

EX DIR	HDC	TF	CAC	AD	CLU	AO AK
R.B. K.C.		24 MAR 2005		63 PLANNING		
N	<input checked="" type="checkbox"/>	S.	SE	APP	IO	RE
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**Commercial Banking**  
 Fifth Floor, 1 Spinningfields Square  
 Deansgate  
 Manchester M3 3AP  
 Telephone: 0161 862  
 Facsimile: 0161 862 4255  
 www.rbs.co.uk

21 March 2005

Ms A Flight  
 The Royal Borough of Kensington and Chelsea  
 Department of Building Control  
 The Town Hall  
 Hornton Street  
 London W8 7NX

Dear Alison

**UNITED REFORM CHURCH, ALLEN STREET, LONDON – REF TP/98/2155**

I refer to our conversation last week regarding the position in relation to the planning consent granted for the above property, and the delays in starting the works.

I thank you for your assistance for confirming that as an authority you have no problem if the 1999 permission is implemented, notwithstanding these delays.

Yours sincerely

*A* Has it expired?  
*P.*

Robert N Harris  
 Senior Manager Property Finance Team

Tel: 0161 862 4197  
 Mobile : 07771 834871  
 Fax: 0161 862 4255  
 Email: rob.harris@rbs.co.uk

cc Hans Schweiller, DLA. Manchester  
 Mukesh Palan, BCP Premier, Trinominus House, 125-129 High Street, Edgware  
 Sharon Slater, RBS, Credit Documentation, Manchester

**THE UNITED REFORMED CHURCH**

**THAMES NORTH SYNOD**

*✓* Books  
*house* APP.

From THE LISTED BUILDINGS ADVISORY COMMITTEE  
 c/o 23 Langside Crescent Southgate London N14 7DS  
 tel/fax 020-8882 5504

*Am - also! Ecc Exe  
 does this need to -  
 or has it already  
 been granted?  
 P.*

Your ref **DPS/DCC/TP/98/2155/AD/MG**

Our ref **LBAC/10A28/0999BS46/0705**

26 July 2005

**42**

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

EX D.R.	HDC	TP	CAC	AD	CLU	AO	EX
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Dear Sir

**KENSINGTON UNITED REFORMED CHURCH  
 ALLEN STREET LONDON W8 6BL**

With my letter of the 28 January 2000 I sent you the Synod Grants, Loans and Property Committee's FORM 4, under the Ecclesiastical Exemption, in respect of proposed works to the Kensington United Reformed Church buildings. The applications considered by the GLPC, and previously by the Listed Buildings Advisory Committee, did not include certain works which the Church Members now wish to carry out, namely street frontage railings and gates, anti-pigeon spikes, lightning protection and lighting of the portico and of the on-site footways. In addition although indicated on the previously approved drawings the ramp and steps parallel to Adam & Eve Mews have had to be revised to comply with current Building Regulations.

In accordance therefore with the amended procedures adopted in March 1999 by the United Reformed Church under the Ecclesiastical Exemption (Listed Buildings and Conservation Areas) Order 1994 the Members of Kensington United Reformed Church have submitted an application to the Synod Grants, Loans and Property Committee in respect of proposed works within the curtilage of their 1854 church building which is Listed Grade II.

The Listed Buildings Advisory Committee, as required by the procedures, gives you Notice of the proposals and invites you to comment on them within 28 days of this letter, ie by the 26 August 2005. In order that you are able to do this I attach a copy of each of the following documents:

APPLICATION TO THE SYNOD GRANTS, LOANS AND PROPERTY COMMITTEE  
FORM 1 dated 1 June 2005

APPENDIX 2 TO FORM 1 dated 2 June 2005

DOCUMENT A Aims of the works

DOCUMENT B Summary of the works

DRAWINGS NOS 2197.04 ; 142D ; 143C ; 144D ; 145E  
KURC.LP.01 ; 02

PHOTOMONTAGE NOS 2197/050525.1 ; 2

I confirm that, in accordance with the procedures, notice of the proposals has been given today to The Ancient Monuments Society, The Victorian Society and English Heritage. The views of the Central and North London District of the Thames North Synod are also being sought.

The Listed Buildings Advisory Committee trusts that the documents attached to this Notice will enable you to comment on the proposals but if you have any queries I shall be pleased to answer them.

Yours faithfully



Brian Smith  
on behalf of the LBAC TNPURC

EX D.P.	HDC	TP	CAC	AD	CLG	AO AK
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- cc Mrs Jane Turner (Kensington United Reformed Church)  
Mr Paul Abraham (Dunlop Hayward Limited KURC Advisor)  
Mr Michael Gould (Secretary Grants, Loans and Property Committee TNSURC)  
Mr David Eldridge (Chairman LBAC TNSURC)  
Mr Christopher Buckwell (Secretary LBAC TNSURC)  
The Revd David Skipp (Property Development Worker TNSURC)

ECCLESIASTICAL EXEMPTION

FORM 1

APPLICATION TO THE GRANTS, LOANS AND  
PROPERTY COMMITTEE FOR PERMISSION TO CARRY  
OUT WORKS

date 01 JUNE 2005

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URC-District			ARE	PLANNING	FEES	FEES

THE APPLICANT \* Name of Church \* KENSINGTON \* CENTRAL & NORTH LONDON

Name and address of contact for correspondence

\* PAUL ABRAHAM  
HAYWARDS PROPERTY SERVICES  
PHOENIX HOUSE (1) WELLESLEY ROAD

telephone number \* CRAYDON, CR0 2NW  
0870. 703. 9759.

1 The Church seeks authority for the works described in Appendix 1 attached to this Application. The aims and full particulars are accurately shown in the drawings, specifications and other documents attached to Appendix 1.

2 The name and address of the Local Planning Authority is:

\* ROYAL BOROUGH OF KENSINGTON & CHELSEA  
THE TOWN HALL, HORTON STREET  
LONDON, W8 7NX  
telephone number \* 020 7361 3260

3 \*\* (i) ~~An estimate/quotation has been obtained for the works in the sum of £..... (inc VAT) from the Contractor or Supplier named in the answer to Question 15 in the attached Appendix 2 to which must be added £..... professional and other fees and expenses and VAT thereon, or~~

~~\*\* (ii) The Architect or Surveyor who has been engaged in respect of the works has indicated the cost as being of the order of £..... (inc professional and other fees and expenses and all VAT), or~~

~~\*\* (iii) No estimate, quotation or indication of cost of the works has been obtained~~

R.B. K.C.		27 JUL 2005		PLANNING	
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2 continued from previous page 1

4 \*\* (i) The Church will contribute to the cost of the works approximately £..... which it has immediately available from the following sources:

.....  
 .....  
 .....

\*\* (ii) The Church proposes to raise the balance in the following ways:

.....  
 .....  
 .....

\*\* (iii) The works will be paid for privately or by way of \* **A DEVELOPMENT AGREEMENT** gifts which have been already been made or promised.

5 The Church at its meeting on 02 APRIL 2005 passed ~~\*\* unanimously/without dissent/by a simple majority of those present and voting~~ a resolution relating to the works.

A copy of the resolution signed by the \*\* Chairman/Secretary is attached.

6 Endorsement of the proposals \*\* was/is expected to be given by the District Council on.....

7 Representatives of the Consultative Bodies may inspect the buildings by prior arrangement with

\* PAUL ABRAHAM  
HAYWARDS PROPERTY SERVICES LTD.  
PHOENIX HOUSE 11 WELLESLEY ROAD.  
CROYDON CR0 2NW  
 telephone number \* 0870 703 9759

\* Please complete

\*\* Please delete that which does not apply

The statements in this application and the attached Appendices 1 and 2 are complete to the best of the knowledge and belief of each one of us.

For & BEHALF OF KURC :-

SIGNATURES

\* 1. [Signature] Minister PROJECT MANAGER.

\* 2..... Church Secretary or other authorised person

\* Date 02 JUNE 2005

ECCLESIASTICAL EXEMPTION

APPENDIX 1 TO FORM 1 AIMS AND SUMMARY OF WORKS

date 02 JUNE 2005.....

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**AIMS**

Please attach, and mark **A**, a concise summary of the reasons why you wish to carry out the works and list the key desired outcomes.

*\* Please see enclosure 'A'*

**SUMMARY OF WORKS**

1 Please attach, and mark **B**, a statement in clearly numbered paragraphs stating what you want permission to do.

*\* Please see enclosure '3'*

2 Please attach, and mark **C**, a schedule of all relevant photographs, location plan and other drawings and specification of works illustrating the existing buildings and proposed works. The position of all memorial windows, tablets, memorials, tombs and the like inscriptions are to be given.

*BS confirmed that photos are not required.*

3 Please attach, and mark **D**, estimates of cost which total the sum given in Clause 3 of FORM 1, and, in the case of works which you consider essential to allow the work and witness of the Church to continue, estimates of costs of, and returns on, such development.

*N/A.*

**NOTES**

1 10 copies of documents A, B, C and D and of all drawings, etc listed in document C should be attached to the Application so that the Provincial Listed Buildings Advisory Committee may consider the proposals and invite comments from Consultative Bodies and your District Council as required by the URC Procedures under the Ecclesiastical Exemption Order.

*Complete Schedule & drawings to follow from Compton Lacey.*

2 It will be necessary for you to arrange for notices regarding the proposed works to be displayed outside your church buildings and, in certain cases, to be published in a local newspaper. The LBAC will advise you on the wording of the notices.

*BS confirmed he will send notices.*

3 Any approval granted in response to your Application can only authorise works which are clearly included in the submitted documentation.

ECCLESIASTICAL EXEMPTION

APPENDIX 2 TO FORM 1 QUESTIONNAIRE

date... 02 JUNE 2005 .....

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QUESTION NO *please enter or attach requested information or circle appropriate option*

- 1 What is ~~(are)~~ the date~~s~~ of construction of your church buildings?  
1854
- 
- 2 a Are the buildings listed as being of historic or architectural interest under the Planning (Listed Buildings & Conservation Areas) Act 1990?  Y  N
- b If YES, please state the grade I II\*  II
- c Is the building within a Conservation Area as defined by the Act?  Y  N
- d Are any buildings, boundary walls, fences, gates and the like separately listed? Y  N
- e If YES, please attach details
- 
- 3 a Has any previous approval relevant to the present proposals been sought or granted?  Y  N  
ECCLESIASTICAL EXEMPTION
- b If YES, please give details and date  
FORM 2 DATED 10/09/99 FORM 4 DATED 08/12/99 REF: 10A 28
- 
- 4 a Is grant aid being sought from any grant-making organisation? Y  N
- b If YES, with what result?  
*Please attach copies of correspondence including any application and any offer by way of assistance or grant.*
- 
- 5 a Has the building previously been the subject of a grant from English Heritage or one of its predecessors? Y  N
- b If YES, have the present proposals been reported to English Heritage? Y N N/A.

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- c If YES to b, please state the result.  
If appropriate, please attach copies of correspondence showing that English Heritage agrees the specification for the proposed works.
- 
- 6 a Is any part of the buildings to be removed? Y  N
- b If YES, please attach details. N/A.
- 
- 7 a Is any work proposed to a churchyard or land occupied with the church building?  Y N
- b If YES, please give a short description  
EXTERNAL RAILINGS, GATES, PATH, RAMP, BINSTORE & LIGHTING.
- c Is any of the land consecrated? Y  N
- d Has any of the land on which the works will take place ever been used for burials? Y  N
- e Is any part of the churchyard or other land occupied with the church buildings still being used for burials? Y  N
- f If the churchyard is no longer in use for burials has it been closed by a decision of the church meeting? Y  N
- g If YES, please give the date of the church meeting.
- h Is any grave, monument, or inscription listed as being of historic or architectural interest under the Planning (Listed Buildings and Conservation Areas) Act 1990? Y  N
- j If YES, please attach details. N/A.
- k Will any grave, reserved grave spaces, monuments or inscriptions be interfered with? Y  N
- l If YES:
- i how will they be dealt with? N/A
- ii to what extent do the owners consent and on what terms? N/A
- iii if owners have not been found what efforts have been made to find them?  
The consent of known, near relatives should be sought as if they were the owners. N/A.
- m Will there be any interference with a grave containing a burial made between 1914 and 1947? Y  N
- n If YES, please give the name of the deceased and the date of burial. N/A.



