

# Other Documents

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PLANNING SERVICES APPLICATION

Dealt with  
14/4/99

CONSULTATION SHEET

APPLICANT:

Nigel Hefferman Associates,  
12 Bollingbroke Road,  
London,  
W14

7

B

APPLICATION NO: PP/99/00678/JS

APPLICATION DATED: 26/03/1999

DATE ACKNOWLEDGED: 9 April 1999

APPLICATION COMPLETE: 08/03/1999

DATE TO BE DECIDED BY: 03/05/1999

SITE: 152 Warwick Road, London, W14 8PS

PROPOSAL: To construct a single storey rear ground floor extension for 19 extra covers to existing restaurant.

ADDRESSES TO BE CONSULTED

- 1. 150 } Warwick Road W14
- 2. 154 } Warwick Road W14
- 3. 156 } vpr & Lwr
- 4.
- 5.
- 6. 50 } Flats 1-4
- 7. 52+A } Warwick Gardens W14
- 8. 54 }
- 9.
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.

11

✓ CM  
15-4

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
- National Rivers Authority
- 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

✓ SP  
✓ CM  
15-4

M Masoud

# DEVELOPMENT CONTROL

## TECHNICAL INFORMATION



PP990678

ADDRESS 152 Warwick Rd. (8)  
152 WARWICK ROAD  
W.14.

(C)

KB

- |     |  |        |  |
|-----|--|--------|--|
| 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							
8.																

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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MEMORANDUM

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TO: FOR FILE USE ONLY

From: EXECUTIVE DIRECTOR  
PLANNING & CONSERVATION

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My Ref: PP/99/00678/CaseOfficerC>  
Room No:

CODE SP

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Date: 15 April 1999

**DEVELOPMENT AT:**

152 Warwick Road, London, W14 8PS

**DEVELOPMENT:**

To construct a single storey rear ground floor extension for 19 extra covers to existing restaurant.

The above development is to be advertised under:-

**NOT IN ANY OF THE USUAL CATEGORIES.**

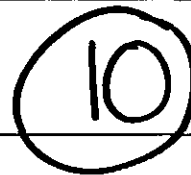
**M.J. French**

Executive Director, Planning & Conservation

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**PLANNING AND CONSERVATION**THE TOWN HALL HORNTON STREET LONDON W8 7NX

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**THE ROYAL  
BOROUGH OF****Executive Director M J FRENCH FRICS TP MRTPI Cert TS**

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**KENSINGTON  
AND CHELSEA**

---

The Occupier  
1 file copy  
file copy  
file copySwitchboard: 0171-937-5464  
Extension: 3190  
Direct Line: 0171-361- 3190  
  
Facsimile: 0171-361-3463

---

Date: 15 April 1999

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCC/PP/99/00678/JS

Planning Information Office

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING ACT 1990**

The Council has received a planning application for development at:

**152 Warwick Road, London, W14 8PS**

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****To construct a single storey rear ground floor extension for 19 extra covers to existing restaurant.****Applicant****Nigel Hefferman Associates, 12 Bollingbroke Road, London, W14****PLEASE NOTE: Applications for districts W.10, W.11 & W.2 in the NORTH of the Borough can be seen at: THE INFORMATION CENTRE, NORTH KENSINGTON LIBRARY, 108 LADBROKE GROVE, W.11 (Tel: 0171 727 6583) and NOT at the location stated overleaf.**

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 Information Office, Chelsea Old Town Hall, Kings Road SW3 (0171-352 1856)**, for the **Central Area (W8, W14, SW5, SW7)** can be viewed in the **Central Library, Hornton Street, W8** and applications for districts **W10, W11 and W2** in the **North** of the Borough can be seen at **The Information and Aid Centre, Ladbroke Grove, W10** (under the Westway near Ladbroke Grove Station **0181-969-2433**). Please telephone to check the opening times of these offices.

If you are unable to come to the Office due to illness or disability, 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

Notice is hereby given the Royal Borough of Kensington and Chelsea Council have received an application:

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 Ladbrooke 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/99/00678/JS

Date: ~~29~~ 30/04/1999

152 Warwick Road, London, W14 8PS

To construct a single storey rear ground floor extension for 19 extra covers to existing restaurant.

APPLICANT Nigel Hefferman Associates,

✓ on 30/4  
lampost

**Royal Borough of Kensington and Chelsea  
Directorate of Planning Services - Policy Observations**

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<b>TP No:</b> TP/99/0678	<b>Address:</b> 152 Warwick road, W14	<b>Date Received</b> 21.4.99	<b>Date of Obs.</b> 4.5.99
<b>UDP Paras/Policies</b>		<b>Obj.</b>	<b>No obj.</b> <input checked="" type="checkbox"/>
	<b>Development:</b> Erection of a rear extension to accommodate a further 19 covers.	<b>HMO?</b>	<b>No. of Dwelling Units</b>
			Existing      Proposed
		<b>D.C. Officer</b> JS	<b>Policy Officer</b> RG

**Comments:**

**Site:** This is not within a designated centre. Premises adjoin a public house.

**Existing use:** A3. COU granted in 1996.

**Proposal:** Ground floor extension to A3 use to create a further 19 covers.

**Issues:** Policy S17 applies so the main concerns will be whether the extension will increase the level of activity to such an extent that a parking problem arises. The submitted plans do not indicate the seating arrangements in the premises. This would be useful for assessing parking impact. Environmental health should be consulted about this to see if there have been any complaints about these premises. I am concerned about the future expansion of the public house into 152 and the intensification of activity that could take place in such an event. Providing concerns re parking and amenity impact are satisfied then consideration should be given to attaching a condition / or use of a 106 Agreement to ensure that 152 do not become part of the PH.

