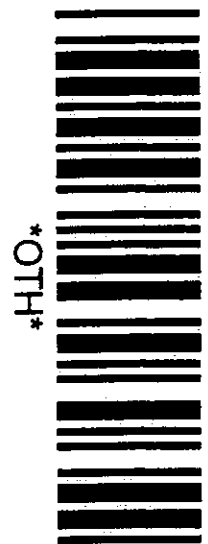


**ROYAL BOROUGH
OF
KENSINGTON & CHELSEA**

DOCUMENT SEPARATOR

DOCUMENT TYPE:

OTHER



OTH

**ENVIRONMENTAL SERVICES
INTERNAL MEMORANDUM**

TO: John Thorne **ROOM NO:**
CC: Guy Denington
FROM: Rebecca Jane **ROOM NO:**
TELEPHONE: 020 7341 5716 **EMAIL:** rebecca.jane@rbkc.gov.uk
DATE: 18 June 2003 **REF:**
SUBJECT: Lots Road Redevelopment

Thank you for your email, dated 17th June 2003. In addition to providing the information you have requested, I also have a few matters for you that I would appreciate some clarification on.

You mentioned that Hammersmith and Fulham are planning to go to Committee on June 25th. Is there currently a proposed date when we anticipate going to Committee?

You may recall that I sent you a letter on March 4th about the Environmental Statement and Remediation Strategy to forward to Waterman Environmental. It is my understanding that they have still not received it. In April you commented that you were in discussions with Montague Evans on how they want to deal with further information requests. Have these issues been resolved? Could you let me know, as at the moment, these matters are not progressing. Consequently, we are not necessarily in a position to approve the Environmental Statement and certainly cannot approve the Remediation Strategy.

In addition, Guy Denington forwarded you a copy of a letter written on March 13th which covered water management issues. Can you confirm whether this has been forwarded to Waterman Environmental, as we have not yet received a response to this?

I will hopefully be in a position to approve the air quality assessment within the next week or so. *faults*

You have provided us with the beginnings of a list of draft conditions. Please could you add the following conditions to this list.

Development cannot commence until all site investigation work has been completed, and a satisfactory risk assessment has been undertaken, and submitted to and approved in writing by the Executive Director, Planning and Conservation relating the conditions found on site with appropriate standards. The risk assessment shall assess the degree and nature of any contamination identified in the site investigation and assess the risk posed by any contamination to human health, controlled waters and the wider environment.

Development may not commence until an appropriate Remediation strategy has been devised to deal with the contamination and risk identified in the site investigation and risk assessment report/s. This must be submitted to and approved in writing by the Executive Director, Planning and Conservation.

Remediation on site must not commence until the relevant part of the Environmental Management Plan for the appropriate part of the site has been submitted to and approved in writing by the Executive Director, Planning and Conservation.

Development may not commence until an appropriate validation report has been submitted to and approved in writing by the Executive Director, Planning and Conservation. This must show that all contamination that presents a risk has been removed.

The Executive Director of Planning and Conservation should be informed immediately if any unsuspected contamination is identified during the works. A report indicating the nature of the contamination and how this is to be dealt with should be submitted to, and agreed in writing by the Executive Director of Planning and Conservation. Any required remediation should be detailed in a remediation statement and verified in the validation report.

Development may not commence until a methodology has been devised to deal with any television interference experienced as a result of the development. This must be submitted to and approved in writing by the Executive Director, Planning and Conservation.

Development may not commence until an Electromagnetic Radiation Study has been undertaken to show the effect that the Bulk Supply Unit and Transformer will have and that the effect will not have a detrimental impact on residents and others. This must be submitted to and approved in writing by the Executive Director, Planning and Conservation.

This last condition may not be necessary if they are prepared to submit the study prior to permission being granted. We requested it some time ago, but have never received it. If however, this cannot be done within the time available, then we do want this condition included.

We have looked with interest at the draft list of S106 heads and are pleased to see that provision has been made for remediation. However, as mentioned in the questionnaire we sent to you in April, and our recent conversation, we do not feel that it will be necessary to employ a consultant for the life of the project. Please could you amend this paragraph to the following:

Implementation of an agreed remediation strategy and environmental management plan throughout the life of the development and provision of funding for independent expert advice during the implementation of the remedial works in the event of serious problems causing likely public concern.

The developer to provide a point of contact to the main contractor, for members of the public, from commencement of remedial works until completion of the development.

The developer to provide a resident Contaminated Land Consultant for the duration of the remediation works.

If you require clarification on any of the above, or need assistance with justifying any of the conditions, then please do not hesitate to contact me. My telephone number is 020 7341 5716.

- 1 Implementation
- 2 Fallback provision - unexpected
- 3 on site contact
- 4 Cont Land Consultant for duration of remediation - SUG

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Memorandum

The Royal Borough of Kensington and Chelsea - Planning Services

To:	Stan Logan	From:	John W Thorne
of:	HSG	of:	P&C
Room:	247	Room:	325
		Ext:	2467
Your ref:		My Ref: DPS/DCSW/JT/PP/02/1324	
cc:		Date: 26 June 2003	

Re: Lots Road Power Station

I write in response to the copy letter dated 16th June 2003 from Ms Sedgwick of the Housing Corporation. This sets out her aspirations regarding the inclusion within any possible Section 106 agreement of a restriction, based on percentage of TCI, on the transfer price of affordable units within the development to the selected RSL partner.

Whilst the objective of making such funds as are available go as far as possible in maximising the provision of affordable housing is laudable, I have, as you are aware, concerns as to the justification, on planning grounds, of such a restriction per se. It may be appropriate in certain circumstances but each case must be considered on its merits. Furthermore a Section 106 agreement does require the signatures of both parties and the developer has made it clear in this instance that they would not be party to an agreement including such a clause. In the light of this it is necessary to consider whether the refusal of planning permission on the grounds of the absence of such a restriction could be justified.

Recent advice from the Director of Legal Services is to the effect that, if there are sufficient measures within a Section 106 agreement and conditions attached to a planning permission to ensure the affordable units are provided to appropriate standards and mix, are available for occupation at an agreed stage in the development and would meet criteria for affordability through restrictions on the cost of occupancy, the planning objective of affordable housing provision would be satisfied. Consequently the inclusion of an additional provision seeking to influence what would effectively be a private arrangement between two parties would be unlikely to be considered necessary or reasonable in the event of an appeal.

In the absence of any justification based on policy or advice from central government this will remain my position. The principal planning objective should in my opinion properly relate to the end rather than the means.

M J French
Executive Director, Planning & Conservation



30 JUN 2003

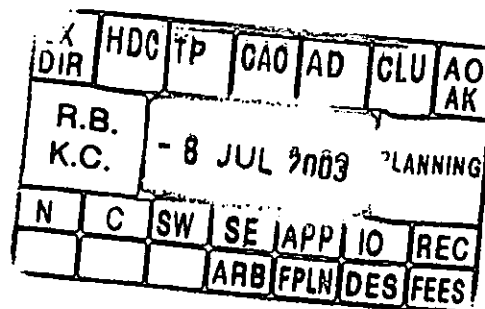
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Gordon Ingram Associates chartered surveyors

Our Ref: GI/DR/1160/03

27th June 2003

J Pool Esq.
Montagu Evans
Premier House
44-48 Dover Street
London
W1X 4JX



Dear Jim,

RE: LOTS ROAD, CHELSEA, LONDON SW10

Please find enclosed copies of our drawings 1160/PL/24 to 27 inclusive which illustrate the daylight distribution no skyline contours for the following properties in Lots Road:

- | | | |
|-----------------|------------------|---|
| 1. 60 Lots Road | 8. 74 Lots Road | 14. 86 Lots Road |
| 2. 62 Lots Road | 9. 76 Lots Road | 15. 88 Lots Road |
| 3. 64 Lots Road | 10. 78 Lots Road | 16. Heatherly School of Fine Art |
| 4. 66 Lots Road | 11. 80 Lots Road | 17. Ashburnham Community Centre,
69 Tetcott Road |
| 5. 68 Lots Road | 12. 82 Lots Road | 18. The Nursery on Lots Road |
| 6. 70 Lots Road | 13. 84 Lots Road | 19. Public House, Lots Road |
| 7. 72 Lots Road | | |

I have also enclosed tables of results which illustrate the percentage reductions in the daylight distribution when comparing the existing position with that which is proposed. For the residential properties I have added the room uses where known. We are generally confident that our assumed room layouts are fairly accurate for the residential buildings.

