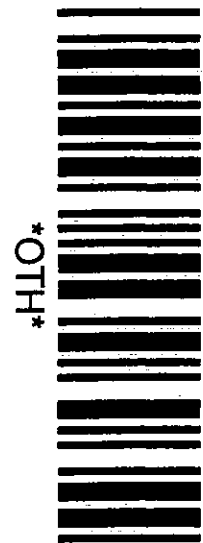


**ROYAL BOROUGH
OF
KENSINGTON & CHELSEA**

DOCUMENT SEPARATOR

DOCUMENT TYPE:

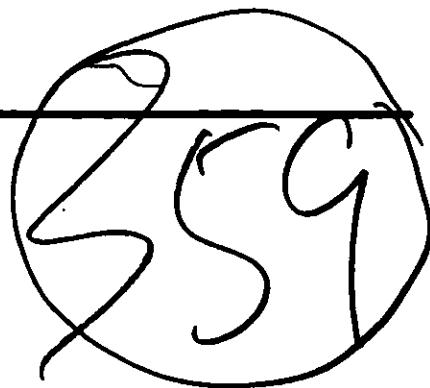
OTHER



OTH

Thorne, John W.: PC-PlanSvc

From: Thorne, John W.: PC-PlanSvc
Sent: 17 June 2003 17:32
To: 'Jim Pool'
Subject: RE: Lots Rd - RBKC



Jim

Thank you for the schedules.

The re-jig for the affordable housing units seems OK providing the resulting units meet the space standards. Please let me have the 'B' revisions (6 copies at A0 and A3).

I have drafted some S.106 heads of terms for discussion which broadly reflect matters previously discussed. There are no huge surprises in there but there will undoubtedly be one or two things which you will want to discuss. Some matters which have come up during examination of the plans are as follows:

Para 42 of your letter of 13th January 03. We are minded to seek a restriction of a small number of B1 units to B1(c) - perhaps the workshops on the ground floor of KC2.

We are also minded to seek provision of a couple of 'startup' B1 units for new local businesses with some form of period rent reduction or holiday.

We will be seeking to restrict occupation of the 'Doctors' unit by NHS GPs in consultation with the PCT. This would be a D1 use rather than 'A1/2' as marked on the plans.

The designation 'A1/2' also appears inaccurate in respect of the 'Chemist/Health care, Cafe and Post Office units' can you clarify?

I assume you would have no objection to 'specified purposes' restriction on the use of the food store and transport management office units?

Call if you wish to discuss.

-John

-----Original Message-----

From: Jim Pool [mailto:Jim.Pool@Montagu-Evans.co.uk]
Sent: 11 June 2003 10:04
To: JohnW.Thorne@rbkc.gov.uk
Subject: Fwd: Lots Rd - RBKC

John

I attach the schedules that you requested.

As we discussed yesterday the affordable units total 164 in RBKC as drawn rather than 166 as indicated in the application. The error comes in KC2 which is all RSL rented. In this block there are 53 units instead of 55.

To go back up to 166 involves us altering plan numbers 05/007A and 05/008A i.e levels 3 and 4. The plans show 1x2B and 2x4B (3 units) overlooking the power station plaza and the power station. We would amend these to 4 x 2B on each level thus gaining the two extra flats.

Would you like us to proceed on this basis?

Regards

- City of London
- Glasgow
- Edinburgh

JWP/jb/PD5824

08 July 2003

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

FAO: John Thorne Esq



CHARTERED SURVEYORS

Premier House
44-48 Dover Street
London W1S 4AZ

Tel: 020 7493 4002

Fax: 020 7312 7548

www.montagu-evans.co.uk

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B. K.C.	10 JUL 2003				PLANNING	
N	C	SE	APP	IO	REC	
		ARB	FPLN	DES	FEES	

13

Dear Sir

LOTS ROAD POWER STATION, LONDON – AMENDED PLANNING DRAWINGS

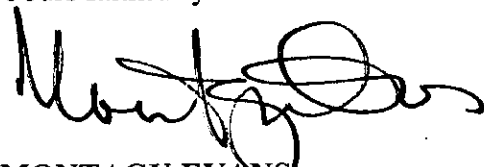
As you are aware, the number of affordable housing units identified in the submitted plans for Kensington and Chelsea is 164, rather than 166 as indicated in the planning application documentation. This error occurs in Block KC2 where there are 53 units instead of 55. In order to address this, we enclose amended plan Nos. 05/007A and 05/008A (levels 3 and 4).


The current submitted plans show 1 x 2-bed and 2 x 4-bed flats overlooking the Power Station Plaza and the Power Station itself. The enclosed amendments alter these this flat configuration to provide 4 x 2 bed flats on each level, therefore delivering the 166 flats referred to in the original applications.

We would be grateful if you could this submission as a formal amendment to the planning applications.

If you would like to discuss any of the above in more detail please contact Jim Pool of this office.

Yours faithfully


MONTAGU EVANS


COPY OF PLANS
TO INFORMATION
OFFICE PLEASE

Encs.

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 Phillips
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
J N Stephenson

ASSOCIATES

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

p:\jwp\2003\pd5824 let read July 03 - jthorne file 0807.doc

A H Wood
N P Goodman
S M Cunliffe
Joanna Fone
Rachel Gee
S M McDonald
A D Munnis
Sarah Yeoman
Christine Blair

CONSULTANTS

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

SECRETARY
S M Wilson

Thorne, John W.: PC-PlanSvc

From: Thorne, John W.: PC-PlanSvc
Sent: 14 July 2003 10:51
To: 'jim.pool@montagu-evans.co.uk'
Subject: Lots Road

361

Dear Jim

Please find attached draft heads of agreement as discussed. They have been forwarded to your legal advisers by our solicitors.

JT



Lots Road Section 106
Heads#4....

- City of London
- Glasgow
- Edinburgh

AMA/see/PD5824

13 August 2003

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

FAO: John Thorne Esq.

CHARTERED SURVEYORS
Premier House
44-47 Dover Street
London W1S 4AZ
Tel: 020 7493 4002
Fax: 020 7312 7548
www.montagu-evans.co.uk

362

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B. K.C.		14 AUG 2003		PLANNING		
N	C	SW	APP	IO	REC	
		ARB	FPLN	DES	FEES	

85

Dear Sirs

**LOTS ROAD POWER STATION DEVELOPMENT
PLANNING APPLICATION REF: 02/01324**

Further to your e-mails dated 17 July 2003 and 31 July 2003, below is a review of the proposed uses within proposed blocks KC2 and KC3.

Enclosed is a copy of the schedule you attached to your e-mail dated 31 July 2003. The following amendments have been made:

- The Use Class of the resident's gym has been changed from Class D2 to Class C3. This is due to its ancillary relationship with the residential element of the scheme.
- The floorspace of the resident's gym has been amended from 483 sq m to 813 sq m. This is due to the first floor of the unit being omitted from the initial figure.
- The floorspace of the community centre has been amended from 460 sq m to 445 sq m in response to a calculation error.
- It is proposed to allow one unit on the Lots Road elevation of block KC3 to trade under Class A1 or Class A2. This has been identified on the schedule and will be shown on the revised ground floor drawing.
- The majority of uses listed in the schedule are suggested types of occupants that fall within the various classes designed to illustrate the types of users that could be attracted to the proposed space. At this stage, it is intended to maintain a degree of flexibility in terms of the actual occupiers installed in each unit rather than impose restrictive user covenants before the units are actively marketed. Consequently, the units with a suggested occupant have been identified with an asterix. This omits those units that contain a use that has been specifically listed within the draft section 106 agreement (the Transport Management Office, the Community Centre and the Doctor's Surgery).

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 Cohe
R P Woodman
S J Waugh
G S Davey

A R McRitchie
J 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

ASSOCIATES
T J Masterman
Sarah Donovan
P K Young
J Askham
L Ewan
P J Wise
A Kearney
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

SECRETARY
S M Wilson

CONSULTANTS
D H Taylor
N J R Braybrook

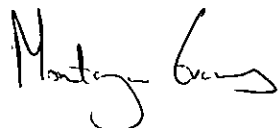


Similarly, the ancillary uses and the food store use within block KC3 is recognised as a specific use in response to your request within the e-mail dated 17 July 2003.

- In response to these changes, the architects are currently amending drawing ref: LRTW4/PA/05-004A. The units not containing a use listed in the Section 106 agreement, the food store or ancillary uses will show the use class of the individual unit but not the suggested occupant. The amended drawing also takes into account the issues concerning the labelling of the units raised in your e-mail dated 17 July 2003.
- With regard to the remaining comments within your e-mail of 17 June 2003, our client will agree to restrict the use of a number of the Class B1 units on the ground floor of block KC2 to Class B1(c).
- With regard to the 'start-up' units, again our client is willing to accept this restriction and we will respond in more detail on this point in due course.

We trust this clarifies the aspects of uncertainty that you raised. The amended drawing will be submitted in due course. If you have any queries in the meantime please do not hesitate to contact Jim Pool or Archie Avery of this office.

Yours faithfully



MONTAGU EVANS

Enc.



3.8.3 SCHEDULE OF SHOPS, RESTAURANTS AND OTHER NON-RESIDENTIAL UNITS.

364

No.	Location	Floorspace (sq.m.)	Use Class	Proposed Uses
1	KC1 Ground/first	813	C3	Residents' Gym
2	KC2 Ground	400	D1 b)	Day Nursery * *
3	KC3 Ground	82	A2	Transport Management
4	KC3 Basement/Ground	445	D1(g)	Community Centre
5	KC3 Ground	157	A3	Café *
6	KC3 Ground	132	A1	Bakers *
7	KC3 Ground	114	A1	Newsagent *
8	KC3 Ground	165	A1	Sandwich Bar *
9	KC3 Ground	273	A1/A2	Estate Agent *
10	KC3 Ground	132	D1(a)	Doctors' Surgery
11	KC3 Ground	55	A1	Post Office *
12	KC3 Ground	150	C3	Estate Office
13	KC3 Ground	459	A1	Food Store
14	KC3 Ground	371	A3	Restaurant *
TOTAL		3448		

* = indicative occupants.

Note of Meeting 13th August 2003Lots Road – S 106 Draft Heads

Michael French John W Thorne Heidi Titcombe

Andrew Locke Jim Pool

365

JT Opening comments:

1. Keen to know that all the 'changes' inserted in the draft by Herbert Smith are authorised.
2. Seeking reassurance that they are consistent with the matters agreed in discussion and set out in the document 'Lots Road a Neighbourhood Approach'.
3. Would like a detailed breakdown and justification for each requested change rather than just a version of the draft returned with track changes and deletions.
4. Strong concerns about the alterations to the affordable housing clauses.
5. Update needed on negotiations regarding Chelsea Creek as the sale price would be germane to the overall package.

AL- The changes do reflect our considered position. Would like to discuss sequencing of payments. Main alterations are to affordable housing clauses but feels they do reflect agreed position (With the exception of the introduction of cascading provisions)

JT Would like to be satisfied that the sum of payments is the same as those in LRNA document.

JP Assured they are- no intention to re-negotiate fundamentals but would like some flexibility on phasing

JT Phasing of payments is certainly negotiable.

MJF Phasing rationale necessary- some payments early more important and necessary than others.

JT Index linking of bus subsidies appears to have been struck out- unacceptable

JP Not intended- H&F subsidies are index linked

JT Clarification of Creek purchase urgent

AL Will contact Valuers on this

JT Clarification of which B1 units are light industrial (Will be conditioned) and which will be offered at subsidised rents

JP What are our priorities re phasing of payments?

JT We will discuss and respond

JT Clause 24 Monitoring must be for the duration of the works- cannot stop because money runs out if project overruns.

MJF 'Monthly' rather than 'Weekly' reports would be acceptable

JT We need to talk to R Case re Transportation heads/phasing- meeting TBA

AL Chelsea Harbour Pier- poss problem with ownership and consent

JT Needs an alternative use provision and 'developer to obtain necessary consents' provision

Affordable Housing

JT Credibility of scheme hangs on this issue. Cannot accept cascading- sends out wrong message. Total cost of occupation must be finite and meet affordability criteria- open to discussion on method or amount of service charge capping but it must be done. It would be most difficult to justify adopting a different approach to that offered to Hammersmith & Fulham (Which is of course now in the public domain) particularly as the Housing Corporation regard both proposals as a single site.

