

PLANNING SERVICES APPLICATION

CONSULTATION SHEET

APPLICANT:

GVA Grimley,
10 Stratton Street,
London,
W1J 8JR

MIND

APPLICATION NO: PP/00/02818

APPLICATION DATED: 17/10/2000

DATE ACKNOWLEDGED: 8 December 2000

APPLICATION COMPLETE: 08/12/2000

DATE TO BE DECIDED BY: 02/02/2001

SITE: 27 Kelso Place, London, W8 5QG

PROPOSAL: Proposed alterations, extensions and refurbishment of existing office buildings to suit single occupier accommodation.

ADDRESSES TO BE CONSULTED

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.

As PP/00/1400

58

CONSULT STATUTORILY

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

ADVERTISE

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

✓ 12/12

Transportation } am
Conservation } 16/11/01

DEVELOPMENT CONTROL

TECHNICAL INFORMATION

ADDRESS 27 Kelso Place

27 KELSO PLACE

POLLING DISTRICT J

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

- HB Buildings of Architectural Interest PP002318
- AMI Areas of Metropolitan Importance
- MDO Major Sites with Development Opportunities
- MOL Metropolitan Open Land
- SBA Small Business Area
- PSC Principal Shopping Centre (Core or Non-core)
- LSC Local Shopping Centre
- AI Sites of Archeological Importance
- SV Designated View of St Paul's from Richmond
- SNCI Sites of Nature Conservation Importance
- REG 7 Restricted size and use of Estate Agent Boards
- ART IV Restrictions of Permitted Development Rights

Conservation Area	HB	CPO	TPO	AMI	MDO	MOL	SBA	Unsuitable for Diplomatic use	PSC	LSC	AI	SV	SNCI	REG 7	ART IV
									C	N					
9c															

	Within the line of Safeguarding of the proposed Chelsea/Hackney underground line
	Within the line of Safeguarding of the proposed Eastwest/Crossrail underground line

Density	
Site Area	
Habitable rooms proposed	
Proposed Density	

Plot Ratio	
Site Area	
Zoned Ratio	
Floor Area proposed	
Proposed Plot Ratio	

Daylighting	Complies	
	Infringes	

Car Parking	Spaces required	
	Spaces proposed	

Notes:

MEMORANDUM

TO: FOR FILE USE ONLY

**From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION**

My Ref: PP/00/02818/LR

CODE A1

Room No:

Date: 12 December 2000

DEVELOPMENT AT:

27 Kelso Place, London, W8 5QG

DEVELOPMENT:

Proposed alterations, extensions and refurbishment of existing office buildings to suit single occupier accommodation.

The above development is to be advertised under:-

1. Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (development affecting the character or appearance of a Conservation Area or adjoining Conservation Area)

M.J. French

Executive Director, Planning & Conservation

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
FILE COPY
FILE COPY
FILE COPY

Switchboard: 020-7937-5464

Extension: 2079/2080

Direct Line: 020-7361- 2079/2080

Facsimile: 020-7361- 3643

Date: 12 December 2000

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCC/PP/00/02818/LR

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: 27 Kelso Place, London, W8 5QG

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

Proposal for which permission is sought

Proposed alterations, extensions and refurbishment of existing office buildings to suit single occupier accommodation.

Applicant Mountcashel Plc., C/o Agent

Yours faithfully,

M. J. FRENCH

Executive Director, Planning and Conservation

WHAT MATTERS CAN BE TAKEN INTO ACCOUNT

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

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

WHAT MATTERS CANNOT BE TAKEN INTO ACCOUNT

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

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

WHAT HAPPENS TO YOUR LETTER

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

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

WHERE TO SEE THE PLANS

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

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

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

PLEASE QUOTE THE APPLICATION REFERENCE NUMBER ON YOUR REPLY

Our ref: NDL/DRK/
Your ref:



International Property Advisers

17 October 2000

10 Stratton Street
London W1X 6JR
Telephone 0870 900 89 90
Facsimile 0171 499 4723
www.gvagrimley.co.uk

PP002818

The Planning & Conservation Department
The Royal Borough of Kensington & Chelsea
Town Hall
Horton Street
LONDON
W8 7NX

For the attention of Anne Salmon

RECEIVED BY PLANNING SERVICES									
EX DIR	HDC								10 OCT
18 OCT 2000									
	IC	REL		PLN	DES	FEES			

Dear Sirs

**TOWN & COUNTRY PLANNING ACT 1990
PROPOSED ALTERATIONS, EXTENSIONS AND REFURBISHMENT OF
EXISTING OFFICE BUILDINGS
27 KELSO PLACE, LONDON, W8**

We have been instructed by the Applicant, Mountcashel plc, to resubmit an application relating to the above site, previously submitted on 2 June 2000.

With regard to the Town & Country Planning (Fees for Applications and Deemed Applications) Regulations 1989, this application has been resubmitted within 12 months of the previous application and relates to a similar scheme on the same application site. Therefore, we consider that no further application fee is required by this application.

The previous application was recommended for approval by the planning officer but was refused by the Members, against the officer's recommendation, at the Planning Services Committee on 5 September 2000. At the date of this letter, the Administration section of the Planning Department has advised us that a decision letter had not yet been issued.

Burgess Mean, the agent's to the application dated 2 June 2000 has advised us, that the Members' stated that their reasons for refusal related to three separate concerns:

1. The proposed increase in office floor area would, in the Council's view, result in an unacceptable increase in over-development contrary to Policy E1
2. The proposed development of additional space at second floor level would result in an unacceptable degree of overlooking to No.26 Kelso Place
3. The proposed development would not adequately deal with traffic resulting from deliveries to the proposed offices or with the parking of private vehicles by employees at the premises, on the basis of the information supplied

The above matters do not constitute formal reasons for refusal, which we understand from Burgess Mean who attended the meeting on 5 September, are to be agreed between the Chair

\\LONDATA\DATA\PLANNING\WP02000\DRK\LETTERS\2000\KELSO001.doc

of the Planning Committee and the Executive Director of the Planning and Conservation Department after the meeting. According to Burgess Mean, the Committee Members only quoted Policy E1, and did not quote any other policies when stating their grounds for refusal.

We intend to appeal against the Council's refusal to grant permission for the application dated 2 June 2000. This planning application is submitted in order to provide an alternative to the previously submitted scheme and in so doing, protect our client's position.

Without prejudice to our separately submitted appeal concerning the initial scheme dated 2 June and refused by the Planning Services Committee, we have sought to address this Committee's concerns, as indicated above, in this re-submitted application.

We have included 4 copies of the following:

- Planning Application Forms
- Site Location Plan (scale 1:1250)
- Ground Floor Plans - Existing (Scale 1:50), Drawing Reference 98216/001.
- First and Second Floor Plans - Existing (Scale 1:50), Drawing Reference 98216/002.
- Ground Floor Plan - Proposed (Scale 1:50), Drawing Reference 20305/010.
- First Floor Plan - Proposed (Scale 1:50), Drawing Reference 20305/011.
- Second Floor Plan - Proposed (Scale 1:50), Drawing Reference 20305/012.
- Roof Plan - Proposed (Scale 1:50), Drawing Reference 20305/013.
- Front Elevation and Section - Proposed (Scale 1:50), Drawing Reference 20305/014.
- Cross Sections and Courtyard Prospective - Proposed (Scale 1:50), Drawing Reference 20305/015.