In relation to 62 to 68 Lots Road you will note that the only reduction for any of the spaces within these residential properties is to the hallways only and thus to non-habitable areas. For numbers 70 and 84 Lots Road, the reduction in the no skyline contours will be just over 20%. In relation to numbers 72 to 82 Lots Road there will be a reduction of between 26% and 33% loss but the ADF values for these rooms are all acceptable. I enclose an ADF spreadsheet for all of the Lots Road buildings which highlights that the quality of remaining light exceeds the minima recommendation from the British Standard BS8206 Part II.



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It should be born in mind that the target criteria in the BRE Guidelines are based on a Greenfield site situation and not a suburban location and that the BRE allows one to reduce the targets accordingly. In this situation I consider that even the no skyline contours remain acceptable and you will even note that in 86 and 88 Lots Road there will actually be gains in light.

There is hardly any effect whatsoever to the remaining properties along Lots Road.

I trust this clarifies the position for you and naturally if you require any further detail or information please do not hesitate to contact me.

Yours sincerely

GORDON R INGRAM

Cc: J Trout Esq. - Taylor Woodrow

**LOTS ROAD
CHELSEA
LONDON SW10**

**DAYLIGHT DISTRIBUTION ANALYSIS
SCHEME RECEIVED 28/11/02
COMPARED TO EXISTING BUILDINGS**

JUN 2003

Room/ Floor	Room Use	Whole Room	Prev sq ft	New sq ft	Loss sq ft	%Loss
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60 Lots Road

R29/10	HALLWAY	57.4	39.9	34.1	5.8	14.5
R30/10	LIVING ROOM	164.4	145.7	132.3	13.4	9.2
R16/11	BEDROOM	214.1	209.3	209.0	0.2	0.1
R16/12	BEDROOM	214.1	209.3	208.8	0.5	0.2
R14/13	BEDROOM	228.3	163.7	161.2	2.4	1.5

62 Lots Road

R27/10	HALLWAY	57.4	42.8	32.2	10.6	24.8
R28/10	LIVING ROOM	164.4	155.4	132.2	23.2	14.9
R15/11	BEDROOM	214.1	209.3	207.6	1.7	0.8
R15/12	BEDROOM	214.1	209.3	207.5	1.8	0.9

64 Lots Road

R25/10	HALLWAY	57.4	42.8	31.8	11.0	25.7
R26/10	LIVING ROOM	164.3	163.3	150.6	12.7	7.8
R14/11	BEDROOM	214.1	210.0	208.3	1.6	0.8
R14/12	BEDROOM	214.1	210.0	207.6	2.3	1.1

66 Lots Road

R23/10	HALLWAY	57.4	42.8	28.4	14.4	33.6
R24/10	LIVING ROOM	164.4	163.8	148.3	15.5	9.5
R13/11	BEDROOM	214.1	210.1	208.0	2.1	1.0
R13/12	BEDROOM	214.1	210.1	207.6	2.5	1.2
R11/13	BEDROOM	226.8	166.5	165.8	0.7	0.4

68 Lots Road

R21/10	HALLWAY	57.4	41.1	25.2	15.9	38.7
R22/10	LIVING ROOM	164.3	163.4	139.3	24.1	14.7
R12/11	BEDROOM	214.1	209.7	208.0	1.7	0.8
R12/12	BEDROOM	214.1	209.7	207.8	1.9	0.9
R10/13	BEDROOM	224.1	172.0	172.0	0.1	0.1

70 Lots Road

R19/10	HALLWAY	57.4	41.1	23.8	17.3	42.1
R20/10	LIVING ROOM	164.4	163.7	129.5	34.2	20.9
R11/11	BEDROOM	214.1	210.3	209.4	1.0	0.5
R11/12	BEDROOM	214.1	210.3	209.3	1.1	0.5

72 Lots Road

R17/10	HALLWAY	57.4	41.1	26.2	14.9	36.3
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LOTS ROAD
CHELSEA
LONDON SW10

DAYLIGHT DISTRIBUTION ANALYSIS
SCHEME RECEIVED 28/11/02
COMPARED TO EXISTING BUILDINGS

JUN 2003

Room/ Floor	Room Use	Whole Room	Prev sq ft	New sq ft	Loss sq ft	%Loss
R18/10	LIVING ROOM	164.5	160.1	117.8	42.3	26.4
R10/11	BEDROOM	214.1	209.7	209.4	0.3	0.1
R10/12	BEDROOM	214.1	209.7	209.4	0.3	0.1

74 Lots Road

R15/10	HALLWAY	57.4	41.1	28.6	12.5	30.4
R16/10	LIVING ROOM	164.4	163.7	120.5	43.2	26.4
R9/11	BEDROOM	214.1	210.1	209.5	0.6	0.3
R9/12	BEDROOM	214.1	210.1	209.5	0.6	0.3

76 Lots Road

R13/10	HALLWAY	57.4	37.7	30.2	7.5	19.9
R14/10	LIVING ROOM	164.4	163.7	119.1	44.7	27.3
R8/11	BEDROOM	214.1	209.9	209.5	0.4	0.2
R8/12	BEDROOM	214.1	210.1	209.4	0.7	0.3

78 Lots Road

R11/10	HALLWAY	57.4	36.6	30.5	6.1	16.7
R12/10	LIVING ROOM	164.2	163.0	115.1	47.9	29.4
R7/11	BEDROOM	213.7	208.9	202.5	6.4	3.1
R7/12	BEDROOM	213.7	209.2	202.1	7.1	3.4

80 Lots Road

R9/10	HALLWAY	57.4	54.6	42.9	11.7	21.4
R10/10	LIVING ROOM	164.4	160.0	108.6	51.4	32.1
R6/11	BEDROOM	214.1	209.9	196.0	14.0	6.7
R6/12	BEDROOM	214.1	209.9	193.9	16.1	7.7

82 Lots Road

R7/10	HALLWAY	57.4	53.0	42.1	10.9	20.6
R8/10	LIVING ROOM	164.4	160.3	107.7	52.6	32.8
R5/11	BEDROOM	214.1	209.3	192.3	17.1	8.2
R5/12	BEDROOM	214.1	209.3	190.7	18.6	8.9

84 Lots Road

R5/10	HALLWAY	57.4	12.7	31.2	-18.5	-145.7
R6/10	LIVING ROOM	164.4	136.1	106.2	29.9	22.0
R4/11	BEDROOM	214.1	196.8	188.6	8.2	4.2
R4/12	BEDROOM	214.1	199.5	187.3	12.2	6.1
R2/13	BEDROOM	225.9	154.0	143.0	11.1	7.2

**LOTS ROAD
CHELSEA
LONDON SW10**

**DAYLIGHT DISTRIBUTION ANALYSIS
SCHEME RECEIVED 28/11/02
COMPARED TO EXISTING BUILDINGS**

JUN 2003

Room/ Floor	Room Use	Whole Room	Prev sq ft	New sq ft	Loss sq ft	% Loss
86 Lots Road						
R3/10	HALLWAY	57.4	13.7	31.3	-17.6	-128.5
R4/10	LIVING ROOM	164.4	90.3	108.6	-18.3	-20.3
R3/11	BEDROOM	214.1	167.6	188.5	-20.9	-12.5
R3/12	BEDROOM	214.1	172.7	186.2	-13.5	-7.8

88 Lots Road

R1/10	LIVING ROOM	137.3	50.7	55.7	-5.0	-9.9
R2/10	LIVING ROOM	106.6	26.0	39.1	-13.1	-50.4
R1/11	BEDROOM	137.3	58.2	58.1	0.1	0.2
R2/11	BEDROOM	106.6	32.7	44.0	-11.3	-34.6
R1/12	BEDROOM	179.7	164.3	164.7	-0.3	-0.2
R2/12	BEDROOM	106.6	34.5	44.0	-9.4	-27.2
R15/13	BEDROOM	177.4	144.6	144.6	0.0	0.0
R16/13	BEDROOM	113.9	34.6	32.8	1.7	4.9

HEATHERLEY SCHOOL OF FINE ART, LOTS ROAD

R3/140	362.9	319.9	319.9	0.0	0.0
R4/141	360.8	358.1	358.1	0.0	0.0
R5/141	362.9	362.8	362.8	0.0	0.0
R1/151	167.4	144.0	144.0	0.0	0.0
R1/152	116.9	114.9	114.9	0.0	0.0

