of sports and recreational facilities)

- 4.3 It is considered that the proposed building will fit well within its mixed setting of large industrial and institutional buildings. It has been designed for robust use, yet the palette of materials proposed combine quality and hard wearing finishes. A cantilevered first floor introduces a welcomed feature at upper floor level which will create visual interest. The Conservation and Design Officer has commented "altogether a commendable piece of design". The proposal is considered to introduce a high standard of design to the area, and is considered to be compliant with policy CD25.
- 4.4 The new building would require the removal of three Sorbus trees that currently stand at the centre of the site. Given their size and condition the Arboricultural Officer has no objection to this loss provided that suitable replacements are provided within the site. On the southern boundary stand two limes and two cotoneasters. The Arboricultural Officer suggests that the latter are removed and replaced with a tree which will attain the size and form that would complement the new development. Further tree planting is also suggested along this boundary. It is also advised that trees to be retained should be pruned and protected prior to implementation of the development. These requirements can be secured by condition.
- 4.5 Initial concerns were expressed by the Transportation Officer in respect of parking and servicing. Following the submission of additional information no objection is raised, subject to the imposition of conditions relating to the hours, frequency and numbers of persons involved for the 'hire-out' facility, and the amount of on site parking provision.
- 4.6 Altered policy SC5 normally permits proposals for the development of social and community facilities to meet local needs, subject to a number of criteria. It is considered that the proposal meets these criteria, and would provide a welcomed enhanced play and recreational facility for local children. The dual use for wider sporting purposes is modest, out of necessity, but will also provide a much needed facility, and would accord with policy LR2 which encourages the provision of additional sports and recreational facilities.
- 4.7 Although located in a predominantly commercial area, there is residential accommodation to the west of the site. However, given the backdrop of prominent buildings to the south and east, the relatively low profile and absence of windows in the west elevation of the proposed building, and the juxtaposition of windows in the facing flank walls of no.s 114, 116, and 118 Lots Road and the adjacent tree, it is not considered that any adverse material harm would accrue by reason of loss of privacy, sense of enclosure, or loss of light.

## **5.0 PUBLIC CONSULTATION**

- 5.1 Fourteen letters were sent out to adjoining and nearby properties in Lots Road and Tetcott Street. No representations have been received.

**6.0 RECOMMENDATION**

6.1 Grant planning permission.

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

File  
Copy.

**ADDENDUM REPORT BY THE EXECUTIVE DIRECTOR, PLANNING &  
CONSERVATION**

**PLANNING SERVICES COMMITTEE 27 MARCH 2001**

The Planning Services Committee is asked to note and agree the following amendments to the Committee reports for the **SOUTH WEST** area.

**AGENDA ITEM 6029**  
PP/01/0302

**Flat 1, 60 Elm Park Road, SW3**

Late letter of objection received from an occupier within the application building expressing concern in terms of the proposal setting a dangerous precedent for building in garden spaces, the creation of additional light at night, and that it would be used for commercial or quasi commercial purposes.

Amended condition 3:

“The structure hereby approved shall not be used otherwise than for purposes ancillary to the residential use of the ground and basement flat and shall not be used as a separate unit.”

**AGENDA ITEM 6030**  
PP/01/0008

**21/23 UPPER CHEYNE ROW, SW3**

Five late letters of objections received, three of which are from previous respondents, relating to revised proposals. Main concerns refer to architectural incompatibility, the creation of an ‘eye sore’, loss of light and sunlight to garden and house, inconvenience of building works, the volume of water and foundations may affect the adjoining church, and adverse impact on the conservation area.

**AGENDA ITEM 6031**  
PP/00/2419

**KING’S COLLEGE BUILDINGS, MANRESA ROAD, SW3**

Amended Recommended Decision to read:

“Grant planning permission, subject to the satisfactory completion of a Planning Obligation under Section 106 of the Town and Country Planning Act 1990 to secure funding for environmental improvements and the provision of a public work of art and to ensure that the basement accommodation shall only be used as part of the main apartments”.

Additional policy considerations

Policy SC2 (To resist the loss of accommodation for social and community use).

Policy SC3 (To seek the appropriate replacement or relocation of accommodation for social and community uses lost in development schemes).

Late letter of objection received from a resident in Carlyle Square, writing on behalf of the Carlyle Square Garden



Committee. The Committee is in principle in favour because it retains the facade and principal rooms, and introduces a swathe of open land. However, concern is expressed in respect of the design of the maintenance facility structure, the lack of access to 18 Carlyle Square and 38 Chelsea Square, and the arrangements for demolition and construction. It is also stated that the decision should be taken by the full Planning and Conservation Committee rather than Planning Services due to the importance of the scheme.

AGENDA ITEM (6033)  
PP/00/2824

**WEST CHELSEA PLAY SPACE GROUP, TETCOTT RD**  
Amended condition 9

“If the building and associated facilities hereby permitted are used otherwise than by the West Chelsea Play Space Group there shall be no more than 30 additional persons on the site at any one time without the prior written approval for a larger number by the Executive Director, Planning and Conservation, and such use shall only take place on Mondays, Fridays and Saturdays.”

Amended condition 10

“The use hereby permitted shall not be carried out otherwise than between 09.00 hours and 22.00 hours the same day.

Repamend