We have also included a copy of schedules produced by Burgess Mean, indicating the approximate areas of the existing and proposed office floor space (gross external). Please note that we have not submitted any forms relating to Conservation Area consent, as no demolition of the existing building is proposed.

We have set out below the proposed alterations and extensions on each floor level to the property and, in each case, any differences between the planning application scheme and the previously submitted scheme.

Ground Floor

This application proposes an extension to the offices in the south part of the building and a provision of a courtyard garden. The door to stair 1 has been set back slightly in comparison with the existing building.

The previously submitted application included a staff room in the south part of the building, adjacent to the courtyard. This has been taken out by this application and replaced, instead, with additional courtyard space. The total increase in floor space proposed is 40.7 sq.m GEA (438 sq.ft).

First Floor

This application is proposes a slight increase in floor space by 16.5 sq.m GEA (178 sq.ft).

Second Floor

This application proposes the replacement of the mezzanine and void on second floor level with office space, with a slight increase in floor space of 18.9 sq.m GEA (203 sq.ft).

The omission of the additional office areas proposed to be erected at this level in the initial application, in our view, mitigates the concerns of the Committee Members at the meeting of 5 September relating to unacceptable overlooking to No.26 Kelso Place.

Front Elevation

This application no longer proposes the mansard extension proposed above and to the left of the entrance and proposes a smaller gabled wall on top of the second floor offices.

In summary, this application proposes a significant reduction in office floor space compared to the previously submitted application and, less additional height to the building when viewed from the front elevation. We consider that this re-submitted application mitigates the Planning Committee's concerns relating to the over-development of office use at this location and overlooking to No.26.

In respect of the traffic and parking impact of the proposed development, we intend to submit a written statement providing detailed information on a range of transport conditions and accessibility both before and after the proposed development has been built, in accordance with section 7.6 of the emerging UDP. This written statement will be forwarded on in due course.

If you have any questions in relation to this application, then please contact David Kemp at these offices on 020 7911 2102.

Yours faithfully


GVA GRIMLEY

PP002018

Encs.

cc: S Hoffman – Mountcashel PLC
D Burgess Esq – Burgess Mean Architects

Our Ref: NDL/DRK/02A080701



1 December, 2000

The Planning & Conservation Department
The Royal Borough of Kensington & Chelsea
Town Hall
Horton Street
LONDON
W8 7NX

10 Stratton Street
London W1X 6JR
Telephone 0870 900 89 90
Facsimile 020 7911 2560
www.gvagrimley.co.uk

PP002318

For the attention of Anne Salmon

Dear Sirs

**TOWN & COUNTRY PLANNING ACT 1990
PROPOSED ALTERATIONS, EXTENSIONS AND REFURBISHMENT OF
EXISTING OFFICE BUILDINGS
27 KELSO PLACE, LONDON, W8**

We have been instructed by the Applicant, Mountcashel plc, to resubmit an application relating to the above site, previously submitted on 2 June 2000.

We submitted an application form for planning permission on 17 October with a supporting statement. As required by the RBKC UDP, we are now submitting four copies of an Employee Travel Plan in support of our application.

We trust that the Council now has all the information that it requires in order to register and determine this application.

In view of the lengthy discussions that accompanied the previous application and the information that the Council now has in terms of the Travel Plan, we would be grateful if the Council could deal with this matter expeditiously.

Please do not hesitate to contact either Jon Dingle (tel: 020 7911 2711) or David Kemp (tel: 020 7911 2102) at these offices if there is anything further.

Yours faithfully,


GVA GRIMLEY

cc. Susan Hoffman – Mountcashel PLC
Tim Oakley – Kensington and Chelsea Ltd
David Burgess – Burgess Mean, Architects

Encs.

RECEIVED BY PLANNING SERVICES									
EX DIR	HDC	N	V	SW	E	ENF	AO ACK		
- 5 DEC 2000									
FILES	IO	REC	ARB	FWD PLN	CON DES	FEES			

Our ref: NDL/DRK/02A080701
Your ref:



International Property Advisers

7 December 2000

10 Stratton Street
London W1X 6JR
Telephone 0870 900 89 90
Facsimile 020 7911 2560
www.gvagrimley.co.uk

The Planning & Conservation Department
The Royal Borough of Kensington & Chelsea
Town Hall
Horton Street
LONDON
W8 7NX

For the attention of Brian Roche (Registration)

Dear Sirs

**TOWN & COUNTRY PLANNING ACT 1990
27 KELSO PLACE, LONDON, W8**

P2002313

RECEIVED BY PLANNING SERVICES									
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK		
8 DEC 2000 (23)									
IO	REC	ARB	FWD PLN	CON DES	FEES				

We have been instructed by the Applicant, Mountcashel plc, to resubmit an application relating to the above site, previously submitted on 2 June 2000. We submitted this application on 17 October.

Further to the Council's request for additional plans showing elevations and sections of the existing building, we enclose 4 copies of the following:

- Existing Front Elevation and Longitudinal Section, scale 1:50 (ref: 98216/003)
- Existing Cross Sections A-A and B-B, scale 1:50 (ref: 98216/004)

In respect of the traffic and parking impact of the proposed development, we submitted a written statement earlier this week providing detailed information on a range of transport conditions and accessibility both before and after the proposed development has been built, in accordance with section 7.6 of the emerging UDP.

We trust that the Council now has all the information that it requires in order to register this application. We would, therefore, be grateful if this application can now be registered and the details passed on to the case officer as soon as possible; particularly as we have a meeting with the case officer early next week.

If you have any questions in relation to this application, then please contact David Kemp at these offices on 020 7911 2102.

Yours faithfully

GVA Grimley
GVA GRIMLEY

Encs.

Our ref: NDL/DRK/02A080694
Your ref:

11 January 2001

10 Stratton Street
London W1J 8JR
Telephone 0870 900 89 90
Facsimile 020 7911 2560
www.gvagrimley.co.uk

The Planning and Conservation Department
The Royal Borough of Kensington and Chelsea
The Town Hall
Hornton Street
LONDON
W8 7NX

LR
COPY OF PLANS
TO INFORMATION
OFFICE PLEASE

For the attention of Louise Reid

Dear Sirs,

**TOWN AND COUNTRY PLANNING ACT 1990
27 KELSO PLACE, LONDON W8
REVISED DRAWINGS**

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	D	SW	SE	ENF	AO ACK
81				12 JAN 2001			
APPLS	IO	REC	ARB	FWD PLN	CON DES	FEES	

Please find enclosed four copies of the following drawings. The drawings references in brackets after each drawing denotes the drawing which it replaces, as previously submitted:

1. Existing front elevation and longitudinal section - Drawing 98216/003/A (replaces 98216/003)
2. Existing cross sections A-A and B-B - Drawing 98216/004/A (replaces 98216/004)
3. Proposed ground floor plan - Drawing 20305/010/A (replaces 20305/010)
4. Proposed first floor plan - Drawing 20305/011/A (replaces 20305/011)
5. Proposed second floor plan - Drawing 20305/012/A (replaces 20305/012)
6. Proposed roof plan - Drawing 20305/013/A (replaces 20305/013)
7. Proposed front elevation and longitudinal section - Drawing 20305/014/A (replaces 20305/014)
8. Proposed cross sections and court-yard perspective - Drawing 20305/015/A (replaces 20305/015)

The revised plans of the existing building, herein enclosed, reflect the results of a recent building survey and amend the depiction of the roof line to the main building.

