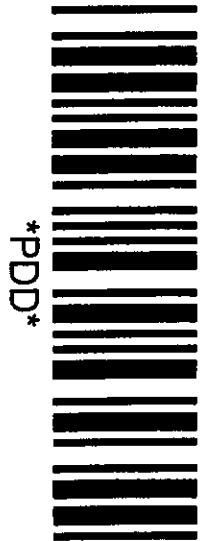


**ROYAL BOROUGH
OF
KENSINGTON & CHELSEA**

DOCUMENT SEPARATOR

DOCUMENT TYPE:

POST DECISION DOCUMENT SUBMITTED



PDD

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Mr Derek Taylor
 Royal Borough of Kensington and Chelsea
 Planning and Conservation, The Town Hall
 Hornton Street
 London W* 7NX

① PC + US

② [scribble] for reply

g
12/8.

6th August 2004

Ok for materials 2(a)
 fencing 2(c)
 glazing 2(d)
 bicycles 5
 Await landscaping 2(b)
 railings + gate 2(c)
 trees 3+4

EX DIR	HDC	TP	CAC	AD	CLU	AO
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						FEE

Dear Mr Taylor
 New Development at no 7 Swanscombe Road,
 Your ref. DPS/DCN/PP/02/00901

Following our letter of 24th September 2003 and our personal representation at the planning department we are writing to inform that the building work for the above project is in progress and accordingly and in compliance with the conditions set out at in Planning Appeal's decision we are writing to enclose the required additional information.

Condition ii) item a

List of to external elements remain as the original application submission and the additional information which was despatched for various discussions with interested parties and for presentation to the planning committee. The material specifications are as follows:

- Brick work
Windermere Grey Mixture by Blockleys Brick Ltd Stack Bonded
- Terracotta rain screen cladding
Elfenbein polished by Moeding James & Taylor Ltd
- Insulated render
Off white, redish brown and pale grey as per Planning Application Information By Sto insulated render.
- Window frame specification
Window System GT70 by Kawneer

The sample board issued for the committee meeting will be reissued in support of the above

Condition ii) item b

External landscaping material to be advised in due course

267

Condition ii) item c For fencing detail to the boundary wall with no 3 Swanscombe Road see drawing no.0112 SK 202 attached. Boundary railing and gate details for the rest of development will follow in due course.

Condition ii) item d We confirm that all glazing to the east elevation will be fitted with obscure glass With the exception of the windows to staircases to the 3 storey maisonettes as These windows are below clear glazing line of the neighbouring property and are also clear from overlooking the neighbouring property's courtyard. Can you please confirm that this is acceptable to. We attached a copy of the plan and elevation at this area with opaque and clear glazed windows marked up for your information.

Conditions iii) and iv) Tree planting details to be submitted in due course.

Condition v) A secure bicycle enclosure with a capacity of 12 bicycles is erected at the south east corner of the site, as per original planning application drawing, we attach the current revision for this area for your information (0112-SK-204). Units 1, 12, 13, 14 and 17 (GF properties) have space for storing bicycles within the units. All units (17 in total) are capable of storing one of bicycle in a secure area.

We hope the information provided above is acceptable to you and the conditions for which information is provided can be discharged.

Please do not hesitate to contact us if you need any additional information regarding the above.

Yours sincerely

Keyvan Lankarani

Enclosures

Cc Mr David Martin

EX DIR	URC	TRP	CAC	AD	CLU	AO AK
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PLANNING AND CONSERVATION

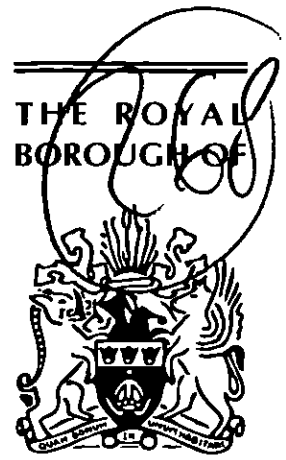
THE TOWN HALL HORNTON STREET LONDON W8 7NX

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Web: www.rbkc.gov.uk

09 September 2004



**THE ROYAL
BOROUGH OF**
**KENSINGTON
AND CHELSEA**

My reference: DPS/DCN/PP/02/ Your reference:
0901

Please ask for: Mr D. Taylor

Dear Sir,

Town and Country Planning Act 1990
7 Swanscombe Road W11

I refer to your letter of 6th August 2004 and enclosures pursuant to Condition 2(a), (b) (c) and (d), and Conditions 3, 4, and 5. These Conditions concern the external materials and window details, boundary treatment (in part), obscure glazing, tree planting details, and bicycle parking. The Conditions were imposed by the Planning Inspector in his decision letter of 28th May 2003.

