

**ROYAL BOROUGH
OF
KENSINGTON & CHELSEA**

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DECISION NOTICE



DEC

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

**THE ROYAL
BOROUGH OF**



**KENSINGTON
AND CHELSEA**

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13 NOV 2003

My Ref: PP/02/01324/MAJM/A1
Your Ref: JWP/PD5824

Please ask for: South-West-Area-Team

FILE COPY

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT, 1990

**TOWN AND COUNTRY PLANNING GENERAL PERMITTED DEVELOPMENT
ORDER, 1995**

REFUSAL OF PERMISSION TO DEVELOP (DP2)

The Borough Council in pursuance of its powers under the above-mentioned Act and Order, hereby REFUSE to permit the development referred to in the under-mentioned Schedule as shown in the plans submitted. Your attention is drawn to the enclosed Information Sheet.

SCHEDULE

DEVELOPMENT:

Conversion of Power Station to provide a mix of residential, retail, office, business and restaurant uses, together with erection of a 25 storey residential tower with ground floor gym, a 3-8 storey building incorporating commercial and residential uses, a 9 storey residential building, associated parking, servicing and landscaping, and works to Chelsea Creek, including three pedestrian bridges.

SITE ADDRESS:

Lots Road Power Station and Chelsea Creek, London, SW10

RBK&C Drawing Nos:

PP/02/1324/B, PP/02/1324/C & PP/02/1324/D

Applicant's Drawing Nos:

LRTW4/PA/00-001, LRTW4/PA/03-001,
LRTW4/PA/03-002-A, LRTW4/PA/03-003-A,
LRTW4/PA/04-01, LRTW4/PA/04-003, LRTW4/PA/04-004,
LRTW4/PA/04-005, LRTW4/PA/04-006, LRTW4/PA/04-007,
LRTW4/PA/05-001-A, LRTW4/PA/05-002-A,
LRTW4/PA/05-003-A, LRTW4/PA/05-004-A,
LRTW4/PA/05-005-A, LRTW4/PA/05-006-A,
LRTW4/PA/05-007-B, LRTW4/PA/05-008-B,
LRTW4/PA/05-009-A, LRTW4/PA/05-010-A,
LRTW4/PA/05-011-A, LRTW4/PA/05-012-A,



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LRTW4/PA/05-013-A, LRTW4/PA/05-014-A,
LRTW4/PA/05-015-A, LRTW4/PA/05-016-A,
LRTW4/PA/05-017-A, LRTW4/PA/05-018,
LRTW4/PA/05-019-A, LRTW4/PA/07-001,
LRTW4/PA/07-002, LRTW4/PA/07-004, LRTW4/PA/07-007,
LRTW4/PA/08-101, LRTW4/PA/08-102, LRTW4/PA/08-103,
LRTW4/PA/08-104-A, LRTW4/PA/08-105,
LRTW4/PA/09-001, 589/01A, 589/02A, 589/03A, 589/04A,
589/05, 589/06, 589/07A, 589/08, 589/09B, Unnumbered
illustrations of landscaping materials and fixtures,
Environmental Statement consisting of Non-technical
Summary, Environmental Statement, Appendix A1 Analysis,
A2 Tall Buildings Justification, B Socio Economic Studies, C1
Built Heritage, Townscape & Visual Assessment, C2 Standing
Building Assessment, D1 Archaeological Assessment, D2
Monitoring of Geotechnical Boreholes, E Options for Chelsea
Creek, F1 Evaluation of Ecological Receptors, F2 Intertide
Ecological Survey, F3 Bird Survey, F4 Invertebrate
Assessment, G1 Review of Decommissioning Scope of Works,
G2 Asbestos Report, G3 Site Investigation/Environmental
Assessment Summary Report, H Transport Assessment, I
Dispersion Modelling Study, J Noise & Vibration, K1 Wind
Tunnel Test Results, K2 Sunlight & Daylight Report, L
Television Reception Interference Report, M Draft
Environmental Management Plan, Addendum February 2003
Re Air Quality/Traffic/ River Transport.

Application Dated: 07/06/2002

Application Completed: 17/06/2002

Application Revised: 13/12/2002, .05/03/2003 and 10/07/2003,

REASON(S) FOR REFUSAL OF PERMISSION ATTACHED OVERLEAF

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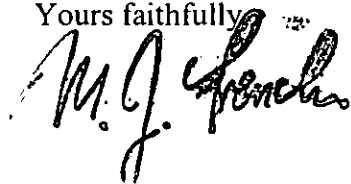
REASON(S) FOR REFUSAL:

The proposed development would include a new high building which would significantly exceed the height of existing buildings to the east of Blantyre Street and that of neighbouring buildings. It would consequently represent a departure from Unitary Development Plan Policies CD6 and CD37 and would be harmful to the skyline, important views and surrounding conservation areas by virtue of its height, design and location contrary to Policies CD1, CD25, CD27, CD28 and CD63.

INFORMATIVE

You are advised that a number of relevant policies of the Unitary Development Plan were used in the determination of this case, in particular, Policies STRAT9, STRAT10, STRAT11, STRAT12, STRAT13, STRAT20, STRAT22, STRAT23, STRAT25, STRAT26, STRAT27, STRAT28, STRAT29, STRAT30, STRAT31, STRAT32, STRAT34, STRAT44, STRAT46, STRAT47, STRAT48, STRAT49, STRAT50, STRAT52, CD1, CD2, CD5, CD6, CD7, CD13, CD14, CD15, CD16, CD25, CD27, CD28, CD33, CD36, CD37, CD63, CD92, H12, H23, TR1, TR2, TR3, TR4, TR5, TR6, TR8, TR9, TR12, TR13, TR14, TR15, TR16, TR17, TR23, TR24, TR27, TR31, TR32, TR33, TR34, TR35, TR36, TR37, TR38, TR41, TR42, TR44, E1, E5, E11, E20, E23, E25, E27, LR2, LR13, LR19, LR26, LR36, PU3, PU4, SC4 and SC6. (I51)

Yours faithfully,



Michael J. French
Executive Director, Planning and Conservation