ASHBURNHAM COMMUNITY CENTRE, 69 TETCOTT ROAD

R1/140	311.9	302.7	302.7	0.0	0.0
R2/140	293.3	286.8	285.0	1.9	0.7
R1/141	311.9	308.0	308.0	0.0	0.0
R2/141	181.8	178.3	178.3	0.0	0.0
R3/141	198.8	197.0	197.0	0.0	0.0
R1/142	311.9	308.0	308.0	0.0	0.0
R2/142	181.8	178.3	178.3	0.0	0.0
R3/142	198.8	197.0	197.0	0.0	0.0

NURSERY ? , LOTS ROAD

R1/130	253.5	190.4	187.5	2.9	1.5
R2/130	243.0	166.7	165.7	1.1	0.7

LOTS ROAD PUB

R1/120	169.5	130.0	113.5	16.5	12.7
R2/120	525.6	523.5	522.5	1.0	0.2
R1/121	167.5	166.3	166.3	0.0	0.0
R2/121	159.6	157.8	157.8	0.0	0.0
R3/121	162.3	160.7	160.7	0.0	0.0

LOTS ROAD
CHELSEA
LONDON SW10

DAYLIGHT DISTRIBUTION ANALYSIS
SCHEME RECEIVED 28/11/02
COMPARED TO EXISTING BUILDINGS

JUN 2003

Room/ Floor	Room Use	Whole Room	Prev sq ft	New sq ft	Loss sq ft	%Loss
R1/122		166.3	164.5	164.5	0.0	0.0
R2/122		159.6	157.2	157.2	0.0	0.0
R3/122		162.3	160.0	160.0	0.0	0.0

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Room	Room Use	Window	EXISTING VSC	PROPOSED VSC	LOSS VSC	%LOSS VSC	Room	Room Use	Window	EXISTING ADF	TOTAL	PROPOSED ADF	TOTAL	TOTAL LOSS	%LOSS ADF	
SITE A							SITE A									
60 Lots Road							60 Lots Road									
R29/10	HALLWAY	W57/10	17.99	13.42	4.57	25.40	R29/10	HALLWAY	W57/10	0.49	0.49	0.41	0.41	0.08	15.75	
R30/10	LIVING ROOM	W58/10	22.04	18.12	3.92	17.79	R30/10	LIVING ROOM	W58/10	0.96		0.85				
R30/10	LIVING ROOM	W59/10	25.96	21.94	4.02	15.49	R30/10	LIVING ROOM	W59/10	1.87		1.67				
R30/10	LIVING ROOM	W60/10	22.06	21.56	0.50	2.27	R30/10	LIVING ROOM	W60/10	0.92	3.75	0.90	3.43	0.33	8.66	
R16/11	BEDROOM	W31/11	29.48	24.41	5.07	17.20	R16/11	BEDROOM	W31/11	1.59		1.39				
R16/11	BEDROOM	W32/11	29.13	24.58	4.55	15.62	R16/11	BEDROOM	W32/11	1.58	3.17	1.40	2.79	0.38	12.04	
R16/12	BEDROOM	W29/12	31.88	26.17	5.71	17.91	R16/12	BEDROOM	W29/12	1.47		1.26				
R16/12	BEDROOM	W30/12	31.73	26.40	5.33	16.80	R16/12	BEDROOM	W30/12	1.46	2.93	1.27	2.54	0.39	13.33	
R14/13	BEDROOM	W10/13	33.26	27.24	6.02	18.10	R14/13	BEDROOM	W10/13	0.95		0.81				
R14/13	BEDROOM	W11/13	33.16	27.18	5.98	18.03	R14/13	BEDROOM	W11/13	0.94	1.89	0.81	1.62	0.27	14.34	
62 Lots Road							62 Lots Road									
R27/10	HALLWAY	W53/10	19.30	13.21	6.09	31.55	R27/10	HALLWAY	W53/10	0.51	0.51	0.41	0.41	0.10	20.16	
R28/10	LIVING ROOM	W54/10	22.54	17.77	4.77	21.16	R28/10	LIVING ROOM	W54/10	0.98		0.84				
R28/10	LIVING ROOM	W55/10	27.29	22.04	5.25	19.24	R28/10	LIVING ROOM	W55/10	1.94		1.68				
R28/10	LIVING ROOM	W56/10	21.01	20.01	1.00	4.76	R28/10	LIVING ROOM	W56/10	0.91	3.83	0.88	3.40	0.43	11.16	
R15/11	BEDROOM	W29/11	30.47	24.33	6.14	20.15	R15/11	BEDROOM	W29/11	1.64		1.39				
R15/11	BEDROOM	W30/11	30.01	24.52	5.49	18.29	R15/11	BEDROOM	W30/11	1.62	3.25	1.40	2.79	0.47	14.30	
R15/12	BEDROOM	W27/12	32.39	25.99	6.40	19.76	R15/12	BEDROOM	W27/12	1.49		1.26				
R15/12	BEDROOM	W28/12	32.18	26.25	5.93	18.43	R15/12	BEDROOM	W28/12	1.48	2.96	1.27	2.52	0.44	14.79	
64 Lots Road							64 Lots Road									
R25/10	HALLWAY	W49/10	19.65	13.76	5.89	29.97	R25/10	HALLWAY	W49/10	0.52	0.52	0.42	0.42	0.10	19.15	
R26/10	LIVING ROOM	W50/10	22.55	17.81	4.74	21.02	R26/10	LIVING ROOM	W50/10	0.98		0.84				
R26/10	LIVING ROOM	W51/10	28.37	22.49	5.88	20.73	R26/10	LIVING ROOM	W51/10	2.00		1.70				
R26/10	LIVING ROOM	W52/10	22.60	20.40	2.20	9.73	R26/10	LIVING ROOM	W52/10	0.97	3.95	0.91	3.45	0.49	12.47	
R14/11	BEDROOM	W27/11	30.91	24.76	6.15	19.90	R14/11	BEDROOM	W27/11	1.65		1.41				
R14/11	BEDROOM	W28/11	30.85	24.52	6.33	20.52	R14/11	BEDROOM	W28/11	1.65	3.31	1.40	2.80	0.50	15.19	
R14/12	BEDROOM	W25/12	32.57	26.17	6.40	19.65	R14/12	BEDROOM	W25/12	1.49		1.26				
R14/12	BEDROOM	W26/12	32.57	26.04	6.53	20.05	R14/12	BEDROOM	W26/12	1.49	2.98	1.26	2.52	0.46	15.45	
66 Lots Road							66 Lots Road									
R23/10	HALLWAY	W45/10	19.52	13.57	5.95	30.48	R23/10	HALLWAY	W45/10	0.52	0.52	0.41	0.41	0.10	19.61	
R24/10	LIVING ROOM	W46/10	21.39	17.18	4.21	19.68	R24/10	LIVING ROOM	W46/10	0.95		0.83				
R24/10	LIVING ROOM	W47/10	28.27	22.81	5.46	19.31	R24/10	LIVING ROOM	W47/10	1.99		1.72				
R24/10	LIVING ROOM	W48/10	23.27	20.99	2.28	9.80	R24/10	LIVING ROOM	W48/10	1.00	3.94	0.93	3.48	0.46	11.69	
R13/11	BEDROOM	W25/11	30.95	24.64	6.31	20.39	R13/11	BEDROOM	W25/11	1.66		1.40				
R13/11	BEDROOM	W26/11	30.99	24.86	6.13	19.78	R13/11	BEDROOM	W26/11	1.66	3.31	1.41	2.81	0.50	15.12	
R13/12	BEDROOM	W23/12	32.59	26.04	6.55	20.10	R13/12	BEDROOM	W23/12	1.49		1.26				
R13/12	BEDROOM	W24/12	32.63	26.18	6.45	19.77	R13/12	BEDROOM	W24/12	1.50	2.99	1.26	2.52	0.47	15.56	
R11/13	BEDROOM	W8/13	33.83	27.29	6.54	19.33	R11/13	BEDROOM	W8/13	1.20		1.01				
R11/13	BEDROOM	W9/13	33.92	27.43	6.49	19.13	R11/13	BEDROOM	W9/13	1.20	2.40	1.01	2.03	0.37	15.45	
68 Lots Road							68 Lots Road									
R21/10	HALLWAY	W41/10	17.47	11.31	6.16	35.26	R21/10	HALLWAY	W41/10	0.43	0.43	0.34	0.34	0.10	22.40	
R22/10	LIVING ROOM	W42/10	20.25	16.67	3.58	17.68	R22/10	LIVING ROOM	W42/10	0.91		0.81				
R22/10	LIVING ROOM	W43/10	27.73	21.68	6.05	21.82	R22/10	LIVING ROOM	W43/10	1.97		1.66				
R22/10	LIVING ROOM	W44/10	23.83	20.65	3.18	13.34	R22/10	LIVING ROOM	W44/10	1.02	3.89	0.93	3.40	0.50	12.74	
R12/11	BEDROOM	W23/11	30.52	23.76	6.76	22.15	R12/11	BEDROOM	W23/11	1.64		1.37				
R12/11	BEDROOM	W24/11	30.74	24.22	6.52	21.21	R12/11	BEDROOM	W24/11	1.65	3.28	1.39	2.75	0.53	16.20	
R12/12	BEDROOM	W21/12	32.24	25.37	6.87	21.31	R12/12	BEDROOM	W21/12	1.48		1.24				
R12/12	BEDROOM	W22/12	32.40	25.74	6.66	20.56	R12/12	BEDROOM	W22/12	1.49	2.97	1.25	2.49	0.48	16.18	
R10/13	BEDROOM	W6/13	33.41	26.97	6.44	19.28	R10/13	BEDROOM	W6/13	1.19		1.01				
R10/13	BEDROOM	W7/13	33.56	26.84	6.72	20.02	R10/13	BEDROOM	W7/13	1.20	2.39	1.01	2.01	0.38	15.70	
70 Lots Road							70 Lots Road									
R19/10	HALLWAY	W37/10	16.54	10.79	5.75	34.76	R19/10	HALLWAY	W37/10	0.42	0.42	0.33	0.33	0.09	21.72	
R20/10	LIVING ROOM	W38/10	19.17	16.42	2.75	14.35	R20/10	LIVING ROOM	W38/10	0.88		0.80				
R20/10	LIVING ROOM	W39/10	26.97	21.04	5.93	21.99	R20/10	LIVING ROOM	W39/10	1.93		1.63				
R20/10	LIVING ROOM	W40/10	23.94	20.25	3.69	15.41	R20/10	LIVING ROOM	W40/10	1.02	3.83	0.91	3.35	0.48	12.55	
R11/11	BEDROOM	W21/11	29.82	23.24	6.58	22.07	R11/11	BEDROOM	W21/11	1.61		1.35				
R11/11	BEDROOM	W22/11	29.16	23.52	5.64	22.02	R11/11	BEDROOM	W22/11	1.62	3.23	1.36	2.71	0.52	16.22	
R11/12	BEDROOM	W19/12	31.70	24.87	6.83	21.55	R11/12	BEDROOM	W19/12	1.46		1.22				
R11/12	BEDROOM	W20/12	31.98	25.19	6.79	21.23	R11/12	BEDROOM	W20/12	1.47	2.93	1.23	2.45	0.48	16.32	
72 Lots Road							72 Lots Road									
R17/10	HALLWAY	W33/10	15.34	10.28	5.06	32.99	R17/10	HALLWAY	W33/10	0.40	0.40	0.32	0.32	0.08	20.25	
R18/10	LIVING ROOM	W34/10	18.09	15.80	2.29	12.66	R18/10	LIVING ROOM	W34/10	0.85		0.79				
R18/10	LIVING ROOM	W35/10	25.74	20.63	5.11	19.85	R18/10	LIVING ROOM	W35/10	1.86		1.61				
R18/10	LIVING ROOM	W36/10	24.09	20.47	3.62	15.03	R18/10	LIVING ROOM	W36/10	1.02	3.74	0.92	3.31	0.42	11.33	
R10/11	BEDROOM	W19/11	28.82	22.92	5.90	20.47	R10/11	BEDROOM	W19/11	1.57		1.34				
R10/11	BEDROOM	W20/11	29.36	23.10	6.26	21.32	R10/11	BEDROOM	W20/11	1.59	3.16	1.34	2.68	0.48	15.18	
R10/12	BEDROOM	W17/12	31.07	24.57	6.50	20.92	R10/12	BEDROOM	W17/12	1.44		1.21				
R10/12	BEDROOM	W18/12	31.35	24.74	6.61	21.08	R10/12	BEDROOM	W18/12	1.45	2.88	1.22	2.43	0.46	15.86	