The submitted drawing numbers are 0112-20-120, 0112-20-130, 0112-SK-202, and 0112-SK-204.

I can hereby confirm *provisionally* that these details will be acceptable in discharge of the requirements under the above Conditions. However, I note that further boundary details, and sample board, are still to be received, and I will issue a formal letter for the Conditional details once I have received and assessed these.

Yours faithfully,

M. J. French
Executive Director, Planning & Conservation



INVESTOR IN PEOPLE

① PC + LB ② DT

2
10/8

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Mr Derek Taylor
 Royal Borough of Kensington and Chelsea
 Planning and Conservation, The Town Hall
 Hornton Street
 London W* 7NX

4th August 2005

Dear Mr Taylor

New Development at no 7 Swanscombe Road,
Your ref. DPS/DCN/PP/02/00901

We are writing with regards to our letter of 26th November of last year and the subsequent submission of our design for the remainder of conditions as set out in Planning Appeal's decision. As we have not received any comments or objections to our proposals from your department we assume that you can now discharge all the conditions under a single covering letter. We look forward to receiving this letter as soon as it is possible.

Please do not hesitate to contact us if you need to discuss any issues or seek clarifications on any of the conditions.

Yours sincerely



Keyvan Lankarani

Cc

Kathrine Muller
 Mr David Martin

NHHO
 Eugena Ltd

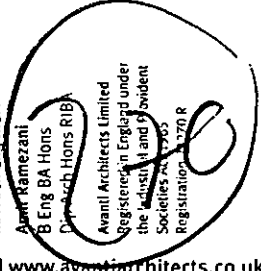
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14

① PC + CB

② ST
for reply

- John Allen
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- Richard Barton
- BA Hons
- B Arch (Ncle) RIBA
- Claudia Bloom
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- associates
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- Registration No 370 R



Mr Derek Taylor
Royal Borough of Kensington and Chelsea
Planning and Conservation, The Town Hall
Hornton Street
London W* 7NX

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18th January 2005

Dear Mr Taylor

**New Development at no 7 Swanscombe Road,
Your ref. DPS/DCN/PP/02/00901**

We write further to previous letters regarding the discharge of reserved matters to bring to your attention a particular issue in respect of the above development.

As you will recall, the approved design for this scheme includes as one of its key features a curved plan form in the south-west facing return of the main building on Swanscombe Road. This form is repeated in each of the upper floors on 1st, 2nd, 3rd, 4th and roof levels. Our detailed design for the windows to these locations proposed frames and glazing that also followed the curved geometry of the building which we regarded as an important aspect of the urban contextual response as well as a register of the scheme's architectural quality.

We regret to have to inform you, following recent advice from the contractor, that these windows will not after all be procured in curved format, but as a series of faceted frames with flat glazing. This decision has been taken against our advice and contrary to our design. You may be aware that this project is being procured through a Design & Build form of contract and that accordingly we have no powers as Supervising Architect under the contract to instruct the execution of work according to the approved design. We have advised the contractor and our original client that we have no responsibility for this aspect of the elevation, and accordingly must likewise advise you that we have no locus in relation to any issue relating to contravention of consent or reserved matters that may arise as a result.

Yours sincerely

John Allan

Cc

Mr. Nigel Lane
Mr David Martin

Notting Hill Housing Group
Eugena Ltd



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DPC + UB
(D) DJ
YK 30/11

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Mr Derek Taylor
 Royal Borough of Kensington and Chelsea
 Planning and Conservation, The Town Hall
 Hornton Street
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26th November 2004

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(2)

Dear Mr Taylor

New Development at no 7 Swanscombe Road,
Your ref. DPS/DCN/PP/02/00901

Thank you for your telephone call of 25-11-04 regarding the above application and the outstanding planning conditions.