- o Will there be any interference with a memorial commemorating a death between 1914 and 1947? Y  N
- p If YES, please give the name(s) of the person(s) commemorated and the date(s) of death(s) N/A.
- q Does any grave in (m) or (o) appear to be a War Grave? Y  N
- r If YES, has the Commonwealth War Graves Commission consented to the proposed works? Y N  N/A  
*Please attach any letter of consent.*

8 If works inside the church buildings are proposed N/A.

- a Will any memorial window, grave, monument, memorial or inscription be interfered with?  Y N REPOSITIONED & described within FORM 4.
- b If YES, please give the information described in 7I - r above.
- c Will the organ be moved, or removed and not refixed, by reason the works? Y  N
- d If YES, please attach a brief description of the organ and the reasons for its move or removal.
- e Will any pews and/or the pulpit be moved, or removed and not refixed, by reason of the works?  Y N AS DESCRIBED IN FORM 4.
- f If YES, please state the reasons for such move and/or removal.
- g Is a commemorative plaque or any other memorial to be introduced into the buildings? Y  N
- h What special contribution has been made by the person to be commemorated to the life of the Church, the country or humankind and what circumstances make it appropriate for that person to be commemorated in the buildings?  
*Please attach a statement.* N/A.

- 9 a Do bats or any other protected species roost in any part of the church buildings? Y N N/A.
- b If YES, do you or your architect/surveyor think that the works might harm or disturb the bats or any other protected species or their roosts? Y N  N/A

c Also if YES, have you obtained advice from Nature?  
*Please attach a copy of the letter of advice.*

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- 10 a Is any section of the buildings to be licensed for public entertainment, stage plays, music and dancing, etc? Y  N
- b If YES, has the approval of the appropriate authorities been received? Y N  N/A
- c If NO to b, have the proposed works been discussed with the appropriate authorities and their informal approval obtained? Y N  N/A

- 11 a Has any notice required under the current Building Regulations been given?  Y N
- b If NO, have the proposed works been discussed with the appropriate authority and its informal approval obtained? Y N  N/A

COVERED UNDER Q.3.

- 12 a If any of the proposed works require planning permission has such permission been obtained? Y N
- b If YES, please attach a copy of the planning consent?
- c If NO, please state when you expect such permission to be given. N/A

- 13 a In relation to the proposed works has an architect or surveyor been
- i instructed?  Y N
- ii consulted? Y N
- b If YES to either ai or aii,
- i please state his/her name, qualifications, address and telephone number  
 TONY COMPTON DIP. ARCH. 218A. COMPTON LACEY 7 GROVE PARK. WHITE WALTHAM MAIDENHEAD. BERKS. SL6 3LW 01628 825 951.
- ii why did you instruct/ consult him/her regarding the works?  
 ALREADY APPOINTED AS MAIN DESIGNER.
- iii have you satisfied yourselves regarding the terms of his/her, and the terms of all other directly instructed consultants, professional indemnity insurance?  Y N

- 14 a Has a Planning Supervisor, under the Construction (Design and Management) Regulations 1994, been instructed by you?

EA	FDC	Y	CA	N	AD	N/A	AC
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- b If YES, COMPTON LACEY  
AS 13b  
N/A
- i please state his/~~her~~ name, qualifications, address and telephone number  
**JAMES DREDGE. DIP. ARCH. NIRA**
- ii have you satisfied yourselves regarding the terms of his/her professional indemnity insurance? (Y) N N/A
- c Are you satisfied that the Planning Supervisor has carried out to date the duties required of him/her by the Regulations? (Y) N N/A

15 Please attach any information available as to contractors, builders, electrical engineers, organ builders, artists or other persons who might be instructed to carry out the proposed works? VELMEAD CONTRACTS LTD  
33/35 LOWER COCKHAM R  
MAIDENHEAD. SL6 9JS  
01628 780750.

- 16 a If the proposed works will affect the organ or the electrical installation or the security of the church buildings against fire, vandalism, theft or other risks, has the consent of the insurers of the church buildings been sought? N/A.  
Y N
- b If YES, please attach a copy of the Insurer's approval or other reply. N/A.
- c If NO, please confirm that such consent will be obtained before the works start? Y N/A.

17 a How soon will work start after approval to this Application is granted? ASAP

b After work has been started, how long will it take for the works to be completed? 8 WEEKS.

- 18 a Is the disposal of any item of church property contemplated? Y (N)
- b If YES, has a professional valuation been obtained? Y N (N/A)  
*Please attach a copy of such valuation*
- c If NO, what is your estimate of the value of the item(s)? (N/A)

d How do you propose to dispose of the item(s)? (N/A)

e How do you wish the proceeds of sale to be applied? (N/A)

EX	REC	TP	CAC	AD	CUS	LAO
					(N/A)	X
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- 19 a Will public worship or the mission of the Church be interrupted by reason of the works? Y  N
- b If YES, please state the alternative arrangements proposed.  N/A
- 

- 20 a Is there any further information which the Church Members would like the Grants, Loans and Property Committee to take into account when considering your Application? Y  N
- b If YES, please attach a statement.  N/A

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## Kensington United Reformed Church

### External Works - FORM 1 – APPENDIX 1

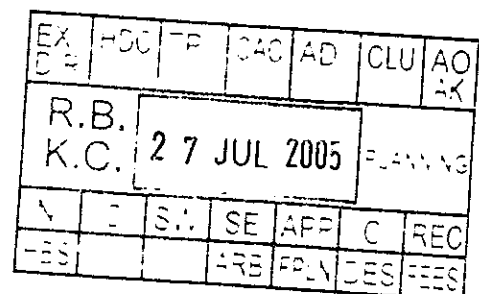
#### Document A

#### Aims of the Works

The external curtilage of Kensington United Reformed Church has suffered from the lack of maintenance over recent years resulting in damage to the external fabric; overgrown landscaping; poorly maintained and inappropriate boundary fencing and paving.

The aim this project is to refurbish the external areas within the curtilage of the Church to reflect the significant refurbishment works currently being undertaken to the interior. Furthermore, the access arrangements will be upgraded to make the building more user friendly and to comply with the requirements of the Disabled Discrimination Act 2004.

The desired outcomes of the project focus on the improvement of the amenity and accessibility of the Church for the mutual benefit of its' worshippers, visitors and to reach out to the wider community to whom the mission statement of the Church wish to serve.



**Kensington United Reformed Church**

**External Works - FORM 1 – APPENDIX 1**

**Document B**

**Summary of the Works**

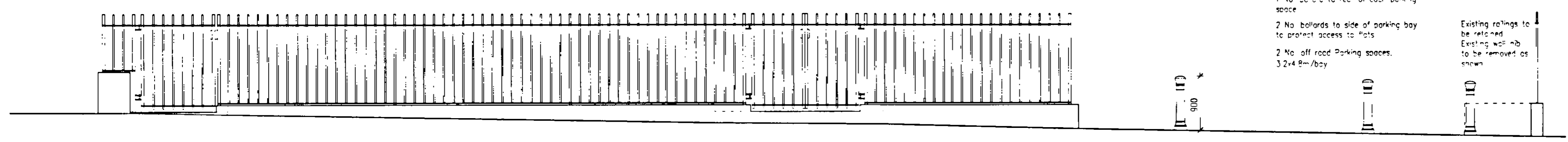
The works will consist of:

1. Removal of the existing unsightly chain link fencing and overgrown planting to the Adam & Eve Mews boundary. Careful removal and rebedding of the dwarf wall copings on new foundations. Replacement with new railings and support stays to match existing railings on the Avon Care Home boundary.
2. Stone repairs and cleaning to the external fabric.
3. Renewal of the main slate roof to match existing.
4. Removal of part of the paving and steps to the path alongside Adam & Eve Mews and replacement with a new ramped access in accordance with the DDA 2004 requirements.
5. To take up and rebed all existing retained York stone paving and steps to be pressure jet cleaned.
6. Removal of existing chain link fencing to the Allen Street Boundary. Replacement with new railings and 2 new pedestrian gates to match the existing adjoining Nursing Home railings, including the careful removal and rebedding of the dwarf wall copings on new foundations.
7. Refurbishment and enhancement of existing external lighting to include additional floodlighting beneath the portico.
8. Existing car parking to south side of portico/entrance steps will be fenced off from the entrance steps. Parking spaces to be delineated and four new bollards installed with associated recessed lighting in paved surface.
9. New fence and pedestrian entrance gate to path alongside Avon Care Home boundary. New associated recessed lighting in planting area alongside path.
10. Existing railings to Avon Care Home boundary to be retained and repainted.
11. New bin stores/meter cupboards to be provided on Avon Care Homes boundary adjacent to staircase entrance.
12. Grub up all existing planting beds within curtilage of Church and re-landscape. The existing hedge on Allen Street frontage and Trees are to be retained.
13. Overhaul the existing external lights.
14. Hack off and renew screed capping to the main column plinths at the base of the front portico.
15. New pigeon spike deterrent to be provided at high level around portico and capitols.
16. Installation of new lightning protection to the exterior of the building.

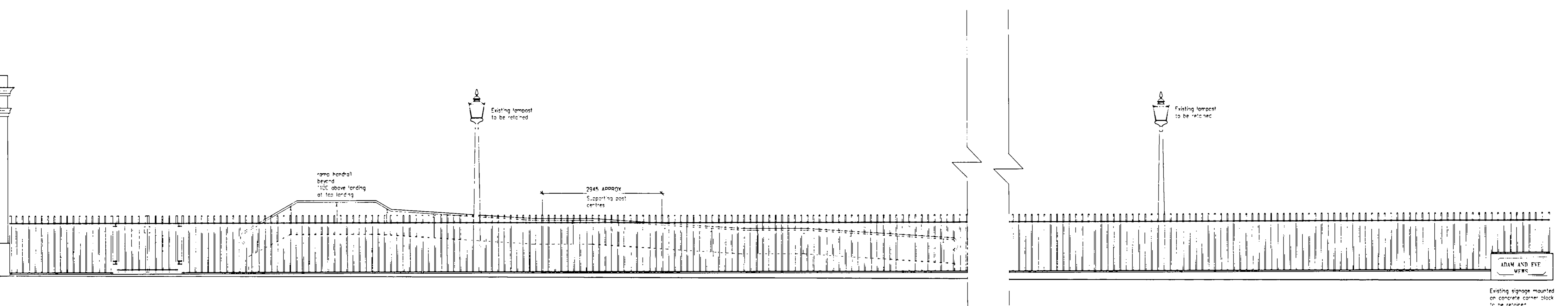
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DATE	REVISION
Feb 2005	A. Upstand increased in height to facilitate recessed light fittings
Feb 2005	B. Upstand width increased to facilitate installation of recessed light fittings
March 2005	C. Existing steps and upstand added to show extent of new wall required
05/05	D. FENCE DETAILS & FINISH REVISED CONCRETS TO BE RELAYED YORK STONE TO SIDE OF RAMP WALLS INCREASED
06/06/05	E. RAILINGS TO SIDE OF ENTRANCE DOOR REVISED