Thorne, John W.: PC-PlanSvc

From: Carroll, Richard: CP-Val
Sent: 30 June 2003 09:49
To: Thorne, John W.: PC-PlanSvc
Subject: FW: Current Application

165

John,

Apologies for the delay in responding. See Ian's comments below, particularly re. the upper part of the creek.

Richard Carroll
Head of Valuations

Tel. 020 7361 3018
Fax. 020 7361 2008

E-mail richard.carroll@rbkc.gov.uk

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

From: Doolan, Ian: CP-Val
Sent: 17 June 2003 17:38
To: Carroll, Richard: CP-Val
Subject: RE: Current Application

Richard,

It appears to me that a lot of these are rather vague. On the transport ones - if the services are not provided by the bus/train/boat companies presumably the developer will not have to make a contribution. Similarly with the sports facilities. Does this allow the developer to walk off into the sunset without opening his wallet?

Para H mentions Chelsea Creek, which the developer will assume, is all of it. We are only prepared to sell the tidal part up to the bridge (to Chelsea Harbour) i.e. not the mudhole.

Are you sending our response?

Ian

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

From: Thorne, John W.: PC-PlanSvc
Sent: 17 June 2003 16:39
To: Carroll, Richard: CP-Val; Case, Richard: ES-HwayTraf; Denington, Guy: ES-EnvHlth; Doolan, Ian: CP-Val; French, Michael: PC-GrpSvc; Gajic, Vera: CP-Comm; Jane, Rebecca: ES-EnvHlth; Logan, Stanley: HS-PlanRes; McAleer, Jill: EL-ManagPR; McDonald, David: PC-PlanSvc; Mcgarvey, Joan: ES-SSDD; Myers, Derek: CP-ChiefExec; Nick.Corbett; Parker, LeVerne: CP-Legal; Rust, Tracey: PC-PlanSvc; Turner, Chris: PC-PlanSvc
Subject: Current Application

Hammersmith and Fulham have stated today that they intend going to Committee as planned on 25th June. They will be forwarding a copy of their report to me tomorrow which I will circulate.

Please find attached a draft list of S.106 heads which are intended to cover matters which have been discussed and negotiated. I would appreciate your prompt responses on any matters which you think are missing or inadequately covered. I also attach the beginnings of a list of draft conditions.

I would stress that both documents are confidential and that our position with regard to the proposal remains that we are 'in negotiations' and no decision has yet been reached regarding a likely recommendation.

Many Thanks

John

<< File: Lots Road Section 106 Heads#2.doc >> << File: Lots Road draft conditions.doc >>

- 
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EVANS**
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- Tel: 020 7493 4002
Fax: 020 7312 7548
- www.montagu-evans.co.uk

07 July 2003

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

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B. K.C.		- 8 JUL 2003				PLANNING
N	C	SW	SE	APP	IO	REC
			ARB	FPLN	DES	FEEs

Dear Sir

LOTS ROAD POWER STATION, LONDON SW10 - DAYLIGHTING AND SUNLIGHTING

You will recall that your officers requested clarification on the no skyline contours for a series of properties along Lots Road.

I enclose five copies of material prepared by Gordon Ingram Associates which concludes that the no skyline contours remain acceptable and that in the instances of 86 and 88 Lots Road there will be gains in light associated with the proposal.

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

Yours faithfully

Mantagu Evans

MONTAGU EVANS

Encs.

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C A Riding
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D A M Reid
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J B Hermiston
J C Pagella
G M Skekcey

S M Wilson

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THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

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Facsimile: 020 7361 3463
Email: johnw.thorne@rbkc.gov.uk

9/07/2003

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

My reference: DPS/DCSW/JT Your reference: LJH/LE/ROL5160 Please ask for: John W Thorne
/PP/02/1324 -2

Dear Mr Harris

Town & Country Planning Act 1990 Lots Road Power Station Redevelopment

Further to your letter of 12th March 2003 concerning the above instruction, I enclose submissions by the applicants' consultants dated 27th June which seek to address the points you have raised.

I would appreciate receipt of your comments and conclusions.

