

A.B.K.G. TOWN PLANNING APPLICATION COMPLETE

7 DEC 2000

NICHOLSON GRAHAM & JONES

PP002812

FEE R/C = £95.00 p.
C/N 081060
R/N 0143279.

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

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Your
Date

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
- 5 DEC 2000 TP							
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES	

29 November 2000

C/N 081060
£95.00

Receipt
0143279
5/12/00

Dear Sirs

APPLICATION TO VARY CONDITION ATTACHED TO EXISTING PLANNING PERMISSION REF NO: PV/TP/89/2216/L/51/65 35 PEMBRIDGE ROAD, KENSINGTON, W11

We act on behalf of Twelfth House Limited and are instructed to make an application to vary condition 3 of the above-mentioned planning permission which authorises the use of the first floor of the above-mentioned property ("the Property") as a restaurant area and was issued by the Council on 8 March 1990.

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APPLICATION TO VARY
CONDITION NO 3 OF
PLANNING PERMISSION
DATED 08/03/1990
(REF. TP/89/2216) TO ALLOW
CLASS A3 (FOOD AND DRINK)
RESTAURANT PREMISES ON THE
FIRST FLOOR TO BE UTILISED
FOR RESTAURANT USE
BETWEEN 09.00 HRS. AND
00.00 HOURS MONDAY TO
SATURDAY AND 09.00
HOURS TO 23.30 HOURS
ON SUNDAY.

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PP002812

R.B.K.C. TOWN PLANNING APPLICATION COMPLETE

- 7 DEC 2000

NICHOLSON GRAHAM & JONES

PP002812

FEE R100 = £95.00 p.
C/N 081060
R/N 0143279

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

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APPEALS IO REC ARB FWD CON FEES
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PP002812

110 Cannon Street, London EC4N 6AR
LDE No 58 London/Chancery Lane

Telephone: +44 (0)20 7648 9000
Website: www.ngj.co.uk

Fax: +44 (0)20 7648 9001

R.B.K.C. TOWN PLANNING APPLICATION COMPLETE

- 7 DEC 2000

NICHOLSON GRAHAM & JONES

PP002812

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29 November 2000

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W8 7NX

Dear Sirs

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Receipt
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5/12/00

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PP00281

110 Cannon Street, London EC4N 6AR
LDE No 58 London/Chancery Lane

Telephone: +44 (0)20 7648 9000
Website: www.ngj.co.uk

Fax: +44 (0)20 7648 9001

PP002812

PP002812

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

Our ref SJL/dfm/T530-1/L2
 Direct tel 020 7360 8214
 Direct fax 020 7360 6417
 E-mail sharon.long@ngj.co.uk
 Your ref PV/TP/89/2216/L/51/65
 Date 29 November 2000

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
- 5 DEC 2000 TP							
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES	

Q/N 081060
 £95.00

Receipt
 0143279
 5/12/00

Dear Sirs

**APPLICATION TO VARY CONDITION ATTACHED TO EXISTING PLANNING PERMISSION REF NO: PV/TP/89/2216/L/51/65
 35 PEMBRIDGE ROAD, KENSINGTON, W11**

We act on behalf of Twelfth House Limited and are instructed to make an application to vary condition 3 of the above-mentioned planning permission which authorises the use of the first floor of the above-mentioned property ("the Property") as a restaurant area and was issued by the Council on 8 March 1990.

Condition 3 prevents the use of the first floor of the Property as a restaurant between 23:00 hours and 11:00 hours the following day. The reason given for imposition of the condition is to safeguard the amenities of nearby residents.

Our clients recently acquired a leasehold interest in the Property and wish to extend the hours of opening on the first floor to enable them to make an application for a Supper Hours Certificate pursuant to the Licensing Act 1964 ("the Licensing Act"). As you are no doubt aware, if granted, a Supper Hours Certificate would enable an extension of general licensing hours by 1 hour so that persons taking table meals at the Property would be enabled to be sold and supplied with alcohol until 00:00 hours Monday to Saturday and 23:30 hours on Sunday.

In addition to extending opening in the evening, our clients would also wish to extend the range of food on offer and in particular to serve breakfast in the first floor restaurant area from 09:00 hours. Accordingly, our clients wish that condition 3 be varied to enable the first floor to be utilised for restaurant use between 09:00 hours and 00:00 hours Monday to Saturday and 09:00 hours to 23.30 hours on Sunday.