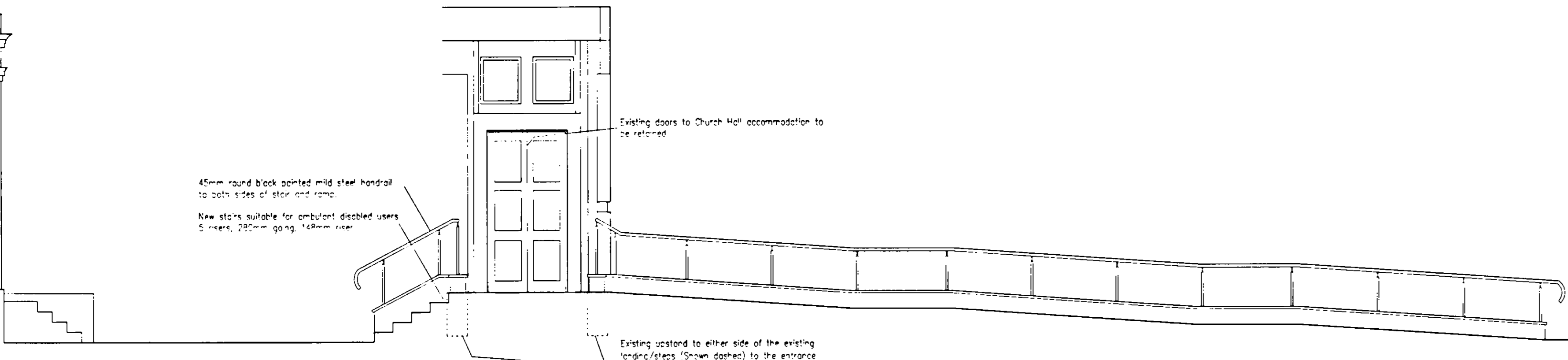
ALLEN STREET RAILINGS ELEVATION  
 1: 50



ADAM & EVE MEWS RAILINGS ELEVATION  
 1: 50

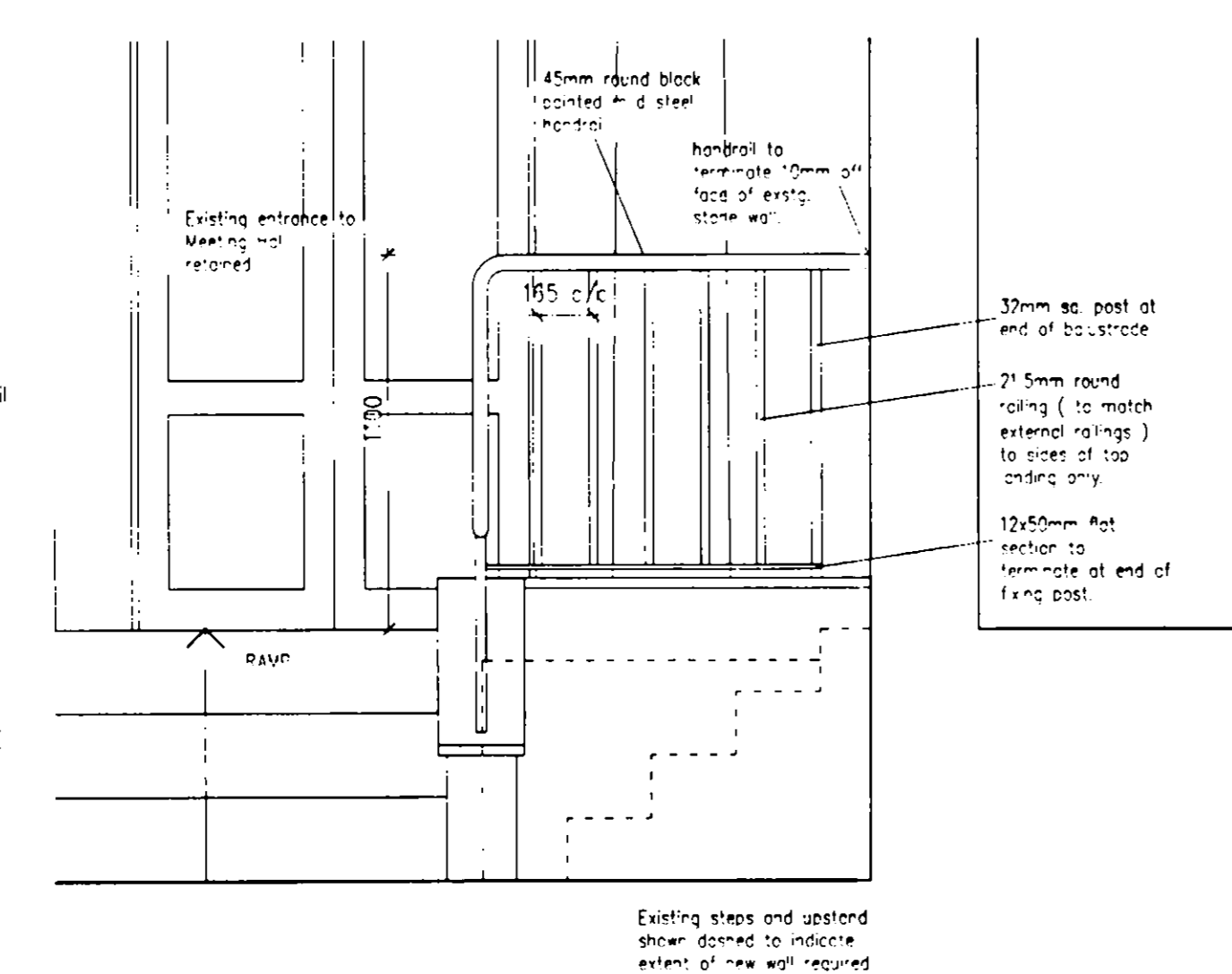


TYPICAL LONG SECTION THROUGH RAMP  
 1: 50

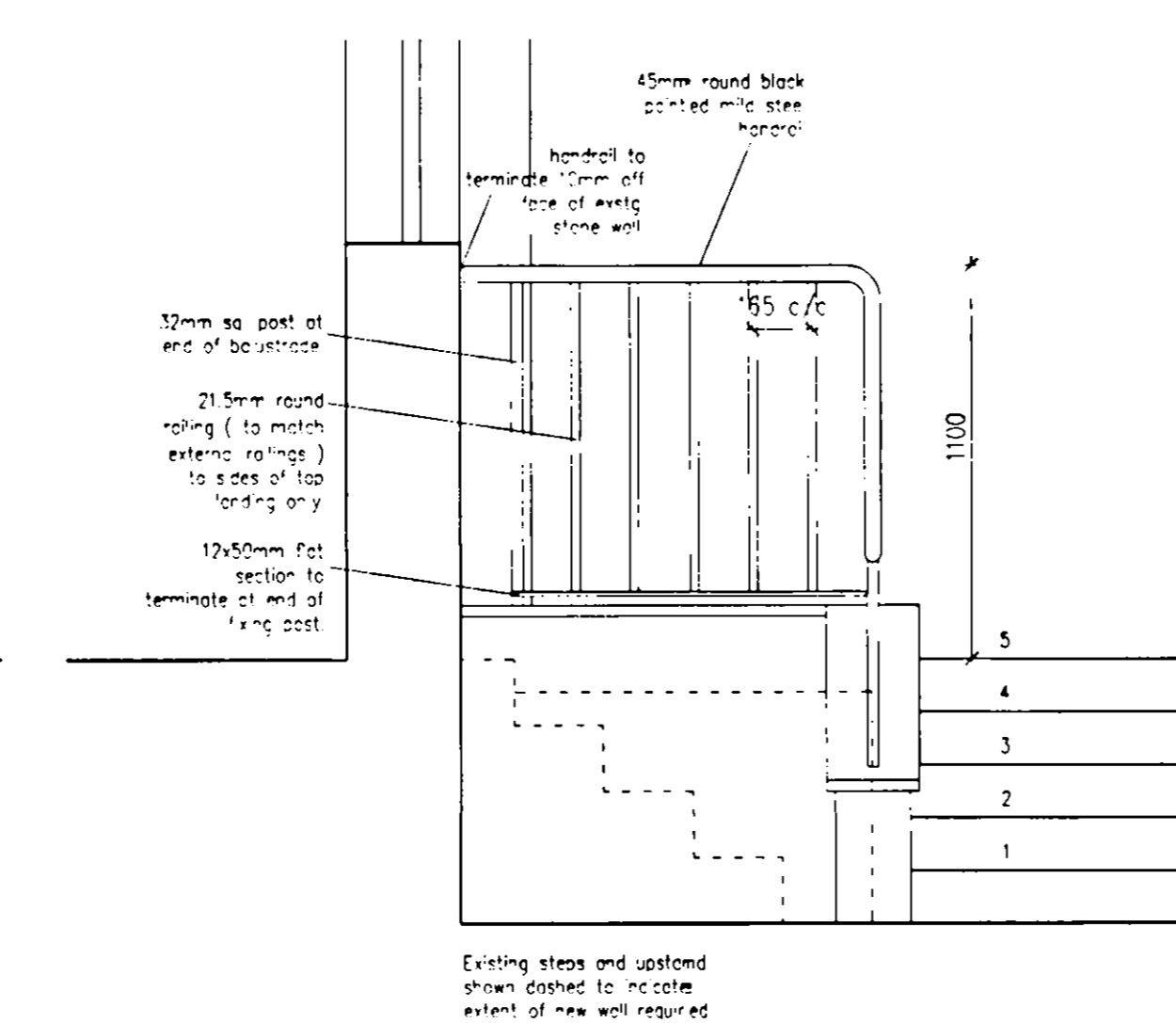


**NOTE:**  
 The existing york stone kerbs/ coping stones are to be retained, relaid & leveled on concrete retaining wall to match existing heights. Cleared with a pressure jet and the existing holes (for the original railings) cleared of any infill material & prepared for the installation of the new posts at 3M c/c's. Generally, existing york stone flags are to be cleared with a pressure jet. New york stone flags are to match existing in colour, texture and cut and be laid on mortar to match existing.  
 All existing chainlink fencing is to be removed prior to the installation of the new railings.  
 New gates to match railings as detailed above. Gates to be fitted with drop latch fitting - to be fitted at low level on 1200mm wide gate suitable for operation by visitors in wheelchairs. ALL RAILINGS AND GATES TO BE GREY CYCLE FINISH AFTER MANUFACTURE PRIOR TO BEING PAINTED BLACK HAMMERITE FINISH TO BE AGREED BY ADAC.  
 New bollards to be Marshalls Cast Iron 900mm high bollard, Ref Model 352(X) Black finish.