Our scheduled date for presentation to committee is now 15th September and I intend to complete a first draft of my report by the end of July

Please contact me on the above number if you wish to discuss the matter further or require additional information.

Yours sincerely

John W Thorne
Area Planning Officer
For Executive Director, Planning & Conservation



INVESTOR IN PEOPLE

**ANSTEY,
HORNE
& CO. Chartered Surveyors**

Rights of Light and Party Wall Consultants

John Thorne
The Royal Borough of Kensington &
Chelsea Housing & Social Services
The Town Hall
Hornton Street
LONDON W8 7NX

**6 Long Lane
London
EC1A 9HF**

**tel: 020-7606 2886
fax: 020-7778 7090
Founded 1795**

Our ref: LJH/LE/ROL5160-3

Your ref: DPS/DCSW/JT/PP/02/1324

ST

168

14 July 2003

Dear Mr Thorne

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B. K.C.		16 JUL 2003		PLANNING		
N	C	SE	APP	IO	REC	
		ARB	FPLN	DES	FEES	

10

Re: (ROL5160) Lots Road Power Station

Thank you for your letter of July 9th 2003 (received July 14th). I am away on holiday for two weeks commencing this coming weekend, so I have looked at the revised report immediately and would respond as follows;

Daylight

1. In my March 12th report I suggested that GIA ought to let us see a full set of Daylight Distribution results to read in conjunction with the Vertical Sky Component figures. The results shown on drawings 24, 25, 26 and 27 are generally very good and even in the worst affected properties (70-84 Lots Road) the losses are to the rear third of virtually every room, such that light will continue to penetrate to a reasonable depth.

When combined with the VSC results I think one can see that the most significant percentage reductions will generally be to hallways and that the key living room areas at ground floor level will retain a reasonable amount of light for this kind of location, with the results necessarily better on the floors above.

2. The ADF figures are respectable, but of course one must remember the that GIA is relating the figures to a minimum standard ".....which should be attained even if a predominantly daylit appearance is not required." (page 58 of the guide). I therefore prefer to concentrate on the VSC and Daylight Distribution results, which in themselves I consider quite reasonable in all of the circumstances.

Cont.

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Sunlight

1. The recommendation in my 12th March 2003 report was that GIA produce a table showing the percentage reduction in the summer, winter and combined summer and winter totals. That does not appear to be in the latest package.

My concern here is that the winter sunlight values will be quite poor for some properties and that fact may have been understated in the previous GIA report. However, one does have to bear in mind that it is very easy to fail the BRE tests with regard to winter sunlight in relatively built up urban environments, because usually there is not much winter sunlight available anyway, and even relatively small reductions can manifest themselves as disproportionately large percentage reductions.

Conclusion

With regard to daylight, I think the GIA results show that while there will be transgressions of the BRE guide if strictly applied and in some properties the difference in daylight will probably be noticeable, overall the impact is quite moderate and in virtually every case arguably the main habitable rooms will continue to receive a reasonable amount of daylight bearing in mind the urban environment.

The sunlight figures do concern me a little more, but I tend not to be so concerned about winter sunlight because in this country in winter there is not a great deal of sunlight available anyway. One could argue that loss of any of that winter sunlight is therefore more critical, but I think I tend to the view that the key is to ensure that when there is going to be a reasonable prospect of sunlight - in the summer, if we are lucky - the sunlight remaining with a new development in place will be reasonable.

If daylight and sunlight were the only grounds for refusing planning permission, then I am not sure RBKC would have a particularly strong case at an Inquiry. However, if it is one of several factors, it may still be reasonable and appropriate for it to form part of the Council's case.

Yours sincerely



Lance J Harris

Thorne, John W.: PC-PlanSvc

From: Thorne, John W.: PC-PlanSvc
Sent: 08 August 2003 16:54
To: 'Jim.Pool@Montagu-Evans.co.uk'
Subject: Lots Road

170

Dear Jim

I've been going through the sunlight and daylight material. My June E-Mail on the subject requested further submissions of the Daylight Distribution test and '...more comprehensive sunlight tables so that the percentage change in the summer, winter and combined summer/winter figures can be more clearly identified'

The Daylight Distribution test material arrived with a covering letter dated 7th July however I have notice from out consultants' response that the requested sunlight tables did not form part of this submission.

Could you chase this up please- I also recall you stating we would be supplied with shadow casting diagrams/software.

Regards

John W Thorne



26 AUG 2003

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Gordon Ingram Associates chartered surveyors

Our Ref: GI/DR/1160/03

22nd August 2003

J Pool Esq.
Montagu Evans
Premier House
44-48 Dover Street
London
W1X 4JX

EX DIR	HDC	TP	CAC	AB	CLU	AO AK
R.B. K.C.	27 AUG 2003				PLANNING	
N	C	SW	SE	APP	IO	REC
			ARB	FPLN	DES	FEES

Dear Jim,

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

Please find enclosed the sunlight results for the properties in Lots Road which lie opposite the scheme in the Royal Borough of Kensington and Chelsea.

Our attached drawing 1160/PL/14 seeks to illustrate the windows on the buildings (numbers 60 – 88 Lots Road) which can be correlated with the tables of results. You will note that the results show the existing and proposed figures for winter and summer, as well as the reductions for winter and summer individually. I hope that this is sufficiently clear for the Local Authority but I would welcome your comments if there is anything further that you would need in this regard.

In the meantime we are completing the overshadowing drawings as requested by them.

Yours sincerely,

GORDON R INGRAM

Cc: J Trout Esq. - Taylor Woodrow

- City of London
- Glasgow
- Edinburgh

JWP/jb/PD5824

26 August 2003

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

FAO: John Thorne Esq

*for ACK
→ JT*

172

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K.C.					12	
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		ARB	FPLN	DES	FEES	

Dear Sirs

LOTS ROAD - DAYLIGHTING AND SUNLIGHTING

You have requested clarification on the sunlighting results in connection with the properties on Lots Road opposite the application site. We enclose correspondence from Gordon Ingram Associates which incorporates this information. You will note that the results show the existing and proposed figures for winter and summer, as well as the reductions for winter and summer individually.

If you have any further queries please contact Jim Pool of this office.

Yours faithfully

Montagu Evans

MONTAGU EVANS

Encs.

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**KENSINGTON
AND CHELSEA**

1/09/2003

My reference: DPS/DCSW/JT Your reference: LJH/LE/ROL5160 Please ask for: John W Thorne
/PP/02/1324 -3

Dear Mr Harris

**Town & Country Planning Act 1990
Lots Road Power Station Redevelopment**

Further to your letter of 14th March 2003 concerning the above instruction, I enclose additional submissions by the applicants' consultants dated 27th August containing the additional sunlight tables referred to.

I would appreciate receipt of your comments and conclusions.

Our scheduled date for presentation to committee remains 15th September.

Please contact me on the above number if you wish to discuss the matter further or require additional information.

Yours sincerely

John W Thorne
Area Planning Officer
For Executive Director, Planning & Conservation



INVESTOR IN PEOPLE

BECKY - WATERMANS

13th NOV

REMEDIATION STRATEGY
AIR QUALITY
EMP

174

MATTERS MISSING

NOTES OF MEETINGS

A.

