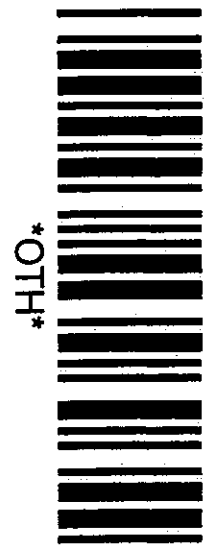


**ROYAL BOROUGH  
OF  
KENSINGTON & CHELSEA**

**DOCUMENT SEPARATOR**

**DOCUMENT TYPE:**

OTHER



\*OTH\*

# PLANNING SERVICES APPLICATION

## CONSULTATION SHEET

### APPLICANT:

Montagu Evans,  
44-48 Dover Street,  
London  
W1X 4AZ

APPLICATION NO: /PP/02/01324

APPLICATION DATED: 07/06/2002

DATE ACKNOWLEDGED: 20 June 2002

APPLICATION COMPLETE: 17/06/2002

DATE TO BE DECIDED BY: 12/08/2002

SITE: Lots Road Power Station and Chelsea Creek, London, SW10

PROPOSAL: Demolition of a series of buildings currently ancillary to operation of the Power Station, conversion of the Power Station to provide residential accommodation, Class A Retail, Class B1, Class D Community Uses and Ancillary Residential uses including Health and Fitness Centre, with works to Chelsea Creek and Chelsea Basin, including construction of 3 bridges over the creek. MAJOR APPLICATION

### ADDRESSES TO BE CONSULTED

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

AS PP101/01627 - incl all objections

### CONSULT STATUTORILY

English Heritage Listed Bdgs - CATEGORY: ....  
English Heritage Setting of Bdgs Grade I or II ....  
English Heritage Demolition in Cons. 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 ....  
Victorian Society ....  
DTLR Dept. Transport Loc.Gov.& Regions ....

### 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 - CATEGORY: ....  
Govt. Office for London ....  
Twentieth Century Society ....

76.  
OM  
27.

PP021324

# DEVELOPMENT CONTROL TECHNICAL INFORMATION

THE ROYAL  
BOROUGH OF



KENSINGTON  
AND CHELSEA

ADDRESS LOTS ROAD POWER STATION  
+ CHELSEA CREEK

POLLING DISTRICT CRA

HB Buildings of Architectural Interest  
AMI Areas of Metropolitan Importance  
MDO Major Sites with Development Opportunities  
MOL Metropolitan Open Land  
SBA Small Business Area  
PSC Principal Shopping Centre (Core or Non-core)

LSC Local Shopping Centre  
AI Sites of Archeological Importance  
SV Designated View of St. Paul's from Richmond  
SNCI Sites of Nature Conservation Importance  
REG 7 Restricted size and use of Estate Agent Boards  
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

**Daylighting**

Complies  
Infringes

**Car Parking**

Spaces Required  
Spaces Proposed

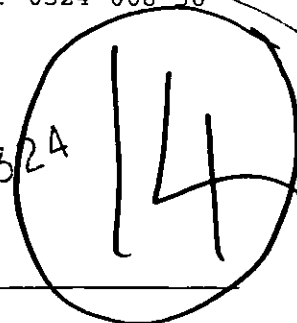
**Notes:**

## LOTS ROAD

Property Card N° : 0524 008 50

Sitename : LOTS ROAD POWER STATION AND CHELSEA CREEK  
(NEW DEVELOPMENT)  
Comment :  
TP Arch/History :  
See Also : 55 63  
LOTS ROAD GENERATING STATION  
CHELSEA CREEK  
Xref : CROWN WHARF PLUS THE FORMER CHELSEA CREEK  
Notes :

PP021324



TP No PP/01/1627 Brief Description of Proposal 1 of 2

DEMOLITION OF A SERIES OF BUILDINGS CURRENTLY ANCILLARY TO THE  
OPERATION OF POWER STATION, REDEVELOPMENT INCLUDING CONVERSION  
OF POWER STATION TO PROVIDE RESIDENTIAL ACCOMMODATION, CLASS  
A1 RETAIL, CLASS B1 OFFICES, CLASS D COMMUNITY USES AND  
ANCILLARY RESIDENTIAL USES INCLUDING HEALTH \*\*\*CONTINUED\*\*\*

Received  
Completd  
Revised

Decision & Date

TP No PP/01/1627 Brief Description of Proposal 2 of 2

\*\*\*CONTINUED\*\*\* AND FITNESS CENTRE WITH WORKS TO CHELSEA CREEK  
AND CHELSEA BASIN, INCLUDING THE CONSTRUCTION OF THREE BRIDGES  
OVER CREEK. (MAJOR APPLICATION)

Received 08/06/2001 Decision & Date  
Completd 18/07/2001 Refused 22/03/2002  
Revised

■ City of London  
■ Glasgow  
■ Edinburgh

11 JUN 2002



**MONTAGU  
EVANS**

JWP/jb/PD5824

07 June 2002

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

CHARTERED SURVEYORS

Premier House  
44-48 Dover Street  
London W1S 4AZ  
Tel: 020 7493 4002  
Fax: 020 7312 7548  
www.montagu-evans.co.uk

Dear Sirs

**LOTS ROAD POWER STATION, CHELSEA CREEK AND LAND AT THAMES AVENUE,  
CHELSEA HARBOUR DRIVE, LONDON SW10  
DUPLICATE PLANNING APPLICATION**

We enclose on behalf of our client, Circadian Ltd, Notices served under the Town and Country Planning Act 1990. These Notices have been served as the proposals affect land in your ownership. Two identical applications have been submitted.

Two Notices have been served as a consequence of the Borough boundary which runs up Chelsea Creek. This has necessitated two identical planning applications being submitted to your Borough and two separate identical applications being submitted to the London Borough of Hammersmith and Fulham.

We trust that you find these Notices to be in order. If you would like to discuss the nature of the proposals in more detail please feel free to contact Jim Pool of this office.