AL Difficulties with this section. Servicing of power station conversion likely to be significantly more expensive than new build*

n.b. All RSL rented accommodation on RBKC site is within KC2 & KC4 which are new build so this difficulty can presumably only apply to the shared ownership and entry level units within KC3?

MJF You can put forward suggestions on this but it will be very hard to justify a fundamentally different approach to the H&F agreement.

JT Clarified that rental/capping provisions in 21 are meant to apply on a pro rata basis to the rented portion of any part-owned unit.

JT Agreed that 22.1 is otiose as all entry level units are for sale and that 23 does not apply to entry level units

AL Entry level eligibility previously discussed- document produced.

JT Recalled discussion on sight of documents however suggested eligibility must be reasonably based on ability of eligible criteria Key Workers to afford- hence choice of average income- both Borough and National average is about £25K and eligible groups earn between 18K & 30K (estimated)

AL/JP Reasonable to assume purchasers would have deposit

JT Yes and there should be some relevance to sliding scale of loan eligibility based on %age deposit available.

366

HT The point is to get people on the property ladder who may have difficulty raising substantial deposit

JT These units are very small beer in the context of the whole scheme- we should be able to make them work as intended.

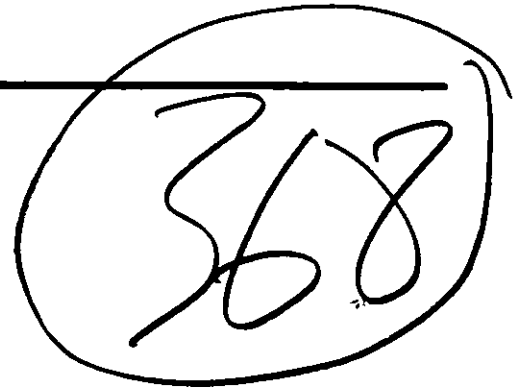
JP To provide short aide memoire note of discussion

RBKC To look at phasing priorities and revert.

367

Thorne, John W.: PC-PlanSvc

From: Thorne, John W.: PC-PlanSvc
Sent: 15 August 2003 10:26
To: 'jim.pool@montagu-evans.co.uk'
Subject: Lots Rd

A large, hand-drawn circle containing the handwritten number '368' in a cursive style.

Dear Jim

Thanks for your letter of 13th August.

I have incorporated some of your suggested amendments in the schedule which will appear in my draft report. For your information, it is also my intention to recommend a condition restricting the Day Nursery unit to Day Nursery/Creche use unless otherwise agreed. This does go to the requirements of UDP policy E5(b) and can also be argued to be replacing a private nursery facility which currently operates within the Ashburnham Community Centre (and would presumably cease when they re-locate).

-JT

Thorne, John W.: PC-Plan

To: Jim Pool
Cc: French, Michael: PC-Plan
Subject: RE: Lots Road S.106

369

Jim

The report must be in the public domain 5 working days before the committee date.

On phasing, my notes of our meetings and version #2 of the draft heads give me a steer on most items- I presume the most crucial will be the payments 37. 1m for sports facilities, 32. 2m for education and 14. 1.5m for off-street car parking. We will discuss this internally so that I can incorporate desired timings into version #4.

I think Mike's PA is still waiting to hear from you re a further S.106 discussion meeting- you were concerned about the dates on offer? I think it's important that we have version #4 on the table at that stage.

Any news from your end on the creek valuation?

John

-----Original Message-----

From: Jim Pool [mailto:Jim.Pool@Montagu-Evans.co.uk]
Sent: 21 August 2003 18:26
To: JohnW.Thorne@rbkc.gov.uk
Subject: Re: Lots Road S.106

Thanks John

We are going to need some help though on the phasing of the payments that we agreed with Derek Myers.

As an aside, when do you anticipate the committee report being published, all being well?

Regards

Jim

Jim Pool

This Internet E-mail is intended solely for the person to whom it is addressed. It may contain confidential or privileged information. If you have received it in error, please notify us immediately by telephone and destroy the transmission. You must not copy, distribute or take any action in reliance on it.

Montagu Evans Chartered Surveyors

>>> <JohnW.Thorne@rbkc.gov.uk> 21/08/03 13:34:51 >>>

Dear Jim

Thank you for yesterday's meeting. We agreed with Mike Lewin that you and he would liaise and produce version #3 of my draft heads document (Vesion #1 being my first attempt and #2 being the Herbert Smith track changes) taking on board yesterday's discussion and the points made in our meeting the previous week. I will then turn this into version #4 setting out the changes we feel we can accept as the basis for inclusion in the committee report. If you could get #3 to me by Friday/Monday this will give sufficient time for a further round of discussion before we go to print with the report.

JT

The Royal Borough of Kensington and Chelsea

This e-mail may contain information which is confidential, legally privileged and/or copyright protected. This e-mail is intended for the addressee only. If you receive this in error, please contact the sender and delete the material from your computer.

370

Thorne, John W.: PC-Plan

To: jim.pool@montagu-evans.co.uk
Subject: Lots Road S.106

371

Dear Jim

Thank you for yesterday's meeting. We agreed with Mike Lewin that you and he would liaise and produce version #3 of my draft heads document (Version #1 being my first attempt and #2 being the Herbert Smith attempt) taking on board yesterday's discussion and the points made in our meeting the previous week. I will then turn this into version #4 setting out the changes we feel we can accept as the basis for inclusion in the committee report. If you could get #3 to me by Friday/Monday this will give sufficient time for a further round of discussion before we go to print with the report.

JT



ENGLISH HERITAGE

LONDON REGION

EX DIR	HDC	TP	CAC	AD	GLU	AO	AK
B.C.			- 2 SEP 2003				PLANNING
C		SW	SE	APP	IO	REC	
ARB		FPLN	DES	FEE			

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

Our Ref: LAG 20/074

Contact: Catherine Cavanagh
Direct Tel: 0207-973-3732
Direct Fax: 0207 973 3218

catherine.cavanagh@english-heritage.org.uk

September 1, 2003

For the attention of J Thorne

Dear Sir,

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

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

Recommendation for Conditions to secure:
Archaeological Investigation, Recording and Analysis
& Request for Consultation on interior scheme

Standing Buildings Recording

A Standing Building Assessment Report was submitted as Appendix C2 of the Environmental Statement in November 2002. It was prepared by Anne Upson for CPM Environmental on behalf of Circadian and provides a thorough assessment of all the buildings on the site, including those within Hammersmith & Fulham.

The recently decommissioned power station provided electrical power to the London Underground for more than 95 years. Although the building is neither Listed nor within a Conservation Area, it is considered to have both historical and technological significance. Lots Road was a pioneering example of the new structural steel frame technology. At the time of its construction, it was the largest power station in the country and the largest traction power facility in Europe. Lots Road was the first great power station in the world to utilise steam turbines exclusively and the first in this country to accommodate boilers in two tiers within the boiler house. Alterations since its original construction have mainly been replacement of the generating plant.

The proposed redevelopment entails refurbishment of the main generating building, while all ancillary buildings and structures relating to the power station will be demolished, apart from the Bulk Supply Point. These buildings are of group value to the function of the power station, in particular the office range which was always an integral part of the main building.



ENGLISH HERITAGE

LONDON REGION

373

Archaeological building recording is required to mitigate the impact of alterations and demolition arising from redevelopment. A large amount of documentary material already exists for the power station. I therefore concur with the recommendations of the CPM assessment report that a comprehensive archive should be produced for the buildings at Lots Road. The selection and collation of such an archive will be augmented by additional recording and analysis where necessary. Recording will include a photographic record of the buildings and creek as they now survive, as well as fixtures, fittings and plant.

In accordance with PPG15 & PPG16, I recommend that it be made *'a condition of consent that applicants arrange suitable ... recording of features that would be destroyed in the course of the works for which consent is being sought.'* [para 3.2.3, PPG15]. The following condition should therefore be attached to any planning permission to secure a programme of building recording and analysis:

Reason 1 Important structural remains are present on the site. Accordingly the planning authority wishes to secure the provision of historic building recording prior to development, in accordance with the guidance and model condition set out in PPG15.

Condition 1 *No works shall take place until the applicant has secured the implementation of a programme of recording and historic analysis, which considers building structure, architectural detail and archaeological evidence. This shall be undertaken in accordance with a written scheme of investigation submitted by the applicant and approved by the local planning authority.*

Informative 1 The development of this site is likely to damage structural remains. The applicant should therefore submit detailed proposals in the form of a project design for building recording. The design should be in accordance with the appropriate English Heritage guidelines.

Building recording should be undertaken prior to any alteration or demolition by a professional buildings analyst in accordance with an agreed method statement. The resultant report and archive will cover buildings on both sides of the Creek (Site A and Site B). A draft report should be submitted prior to any alteration/demolition taking place.

Following completion of the fieldwork, the results of the building recording work will be made accessible to the public and may contribute to on-site display and presentation. This relates to statement CD85 of the Royal Borough's UDP: *'To encourage the conservation, protection and enhancement of sites of archaeological interest and their setting and their interpretation and presentation to the public.'*



ENGLISH HERITAGE

LONDON REGION

374

Retention of historic elements

Although the generating building is to be retained, significant alteration to the original form and layout is proposed. The existing building comprises two aisles separated by a steel-framed, brick partition wall. The proposal is to construct a central void with structure to each side. All plant is to be removed.

I concur with the comments of my colleague, Rory O'Donnell (letter 19/3/03) that: *'even though the DCMS have decided not to list the power station, we wish to comment on the works affecting its fabric. ... We hope to see the retention of sufficient elements of (the steel skeleton frame in Turbine and Boiler rooms and dividing wall) so as to make the presentation of the history of the building clearer.'*

Details of the proposed scheme will be finalised following receipt of planning permission. It is also proposed to undertake an assessment of the structural steel frame. This, along with archaeological recording, should inform any proposals for retention. Arrangements for salvage, inc the c1930 Control Room should be made.

I have discussed this with Montagu Evans, who will propose a condition enabling dialogue on the designs for the interior. I believe that this will be in accordance with statement STRAT11 within the Royal Borough's UDP: *'To promote high environmental and architectural design standards in new developments and in alterations and additions to existing buildings.'*

Subsurface archaeological investigation

An archaeological desk-based assessment has been undertaken the Museum of London Archaeology Service for by CPM Environmental. This identifies the potential for significant palaeoenvironmental remains to be present on Site A, similar to those already investigated on Site B. These deposits are overlain by thick 'made ground'.

Foundations for the new development will damage/remove significant archaeological remains. Mitigation should comprise investigation and recording prior before new groundworks. This advice is in line with the national guidance offered by PPG16, and the policies of the Royal Borough of Kensington and Chelsea.

I do not consider that archaeological fieldwork need be undertaken prior to determination of the planning applications. I therefore advise that the requirement for archaeological mitigation be secured by attaching the following condition to any planning permission that may be granted:

Reason 2 Significant archaeological remains may survive on the site. The planning authority wishes to secure the provision of archaeological investigation and the subsequent recording of the remains prior to development, in accordance with the guidance and model condition set out in PPG16.



ENGLISH HERITAGE

LONDON REGION

375

Condition 2 *No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme for investigation which has been submitted by the applicant and approved by the local planning authority.*

Informative 2 The development of this site is likely to damage archaeological remains. The applicant should therefore submit detailed proposals in the form of an archaeological project design. The design should be in accordance with the appropriate English Heritage guidelines.

Although deposit sampling has taken place on Site B, this has not yet occurred on Site A. Archaeological monitoring of any forthcoming geotechnical investigations would be a suitable initial method of assessing deposit survival on Site A. The findings would inform the requirement for further archaeological investigation. Provision should be made for the archaeological programme to be incorporated into the development schedule.

Please do not hesitate to contact me should you need further information or assistance. This response relates solely to archaeological issues and GLAAS is separate from any other department within English Heritage.

I would be grateful to receive a copy of the decision notice.