KEEP ME IN THE LOOP

E.D. REMEDIATION - NOT FAR OFF

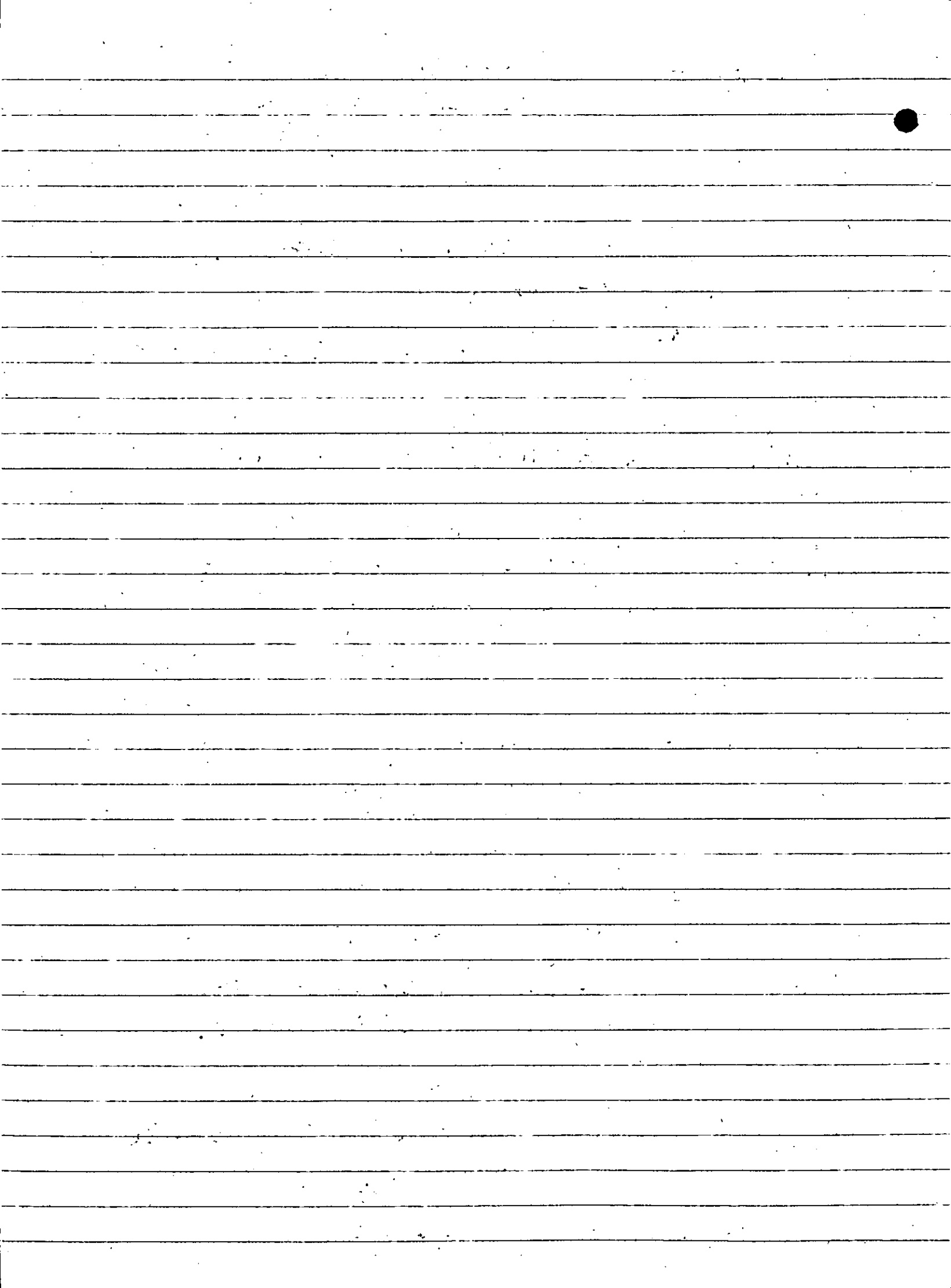
ID - SURFACE WORKING SAFEGUARDED
CLOSED HIGHWAY.

SL. - JO WHITTHOUSE
CONSULTATION ON PLANS

RICHARD - TRANSPART CONSULTANT 15th NOV
DISAGREEMENT WITH TfL OVER
PUBLIC TRANSPORT REQ
W LONDON LINE.

J.T. WILL CIRCULATE RESPONSE
TO LETTER

P.C. TRANSPORT ARGUMENTS - JUDICIAL REVIEW



Thorne, John W.: PC-PlanSvc

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

175

Jim

I am currently concentrating on looking at three areas of detail: Affordable housing units mix & sizes; Sunlight/Daylight; and The Environment Agency.

I am aware I promised to get back to you today. I'm still scrutinising affordable housing issues and will revert to you next week.

Regarding Sunlight/Daylight our consultant having scrutinised your report accepts its basis and finds impact generally very good but has areas of concern we would like addressed by additional submissions. In particular regarding 72-82 Lots Road he states:

"...GIA appear to omit any Daylight Distribution contours....the daylight contours enable one to see the pattern of daylight penetration within the affected rooms in the existing and proposed conditions..."

"...for Nos.72-82 every living room will suffer a reduction in the existing daylight area by more than 20%, ranging between 26% and 32%,"

"...the winter sunlight values in the new condition will generally be very low and below the 5% minimum recommended in the BRE guide."

"Section 5.0 of the GIA report deals with "Sunlight Analysis" and one would certainly get impression that there will be little or no impact upon sunlight. I think it is true to say that summer sunlight levels will generally remain very good, but this section of the GIA report perhaps understates the impact upon winter sunlight to certain of the Lots Road houses.

My preliminary conclusion is that in order to be fully comprehensive their report should be expanded to include the relevant contours generated by the Daylight Distribution Test and more comprehensive sunlight tables so that the percentage change in the summer, winter and combined summer/winter figures can be more clearly identified"

I would therefore request these additional submissions pursuant to Regulation 4.

Regarding the Environment Agency, I have received a response from them objecting to the proposal dated 4th April. The principal ground appears to be the flood prevention implications of building HF3A which is of course on the H&F side of the creek. Do you have this letter, what is your position on it?

JT

E/S CHAPTER 5...

ENVIRONMENT AGENCY

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INFO

SHADE SUNLIGHT & DAYLIGHT

S 106

HEALTH CARE

T ASSESSMENT

ST LEAVES

COURSE DRAWING
BUDGET

OFF ITEMS

WITHDRAWAL OF
DUPLICATE

AMANDA

DECONTAMINATION - LATER
METHODOLOGY

NOT CONCRETE
LARGE MOVEMENTS

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S106. REMEDIATION STRATEGY

CONTRIBUTIONS & LEGAL AGREEMENT

GUY

BETTER NOT TO DESIGNATE 'CONTAMINATED LAND'
BECAUSE WE RETAIN CONTROL.

POLICE PAYS

ASBESTOS REMOVAL

MARK BENNETT

FAILURE TO ADDRESS PREVIOUSLY EXPRESSED
CONCERNS - MORE NEEDED - WASTE DISPOSAL
& RECYCLING



GUY -

TRANSFORMER RADIATION
AIR QUALITY - TRANS LINK
MOVING??

GREEN EA OBJECTING AT THIS STAGE.

COLIN -

SUMMARY WHAT DO YOU WANT US
TO ASK FOR.

NEIGHBORHOOD

ASPIRATIONS

MORE BUSES ON
CLOGGED ROADS
SHOPS - CONVENIENCE

CARS - INCREASED 6:15 OFFICE/LIGHT in 1/3 ZONE

STAN

35%

DOGS IN MEET

UDP

REQUIREMENT.

1/3 'NET WORKER'

DEFAULT

POSTN.

INNOVATIVE SOLUTIONS?

SUB BAGGIAN

WINDMILL - RES CONSULTANTS O.K.
DEMOLITION/DE COMMISSIONING
REIGNITION OF FACADE STRUCTURES
NOISE ESCAPE. RIVER TRANSPORT
S. 106.

PRIORITIES OF
LARGE PLANT

INTERFACES WITH TRANSPORT

MARK - LIGHT
POLLUTION?

- LAUNCE

ON SITE MONITORING OFFICER

DAVID

TOWERS PATH 106.

HEAT BUILDINGS - APPROPRIATE

- HOW DO WE PROCEED?

- CRITERIA FOR HEAT BUILDINGS IN LONDON....

- RIVER VIEWS & SIGHTING

ECONOMIC VIABILITY.....

RICHARD

RENT FREE - ARCH?

TRAFFIC CONGRUATION

- PUBLIC PERCEPTION

PARKING - ON STREET

PUBLIC TRANSPORT

HAF REFUSAL - PUBLIC WITH
UNILATERAL ACCEPTANCE
AND ASSESSMENT.

THE CREEK - VALUES

EDUCATION
DEMAND - JACOB CRIPPIN

EXTRA
ISSUES

178

ABUS LINKAGES.

179

RIVER WALK APT

PERCENT FOR APT...

ARRANGE MEET MEETING

JT/MJF 35% RSL + SWAGGER

180

AL. MIX RENTED / SHARED OWNERSHIP

SL. LEVELS OF HOUSING CORPORATION SUBSIDY

129K 95% OF TCI TOTAL COST INDICATORS
= 123 RSL WOULD PAY 40K IS IN GRANT
= 78K TO FUND
25% SHARE AT MARKET VALUE PURCHASE 65K = 168.75 PM
£17.50 RENT PM
86.25 PM

- SERVICES CHARGES
DIFFICULT - 2 TIER

400 PM

FLOORSPACE STANDARDS?