Yours faithfully

**MONTAGU EVANS**

Encs

\\montagu\_1\data\planning\ama\pd5824 lots road\jun02\notice\trbk060602.doc

**PARTNERS**

R G Thomas  
C C Campbell  
J B Herrington  
W C O'Hara  
C A Riding  
J P A Forsyth  
J C Pagella  
M J Kerr

**S L Thomas**

T P Watkins  
S R W Harris  
J T Bailey  
A C W Rowbotham  
P T H Lowrie  
K J Mitchell  
R P Posner  
P B Grant

**H A Rutherford**

C M M Whyte  
A J Simmonds  
N P How  
R D Harvey  
D A M Reid  
R J Cohu  
R P Woodman  
S J Waugh

**G S Davey**

A R McRachie  
I J Michie  
R M Phillpotts  
P J Mason  
M A C Higgin  
S E Knight  
G Howes  
N P Law

**R V Bower**

T J Raban  
M J Knight  
G C Essex  
M E Kut  
M Gudaitis  
D A McCrory  
I S Clark  
G H J McGonigal

**Claire Treanor**

J G Anderson  
T J Earl  
R A Clarke  
D W Graham  
P E Henry  
B J Collins  
M R P Gibbs  
H W Morgan

**J W Pool**

S J Fricker  
A P Richardson  
Louise Younger  
R Sewell

**ASSOCIATES**

M J Whitfield  
T J Masterman  
Sarah Donovan  
Lisbeth Dovey  
S T M Cook  
N D Dryburgh  
P K Young  
W A Scott

**J Askham**

L Ewan  
P J Wise  
A Kearney  
I D MacLeod  
Diane Rider  
P A Dempsey  
J Drew  
A H Wood

**CONSULTANTS**

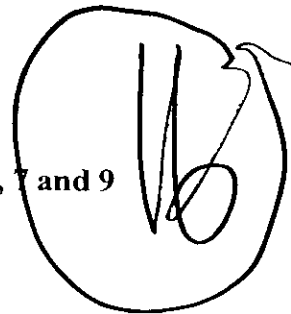
D H Taylor  
N J R Braybrook  
J R Clark  
R F Durman  
G M Skelcey

**SECRETARY**

S M Wilson

**SCHEDULE 2**

**Articles 6, 7 and 9**



**PART 1**

**Town and Country Planning (General Development Procedure) Order 1995**

**NOTICE UNDER ARTICLE 6 OF APPLICATION FOR PLANNING PERMISSION**

**Proposed development of land at** Lots Road Power Station, Lots Road Site, London SW10

**I give notice that**

Circadian

**is applying to the**

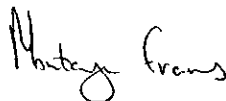
**Royal Borough of Kensington & Chelsea**

**for planning permission to:**

“demolition of a series of buildings currently ancillary to the operation of the power station, conversion of the power station to provide residential accommodation, Class A retail, Class B1, Class D community uses and ancillary residential uses including health and fitness centre with works to Chelsea Creek and Chelsea Basin, including the construction of three bridges over the Creek.”

**Any owner\* of the land or tenant\*\* who wishes to make representations about this application should write to the** Royal Borough of Kensington and Chelsea at Department of Planning, Town Hall Hornton Street, London, W8 7NX within 21 days beginning with the date of service of this notice.

**Signed:**



**On behalf of:** Circadian Ltd

**Date:**

07 June 2002

“owner” means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than seven years, or, in the case of development consisting of the winning or working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).

“tenant” means a tenant of an agricultural holding any part of which is comprised in the land.

*Statement of owner's rights*

The grant of planning permission does not affect owner's rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or in a lease.

*Statement of agricultural tenant's rights*

The grant of planning permission for non-agricultural development may affect agricultural tenant's security of tenure.

**SCHEDULE 2**

**Articles 6, 7 and 9**

**PART 1**

**Town and Country Planning (General Development Procedure) Order 1995**

**NOTICE UNDER ARTICLE 6 OF APPLICATION FOR PLANNING PERMISSION**

**Proposed development of land at** Lots Road Power Station, Chelsea Creek and land at Thames Avenue, Chelsea Harbour Drive, London SW10

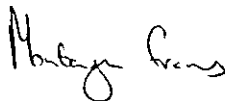
**I give notice that** Circadian

**is applying to the** London Borough of Hammersmith and Fulham

**for planning permission to:** "demolition of the existing power station buildings and redevelopment to provide residential accommodation and ancillary car parking, with a Class A3 restaurant and associated works to Chelsea Creek and Chelsea Basin, including the construction of three bridges over the Creek."

**Any owner\* of the land or tenant\*\* who wishes to make representations about this application should write to the** London Borough of Hammersmith and Fulham, Environment Department, Hammersmith Town Hall, King Street, London W6 9JU within 21 days beginning with the date of service of this notice.

**Signed:**



**On behalf of:** Circadian Ltd

**Date:** 07 June 2002

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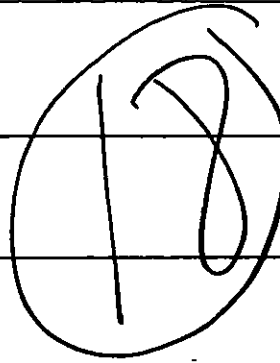
**PLANNING AND CONSERVATION**

---

THE TOWN HALL HORNTON STREET LONDON W8 7NX

---

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS



**THE ROYAL  
BOROUGH OF**



**KENSINGTON  
AND CHELSEA**

---

The Westminster Society,  
c/o Peter Handley,  
41 The Gardens,  
East Dulwich,  
London  
SE22 9QG

Switchboard: 020-7937-5464  
Direct Line: 020-7361-2467  
Extension: 2467  
Facsimilie: 020-7361-3463

Date: 02 July 2002

My Ref: DPS/DCSW/PP/02/1324 & 1325/JT    Your ref:    Please ask for: J. Thorne

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING ACT 1990**  
**THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT**  
**ASSESSMENT) (ENGLAND AND WALES) REGULATIONS 1999**

**Proposed development at:**  
**LOTS ROAD POWER STATION, LOTS ROAD, LONDON, S.W.10**

Please treat this letter as formal consultation on the above planning application, recently received by this Council, which includes an Environmental Statement.

Due to the considerable number of plans and supporting documentation, the agent (Montagu Evans), acting for the applicant (Circadian) has agreed to send the details of the application direct to you.