Yours sincerely

Catherine Cavanagh,
Archaeological Advisor,
Greater London Archaeology Advisory Service

cc	Jim Poole	Montagu Evans
	Sally Randell	CPM Environmental
	Angela Dixon	Hammersmith & Fulham Historic Buildings Group
	Jonathan Clarke	HRCS, English Heritage
	Rory O'Donnell	English Heritage
	Nick Antram	English Heritage
	Kim Stabler	GLAAS, English Heritage
	Rob Whytehead	GLAAS, English Heritage

FAX**MONTAGU
EVANS**

CHARTERED SURVEYORS

Premier House
44-48 Dover Street
London W1X 4JX
Tel: 020 7493 4002
Fax: 020 7312 7548

To: John Thorne **Company:** Royal Borough Kensington & Chelsea

Fax: 020 7361 3463

CC Jim Pool

From: Archie Avery

Telephone: 0207 493 4002

Date: 11 September 2003

Pages: 4

Subject: CHELSEA CREEK CONDITIONS

I have attached for your information a copy of the conditions attached to the draft LBHF planning permission concerning proposed works to the creek. They are numbered condition 9, 10, 11 and 15. Also enclosed is a copy of the addendum to the officer's report considered at Hammersmith & Fulham's planning committee on 25 June 2003. The addendum proposes a number of revisions to the wording of the aforementioned conditions. Specifically it re-words the conditions to allow the submission of the information before the relevant works thereby affected are begun as opposed to before any development may commence.

I bring this to your attention because three of the LBHF conditions correspond to conditions you have attached to the draft RBKC planning permission (RBKC draft conditions 14, 16 and 19) hence it may be appropriate to make the requirements of the conditions consistent between both boroughs?

I trust this information is useful, however, if you would like to discuss any of the issues raised in further detail, please do not hesitate to contact me at this office.

Yours sincerely

ARCHIE AVERY

EX DIR	HDC	TP	CAC	AD	CLU	AO JAK
R.B. K.C.		12 SEP 2003			PLANNING	
N	C	SW	SE	APP	IO	REC
		ARB		FPLN	DES	FEES

LBHf draft Conditions

377

development commences. This must include location, design dimensions and materials.

To protect/conserv the natural features and character of the area.

- 14 A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens shall be submitted to and approved in writing by the Planning Authority before the development commences. The landscape management plan shall be carried out as approved.

To protect/conserv the natural features and character of the area.

- 15 No development approved by this permission shall be commenced until a planting scheme including suitable marginal and aquatic species for the development, has been approved in writing by the Planning Authority. The approved scheme shall be carried out in accordance with a programme for planting and maintenance related to stages of completion of the development.

To protect, restore or replace the natural features of importance within or adjoining the River/ Creek.

- 16 There shall be no storage of materials within 8m metres of the Thames and 4m from Chelsea Creek. This area must be suitably marked and protected during development and there shall be no access during development within this area. There shall be no fires, dumping or tracking of machinery within this area.

To reduce the impact of the proposed development on wildlife habitats upstream and downstream, including bankside habitats.

- 17 No development approved by this permission shall be commenced until a detailed scheme for the construction and design of the bridges has been approved in writing by the Planning Authority.

To protect and conserve the character and value of the River/ Creek:

- 18 No development approved by this permission shall be commenced until a detailed scheme for the retreating of the flood defence line along the Creek by the Creekside Garden area has been submitted to and approved in writing by the Local Planning Authority. The scheme shall then be carried out in accordance with the details submitted.

LBHf draft Cadbury

To provide adequate access to the river wall in order for the Environment Agency to carry out its functions and to allow flood defence and ecological issues to be addressed.

378

9

No development approved by this permission shall be commenced until a scheme for the treatment of the Creek bed is submitted to and approved in writing by the Planning Authority. The scheme shall then be completed in accordance with the details agreed.

To protect and enhance the ecological value of the River Thames

10

No development approved by this permission shall be commenced until a methodology for the phasing of works to the Creek has been submitted to and approved in writing by the Planning Authority. Works shall then be completed in accordance with the details agreed.

The works must be phased and undertaken in sections in order to protect and conserve the conservation value of the Creek and provide refuges for wildlife using the Creek.

11

No development approved by this permission shall be commenced until a scheme for the enhancement of the riverside to include intertidal terraces alongside the River/ Creek has been approved by and implemented to the satisfaction of the Planning Authority. This must include the design, method of construction, dimensions, elevation (in relation to tidal levels) and material. Planting should be limited to appropriate native species only.

To protect and enhance the ecological value of the River Thames

12

The design and location of the ruderal type habitat, commonly known as 'brown roofs' on all the blocks adjacent to the Creek, shall be submitted to and approved in writing by the Planning Authority before the development commences. This shall include location, design, dimensions and materials. Works shall then be completed in accordance with the approved details.

To protect/conservate the natural features and character of the area in order that the loss of wasteland habitat is fully compensated.

13

The design, dimensions, location and construction of the high roost ledges on all the blocks adjacent to the Creek shall be submitted to and approved in writing by the Planning Authority before the

L3HP ADDENDUM TO COMMITTEE REPORT

PLANNING APPLICATIONS COMMITTEE -
Addendum 25.08.2003

Reg. No: Site Address:

Ward

Page

200202803/FUL 70 Mendora Road, SW6

Fulham Broadway

63

Page 64

Revise recommendation to read: "That the Committee resolve that the Director of the Environment Department be authorised to determine the application and grant permission upon the completion of a satisfactory legal agreement, subject to the condition(s) set out below

- 1 The development hereby permitted shall not commence later than the expiration of 5 years beginning with the date of this planning permission.

Condition required to be imposed by section 91(1)(a) of the Town and Country Planning Act 1990."

12/03132/FUL Land Adjacent to South Side of Chelsea Creek,
Chelsea Harbour Drive, Chelsea Harbour, London

Sands End

82

Page 84

Further Recommendation: delete "outline" in the first line.

Condition 3: delete "provision" in line 3 and substitute "retention and display" and after "historic artefacts and" add "provision of".

Page 86

Condition 9: delete "No development approved by this permission shall be commenced until" and substitute "Before any works thereby affected are begun" and delete "is" in line 2 and substitute "must be".

Condition 10: delete "No development approved by this permission shall be commenced until" and substitute "Before any works thereby affected are begun" and delete "is" in line 2 and substitute "must be".

Condition 11: delete "No development approved by this permission shall be commenced until" and substitute "Before any works thereby affected are begun" and delete "has been" in line 3 and substitute "must first be". Delete and implemented to the satisfaction of" in line 4.

Page 87

Condition 15: delete "No development approved by this permission shall be commenced until" and substitute "Before any works thereby affected are begun" and delete "is" in line 3 and substitute "must be".

Condition 16: delete second and third sentences.

Page 88

Condition 21: add "s" to "area" in line 3

Page 89

Condition 24: delete "use of the stadium or" in line 5.

Page 80

Condition 27: delete as a condition and attach as an informative.

Add Additional Condition 30:

Before any works to the creek are commenced a detailed photographic survey of Chelsea Creek must be undertaken and a copy lodged with the Archive Department of the London Borough of Hammersmith and Fulham. To enable an historic record to be kept of Chelsea Creek.

(Continued overleaf...)

- City of London
- Glasgow
- Edinburgh

WXY MAR/JUN
(NOT REC)?



**MONTAGU
EVANS**

AMA/PD.5824

12 September 2003

The Executive Director
Planning & Conservation
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

Return Fax number:
0207 312 7548

FAO: John Thorne Esq

Dear Sir

LOTS ROAD POWER STATION AND CHELSEA CREEK, SW10

Please find enclosed further clarification concerning the degree of shadowing created by the proposed scheme to redevelop the above site. Enclosed is one set of drawings, reference: 1160/J/P/16-30 and 1160/M/P/12-22 and an accompanying covering letter produced by Gordon Ingram Associates clarifying the position.

If you have any queries regarding the enclosed information please do not hesitate to contact Jim Pool or Archie Avery of this office.

Yours faithfully

Montagu Evans

MONTAGU EVANS

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
D A M Reid
R J Cohu

R P Woodman
S J Waugh
I J Michie
R D Harvey
G S Davey
A R McRitchie
R V Bower
D A McCrory
M A C Higgan
T J Raban

M Gudaitis
G H J McGonigal
Claire Treanor
D W Graham
P E Henry
B J Collins
M R P Gibbs
H W Morgan
J W Pool
Louise Younger

W A Scott
R M Phillpotts
P J Mason
S E Knight
G Howes
N P Law
M J Knight
I S Clark
J G Anderson
T J Earl

R A Clarke
S J Fricker
A P Richardson
R Sewell
M J Whitfield
Lisbeth Dovey
N D Dryburgh
J N Stephenson

T J Masterman
Sarah Donovan
J Askham
L Ewan
P J Wise
A Kearney
Diane Rider
J Drew
A H Wood

S M Cunliffe
Joanna Fone
Rachel Gee
S M McDonald
A D Munnis
Sarah Yeoman
Christine Blair
S J Blake
C C Campbell

Karen Campbell
Georgina Greenyer
A K Harris
D K Jackson

D H Taylor
J P A Forsyth
J B Hermiston
G M Skelcey

SECRETARY
S M Wilson

c:\documents and settings\montagu evans\local settings\temp\jithorn\20903.doc



381

Gordon Ingram Associates chartered surveyors

Our Ref: GI/DR/1160/03

12th September 2003

Montagu Evans
Premier House
44-48 Dover Street
London
W1X 4JX

For the attention of: J Pool Esq.

Dear Sirs.

RE: LOTS ROAD POWER STATION AND LAND AT THAMES AVENUE DEVELOPMENT, CHELSEA

Please find enclosed copies of this Practice's drawings numbered 1160/J/P/16-30 and 1160/M/P/12-22 which illustrate the proposed overshadowing that would be created by the Lots Road scheme for June 21st and March 21st respectively. The following observations can be drawn from this exercise:

1. In relation to June 21st there is no overshadowing of neighbouring residential properties.
2. There will, on 21st June and 21st March, be some overshadowing within the site itself but in the afternoon this effect is more limited.
3. On 21st March there will be some overshadowing of residential properties on Lots Road but by 11:00am this will have ceased.
4. Tall, thin buildings produce less material impacts on overshadowing with shadows also moving more quickly.
5. There is no particular criteria given by the Building Research Establishment for overshadowing and thus the interpretation is naturally subjective.
6. By comparison with other experiences in this neighbourhood the overshadowing is not significantly different. For example, the overshadowing to the east of the site is similar in its effect to the opposite Lots Road housing.

My overall view is that the proposal creates an acceptable level of overshadowing which is commensurate with the effects experienced in the local environment.

Yours sincerely,

Gordon R Ingram

File

Memorandum

The Royal Borough of Kensington and Chelsea - Planning Services

To: PRINCIPAL ADMINISTRATIVE OFFICER EXECUTIVE DIRECTOR,
PLANNING & CONSERVATION

Ext. 2004 Room 324A

cc: CHIEF EXECUTIVE
& TOWN CLERK
(Attention Ali Khan)

Date: 16th September, 2003

382

MAJOR PLANNING APPLICATIONS COMMITTEE: 15th September 2003

Please note the following amendments, which were approved by the Planning and Conservation Committee in making its decisions, in addition to those in the Addendum Report circulated and approved at the meeting.

SOUTH EAST

02/1324 Lots Road Power Station
A1 and Chelsea Creek, SW10

Deferred


M.J. FRENCH
EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION

Thorne, John W.: PC-Plan

From: Myers, Derek: CP-ChiefExec
Sent: 19 September 2003 15:44
To: Thorne, John W.: PC-Plan
Cc: Edila, Gifty: CP-Legal; French, Michael: PC-Plan
Subject: FW: Lots Rd

383

John , your call but there seems little in this set of requests that we are likely to object to .However , the issue about whether the whole application is re-discussed is down to the chairing of the meeting . In law the Committee must satisfy itself on all and any relevant matter . Officers cannot prescribe what is and isn't discussed . As Pool says it is open to any Member to attend the resumed hearing . If they were not there the first time , it must be open to them to raise any matter they are concerned about .