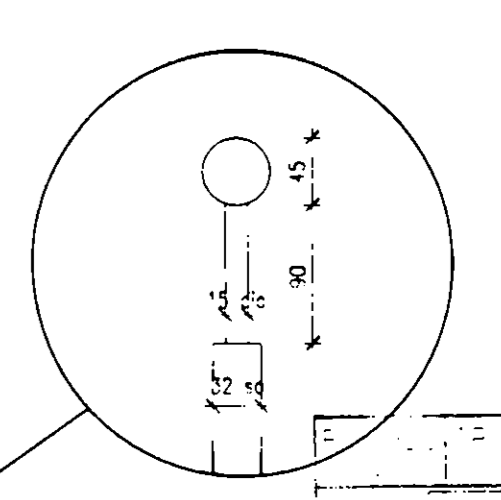
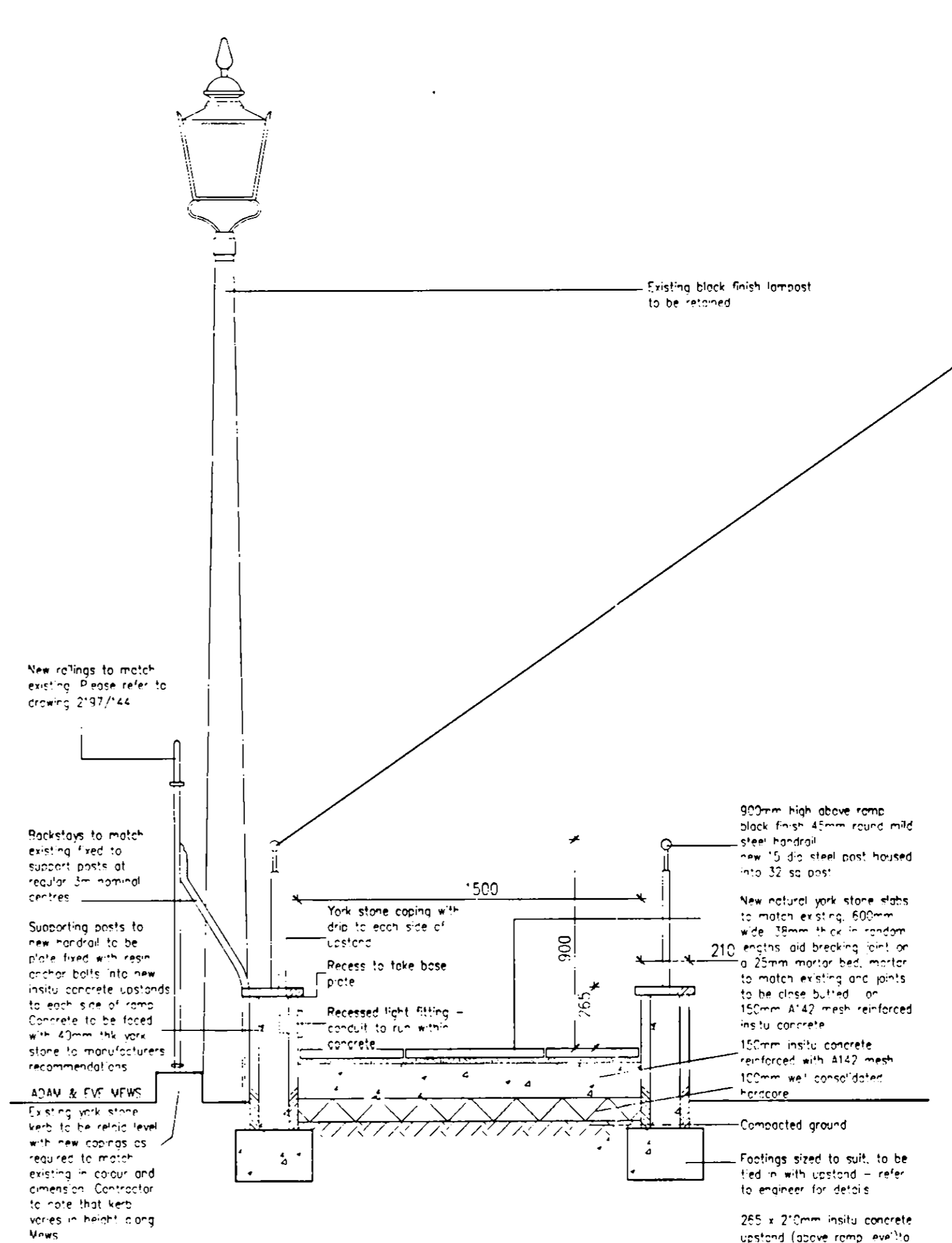
EXTENT OF EXISTING STEPS FROM RAMP SIDE  
 1: 20



EXTENT OF EXISTING STEPS FROM STEPS SIDE  
 1: 20



TYPICAL CROSS SECTION THROUGH RAMP  
 1: 20



DATE	27 JUL 2005
BY	K.B. K.O.
FOR	PLANNING
APP	REC
REV	REV
REV	REV

**COMPTONLACEY**  
 architecture  
 town planning

**DRAWING STATUS**  
 [ ] PRELIMINARY  
 [ ] FOR APPROVAL  
 [ ] CONSTRUCTION  
 7 GROVE PARK, WHITE WALTHAM, MAIDENHEAD, BERKSHIRE, SL6 3LW.  
 T. 01628 825 951 F. 01628 825 434

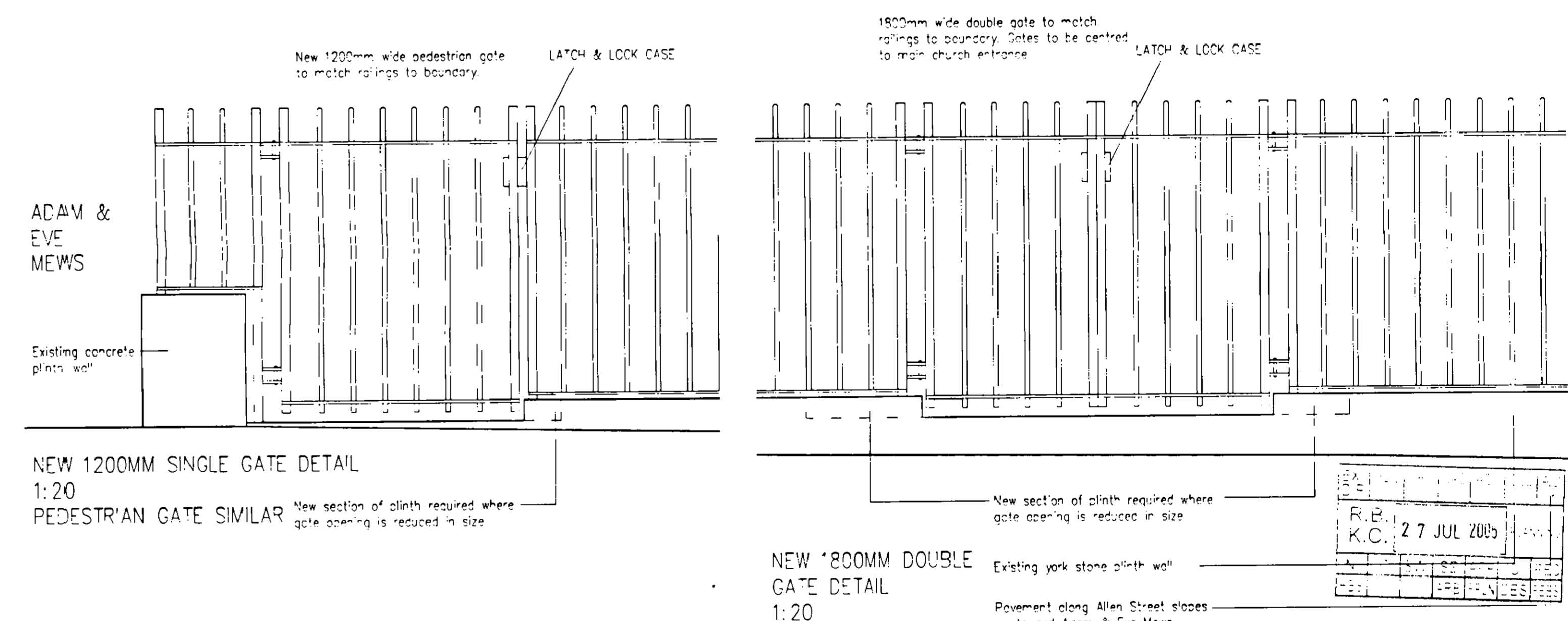
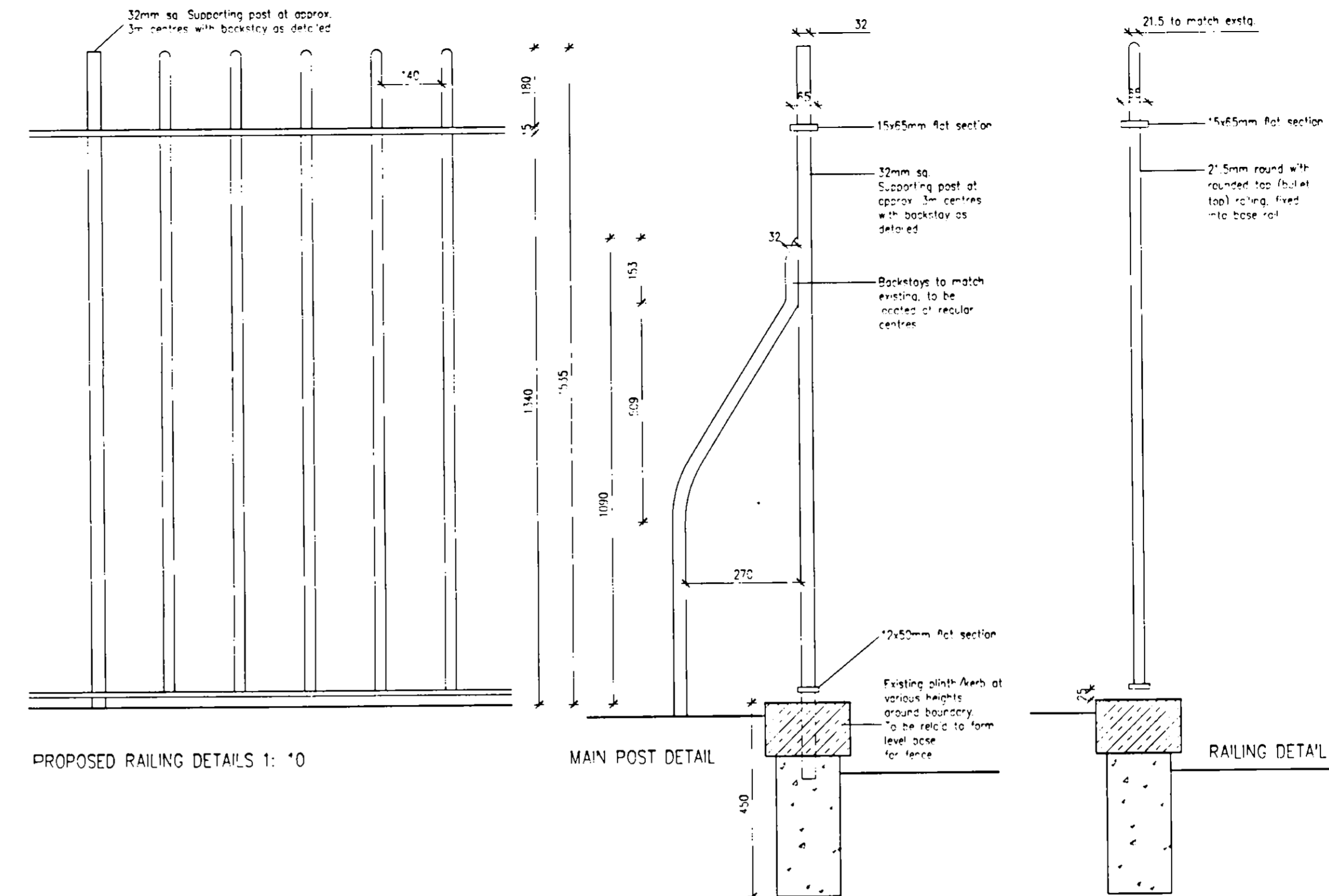
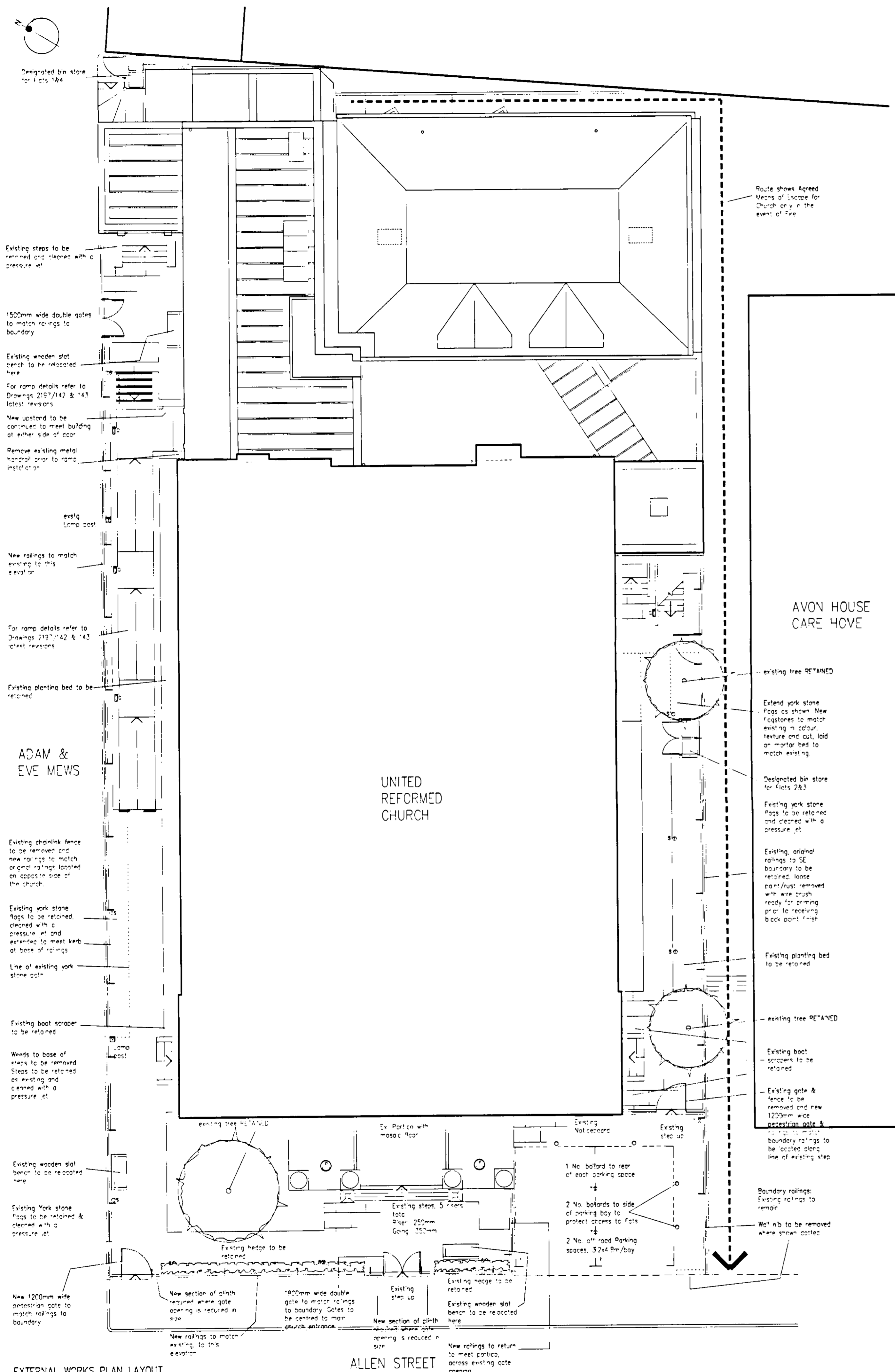
**CLIENT**  
 Kensington United Reformed Church