I should be pleased to receive your observations on these proposals as soon as possible. It is particularly important for those identified in paragraph 98 of Circular 2/99 (Environmental Impact Assessment) as "the consultees" to respond within one month of the above date or as soon thereafter as practicable. If you have not received the application details from the applicant or if you require any further details in respect of this case please contact the Case Officer on the above telephone number

Yours faithfully

**M.J. FRENCH**

Executive Director, Planning and Conservation



---

**PLANNING AND CONSERVATION**

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Glenn Duggan CPDA,  
Chelsea Police Station,  
2 Lucan Place,  
London  
SW3 3PB

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**PLANNING AND CONSERVATION**

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Transport for London (Attn. Shona Robb),  
10th Floor,  
Windsor House,  
42-50 Victoria Street,  
London  
SW1H 0TL

Switchboard: 020-7937-5464  
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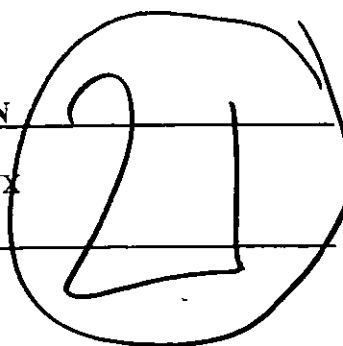
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**PLANNING AND CONSERVATION**

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Health and Safety Executive,  
St. Dunstan's House,  
201-211 Borough High Street,  
London  
SE1 1GZ



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**PLANNING AND CONSERVATION**

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Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

English Nature,  
Ormond House,  
26/27 Boswell Street,  
London  
WC1N 3JZ

Switchboard: 020-7937-5464  
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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

English Heritage  
(Built Environment and Archaeology),  
23 Saville Row,  
London  
W1X 2ET

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**PLANNING AND CONSERVATION**

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THE TOWN HALL HORNTON STREET LONDON W8 7NX

---

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

The Countryside Agency,  
London Office,  
Dacre House,  
19 Dacre Street,  
London  
SW1H 0DH

Switchboard: 020-7937-5464  
Direct Line: 020-7361-2467  
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**PLANNING AND CONSERVATION**

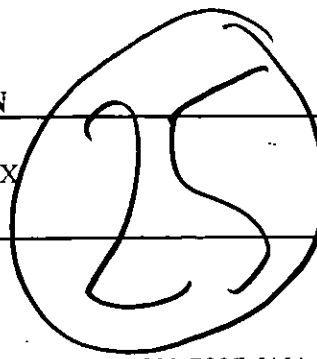
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THE TOWN HALL HORNTON STREET LONDON W8 7NX

---

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Lambeth,  
Planning and Development Control,  
Acre House,  
10 Acre Lane,  
London  
SW2 5SG



Switchboard: 020-7937-5464  
Direct Line: 020-7361- 2467  
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Executive Director, Planning and Conservation

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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

Richmond Upon Thames,  
Environmental Protection,  
Civic Centre,  
Twickenham  
TW1 3BZ

Switchboard: 020-7361-5464  
Direct Line: 020-7361-2467  
Extension: 2467  
Facsimilie: 020-7361-3463

THE ROYAL  
BOROUGH OF



KENSINGTON  
AND CHELSEA

---

Date: 02 July 2002

My Ref: DPS/DCSW/PP/02/1324 & 1325/JT    Your ref:    Please ask for: J. Thorne

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING ACT 1990**

**THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT  
ASSESSMENT) (ENGLAND AND WALES) REGULATIONS 1999**

**Proposed development at:**

**LOTS ROAD POWER STATION, LOTS ROAD, LONDON, S.W.10**

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Yours faithfully

**M.J. FRENCH**

Executive Director, Planning and Conservation

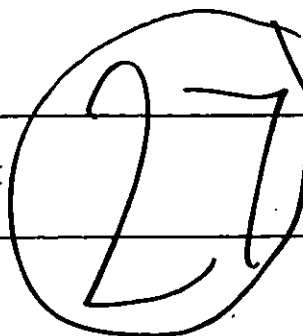


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**PLANNING AND CONSERVATION**

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS



**THE ROYAL  
BOROUGH OF**



**KENSINGTON  
AND CHELSEA**

---

GLA,  
Planning Decisions Unit,  
Romney House,  
43 Marsham Street,  
London  
SW1P 3PY

Switchboard: 020-7937-5464  
Direct Line: 020-7361- 2467  
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**PLANNING AND CONSERVATION**

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THE TOWN HALL HORNTON STREET LONDON W8 7NX

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Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Government Office for London,  
Planning (9th Floor),  
Riverwalk House,  
157-161 Millbank,  
London,  
SW1P 4RR

Switchboard: 020-7937-5464  
Direct Line: 020-7361-2467  
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29

THE ROYAL  
BOROUGH OF



**KENSINGTON  
AND CHELSEA**

Sherbon Cantacuzino,  
Commission for Architecture & the Built Environment,  
The Tower Building,  
11 York Road,  
London  
SE1 7NX

Switchboard: 020-7937-5464

Direct Line: 020-7361-2467

Extension: 2467

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**PLANNING AND CONSERVATION**

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THE TOWN HALL HORNTON STREET LONDON W8 7NX

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Environment Agency,  
Apollo House,  
2 Bishops Square Business Park,  
St. Albans Road West,  
Hatfield, Herts,  
AL10 9EX

Switchboard: 020-7937-5464  
Direct Line: 020-7361- 2467  
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THE TOWN HALL HORNTON STREET LONDON W8 7NX

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Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Civil Aviation Authority,  
Aerodrome Safeguard,  
Aerodrome Standards Dept.,  
Aviation House, Gatwick Airport South,  
~~West Sussex~~  
RH6 0YR

Switchboard: 020-7937-5464  
Direct Line: 020-7361- 2467  
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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

The Highways Agency,  
Room 5/31B,  
St. Christopher House,  
Southwark Street,  
London,  
SE1 0TE

Switchboard: 020-7937-5464  
Direct Line: 020-7361-2467  
Extension: 2467  
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**PLANNING AND CONSERVATION**

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THE ROYAL  
BOROUGH OF



KENSINGTON  
AND CHELSEA

---

Director of Planning,  
London Borough of Wandsworth,  
The Town Hall,  
Wandsworth High Street,  
London,  
SW18 2PU

Switchboard: 020-7937-5464  
Direct Line: 020-7361-2467  
Extension: 2467  
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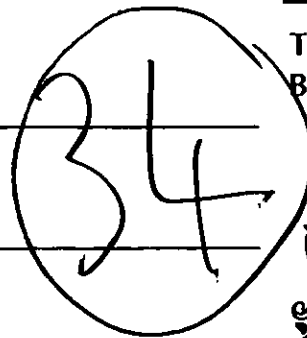
Executive Director, Planning and Conservation

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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



THE ROYAL  
BOROUGH OF



**KENSINGTON  
AND CHELSEA**

---

Development Planning Services,  
City of Westminster,  
P.O. Box 240, Westminster City Hall,  
Victoria Street,  
London,  
SW1E 6QP

Switchboard: 020-7937-5464  
Direct Line: 020-7361-2467  
Extension: 2467  
Facsimile: 020-7361-3463

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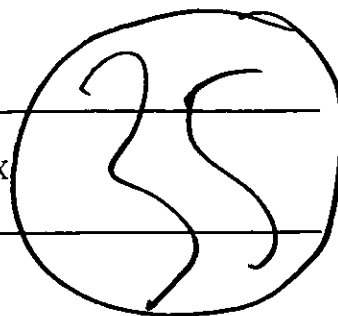
**PLANNING AND CONSERVATION**

