

Ugnski
Kelso Pl.
020 7937 2007

MESSAGE FORM

To Larise

WHILE YOU WERE OUT

M Mrs Fysh

of

Tel. No 7938 3084

CALLED TO SEE YOU	<input type="checkbox"/>	PLEASE RING	<input checked="" type="checkbox"/>
TELEPHONED	<input type="checkbox"/>	PLEASE VISIT	<input type="checkbox"/>
WANTS TO SEE YOU	<input type="checkbox"/>	WILL RING YOU	<input type="checkbox"/>
URGENT	<input type="checkbox"/>	WILL CALL AGAIN	<input type="checkbox"/>

re 27 Kaslo Place

Message

.....
.....
.....

Signed [Signature]

Date Time

MESSAGE FORM

To CR

M David Kemp

of
Tel. No 0411 672 185

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

re 27 Kelsa Place

Message
020 7911 2560.
DDDLBS, SPGAPremy.

Signed

Date Time

Planning & Conservation,
The Town Hall,
Hornby Street,
London W8 7NX



19.2.01

Ref. D.P.S/P.C.C/PP/00/02918/L
20 Kelso Place, London N8

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AD ACK
(15)							
19	DIR	ST	FWD	DIR	PLN	ENF	AD ACK

Dear Sirs,

I am unable to go further to you with the letter of 12th inst. recommendations, but I am to take you to examine the building, whether it is suitable for use as a quiet, small residential building, whether it is suitable for use as a quiet, small residential building, whether it is suitable for use as a quiet, small residential building.

Yours faithfully
Mark Oliver

Vol. No. 029

Planning Submission of
The Town Hall
Henker Street,
London 28 72

WEST LONDON
5 E-M
23 JAN
2001

RECEIVED BY PLANNING SERVICES
EX DIR HDC N G SW SE ENF TAO

13 25 JAN 2001

APPEALS IO REC ARB FWD CON FE
PLN DES DES



19/11

RD. DPS/DCU/PP/00/02818/LR

27 - 10/250 place

Dear Sirs

Nothing further to you - letter of 16th inst. I have
 nothing more to add to my objections made in 3
 previous letters. I still object to any increase
 extension of office hours, in a small residential quiet
 road, which would be a large office with all the moving pro-
 blems it would cause.

Yours sincerely,
 H. Oliver

MESSAGE FORM

To

WHILE YOU WERE OUT

M NICK De Iotbiniere

of

Tel. No 0777 162 5986

CALLED TO SEE YOU		PLEASE RING	<input checked="" type="checkbox"/>
TELEPHONED	<input checked="" type="checkbox"/>	PLEASE VISIT	
WANTS TO SEE YOU		WILL RING YOU	
URGENT		WILL CALL AGAIN	

re 27 Kelso place

Message

7911 2406

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)

	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 / 001D, 002D + 003D)

	SQ.M.	SQ.FT.
Ground Floor Plan	340.40	3664.00
First Floor Plan	319.60	3441.00
Second Floor Plan (excludes area below 1500mm ceiling height)	142.40	1533.00
TOTAL	802.40	8638.00

Proposed increase in Gross External (Building) Area is : **146.70** **1580.00**

27 KELSO PLACE, LONDON W8

SCHEDULE OF APPROXIMATE FLOOR AREAS

	<u>Net Useable Area</u>	<u>Gross Internal Area</u>	<u>Gross External Area</u>
Existing Building	461.87m ² (4971.63ft ²)	654.53m ² (7045.00ft ²)	734.90m ² (7910.5ft ²)

Existing net useable floor area is 70.56% of existing gross internal area

Scheme 1 (Appeal) Building	561.86m ² (6050.00ft ²)	762.00m ² (8202.00ft ²)	819.00m ² (8816.50ft ²)
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Proposed net useable floor is 73.73% of proposed gross internal area

Scheme 2 Building (Current Application)	508.52m ² (5476.00ft ²)	723.40m ² (7786.90ft ²)	792.10m ² (8526.50ft ²)
--	---	---	---

Proposed net useable floor area is 70.29% of existing gross internal area

Appeal Scheme, increased building area = 84.10m² (905.3ft²)

Current Application, increased building area = 57.20m² (615.7ft²)

14 DEC 2000

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

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

Switchboard: 020-7937-5464
Direct Line: 020-7361-2011
Extension: 2011
Facsimile: 020-7361-3463



**KENSINGTON
AND CHELSEA**

Date: 8 December 2000

My Ref: **DPS/DCC/PP/00/02818** Your ref: **DAVID KEMP** Please ask for: Ms. L. Reid

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Application for Planning Permission at: 27 Kelso Place, London, W8 5QG
Proposal: Proposed alterations, extensions and refurbishment of existing office buildings to suit single occupier accommodation.

Dated: 17/10/2000
Fee Received:

Complete: 08/12/2000 Decision due by: 02/02/2001

I acknowledge receipt of your application.

If you have not been notified by the Council of its decision within 8 weeks of the date of completion above you are entitled to appeal to the Secretary of State for the Environment in accordance with Section 78 of the Town and Country Planning Act 1990. You may, by agreement in writing with the Council, extend the period within which the decision is to be given. The Council decides on applications as soon as possible. Many applications can be determined in six weeks or less, although there will often be reasons why a longer period is necessary.

Proposals that may affect the character or appearance of a Conservation Area, or the special character or setting of a Listed building, and some other proposals, must be advertised on site and in a local newspaper. Therefore, these applications often take longer to determine. Many applications, including all those to which objections are received, must be presented to the Planning Services Committee, which may also mean a short delay. Should you wish to discuss the progress of your application, please contact the Case Officer on the above number.

You are reminded that it may be unlawful to begin the development forming the subject of this application prior to receipt of a written Planning Permission from the Council, and you are strongly advised against doing so.

Yours faithfully,

M.J. FRENCH

Executive Director, Planning and Conservation

FAX FROM

NAME LOUISE RGO

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): 85 5600

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

TO

24 JAN 2001

NAME MR. D. KEMP

OF: SUR GRIMLEY

ADDRESS: 10 STRATTON STREET, LONDON

POSTAL CODE W1J 8TR

FAX NUMBER: 020 7911 2406

NUMBER OF PAGES TO FOLLOW: 2

COMMENTS AND/OR INSTRUCTIONS (if any)

PLEASE FIND ATTACHED THE LETTER FROM THE COMMANDER,
MR PIRAN, OF THE WESTERN ROAD RES. ASSOC.