**JOB TITLE**  
 United Reformed Church  
 Allen Street  
 Kensington  
 London

**DWG TITLE**  
 External Works, Railing & Ramp Details

DWG TITLE	SCALE	DRN BY	CHK BY
Oct '04	Various	HM	TC
JOB No	DWG No	REV	
2197	145	E	

DATE	REVISION
12/04	A Ramp position revised. Position of railings added to plan. Supporting post detail added. External lighting added - to be read in conjunction with M&E drawings.
02/05	B External lighting revised in accordance with M&E consultant's drawings.
05/05	C FENCE DETAILS & FINISH REVISED. EXISTING TREES SHOWN.
06/05	D RAMP REVISED.



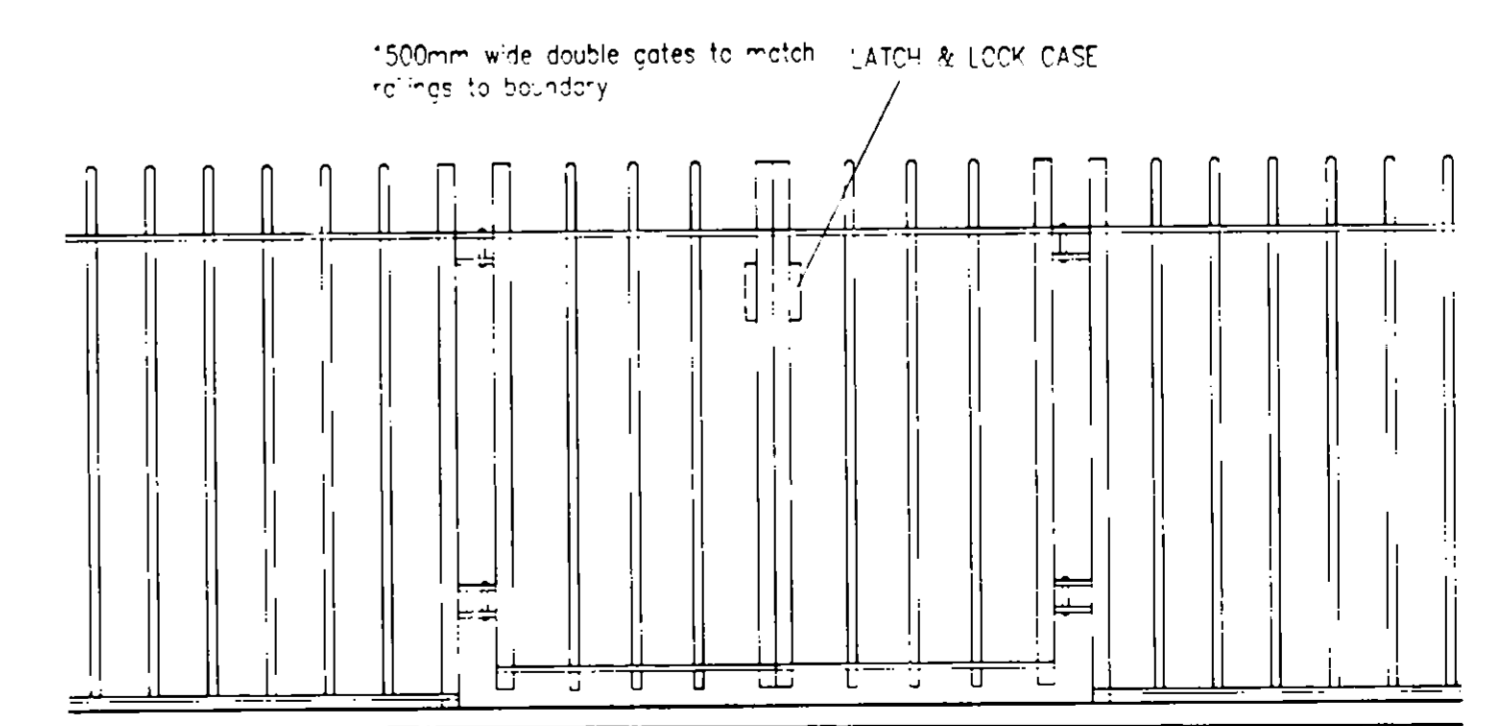
**NOTE:**

The existing York stone kerbs/ coping stones are to be retained, re-laid & levelled on concrete retaining wall to match existing heights. cleaned with a pressure jet and the existing holes (for the original railings) cleared of any infill material & prepared for the installation of the new posts of 3M c/c/s. Generally, existing York stone flags are to be cleaned with a pressure jet. New York stone flags are to match existing in colour, texture and cut, laid on mortar to match existing.

All existing chainlink fencing is to be removed prior to the installation of the new railings.

New gates to match railings as detailed above. Gates to be fitted with drop after fitting - to be fitted at low level on 1200mm wide gate suitable for operation by visitors in wheelchairs. ALL RAILINGS AND GATES TO BE GREY OXFORD FINISH. AFTER MANUFACTURE PRIOR TO BEING PAINTED BLACK HAMPTON FINISH TO BE AGREED BY LBAC.

New bollards to be Marshall's Cast Iron 900mm high bollard, Ref Model 357(X), Black finish.



DATE	27 JUL 2005
BY	K.C.
CHECKED	
SCALE	1:20
PROJECT	7 GROVE PARK, WHITE WALTHAM, MAIDENHEAD, BERKSHIRE, SL6 3LW
CLIENT	01628 825 951 F 01628 825 434

**COMPTONLACEY**  
architecture  
town planning

DRAWING STATUS: **PRELIMINARY**

FOR APPROVAL:  FOR CONSTRUCTION:

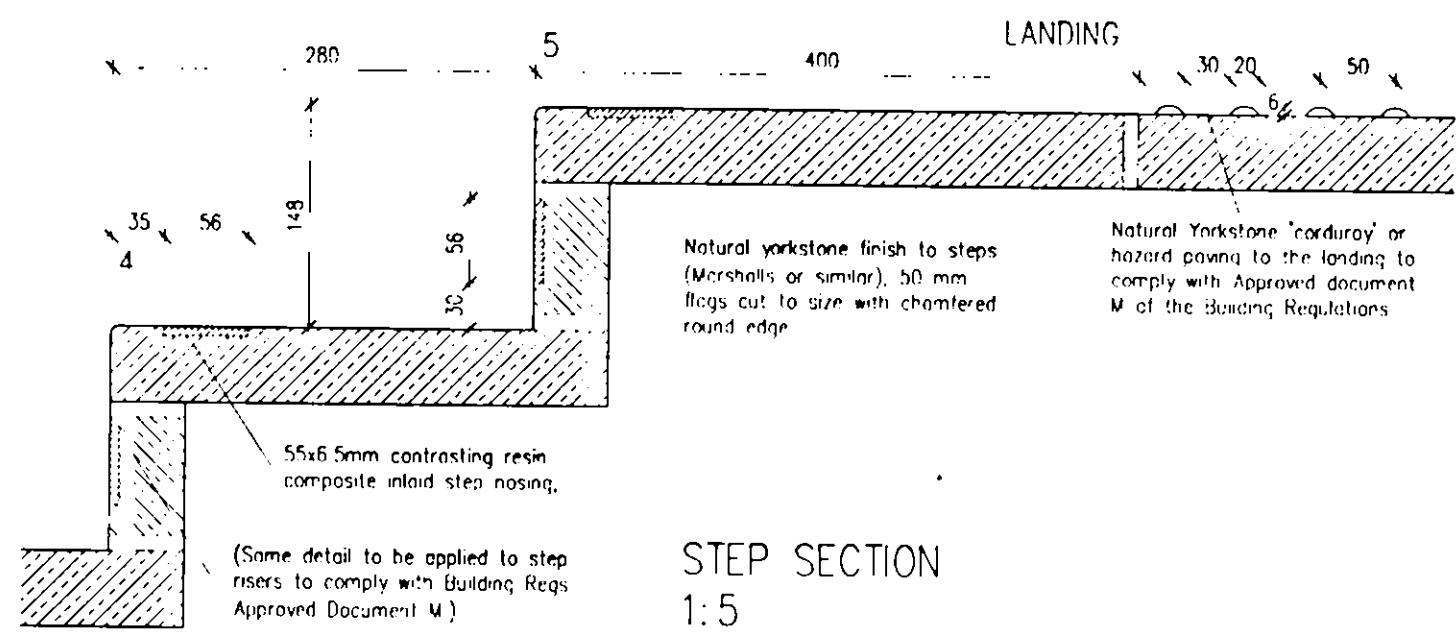
CLIENT: **Kensington United Reformed Church**