My 'advice ' would be to not allow further representations , but Cllr Aherne might feel he needs to allow representations on the traffic/ transportation study . If so then both objectors and applicats will have to be able to speak .

I am anxious to hit the Oct 28th date.

DM

-----Original Message-----

From: Jim Pool [mailto:Jim.Pool@Montagu-Evans.co.uk]
Sent: 19 September 2003 13:39
To: JohnW.Thorne@rbkc.gov.uk; Michael.French@rbkc.gov.uk
Cc: derek.myers@rbkc.gov.uk
Subject: Lots Rd

Mike / John

I thought that it might assist if I set out our thoughts on the way forward following the deferral earlier this week.

· We have agreed with you that it would be inappropriate for any transport assessment to take into account the proposed school within the Lots Road triangle because there is no information in the public arena on its scale and its likely impact. On this basis we feel that you should write to the Chair of the Planning Committee (copied to the other Members of the Committee) clarifying this position and that the Steer Davis Gleave report will make no reference to the school. You may also wish to incorporate reference to the legal issues associated with the TIA taking into account a scheme that does not exist. I say this because at least one of your members asked for this to be taken into account.

· Do you have draft of the minute which sets out the full reasons for deferral so that we can ensure that all of these are addressed on the return to Committee?

· Can you clarify with the Chair that the only issues to be discussed when this returns to Committee will be the reasons for deferral rather than reopening the debate on the wider scheme. On this note what would the situation be if the members who did not attend the Committee Meeting last time around for whatever reason chose to turn up at the next Committee?

· In view of this I do not think that it is wise at this stage for your team to start examining in more detail any elements of the original report that were not specifically referred to as reasons for deferral. I am thinking of issues such as construction training, service charge levels etc.. In my view if you start going back to such matters you open the door to the re-examination of other issues in the report which were not stipulated as reasons for deferral.

· We would like you to make us fully aware of the precise nature of the Steer Davis

Gleave's brief. What are they doing and when?

· We need to understand in more detail the timing associated with the reporting back to Committee of the application. Going back to Committee on 28 October sounds like a particularly tight timeframe. How do the Council intend to carry out the necessary levels of consultation within that time period, allowing sufficient time for any of the objectors to consider SDG's work and respond? Is this period of time adequate for Steer Davis Gleave to carry out the level of analysis necessary to comprehensively rebut concerns raised by certain Members of the Committee?

· Can you clarify with the Chair of the Planning Committee whether he will be allowing further verbal representations to be made at the next Committee?

· Could you introduce me to the officer at the Council who liaises with the Health Service, particularly with reference to the clarification required concerning the Medi Centre?

I hope that this check list assists in outlining our thoughts on the way forward. Our clients whilst extremely disappointed, are very keen to move on at a sensible pace. In view of this we would like to meet with both you and Derek with a view to seeking assurances where possible on the above. I would be grateful if you could give me a call on 07818 012 405 to discuss this in more detail at your earliest convenience.

Regards

Jim

384

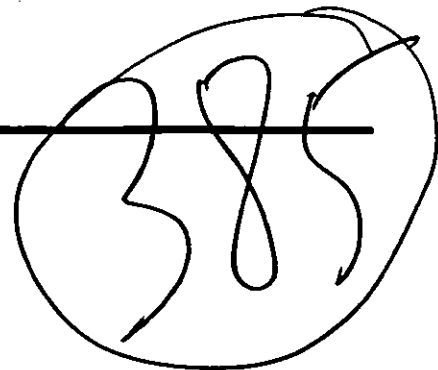
Jim Pool

This Internet E-mail is intended solely for the person to whom it is addressed. It may contain confidential or privileged information. If you have received it in error, please notify us immediately by telephone and destroy the transmission. You must not copy, distribute or take any action in reliance on it.

Montagu Evans Chartered Surveyors

Thorne, John W.: PC-Plan

From: French, Michael: PC-Plan
Sent: 26 September 2003 15:04
To: 'Jim.Pool@Montague-Evans.co.uk'
Cc: Myers, Derek: CP-ChiefExec; Thorne, John W.: PC-Plan
Subject: FW: Lots Rd



Jim

With reference to your E-Mail of 19th September I would comment as follows:

With regard to the school proposal, it will be minuted that Members requested the independent transportation assessment should give consideration to this. Under the circumstance we are obliged to bring it, insofar as it exists, to the attention of the consultants and ask for their view on its relevance. As they are independent and suitably qualified they should be in a position to take an impartial view on this and we will advise the Chairman of their conclusions in advance of the meeting.

I will forward a draft minute when available.

The issues for consideration will be brought to Members' attention via an addendum report, however, should either of the two members who did not previously sit be present on 28th and ask questions outside the narrow remit of the deferral, we will be obliged to deal with them in full in order that the decision is taken on the basis of full and proper information.

We have spoken further on the subject of construction training/affordable housing clauses. It is not the intention to make this the subject of further debate by members, but to keep you informed of our view, in the light of continuing internal consultation, that there is further work to be done on the wording of these specific clauses which may change them from the form in the agreed draft.

I understand you have now seen the Steer Davis Gleave brief.

We consider 28th October will give sufficient time for SDG to report back and for public consultation to take place.

The issue of verbal representations is a matter for the Chairman which will be discussed with him in advance of the meeting.

I have previously given you the contact details of the PCT and an update on their healthcare approach. I will be reporting to Members within the addenda on this matter.

Regards

Mike

M. J. French,
Executive Director, Planning and Conservation.
020 7361 2944

- City of London
- Glasgow
- Edinburgh

JWP/jb/PD.5824

13 October 2003

The Royal Borough of Kensington & Chelsea
Department of Planning
Town Hall
Hornton Street
London W8 7NX
FAO: J Thorne Esq

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

EX	HDC	TP	CAC	AD	CLU	AC
DIR						AK
K.C.		14 OCT 2003			PLANNING	
N	C	SV	SE	APP	IO	REC
			ARB	PLN	DES	FEES

Dear Sirs

LOTS ROAD POWER STATION, PLANNING APPLICATION – PROPOSED GP SURGERY

At the previous Planning Committee meeting your Members asked for further information on the appropriateness and proposed content of the 131 sqm identified for medical purposes. We have subsequently contacted David Lyons of the Kensington and Chelsea Primary Care Trust.

In summary, the KCPCT believe that there would be a demand for a full time additional GP as a result of this development, operating as an independent practice. A single practice with nurse and waiting room would require a minimum of 124 sqm, and as a result, Mr Lyons concluded that in terms of the scale and location of the proposed medical facility this would be considered as “a good fit” with the aspirations of the Primary Care Trust.

If you would like to discuss this in more detail please contact Jim Pool of this office.

Yours faithfully



MONTAGU EVANS

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

PARTNERS

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
D A M Reid
R J Cohu

PARTNERS

R P Woodman
S J Waugh
I J Michie
R D Harvey
G S Davey
A R McRitchie
R V Bower
D A McCrory
M A C Higgin
T J Raban

PARTNERS

M Gudaitis
G H J McGonigal
Claire Treanor
D W Graham
P E Henry
B J Collins
M R P Gibbs
H W Morgan
J W Pool
Louise Younger

PARTNERS

W A Scott
R M Phillpotts
P J Mason
S E Knight
G Howes
N P Law
M J Knight
I S Clark
J G Anderson
T J Earl

PARTNERS

R A Clarke
S J Ficker
A P Richardson
R Sewell
M J Whitfield
Lisbeth Dovey
N D Dryburgh
J N Stephenson

ASSOCIATES

T J Masterman
Sarah Donovan
J Askham
L Ewan
P J Wise
A Kearey
Diane Rider
J Drew
A H Wood

ASSOCIATES

N P Goodman
S M Cunliffe
Joanna Fone
Rachel Gee
S M McDonald
A D Munnis
Sarah Yeoman
Christine Blair
S J Blake
C C Campbell

ASSOCIATES

Karen Campbell
Georgina Greenyer
A K Harris
D K Jackson

CONSULTANTS

D H Taylor
J P A Forsyth
J B Hemmison
G M Skelcey

SECRETARY

S M Wilson

Thorne, John W.: PC-Plan

From: Jim Pool [Jim.Pool@Montagu-Evans.co.uk]
Sent: 27 October 2003 15:32
To: JohnW.Thorne@rbkc.gov.uk
Subject: Lots Rd - Open Space

387

John

RBKC (Site A)

1.53 Ha excluding the bridges, creek and basin

Power Station Plaza: 0.27 Ha
Power Station Street: 0.42 Ha

Total: 0.7 Ha (46%)

Some of your members may not wish to call the power station street open space but the nearest comparison is Hay's Galleria at London Bridge. There is no question in our minds that this is open space.

LBHF (Site B)

2.07 Ha excluding the bridges, creek and basin

Creekside Park: 0.21 Ha
Riverside Sq: 0.41 Ha
Creekside Gardens: 0.24 Ha
Playspace: 0.04 Ha

Total: 0.9 Ha (43%)

A + B = 1.6 Ha (44%)

We have aimed to provide a hierarchy of open spaces across the site, with different parts of the site providing different forms of open space. You will recall that Cane and the GLA were particularly complimentary about the contribution that this proposal made to the public realm.

Regards

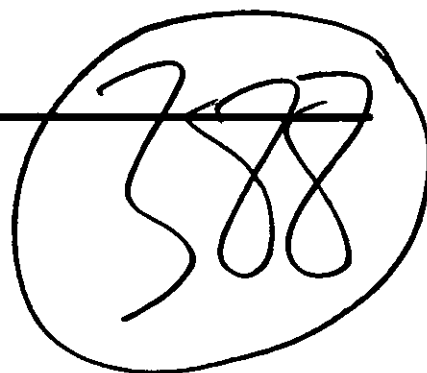
Jim

CNR C-5

7352 1892

Thorne, John W.: PC-Plan

From: Jim Pool [Jim.Pool@Montagu-Evans.co.uk]
Sent: 30 October 2003 08:58
To: JohnW.Thorne@rbkc.gov.uk; Michael.French@rbkc.gov.uk
Subject: Lots Rd



John / Mike

Clearly our client is hugely disappointed with the decision of your Committee concerning the proposals for Lots Rd. I am meeting with them at 3 pm today and I would be grateful if you could clarify for me in advance of that meeting the planning reasons as to why the application was refused?

Regards

Jim

Appendix 9

With the compliments of
Jim Pool BSc DipTP MRTPI
Partner



CHARTERED SURVEYORS

44-48 Dover Street, London W1S 4AZ

Tel: 020-7493 4002 Fax: 020-7312 7548

Direct: 020-7312 7405 Mobile: 07818 012405

E-mail: jim.pool@montagu-evans.co.uk

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B. K.C.		10 NOV 2003			PLANNING	
N	C	SW	SE	APP	IO	EC

- City of London
- Glasgow
- Edinburgh



**MONTAGU
EVANS**

CHARTERED SURVEYORS

Premier House
44-48 Dover Street
London W1S 4AZ

Tel: 020 7493 4002

Fax: 020 7312 7548

www.montagu-evans.co.uk

JWP/jb

07 November 2003

The Government Office for London
Riverwalk House
157-161 Millbank
London
SW1P 4RR

389

FAO: Ian McNally Esq

BY FAX & POST

Dear Sirs

PLANNING APPLICATIONS:-

**LOTS ROAD POWER STATION – ROYAL BOROUGH OF KENSINGTON AND CHELSEA
REF: 02/01324**

**LAND AT THAMES AVENUE, CHELSEA HARBOUR – LONDON BOROUGH OF
HAMMERSMITH AND FULHAM REF: 2002/03132 FUL**

We are the planning advisors to Circadian Limited, a joint venture between Taylor Woodrow and Hutchison Whampoa, who are the applicants for the two aforementioned planning proposals.

As you are aware, on Tuesday 28 October the Royal Borough of Kensington and Chelsea resolved to refuse planning permission for their application, contrary to the recommendations of their Chief Planning Officer. The London Borough of Hammersmith and Fulham resolved to grant planning permission subject to the signing of a legal agreement on 25 June 2003. This application was subsequently referred to your office and is subject to an Article 14 Direction dated 18 July 2003.