In response to the Planning Officer's comments at a meeting that took place on site on Friday 15th December, the refuse store has been transferred from the courtyard to the front and comprises an enclosed room, which can be accessed form the street (see Drawing 20305/010/A).

It is proposed to obscurely glaze and fix shut the windows to the east facing elevation of Alice House and omit the window to the west-facing elevation to Victoria House at first floor level. In respect of Victoria House, natural lighting will instead be provided

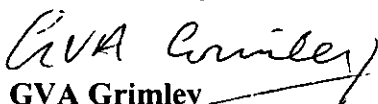
by means of roof lights over the front and rear offices in this part of the premises (see Drawing 20305/011/A).

In addition, we would draw your attention to the proposed reduction in the external ground to ceiling height of Alice House from 7.3m to 6.6m, as shown on 20305/015/A.

We will forward onto the Council under separate cover confirmation of matters relating to traffic and highways, and refuse collection as discussed at our meeting on-site with the Planning Officer.

In the meantime, if there are any questions in relation to this matter then please contact David Kemp on 020 7911 2102.

Yours faithfully,


GVA Grimley

cc. Susan Hoffman - Mountcashel plc
Tim Oakley - Kensington and Chelsea Ltd
Stuart Davies - Savell Bird and Axon
David Burgess - Burgess Mean

Encs.

FAX FROM

NAME: Louise RGD

THE DIRECTORATE OF PLANNING SERVICES ON

DATE: 24.01.01.

MAIN TELEPHONE NUMBER: 020 7937 5464

DIRECT LINE: 020 7361 2011

FAX NUMBER (if different from below): AS BELOW.

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

TO

NAME: MR. D. CAMP.

OF: SVA GRIMLEY.

ADDRESS: 10 STRATTON STREET, LONDON

POSTAL CODE W1J 8JR.

FAX NUMBER: 020 7911 2406.

NUMBER OF PAGES TO FOLLOW: 2.

COMMENTS AND/OR INSTRUCTIONS (if any)

PLEASE FIND ATTACHED THE LETTER FROM THE CHAIRMAN,
MR PIXON, OF THE USTRIA ROAD RES. ASSOC.

OUR FAX NUMBER IS: 020 7361 3463

FILE NUMBER: P.P. 100/0.2.8/8/UR.....

ADDRESS: ... 27 KILSO PLACE, W8.

.....

.....

REVISED DRAWINGS RECEIVED

1. Please re-notify all objectors. Add to letter:

"Revised drawings received. Any further comments must be received by" *

2. ~~Please re-advertise~~ *

* delete or add as appropriate

26

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
FILE COPY
FILE COPY
FILE COPY

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

Facsimile: 020-7361-3463

Date: 16 January 2001

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCC/PP/00/02818/LR

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: 27 Kelso Place, London, W8 5QG

You were recently notified on, and/or have commented on, the application for development at the above address. The Council has now received **AMENDMENTS** to this application, and brief details of these are set out below. The Council's Planning Services Committee, in considering the proposal, welcomes comments upon these amendments. Members of the public may **inspect copies of the amended plans**, and any other submitted documents. Details are provided overleaf.

Amended Proposal

Proposed alterations, extensions and refurbishment of existing office buildings to suit single occupier accommodation.

****REVISED DRAWINGS RECEIVED. Any further comments must be received within 14 days of the date of this letter**.**

Applicant Mountcashel Plc., C/o Agent

Anyone who wishes to submit comments on the amended application should write to the Council at the above address within **14 days** of the date of this letter.

Yours faithfully,

M. J. FRENCH

Executive Director, Planning and Conservation

WHAT MATTERS CAN BE TAKEN INTO ACCOUNT

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

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

WHAT MATTERS CANNOT BE TAKEN INTO ACCOUNT

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

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

WHAT HAPPENS TO YOUR LETTER

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

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

WHERE TO SEE THE PLANS

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

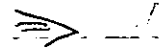
In addition, copies of applications in the Chelsea Area (SW1, SW3, SW10) can be seen at The Reference Library, Chelsea Old Town Hall, Kings Road SW3 (020 7361 4158), for the Central Area (W8, W14, SW5, SW7) can be viewed in the Central Library, Town Hall, Hornton Street, W.8. and applications for districts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

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

PLEASE QUOTE THE APPLICATION REFERENCE NUMBER ON YOUR REPLY

SPOKED TO MOUNT CARMEL.

1/ LIMIT ON NUMBERS - 800 - 577 Sq.m.



2/ LIMIT MANS - NO LIMIT.

3/ LIMIT MANS - PER ROLVER

7-7.



27 KGRS PLKS -

- 1/ 40 / MURDER OFFERS

⇒ 20 people in office

⇒ WGRS looking at 50

- 2 / at committee offered offers news
+ Power.

→ 8 am start.

→ - Agree no summary / public hearing

⇒

Open 8-8

Public 8-6

→ report can also say 8-6

course

I thought we
had done
something on
this

Paul

French, Michael: PC-GrpSvc

To: Barry PHELPS
Subject: RE: Catching-up: Misc

Chairman: I would inform you as follows:

1. Jenny Slaughter has been written to regarding 14 Chelsea Square. She responded to me on 27 November and I have replied to her; I will let you have a copy.
2. Kelso Place Appeal: This relates to Policies E1 and E2 and I will give you a more detailed response.
3. Sherborne Court: Survey work has been inconclusive in that a number of the short let flats have been used for this purpose for more than ten years. Mr. Kelsey is now compiling a list of all the flats with more than ten years use and we will then agree with the freeholders in order to protect any further loss.
4. We have responded to Councillor Buckmaster.
5. Mr. Scott-Dagleish has written further concerning other estate agents' boards.
6. I have noted your comments with regard to major planning applications and these will be discussed as they come forward.
7. Councillor Holt and yourself now have the list of all planning applications pre-1999 and all enforcement cases over six months old.
8. The Farmers Market and Easy Everything applications will go to Committee on 23 January; also the listed building application on the QE Building.
9. Courtfield CA: Hopefully this CA extension will go to the Executive Committee in February. Wetherby Terrace properties are already included in the Courtfield CA.
10. I have written to the Holiday Inn regarding the Southwell Gardens gates and still await a response.
11. We discussed the forms some time ago and agreed that we would seek to amend the acknowledgement letter. This is currently with Legal Services for final agreement.
12. 5a Hogarth Place: The owner is unwilling to replace the roof with more solid material. We are therefore considering whether or not we should proceed with enforcement given that it is not readily visible.
13. Tavistock Road Kiosk: This kiosk has now been brought into use and its condition will be monitored by Environmental Health. It is not possible to remove it at this stage.
14. The planning brief for land east of Earl's Court Road is still under discussion.
15. 31 Beaufort Gardens: Discussions are underway with Environmental Health to ascertain the facts; they, as you know, are the complainants.
16. 11 Ladbroke Road: Planning permission was granted at your last meeting for this.
17. This is under consideration by Legal as part of Item 11.
18. This is still in limbo awaiting a response from Christies.
19. 13 Kenway Road: Planning permission was granted in September of this year for office use on the ground floor. In the report it was noted that the upper floors were in mixed residential office use. Nothing further to be done.