JOB TITLE: **United Reformed Church, Allen Street, Kensington, London**

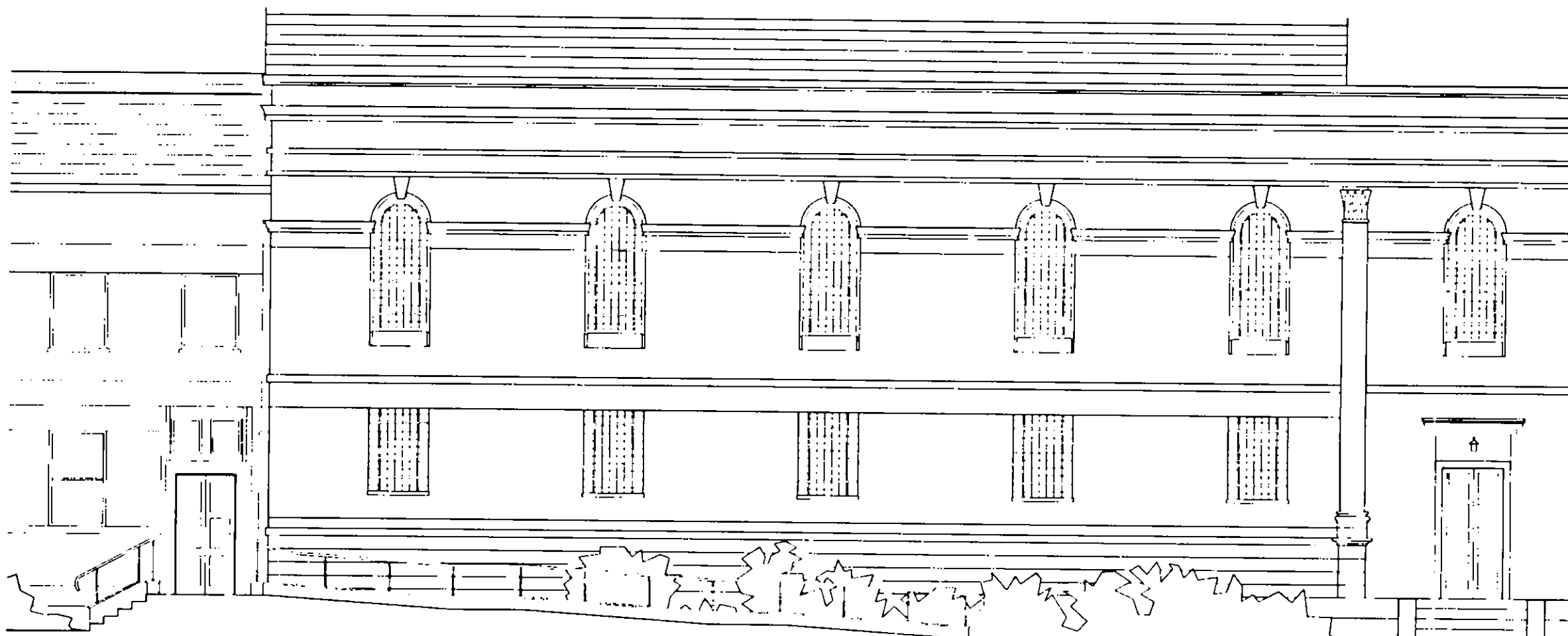
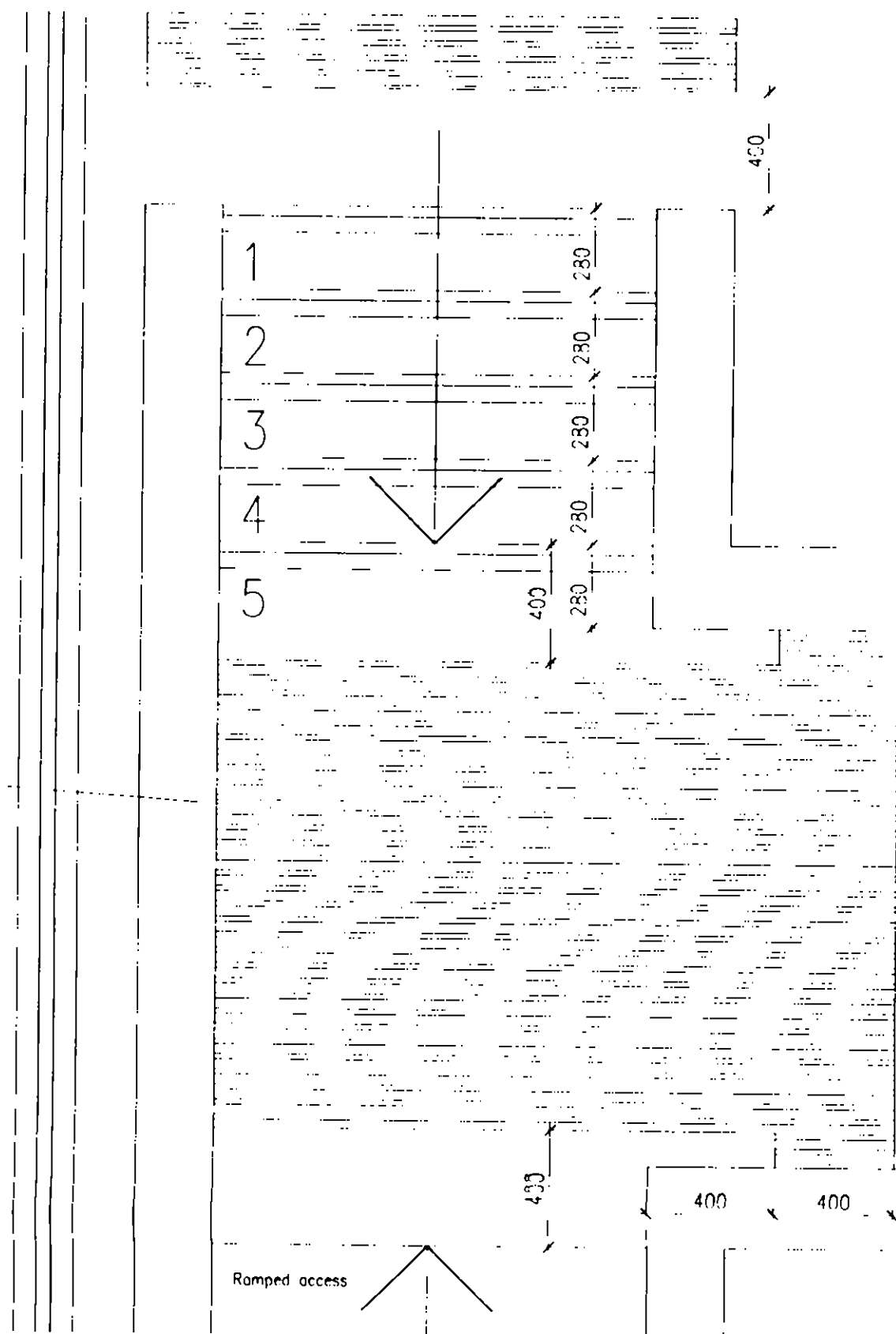
DRG TITLE: **External Works, Railing & Gate Details**

DRG TITLE	SCALE	DRN BY	CHK BY
Oct '04	1:100	HM	TC
JOB No	DRG No	REV	
2197	144	D	





**LANDING - HAZARD WARNING SURFACING 1:20**

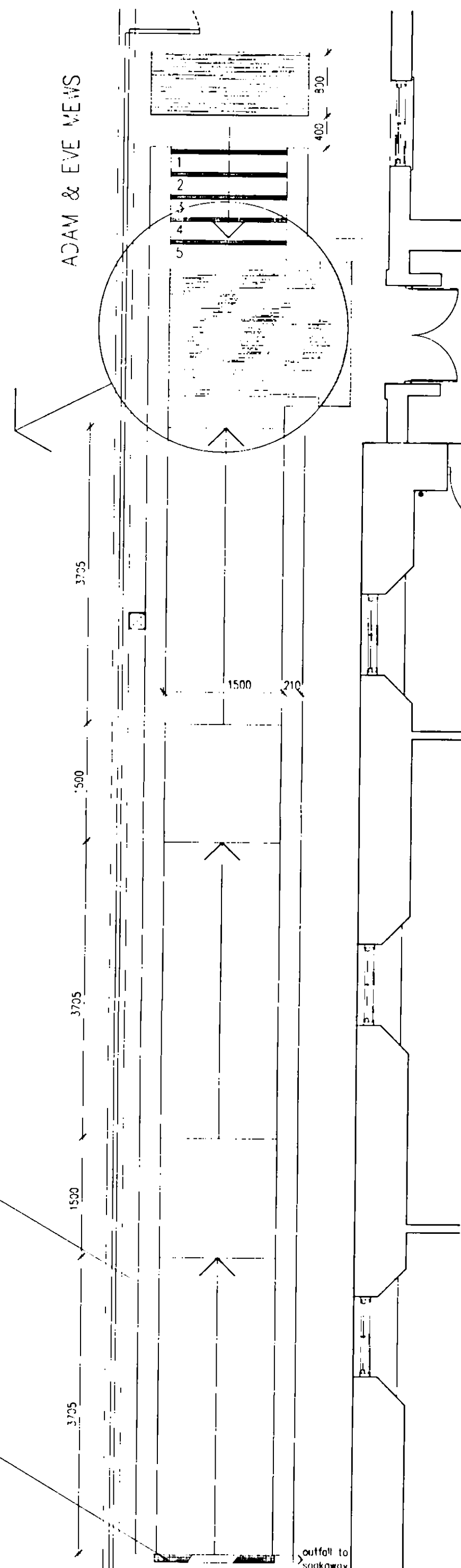


New stairs suitable for ambulant disabled users  
5 risers, 280mm going, 148mm riser

45mm round black painted mild steel handrail to both sides of stair and ramp

New ramp, maximum 1 in 15 incline, approx. 740mm rise overall split into 3 sections with 2 intermediate landings  
45mm round black painted handrail to each side, fixed at a height of 900mm above ramp

Ramp to have min. 250mm upstand to each side



DRG REMAINS COPYRIGHT OF THE ARCHITECT  
DIMENSIONAL DISCREPANCIES TO BE REFERRED TO THE ARCHITECT

DATE	REVISION
12/04	A Position of Ramp adjusted to accord with drawings 2197/144 B 145 Ramp width increased to 1500mm
02/05	B Ramp upstand increased in width
06/05	C LANDING DETAILS AND STEPS MODIFIED

**NOTE**

All dimensions to be checked on site prior to construction

All surface finishes & mortars to match existing

Contractor to note position of existing lamposts and exercise care when constructing new ramp to avoid damaging any buried cables

**COMPTONLACEY**  
architecture  
town planning  
landscape

**DRAWING STATUS**

PRELIMINARY

FOR APPROVAL

CONSTRUCTION

7 GROVE PARK, WHITE WALTHAM, MAIDENHEAD, BERKSHIRE, SL6 3LW.  
t: 01628 825 951 f: 01628 825 434

**CLIENT**

Kensington United Reformed Church

**JOB TITLE**

United Reformed Church  
Allen Street  
Kensington  
London

DATE	SCALE	DRN BY	CHK BY
Oct '04	Various	HM	ac
JOB No	DRG No	REV	
2197	143	C	

**DRG TITLE**

Details of New Stair & Ramp

DATE	SCALE	DRN BY	CHK BY
Oct '04	Various	HM	ac
JOB No	DRG No	REV	
2197	143	C	



NO	DATE	BY	REVISION
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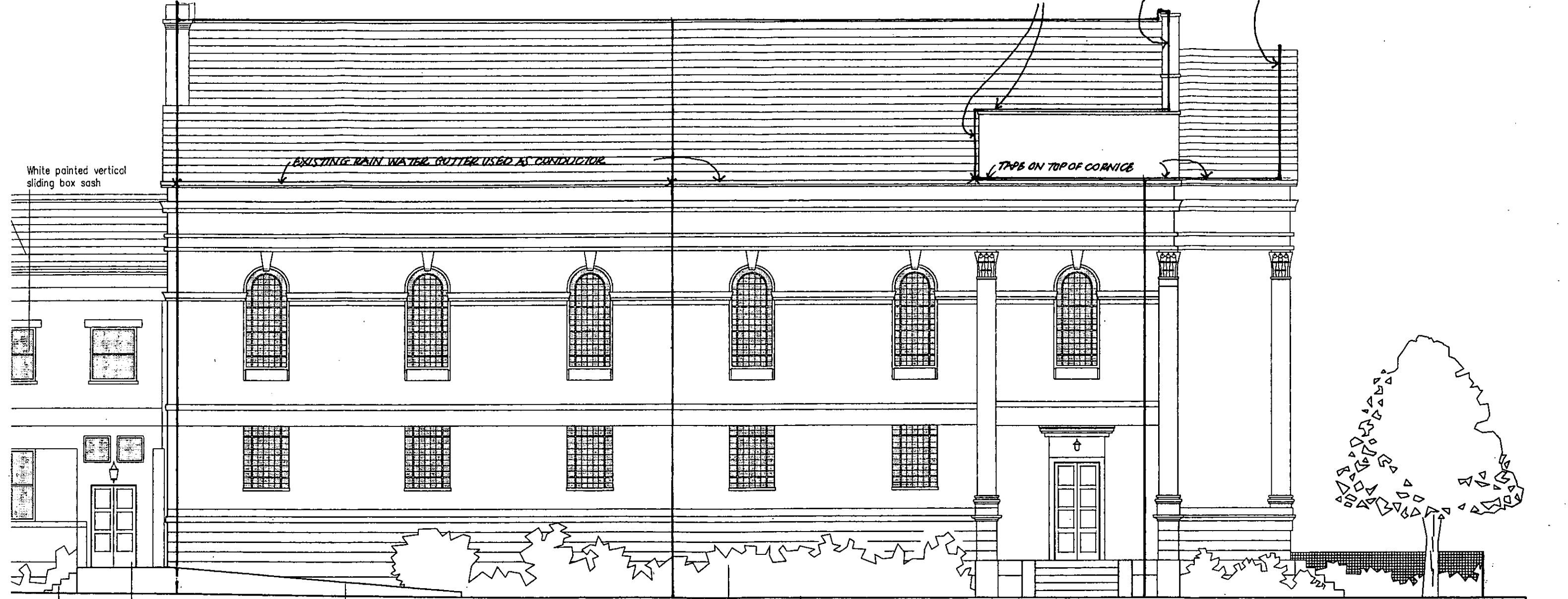
Existing church building remains dominant over the proposed development

THESE PREFERABLY ON ROOF SIDES OF PARAPETS

EXISTING RAIN WATER GUTTER USED AS CONDUCTOR

TAPS ON TOP OF CORNICE

White painted vertical sliding box sash



level landing not disabled  
< finish cast on side.