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**THE ROYAL  
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**KENSINGTON  
AND CHELSEA**

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Environment Department,  
London Borough of Hammersmith & Fulham,  
Town Hall,  
King Street,  
London,  
W6 9JU

Switchboard: 020-7937-5464  
Direct Line: 020-7361-2467  
Extension: 2467  
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Executive Director, Planning and Conservation

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**PLANNING AND CONSERVATION**

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THE TOWN HALL HORNTON STREET LONDON W8 7NX

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Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

36

**THE ROYAL  
BOROUGH OF**



**KENSINGTON  
AND CHELSEA**

---

/ Alison Manning,  
Port of London Authority,  
Baker's Hall,  
7 Harp Lane,  
London,  
EC3R 6LB

Switchboard: 020-7937-5464

Direct Line: 020-7361- 2467

Extension: 2467

Facsimilie: 020-7361-3463

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**M.J. FRENCH**

Executive Director, Planning and Conservation

# ENVIRONMENT DEPARTMENT

Date

03/07/02

Your ref

DPS/DCSW/PP/02/

My ref

3341325/JT

The Development Services Division is in receipt of your communication re

LOTS RD POWER  
STATION

Xis	inDC	TP	CAC	AD	W	CL	h	govuk
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R.B.	K.C.	04 JUL 2002	PLANNING	605				
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**Hammersmith & Fulham**

*Serving our Community*

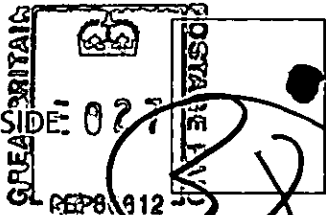
**LONDON BOROUGH OF HAMMERSMITH & FULHAM**

Town Hall, King Street  
London W6 9JU

Thank you for your correspondence.

POST CARD

THE ADDRESS TO BE WRITTEN ON THIS SIDE



RBKC

Planning & Conservation  
Town Hall  
Cornhill Street  
W8 7NX



Essex, Hertfordshire & London Team

London Office:

Ormond House 26-27 Boswell Street London WC1N 3JZ

Tel +44(0)20 7831 6922 Fax +44(0)20 7404 3369

email london@english-nature.org.uk

www.english-nature.org.uk

39

EX DIR	HDC	TP	CAC	AD	CLU	AK
R.B. K.C.		05 JUL 2002			PLANNING 44	
N	C	AW	BE	APP	IC	REC
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Mr John Thorn  
Royal Borough of Kensington and Chelsea  
Planning & Conservation  
The Town Hall  
Hornton Street  
London W8 7NX

Email: rachel.fancy@english-nature.org.uk

Our ref: BO5/2-10/20-1

3<sup>rd</sup> July 2002

Dear Mr Thorn

**Town and Country Planning Regulations 1999  
Environmental Statement for Lots Road Power Station and land at Thames Avenue  
development, London SW10**

Thank you for sending English Nature details of the above planning application and accompanying Environmental Statement.

English Nature can confirm that the proposals will not affect any statutory sites (i.e. National Nature Reserves, Sites of Special Scientific Interest or Local Natural Reserves) and that there appears to be no protected species issues on the site. As such, we will not be making detailed comments.

However, the proposals do affect a non-statutory Site of Metropolitan Importance for Nature Conservation. You should therefore fully consult the Greater London Authority Biodiversity Unit, if you have not already done so and take their views into account.

Further to our comments of 11<sup>th</sup> February 2002 (please see attached), we support the inclusion of green roofs in an attempt to mitigate for the loss of ruderal habitat. We suggest that the roofs should be designed to accommodate the needs of both black redstarts and terrestrial invertebrates.

We welcome the advice from the Environment Agency and that measures have been put in place to ensure there is no net loss of foreshore habitat and the maintenance of the creek and northern pond habitat.

There appears to be some confusion within the Environment Statement regarding the legal protection of birds under the Wildlife and Countryside Act 1981. Briefly, it is an offence to

- intentionally kill, injure or take any wild bird;
- intentionally take, damage or destroy the nest of any wild bird; or
- intentionally take or destroy an egg of any wild bird.

Birds listed on Schedule 1 carry extra protection. It is an offence to

- intentionally disturb any wild bird listed under Schedule 1 while it is building a nest or is in, on or near a nest containing eggs or young; or



working today for nature tomorrow

40

- intentionally disturb the dependent young of such a bird.

Please do not hesitate to contact us if you require any clarification or further information.

Yours sincerely

*Rachel Fancy*

Rachel Fancy  
Asst. Conservation Officer

cc. Paul Entwistle, LB of Hammersmith & Fulham

ble m + p.c. acc → JT

Your Reference: DPS/DCSW//PP/02/1324 & 1325/JT  
Our Reference: P&E/Plans/DC382/NM01

10 July 2002

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



BAKERS' HALL  
7 HART LANE  
LONDON EC3R 6LB, UK  
SWITCHBOARD: +44 (0)20 7743 7900  
MAIN FAX: +44 (0)20 7743 7999

DIRECT LINE: 020 7743 7944  
E-MAIL: neil.mcclellan@pola.co.uk

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B.	K.C.	16 JUL 2002		130 PLANNING		
N	C	SW	SE	APP	IC	PEC
		ARBIFPLNIDS.FES				

Dear Sir or Madam,

**Re: Lots Road Power Station, Lots Road, London, SW10.**

Thank you for consulting the Port of London Authority regarding the planning application for the development of the above site.

This site abuts Cremorne Wharf, a statutory safeguarded wharf to the east of the former power station. Cremorne Wharf is owned by Royal Borough of Kensington and Chelsea and is currently operated as a waste recycling facility by Sita. At present the site is not serviced from the river and all material enters and leaves the site by road. However Cremorne Wharf has excellent navigational and berthing characteristics and the PLA is confident that it will be brought back into operational use. Therefore while the Port of London Authority has no objection to the development proposals in principle it is concerned that the development of Lots Road Powers Station not prejudice the potential for future water transport into and out of Cremorne the Wharf.

The greater use of the River Thames to transport freight including waste and recyclates is supported in RPG3B (Strategic Planning Guidance for the River Thames), PPG 13 (Transport), PPG 10 (Planning and Waste Management) and forms a key part of the Mayor's Transport Strategy published in July 2001, and receives further and more detailed consideration in the Mayor's Waste Strategy and the Draft London Plan.