M.J. French,
Executive Director, Planning and Conservation.

c.c. Councillor L.A. Holt

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

From: Barry PHELPS [mailto:ribstone@ribstone.worldonline.co.uk]

Sent: 26 November 2000 09:58

French, Michael: PC-GrpSvc

From: Barry Phelps [barry.phelps@virgin.net]
Sent: 16 January 2001 10:41
To: French Michael
Cc: Moylan Daniel
Subject: 27 KELSO PLACE

The residents of Kelso Place are concerned that at the Appeal against our refusal of (recommended) planning consent for redevelopment of number 27 our officers might attempt to promote the revised proposals received as a happy compromise. They fear the Inspector could then grant the Appeal with conditions to match the revised application.

I have assured them that our officers would never do this as it would be contrary to natural justice, at the very least grossly improper and possibly illegal: that our officers will put up a vigorous defence of the Committee's decision and that the new application will be duly and properly considered by PSC.

Please re-assure me and Cllr Moylan that my understanding is correct.

Thanks

BP

(PK)

Yannick's file

AP 22/1/



✓/AD

RBKC District Plan Observations CONSERVATION AND DESIGN

Address 142-150 Evers Dr Kelso place, W8	Appl. No. 00/02818	L.B.	C.A. 9C	N C S
Description Alterations & extensions	Code	GA	X	

The proposed alterations are a significant improvement upon the existing arrangement and will enhance the appearance of the conservation area. All external finishes need to be considered and vertically sliding timber sash windows for the frontage. A detail also needs to be submitted showing door design for the refuse store - it appears to be a main entrance and should be designed as such - I suggest a four panelled door - painted.

Please check the recently submitted scheme and can we please discuss if there are changes to the external envelope or front part of building.

NJC 25.01.01.

Our ref: NDL/DRK/02A080694
Your ref:

Frank LR ✓ 30/1
GVA Grimley
International Property Advisers

30 January 2001

10 Stratton Street
London W1X 6JR

The Planning and Conservation Department
The Royal Borough of Kensington and Chelsea
The Town Hall
Hornton Street
LONDON
W8 7NX

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	SW	SE	ENF	AO	ACK
31 JAN 2001						93	
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES	

Telephone 0870 900 89 90
Facsimile 020 7911 2560
www.gvagrimley.co.uk

WITHOUT PREJUDICE

For the attention of Louise Reid

Dear Sirs,

TOWN AND COUNTRY PLANNING ACT 1990
27 KELSO PLACE, LONDON W8
APPLICATION REFERENCE: PP/00/02818

LR
COPY OF PLANS
TO INFORMATION
OFFICE PLEASE

We are writing further to a meeting that was held on Thursday 25 January between Louise Reid and Gillian Palmer from the Council, and, representing the applicant, Mountcashel PLC, David Kemp, David Burgess, and Stuart Davies.

At this meeting, consideration was given to a number of terms that the Council advanced, on behalf of the Victoria Road Area Residents Association, and contained in a letter from the Association, which is dated 20 January 2001. The applicant acknowledges that the Council's offer is subject to agreement by the Association.

At this meeting, the Council officers were advised that the ensuing discussions were intended to clarify the scope for agreement on the relevant terms. The outcome of this meeting between the parties present did not, therefore, represent an agreement between the applicant and the Council as a basis for the Section 106 Agreement sought. We have now discussed the Council's offer with the applicant and the applicant's formal response to the terms proposed are set out below in italics:

1. **Limit on numbers (staff and visitors).** The Council has suggested this be limited to 50 people. *The applicant is strongly opposed to any such limit to its operation, but for the purposes of these negotiations would suggest that the upper limit be set at 80 people*
2. **Limit on the hours of operation.** The Council has suggested that this be limited to between the hours of 8.00am to 8.00pm Mondays to Fridays, with no office opening hours permitted on Saturdays, Sundays or Bank or Public Holidays. *The applicant is strongly opposed to any such limit to its operation and does not agree to any such terms*
3. **Limit on the hours of delivery.** The Council has suggested that this be limited to between the hours of 8.00am to 6.00pm Mondays to Fridays, with no office opening hours permitted on Saturdays, Sundays or Bank and Public Holidays. *The applicant is*

only prepared to accept a term that deliveries will only take place between 7.00am and 7.00pm on Monday to Saturday, but not on Sundays or Bank or Public Holidays

4. **Travel Plan.** The Council officers agreed with the applicant's representatives that:
- Shower and changing facilities are provided on the plans already submitted
 - Employees that have a residents' parking permit should not be prevented from using a residents' parking bay elsewhere in the Royal Borough
 - The Travel Plan should not be imposed by condition or by Section 106 Agreement, but should accompany the application in its present form only
 - The Travel Plan should not seek to "ensure" compliance with its terms, merely that the applicant uses its "reasonable endeavours" to encourage its staff to help meet the targets of the Travel Plan

The applicant would be prepared to agree to the Travel Plan, as already submitted, with regard to the above matters in this respect

5. **Refuse Storage and Collection Arrangements.** The Council officers suggested a recessed frontage to the premises to allow the door to the refuse area, as proposed on drawing 20305/014/A (4 January 2001), to be located inside the porch area created by the proposed recess underneath the arch. The Council officers suggested that they would look favourably on the extension of the office area into the courtyard at ground floor level, in order to compensate for the floorspace that would be lost in order to accommodate the recessed doorway. In addition, the Council officers suggested that cycle racks could be located in the courtyard, near to the boundary wall with No.26. *The applicant would be prepared to agree to this proposed arrangement and we have enclosed four copies of substitute drawings in respect of this matter.*

The applicant is strongly opposed to terms that unfairly constrain its operation as a business and considers the terms the Council proposes are unreasonable and would not enable it to function productively as a business. In addition, the applicant considers that its business would not cause material harm to the interests of local residents over and above the existing situation, assuming more flexible terms than those proposed by the Council. The applicant's response to the Council's proposed terms, as indicated in italics, is without prejudice to the applicant's case in the event that the parties were to fail to reach agreement and the Council were then minded to refuse permission for the proposed development. Therefore, the applicant reserves its right to abandon or modify, in whole or in part, any of the proposed terms at a later date if the parties fail to reach agreement on these terms.

We look forward to receiving the Council's response.