Existing entrance doors to be refurbished and repainted. Existing letterplate and door-bell to be refurbished. New light over door

Existing steps to be removed to allow installation of new ramp. Maximum incline permissible is 1:12 with a flat landing at the top and level threshold entry. Ramp to have new black cast iron handrail and rendered kerb upstand to each side, with landings to be provided at 5m intervals to comply with current building regulation requirements.

Existing planting to be trimmed back

Existing flagstone path to be cleaned with a high pressure hose and proprietary cleaner with any uneven slabs to be relaid as required

LOCATION OF EARTH RODS TO BE AGREED ON SITE

EXISTING CHURCH BUILDING

ALLEN STREET

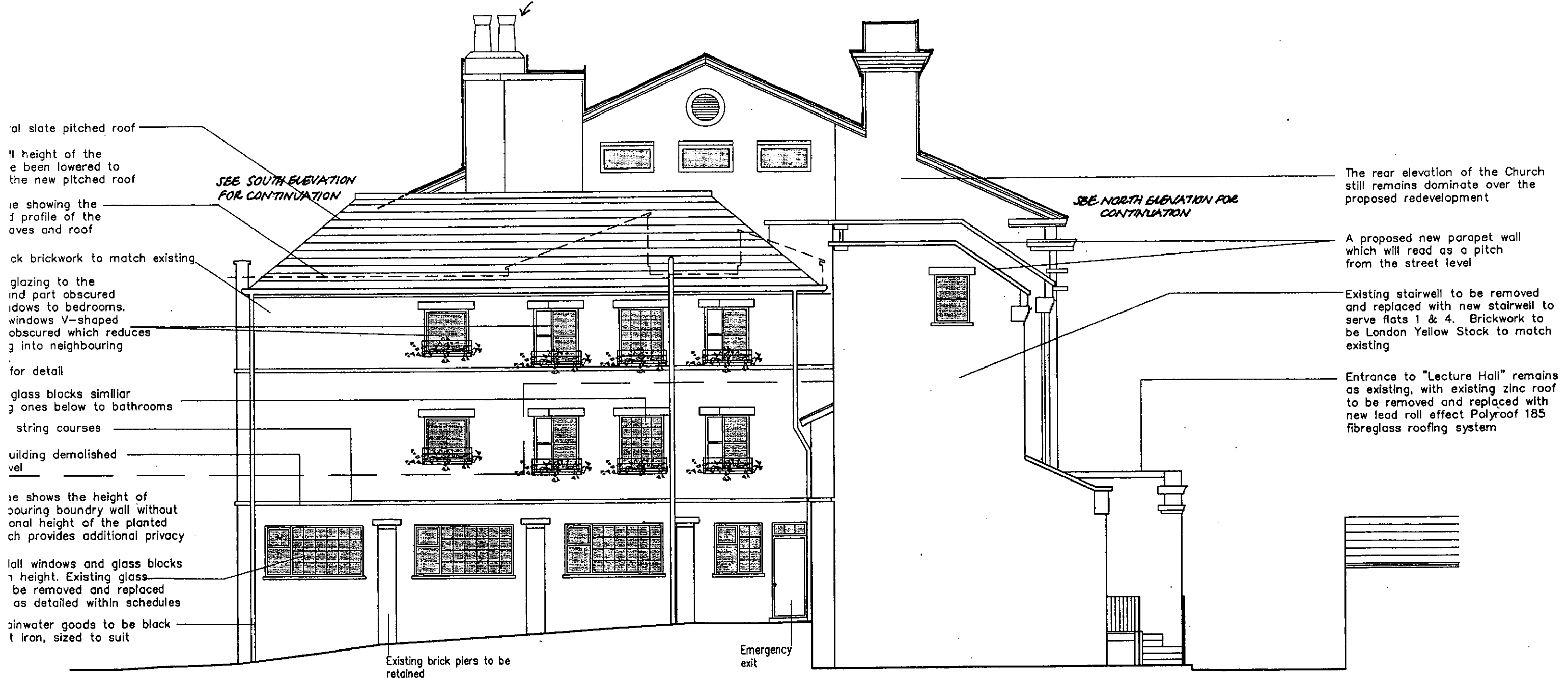
KURC LP 01

EX 1404/P 1040-D (0.141)

NO. 2 / JUL 1991

N	C	S	SE	APP	C	REC
FEES			ARE	PLN	DES	FEES

CONNECTION AT STACK AS STANDARD GOOD PRACTICE



al slate pitched roof  
 ll height of the  
 e been lowered to  
 the new pitched roof  
 ie showing the  
 d profile of the  
 aves and roof  
 ck brickwork to match existing  
 glazing to the  
 ind part obscured  
 idows to bedrooms.  
 windows V-shaped  
 obscured which reduces  
 g into neighbouring  
 for detail  
 glass blocks similar  
 g ones below to bathrooms  
 string courses  
 ilding demolished  
 vel  
 ie shows the height of  
 ounding boundry wall without  
 onal height of the planted  
 ch provides additional privacy  
 all windows and glass blocks  
 1 height. Existing glass  
 be removed and replaced  
 as detailed within schedules  
 inwater goods to be black  
 t iron, sized to suit

SEE SOUTH ELEVATION FOR CONTINUATION

SEE NORTH ELEVATION FOR CONTINUATION

The rear elevation of the Church still remains dominate over the proposed redevelopment  
 A proposed new parapet wall which will read as a pitch from the street level  
 Existing stairwell to be removed and replaced with new stairwell to serve flats 1 & 4. Brickwork to be London Yellow Stock to match existing  
 Entrance to "Lecture Hall" remains as existing, with existing zinc roof to be removed and replaced with new lead roll effect Polyroof 185 fibreglass roofing system

Existing brick piers to be retained

Emergency exit

Adam and Eve Mews

Neighbouring property

EAST ELEVATION

All windows to be fixed shut to comply with planning approval condition

KURC LP 02

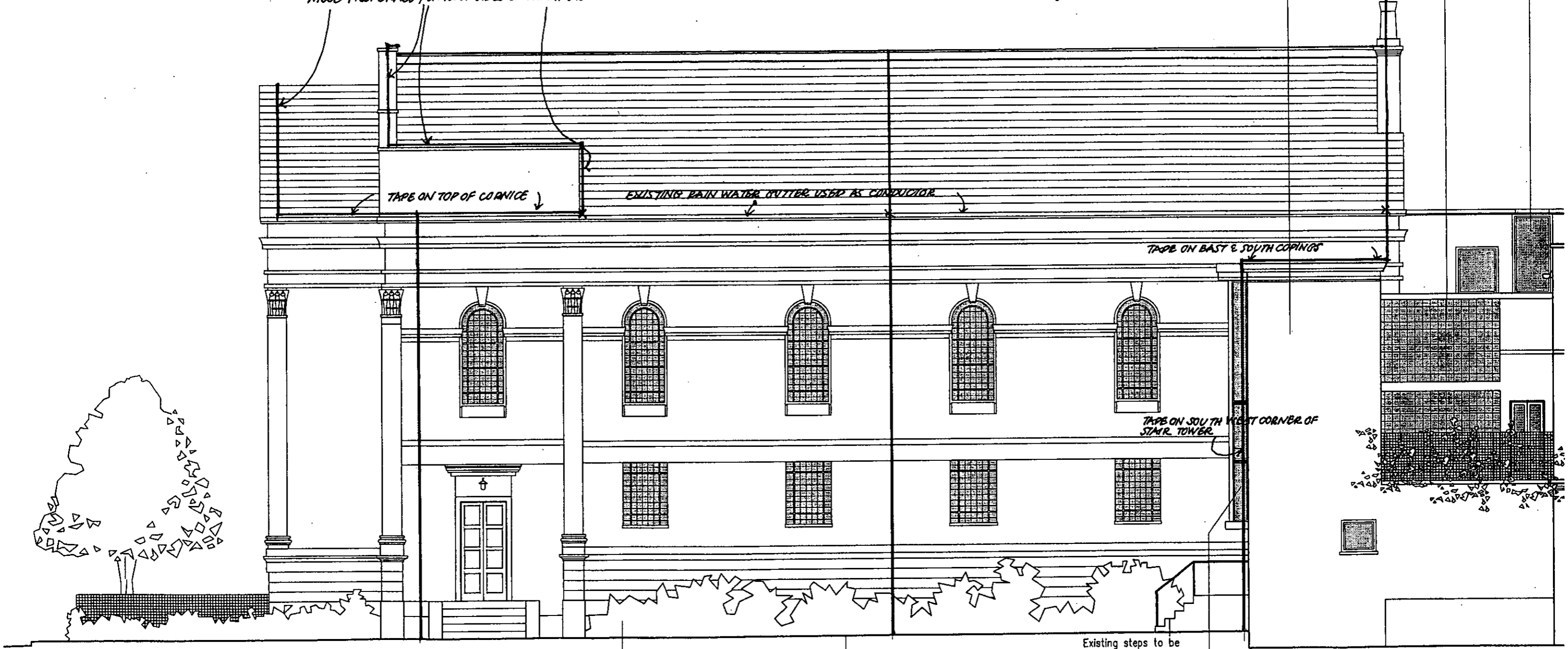
amount of clear glass/overlooking has been reduced considerably when

EX D.R.	HDC	TP	CAC	AD	CLU	AD
R.B. K.C.	27 JUL 2005				PLANNING	
N	C	SW	SE	APP	REC	
-ES		ARB	PLN	DES	FEES	

Glass block screen wall to circulation link: Luxcrete Ltd Clear smooth (Ref: 3190/DT) 190 x 190 x 80mm

Existing staircase remains

THESE PREFERABLY ON ROOF SIDES OF PARAPETS



Existing Church parking

Existing planting to be trimmed back

Existing flagstone path to be cleaned with a high pressure hose and proprietary cleaner with any uneven slabs to be relaid as required

Existing steps to be retained

LOCATION OF BARTH RODS TO BE AGREED ON SITE

New window to stairwell: white painted sw window with clear glazing

1.6m planted trellis above the boundary wall provides privacy between roof terrace and Nursii Jacksons, or similar, lattice par 1.5inch squares to suit

PROPOSED SOUTH ELEVATION

KURC LPO3



VIEW OF CHURCH FRONT ELEVATION FROM ALLEN STREET & SIDE ELEVATION ALONG ADAM AND EVE MEWS  
extent of proposed anti pigeon spikes indicated by red line