It is the PLA's experience that the introduction of residential uses in close proximity to working wharves inevitably results in noise complaints from residents. In a recent example a long established working wharf in the middle reach of the Thames had a noise abatement order served on it following complaints from the residents of a new development on the opposite bank of the river. You should note that working wharves normally operate on a 24-hour basis, in order to fit in with the Thames tides. Consequently any redevelopment of Lots Road Power Station should take account of the potential for noise and other nuisance from the adjoining site. Consideration should be given to siting residential elements of the scheme as far from Cremorne Wharf as is practically possible, keeping the height of the closest

Website: [www.portoflondon.co.uk](http://www.portoflondon.co.uk)



buildings to a minimum and avoiding the siting of balconies that overlook the wharf. At the very least the PLA urge the Council to impose a planning condition requiring the installation of appropriate sound insulation, for example triple glazing and acoustic ventilators.

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I can advise you that the PLA has no jurisdiction over Chelsea Creek except in regard to oil pollution. Therefore the proposed bridges and other works to the creek do not require a PLA river works license. The developer should be advised that any works that extend in, on or over the Mean High Water mark of the Thames will require licensing. This includes temporary construction works such as scaffolding and crane over-sails.

The PLA would strongly recommend, through an appropriate condition, the provision of riparian life saving equipment (such as grab chains, access ladders and life buoys) along the proposed Thameside path to a standard recommended in the 1991 Hayes Report on the Inquiry into River Safety.

The Lots Road site is ideally located for using the Thames to take demolition spoil out and bring construction material in, thus overcoming the worst of the problems likely to be caused by the enormous amount of construction a development of this size generates. The PLA suggest that a condition be attached requiring the developer, prior to the commencement of the development, to assess (in conjunction with the PLA) the feasibility of transporting construction material into and out of the site by river.

If you require any further information or seek clarification on any of the points raised please do not hesitate to contact me on the above number. I should be grateful if you could inform me as to the progress of this application.

Yours sincerely

NEIL MCCLELLAN  
SENIOR PLANNING OFFICER



43

**MEMORANDUM**

**TO: FOR FILE USE ONLY**

**From: EXECUTIVE DIRECTOR  
PLANNING & CONSERVATION**

**My Ref: PP/02/01324/JT...**

**CODE 7G**

**Room No:**

**Date: 08 July 2002**

**DEVELOPMENT AT:**

**Lots Road Power Station and Chelsea Creek, London, SW10**

**DEVELOPMENT:**

**Conversion of Power Station to provide a mix of residential, retail, office, business and restaurant uses, together with erection of a 30 storey residential tower with ground floor gym, a 3-8 storey building incorporating commercial and residential uses, a 7 storey residential building, associated parking, servicing and landscaping, and works to Chelsea Creek, including three pedestrian bridges. MAJOR APPLICATION**

The above development is to be advertised under:-

1. Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (development affecting the character or appearance of a Conservation Area or adjoining Conservation Area)
3. Town and Country Planning (General Development Procedure) Order 1995 (departure from a development plan)
6. Town and Country Planning (General Development Procedure) Order 1995 ("Major" development)
7. Town and Country Planning (General Development Order 1988 as amended) Environmental assessment.

**M.J. French**

Executive Director, Planning & Conservation

- City of London
- Glasgow
- Edinburgh

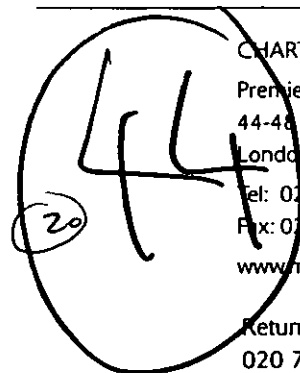
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09 July 2002

John Thorne Esq.  
Planning Department  
Royal Borough of Kensington & Chelsea  
Town Hall  
Hornton Street  
London  
W8 7NX

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**MONTAGU  
EVANS**



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Premier House  
44-46 Dover Street  
London W1S 4AZ  
Tel: 020 7493 4002  
Fax: 020 7312 7548  
www.montagu-evans.co.uk

Return Fax number:  
020 7312 7548  
E-mail: archie.avery@  
montagu-evans.co.uk

Dear John

## LOTS ROAD POWER STATION DEVELOPMENT AND LAND AT THAMES AVENUE

Please find below details of the public exhibition with regards to the proposed scheme to redevelop the above site.

1. The exhibition will be held at 90 Lots Road on the following dates:

- 15<sup>th</sup> July, 11am-6pm
- 16<sup>th</sup> July, 11am-6pm
- 17<sup>th</sup> July, 11am-7pm
- 18<sup>th</sup> July, 11am-6pm
- 19<sup>th</sup> July, 11am-5pm
- 20<sup>th</sup> July, 11am-5pm

2. The exhibition has been advertised in the local press. Quarter page adverts have been placed in the Kensington and Chelsea News and the Hammersmith and Fulham Chronicle on the 4 and 11 July. The quarter page advert has also been placed in the Kensington Times and the Hammersmith Times on the 4 July.

3. Notices are to be placed around the site, such as the in the Ashburnham Community Centre and Chelsea Harbour, towards the end of this week.

4. A Newsletter is to be hand delivered over this weekend (13-14 July) to residents around the Lots Road area. The exact area to be included in this letter drop is being transcribed onto a plan that I will forward to you in due course.

5. A separate letter will be sent to the Ward Councillors informing them of the exhibition.

### PARTNERS

R G Thomas  
W C O'Hara  
C A Riding  
M J Kerr  
S L Thomas  
T P Watkins  
S R W Harris  
J T Bailey  
A C W Rowbotham  
P T H Lowrie

K J Mitchell  
R P Posner  
P B Grant  
H A Rutherford  
C M M Whyte  
A J Simmonds  
N P How  
R D Harvey  
D A M Reid  
R J Cohu

R P Woodman  
S J Waugh  
G S Davey  
A R McRitchie  
I J Michie  
R V Bower  
D A McCrory  
R M Phillpotts  
P J Mason  
M A C Higgin

S E Knight  
G Howes  
N P Law  
T J Raban  
M J Knight  
G C Essex  
M E Kut  
M Gudaitis  
I S Clark  
G H J McGonigal

Claire Treanor  
J G Anderson  
T J Earl  
R A Clarke  
D W Graham  
P E Henry  
B J Collins  
M R P Gibbs  
H W Morgan  
J W Pool

S J Fricker  
A P Richardson  
Louise Younger  
R Sewell  
M J Whitfield  
Lisbeth Dovey  
N D Dryburgh  
W A Scott

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T J Masterman  
Sarah Donovan  
P K Young  
J Askham  
L Ewan  
P J Wise  
A Kearey  
I D MacLeod  
Diane Rider

P A Dempsey  
J Drew  
A H Wood  
N P Goodman  
S M Cunliffe  
Joanna Fone  
Rachel Gee  
S M McDonald  
A D Munnis  
Sarah Yeoman

**CONSULTANTS**  
D H Taylor  
N J R Braybrook  
R F Durman  
J P A Forsyth  
J B Hermiston  
J C Pagella  
G M Skelcey

**SECRETARY**  
S M Wilson

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6. During the exhibition, a complementary demonstration of the proposed riverboat service will be provided.