No objection

RG 5.5.99



## TRANSPORTATION COMMENTS

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<b>TP Number</b> 99/678	<b>Address</b> 152 Warwick Road.	<b>Date of Obs</b> 22/04/99	
<b>Development</b> additional 19 seats		<b>Objection</b> no	
<b>File Number</b> TF/202/W	<b>Obs</b> full	<b>Transportation Officer</b> Gillian Palmer	<b>D C Officer</b> JS
<b>Other information</b>			

1. the applicant does not say how many seats he has at present . I think about 30. If so then I suggest a condition limiting the no. of seats to 50 and the number of customers on the premises to 55.
2. Please confirm the no. of existing seats with the applicant.

① PC + CB

✓ 11-5  
① 15

② JS  
for  
Reply!

RECEIVED BY PLANNING SERVICE							
EX DIR	HDC	N	C	SW	SE	ENF	ACK
10 MAY 1999 135							
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES	

54 Warwick Gardens  
London W14 8PP

Mr John Shearman  
**PLANNING AND CONSERVATION**  
The Town Hall  
Hornton Street  
London W8 7NX

7th May 1999

Dear Mr Shearman,

**PLANNING APPLICATIONS - MOHSEN KEBAB , 152 WARWICK ROAD**  
**YOUR REFERENCE : TP/98/0374 : RETENTION OF AIR DUCT TO THE REAR OF THE BUILDING**  
**PP/99/00678/JS : EXTENSION FOR 19 EXTRA COVERS**

With reference to the above two Proposals for which permission is sought and further to our telephone conversations I would like to comment as follows:

Since the **29th of August 1997** , I have been reporting to the Environmental Services (Mr G Salmon) and to Planning and Conservation (Ms H Cazelet) the **nuisance** from noise (loud music) , disturbance ( use of the Courtyard as a dining area for customers) and pollution to the environment (from the duct and its fumes).

Furthermore and most recently , the restaurant was forced to close because of lack of hygiene and evidence of rats in the Courtyard. To this effect I attach photostat copies of two articles from local papers. As you can read , Clr Daniel Moylan , Environmental Health and Leisure Chairman said: "This is one of the worst cases I have ever come across". Not only the horrifying problems reflect an incredible disregard to the customers but also to the environment and its neighbours.

Though I objected to Planning Application , your reference **TP/97/2705** , permission was granted to the construction of single storey structure at rear of the premises to provide Cold Room and storage facilities.

Currently and since August 1997 , we have the problem of nuisance smells from a totally ineffective air duct , which was build without any permission. On this matter the case is taken care of by Mr Chamberlain O'Kasi. In an effort to assist the Owner of the restaurant , I have obtained from a friend of mine , expert in AIR CONDITIONING AND VENTIALTION , his views and comments on how to resolve/eradicate completely the smells from the air duct. I attach copy of the two page fax whicg was passed on to Mr O'Kasi and I understand to the Owner. I also attach copy of a letter from the Owner asking "**to help him to find a better solution**". Todate nothing has been done.

Considering all of the above mentioned comments , it is clear that **MOHESEN KEBAB** is badly managed , may be not intentionally but from lack of professional knowledge.

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To conclude , I kindly ask you to reject their application for an extension for an additional 19 extra covers . Before any such extension , I believe the Restaurant must demonstrate that it is properly managed and does not breach the Food Safety Act , that at all times and over a period of time its standards of hygiene are acceptable and it does not create noise, disturbance , operating over long hours at night , all in all that it complies with rules and regulations.

In the meantime and unless the Air Duct is properly designed, equipped and maintained then I would also object to the existence of that air duct to the rear of the building. With their new kitchen facility , they could have an entirely different system of extracting fumes/smells from their cooking without polluting the environment.

I do not want to send you too many documents and increase the paper work. But should you require to see all my file , I would gladly do so.

All in all , I do not wish any loss of business to the Restaurant quite on the contrary , I wish the owners success (and I have told them so). But I do not wish to face any nuisance resulting from their business under no conditions and/or circumstances.

Looking forward to hearing from you.

Yours sincerely,



John Schtakleff

cc : Environmental Services - Mr Chamberlain O'Kasi - Tel: 341 5634

16/12/99

(17)

JOAN,

Received a call from a very irate Mr Lam of 154 Warwick Road. He is extremely concerned by the fact that adjoining side wall of 152 is gone & has completely obliterated the use of his windows the previous enjoyment of daylight.

I explained that it may be that given the fact that he has a window at the rear of his property & that there are other g.f. extensions like his along the terrace this may be granted p.p. Notwithstanding the ultimate decision rests with Council members & the applicants are proceeding with the risk of emp. action being considered.

Can I suggest that this case be prioritised to limit any ammunition that Mr Lam may use against us?

Joan.

Site Meeting 31/8/00

John Newman } RBHC.  
Chris Morris }

Mr Hefferman = Agent.

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① No Tables and chairs

front 9 Tables, 26 chairs.

rear (new) 4 Tables, 12 chairs (+ 4 add'l chairs stacked up)

[need to check with previous approval].

② Advised that rear garden can not be used. [PP would be required].

③ Door to rear garden.

— prev PP said no opening doors or windows.

— check with B. control (Bernard Kilcullen) that door needed for fire escape.

— If it is, then condition that it must be fixed shut & used for emergency access only.

④ Pergola over rear garden

— needs P.P. → Is it acceptable:

(a) in design terms

(b) as garden is not to be used.

⑤ Rear Extension  
= acceptable.

N.B. need to access timber sheds (is it to be used to store garden chairs + tables).

⑥ Extract Duct — I will write to Env Health to ask whether they are now happy.

We need to go back to site and take photos of rear ext, sheds + pergola.

Then we will assess issues.

N.B Mr Hefferman said that Mr Ramm has moved away.