Yours faithfully


GVA GRIMLEY

cc. S Hoffman, O Vaughan, C Roberts – Mountcashel PLC
T Oakley – Kensington and Chelsea Ltd
D Burgess – Burgess Mean
S Davies – Savell Bird and Axon

Facsimile Transmission



International Property Advisers

To (Name / Dept.):

LOUBE REID

Company / Office:

RBKC

Fax No.:

7361 3463

No. Of Pages:
(Incl. this one)

3

From:

DAVID KEMP

Reply to Fax No.:

020 7911 2560

Date:

30 January 2001

10 Stratton Street

London W1J 8JR

Telephone 0870 900 89 90

Facsimile 020 7911 2560

www.gvagrimley.co.uk

R.B.K. & C.
TOWN PLANNING

31 JAN 2001

RECEIVED

Message

URGENT

27 KILSO PLACE

Please find attached a formal response to the terms discussed on Thursday 25 January.

Four copies of drawings, as indicated in bullet No.5, will follow separately, by courier.

We would be grateful if this letter, and the revised drawings were taken into account and drawn to the attention of the Members' Panel, in deciding whether to grant permission for the scheme.

Yours sincerely,

David Kemp

Document3

This fax is intended only for the named above. As this fax may contain confidential or privileged information, if you are not the named addressee, or the person responsible for delivering the message to the named addressee, please telephone us immediately. The contents should not be disclosed to any other person nor copies taken.

If you do not receive legible copies of any pages please telephone 0870 900 89 90 as soon as possible.

London * Birmingham * Bristol * Cardiff * Edinburgh * Glasgow * Leeds * Manchester * Brussels +32 2 230 70 90 * Sydney +61 29 252 4433
GVA Europe * GVA Africa * GVA Asia * GVA Australasia * GVA North America



International Property Advisers

Our ref:
Your ref:

NDL/DRK/02A080694

30 January 2001

10 Stratton Street
London W1X 6JR
Telephone 0870 900 89 90
Facsimile 020 7911 2560
www.gvagrimley.co.uk

The Planning and Conservation Department
The Royal Borough of Kensington and Chelsea
The Town Hall
Hornton Street
LONDON
W8 7NX

WITHOUT PREJUDICE**For the attention of Louise Reid**

Dear Sirs,

TOWN AND COUNTRY PLANNING ACT 1990
27 KELSO PLACE, LONDON W8
APPLICATION REFERENCE: PP/00/02818

We are writing further to a meeting that was held on Thursday 25 January between Louise Reid and Gillian Palmer from the Council, and, representing the applicant, Mountcashel PLC, David Kemp, David Burgess, and Stuart Davies.

At this meeting, consideration was given to a number of terms that the Council advanced, on behalf of the Victoria Road Area Residents Association, and contained in a letter from the Association, which is dated 20 January 2001. The applicant acknowledges that the Council's offer is subject to agreement by the Association.

At this meeting, the Council officers were advised that the ensuing discussions were intended to clarify the scope for agreement on the relevant terms. The outcome of this meeting between the parties present did not, therefore, represent an agreement between the applicant and the Council as a basis for the Section 106 Agreement sought. We have now discussed the Council's offer with the applicant and the applicant's formal response to the terms proposed are set out below in italics:

1. **Limit on numbers (staff and visitors).** The Council has suggested this be limited to 50 people. *The applicant is strongly opposed to any such limit to its operation, but for the purposes of these negotiations would suggest that the upper limit be set at 80 people*
2. **Limit on the hours of operation.** The Council has suggested that this be limited to between the hours of 8.00am to 8.00pm Mondays to Fridays, with no office opening hours permitted on Saturdays, Sundays or Bank or Public Holidays. *The applicant is strongly opposed to any such limit to its operation and does not agree to any such terms*
3. **Limit on the hours of delivery.** The Council has suggested that this be limited to between the hours of 8.00am to 6.00pm Mondays to Fridays, with no office opening hours permitted on Saturdays, Sundays or Bank and Public Holidays. *The applicant is*

only prepared to accept a term that deliveries will only take place between 7.00am and 7.00pm on Monday to Saturday, but not on Sundays or Bank or Public Holidays

4. **Travel Plan.** The Council officers agreed with the applicant's representatives that:
- Shower and changing facilities are provided on the plans already submitted
 - Employees that have a residents' parking permit should not be prevented from using a residents' parking bay elsewhere in the Royal Borough
 - The Travel Plan should not be imposed by condition or by Section 106 Agreement, but should accompany the application in its present form only
 - The Travel Plan should not seek to "ensure" compliance with its terms, merely that the applicant uses its "reasonable endeavours" to encourage its staff to help meet the targets of the Travel Plan

The applicant would be prepared to agree to the Travel Plan, as already submitted, with regard to the above matters in this respect

5. **Refuse Storage and Collection Arrangements.** The Council officers suggested a recessed frontage to the premises to allow the door to the refuse area, as proposed on drawing 20305/014/A (4 January 2001), to be located inside the porch area created by the proposed recess underneath the arch. The Council officers suggested that they would look favourably on the extension of the office area into the courtyard at ground floor level, in order to compensate for the floorspace that would be lost in order to accommodate the recessed doorway. In addition, the Council officers suggested that cycle racks could be located in the courtyard, near to the boundary wall with No.26. *The applicant would be prepared to agree to this proposed arrangement and we have enclosed four copies of substitute drawings in respect of this matter.*

The applicant is strongly opposed to terms that unfairly constrain its operation as a business and considers the terms the Council proposes are unreasonable and would not enable it to function productively as a business. In addition, the applicant considers that its business would not cause material harm to the interests of local residents over and above the existing situation, assuming more flexible terms than those proposed by the Council. The applicant's response to the Council's proposed terms, as indicated in italics, is without prejudice to the applicant's case in the event that the parties were to fail to reach agreement and the Council were then minded to refuse permission for the proposed development. Therefore, the applicant reserves its right to abandon or modify, in whole or in part, any of the proposed terms at a later date if the parties fail to reach agreement on these terms.

We look forward to receiving the Council's response.

Yours faithfully


GVA GRIMLEY

cc. S Hoffman, O Vaughan, C Roberts – Mountcashel PLC
T Oakley – Kensington and Chelsea Ltd
D Burgess – Burgess Mean
S Davies – Savell Bird and Axon

FILE NUMBER: ...PP 100.102818:.....

ADDRESS: ...27 KGLSS RYACG...
...KANDAW WS
.....

REVISED DRAWINGS RECEIVED

1. Please re-notify all objectors. Add to letter:

"Revised drawings received. Any further comments must be received by " * 14 DAYS.

2. ~~Please re-advertise~~ *

Jg 12/2

* delete or add as appropriate

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
FILE COPY
FILE COPY
FILE COPY

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

Facsimile: 020-7361-3463

Date: 12 February 2001

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCC/PP/00/02818/LR

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: 27 Kelso Place, London, W8 5QG

You were recently notified on, and/or have commented on, the application for development at the above address. The Council has now received **AMENDMENTS** to this application, and brief details of these are set out below. The Council's Planning Services Committee, in considering the proposal, welcomes comments upon these amendments. Members of the public may inspect copies of the amended plans, and any other submitted documents. Details are provided overleaf.