HIGHER PERCENTAGE OF RSL RENTALS
AGAINST SHARED OWNERSHIP MJF 100 RENT
35 SHARED?

(ENTRY LEVEL HOUSING)

NOT MEETING PRICE BUT SUBSIDISED.

MJF 40%? OVERALL

35%

MAXIMUM (LOW) 100?
SHARED OWNERSHIP

ENTRY LEVEL

70% RSL 30% SHARED?

~~1.0 DETAILS~~

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1.0 DETAILS

1.1 Details of this application are given in the report on application reference PP/00/02055 item number on this agenda

2.0 RECOMMENDATION

2.1 Grant planning permission.

MTF.
EDPC

JT Standard ending
RT/Laws
17/10/00

Attendance

Derek Myers -	Chief Executive
Mike French -	EDPC / <i>SM</i>
John W Thorne -	Area Planning Officer
Colin Richardson -	Economic Dev.
Richard Case -	Transportation.
Guy Denington)	
Amanda Hughes)	
Rebecca Jane) -	Environmental Health
Mark Bennett -	Env. Co-ordinator
Stan Logan -	Housing Initiatives / <i>AMGWS</i>
Sue Beaghan -	Noise and Nuisance
Chris Turner)	
Steve McCormack) -	Planning Policy
David McDonald -	Conservation & Design
Nick Booth -	Planning Officer

Notes –

- Introduction by Chief Executive. Overview. Informed the group that a series of meetings have been arranged with the Developers. The Developers are not intending to appeal whilst meaningful negotiations are proceeding. Hammersmith and Fulham are intending to take their application to Committee in September 2002, where it is likely to be refused planning permission.
- SL – How much co-ordination is there with Hammersmith?
- MF – Not a great deal, but they have indicated that they will be steered by any decision that RBK&C will make on the current application.
- SMc - Expressed his concern that unilateral decisions by the two boroughs may impede master planning of some facilities.

Contamination (RJ & AH)

- A small site investigation has been made on K&C side by the developers, but this has been limited due to the continued use of the Power Station.
- Issues of gas contamination have not been addressed, nor has any in-depth site investigation taken place. No methodology for decontamination has been submitted, and the developers have expressed their wish to submit such details as a condition to any consent.

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- There will be large amounts of lorry movements over 18 months due to the degree digging out required, and consequent shifting to landfills off the site. This would also require additional movements as new material is brought onto the site.
- Ground water is polluted, but this doesn't give Environment Agency automatic control over the site. The EA have expressed a desire to work with RBKC, but have confirmed that they will take control if clear evidence of pollution to the Thames emerges.
- Confirmed that the entire decontamination process is "do-able". Whilst it was considered that the decontamination is unlikely to discover anything you wouldn't expect after such a use of the site, there is a sense that the developers do not wish to fully address this issue in case unwanted problems arise prior to consent being granted.
- MF - Expressed a desire to see as much of the possible removal of soil by barge. A Section 106 Agreement could cover this.
- JT - Asked what additional requirements are needed and was it likely that the site would be designated contaminated land.
- GD - Confirmed that the EA are stretched and both they and RBKC would prefer to see the Council maintain control of the site.
- MB - Asked whether there was any possibility of additional funding from other bodies for the clear up?
- AH - No. There shouldn't be a risk, even though there is asbestos evident on the site. It is essential that clarity is maintained throughout and that the Health and Safety Executive be kept informed and 'on the ball' at all times.
- AH - Expressed the concern that due to the phased occupation of the site, owner-occupiers will be moving in before all of the de-contamination has taken place.
- MF - Will site searches by potential buyers show that the site is contaminated?
- AH - Not if we don't statutorily designate it as contaminated. However we do have to say what the former use was.
- MB - Confirmed that suggestions to the developers about 'Greening' the site through sustainability requirements have been largely ignored despite RBK&C providing a "Wants" list.
- GD - Stated that 3 issues of concern had been identified.
 - The existing location of large Electrical Transformer Station.

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- The resulting air quality from additional traffic may be ignored or traded against the shut down of the power station as a polluter. (This would include the lorries during the 10-year construction period).
- Uncertainty with regard to the wildlife on the Creek due to rejection of the scheme by Env. Agency.

Employment Uses

- CR - Confirmed that there were 1090 jobs in the employment zone (300 on the site) at the moment. (Reduction to about one third of the current emp. Floor space). There would be 400 jobs proposed to be on site after completion. (Increase of 100 jobs on site itself). The primary need is to ensure that this number doesn't reduce and there is a desired 'wish' to provide a starter business centre and construction training scheme with local people during the 10-year construction period.
- Reported that Residents meetings have expressed concerns on:
 - Traffic clogging;
 - Lack of neighbourhood shops within the scheme.
 - Expressed his concern that promises by the developer needed to be clarified and to be tied down in terms of drawings etc.

Housing

- SL - The proposal currently provides 35% affordable housing, although it was advised that the UDP does state that we can seek more on larger sites.
- Expressed concern that there isn't adequate mixing of affordable housing with private.
 - "Key worker" housing should only be provided after "affordable" levels have been met. Better to stick with "Housing Register" provision.
 - Developers have suggested Category 2½ (one bed flats for elderly people) be provided in the border areas between private and affordable areas. Social Services are concerned about local provision due to recent closures.
 - They do not have an RSL on board yet.
 - We need to agree all numbers, mix and location.

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- Wider subsidy from the Housing Corp. may lead to the possibility of housing allocation also going to SW Councils.
- DM - Expressed his concern that the Developers are implying the affordable housing issue is virtually a "done deal". It is important that some flexibility be maintained by not encouraging such views.
- Agreed that elderly housing should be supported and that "Key Worker" was a difficult category to pin down.
- SL - The housing register is reasonably representative of the social mix and that other models (shared ownership) is not workable at the moment. It is preferable that they be rentable units, but there was nothing to stop "shared-ownership" units being part of the scheme, especially if they were a small "flagship" scheme (no more than say 30 units).

Noise and Nuisance

- SB - Stated that there were no real additional issues raised from the new application.
 - Internal noise is fine and we would put notice on developers to standardise hours of working on site. However, delivery hours are often outside of these controls, especially heavy equipment and plant which is often preferred at night or Sundays by the police on traffic grounds.
- JT - We would need to know what we should be seeking to control through the planning process as opposed to other legislation.
- MB - Raised issue of light-pollution from floodlighting of site at night. Asked whether there was a need for a permanent Env. Team to be on site to monitor during the 10-year construction period.
- SB - Suggested that this shouldn't be necessary providing there is good communication between the developers and the Council.

Design

- DM - Expressed concerns at the new application. The main issue is the height of the building, and its visual effect. There are specific policies within the UDP resisting high buildings. Stated that he felt the proposal was not in keeping with typical low-level buildings in the area surrounding the centre of London. The Planning Brief does say that there should be no high buildings.

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AH - It should be stated that the large scale digging out required for the foundations for the tower produces part of the expense of the site.

MF - The tower does only provide 52 units at a relatively low density which is really provided to increase the "status" of the site.

Transport

RC - Traffic Generation – There is a general misconception that it is going to be worse than it would be.

Parking – There is a disagreement over what is the acceptable level of car parking on site for the residential units. No problem however with regard to "visitor" destination through the development of the site.

Traffic Generation – The Developers appear to be listening to advice provided by RBKC with regard to figures. There will be some more modelling with regard to impact on the Embankment.

Public Transport – Refusal by Hammersmith means it will be very difficult to work out what RBKC alone would require.

Confusingly, they are proposing larger platforms at the nearby railway station rather than improving facilities.

Other Issues

MB - Raised the need to get someone from Education into the discussion and the Ecology need of the Creek. Who raises issues with regard to the effect on our service provision (waste disposal, fire engines, recycling provision).

DM- We should involve Education with regard to School provision and the Borough Valuer as we own the creek. JT will invite representation on the team.

CL - Raised the issue of Arts and 1% of total worth. JT to pursue an enquiry by an arts body.