OUR FAX NUMBER IS: 020 7361 3463

Victoria Road Area Residents Association

Please reply to

25 Victoria Grove, London W8 5RW

Mr M French
Director of Planning and Conservation
Royal Borough of Kensington & Chelsea
Town Hall
Hornton Street
London W8 7NX

Your Ref: TP//00/01411
Appeal Ref: APP/K5600/A/00/105372
New Ref: ?

20 January 2001

Dear Mr French,

27 KELSO PLACE, LONDON W8

The proposals for this development are changing all the time and we are concerned that in the course of all these changes we do not lose sight of what we are trying to achieve.

The concerns of the Association and the residents of Kelso Place are to minimise the impact of the established use of this site and ensure that any proposal for additional floorspace or other material changes are used to secure more control over the scale and intensity of use and the related servicing requirements.

We will resist any proposal to increase the floorspace unless we can secure, through a Section 106 agreement, the following:

- i. a limit on the numbers: not more than 35 people on the premises at one time.
- ii. a limit on the hours of operation: as letter from Kelso Place, but with no operation on Saturdays, Sundays and Bank Holidays
- iii. a limit on the hours for deliveries: ditto
- iv. a travel plan: to ensure that:
 - 90% of staff arrive on foot or by bicycle;
 - shower and changing facilities are provided for cyclists;
 - any employee who arrives by car, even if a resident of the Borough, parks in off-street parking (eg Cottessmore Court Garage) and not on residents' parking in Kelso Place.
- v. refuse storage and collection arrangements


The Association supports the efforts of our members in Kelso Place and will appear at the informal hearing on 30 January unless the hearing is deferred or the appeal withdrawn.

I would suggest that our meeting on Monday should consider:

- * the issues that we will cover at the appeal; and
- * the terms of a Section 106 agreement, whether for the Inspector or for any agreed proposal.

I must make clear that we will only agree to a negotiated outcome if our members in Kelso Place are content with the terms of the Section 106 agreement.

Yours sincerely,



Peter Dixon
Chairman

cc Councillor Barry Phelps
Councillor Daniel Moylan
Bronwyn Fysh
Lesley Jones
Gillian Palmer
Louise Reid

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

TOWN & COUNTRY PLANNING ACT 1990

APPLICATION FOR PERMISSION TO DEVELOP LAND AND / OR BUILDINGS IN GREATER LONDON

FOR OFFICE USE ONLY

Borough Ref. _____

Fee £ _____

Registered No. _____

Cheque / Postal Order / Cash

Date Received _____

Receipt No. Issued _____

PLEASE READ CAREFULLY THE GENERAL NOTES BEFORE FILLING IN THE FORM

PART ONE	To be completed by or on behalf of all applicants as far as applicable	£	760.00
	FEE (where applicable)		

1. APPLICANT (in block capitals)
 Name MOUNTCASHEV PLC
 Address 223A KENSINGTON HIGH STREET
LONDON W8
 Tel. No. 020 7937 4445

AGENT (if any) to whom correspondence should be sent
 Name BURGESS MEAN ARCHITECTS
 Address LYDELL HOUSE
3 CONFER ROAD
LONDON SW19 1AA
 Tel. No. 020 8544 0777 Ref. DB/20305

2. PARTICULARS OF PROPOSAL FOR WHICH PERMISSION IS SOUGHT

(a) Full address or location of the land to which this application applies
27 KESLO PLACE
KENSINGTON
LONDON W8

(b) Site area
385 m² (0.0385 hectares)

(c) Give details of proposal indicating the purpose for which the land/buildings are to be used and including any change(s) of use.
PROPOSED ALTERATIONS, EXTENSIONS AND
REFURBISHMENT OF EXISTING OFFICE BUILDINGS
WITH INTERNAL SPACE PLANNING RATIONALISATION
TO SUIT SINGLE OCCUPPER ACCOMMODATION.

(d) State whether applicant owns or controls any adjoining land and if so, give its location.
NONE

(e) State whether the proposal involves:-

(i) New building(s) or extension(s) to existing building(s)

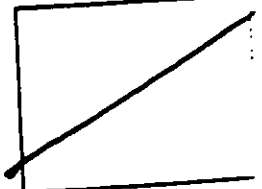
State Yes or No

YES

If "Yes" state gross floor area of proposed building(s). ▼

EXTENSION AREA = 241.0 M²
818.0 m²

If residential development state number of dwelling units proposed and type if known, e.g. houses, bungalows, flats.



(ii) Alterations

YES

(iii) Change of use

NO

(iv) Construction of new access to a highway } vehicular pedestrian

NO

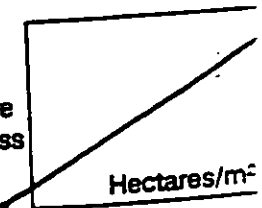
NO

(v) Alteration of an existing access to a highway } vehicular pedestrian

YES

NO

If "Yes" state gross area of land or building(s) affected by proposed change of use (if more than one use involved state gross area of each use).



Hectares/m²
 Strike out whichever is inapplicable

3. PARTICULARS OF APPLICATION

State whether this application is for: State Yes or No

- (i) Outline planning permission NO
- (ii) Full planning permission YES
- (iii) Renewal of temporary permission or permission for retention of building or continuance of use without complying with a condition subject to which planning permission has been granted. NO
- (iv) Consideration under Section 72 only (Industry) NO

If "Yes" strike out any of the following which are not to be determined at this stage.

- 1. Siting
- 2. Design
- 3. Landscaping
- 4. External appearance
- 5. Means of access

If "Yes" state the date and number of previous permission and identify the previous condition.

Date _____ Number _____

The Condition _____

4. PARTICULARS OF PRESENT AND PREVIOUS USE OF BUILDINGS OR LAND

State :-

- (i) Present use of buildings/land OFFICE
- (ii) If vacant the last previous use and period of use with relevant dates. N/A

5. LIST ALL DRAWINGS, CERTIFICATES, DOCUMENTS, ETC; forming part of this application

- BURGESS MEAN ARCHITECTS DRAWINGS - (EXISTING) : 98216/001 + 002
- (PROPOSED) : 20305/001B, 002B, 003B, 004B, 005 + 006
- SCHEDULE OF AREAS ; SITE LOCATION PLAN + SITE PHOTOGRAPHS.