In considering the variation of the condition we would ask you to take the following into account:

- The attached statement indicating the proposed operation of the Property;
- The size of the Property. Both the ground and first floor areas comprise no more than 51 square metres (the bar/café on the ground floor being 22 square metres and the first floor restaurant being 28.5 square metres. The first floor accommodates a restaurant with seating for 24 people, with the ground floor café bar accommodating seating for 12 people.

NICHOLSON GRAHAM & JONES

Page No. 2

Date 29 November 2000 / Royal Borough of Kensington & Chelsea

- The operational hours of the ground floor are not similarly limited by a condition and accordingly there is no restriction on opening times. Further the extension of the operational hours on the first floor will be in conjunction with the service of table meals. The Licensing Act restricts, in any event, the hours in which alcohol can be served and the incidences of supply and sell (as stated above);
- We are aware the only other premises within the immediate vicinity of the Property which benefit from a Supper Hours Certificate and therefore extended opening is Calzone situated at 2a Kensington Park Road. We are not aware of any pre-existing concerns having been expressed about affectation to residential amenity in consequence of the operation of other licensed premises, including Calzone, to the Environmental Health Department or to the Policy by local residents.
- We are not aware of there being any complaints either to the Environmental Health Department or to the Police regarding the operation of the Property by the previous occupants by local residents. In light of the proposed operation of the Property in the future we do not anticipate that there will be any additional cause for concern.

If you do require any further additional information please do not hesitate to contact us. We look forward to receiving your decision in due course.

We attach a cheque for the sum of £95.00 being the fee for the application. Please acknowledge receipt of this application.