Circadian Limited is considering its position following the refusal by the Royal Borough of Kensington and Chelsea and would like some time to prepare representations to your office concerning the effect of the refusal on the London Borough of Hammersmith and Fulham proposal. As referred to in a telephone conversation on 30 October 2003 between Ian McNally and Jim Pool of this office, we would ask for a period of 6 weeks (up until 15 December) to make representations to your office to that effect. This time period would allow the opportunity for other interested parties also to make representations if they consider it appropriate, in order to ensure that the First Secretary of State has all relevant information before making a decision on whether or not to call in the Hammersmith and Fulham application for his own determination.

20

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B. K.C.		10 NOV 2003		PLANNING		
N	C	SW	SE	APP	IO	REC
		ARB	FPL	DES	FEES	

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
D A M Reid
R J Cohu

R P Woodman

S J Waugh
I J Michie
R D Harvey
G S Davey
A R McRitchie
R V Bower
D A McCrory
M A C Higgin
T J Raban

M Gudaitis

G H J McGonigal
Claire Treanor
D W Graham
P E Henry
B J Collins
M R P Gibbs
H W Morgan
J W Pool
Louise Younger

W A Scott

R M Phillpotts
P J Mason
S E Knight
G Howes
N P Law
M J Knight
I S Clark
J G Anderson
T J Earl

R A Clarke

S J Fricker
A P Richardson
R Sewell
M J Whitfield
Lisbeth Dovey
N D Dryburgh
J N Stephenson

ASSOCIATES

T J Mastenman
Sarah Donovan
J Askham
L Ewan
P J Wise
A Kearney
Diane Ruder
J Drew
A H Wood

CONSULTANTS

S M Cunliffe
Joanna Fone
Rachel Gee
S M McDonald
A D Munnis
Sarah Yeoman
Christine Blair
S J Blake
C C Campbell

CONSULTANTS

Georgina Greenyer
A K Harris
D K Jackson

CONSULTANTS

D H Taylor
J P A Forsyth
J B Hermiston
G M Skekey
SECRETARY
S M Wilson

EX	HCC	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100		

We would be grateful if you could confirm that the time period suggested for further representations is acceptable to your office.

If you would like to discuss any of the above in more detail please contact Jim Pool of this office.

Yours faithfully

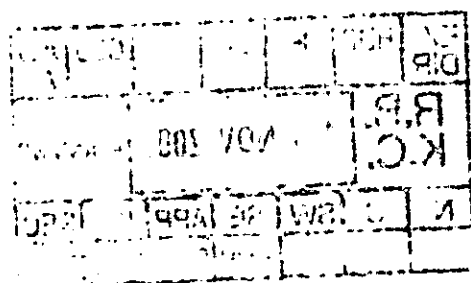
Montagu Evans

MONTAGU EVANS

Cc: Nigel Pallace – L B Hammersmith & Fulham
Michael French – Royal Borough of Kensington & Chelsea

390

EX DIR	HDC	TF	CAC	AD	CLU	AO AK
R.B. K.C.	10 NOV 2003				PLANNING	
N	C	SW	SE	APP	IO	REC



PLANS PART

200K

400K

260K

133K

1.7M

165K

250K

30K

100K

60K

5K

45K

→ 3.348

COMM

5.1M

1.5M CAR PRANK

100K ASIT

2M EDUC

400K WESTFIELD

100K PUBLIC ART

1M SPORTS

391

11.

the proposed development and also to the current residents at 62 Finborough Road.

Higher population density will also mean more rubbish dumped in the road, which, despite the efforts of the street cleaning staff, still remains extensive.

Yours sincerely,

Christina Needham.

REASON FOR DELAY

CASE NO / /

392

This case is identified as a "Target" application, with the target of being passed through to the Head of Development Control within 6 weeks of the completion date.

In the case of this application, there has been a delay, beyond 8 weeks,

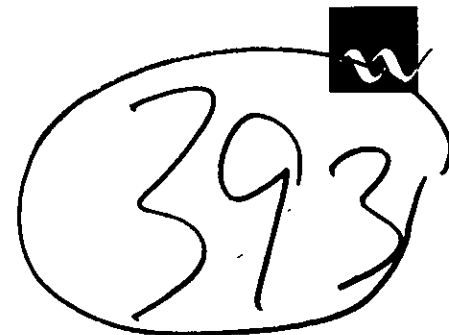
of.....

I have been unable to ensure that this case has been determined within the 8 week period for the following reason(s) *[highlight - there may be more than one reason!]*

- 1) Delay in arranging initial Site Visit *[a date for this should be fixed up in the first week after you receive the case!]*
- 2) -- Delays due to internal Consultation *[highlight as many as necessary]*
 - (i) Design - Discussions/initial Obs.
 - (ii) Design - Formal Obs.
 - (iii) Transportation
 - (iv) Policy
 - (v) Environmental Health
 - (vi) Trees
 - (vii) Other
- 3) Further neighbour notification/external consultation necessary *(spread or time period - please specify)*
- 4) Revisions not requested in time
Remember - Request all revisions by end of fourth week to stand reasonable chance of renotifying and determining case within 8 weeks!
- 5) Revisions requested in time, but not received in time
- 6) Revisions received but inadequate - further revisions requested
- 7) Revisions received but reconsultation necessary
- 8) Awaiting Direction from English Heritage/other EH delays...
- 9) Because of the Committee cycle
- 10) Applicant's instruction
- 11) OTHER REASON *Please state*.....

Signed..... (Case Officer)

LOTS ROAD DEVELOPMENT



Water Management

Flood Management Strategy

The current flood defence level for the Thames in the vicinity of the site is 5.41mAOD. The Environment Agency have indicated that due to rising sea levels as a result of global warming that there may be a requirement to raise this level by up to half a metre at some time in the future.

At present the site flood defence structures within London Borough of Kensington and Chelsea are represented by the existing Thames and Creek river walls, which are all above the current flood defence level. On the south side of the creek within London Borough of Hammersmith and Fulham some sections of the river and creek walls are below the Statutory Flood Defence Level and this level is achieved behind the river wall by existing ground surfaces and temporary bund structures.

Flood defence will be maintained at all times during construction using methodologies to be agreed with the Environment Agency. All work within 16m of the flood defence structures will be subject to consents from the Environment Agency in accordance with the Water Resources Act 1991 and Land Drainage Byelaws 1981.

For the proposed development, in all cases, it is envisaged that at any one point, there would be one readily identifiable flood defence structure providing, at least, the minimum current flood defence level of 5.41m AOD and designed with the facility to extend to approximately 6.0m AOD at some future date.

In all cases the landscaped terracing forward of the flood defence would be non-structural (no structural dependency from the flood defence), to enable future removal, remodelling, maintenance and repair to take place as and when necessary.

The principal structural design philosophy may be summarised into three categories as follows:

- 1) Retention, repair and remodelling of existing creek retaining wall sections. The design of the remedial and remodelling works will be commensurate with a 60 year ongoing design life to the structure. Periodic future repair works will be commensurate with the design of the creek landscaping and terracing in advance of the structure.

On the south side of the Creek, the brick gravity structure to the River Thames and confluence with the Chelsea Creek will be subject to structural and cosmetic repairs during the development.

On the north side of the creek structural remodelling works are not proposed to the north creek wall which supports the power station building. Surface repairs and re-pointing will be undertaken where necessary.

The wall to the east of the power station and to the River Thames frontage will be subject to upper level truncation of the mass concrete gravity structure and reconstruction of the upper section with new repositioned concrete retaining walls to create the development profile sections required.

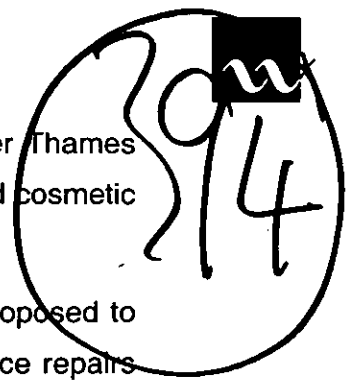
- 2) The replacement of the existing creek wall with a new flood defence wall on the landward side (behind) to facilitate the retreating of the flood defences. The new retaining wall would be designed for a minimum life expectancy of 60 years, commensurate with the development structures and would be formed using interlocking steel sheet piles. The new basement to the development would be constructed inside the new steel sheet piled flood defence wall. The existing wall would be carefully demolished and removed down to an agreed level.
- 3) The replacement of the existing creek retaining wall with a new flood defence wall immediately on the creek side of the wall. This is considered necessary due to the proposed change in level at the west end of the southern creek site, where the existing wall construction is not considered suitable for retention. The new retaining wall would be formed using interlocking steel sheet piles and designed to a minimum life expectancy of 60 years, commensurate with the development structures.

Construction Issues

Flood Capacity and Creek Engineering Works

It is anticipated that construction of the terraces in the creek and maintenance and repair work required to existing creek walls will temporarily affect flood storage capacity.

This will result from the need to segregate areas of the creek from the river. Formal consent from the EA will be required for such temporary works. The final engineering details associated with the proposed flood defence construction will be dependent upon development of detailed design drawings, dedicated investigation and



construction methodologies, together with extensive liaison with the Environment Agency and subject to their approval.

Outside the areas of working within the creek, it is intended to maintain the tidal flow and the tidal nature of the creek and basin area for the duration of the works.

Engineering works within the creek will most likely comprise:

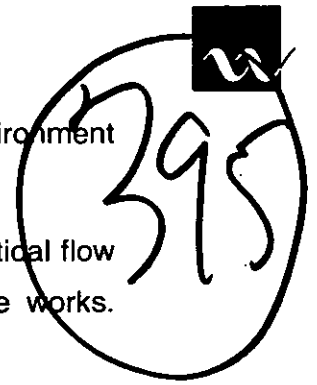
- installation of filter screen to creek mouth, removal of mud and silt sediments from the campsheds and shingle beds by air lift techniques and removal by dredging of softer creek bed materials. This work will be undertaken in strict sequence and to pre-determined levels to ensure maintenance of enclosure wall stability and provide adequate bearing materials. All arisings will be disposed of by appropriate measures. A new sub-base bedding will then be constructed with bulk granular materials and concrete to suit conditions;
- installation of working areas caisson piling within creek where necessary;
- construction of new landscape and inter-tidal terracing within creek working area caissons with rock filled gabions founded on granular sub-base bedding and concrete sub-bases;
- construct concrete creek bed base to final profiles with working area caissons and apply finishes;
- construct walkway sub-bases in concrete and apply finishes; and
- cut down caisson piles to finished levels.

For the completed development, as the site currently comprises mainly buildings and hardstanding, it is considered that the proposals will not cause a significant increase in surface water run-off.

The works and proposals for the creek, including the construction of river terraces, and adjacent Creekside Walk have been designed such that there is no loss in flood capacity compared with a baseline that has been agreed with the Environment Agency.

Pollution Control

Extensive site investigation has been undertaken at the site and this has identified areas of ground contamination and potential groundwater or surface water pollutants. As a result of this and the general construction works there is the potential to cause pollution. This risk will be minimised by careful control of contractors through strict specification and the implementation of an Environmental Management Plan.



Best practice pollution prevention measures will be put in place to isolate environmentally damaging substances and prevent their release. These measures will be agreed in consultation with the Environment Agency and will include:

- careful siting and bunding of fuel storage facilities and any areas used for the storage of hazardous materials;
- works with concrete will be carefully controlled and ready-mix concrete wagons will be washed out in a safe area;
- management of site drainage to prevent sediment laden/contaminated run-off entering the River Thames and/or Chelsea Creek; and
- provision for the safe disposal of waste waters including surface water, groundwater and sewage.

Ongoing monitoring will also ensure that any site remediation activities do not have a detrimental effect on groundwater and surface water quality.

Operational Water Use

Water Usage

The proposals for new water consuming equipment and fittings will meet all required safety and industry standards and will be selected taking into consideration a range of sustainability criteria including energy efficiency and water consumption.

Foul Water

The number of people occupying the proposed buildings on-site will increase relative to current usage, which will cause increased production of sewage. Sewage and other effluent on site is currently drained by gravity and pumping to the existing adopted combined sewers which are operated by Thames Water Utilities Ltd.