6. ADDITIONAL INFORMATION State Yes or No

- (a) Is the application for non-residential development YES If "Yes" complete PART THREE of this form (See PART THREE for exemptions)
- (b) Does the application include the winning and working of minerals NO If "Yes" complete PART FOUR of this form
- (c) Does the proposed development involve the felling of any trees NO If "Yes" state numbers and indicate precise position on plan

(d) (i) How will surface water be disposed of? } EXISTING DRAINAGE SYSTEMS ADAPTED TO SUIT.
 (ii) How will foul sewage be dealt with? }

(e) Materials - Give details (unless the application is for outline permission) of the colour and type of materials to be used for:

- (i) Walls YELLOW STOCK BRICKS TO INFILL BUILDING WITH WHITE PAINTED STUCCO RENDER
- (ii) Roof NATURAL SLATES TO FRONT BUILDING, WITH COLOUR COATED PROFILED SHEET STEEL TO CENTRE BUILDING.
- (iii) Means of enclosure EXISTING BOUNDARY WALLS.

We hereby apply for (strike out whichever is inapplicable)

- (a) Planning permission to carry out the development described in this application and the accompanying plans in accordance therewith
- (b) Planning permission to retain the building(s) or work(s) already constructed or carried out, or a use of the land already instituted as described in this application and accompanying plans.

Signed [Signature] BURGESS MEAN ARCHITECTS on behalf of MOUNTCASHEL PLC Date 2/6/00

AN APPROPRIATE CERTIFICATE MUST ACCOMPANY THIS APPLICATION (See General Notes)

If you are the ONLY owner of ALL the land at the beginning of the period 20 day before the date of application, complete Certificate A. If otherwise see PART TWO of this form.

CERTIFICATE A - Certificate under Section 66 of the Town & Country Planning Act 1990. I hereby certify that:-

- *Strike out whichever is unapplicable.
- 1. No person other than the applicant was an owner (a) of any part of the land to which the application relates at the beginning of the period of 20 days before the date of the accompanying application.
- 2. None of the land to which the application relates constitutes or forms part of an agricultural holding; or
- 3. ~~I have / the applicant has given requisite notice to every person other than myself/himself who, 20 days before the date of the application was a tenant of any agricultural holding any part of which was comprised in the land to which the application relates, viz:-~~

~~Name and Address of Tenant~~ _____

~~Date of Service of Notice~~ _____

(a) "Owner" means a person having freehold interest or a leasehold interest the unexpired term of which was not less than 7 years.

Signed [Signature] BURGESS MEAN ARCHITECTS on behalf of MOUNTCASHEL PLC Date 2/6/00

PART THREE SHOULD BE COMPLETED BY ALL APPLICANTS EXCEPT THOSE APPLYING FOR RESIDENTIAL DEVELOPMENT, CAR PARKING, ALTERATIONS TO FACADES, ENGINEERING WORKS, CHANGES OF USE UNDER 50m², AND THOSE COMPLETING PART FOUR (THE WINNING AND WORKING OF MINERALS)

PART THREE	ADDITIONAL INFORMATION REQUIRED IN RESPECT OF APPLICATIONS FOR NON-RESIDENTIAL DEVELOPMENT
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THOSE QUESTIONS RELEVANT TO THE PROPOSED DEVELOPMENT TO BE ANSWERED

<p>1. In the case of industrial development, give a description of the processes to be carried on and of the end products, and the type of plant or machinery to be installed.</p>	N/A
--	-----

<p>2. If the proposal forms a stage of a larger scheme for which planning permission is not at present sought, please give what information you can about the ultimate development. (See note overleaf)</p>	N/A
---	-----

<p>3. Is the proposal related to an existing use in Greater London?</p> <p>If so, please explain the relationship.</p>	<p style="text-align: center;">State Yes or No</p> <p style="text-align: center;"><input type="checkbox"/> No</p>
--	---

<p>4. Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory?</p> <p>If so, please give details including gross floor area of such premises and state your intentions in respect of those premises.</p>	<p style="text-align: center;">State Yes or No</p> <p style="text-align: center;"><input type="checkbox"/> No</p>
---	---

<p>5.</p> <p>(a) What is the total floor space of all the buildings to which the application relates?</p> <p>(b) What is the amount of industrial floor space included in the above figure?</p> <p>(c) What is the amount of office floor space?</p> <p>(d) What is the amount of floor space for retail trading?</p> <p>(e) What is the amount of floor space for storage?</p> <p>(f) What is the amount of floor space for warehousing?</p> <p>(g) Please specify _____ any other uses _____</p>	<p>Existing floor space to be lost (through demolition or change of use)</p>	<p>Existing floor space to be retained (if any)</p>	<p>Proposed additional floor space</p>
	— m ²	577.0 m ²	241.0 m ²
	m ²	m ²	m ²
	— m ²	577.0 m ²	241.0 m ²
	m ²	m ²	m ²
	m ²	m ²	m ²
	m ²	m ²	m ²
	m ²	m ²	m ²
	m ²	m ²	m ²

6. (i) How many (a) office (b) industrial and (c) other staff will be employed on the site as a result of the development proposed?
- (ii) If you have existing premises on the site, how many of the employees will be new staff?
- (iii) If you propose to transfer staff from other premises, please give details of the numbers involved and of the premises affected.

	(a) Office		(b) Industrial		(c) Other staff	
	M	F	M	F	M	F
(i)	36	17				
(ii)	—	—				
(iii)	—	—				

7. In the case of industrial development is the application accompanied by an industrial development certificate?
- If NO state why a certificate is not required.

State
Yes or No
NO

8. What provisions have been made for the parking, loading and unloading within the curtilage of the site? (Please show the location of such provision on the plans and distinguish between parking for operational needs and other purposes.)

ALL OFFICE DELIVERIES WILL BE MADE AT KERBSIDE.

9. What is the estimated vehicular traffic flow to the site during a normal working day? (Please include all vehicles except those used by individual employees driving to work.)

N/A

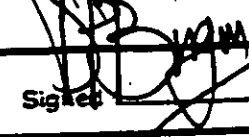
10. What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?