The service will be entirely free up to Savoy Pier and back to Chelsea Harbour. The first sailing of this service will be at 11am on the 15 July 2002 from Chelsea Harbour. I hope you and your colleagues are able to experience one of the scheduled riverboat journeys throughout the exhibition week.

The riverboat service is scheduled to operate at the following times during the week of the exhibition:

Monday 15 July to Friday 19 July : AM

Departs Chelsea - Eastbound: 11am  
Arrives / Departs Savoy - Westbound: 11.20am / 11.25am  
Arrives Chelsea: 12pm

Monday 15 July to Friday 19 July : PM

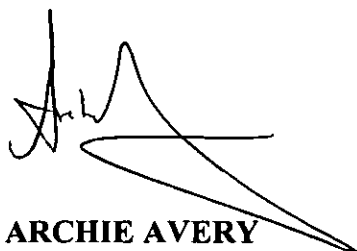
Departs Chelsea - Eastbound: 1pm  
Arrives / Departs Savoy - Westbound: 1.20pm / 1.25pm  
Arrives Chelsea: 2pm

Saturday 20 July

Departs Chelsea Eastbound	Arrives / Departs Savoy - Westbound	Arrives Chelsea
11am	11.20 / 11.30 am	12pm
12.30pm	12.50am / 1pm	1.20pm
1.30pm	1.50pm / 2pm	2.30pm
3pm	3.25pm / 3.30pm	4pm
5pm	5.25pm / 5.30pm	6pm
6pm	6.20pm	

I trust this information is useful. In the meantime if you require any further information please do not hesitate to contact Jim Pool or myself.

Yours sincerely

  
ARCHIE AVERY

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City of Westminster

Carl Powell: Director of Planning and Transportation

0/57

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Please reply to: Gwyn Richards  
Direct Tel. No: 020 7641 2450  
Direct Fax No: 020 7641 2339

Client Director and Head of Service:  
Gordon Chard

Kensington And Chelsea (RB)  
c/o Kensington And Chelsea (RB)  
Director Of Planning  
The Town Hall Hornton Street  
London W8 7NX

Development Planning Services  
64 Westminster City Hall  
Victoria Street  
London SW1E 6QP

Your ref: J THORNE  
My ref: PT/02/05056/OBS  
TP/6172  
Date: 16 July 2002

Dear Sir/Madam

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

**PREMISES:** Land At Lots Road Power Station And Chelsea Creek Lotts Road  
Kensington & Chelsea London

**PROPOSAL:** Conversion and demolition of power station buildings to provide  
residential accommodation, ancillary car parking, restaurant, retail,  
ancillary and community uses, erection of 3 bridges and other works  
to Chelsea Creek and basin.

**YOUR APPLICATION REF:** J THORNE

Thank you for your consultation letter, received by this office on 4 July 2002, which requests our observations on the application detailed above.

Every effort will be made to respond as quickly as possible, however if you want an update on how our response is progressing please contact Gwyn Richards on 020 76412450. It would help us if you could quote the reference number PT/02/05056/OBS if you write to or telephone us.

Yours faithfully

Carl Powell  
DIRECTOR OF PLANNING AND TRANSPORTATION

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PC Back  
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**Hammersmith  
& Fulham**  
*Serving our Community*

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ENVIRONMENT DEPARTMENT  
DEVELOPMENT CONTROL

7th August 2002

THE ROYAL BOROUGH OF KENSINGTON AND  
CHELSEA  
PLANNING AND CONSERVATION  
THE TOWN HALL  
HORNTON STREET  
LONDON  
W8 7NX

**LONDON BOROUGH OF  
HAMMERSMITH & FULHAM**

Town Hall, King Street  
Hammersmith, London W6 9JU

WEB [www.lbhf.gov.uk](http://www.lbhf.gov.uk)

TEL 020 8753 1084

FAX 020 8753 3485

Extension: 3472

Application Number:

2002/1620/P

The officer dealing with this  
application is:  
Paul Entwistle

Dear Sir/Madam,

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1995

National Development Control Forum - Code of Practice 1980

Address: LOTS ROAD POWER STATION, LOTS ROAD, LONDON, SW10

Proposal: Conversion of Power Station to provide a mix of residential,  
retail, office, business and restaurant uses, together with  
erection of a 30 storey residential tower with ground floor  
gym, a 3-8 storey building incorporating commercial and  
residential uses, a 7 storey residential building,  
associated parking, servicing and landscaping, and works to  
Chelsea Creek, including three pedestrian bridges.

Thank you for your notification of proposed development at the above address,  
dated 27th June 2002.

The Council will endeavour to forward any observations on this proposal by 12th  
August 2002.

Yours faithfully,

Head of Development Control.

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

Your Ref: PP/02/1324 and  
PP/02/1325/JT  
Our ref: LRS 8100/PS/P73  
Direct Dial: 020 7973 3772  
Direct Fax: 020 7973-3792

For the attention of J Thorne

Date: 12 August, 2002

Dear Sir

#### LOTS ROAD POWER STATION, LOTS ROAD, LONDON S.W.10

Thank you for your letter of 2 July 2002 notifying English Heritage of the applications for planning permission and also of the environmental impact assessment on this site. I have also received extensive documentation, including the environmental statement, direct from the agent Montagu Evans.

These applications, from Circadian Ltd and to the design of Terry Farrell and Partners, replace those rejected by your authority last year. The London Advisory Committee of English Heritage had considered that scheme in May 2001 and as you know English Heritage supported the scheme. This fresh application was referred to LAC on 31 July. The reservations that we had regarding the height of the two towers, and their impact upon views from within Brompton Cemetery, have been, as it were, answered by the reduction of the larger tower from 38 to 29 or 30 storeys. There has also been significant work on reducing the bulk of the north and south elevations particularly when seen from within the Lots Road area.

We remain therefore in support of the developing proposals by Terry Farrell Partnership and, even though the DCMS have decided not to list the power station, we would wish to comment further on the works affecting its fabric, and on the 'public realm' relationship of the towers to the sites on which they would sit.