We are now writing to confirm the following:

1. Your department prefers to discharge all the conditions under a single covering letter and not in sections as the detail proposals for the conditions are submitted.
2. In the meanwhile you have no specific concerns over the elevational material, finishes and treatment as depicted on the sample board which was issued to your department on 16-11-04 and that you deem the submission as acceptable for the discharge of the relevant conditions.

We also acknowledge our discussions regarding the choice of the render colours on Swanscombe Road elevation. As we stated the distinctive earthy red render colour has been an original choice at planning stage and that it forms part of a number of colour references to the existing build environment within the Norland conservation area.

We hope to submit our proposals for the discharge of the remaining conditions items ii) b, c and items iii) and iv) early in the new year.

Please do not hesitate to contact us if you need any additional information or wish to discuss any of the matters raised above.

Yours sincerely

Keyvan Lankarani

Cc Mr David Martin Eugena Ltd

① PC
② [Signature]
JA
18/11

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EX DIR	HDC	TP	CAC	AD	CLU	AO AK
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N	C	S	SE	APP	IO	REC
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16th November 2004

⑦

Dear Mr Taylor

New Development at no 7 Swanscombe Road,
Your ref. DPS/DCN/PP/02/00901

Following our letter of 6th August 2004 regarding the discharge of conditions as set out in the Planning Appeal's decision for the above development, we are writing to enclose our external treatment and finishes sample board for your consideration.

The attached sample board addresses the following issues:

Condition ii) item a List of to external elements remain as the original application submission and the additional information which was despatched for various discussions with interested parties and for presentation to the planning committee. The material specifications are as follows:

- Brick work sample
Windermere Grey Mixture by Blockleys Brick Ltd Stack Bonded
- Terracotta rain screen cladding sample
Elfenbein polished by Moeding James & Taylor Ltd
- Insulated render colour samples
Off white, redish brown and pale grey as per Planning Application Information By Sto insulated render.
- Window frame specification colour sample
Window System 600 series by Kawneer
Please note that the window system series has been revised.

Please note that the key to materials to the elevation is colour coded in grey tones. The colours applicable are those which are depicted as actual samples.



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Our proposals for the discharge of the remaining Conditions items ii) b, c and items iii) and iv) will be despatched in due course.

We hope the information provided above is acceptable to you and the conditions for which information is provided can be discharged.

Please do not hesitate to contact us if you need any additional information regarding the above.

Yours sincerely

pp Paul Graham

Keyvan Lankarani

Enclosures

Cc

Mr David Martin

Eugena Ltd

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
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PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

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Web: www.rbkc.gov.uk

9th September 2005

THE ROYAL
BOROUGH OF



**KENSINGTON
AND CHELSEA**

My reference: DPS/DCN/PP/02/ Your reference:
0091

Please ask for: Mr D. Taylor

Dear Sir,

Town and Country Planning Act 1990
Development at 7 Swanscombe Road, W10

I write with reference to your letter of 4th August 2005, and also to your earlier letters of 16th and 26th November 2004.

I confirm that the materials affixed to the sample board submitted with your letter of 16th November are satisfactory in discharge of the requirements of Condition 2 (a) of Planning Permission PP/02/0091 as set out in the Inspector's decision letter.

Yours faithfully,

M. J. French
Executive Director, Planning and Conservation



INVESTOR IN PEOPLE

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

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15th September 2005

275
THE ROYAL
BOROUGH OF



**KENSINGTON
AND CHELSEA**

My reference: DPS/DCN/PP/02/ Your reference:
0901

Please ask for: Mr D. Taylor

Dear Sir,

Town and Country Planning Act 1990
Development at 7 Swanscombe Road, W10

I write further to my letter to you of 9th September 2005, which referred to Condition 2 (a) of the Inspector's Decision Letter concerning the above development. I realise now that the matters left for further, formal, confirmation in my letter of 9th September 2004, still need to be formally discharged.

I hereby confirm that the details you submitted in 2004, as depicted on plans 0112-20-120, 0112-20-130, 0112-SK-202 and 0112-SK-204 are acceptable pursuant to Conditions 2 (b), 2 (c), 2 (d), together with 3 and 5, of Planning Permission PP/02/0091 as set out in the Inspector's decision letter.

Taken with my letter of 9th September 2005 referring to Condition 2 (a), this means that all of the Conditions precedent on the development have been satisfied.