JT- Will arrange next meeting in September.

schedule of defects then the Council may enter onto the Application Site to remedy such defects and the cost of so doing shall be recoverable from the Company and the Land Owners as a simple debt

8. LOCAL EMPLOYMENT AGREEMENT

- 8.1 The Company and the Land Owners and Council covenant each with the other to discharge their respective obligations set out in the Local Employment Agreement set out in Schedule 5 hereto
- 8.2 Within one year of the Unconditional Date the Company and the Land Owners shall pay to the Council the sum of £150,000 (ONE HUNDRED AND FIFTY THOUSAND POUNDS) as a contribution to the costs of the Council of achieving the objectives of the Local Employment Agreement
- 8.3 Within one year of the Unconditional Date the Company and the Land Owners shall set up and fund the Clearing House (as described and in accordance with Schedule 5 hereto) and shall in discharging these obligations spend not less than £62,500 (SIXTY-TWO THOUSAND FIVE HUNDRED POUNDS) per year or if different such amount which at the end of each year shall be equal to £62,500 increased in accordance with the Retail Index and thereafter each payment for a period of four years from the opening of the Clearing House to members of the general public shall be increased in accordance with the Retail Index
- 8.4 Within one year of the Unconditional Date the Company and the Land Owners shall pay to the Council the sum of £50,000 (FIFTY THOUSAND POUNDS) or if different such amount which at the date the payment is made to the Council shall be equal to £50,000 increased in accordance with the Retail Index and the same sum on the next three anniversaries of that payment each being

increased in accordance with the Retail Index as a contribution to the Council's costs of discharging its obligations under the Local Employment Agreement

- 8.5 During the period the Clearing House is open and until the fourth anniversary of the opening of the Clearing House the Company and the Land Owners shall use their reasonable endeavours to procure from their tenants and/or contractors contributions to the Council in respect of the obligations in Schedule 5 amounting to a total of £150,000 (ONE HUNDRED AND FIFTY THOUSAND POUNDS) per year or if different such amount which at the date the payment is made to the Council shall be equal to £150,000 increased in accordance with the Retail Index
- 8.6 Each of the Company and the Land Owners' obligations to make payments referred to in clauses 8.3, 8.4 and 8.5 respectively shall not be enforceable by the Council unless the Council has procured and/or has available sums of money equivalent to the sums respectively referred to in the said Sub-clauses 8.3 and 8.4 and/or such sum as may have actually been procured in respect of Clause 8.5 which sums procured or available to the Council are to be spent in discharging its obligations under the Local Employment Agreement and/or pursuant to Section 33 of the Local Government and Housing Act 1989
- 8.7 IT IS HEREBY AGREED AND DECLARED THAT if before a date five years from the Unconditional Date the Company and the Land Owners are required by legislation to make payments to the Council or to any other body in order to secure the provision of job opportunities at the Development then the amount of such payments shall be deducted from any future payments for which the Company and the Land Owners continue to be liable in accordance with the provisions of this Clause 8 and in the event that such payments as may then remain to be payable by the Company and the Land Owners to the Council or in respect of the Clearing House are in the reasonable opinion of the Council insufficient to achieve the purposes of the Local Employment Agreement then on

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receipt of written notice from the Council the remaining payments shall be paid to the Council who shall use such payments pursuant to Section 33 of the Local Government and Housing Act 1989 and the Company and the Land Owners shall be free from all of their obligations in this Clause 8 save in respect of making such payments

9 COMMUNITY FACILITIES

9.1 The Company and the Land Owners covenant with the Council as follows:

9.1.1 that no part of Phases II and III of the Development shall be occupied or open to the public until the Company and Land Owners have provided at the Company and Land Owners' expense a self contained unit within the Leisure and Entertainment Complex or at such other location as may be agreed with the Council in accordance with Schedule 7 hereto suitable for community purposes having a floor area of at least 1,000 square metres or such smaller area as the Council may at its absolute discretion permit (the "Community Building")

9.1.2 that no part of Phase II and/or Phase III of the Development shall be occupied and/or open to the public until a lease of the Community Building in the form of the lease set out in Part 2 of Schedule 7 hereto have been completed or the Community Facility Contribution has been paid

9.2 The Company and the Land Owners may serve at any time written notice on the Council requiring the Council to accept the Community Facility Contribution (which the Council may spend as it may determine on community facilities) and upon receipt by the Council of the Community Facility

Contribution the Company and the Land Owners shall be released from their obligations under this Clause

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9.3 Provided that the Company and the Land Owners have not served written notice on the Council that they have commenced construction of the Community Building or have not paid the Community Facility Contribution and in the event that the Council wishes to provide or assist in providing a community facility outside the Application Site then within 28 working days of receipt of the Council's written notice the Company and the Land Owners shall pay the Community Facility Contribution to the Council and upon the Community Facility Contribution having been paid to the Council the Company and the Land Owners shall be released from its obligations under this Clause

9.4 In the event that the aforementioned lease is accepted by the Council then the Council may use the Community Building for such community purposes as are described in Part 3 of Schedule 7 hereto or as may be approved from time to time by the Company and the Land Owners

9.5 The Council covenants with the Company that the Community Facility Contribution shall only be spent on the provision of community facilities which reasonably relate to those which otherwise would have been provided on the Application Site.

10. LEISURE AND ENTERTAINMENT COMPLEX

The Company and the Land Owners covenant with the Council that no other part of the Phase II and/or Phase III of the Development (except for the Railway Station) shall be occupied and/or open to the public until the Leisure and Entertainment Complex has been completed in accordance with details approved pursuant to the Planning Permission and has been opened to members of the general public

SCHEDULE 5
Local Employment Agreement

(191)

1. Battersea is a multi-racial area with a high level of unemployment. Both the Company and the Land Owners wish to give a high priority to helping local people find work and improve their skills and to create a healthy local economy. They both are committed to ensuring that the Development contributes in every way possible to maximising the potential for local people and local business. ✓
2. The purpose of this Schedule is to set out the means by which the Company and the Land Owners and the Council will work together to ensure this commitment to the people of Battersea is realised. The primary means of delivering this objective will be through creating and managing a Clearing House (the "Clearing House") for all jobs and other opportunities created at the Application Site. ✓
3. The Company and the Land Owners and the Council wish to see that jobs of all types and at all levels which are created in the Development are filled as far as is practicable by local people. One of the objectives is that the work force should fairly reflect the multi-racial and multi-ethnic composition of the local community. ✓
4. The Company and the Land Owners will ensure that local contractors and suppliers are provided with information about the Development and are given the opportunity to tender for all appropriate contracts or sub-contracts that arise as a consequence of the Development. ✓
5. During construction a variety of technical and construction skills will be required which may not be available locally. The Company and the Land Owners will endeavour to ensure that the prime contractor engages local labour and local sub-contractors whenever possible and that if appropriate local employment clauses are included in the contract documentation. Comprehensive information about local employment and other resources will be made available to the prime contractor. ✓
6. The Company and the Land Owners covenant with the Council that:
 - (a) On or before the Unconditional Date the Council and the Company and the Land Owners will appoint four members (2 from the Council, 2 from the Company and/or Land Owners) to comprise the Clearing House management and will be responsible for the development of policy management control, and monitoring of the Clearing House X

- (b) The Company, the Land Owners and the Council will use their reasonable endeavours to ensure job and contract opportunities are advised to the Clearing House at the earliest possible time and publicised locally in accordance with the policy agreed by the Clearing House Management

- (c) The Clearing House management will agree a programme (and will set target dates) for the Clearing House which will be the subject of regular monitoring and reporting to the Council, the Company and Land Owners

7. The Company and the Land Owners further covenant with the Council that:

- (1) Before the Leisure and Entertainment Complex is first open to the public it will procure that the Clearing House office will be conveniently located in East Battersea and staffed by an adequate number of suitably qualified staff. It will be open to members of the general public at convenient times to be determined by the Clearing House Management

- (a) to advertise job vacancies

- (b) to identify appropriate training courses and encourage and assist applicants who are not presently qualified for a particular vacancy to obtain the necessary training or qualifications

- (c) to maintain regular contact with all relevant employment and regeneration agencies

- (d) to publicise the existence, services and location of the Clearing House office

- (e) to encourage and assist occupiers of the Development to use local people and local companies for their requirements and to ensure effective liaison to match job opportunities with those seeking such work locally

- (f) where practicable, advertise locally all purchasing and other contracts for the supply of goods and services to the Application Site or to the tenants and contractors thereon

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- (g) the Clearing House Management will endeavour to ensure that adequate opportunities are made available by employers on the Application Site to enable schools and other educational establishments to provide students with work experience; and to create a positive link between local schools and employers on the Development ✓
- (h) where appropriate to target specific sections of the local community to provide information on training places and job opportunities within the Development ↗