Our assessment of this scheme is based largely on the criteria proposed in the English Heritage/CABE *Guidance on Tall Buildings* (12 June 2001) and we have concluded that the two towers would have little or no adverse impact on listed buildings, conservation areas or other heritage designations. We have also had regard to the RPG 3B/9B *Strategic Planning guidance for the river Thames* (1997). We have specifically noted the arguments put in forward in Chapter 8 and 11 of the Environmental Statement May 2002, (Appendix A1 and A2) while my colleagues in GLASS will be responding to those in



ENGLISH HERITAGE

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Chapter 12 (appendix D). We note that there are many issues addressed in the environmental impact assessment on which your authority will be taking a view, English Heritage does not wish to comment on those further aspects; we have confined ourselves to the heritage aspects. I am copying this letter to the Environment Department of Hammersmith and Fulham Borough Council (their reference 2002/1526P&2002/1528P) and to Montagu Evans.

Please note, your letter still addresses us under the confusing and part-redundant address 'English Heritage (Built Environment and Archaeology), 23 Saville Row, London W1X 2ET'. Please update this to our correct address and postcode and write to us under the title 'English Heritage, London Region'.

Yours sincerely

Rory O'Donnell

Dr R McD O'Donnell, FSA  
Inspector of Historic Buildings  
Kensington & South London Team

0/JT  
COPY TO  
RECEIVED CASE  
TRANSPORTATION

# RAILTRACK

Property

Railtrack PLC (in Railway Administration)

Alan Bloom, Chris Hill, Scott Martin and Mike Rollings were appointed  
Joint Special Railway Administrators of Railtrack PLC on 7th October 2001

The Joint Special Railway Administrators act as agents of the company and without personal liability

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M.J. French, Executive Director  
RB Kensington & Chelsea, Planning and Conservation  
The Town Hall, Hornton Street  
London  
W8 7NX

Your Ref: **PP/02/1324 & 1325**

Our Ref: SM/LPA2

Date: 13 August 2002

Dear Mr French

## APPLICATION AT LOTS ROAD POWER STATION, LOTS ROAD, LONDON SW10

In response to your consultation on the above planning application I can now make the following observations:

Previously Railtrack was asked whether two new stations on the West London line were feasible (at Chelsea Harbour and Shepherds Bush). The response at that stage was that Railtrack would not be opposed, subject to any scheme being 'capacity neutral'. Further development work led to the conclusion that this was not possible without significant infrastructure investment, far beyond a developer contribution.

These studies on the WLL indicated that an additional station at Chelsea Harbour, served by local passenger trains, would reduce capacity of the route and Railtrack would be unable to meet its contractual obligations.

The £1m commitment, offered as part of the current planning application, will not by itself produce a station. It should be noted that in a similar planning obligation at White City (for a possible new station at Shepherds Bush) the developer opted instead to pay that amount to the LPA for alternative transport improvements.

Railtrack PLC Railtrack House Euston Square London NW1 2EE

Tel 020 7557 8000 Fax 020 7557 9000

DX 133075 EUSTON 3



51

The key issue at present for the WLL is the improvement of EuroStar movements to and from St Pancras/Waterloo and associated infrastructure improvement. Until these EuroStar issues are resolved, and the SRA has undertaken a route utilisation strategy for the WLL, Railtrack cannot support any scheme that could undermine its ability to meet current and future obligations – a new station on this route could create such a problem.

The SRA are in the lead with the future of the WLL, and would take a view on if or how a new station could be constructed here, given the importance of the WLL also as a freight route. As such the SRA should also be consulted on this scheme.

Yours sincerely,



**STEVEN MILLS**

Railtrack PLC Railtrack House Euston Square London NW1 2EE

Tel 020 7557 8000 Fax 020 7557 9000

DX 133075 EUSTON 3

**FAX****MONTAGU  
EVANS**

CHARTERED SURVEYORS

Premier House  
44-48 Dover Street  
London W1S 4JX

Tel: 0171-493 4002

Fax: 0171-312 7549

*PC ACK  
→ ST*

**To:** Paul Entwistle  
London Borough of 8753 3485  
Hammersmith & Fulham

**Cc:** Nigel Pallace  
London Borough of 8753 3485  
Hammersmith & Fulham  
Stephen Moralee  
London Borough of 8753 3485  
Hammersmith & Fulham  
Michael Cogher  
Head of Legal Services, 8753 2777  
LBHF  
John Thorne  
Royal Borough of 7361 3463  
Kensington & Chelsea  
Colin Wilson  
GLA 7983 4706  
Giles Dolphin  
GLA 7983 4706  
Sophie Quayle  
Herbert Smith 7374 0888

**From:** Jim Pool

**Date:** 15 August 2002

**Subject:** LOTS ROAD POWER STATION AND LAND AT THAMES AVENUE, SW10

Pages: 3

Please see attached letter.

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document3

If all pages are not received, please contact: Janet Barnett

- City of London
- Glasgow
- Edinburgh


**MONTAGU  
EVANS**

JWP/jb

15 August 2002

London Borough of Hammersmith & Fulham  
Department of Planning  
The Town Hall Extension  
King Street  
London W6 9JU

CHARTERED SURVEYORS

Premier House

44-48 Dover Street

London W1S 4AZ

Tel: 020 7493 4002

Fax: 020 7312 7548

www.montagu-evans.co.uk

**FAO: PAUL ENTWISTLE**

Dear Sirs,

**LOTS ROAD POWER STATION AND LAND AT THAMES AVENUE, SW10**

Thank you for the opportunity to meet with your officers last month to discuss the Council's initial views on the contents of the current planning application for this site. As you will be aware from our discussions with Paul Entwistle of your office, we are currently in the process of evaluating the implications of the comments that you have raised and any issues arising out of any consultations, with a view to amending the current planning application.

As an example, it is already our client's intention to alter the residential content of the RSL rented affordable housing to provide an improved residential mix (as recommended by your Housing Department), to remove the annexes to the houses which immediately adjoin the Admiral Square development, to retain the trees subject to a Tree Preservation Order, to reduce the height of certain residential blocks and to reduce the density. Minor amendments to the Creek have also been made following discussions with the Environment Agency.

It is envisaged that amendments to the scheme will be submitted within the next two weeks. For the purposes of the EIA Regulations, our client's environmental consultants have confirmed that the scheme, as varied by these amendments, will fall within the parameters of the development assessed in relation to the current application and will not result in any changes to the conclusions of the Environmental Statement. However, an addendum to the Environmental Statement will be submitted detailing the changes. We propose to advertise the amendments and the submission of an addendum to the Environmental Statement by publishing notices pursuant to Regulation 14. We confirm that we will send copies of the addendum to all persons/bodies who received the original Environmental Statement from us notifying them that they have 21 days in which to make representations to you.