Amended Proposal

Proposed alterations, extensions and refurbishment of existing office buildings to suit single occupier accommodation.

****REVISED DRAWINGS RECEIVED. Any further comments must be received within 14 days of the date of this letter**.**

Applicant Mountcashel Plc., C/o Agent

Anyone who wishes to submit comments on the amended application should write to the Council at the above address within **14 days** of the date of this letter.

Yours faithfully,

M. J. FRENCH

Executive Director, Planning and Conservation

WHAT MATTERS CAN BE TAKEN INTO ACCOUNT

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

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

WHAT MATTERS CANNOT BE TAKEN INTO ACCOUNT

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

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

WHAT HAPPENS TO YOUR LETTER

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

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

WHERE TO SEE THE PLANS

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

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

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

PLEASE QUOTE THE APPLICATION REFERENCE NUMBER ON YOUR REPLY

Reid, Louise: PC-PlanSvc

From: Jennison, David (London) [JenniDav@exchange.uk.ml.com]
Sent: 26 February 2001 09:40
To: 'louise.reid@rbkc.gov.uk'
Subject: FW: 27 Kelso Place

> -----Original Message-----

> From: Jennison, David (London)
> Sent: Monday, February 26, 2001 9:17 AM
> To: 'louise.read@rbkc.gov.uk'
> Subject: 27 Kelso Place

>
> Hello Ms Read
> I have heard from one of the other residents of Kelso Place that a new
> application regarding this property has been made and that residents'
> comments are requested.
> We have not received any notification, please let me know what the current
> state of play is.
> Thanks

>
>
>
> David Jennison
> Merrill Lynch Equity Capital Markets
> Tel: 44 (0)20 7867 3700
> Fax: 44 (0)20 7867 2516
> E-mail: david_jennison@ml.com

13 MAR 2001

For official use only
Date received

The Planning Inspectorate

RECEIVED

PLANNING APPEAL FORM

Please send each appeal on a separate form

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

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

WARNING: If any of the 'Essential supporting documents' listed in Section J are not received by us within the 6 month period, the appeal will not be accepted.

A. APPELLANT DETAILS

The name of the person(s) making the appeal must be the same as on the planning application form.

Name MOUNTCASHEL PLCAddress c/o AGENT Your reference _____

Daytime phone no _____

Fax no _____

Postcode _____ E-mail address _____

B. AGENT DETAILS (if any)Name GVA GRIMLEYAddress 10 STRATTON STREET Your reference NDL/DK/02A080701LONDON Daytime phone no 020 7911 2102Fax no 020 7911 2560Postcode W1J 8JR E-mail address dk@gvagrimley.co.uk**C. LOCAL PLANNING AUTHORITY (LPA) DETAILS**Name of the LPA ROYAL BOROUGH OF KENSINGTON & CHELSEA LPA's application reference no PP/00/02818Date of the planning application 08/12/2000 Date of LPA's decision notice (if issued) N/A**D. APPEAL SITE ADDRESS**Address 27 KELSO PLACE, LONDONPostcode W8 5QGNational grid reference TQ 2585 7925

(Please see the key on an Ordnance Survey map for instructions; this should be 2 letters and 6 numbers, eg TQ 298407)

E. DESCRIPTION OF THE DEVELOPMENT

(This must be the same as on the application sent to the LPA, unless minor amendments were agreed)

Proposed alterations, extensions and refurbishment of existing office buildings

to suit single occupier accommodation

Size of the whole appeal site (in hectares)

0.0385 hectares

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

792.10 sq.m

F. REASON FOR THE APPEAL

This appeal is against the decision of the LPA to:

Please tick **one** box only

1. Refuse planning permission for the development described in Section E. ☐
2. Grant planning permission for the development subject to conditions which you do not like. ☐
3. Refuse approval of details listed under a previous outline planning permission. ☐
4. Grant approval of details listed under a previous outline planning permission subject to conditions which you do not like. ☐
5. Refuse to approve any matter required by a condition on a previous planning permission (other than those in 3 or 4 above). ☐

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

G. GROUNDS OF APPEAL

If you want your appeal dealt with by the written procedure, your **FULL STATEMENT MUST** be made, otherwise we will return the appeal form. You should give a clear explanation of why you disagree with each of the LPA's reasons for not granting permission, if appropriate. Please continue on a separate sheet(s) if you need to and attach them to this form. If you have requested a hearing or an inquiry, please provide a brief outline of your case.

SEE SEPARATE STATEMENT OF CASE (TO FOLLOW)

G. GROUNDS OF APPEAL (continued)

H. CHOICE OF PROCEDURE

Appeals dealt with by written representations are usually decided more quickly than by the hearing or inquiry methods. It is important that you read our booklet 'Making your planning appeal' about the various procedures used to determine planning appeals.

Please tick **one** box only ✓

1. WRITTEN REPRESENTATIONS ☐

Can the whole site be seen from a road or other public land and there is no need for the Inspector to enter the site (eg to take measurements or to enter a building)? If yes, please tick the box. If so, we will arrange an unaccompanied site visit. ☐

2. HEARING ☒

Although you may prefer a hearing, we will decide whether a hearing is suitable for your appeal after consulting the LPA.

3. INQUIRY ☐

Please give reasons why you think an inquiry is necessary.

I. APPEAL SITE OWNERSHIP DETAILS

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

If you are the sole owner of the whole appeal site, Certificate A will apply:

Please tick **one** box



CERTIFICATE A



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

OR

CERTIFICATE B



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

Owner's name	Address at which notice served	Date the notice was served
N/A		

CERTIFICATES C and D



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

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

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

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



OR

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



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

PLEASE SIGN BELOW

I confirm that this section has been fully completed and the details of the ownership of the appeal site are correct, to the best of my knowledge.

Signed GVA Grimley (on behalf of) MOUNTCASH PLG
Name (in capitals) GVA GRIMLEY Date 8/3/2001

The Planning Inspectorate is registered under the Data Protection Act to hold personal data supplied by you.

NOW SEND:

- **1 COPY to us at:**
The Planning Inspectorate
Appeals Registry
Tollgate House
Houlton Street
BRISTOL
BS2 9DJ
Fax no: 0117 987 8769
- **1 COPY to the LPA**
Send a copy of the appeal form to the address from which the decision notice was sent (or to the address shown on any letters received from the LPA). There is no need to send them all the documents again as they will have everything which you sent them at application stage, but send them any supporting documents not previously sent to them as part of the application. If you do not send them a copy of this form and documents, we may not accept your appeal.
- **1 COPY for you to keep**

When we receive your appeal form, we will:

- 1) Tell you if it is valid.
- 2) Write to you and the LPA and tell you the procedure for your appeal.
- 3) Tell you the timetable for us receiving further information or representations.
If your representations are received after the deadline, they will not normally be seen by our Inspector and will be returned to you.
- 4) Tell you about the arrangements for the site visit, hearing or inquiry.
- 5) Tell you our Inspector's decision.