NORMAL LOCAL AUTHORITY REFUSE COLLECTION ARRANGEMENTS APPLY.

11. Will the proposed use involve the use or storage of any of the materials of type and quantity mentioned in General Notes for Applicants?

State
Yes or No
NO

If YES state materials and approximate quantities.

Signature:  on behalf of **BURGESS MEAN ARCHITECTS MOUNTCASHEL PLC** Date **2/6/00**

NOTE
Question 2 Grant of the permission now sought would in no way commit the local planning authority in respect of any proposed ultimate development which the applicant may mention in answer to this question.

PLANNING (LISTED BUILDINGS & CONSERVATION AREAS) ACT, 1990

APPLICATION FOR LISTED BUILDING CONSENT / CONSERVATION AREA CONSENT

1. Name and Address of applicant (i.e. developer) (IN BLOCK LETTERS)

Name MOUNTCASHEL PLC
Address 222A KENSINGTON HIGH STREET
LONDON W8
Applicant's Telephone No. 020 7937 4445

(If applicable)

Name and Address of applicant's agent to whom notices or other documents in respect of this application should be sent BURGESS MEAN ARCHITECTS, NYDELL HOUSE, 3 CONPER ROAD
Agent's telephone No. 020 8544 0777 LONDON SW19 1AA

We hereby apply for consent to carry out the works described in this application and on the attached plans and drawings.

Signed [Signature] BURGESS MEAN ARCHITECTS on behalf of MOUNTCASHEL PLC Date 2/6/00

2. Full address or location of the land to which application relates

27 KEYSO PLACE, KENSINGTON, LONDON W8

3. (a) Brief particulars of the proposed works. (a) PROPOSED ALTERATIONS, EXTENSIONS + REPAIRS TO EX. OFFICE BUILDING.

(b) State what the proposal involves (Delete the items which do not apply)
(i) Demolition of the building(s) NO.
(ii) Alterations and/or Extensions YES

4. State the purpose for which the land is

(a) now used, or OFFICES.
(b) if vacant, the last known use N/A.
(c) proposed to be used OFFICES.

5. State (a) suitable location on building or within curtilage of building for display of statutory notice in respect of this application; and (b) name and address of person to whom application should be made for facilities to display notice.

(a) ON COURTYARD ENTRANCE GATE
(b) BURGESS MEAN ARCHITECTS
(SEE AGENT'S DETAILS ABOVE).

6. List of drawings and plans submitted with the application. (See Notes).

BURGESS MEAN ARCHITECTS DRAWINGS - (EXISTING) : 98216/001 + 002
- (PROPOSED) : 20309/001B, 002B, 003B, 004B, 005 + 006
- SCHEDULES OF AREAS ; SITE LOCATION PLAN ; SITE PHOTOGRAPHS

CERTIFICATE UNDER SECTION 11, PART I OF THE PLANNING (LISTED BUILDINGS & CONSERVATION AREAS) ACT, 1990
CERTIFICATE A (See Notes).

I hereby certify that no person other than myself/the applicant* was an owner of the building to which the application relates at the beginning of the period of 20 days before the date of the accompanying application.

Signed [Signature] BURGESS MEAN ARCHITECTS on behalf of MOUNTCASHEL PLC Date 2/6/00

*Delete where appropriate

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

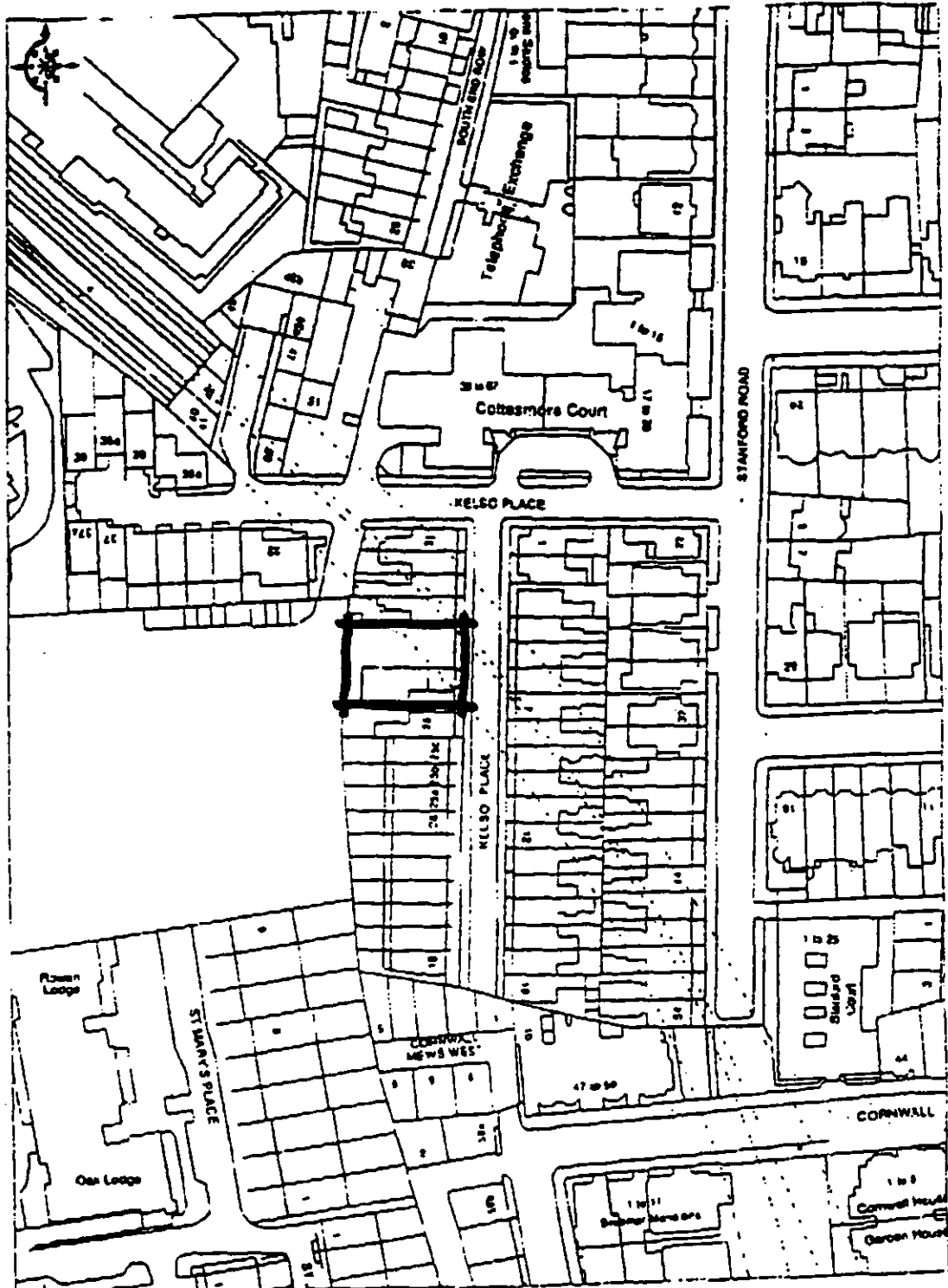


SCHEDULE OF ACCOMMODATION AND AREAS
(REVISED 20/5/00)