The new foul sewage from the development will be discharged to the existing system which is maintained by Thames Water Utilities Ltd. The connection to the adopted drainage will require the approval of Thames Water Utilities Ltd.

Surface Water and Building Water Runoff

It is believed that some roof drainage from the site currently flows into the existing combined sewer system. For the proposed development, surface water from roofs and hardstanding areas will, wherever practicable, be discharged to Chelsea Creek after appropriate treatment. This will contribute to the flow at low tide that will

minimise the siltation of the creek. Where possible this water will also be 'water farmed' in order to provide water for the maintenance of the landscaping.

Grey Water

The potential for grey water recycling has been considered however at this stage it is not considered economically viable to install the required infrastructure at the site to provide the level of cleanliness required to permit discharge into the Thames.

Water Supply

For the completed site the supply of potable water will be from the mains supply. Other water use by the site for such uses as building cooling, landscaping maintenance and the creation of a low tide flow in the creek will be supplemented by the abstraction of water from both the Thames and the existing on site Chalk aquifer borehole.





398

5.5 SUMMARY OF PROPOSALS

Overall, the development provides 866 residential units incorporating a mix of accommodation types to reflect the nature of housing demands in this part of London. In response to market and social demands, the mixed-use residential element of the scheme incorporates a range of housing types with integrated, affordable housing, including flats for keyworkers and other low income groups. A breakdown of the proposed housing and ancillary accommodation is shown in Tables 5.5 to 5.10.

In addition, the development will provide a total of 1.6 hectares (4 acres) of public open space for the residents and public. This comprises 45% of the land area of the site. There is 9,465sqm of non-residential mixed commercial floor space, located at the ground and first floors of Blocks KC1, KC2, KC3 and KC4 on Site A and Blocks HF1 and HF7 on Site B. A breakdown of these proposed uses is presented in Table 5.7. A breakdown of other accommodation, car park areas and an overall summary of proposed uses is given in Tables 5.8 – 5.10.

Table 5.5: Residential Accommodation

Block	Private (no. of units)	Affordable (no. of units)	Planning Use Class	Totals	Gross External Area sq.m
Site A					
KC1	52		C3		11,906
KC2		111	C3		8,351
KC3	224		C3		45,234
KC4		35	C3		3,582
Total in Site A	276	146		422	69,073
Affordable % in Site A	65%	35%			
Site B					
HF1	48		C3		9,253
HF2	23		C3		4,615
HF3	24		C3		5,161
HF4	56		C3		7,602
HF5	40		C3		7,358
HF6	1		C3		236
HF7	30		C3		3,242
HF8-12		222	C3		14,228
Total in Site B	222	222		444	51,695
Affordable % in Site B	50%	50%			
Total for Sites A & B	498	368		866	120,768
Affordable % for whole site	58%	42%			

Table 5.6: Ancillary Residential Accommodation

Block	Description	Planning Use Class	Floor	Gross External Area sq.m
Site A				
KC1	Gym	C3	Ground/First	889
KC3	Estate Management	C3	Ground	402
KC3	Transport Management	C3	Ground	186
Total Site A				1,477
Site B				
HF7	Estate Management	C3	Ground	185
HF7	Site Security	C3	Ground	86
HF7	Transport Management	C3	Ground	103
Total Site B				374
Total Sites A & B				1,851

Table 5.7: Commercial/Communal Accommodation

Block	Description	Planning Use Class	Floor	Gross External Area sq.m
Site A				
KC2	Workshop/Light Industrial	B1	Ground	844
	Food Store	A1/A2	Ground	392
KC3	Workshop/Light Industrial	B1	Basement	277
	Museum	D	Basement	277
	Retail Units	A1/A2	Ground	1,350
	Restaurant	A3	Ground	373
	Offices	B1	First	4,888
KC4	Workshop/Light Industrial	B1	Ground	450
Total Site A				8,851
Site B				
HF1	Restaurant	A3	Ground	832
Total Site B				832
Total Sites A & B				9,683

Table 5.8: Other Accommodation

Block	Description	Planning Use Class	Floor	Gross External Area sq.m
Site A				
KC2	Loading Bay/Service Area	—	Ground	165
	Covered Street	—	Ground	2,907
KC3	Loading Bay/Service Area	—	Ground	523
Total Site A				3,595
Total Sites A & B				3,595

Table 5.9: Car Parks

Block	Description	Planning Use Class	Floor	Gross External Area sq.m
Site A				
Car Park/Plant	Double Basement Car Park	—	Basement	17,624
Site B				
Car Park/Plant	Semi Basement Car Park	—	Semi Basement	10,922
Total Sites A & B				28,546

Table 5.10: Summary

Block	Description	Gross External Area sq.m
Site A		
Table 1	Residential Accommodation	69,073
Table 2	Ancillary Residential Accommodation	1,477
Table 3	Commercial/Communal Accommodation	8,851
Table 4	Other Accommodation	3,595
Table 5	Car Parks	17,624
Total Site A		100,620
Site B		
Table 1	Residential Accommodation	51,695
Table 2	Ancillary Residential Accommodation	374
Table 3	Commercial/Communal Accommodation	832
Table 4	Other Accommodation	0
Table 5	Car Parks	10,922
Total Site B		63,823
Total Sites A & B		164,443

SITE A B2 PARKING

80 BIG PARKING SPACES
30 " " "21 COMMERCIAL (2 DIS)
102 RES (10 DIS)

+ 55 RES

178

130 BIGS B1
30 BIGS
54 COM (4 DIS)
62 RES (6 DIS)

+ 102 RES (13 DIS)

218

396 PARKING SPACES
OF WHICH
75 COM/VIS (6 DIS)
331 RES (29 DIS)

PLANNING SERVICES APPLICATION

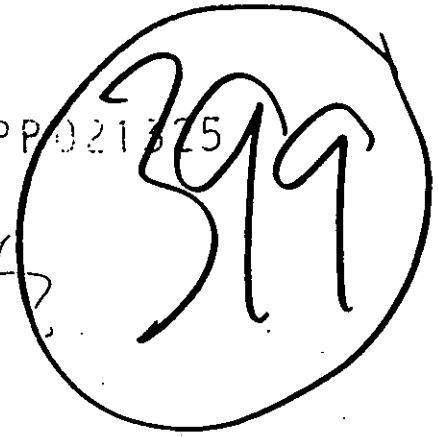
CONSULTATION SHEET

APPLICANT:

Montagu Evans,
Premier House,
44-48 Dover Street,
London W1S 4AZ

PP/021325

for reference only



APPLICATION NO: PP/01/01627

APPLICATION DATED: 08/06/2001

DATE ACKNOWLEDGED: 19 July 2001

APPLICATION COMPLETE: 18/07/2001

DATE TO BE DECIDED BY: 12/09/2001

SITE: Lots Road Power Station and Chelsea Creek, London, SW10
PROPOSAL: Demolition of a series of buildings currently ancillary to the operation of the power station, and redevelopment including the conversion of the power station to provide residential accommodation, Class A1 Retail, Class B1 Offices, 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. **MAJOR APPLICATION**

ADDRESSES TO BE CONSULTED

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

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 ...

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 ...

20/7

✓

✓

✓

✓

✓

20/7

for reference only

Lots Road Power Station planning application

400
PP 321325

List of statutory and non statutory external consultation required

1. Adjoining authorities - ~~Hammersmith and Fulham~~, Environment Department,
Town Hall, King Street, Hammersmith, W6 9JU.
✓ ~~City of Westminster~~, Development Planning Services,
PO Box, 240, Westminster City Hall, 64 Victoria
Street, SW1E 6QP * ✓
✓ ~~Wandsworth~~, Town Hall, Wandsworth High Street,
SW18, 2PW ✓
✓ ~~Richmond Upon Thames~~, Environmental Protection,
Civic Centre, Twickenham, TW1 3BZ
✓ ~~Lambeth~~, Planning and Development Control, Acre
House, 10 Acre Lane, SW2 5SG
 - ✓ 2. The Countryside Agency, London Office, Dacre House, 19 Dacre Street,
London, SW1H 0DH.
 - ✓ 3. English Heritage (Built Environment and Archaeology), 23 Saville Row,
London, W1S 2ET
 - ✓ 4. English Nature, Ormond House, 26/27 Boswell Street, London, WC1N 3JZ.
 - ✓ 5. Thames Water, Services Division, Commercial Operations Group, 1A Chalk
Lane, Cockfosters, Barnet, EN4 9JQ
 - ✓ 6. Health and Safety Executive, St. Dunstan's House, 201-211 Borough High
Street, London, SE1 1GZ
 - ✓ 7. The Environment Agency, Apollo House, 2 Bishops Square Business Park, St
Albans, Road West, Hatfield, Hertfordshire, AL10 9EX. *
 - ✓ 8. Transport for London, 10th Floor Windsor House, 42-50 Victoria Street,
London, SW1H 0TL (Att'n Shona Robb) - 2 copies
 - ✓ 9. Commission for Architecture and the Built Environment (CABE), The Tower
Building, 11 York Road, London, SE1 7NX
 - ✓ 10. Greater London Authority, Romney House, Marsham Street, London, SW1P
3PY. ✓ *
 - ✓ 11. Highways Agency, Room 5/31B, St Christopher House, Southwark street,
London, SE1 0TE (special notification form should be completed) ✓ *
 - ✓ 12. London Ecology Unit, Bedford House, 125 Camden High Street, London,
NW1 7JR
 - ✓ 13. Port of London Authority, 58-60 St. Katherine's Way, London, E1 9LB * ✓
 - ✓ 14. Glenn Duggan CPDA, Chelsea Police Station, 2 Lucan Place, London, SW3
3PB
 - ✓ 15. Railtrack, Railtrack Headquarters, Euston Square, London, NW1 2EE.
 - ✓ 16. The Westminster Society, c/o Peter Handley, 41 The Gardens, East Dulwich,
London, SE22 9QG
 - ✓ 17. Civil Aviation Authority, Aerodrome Safeguard, Aerodrome Standards
Department, Aviation House, Gatwick Airport South, West Sussex, RH6 0YR *
- ✓ Government Office for London, Planning, 9th Floor, Riverwalk House, 157-161
Millbank, London, SW1P 4RR ✓

401

General Principles

- i. All payments herein shall be made to The Royal Borough of Kensington and Chelsea unless indicated otherwise.
- ii Interest on any financial contributions will be retained by The Royal Borough of Kensington and Chelsea and used for the specified purposes.
- iii All financial contributions shall be index linked from the date of approval in principle of the planning application unless indicated otherwise.

A. Environmental Improvements

1. A contribution, payable by the developer on implementation of the planning permission, of £200,000 to fund implementation of improvements to the Lots Road/Cremorne Road Junction including a signal maintenance agreement.
2. A contribution, payable by the developer on implementation of the planning permission, of £400,000 to fund implementation of a streetscape improvement zone approved by the Council in the 'Lots Road Triangle' to include pavement treatments, street trees and other street scene improvements.
3. A contribution, payable by the developer on implementation of the planning permission, of £710,000 to fund implementation of cycling measures including 'Toucan' crossings, cycle routes and cycle parking in connection with routes beginning in the vicinity of the development.
4. A contribution, payable by the developer on implementation of the planning permission, of £500,000 to fund implementation of improved pedestrian facilities in the vicinity of the development including signage, street lighting and other environmental improvements.

B. Public Transport

Bus route subsidies will continue until the routes are viable from fare income alone, or until the allocation is used. If routes achieve a planned viable ridership prior to the modelled date, uncommitted funding consisting of the balance of the cash sums set out here can be used to subsidise other public transport provision relevant to the Lots Road area.

5. A contribution of £500,000 towards improvement and extension of the C3 bus service on implementation of the planning permission.
6. A contribution of £1000,000 on occupation of 50% of residential units within the RBKC site to subsidise a new bus route from Sands End to Westminster via the Embankment.
7. An annual contribution of £50,000 to support an upgraded river boat service running half hourly from Chelsea Harbour Pier to Embankment via intermediate piers during

peak hours. The first payment to be made on implementation of the planning permission.