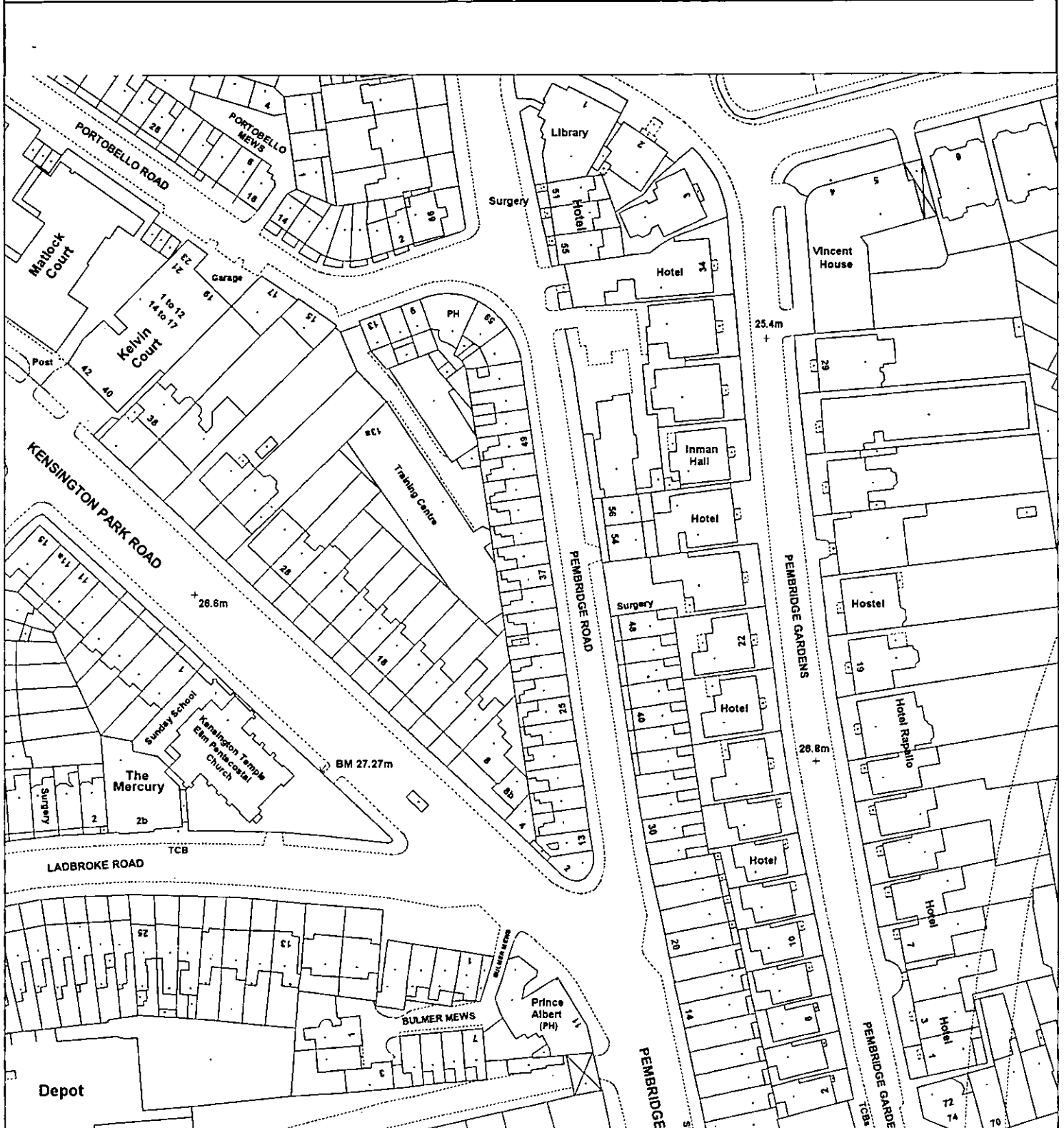
Yours faithfully



Nicholson Graham & Jones

cc: *Victoria Reid, Twelfth House*

RBKC - Planning and Conservation - Card Index - Site Map



Ordnance Survey Map Extract - Crown Copyright Reserved - RBKC Internal Use Only

QuickMap(06/12/00)

Map width : 243.74m

Scale 1 : 1250

PP002812

THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA



MISS C. M. DENT, BSc, M Phil, FRICS, FRTPI
Director of Planning and Transportation

M. J. FRENCH, ARCS, Dip. T. P.,
Deputy Director of Planning and Transportation

Department 705,
The Town Hall,
Horton Street,
London,
W8 7NX

pp002812

Weber Brown Architects,
466, Kings Road,
London, SW10 0LG

Telephone: (01) 937 9464
Extension: 2081
Facsimile: 01 - 938 1445

8 MAR 1990

My reference:

Your reference:

Please ask for:

PV/TP/89/2216/L/51/65

Miss P. Vallely

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT, 1971
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER, 1977

Permission for development (Conditional) (TP6a)

The Borough Council hereby permit the development referred to in the under-mentioned Schedule, subject to the conditions set out therein and in accordance with the plans submitted, save insofar as may otherwise be required by the said conditions. Your attention is also drawn to the enclosed Information Sheet.

SCHEDULE

DEVELOPMENT

Use of the first floor as a restaurant area (A3), at 35 PENBRIDGE ROAD, KENSINGTON, W.11, as shown on submitted drawings Nos. TP/89/2216, Applicant's drawings Nos. 478.001; and .002 (except the shop front elevation); in accordance with your application dated 04/12/89, completed 22/12/89.

/ CONDITIONS ...

IP/89/2216 : 2

CONDITIONS

1. The development to which this permission relates shall be begun before the expiration of five years from the date of this permission. (C.22)
2. No loudspeaker or relay equipment or musical instruments shall be installed or used in such a manner as to cause noise nuisance to nearby occupiers. (C.19)
3. The continued use hereby approved shall not take place between 2300 hours and 1100 hours the following day.
4. The first floor party wall between No. 33 and No. 35 Pembridge Road shall be sound-proofed to the satisfaction of the Borough Environmental Health Officer before the approved use commences.

REASONS FOR THE IMPOSITION OF CONDITIONS

1. To prevent an accumulation of permissions which have not been acted upon, and as required by Section 41 of the Town and Country Planning Act, 1971. (R.13)
2. To safeguard the amenities of nearby residents. (R.20)
3. To safeguard the amenities of nearby residents. (R.20)
4. To safeguard the amenities of nearby residents. (R.20)

INFORMATIVES

1. Your attention is drawn to the Building Act, 1984, the Building Regulations, 1985, and, insofar as they are applicable, the London Building Acts, 1930-39. The Council's District Surveyors (01-373-7702), must be consulted in these respects.

In the case of new residential accommodation (or works to existing residential premises) attention is drawn also to S.604 (Fitness for Human Habitation) of the Housing Act 1985. The Borough Environmental Health Officer (01-373-6099) can advise on requirements necessary to satisfy this legislation. (I.12)

2. Any proposed signs may need consent under the Town and Country Planning (Control of Advertisement) Regulations, 1984. The Director of Planning and Transportation at the Town Hall, Hornton Street, London, W8 7NX, will be pleased to advise in this respect. Proposals to place signs on the public highway must be checked also with the Director of Engineering and Works Services, Central Depot, Warwick Road, W14 8PT. (I.1)

/ 3. This permission...