	NET USEABLE AREA		GROSS INTERNAL AREA	
	(SQ.M)	(SQ.FT)	(SQ.M)	(SQ.FT)
GROUND FLOOR PLAN			312.00	3358.00
Reception + waiting area	24.10	260.00		
Meeting room 1	14.83	160.00		
Boardroom	32.15	346.00		
Staff room	19.80	213.00		
Post room	6.10	66.00		
Kitchen	7.70	83.00		
Meeting room 2	16.26	175.00		
Secure open plan office	85.15	917.00		
	206.09	2220.00		
FIRST FLOOR PLAN			299.00	3219.00
Directors office	26.94	290.00		
Office 1	12.70	137.00		
Office 2	12.70	137.00		
Open plan office (front)	65.00	700.00		
Open plan office (centre)	84.66	911.00		
Storage cupboards	8.00	86.00		
Computer room	17.20	185.00		
Meeting room 2	16.26	175.00		
	243.46	2621.00		
SECOND FLOOR PLAN			207.00	2228.00
Directors office	20.80	224.00		
Open plan office(front)	71.70	772.00		
Open plan office(centre)	66.81	719.00		
Store room	9.00	97.00		
	168.31	1812.00		
TOTALS	617.86	6653.00	818.00	8805.00

Net useable area excludes stairs, lobbies, toilets etc.
Net useable area is 75.5% of gross internal area

27 KELSO PLACE
KENSINGTON
LONDON W8



© Crown Copyright 1996 Based on Ordnance Survey digital data (unclassified)
Survey Scale: 1:1250 Printed Scale: 1:1250

Our ref: NDL/DRK/
Your ref:

17 October 2000

10 Stratton Street
London W1J 8JR
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 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.

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

P:\PLANNING\620\David\27 Kelso Place\Appeal No.1 and Application\Letters\RBKC - covlet - resubmitted application - 17Oct00.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

Encs.

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

Ref.: NDL/DRK/02A080701



International Property Advisers

The Planning Inspectorate
Appeals Registry
Tollgate House
Houlton Street
BRISTOL
BS2 9DJ

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

8 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 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.

The application was registered on 8 December 2000 and a decision was, therefore, due by 2 February 2001. A copy of the Council's letter confirming this is enclosed. We attach a list of the "essential supporting" documents to our appeal along with the enclosures. Please note that a Traffic Statement was not submitted to the Council as part of the application to be determined, either initially or during the course of discussions with the Council officers. However, we discussed traffic and highways matters with the officers and traffic and highways consultants, Savell Bird and Axon. It is our intention to provide a full supporting statement from Savell Bird and Axon on traffic and highways matters as part of the appeal documentation.

On behalf of the appellant, we entered into discussions with officers from the Royal Borough's Planning and Highways Departments in order to review a number of matters set out in a letter from the Victoria Road Area Residents Association (dated 20 January 2001). After failure between the appellant and the Council officers to reach agreement on a number of the matters discussed, we were verbally advised by the officers that it was, therefore, likely that the Council would refuse permission for the proposed development.

We have been advised by the planning case officer that the officer's report is unlikely to be finalised until the Council receives a copy of the Inspector's decision in respect of the appeal hearing considered on 30 January 2001 (appeal ref. APP/K5600/A/00/1052372). This appeal was against the Council's refusal of planning permission in respect of an earlier scheme on the same site.

We confirm that a copy of this letter, the appeal form and the enclosures have been forwarded to the Council.

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. Louise Reid – RBKC
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.

LIST OF ESSENTIAL SUPPORTING DOCUMENTS

1. **A copy of the original planning application form (including site ownership certificate) and covering letter, dated 17 October 2000 and plans enclosed as follows:**
 - (a) Existing Building
 - Ground floor plan – ref. 98216/001 (February 1998)
 - First and Second floor plans – ref. 98216/002 (February 1998)
 - Existing Front elevation and Longitudinal Section – ref. 98216/003 (December 2000)
 - Existing Cross Sections A-A and B-B – ref. 98216/004 (December 2000)
 - Revised Existing Front elevation and Longitudinal Section – ref. 98216/003 (January 2001)
 - Revised Existing Cross Sections A-A and B-B – ref. 98216/004 (January 2001)
 - (b) Proposed Development – Second Revision (appeal drawings)
 - Ground floor plan – ref. 20305/010/B (27 January 2001)
 - First floor plan – ref. 20305/011/B (27 January 2001)
 - Second floor plan – ref. 20305/012/B (27 January 2001)
 - Roof plan – ref. 20305/013/B (27 January 2001)
 - Front elevation and Longitudinal Section – ref. 20305/014/B (27 January 2001)
 - Cross-Sections and Courtyard Perspective – ref. 20305/15/B (27 January 2001)
2. **An ordnance survey extract indicating the site outlined in red (scale 1:1250)**
3. **Plans drawings and documents forming part of the application as follows:**
 - Employee Travel Plan (December 2000)
 - Floor space schedule prepared by the architects, Burgess Mean, comparing the floor areas of the initial application with the existing floor areas (GEA basis); October 2000
4. **Any additional plans, drawings and documents sent to the LPA but which did not form part of the original application:**
 - Schedule of Approximate Floor Areas – Burgess Mean (January 2001)
5. **Any relevant correspondence with the LPA, as follows:**
 - Letter from RBKC confirming receipt of the application, dated 8 December 2000