We trust the Borough will consider properly these amendments, consulting where necessary with appropriate bodies or people. Clearly, those parties whose residential amenity will be improved (in comparison to the currently submitted scheme) as a result of the proposed amendments should be informed and their representations taken into account in any report into, or decision on, the proposals. The Environment Agency's views will also be relevant.

**PARTNERS**

R G Thomas  
W C O'Hara  
C A Riding  
M J Kerr  
S L Thomas  
T P Watkins  
S R W Harris  
J T Bailey  
A C W Rowbottom  
P T H Lowrie

K J Mitchell  
R P Pesner  
P B Grant  
H A Rutherford  
C M M Whyte  
A J Simmonds  
N P How  
R D Harvey  
D A M Reic  
R J Cohn

R P Woodman  
S J Wagh  
G S Davy  
A R MacRae  
I J Michie  
R V Bowler  
D A McCleary  
R M Phillips  
P J Mason  
M A C Hladin

S E Knight  
G Howes  
N P Law  
T J Raban  
M J Knight  
G C Essex  
M E Kut  
M Gidairs  
I S Clark  
G H J McGonigal

Claire Treanor  
J G Anderson  
T J Ean  
R A Clarke  
D W Graham  
P E Henry  
B J Collins  
M R P Gibbs  
H W Morgan  
J W Pool

S J Ficker  
A P Richardson  
Louise Younger  
R Sewell  
M J Whitfield  
Lisbeth Dovey  
N D Oryburgh  
W A Scott

**ASSOCIATES**  
T J Masterman  
Sarah Donovan  
P K Young  
J Asham  
L Ewan  
P J Wise  
A Keatey  
I D MacLeod  
Diane Rider

P A Dempsey  
J Drew  
A H Wood  
N P Goodman  
J Asham  
Joanne Fane  
Rachael Gee  
S M McDonald  
A D Munns  
Sarah Yeoman

**CONSULTANTS**  
D H Taylor  
N J R Graybrook  
R F Dorman  
J P A Forsyth  
J B Hermitson  
J C Pagels  
G M Seacry

**SECRETARY**  
S M Wilson

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15 August 2002

Page 2

The absence of such consultation and failure to consider properly any responses or representations made thereon prior to any determination could result in any decision that was made being flawed and susceptible to challenge.

As always, we are happy to meet with you to discuss the changes if that would assist.

Yours faithfully



MONTAGU EVANS

Cc: Sophie Quayle - Herbert Smith  
Michael Cogher - Head of Legal Services, LBHF  
Stephen Moralee - LBHF  
Nigel Pallace - LBHF  
John Thorne - RBKC  
Colin Wilson - GLA  
Giles Dolphin - GLA





ENGLISH HERITAGE

LONDON REGION

Executive Director  
Planning & Conservation,  
Royal Borough of Kensington and Chelsea,  
The Town Hall,  
Hornton Street,  
LONDON,  
W8 7NX

Our Ref: LAG 020/074

Contact: Catherine Cavanagh  
Direct Tel: 020 7973 3732  
Direct Fax: 020 973 3218

catherine.cavanagh@english-heritage.org.uk

23 August 2002

For the attention of J Thorne

Dear Sir,

TOWN & COUNTRY PLANNING ACT 1990  
DoE PLANNING POLICY GUIDANCE NOTES 15 & 16

Site Lots Road Power Station, Lots Road, SW10  
Application PP/02/01324 & PP/02/01325

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***Request for pre-determination assessment of the standing buildings***

Thank you for consulting GLAAS, as archaeological advisors to the Royal Borough of Kensington and Chelsea, on the new application for the above site. This letter reiterates advice provided in relation to the previous application PP/01/01627, in my letters of 28/3/01 and 7/9/01.

**Standing buildings**

The standing buildings have group significance with the power station, although they may relate to later phases in the use of the site. I understand that demolition is proposed for all buildings within the site boundary apart from the power station, which is to be refurbished. In accordance with PPG15, 'there should be appropriate assessment of the archaeological implications of development proposals *before* applications are determined' [para 2.15].

Although Chapter 11 of the Environmental Statement considers the historic buildings on the site, it does not adequately assess all the structures that will be affected by redevelopment. I therefore recommend that the applicant should commission an impact assessment for all the standing buildings on the site, including the power station, in order to inform the planning decision. I would be happy to recommend a list of archaeological buildings analysts able to undertake the work.



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LONDON REGION

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This report should consider all the buildings on the site (including the power station) and provide the following:

- brief historical and architectural descriptions;
- an indication of function;
- assessment of plant, fixtures and fittings;
- assessment of significance individually and within the context of surrounding buildings; details of the proposed scheme and its potential impact;
- recommendations for mitigation, eg. further research, record and analysis leading to publication;
- assessment of existing documentation including photographs held by English Heritage and any Lots Road archives.

Prior to the assessment commencing, the chosen contractor should submit a method statement to Catherine Cavanagh/Rory O'Donnell for approval. Jon Clarke of the Architectural Investigations team at English Heritage should be consulted by the chosen contractor, as he has some photographs of Lots Road and is undertaking a study on early structural steel.

This advice is also in accordance with the recommendations of the Archaeological Impact Assessment report by the Museum of London Archaeology Service, May 2001:

'Although none of the existing buildings on the site is at present statutorily listed as a building of architectural or historic interest the English Heritage Monuments Protection Programme (MPP) has recommended that the main power station be listed Grade II.

Additionally, regardless of present statutory listing, the architectural and historic interest of the buildings on the site are clearly such as to justify a thorough assessment of them.

It is ...recommended that a standing buildings survey is carried out on the architecturally significant generating station buildings ... and that buildings associated with the power station subject for demolition be assessed for possible recording.'

#### Subsurface archaeology

Desk-based assessment has been undertaken by CPM Environmental and the Museum of London Archaeology Service. There is the potential for significant palaeoenvironmental remains to be present on Site A, similar to those investigated on Site B. This is overlain by a considerable depth of made ground.

A programme of archaeological work, which is likely to comprise geoarchaeological borehole sampling, is required. This may be undertaken to satisfy a PPG16 condition, following determination of the planning application.



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If you wish to discuss this matter further please contact me or my colleague Rory O'Donnell. It is likely that we will provide more detailed advice, but shall initially await a response from yourself or the applicant. I would be grateful if the Royal Borough of Kensington and Chelsea would **neither** determine the application **nor** attach archaeological conditions until I have been able to provide such advice.

Yours sincerely,

Catherine Cavanagh  
Archaeology Advisor,  
Greater London Archaeology Advisory Service - Room G01

cc	Sally Randell	CPM Environmental
	Montagu Evans	
	Jon Clarke	Architectural Investigations, English Heritage
	Rory O'Donnell	English Heritage
	Kim Stabler	English Heritage