402

8. A contribution of £200,000 on implementation of the planning permission to upgrade passenger facilities at Chelsea Harbour Pier.
9. A contribution of £650,000 on implementation of the planning permission to fund bus priority measures including upgrading of the Townmead Road bus gate.
10. A contribution on implementation of the planning permission of £500,000 to RBKC towards provision of a railway station on the West London Line, the monies to be available for other transportation improvements if not used for primary purpose within 5 years of first occupation of the development.

C. Transport Co-ordination.

11. Prior to first occupation of any residential accommodation within the development, to appoint and retain a full-time on-site transport manager and to fund the equipment and operation of an intranet site providing up-to-date public transport information for residents in the development and the locality in perpetuity.
12. The ground floor unit identified as Transport Management Office on plan no. LRTW4/PA/05-004-A to be available on first occupation of any residential accommodation within the RBKC site in perpetuity as a reception point/waiting area for group transport pick-up, and provision of a designated off-street waiting area approved by the Council, easily accessible from this facility, for group transport vehicles.
13. A contribution of £120,000 on first occupation of residential units within the development to fund the development of school travel plans at local schools.

D. Car Parking

14. On implementation of the planning permission, a contribution of £1,500,000 to fund the provision of additional off street parking in the Lots Road Area.
15. Provision on first occupation of the development of 36 car parking spaces within the development for public use in accordance with a management regime approved by the Council, to include charges and maximum stay period. This to include evening use by restaurant customers.
16. Provision of car club parking facilities prior to first occupation of any residential accommodation within the development.

E. Construction Traffic

17. Use of river transport for such proportion of, materials and construction traffic to accord with details to be approved by the Council prior to implementation of the planning permission..

18. Implementation of a plan, approved by the Council prior to implementation of the planning permission, for routing and times of construction and demolition road traffic
19. Implementation of measures, approved by the Council prior to implementation of the planning permission, to ensure construction staff travel to and from the site by public transport and to prevent parking for private cars belonging to employees or contractors on any part of the site during demolition or construction.

F. Affordable Housing

Affordable rented, shared ownership and 'Key Worker' housing shall be completed and available for occupation prior to occupation of more than 50% of the private housing units within the RBKC site.

20. Provision, in partnership with and through transfer to, a registered social landlord, of 103 affordable units of residential accommodation for rent as shown on the approved plans. The total cost to occupier (rent plus service charges) of living in any affordable rented unit shall be Housing Corporation target rent inclusive of any service charge levied by the RSL for internal RSL services including nominal ground rent and the maintenance and management of the building including the relevant car parking areas. Any estate charge for a proportionate share of estate upkeep shall not exceed in total £3 + RPI + 1% per week per dwelling averaged over all affordable and key worker dwellings within the development, and shall not in any event exceed £4 + RPI + 1% per week for any individual dwelling.
21. Provision, in partnership with and through transfer to, a registered social landlord, of 41 residential units as shown on the approved plans to be sold/occupied on a shared ownership basis to persons from the Common Housing Register. The total cost to occupier of living in the rented element of any shared ownership unit shall be the equivalent proportion of Housing Corporation target rent inclusive of any service charge levied by the RSL for internal RSL services including nominal ground rent and the maintenance and management of the building including the relevant car parking areas. Any estate charge for a proportionate share of estate upkeep shall not exceed in total £3 + RPI + 1% per week per dwelling averaged over all affordable and key worker dwellings within the development, and shall not in any event exceed £4 + RPI + 1% per week for any individual dwelling.
22. Provision of 22 units of low cost 'entry level' residential accommodation as shown on the approved plans for sale or rent to persons in housing need who are registered on the Council's common housing register and are employed as teachers, nurses, bus drivers, police officers, paramedics and fire fighters and such other occupations as may be nominated as key workers from time to time by the Council.
- 22.1 The total cost to the occupier of living in any rented 'entry level' unit shall be no more than the sum of a rent of £100 pw rising by RPI + 1% annually from the date of the grant of planning permission in principle, plus service charges which shall not exceed in total £3 + RPI + 1% per week per dwelling averaged over all affordable and key worker dwellings within the development, and shall not in any event exceed £4 + RPI + 1% per week for any individual dwelling.

- 404
- 22.2. The initial purchase price of any 'entry level' unit offered for sale shall not exceed two and a half times the national average income at the date of sale and any service charges shall not exceed in total £3 + RPI + 1% per week per dwelling averaged over all affordable and key worker dwellings, and shall not in any event exceed £4 + RPI + 1% per week for any individual dwelling.
- 22.3 Subsequent sale of any 'entry level' unit shall be solely to occupiers meeting the eligibility criteria.
23. All affordable and entry level units within the development shall be constructed in accordance with Housing Corporation scheme development standards.

G. Remediation and Environmental Management

24. Implementation of a remediation strategy in respect of land contamination, approved by the Council prior to implementation of the planning permission, and presentation of a validation report confirming removal of all contamination which presents a risk to be approved in writing by the Executive Director, Planning & Conservation prior to occupation of any part of the development. Funding for appointment and retention of a contaminated land consultant to be present on-site for the duration of remediation works. The consultant to provide weekly progress reports to the Council. The strategy to include measures for immediate notification of the Council and remediation in the event of any previously unforeseen contamination being identified during site investigation and risk assessment. Additional funding for appointment by the Council for independent expert advice during the implementation of the remedial works in the event of unforeseen circumstances.
25. Implementation of an environmental management plan, approved by the Council prior to implementation of the planning permission, throughout the life of the development. Provision of funding, a public telephone number and office space for an on-site liaison officer to provide an advertised point of contact for the Council and members of the public from commencement of remedial works until completion of the development.

H. Chelsea Creek

26. Not to implement the planning permission until the freehold interest in Chelsea Creek has been acquired by the Developer together with all future maintenance liabilities thereof.
27. Implementation, on acquisition of the freehold interest in Chelsea Creek, and maintenance in perpetuity of an environmental management plan approved by the Council for the watercourse and associated wildlife habitats.
28. Implementation prior to substantial completion of the development, of a programme of works approved by the Council, to any parts of the Chelsea Creek watercourse remaining outside the Developers' ownership necessary in conjunction with the approved environmental management plan.

405

I. Community Facilities

29. Provision, on first occupation of any accommodation within the power station building, of premises within the development comprising 460 square metres net internal floorspace to accommodate the Ashburnham Community Association at a rent approved by the Council with capped and index linked service charges.
30. A contribution of £100,000 on completion of a rental agreement with the Ashburnham Community Association, to fund fitting out of the Community Association premises.
31. The ground floor unit identified as a Doctors' Surgery on plan no. LRTW4/PA/05-004-A to be used solely as a General Practitioners' surgery serving NHS patients and falling within Use Class D1(a) in consultation with the Kensington and Chelsea Primary Care Trust unless otherwise approved in writing by the Executive Director, Planning & Conservation.

J. Education Facilities

32. On implementation of the planning permission, a contribution of £2,000,000 to fund improved secondary and/or primary education facilities in the Royal Borough.

K. Thames Path and Community Safety

33. Provision and maintenance by the developer of a section of Thames Path providing a designated public right of way from Chelsea Harbour via a new bridge to Lots Road through the plaza on the former east yard within one month of substantial completion of the development. Provision for subsequent linkage to a future Thames Path section across the adjacent Cremorne Wharf site when this route becomes physically available through construction or redevelopment.
34. Provision on substantial completion of the development of a CCTV system and a scheme of lighting approved by the Council for the public areas of the development.
35. The developer undertakes to secure prompt removal of graffiti, fly-posting and rubbish from any public areas within the site to standards approved by the Council.

L. Westfield Park

36. On implementation of the planning permission, a contribution of £400,000 to fund improvements to Westfield Park

M. Sports Facilities

37. On implementation of the planning permission, a contribution of £1,000,000 towards funding the provision of public sports facilities in the area.

N. Employment

38. Provision of an on-site construction training scheme to include
 - An on-site recruitment facility for trainees

406

- 120 training weeks for every £4m of the construction contract
- 0.25% of the value of the construction contract (based on an estimate approved by the Council) to fund the construction training programme (including trainee placement and support).
- Trainee wages as in the Working Rule Agreement
- Best endeavours to obtain 20% of the workforce from the local area (West London)

39. Allocation on substantial completion of the development of two (Identified) Class B1 units at ground floor level to be offered at 50% of market rent for a period of 3 years to tenants approved by the Council to assist small business start-ups for local people.

O. Public Art

40. Prior to implementation of the planning permission, a contribution of £100,000 for the provision of a public work(s) of art in location(s) approved by the Council.

3.8.1 SCHEDULE OF PROPOSED RESIDENTIAL ACCOMMODATION

Building & Unit Type	Studio		1 Bed		2 Bed		3 Bed		4 Bed		5 Bed		6 Bed		Total	
	No.	Hab. Rooms	No.	Hab. Rooms	No.	Hab. Rooms	No.	Hab. Rooms	No.	Hab. Rooms	No.	Hab. Rooms	No.	Hab. Rooms	No.	Hab. Rooms
KC4 Private	0	0	2	4	4	12	32	128	0	0	1	7	1	7	40	158
KC2 Private	0	0	3	6	0	0	6	24	10	50	0	0	0	0	19	80
KC2 RSL Rented	0	0	7	14	13	39	18	72	17	85	0	0	0	0	55	210
KC3 Private	0	0	3	6	7	21	18	72	21	105	0	0	0	0	195	734
KC3 RSL Shared Ownership	11	11	11	22	12	36	5	15	0	0	0	0	0	0	39	84
KC3 Entry Level 'Key Worker'	12	12	5	10	5	15	0	0	0	0	0	0	0	0	22	37
KC4 RSL Rented	0	0	12	24	28	84	10	40	0	0	0	0	0	0	50	148
TOTALS	23	23	43	86	69	207	89	351	48	240	1	7	1	7	410	1451

RESIDENTIAL SITE AREA

RESIDENTIAL DENSITY

407

458

3.8.2 SCHEDULE OF CLASS B1 UNITS

No.	Location	Floorspace (sq.m.)
1	KC1 Ground	277
2	KC2 Ground	262
3	KC2 Ground	128
4	KC2 Ground	40
5	KC2 Ground	60
6	KC3 Basement	345
7	KC3 First	995
8	KC3 First	191
9	KC3 First	160
10	KC3 First	158
11	KC3 First	160
12	KC3 First	191
13	KC3 First	832
14	KC3 First	254
15	KC3 First	199
16	KC3 First	199
17	KC3 First	199
18	KC3 First	254
TOTAL		4904

401

3.8.3 SCHEDULE OF SHOPS, RESTAURANTS AND OTHER NON-RESIDENTIAL UNITS.

No.	Location	Floorspace (sq.m.)	Use Class	Description
1	KC1 Ground/first	483	D2(e)	Residents' Gym
2	KC2 Ground	400	D1(b)	Day Nursery
3	KC3 Ground	82	A2	Transport Management
4	KC3 Basement/Ground	460	D1(g)	Community Centre
5	KC3 Ground	157	A3	Café
6	KC3 Ground	132	A1	Bakers
7	KC3 Ground	114	A1	Newsagent
8	KC3 Ground	165	A1	Sandwich Bar
9	KC3 Ground	273	A1	Chemist
10	KC3 Ground	132	D1(a)	Doctors' Surgery
11	KC3 Ground	55	A1	Post Office
12	KC3 Ground	150	C3	Estate Office
13	KC3 Ground	459	A1	Food Store
14	KC3 Ground	371	A3	Restaurant
TOTAL		3133		

Lots Rd Power Station

410

RBKC - Summary of Units

December 2002 Application

Private Units						
	studio	1 bed	2 bed	3 bed	4bed/PH	Totals
KC1		2	4	32	2	40
KC2		3	0	6	10	19
KC3		3	121	67	4	195
Total		8	125	105	16	254
Total Hab Rooms						970

Affordable Units						
	studio	1 bed	2 bed	3 bed	4bed	Totals
KC2 - RSL		7	13	18	217	255
KC3 - RSL	11	11	12	5		39
KC3 - Entry Level	12	5	5			22
KC4 - RSL		12	28	10		50
Total	23	35	52	33	21	164
Total Hab Rooms						481