- Copy of a letter to the Executive Director of Planning and Conservation, RBKC, from Peter Dixon (chairman of the Victoria Road Area Residents Association), and covering facsimile from RBKC
- Letter of 30 January, in response to discussions with Council officers concerning the letter from Peter Dixon

6. Previous Appeal Documentation relating to appeal ref. APP/K5600/A/00/1052372 (to be decided at time of writing):

- (a) A copy of the planning application form, dated 2 June 2000
- (b) Plans, drawings and elevations considered by the LPA's Planning Committee:
 - Ground floor plan – ref. 20305/001/D (27 July 2000)
 - First floor plan – ref. 20305/002/D (27 July 2000)
 - Second floor plan – ref. 20305/003/D (27 July 2000)
 - Roof plan – ref. 20305/004/D (27 July 2000)
 - Front elevation and Longitudinal Section – ref. 20305/005/B (27 July 2000)
 - Cross-Sections and Courtyard Perspective – ref. 20305/006/B (27 July 2000)
 - Elevation of Boundary Wall with 26 Kelso Place – 20305/007 (August 2000)
- (c) Appellant's Appeal Statement; 8 December 2000
- (d) Appeal Statement of Case on Traffic and Highways matters (Savell Bird and Axon); January 2001
- (e) Appellant's Response to Council's Appeal Statement; 8 January 2001

Victoria Road Area Residents Association

Please reply to

25 Victoria Grove, London W8 5RW

Mr M French
Director of Planning and Conservation
Royal Borough of Kensington & Chelsea
Town Hall
Hornton Street
London W8 7NX

Your Ref: TP//00/01411 + 2818.
Appeal Ref: APP/K5600/A/00/105372
New Ref: ?

20 January 2001

Dear Mr French,

27 KELSO PLACE, LONDON W8

The proposals for this development are changing all the time and we are concerned that in the course of all these changes we do not lose sight of what we are trying to achieve.

The concerns of the Association and the residents of Kelso Place are to minimise the impact of the established use of this site and ensure that any proposal for additional floorspace or other material changes are used to secure more control over the scale and intensity of use and the related servicing requirements.

We will resist any proposal to increase the floorspace unless we can secure, through a **Section 106 agreement**, the following:

- i. **a limit on the numbers:** not more than 35 people on the premises at one time.
- ii. **a limit on the hours of operation:** as letter from Kelso Place, but with no operation on Saturdays, Sundays and Bank Holidays
- iii. **a limit on the hours for deliveries:** ditto
- iv. **a travel plan:** to ensure that:
 - 90% of staff arrive on foot or by bicycle;
 - shower and changing facilities are provided for cyclists;
 - any employee who arrives by car, even if a resident of the Borough, parks in off-street parking (eg Cottesmore Court Garage) and not on residents' parking in Kelso Place.
- v. **refuse storage and collection arrangements**

(Plk)
Commit to me
Please
26/1/01

The Association supports the efforts of our members in Kelso Place and will appear at the informal hearing on 30 January unless the hearing is deferred or the appeal withdrawn.

I would suggest that our meeting on Monday should consider:

- the issues that we will cover at the appeal; and
- the terms of a Section 106 agreement, whether for the Inspector or for any agreed proposal.

I must make clear that we will only agree to a negotiated outcome if our members in Kelso Place are content with the terms of the Section 106 agreement.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Peter Dixon', written in a cursive style.

Peter Dixon
Chairman

cc Councillor Barry Phelps
Councillor Daniel Moylan
Bronwyn Fysh
Lesley Jones
Gillian Palmer
Louise Reid

Victoria Road Area Residents Association

To be discussed
 copy to MF

Please reply to

25 Victoria Grove, London W8 5RW

Mr M French
 Director of Planning and Conservation
 Royal Borough of Kensington & Chelsea
 Town Hall
 Hornton Street
 London W8 7NX

Your Ref: TP//00/01411
 Appeal Ref: APP/K5600/A/00/105372
 New Ref: ?

RECEIVED BY PLANNING SERVICES									
EX DIR	HDC	N	V	SW	SE	ENF	AD ACK		
							24 JAN 2001		
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEEES			

20 January 2001

Dear Mr French,

27 KELSO PLACE, LONDON W8

The proposals for this development are changing all the time and we are concerned that in the course of all these changes we do not lose sight of what we are trying to achieve.

The concerns of the Association and the residents of Kelso Place are to minimise the impact of the established use of this site and ensure that any proposal for additional floorspace or other material changes are used to secure more control over the scale and intensity of use and the related servicing requirements.

We will resist any proposal to increase the floorspace unless we can secure, through a Section 106 agreement, the following:

- i. a limit on the numbers: not more than 35 people on the premises at one time. *8am-6pm (concrete)* *8am-8pm (building)* *(agree 50)*
- ii. a limit on the hours of operation: as letter from Kelso Place, but with no operation on Saturdays, Sundays and Bank Holidays
- iii. a limit on the hours for deliveries: ditto *8am-6pm.*
- iv. a travel plan: to ensure that:
 - 90% of staff arrive on foot or by bicycle;
 - shower and changing facilities are provided for cyclists;
 - any employee who arrives by car, even if a resident of the Borough, parks in off-street parking (eg Cottesmore Court Garage) and not on residents' parking in Kelso Place.
- v. refuse storage and collection arrangements *and by etc.*

The Association supports the efforts of our members in Kelso Place and will appear at the informal hearing on 30 January unless the hearing is deferred or the appeal withdrawn.

I would suggest that our meeting on Monday should consider:

- * the issues that we will cover at the appeal; and ✓
- * the terms of a Section 106 agreement, whether for the Inspector or for any agreed proposal. ✓

I must make clear that we will only agree to a negotiated outcome if our members in Kelso Place are content with the terms of the Section 106 agreement.

Yours sincerely,



Peter Dixon
Chairman

cc Councillor Barry Phelps
Councillor Daniel Moylan
Bronwyn Fysh
Lesley Jones
Gillian Palmer
Louise Reid

1/3 addit for space.

Contingent - less services.

Changes to roof etc.

Overlooking - removal of enclosure

B1 use in 1990s.

(4/1 use.

4 separate units in 1990.

Residential

(1) E2, E6, TR 39

Contain office, lock service room, addit. area
Overlooking etc ED 20, 44, 52

w/d windows, enclosure in courtyard

Addit. 76sq.m. Refund 185 sq.m. - upli

diff use office yardly.