Published by the Planning Inspectorate September 2000

Printed in the UK September 2000 on paper comprising 25% post consumer waste and 100% ECF recycled paper.

© Crown Copyright 1998. Copyright in the printed material and designs is held by the Crown. You can use extracts of this publication in non-commercial in-house material, as long as you show that they came from this document. You should apply in writing if you need to make copies of this document (or any part of it) to:

The Copyright Unit
Her Majesty's Stationery Office
St Clements House
2-16 Colegate
Norwich NR3 1BQ

J. ESSENTIAL SUPPORTING DOCUMENTS

The documents listed in 1–6 below, **must** be sent with your appeal form; 7–10 must also be sent if appropriate. If we do not receive **all** your appeal documents by the end of the 6 month appeal period, we will not deal with it. Please tick the boxes to show which documents you are enclosing.

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

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

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

SEE COVERING LETTER

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

SEE COVERING LETTER

K. PLEASE SIGN BELOW

(Unsigned forms will be returned. Signed forms must be received by us within the 6 month time limit)

1. I confirm that I have sent a copy of this appeal form and documents to the LPA – **N.B.** if you do not, your appeal will not normally be accepted.
2. I confirm that section J has been fully completed.
3. I will send 2 copies of any further documents relating to this appeal to the Inspectorate.

Signed GVA Grimley

(on behalf of) MOUNTCASH EL PLC

Name (in capitals) GVA GRIMLEY

Date 8/3/2001

Our ref: NDL/DRK/02A080701
Your ref:



International Property Advisers

08 March 2001

10 Stratton Street
London W1J 8JR
Telephone 0870 900 89 90
Facsimile 020 7911 2560
www.gvagrimsley.co.uk

The Planning and Conservation Department
The Royal Borough of Kensington and Chelsea
The Town Hall
Hornton Street
LONDON
W8 7NX

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
13 MAR 2001							
APP ALL	IO	REG	AHH	FWD PLN	CON DES	FEEs	

For the attention of Louise Reid

Dear Sirs,

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
APPEAL IN RESPECT OF NON-DETERMINED APPLICATION FOR PLANNING
PERMISSION FOR ADDITIONAL OFFICE FLOORSPACE
27 KELSO PLACE, LONDON W8**

We have been instructed by the appellant, Mountcashel PLC, to submit an appeal in respect of the failure of the Royal Borough of Kensington and Chelsea to determine an application for planning permission within eight weeks.

Accordingly, please find enclosed copies of our appeal submission to the Planning Inspectorate.

If you have any questions in respect of this appeal submission then please contact either David Kemp on 020 7911 2102 or Nicholas de Lotbiniere on 020 7911 2406.

Yours faithfully,


GVA GRIMLEY

- cc. Planning Inspectorate
Susan Hoffman – Mountcashel PLC (appeal form and list of enclosures)
T Oakley – Kensington and Chelsea Ltd (appeal form and list of enclosures)
D Burgess – Burgess Mean (appeal form and list of enclosures)
S Davies – Savell Bird and Axon (appeal form and list of enclosures)

Encs.

APPEAL NOTIFICATIONS

Re: 27 KELSO PLACE

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

☒ WARD COUNCILLORS:

- 1.
- 2.
- 3.

☒ KENSINGTON SOCIETY (Ms Susie Symes, 19 Denbigh Terrace,
London W11 2QJ)

☐ CHELSEA SOCIETY (Mr Hugh Krall, 51 Milman's Street,
London SW10 0DA)

☐ RESIDENT ASSOCIATIONS AND AMENITY SOCIETIES:

- 1.
- 2.
- 3.

*Any from
previous
appeal.*

☒ ALL 3RD PARTIES ORIGINALLY NOTIFIED

☒ ALL OBJECTORS/SUPPORTERS

☐ STATUTORY BODIES ORIGINALLY NOTIFIED

☐ ENGLISH HERITAGE

☐ OTHERS:.....

NEW APPEAL

DATE: 13/3

TO: DEREK TAYLOR / PAUL KELSEY

ROY THOMPSON / BRUCE COEY

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

..... 27 KESLO PLACE W8 .

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

..... Louise Reid .

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

- ♦ WRITTEN REPRESENTATIONS
- ✓ ♦ HEARING
- ♦ PUBLIC INQUIRY

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

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

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

THANK YOU

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 **KENSINGTON
AND CHELSEA**
an application:

- (a) for development of land in or adjacent to a Conservation Area.

Details are set out below.

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

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

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

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

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

SCHEDULE

Reference: PP/00/02818/LR Date: 22/12/2000

27 Kelso Place, London, W8 5QG

Proposed alterations, extensions and refurbishment of existing office buildings to suit single
occupier accommodation.

APPLICANT Mountcashel Plc.,

99/105
29/12



The Planning Inspectorate

Room 1003
Tollgate House
Houlton Street
Bristol BS2 9DJ
<http://www.planning-inspectorate.gov.uk>

Direct Line 0117-9878930
Switchboard 0117-9878000
Fax No 0117-9878443
GTN 1374-8930

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

Your Ref: PP/00/02818
Our Ref: APP/K5600/A/01/1060965
Date: 22 March 2001

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
26 MAR 2001				(87)			
EX DIR	IO	REC	ARB	FWD PLN	CON DES	FEES	

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MOUNTCASHEL PLC
SITE AT 27 KELSO PL, LONDON, W8 5QG

We have decided that a hearing will be held into this appeal and we will now arrange a date.

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

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

The date of this letter is the **starting date** for the appeal.

You must submit the following documents within this timetable:

Within 2 weeks from the starting date -

You must notify any statutory parties and interested persons who were consulted at application stage who made comments that the appeal has been made. You should tell them that:-

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

You must submit a copy of a completed appeal questionnaire and supporting documents to the appellant and me (including relevant development plan policies when appeals are against non-determination).

Within 6 weeks from the starting date -

You and the appellant must make sure that I receive 2 copies of your hearing statement. I will send a copy of your hearing statement to the appellant and send you a copy of their hearing statement. You and the appellant must send a copy of your hearing statements to any statutory parties. I will send you and the appellant a copy of any comments we receive from interested parties.

Within 9 weeks from the starting date -

You and the appellant must make sure that I receive 2 copies of any comments on each other's hearing statement and on any representations received from interested parties. I will forward the appellant's to you at the appropriate time.

You **must keep to the timetable** set out above and ensure that your representations are submitted within the deadlines. If not, your representations will not normally be seen by the Inspector and they will be returned to you. As I have given details of the timetable, I will not send you reminders.

Withdrawing the appeal

If you hear that the appeal is to be withdrawn, please telephone me immediately. If I receive written confirmation of this from the appellant, I will write to you.

Further information about the terms we use in this letter and appeal procedures is on the attached sheet.

Yours faithfully



 Mr D Shorland

H4B(BPR)

Hearing Statement

In your hearing statement you will need to give full details of the case which you will put forward at the hearing, including maps and plans, to which you intend to refer.