142

Overall Affordable Mix	14%	21%	32%	20%	13%
RSL Mix	8%	21%	33%	23%	15%

Total Hab Rooms		1,451
Site Area		2.22
Hab Rooms per ha		654

Private Units	254
Affordable Units	166
Total Units	420
RSL	39% 39.52%
Key Worker	142 33.8%
	22 5.23%
	5.3%

Lots Rd Power Station

411

RBKC - breakdown by area

December 2002 Application

KC4 All affordable

	Level	Type	Tenure	Size	
				sq m	sq ft
1	Ground	2 bed	RSL Rented	77	830
2		2 bed	RSL Rented	67	720
3		2 bed	RSL Rented	69	740
4		2 bed	RSL Rented	69	740
5	First	3 bed	RSL Rented	101	1088
6		3 bed	RSL Rented	81	876
7		2 bed	RSL Rented	67	720
8		2 bed	RSL Rented	68	730
9		2 bed	RSL Rented	67	726
10	Second	1 bed	RSL Rented	48	512
11		1 bed	RSL Rented	51	552
12		3 bed	RSL Rented	79	846
13		2 bed	RSL Rented	68	730
14		2 bed	RSL Rented	68	730
15		2 bed	RSL Rented	68	730
16	Third	1 bed	RSL Rented	48	512
17		1 bed	RSL Rented	51	552
18		3 bed	RSL Rented	79	846
19		2 bed	RSL Rented	68	730
20		2 bed	RSL Rented	68	730
21		2 bed	RSL Rented	68	730
22	Fourth	1 bed	RSL Rented	48	512
23		1 bed	RSL Rented	51	552
24		3 bed	RSL Rented	79	846
25		2 bed	RSL Rented	68	730
26		2 bed	RSL Rented	68	730
27		2 bed	RSL Rented	68	730
28	Fifth	1 bed	RSL Rented	48	512
29		1 bed	RSL Rented	51	552
30		3 bed	RSL Rented	79	846
31		2 bed	RSL Rented	68	730
32		2 bed	RSL Rented	68	730
33		2 bed	RSL Rented	68	730
34	Sixth	1 bed	RSL Rented	48	512
35		1 bed	RSL Rented	51	552
36		3 bed	RSL Rented	79	846
37		2 bed	RSL Rented	68	730
38		2 bed	RSL Rented	68	730
39		2 bed	RSL Rented	68	730
40	Seventh	1 bed	RSL Rented	48	512
41		1 bed	RSL Rented	51	552
42		3 bed	RSL Rented	79	846
43		2 bed	RSL Rented	68	730
44		2 bed	RSL Rented	68	730
45		2 bed	RSL Rented	68	730
46	Eighth	3 bed	RSL Rented	74	800
47		3 bed	RSL Rented	71	760
48		2 bed	RSL Rented	57	615
49		2 bed	RSL Rented	57	615
50		2 bed	RSL Rented	57	615

Lots Rd Power Station

412

RBKC - breakdown by area

December 2002 Application

KC2 All affordable

	Level	Type	Tenure	Size	
				sq m	sq ft
1	First	3 bed	RSL rented	77	830
2		4 bed	RSL rented	98	1056
3		4 bed	RSL rented	103	1113
4		3 bed	RSL rented	97	1048
5		4 bed	RSL rented	108	1166
6		1 bed	RSL rented	45	483
7		2 bed	RSL rented	61	656
8		4 bed	RSL rented	94	1011
9		4 bed	RSL rented	98	1051
10		4 bed	RSL rented	98	1060
11		3 bed	RSL rented	92	993
12		3 bed	RSL rented	89	954
13	Second	3 bed	RSL rented	77	830
14		4 bed	RSL rented	98	1056
15		4 bed	RSL rented	103	1113
16		3 bed	RSL rented	97	1048
17		4 bed	RSL rented	108	1166
18		1 bed	RSL rented	45	483
19		2 bed	RSL rented	61	656
20		4 bed	RSL rented	94	1011
21		4 bed	RSL rented	98	1051
22		4 bed	RSL rented	98	1060
23		3 bed	RSL rented	92	993
24		3 bed	RSL rented	89	954
25	Third	2 bed	RSL rented	77	826
26		1 bed	RSL rented	58	629
27		2 bed	RSL rented	71	767
28		4 bed	RSL rented	111	1198
29		2 bed	RSL rented	61	656
30		4 bed	RSL rented	94	1011
31		4 bed	RSL rented	98	1051
32		4 bed	RSL rented	98	1060
33		3 bed	RSL rented	92	993
34		3 bed	RSL rented	89	954
35	Fourth	2 bed	RSL rented	61	656
36		4 bed	RSL rented	64	687
37		4 bed	RSL rented	64	687
38		4 bed	RSL rented	98	1060
39		4 bed	RSL rented	92	993
40		3 bed	RSL rented	89	954
41	Fifth	3 bed	RSL rented	81	877
42		2 bed	RSL rented	65	697
43		4 bed	RSL rented	98	1060
44		3 bed	RSL rented	92	993
45		3 bed	RSL rented	89	954
46	Sixth	1 bed	RSL rented	48	517
47		1 bed	RSL rented	59	632
48		3 bed	RSL rented	92	993
49		3 bed	RSL rented	89	954
50	Seventh	1 bed	RSL rented	48	517
51		1 bed	RSL rented	59	632
52		3 bed	RSL rented	92	993
53		3 bed	RSL rented	89	954

Lots Rd Power Station

Hab Rooms		12	10	15	0	0	37
-----------	--	----	----	----	---	---	----

		2		3		4			
KC4 - Affordable RSL									
	Studio	1 Bed	2 bed	3 bed	4 bed				
	number	hab rooms	number	hab rooms	number	hab rooms	number	hab rooms	
Ground									
1					4	12			
2		2	4	3	9	2	8		
3		2	4	3	9	1	4		
4		2	4	3	9	1	4		
5		2	4	3	9	1	4		
6		2	4	3	9	1	4		
7		2	4	3	9	1	4		
8			0	3	9	2	8		
Units	0	12	28	10	0	50			
Hab Rooms	0	24	84	40	0	148			

Units	418
Hab Rooms	1451

Total Hab Rooms									
Private		0	16	387	481	86	970		
RSL Affordable		11	60	141	127	105	444		
Entry Level		12	10	15	0	0	37		
Totals		23	86	543	608	191	1451		

413

December 2002 Application

KC1 - Private	Studio number	hab rooms	1 Bed number	hab rooms	2 bed number	hab rooms	3 bed number	hab rooms	4 bed number	hab rooms
Ground										
1										
2			2	4	2	8				
3					2	8				
4							2	8		
5							2	8		
6							2	8		
7							2	8		
8							2	8		
9							2	8		
10							2	8		
11							2	8		
12							2	8		
13							2	8		
14							2	8		
15							2	8		
16							2	8		
17							2	8		
18							1	4	1	
19							1	4		
20							1	4		
21							1	4		
22									1	
23										
24										
Units	0		2		4		32		2	
Hab Rooms		0		4		12		128		14

KC2 - Private	Studio number	hab rooms	1 Bed number	hab rooms	2 bed number	hab rooms	3 bed number	hab rooms	4 Bed number	hab rooms
Ground										
1			1	2		0	2	8		
2			1	2		0	2	8		
3			1	2		0	2	8		
4						0		0	2	10
5						0		0	2	10
6									2	10
7									2	10
8									2	10
9										
Units	0		3		0		8		10	
Hab Rooms		0		6		0		24		50

KC2 - Affordable RSL	Studio number	hab rooms	1 Bed number	hab rooms	2 bed number	hab rooms	3 bed number	hab rooms	4 Bed number	hab rooms
Ground										
1			1	2	1	3	4	16	6	30
2			1	2	1	3	4	16	6	30
3			1	2	3	9	2	8	4	20
4				0	1	3	1	4	4	20
5				0	1	3	3	12	1	5
6			2	4		0	2	8		0
7			2	4		0	2	8		0
8				0						
9										
Units	0		7		7		16		21	
Hab Rooms		0		14		21		72		105

KC3 - Private	Studio number	hab rooms	1 Bed number	hab rooms	2 bed number	hab rooms	3 bed number	hab rooms	4 bed number	hab rooms
Ground										
1							6	36		
2					13	39	4	18		
3			2	4	19	57	8	28		
4					15	45	9	43		
5			1	2	19	57	9	43		
6					19	57	9	43		
7					8	26	8	38	4	24
8					8	24	4	18		
9					8	24	4	18		
10					8	24	4	18		
11					4	22	4	26		
12										
Units	0		3		121		67		4	
Hab Rooms		0		6		375		329		24

KC3 - Affordable RSL	Studio number	hab rooms	1 Bed number	hab rooms	2 bed number	hab rooms	3 bed number	hab rooms	4 bed number	hab rooms
Ground										
1										
2	4	4	3	6	4	12	2	8		
3	4	4	4	8	4	12	2	8		
4	3	3	4	8	4	12	1	3		
Units	11		11		12		5		0	
Hab Rooms		11		22		36		15		0

KC3 - Affordable Entry Level	Studio number	hab rooms	1 Bed number	hab rooms	2 bed number	hab rooms	3 bed number	hab rooms	4 bed number	hab rooms
Ground										
1										
2	12	12	5	10	5	15				
Units	12		5		5		0		0	

HLA

158

415

RBKC - breakdown by area

December 2002 Application

KC3 Part affordable

	Level	Type	Tenure	Size	
				sq m	sq ft
1	Ground	2 bed	RSL S/O	63	680
2		2 bed	RSL S/O	58	620
3		2 bed	RSL S/O	58	620
4		2 bed	RSL S/O	58	620
5		1 bed	RSL S/O	47	504
6		2 bed	RSL S/O	62	670
7		1 bed	RSL S/O	46	496
8		1 bed	RSL S/O	46	496
9		3 bed	RSL S/O	80	857
10		studio	RSL S/O	36	385
11		studio	RSL S/O	36	385
12		studio	RSL S/O	36	385
13		studio	RSL S/O	36	385
14		1 bed	Entry Level	45	479
15		2 bed	Entry Level	57	614
16		1 bed	Entry Level	45	479
17		2 bed	Entry Level	57	614
18		1 bed	Entry Level	45	479
19		2 bed	Entry Level	57	614
20		1 bed	Entry Level	45	479
21		2 bed	Entry Level	57	614
22		1 bed	Entry Level	45	479
23		studio	Entry Level	32	345
24		2 bed	Entry Level	57	614
25		studio	Entry Level	36	385
26		studio	Entry Level	36	385
27		studio	Entry Level	36	385
28		studio	Entry Level	36	385
29		studio	Entry Level	36	385
30		studio	Entry Level	36	385
31		studio	Entry Level	36	385
32		studio	Entry Level	36	385
33		studio	Entry Level	36	385
34		studio	Entry Level	36	385
35		studio	Entry Level	36	385
36	First	2 bed	RSL S/O	63	680
37		2 bed	RSL S/O	58	620
38		2 bed	RSL S/O	58	620
39		2 bed	RSL S/O	58	620
40		1 bed	RSL S/O	47	504
41		2 bed	RSL S/O	62	670
42		1 bed	RSL S/O	46	496
43		1 bed	RSL S/O	46	496
44		3 bed	RSL S/O	80	857
45		1 bed	RSL S/O	49	530
46		studio	RSL S/O	36	385
47		studio	RSL S/O	36	385
48		studio	RSL S/O	36	385
49		studio	RSL S/O	36	385
50	Second	2 bed	RSL S/O	63	680
51		2 bed	RSL S/O	58	620
52		2 bed	RSL S/O	58	620
53		2 bed	RSL S/O	58	620
54		1 bed	RSL S/O	47	504
55		2 bed	RSL S/O	60	643
56		1 bed	RSL S/O	45	479
57		1 bed	RSL S/O	45	479
58		3 bed	RSL S/O	45	479
59		studio	RSL S/O	36	385
60		studio	RSL S/O	36	385
61		studio	RSL S/O	36	385

1B 50 10
 1 2 1 2 1 2
 2 4 4 4 1 15
 3
 3B 1 1 1
 4B
 STUD 4 4 3 11
 1B
 2B
 3B
 4B
 STUD