From: VICTORIA ROAD AREA RESIDENTS ASSOCIATION

RECEIVED BY PLANNING OFFICER							
EX DIR	HDC	N	C	SW	SE	ENF	APP ACK
29 JAN 2001 38							
Re PROPOSED DEVELOPMENT: 27 KELSO PLACE, KENSINGTON, W8 5QG.							
REC	ARB	FWD PLN	CON DES	FEE			

REPRESENTATIVE, KELSO PLACE

7 Kelso Place,
London W8 5QD
19th January, 2001.

*Mr M. French
Planning & Conservation Dept
The Town Hall
Horton St, W8 7HX.*

REF. DPS/DCC/PP/00/02818/LR
New Ref No? : 16/01/2001

Dear Mr French,

Yet again we are having to write to you concerning the above Development, this time concerning the latest Amendment to the above proposal, notified by your Dept. on 16th January.

The insensitivity of this most recent proposal beggars belief. Just when we were being asked by Planning officers at RBK&C to negotiate with the developers, Mountcashel, who have made such claims of assiduousness in attending to the concerns of neighbouring properties like No 26, they now propose such a crass scheme as merely shifting the refuse problem to the façade of the building, thereby severely affecting both the streetscape and dumping the problem from the back of 26 to the front of No 7 and the other houses immediately opposite.

The problem is particularly severe for our own property, No. 7, introducing new and severe problems of nuisance, overlook and threat to privacy and amenity, by placing a large 10-12 ft high refuse doorway with vent above in the (at present blank) façade directly opposite our front door. This is in addition to a new window above, looking directly into our main living areas.

Under this new plan, the large quantities of rubbish generated by such an enlarged commercial operation will be constantly trundled across the front of the building from the front lobby exit into this large refuse doorway and refuse room located directly opposite our front door desecrating the front face of the building and causing constant problems. The refuse room door will be left open and refuse will quickly find its way onto the footpath and street. The nature of the new plans, which include a kitchen - presumably to provide frequent boardroom lunches (note the 34 seat boardroom /meeting rooms, and Mountcashel's stated intention to have 80 plus personnel on the premises, including many visitors) indicates that large amounts of kitchen waste, smells and nuisance will be generated in addition to normal office refuse.

Closure of the arch and removal of the gates to the courtyard of this mews style commercial property affects not only the streetscape and outlook of the houses opposite but means removal of the only means of servicing these small once very small commercial premises off street in a very narrow and busy cul de sac.

The effect of this new plan will be both intolerable mess, disturbance and intrusion, which will affect us similarly to previous proposals to No 26, and will be protested most vigorously by all.

This is in addition to our previously expressed fundamental objection to this and previous proposals, on grounds of traffic congestion, noise, nuisance and loss of amenity, through unacceptable intensification of use which also compromises our privacy, safety and security. These objections are in addition to previously documented objections by residents expressing their severe concerns about traffic congestion, nuisance and loss of residential amenity of such overdevelopment and intensification of use of office space with poor access in a narrow residential street already suffering intolerable congestion and threats to traffic safety and security of residents, in a quiet, Conservation area.

This Amended Proposal will have a disastrous effect on the amenity and enjoyment of our family of our home, No 7. For these reasons, as well as the wider issues discussed above and in previous letters, we urge you most strongly, to please reject it.

Yours sincerely,

Dr. and Mrs. John Fysh.

John Fysh
Braney Fysh

8 Kelso Place
Kensington
London W8 5QD

December 20, 2000

Mr M J French
Director of Planning
RBK & C
Town Hall, Hornton Street
London W8 7NX

Dear Mr French

YOUR REF: DPS/DCC/PP/00/02818/LR

I am writing to object very strongly to the revised planning application submitted by Mountcashel Plc for extending the offices at 27, Kelso Place. The fresh plans are far from easy to read, but whilst the proposals go some way to meeting the legitimate concerns of the owners of No. 26 Kelso Place, in all other respects no significant changes have been made.

- Floor Space** The increase in the external area has been reduced from ~ 32% to ~ 12%. However closer inspection of the plans seems to indicate that this has been achieved by reducing staff amenity space leaving the office space largely the same.
- Staff Numbers** The submission quotes 30-35 people to be employed (the RBK & C write up quotes 48). **The existing office facility has housed 50-60 people in the past so why is any additional space required at all ?** Is it possible for planning consent to restrict numbers employed ?
- Change of Ownership** The Planning Committee surely have to take into account the fact that the office facility could be sold on immediately the work is completed and this could lead to 50-60 people plus an additional 12% using the facility.
- Traffic Congestion** This arises in a multitude of ways, staff using cars for work, outside consultants, chauffeurs, delivery vans, parcel & post vans, garbage clearance motorbike deliveries etc. **The traffic congestion for the existing facility was, at its height, not sustainable in a residential area.** The residents photographic evidence supports this.

RECEIVED BY PLANNING SERVICES									
EX DIR	HQC	N	C	SW	SE	ENF	ASK		
(110)		22 DEC 2000				AM 27/12			
			PLN	DES	FEES				

The new proposals still include blocking off the entrance arch and courtyard, and removing the turning area. Not only does this eliminate the 6 car parking spaces at present inside the courtyard, it means that all vehicles servicing the facility must drive in and back out of the street or vice versa.

The developers fresh plans do nothing to address these problems.

5. **Garbage Storage & Collection** This may seem a very small practical issue, but offices produce a huge amount of waste materials. The existing facility uses large wheelie bins stored in the courtyard. This will no longer be possible, so where will this refuse go? Probably in bags out on the pavement – a permanent eyesore.
6. **UDP** The proposed increase in floor area may not contravene the Council's UDP, but I believe the impact of these proposals in terms of increased traffic congestion on a residential area certainly does. It is an accident of history that this office facility lies in an otherwise completely residential area.
7. **Conclusions** This is a thoroughly bad proposal, totally out of character for a residential area, and will eventually lead to an intolerable level of traffic congestion. It should be rejected.