Statutory parties

'Statutory parties' are owners or tenants of the appeal site who made comments within the time limit on the application or appeal. You must give details of any statutory parties at application stage in reply to question 15e of the questionnaire. I will tell you about any statutory parties at appeal stage, before your statement of case is due.

Costs

Costs can be awarded in hearing cases. DOE circular 8/93 gives more advice.

Planning obligations - Section 106 agreements

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

If you intend to rely on an obligation, a final draft must be received 5 working days before the date of a hearing. Obligations should be completed by the close of a hearing. An Inspector will not normally delay the issue of a decision to wait for the completion of an obligation.



STATEMENT DUE 3/5



APPEAL

TO: PK

FROM: PA/HD

DATE RECEIVED: 13.3

EXTN: 2081

APPEAL
CASE OFFICER: LR.

APPEAL
ADMIN OFFICER: HD.

OUR REF: PP/00/2818

DETR REF: A701/1060965

ADDRESS: 27 KESSO PLACE

REASON FOR APPEAL: MON - D

THE APPEAL WILL BE DETERMINED BY WAY OF:

WRITTEN
REPRESENTATIONS

☐

INFORMAL
HEARING

☒

PUBLIC
INQUIRY

☐

START DATE OF APPEAL: 22.3.01.

3RD PARTY LETTERS DUE: 5.4 SENT:

QUESTIONNAIRE DUE: 5.4 SENT:

RULE 6/8 DUE: SENT:

STATEMENT DUE/DATE OF
PROOF EXCHANGE: 3.5 SENT:

Facsimile Transmission

To (Name / Dept.): Louise Reid
Company / Office: RBKC
Fax No.: 7361 3463
No. Of Pages: 2
(Incl. this one)
From: David Kemp
Reply to Fax No.: 020 7911 2560
Date: 28 March 2001

① PC
② CR

GVA Grimley

International Property Advisers

10 Stratton Street

London W1J 8JR

Telephone 0870 900 89 90

Facsimile 020 7911 2560

www.gvagrimley.co.uk

✓ g 27/3

DCC

Message

PLEASE SEE ATTACHED

PP/00/2818

18.06.01
PLEASE PUT
ON CHRG FILE.
THANKS
Louise

Document

This fax is intended only for the named above. As this fax may contain confidential or privileged information, if you are not the named addressee, or the person responsible for delivering the message to the named addressee, please telephone us immediately. The contents should not be disclosed to any other person nor copies taken.

If you do not receive legible copies of any pages please telephone 0870 900 89 90 as soon as possible.

London * Birmingham * Bristol * Cardiff * Edinburgh * Glasgow * Leeds * Manchester * Brussels +32 2 230 70 90 * Sydney +61 29 252 4433
GVA Europe * GVA Africa * GVA Asia * GVA Australasia * GVA North America

Ref.: NDL/DRK/02A080701
Your Ref.: APP/K5600/A/01/1060965



International Property Advisers

Chartroom
The Planning Inspectorate
Hawk Wing, Room 3/23
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN

10 Stratton Street
London W1J 8JR
Telephone 0870 900 89 90
Facsimile 020 7911 2560
www.gvagrimley.co.uk

For the attention of David Shorland

28 March 2001

Dear Sirs

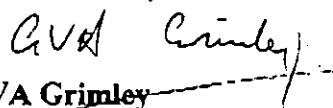
**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
APPEAL IN RESPECT OF NON-DETERMINED APPLICATION FOR PLANNING
PERMISSION FOR ADDITIONAL OFFICE FLOORSPACE
27 KELSO PLACE, LONDON W8**

We have been instructed by our clients, Mountcashel PLC, to withdraw this appeal in respect of the failure of the Royal Borough of Kensington and Chelsea to determine an application for planning permission within eight weeks, and hereby notify the Planning Inspectorate accordingly.

A copy of this letter has been sent to the Council.

Please contact either Nicholas de Lotbiniere (tel: 020 7911 2406) or David Kemp (tel: 020 7911 2102) if you have any questions in respect of this letter.

Yours faithfully


GVA Grimley

cc. Louise Reid - RBKC

77 cancelled

30Aish

1 lar.

$$5.05 \times 8.05$$

$$40.65$$

$$\underline{16.16}$$

$$4.8 \times 2.55$$

$$4.3 \times 10.25$$

$$12.24$$

$$44.075$$

$$\boxed{56.315}$$

GF 9251
please.

$$9.15 \times 3.65 \quad 33.39, \quad 5.2 \times 5.05$$

2nd floor window

$$\underline{22.925975}$$

MESSAGE FORM

To Ca

WHILE YOU WERE OUT

M SOE (mess office)

of L790

Tel. No L790

CALLED TO SEE YOU		PLEASE RING	
TELEPHONED		PLEASE VISIT	
WANTS TO SEE YOU		WILL RING YOU	
URGENT		WILL CALL AGAIN	

re Q. Elizabeth

Message After ~~2pm~~ 2.30pm

Signed

Date Time

27 KELSO PLACE, KENSINGTON, LONDON W8
FOR AND ON BEHALF OF MOUNTCASHEL PLC



APPROXIMATE GROSS EXTERNAL (BUILDING) AREAS AS EXISTING
(based on survey drawings numbered 98216 / 001 + 002)

PP002818

	SQ.M.	SQ.FT.
Ground Floor Plan	279.40	3007.00
First Floor Plan	303.10	3263.00
Second Floor Plan (excludes area below 1500mm ceiling height)	73.20	788.00
TOTAL	655.70	7058.00

APPROXIMATE GROSS EXTERNAL (BUILDING) AREAS AS PROPOSED

(based on planning application drawings numbered 20305 / 010, 011 + 012)

	SQ.M.	SQ.FT.
Ground Floor Plan	320.10	3445.00
First Floor Plan	319.60	3441.00
Second Floor Plan (excludes area below 1500mm ceiling height)	92.10	991.00
TOTAL	731.80	7877.00

Proposed increase in Gross External (Building) Area is :

76.10 819.00

DPB / 20305 / OCTOBER 2000



27 KELSO PLACE, KENSINGTON, LONDON W8
FOR AND ON BEHALF OF MOUNTCASHEL PLC



APPROXIMATE GROSS EXTERNAL (BUILDING) AREAS AS EXISTING
(based on survey drawings numbered 98216 / 001 + 002)

PP002818

	SQ.M.	SQ.FT.
Ground Floor Plan	279.40	3007.00
First Floor Plan	303.10	3263.00
Second Floor Plan (excludes area below 1500mm ceiling height)	73.20	788.00
TOTAL	655.70	7058.00

APPROXIMATE GROSS EXTERNAL (BUILDING) AREAS AS PROPOSED
(based on planning application drawings numbered 20305 / 010, 011 + 012)

	SQ.M.	SQ.FT.
Ground Floor Plan	320.10	3445.00
First Floor Plan	319.60	3441.00
Second Floor Plan (excludes area below 1500mm ceiling height)	92.10	991.00
TOTAL	731.80	7877.00

Proposed increase in Gross External (Building) Area is : 76.10 819.00

DPB / 20305 / OCTOBER 2000