I do apologise for any confusion caused.

Yours faithfully,

M. J. French
Executive Director, Planning and Conservation



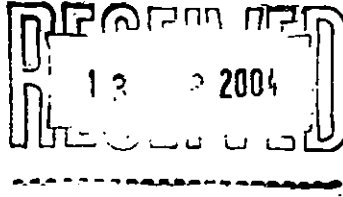
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PLANNING AND CONSERVATION

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THE ROYAL
BOROUGH OF

KENSINGTON
AND CHELSEA

09 September 2004

My reference: DPS/DCN/PP/02/ Your reference:
0901

Please ask for: Mr D. Taylor

Dear Sir,

Town and Country Planning Act 1990
7 Swanscombe Road W11

I refer to your letter of 6th August 2004 and enclosures pursuant to Condition 2(a), (b) (c) and (d), and Conditions 3, 4, and 5. These Conditions concern the external materials and window details, boundary treatment (in part), obscure glazing, tree planting details, and bicycle parking. The Conditions were imposed by the Planning Inspector in his decision letter of 28th May 2003.

The submitted drawing numbers are 0112-20-120, 0112-20-130, 0112-SK-202, and 0112-SK-204.

I can hereby confirm *provisionally* that these details will be acceptable in discharge of the requirements under the above Conditions. However, I note that further boundary details, and sample board, are still to be received, and I will issue a formal letter for the Conditional details once I have received and assessed these.

Yours faithfully,

M. J. French
Executive Director, Planning & Conservation



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to: Mr D Taylor cc

of: R B R C PLANNING & CONSERVATION

fax: 020-7361-3463

from: REYVAN LANKARANI

date: 15/09/05

page: 1 of 2

Dear Derek

The copy of the letter as discussed

Regards

Reyvan

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Keyvan Lankarani
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Web: www.rbkc.gov.uk

9th September 2005

THE ROYAL
BOROUGH OF



**KENSINGTON
AND CHELSEA**

My reference: DPS/DCN/PP/02/ Your reference:
0091

Please ask for: Mr D. Taylor

Dear Sir,

Town and Country Planning Act 1990
Development at 7 Swanscombe Road, W10

I write with reference to your letter of 4th August 2005, and also to your earlier letters of 16th and 26th November 2004.

I confirm that the materials affixed to the sample board submitted with your letter of 16th November are satisfactory in discharge of the requirements of Condition 2 (a) of Planning Permission PP/02/0091 as set out in the Inspector's decision letter.

Yours faithfully,

M. J. French
Executive Director, Planning and Conservation



INVESTOR IN PEOPLE

Mr Derek Taylor
 Royal Borough of Kensington and Chelsea
 Planning and Conservation, The Town Hall
 Hornton Street
 London W8 7NX

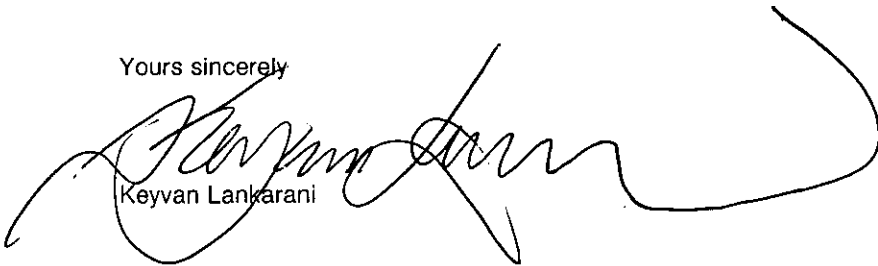
14th September 2005

Dear Mr Taylor

New Development at no 7 Swanscombe Road,
Your ref. DPS/DCN/PP/02/00901

Thank you for your letter of 9th September 2005 (please also refer to your letter of 09.09.04) with regards to discharge of the residual conditions for the above development. We are writing to confirm that your 'satisfactory discharge' statement refers to all the conditions as stated under section 19 of the Appeal Decision with the exception of item (iv) which sets the condition for maintenance and continuity of the tree planting scheme within a period of 2 years.

Yours sincerely



Keyvan Lankarani

Cc

Kathrine Muller
 Mr David Martin

NHHO
 Eugena Ltd

EX	HDC	TP	C=C	AD	CLU	AO
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