TP/89/2216 : 3

3. This permission is granted as a result of the special circumstances of this case and should not be construed as a precedent for the loss of residential floor space. The Council will continue to resist losses of residential floor space and to increase its provision where circumstances permit, in accordance with Council policy and strategic government advice.

Yours faithfully,

Alan Sent

Director of Planning and Transportation

35 PEMBRIDGE ROAD

Property Card N° : 0641 037 00

Sitename :

Comment :

TP Arch/History : 80225 H 5636

See Also :

Xref :

Notes :

PP002812

PP002812

TP No	Brief Description of Proposal	1 of 5	Adverts & History No
	THE USE OF THE 1ST FLOOR FRONT ROOM AS AN EXTENSION TO THE GROUND FLOOR RESTAURANT & FOR THE USE OF THE 1ST FLOOR REAR ROOM AS AN OFFICE ANCILLARY TO THE REATAURANT USE.		3467 CA/90/031 APPL ALLWD 09/07/91
	CA/90/031 - APPEAL LODGED, ALLOWED 09/07/91.		

Received	Decision & Date
Completd	Conditional 13/05/1957
Revised	

TP No / /	Brief Description of Proposal	2 of 5	Adverts & History No
	THE INSTALLATION OF A NEW SHOP FRONT.		CA/00/2032

Received	Decision & Date	Appeal
Completd	Unconditional 12/07/1960	Lodged
Revised		N

TP No TP/89/2216	Brief Description of Proposal	3 of 5
	USE OF THE FIRST FLOOR AS A RESTAURANT AREA (A3).	

Received	Decision & Date
Completd 04/12/1989	Conditional 08/03/1990L
Revised 22/12/1989	

TP No TP/90/0380	Brief Description of Proposal	4 of 5
	INSTALLATION OF A NEW FRONTAGE TO RESTAURANT AND WINE BAR.	

Received	Decision & Date
Completd 15/01/1990	Conditional 26/06/1990
Revised 01/03/1990	
Revised 15/05/1990	

35 PEMBRIDGE ROAD

Property Card N° : 0641 037 00

Sitename :

Comment :

TP Arch/History : 80225 H 5636

See Also :

PP002812

Xref :

Notes :

TP No PP/00/2030 Brief Description of Proposal 5 of 5

INSTALLATION OF NEW MECHANICAL AND ELECTRICAL SERVICES
INCLUDING THE PROVISION OF AIR-CONDITIONING CONDENSER UNITS
ON REAR FLAT ROOF. WORKS ALSO INCLUDE MINOR ELEVATIONAL
ALTERATIONS TO FRONT AND REAR.

Received 11/08/2000 Decision & Date

Completd 18/08/2000

Revised CURRENT

> Any Queries Please Phone 0171 361 2199/2206/2015 <
> Fax Requests (FOA Records Section) 0171 361 3463 <

PP002812

PP002812

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

Our ref SJL/dfm/T530-1/L2
 Direct tel 020 7360 8214
 Direct fax 020 7360 6417
 E-mail sharon.long@ngj.co.uk
 Your ref PV/TP/89/2216/L/51/65
 Date 29 November 2000

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
- 5 DEC 2000 TP							
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES	

Q/N 081060
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Receipt
 0143279
 5/12/00

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NICHOLSON GRAHAM & JONES

Page No. 2

Date 29 November 2000 / Royal Borough of Kensington & Chelsea

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Nicholson Graham & Jones

cc: Victoria Reid, Twelfth House

PP002812

THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA



MISS C. M. DENT, BSc, M Phil, FRICS, FRTPI
Director of Planning and Transportation

M. J. FRENCH, ARCS, Dip. T. P.
Deputy Director of Planning and Transportation

Department 705,
The Town Hall,
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Weber Brown Architects,
466, Kings Road,
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Telephone: (01) 937 5464
Extension: 2081
Facsimile: 01 - 938 1445

8 MAR 1990

My reference:

Your reference:

Please ask for:

Miss P. Vallely

PV/TP/89/2216/L/51/65

PP002812

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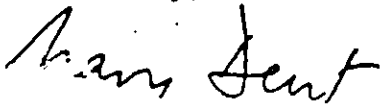
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Director, of Planning and Transportation

35 PEMBRIDGE ROAD

Property Card N° : 0641 037 00

Sitename :

PP002812

Comment :

TP Arch/History : 80225 H 5636

See Also :

PP002812

Xref :

Notes :

TP No	Brief Description of Proposal	1	of	5	Adverts & History No
	THE USE OF THE 1ST FLOOR FRONT ROOM AS AN EXTENSION TO THE GROUND FLOOR RESTAURANT & FOR THE USE OF THE 1ST FLOOR REAR ROOM AS AN OFFICE ANCILLARY TO THE RESTAURANT USE.				3467 CA/90/031 APPL ALLWD 09/07/91
	CA/90/031 - APPEAL LODGED, ALLOWED 09/07/91.				

