

PLANNING SERVICES APPLICATION

CONSULTATION SHEET

COTH

APPLICANT:

Mr. M. Hussain,  
90 Golborne Road,  
London,  
W10 5PS

APPLICATION NO: PP/00/02807

APPLICATION DATED: 20/11/2000

DATE ACKNOWLEDGED: 7 December 2000

APPLICATION COMPLETE: 05/12/2000

DATE TO BE DECIDED BY: 30/01/2001

SITE: 90 Golborne Road, London, W10 5PS

PROPOSAL: Applicant seeks the removal of Condition No. 5 of planning permission dated 11/02/2000 (PP/99/0514) to allow approved cafe use with hot food takeaway facilities to also operate a home delivery service.

ADDRESSES TO BE CONSULTED

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

As PP/99/0514  
& Cllr Mason

28

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

SLK  
✓  
11/12/2000

# DEVELOPMENT CONTROL

## TECHNICAL INFORMATION

THE ROYAL  
BOROUGH OF



KENSINGTON  
AND CHELSEA

ADDRESS 90 Golborne Road

POLLING DISTRICT JA

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

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

	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	

<b>Daylighting</b>	Complies	
	Infringes	

<b>Car Parking</b>	Spaces required	
	Spaces proposed	

**Notes:**

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# PLANNING AND CONSERVATION

THE TOWER HALL HORNTON STREET LONDON W8 7NX

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Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

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THE ROYAL  
BOROUGH OF



KENSINGTON  
AND CHELSEA

The Occupier  
FILE COPY

020-7361- 3643

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

Facsimile:  
Date: 11 December 2000

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My reference:

Your reference:

Please ask for:

My Ref: DPS/DCN/PP/00/02807/AP

Planning Information Office

Dear Sir/Madam,

## TOWN AND COUNTRY PLANNING ACT 1990

### **Proposed development at: 90 Golborne Road, London, W10 5PS**

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**

**Applicant seeks the removal of Condition No. 5 of planning permission dated 11/02/2000 (PP/99/0514) to allow approved cafe use with hot food takeaway facilities to also operate a home delivery service.**

**Applicant Mr. M. Hussain, 90 Golborne Road, London, W10 5PS**

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***

THE ROYAL  
BOROUGH OF

# NOTICE OF A PLANNING APPLICATION

TOWN AND COUNTRY PLANNING ACT 1990  
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990



KENSINGTON  
AND CHELSEA

## MEMORANDUM

TO: FOR FILE USE ONLY

From: EXECUTIVE DIRECTOR  
PLANNING & CONSERVATION

My Ref: PP/00/02807/AP

CODE SL

Room No:

Date: 11 December 2000

### DEVELOPMENT AT:

90 Golborne Road, London, W10 5PS

### DEVELOPMENT:

Applicant seeks the removal of Condition No. 5 of planning permission dated 11/02/2000 (PP/99/0514) to allow approved cafe use with hot food takeaway facilities to also operate a home delivery service.

The above development is to be advertised under:-

**NO REQUIREMENT FOR SITE NOTICE/ADVERTISEMENT IN THIS CASE.**

M.J. French

Executive Director, Planning & Conservation  
**SITE NOTICE CRITERIA NOT MATCHED  
CHECK CORRECT CODE IS ENTERED**

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# PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

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THE ROYAL  
BOROUGH OF



KENSINGTON  
AND CHELSEA

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Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

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Councillor Pat Mason  
13c All Saints Road  
London  
W11 1HA

Switchboard:  
Extension: 2057  
Direct Line: 0207-361-2057  
Facsimile: 0207-361-3463  
Email: plndmt@rbkc.gov.uk  
Mr.: D. Taylor

20th December 2000

My reference: DPS/DCN/PP/99/ Your reference:  
0514

Please ask for: Mr D. Taylor

Dear Cllr. Mason,

**Town and Country Planning Act 1990**  
**90 Golborne Road, W10**

Further to our recent conversation, I write to confirm the planning position regarding the above premises.

As requested, I enclose a copy of the Officer's Report that was considered by the Planning Services Committee on 9<sup>th</sup> January 2000. As you will see, the Case Officer in fact came to the conclusion that permission should be *refused* for the creation of a ground floor café and hot food take-away. In the event the Committee disagreed with this recommendation, although there is no record on file as to how they came to this conclusion, and they granted permission instead.

However, although they granted planning permission the Committee also saw fit to add a number of Conditions to restrict the scope of the operation, including Condition 5 which is the subject of the present application seeking its removal. Again, there is no record as to why they decided to impose this Condition, however the reason presented on the Planning Permission is that it was necessary in order to protect the amenity of local residents. I also enclose a copy of this Planning Permission, dated 11<sup>th</sup> February 2000, for your reference.

The fact that the Committee decided it to be appropriate and reasonable for such a Condition to be imposed in January this year theoretically indicates that an application so soon to lift the Condition would be unlikely to result in a positive outcome. On the other hand, the application must now be properly assessed, with all material considerations taken into account, and if it is concluded that the Condition could be removed without detriment to local amenity then the Committee will be recommended as such.

I hope that this is helpful, but please do contact me if you wish to discuss this further.

Yours faithfully,

Derek Taylor  
Area Team Leader  
for  
Executive Director, Planning & Conservation