Yours sincerely,


Keith M Stables

8 Kelso Place
Kensington
London W8 5QD

January 29, 2001

The Director of Planning & Conservation
RB of Kensington & Chelsea
The Town Hall
Hornton Street
London W8 7NX

Handwritten initials: KPS and 2/2

DPS/DCC/PP/02818/LR

Dear Sir

PROPOSED EXPANSION OF 27 KELSO PLACE OFFICE FACILITY

I understand the developers have submitted yet another amendment to their original application. None of the amendments so far submitted addresses my previously stated fundamental objection, which is that **any increase in floor space** will inevitably - either with the present owner or the subsequent ones - lead to increased numbers of people using the office facilities, and consequently, to increased traffic in our narrow, primarily residential cul-de-sac. In my view, this is an inevitable consequence, which no amendments or smooth words from the developer can gainsay.

Summarising my objections, they are:-

- No increase in office space leading to more traffic.
- No closure of the archway so causing all vehicles to the facility to back out.
- No siting of large wheelie refuse bins right at the front of the building.

This is a totally unsuitable development for a quiet residential cul-de-sac and should be rejected.

Yours sincerely

M. Barrington

Keith M Stables

PP

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	SW	SE	ENF	AO	ACK
30 JAN 2001							
APPEALS	IO	Re.C.	FWD	CON	FEES		
			PLN	DES			

J 26/2

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	S	SW	SE	ENF	AD ACK
26 FEB 2001							(75)
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEEES	

8 Kelso Place
Kensington
London W8 5QD

February 22, 2001

Mr M J French FRICS
Planning and Conservation
The Town Hall
Hornton Street
London W8 7NX

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

Dear Mr French

RE: PROPOSED DEVELOPMENT AT 27 KELSO PLACE

Thank you for your letter of the 12th February bringing to my attention yet another amendment to this application. This amendment does in fact address the 3rd point in my letter to you of the 29th January, in that the access doors for the garbage are now on a side door inset into the front fascia.

My remaining two objections still exist however:-

- No increase in office space, which will inevitably, eventually, either with the present owners or the next, lead to increased personal and vehicular traffic.
- No closure of the archway, so removing the turning facility for smaller delivery vans, post etc, thus causing all vehicles to back out.

As a result of the Planning Appeal on January 30th against refusal to grant the original application, more is now known about the proposed use of the premises. The firm is involved in the Financial Services market which has become a 24hr/day business. As the designed boardroom space also shows, they expect to receive large numbers of visitors, all of which will increase the vehicular traffic, waiting taxis or chauffeurs etc.

Kelso Place is primarily a quiet residential cul-de-sac and so it should remain. It is an accident of history that a business premises resides in it midst. In order to protect the character of the street, restrictions must be placed on the hours of business use, and the numbers of people occupying the premises.

Yours sincerely

M. Barrington

Keith M Stables

PP

Ref: DPS/DCL/PP/00/02818/LR.

RECEIVED BY PLANNING SERVICES

EX DIR	HDC	N	✓	SW	SE	ENF	AD BACK
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20 DEC 2000

(18)

Dear Sir, 21/12

IO	REP.	PAID PLN.	CON RES.	FEES
----	------	-----------	----------	------

9 KELSO PLACE
W.8.

This letter is to register my strong objection to the proposal for alterations to 27 Kelso Place.

The increase of traffic and hindrance to emergency fire and ambulance vehicles would be a serious hazard to this small cul-de-sac. The proposal should not be allowed to go through.

Yrs sincerely
S Porral

Jy 25/11

STANDARD SERVICES							
RECORDS TO TRAINING SERVICES							
EX DIR	HDC	N	W8	SW	SE	ENF	AG ASK
25 JAN 2001		0171 - 937		0944		24 1.01	
		25 JAN 2001				(75)	
APPEALS	IO	REC	FEES				
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES	

Dear Sir,

Ref your DPS/DCC/PP/02818/LR.

This is to register my objections to the proposed expansion of 27 Kelso Place Access to emergency vehicles would be put at risk - increase of traffic to the enclosed offices - refuse bins placed on the pavement; all would be hugely detrimental to this small residential cul-de-sac

Yr
Semi-Soval

10, Kelso Place
London W8 5QD
15th December 2000

The Executive Director of Planning and Conservation
RB of K & C, Dept 705
Hornton Street, W8 7NX

Dear Sir

Re: DPS/DCC/PP/00/02818/LR dated 12 December 2000

I wish to inform you of my opposition to the proposed development of 27 Kelso Place, for the following reasons:

1. Impact on traffic.

The expansion of the office, itself a total anachronism in this residential street, can only lead to a significant increase in the number of vehicles arriving here. In the past year we have seen a marked increase in the traffic from the existing limited office space and a further increase would be intolerable. Visiting delivery vehicles at present can sometimes pull onto the adjacent pavement in order that the street is not completely blocked and return from the street by reversing into the archway, but these plans do nothing to alleviate that situation, even going so far as to suggest that deliveries will be made to kerbside in front of the office, since the archway will be closed off. Kelso Place is simply not wide enough to accommodate such a bizarre notion, and it is worth pointing out that the carriageway is only 12ft 6ins wide, excluding the Residents Parking Bay. As far as staff movements are concerned the shallow "Travel Plan" is quite worthless. The current occupants of the premises are simply the last to leave, and making comparisons with them ignores the situation of several months ago when the offices were a hive of activity. Certainly then we experienced a considerable volume of car traffic, from senior office staff and from chauffeured vehicles waiting in the roadway for their passengers. If the new offices are going to be staffed by only a handful of pedestrians I should like to know why it is felt necessary to expand the premises at all.

2. Effect on adjacent properties.

The revised drawings, compared to the previous application, cleverly disguise the effect that this proposal would have on the residential property immediately next door. The increased window arrangement will completely overlook the conservatory and rear garden of No 26 and the presence of the inner courtyard and meeting rooms will result in considerable noise intrusion. I feel sure that you will wish to consider this aspect carefully as we have here the awkward boundary between private and commercial properties. We look to you to protect us in these circumstances.

3. Disturbance of the character of the street.

I am certain that the original agreement to allow this small office to be established right in the middle of a good quality residential street had as its basis a desire to see the character of the property, with its attractive arched entrance and interesting inner courtyard, preserved. This proposal pays lip service to the original appearance and character of the property and introduces a wholly unwanted substantial office premises. In my view that runs entirely counter to the notion of a Conservation Area and should be rejected.

In summary I should like to suggest that the developer is told to work within the general plan and fenestration that exists today.

Yours faithfully



R.B. Lynskey.

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