Received	Decision & Date	
Completed	Conditional	13/05/1957
Revised		

TP No	/	/	Brief Description of Proposal	2	of	5	Adverts & History No
			THE INSTALLATION OF A NEW SHOP FRONT.				CA/00/2032

Received	Decision & Date	Appeal
Completed	Unconditional	12/07/1960 Lodged
Revised		N

TP No	Brief Description of Proposal	3	of	5
TP/89/2216	USE OF THE FIRST FLOOR AS A RESTAURANT AREA (A3).			

Received	Decision & Date	
04/12/1989	Conditional	08/03/1990L
Completed 22/12/1989		
Revised		

TP No	Brief Description of Proposal	4	of	5
TP/90/0380	INSTALLATION OF A NEW FRONTAGE TO RESTAURANT AND WINE BAR.			

Received	Decision & Date	
15/01/1990	Conditional	26/06/1990
Completed 01/03/1990		
Revised 15/05/1990		

35 PEMBRIDGE ROAD

Property Card N° : 0641 037 00

Sitename :

Comment :

TP Arch/History : 80225 H 5636

See Also :

PP002812

Xref :

Notes :

TP No PP/00/2030 Brief Description of Proposal 5 of 5

INSTALLATION OF NEW MECHANICAL AND ELECTRICAL SERVICES
INCLUDING THE PROVISION OF AIR-CONDITIONING CONDENSER UNITS
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Received 11/08/2000 Decision & Date

Completd 18/08/2000

Revised CURRENT

> Any Queries Please Phone 0171 361 2199/2206/2015 <
> Fax Requests (FOA Records Section) 0171 361 3463 <

THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA

Your REF : SJL/dfm/T530-1/L2

Department 705,
Room 325,
The Town Hall,
Hornton Street,
London,
W8 7NX

M. J. FRENCH, ARICS, Dip. T. P.
Executive Director of Planning and Conservation

PP002812

NICHOLSON GRAHAM
AND JONES
110 CANNON ST.
LONDON
EC4N 6AR

Telephone: 020 7361 2010
Facsimile: 020 7361 3463

6th DECEMBER 2000

My reference: TP/PEND/BR
Dear Sir (Madam),

Your reference: SEE ABOVE

Please ask for: BRIAN ROCHE
(FEES & REGISTRATION)

Town and Country Planning Act, 1990 - Town and Country Planning (General Permitted Development) Order 1995 and (Applications) Regulations, 1988 Town and Country Planning (Fees for Applications and Deemed Applications) Regulations 1989 and (Amendment) Regulations 1993

I refer to your Town Planning Application dated

29/11/00

for

35 PEMBRIDGE ROAD
LONDON W11.

(RECEIVED 05/12/00)

I would advise you that before I can accept your application as a complete application - it will be necessary for you to provide the following information:-

- Photograph(s) of the existing front and rear elevation(s) in relation to adjacent properties.
- Complete and return 4 copies of the enclosed TP.1.Part.
- Complete and return 4 copies of the enclosed TP.1(HB/CA)Part.

TO VALIDATE YOUR APPLICATION PLEASE IDENTIFY THE SUBJECT PREMISES BY WAY OF RED OUTLINE ON THE ENCLOSED 1:1250 SITE LOCATION PLAN; PLEASE ALSO SEND THREE FURTHER COPIES OF

<input type="checkbox"/>	£	Total Fee Required	£	_____
		Received	£	_____
		Outstanding	£	_____

YOUR SUPPORTING STATEMENT

You are requested to note that the eight weeks statutory period will not begin until the application has been completed.

Yours faithfully,

Executive Director of Planning and Conservation

PLEASE RETURN TEAR OFF SLIP BELOW WITH INFORMATION REQUIRED

REF: TP/N /APP/PEND /BR
 Address: 35 PEMBRIDGE ROAD
 LONDON W11.

ATT/PM

To be completed by applicant: Please find enclosed the following:

Signed _____

Date _____