## KENSINGTON UNITED REFORMED CHURCH

2197/Photomontage/050525 A4 pigeon spikes 1/2  
ac REV 25 May 2005

EX DIR	HDC	TP	CAC	AD	CLU	AO
R.B.	K.C.	27 JUL 2005	PLAN	NG		
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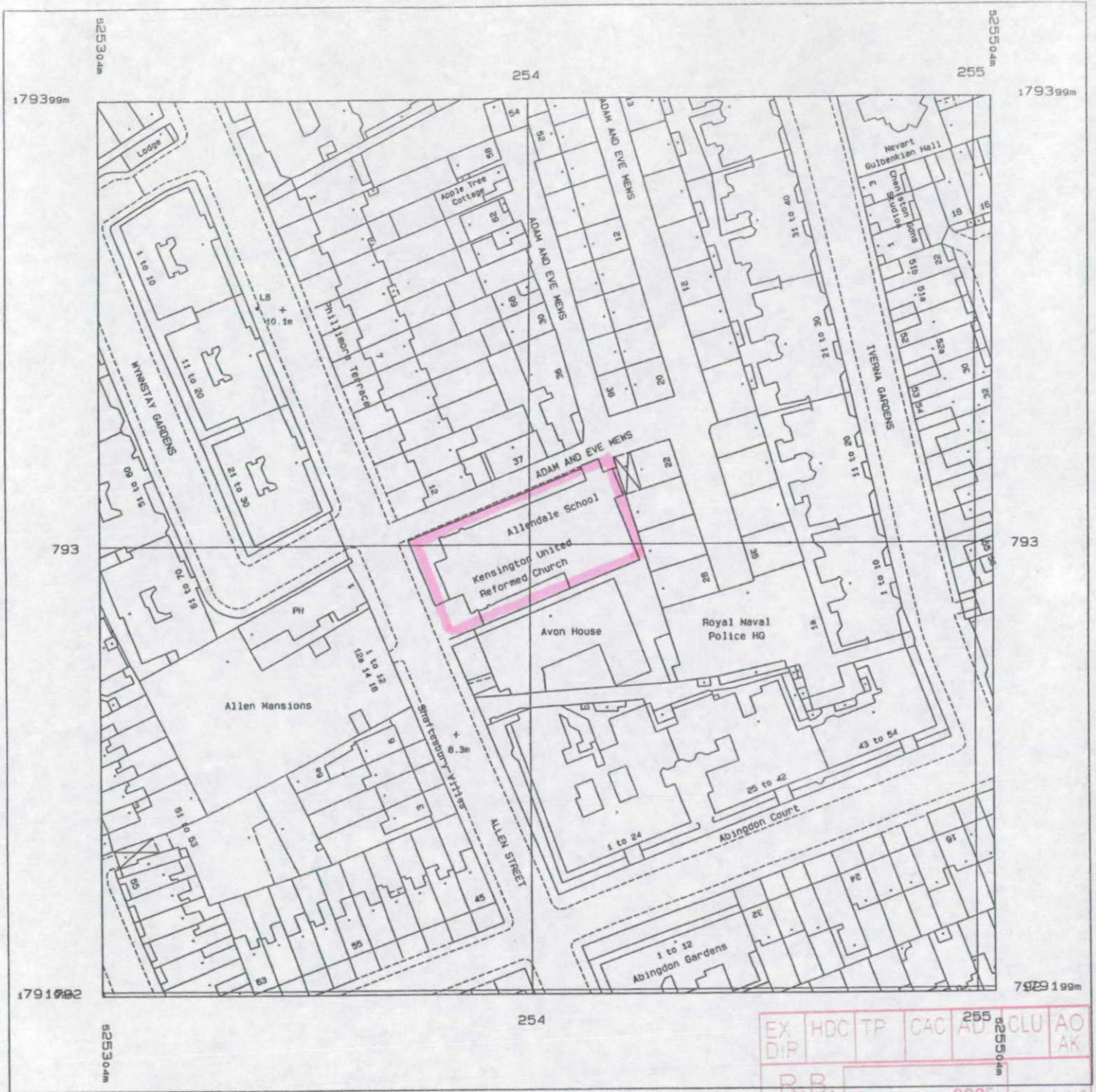


VIEW OF UNDERSIDE OF PORTICO FROM NORTH  
 extent of proposed anti pigeon spikes indicated by red line



VIEW OF UNDERSIDE OF PORTICO FROM SOUTH  
 extent of proposed anti pigeon spikes indicated by red line

# KENSINGTON UNITED REFORMED CHURCH



EX	HDC	TP	CAC	AD	255	CLU	AO
DIP					25504m		AK
R.B.	27 JUL 2005					PLANNING	
K.C.							
N	C	S.W.	SE	APP	IO	REG	
				ARB	FPLN	DES FEES	



CLIENT

KURC

JOB TITLE

KENSINGTON  
UNITED REFORMED CHURCH

DRG TITLE

SITE LOCATION PLAN

DATE: 25/01/05 SCALE: 1:1250 DRN. BY: ac CHK. BY: HM

JOB No. 2197 DWG No. 04 REV. -

DRAWING STATUS:  
 PRELIMINARY  
 FOR APPROVAL  
 CONSTRUCTION

COMPTONLACEY

architecture

town planning

landscape

7 GROVE PARK, WHITE WALTHAM,  
MAIDENHEAD, BERKSHIRE, SL6 3LW.  
t: 01628 825 951 f: 01628 825 434



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# PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

---

THE ROYAL  
BOROUGH OF

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

---

Mr J L Goldstone  
Point West London Ltd  
44 Grosvenor Hill  
LONDON W1A 4NR

Switchboard: 020 7937 5464  
Extension: 2771  
Direct Line: 020 7361 2771  
Facsimile: 020 7361 3463  
Email: Charlotte.Cook@rbkc.gov.uk  
Web: www.rbkc.gov.uk



KENSINGTON  
AND CHELSEA

---

18 January 2006

---

My reference: DPS/DCC/TP/98/ Your reference: JLG/jas  
1447/CC

Please ask for: Charlotte Cook

Dear Mr Goldstone,

**Town and Country Planning Act 1990 (as amended)**  
**Point West, 116 Cromwell Road, SW7**  
**Use of 30 Parking Spaces by non-residents of Point West**

I write to confirm the contents of your telephone conversation of today's date with Charlotte Cook, further to your correspondence on the matter. I apologise for the delay in responding to your enquiry.

Having considered the proposals contained in your letter of 12<sup>th</sup> October 2005, I can advise you that planning permission will be required to vary the relevant Condition 4 attached to the original Point West development (TP/88/1125 granted on 11<sup>th</sup> August 1988, which amended the earlier TP/96/2085 granted on 21<sup>st</sup> June 1987), and also to remove Condition 3 attached to the permission for the enlarged health club and restaurant (TP/98/1447, granted on 15<sup>th</sup> October 1998). This is due to the fact that the resulting parking provision would not allow for one parking space per dwelling, nor would any parking be provided for the customers of the David Lloyd Health Centre. However, having regard to other similar developments at York House and Wright's Lane in Kensington, I would suggest that the alternative use you suggest in your letter is unlikely to be contentious, subject to the following:

1. The applicant being able to demonstrate that the lack of provision of any parking to serve the health club use would not adversely effect parking and congestion in the vicinity of the site;
2. The Director of Transportation and Highways being satisfied with the provision of parking to meet the needs to the existing residents of Point West; and
3. That the use of the 30 bays is limited (by condition or a planning obligation under Section 106) by residents with a valid Royal Borough of Kensington and Chelsea parking permit.

I trust this information is of assistance and would remind you that where opinions are expressed by officers, they are intended to help you with your application and are given without prejudice to the determination of any forthcoming application by this Council.

Yours sincerely

  
M J French  
Executive Director, Planning and Conservation



INVESTOR IN PEOPLE

POINT WEST:

- David Lloyd Health Club didn't take up parking in 1998 (technically in breach of Cond<sup>n</sup> 3 of the PP granted for the enlarged health club at that time).
- Car park re-configured (with what PP?).
- They have reduced total N<sup>o</sup> of pkg spaces for the devp to 336 spaces (approx 400-425 permitted and subject to cond<sup>n</sup>s about their use).
- 399 flats in Point West, of which 306 sold to residents (ie. less than one per flat).
- 30 ~~oo~~ not sold, but let out to residents as visitor ~~park~~ spaces (in line with 1980's cond<sup>n</sup>s).
- Can they now release the 30 spaces to be let or sold to residents of KTC?
- PP is req'd for variation to Cond<sup>n</sup>s attached to original PP for devp, and for removal of Cond<sup>n</sup>-3 attached to health club PP.
- ISSUES:
  1. No parking provided for health club contrary to cond<sup>n</sup>s (app'ts need to demonstrate where users of health club park, and that their loss will not be harmful to the operation of the club / effect on pkg).
  2. Less than one pkg space per dwelling in Point West (pressure for resi bays?).
  3. Lease to residents living nearby is in line with part (ii) of the pkg cond<sup>n</sup>s (but not commuters)

HISTORY / PRECEDENTS -

WEIGHT'S LANE PP/04/1994: Dealt with by <sup>Variation to extg</sup> Cond<sup>n</sup> (not S106) re-use of 10 spaces for non-residents of the bldg who ~~are~~ hold an RBKC resi pkg permit.

YORK HOUSE PP/01/132: S106 agreement <sup>on a new devp</sup> re-use of spaces for residents of RBKC living within 400m of the site + who are eligible for a resi parking permit.

Cow. 17/10

Bohr Park  
CC

Point West London Limited  
44 Grosvenor Hill, London W1A 4NR  
Tel: 020 7493 9613 Fax: 020 7491 0692  
Mobile 0777 4164695.

Need to do summary  
from but would  
seem nice to  
York House etc.  
P.

Charlotte Cook  
Planning Department  
Kensington & Chelsea Town Hall  
Hornton Street  
LONDON  
W8 7NX

Our Ref: JLG/jas  
12<sup>th</sup> October 2005

Telecom 15/11/05 -  
advised needed to do research spk  
to transportation colleagues, but were  
aware of other similar eg's in Borough  
(eg. York House).

CC

Dear Miss Cook

POINT WEST - 116 CROMWELL ROAD

Further to our telephone conversation this morning I would like to make an enquiry as to the possibility of reviewing the car parking provision at Point West. It is my understanding that in the original planning consent a number of parking spaces were to be provided in total of which a substantial proportion were for the residents of the property a further number were for the David Lloyd Health Centre and the balance were then to be made available to the residents of Kensington & Chelsea.

Please appreciate that I am working from memory going back some eight years plus. The reality of the position is that David Lloyd, when they entered into the lease, for the premises back in 1998 approximately declined to take up any of the car parking as they felt it was not a necessity and that in the sales programme for the flat we have only sold some 306 parking spaces to the residents. We have reconfigured the car park to give a little more space to each of these bays thus reducing the number at the B1 parking levels thus producing a total parking number of 336 spaces of which 30 are not sold. It is now some years since the last flat of the 399 flats within the building were sold and the balance of the 30 spaces are from time to time let out to residents as parking for their visitors.

We would like to enquire as to whether it is possible for the planning to be released in order that these 30 parking spaces can be let or sold on long leases to residents of Kensington & Chelsea. I have seen a number of boards on Kensington Church Street and also further down near the Earls Court Road offering parking spaces to residents in the borough. I would be grateful if you could consider what further information you require and revert to me with a date when we could have a meeting to discuss the possibility of this.

I look forward to hearing from you.

Yours sincerely

J L GOLDSTONE  
DIRECTOR

EX DIR	HDC	TP	CAF	AD	CLU	AO AK
R.B.	13 OCT 2005				PLANNING	
N	SW	SE	APP	IO	REC	
HBS	ARE		FPLN	DES	FEES	

# PLANNING AND CONSERVATION

THE TOWN HALL • HORNTON STREET • LONDON W8 7NX

THE ROYAL  
BOROUGH OF

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS  
Director of Planning Services



Cliff Walsingham & Co..  
Bourne House.  
Cores End Road.  
Bourne End.  
Bucks. SL8 5AR

Switchboard: 0171-937 5464  
Direct Line: 0171-361 3264

Facsimile: 0171-361 3463

KENSINGTON  
AND CHELSEA

15 OCT 1998

My reference:

Your reference:

Please ask for:

DPS/PA/TP/98/1447/L/31/2152<sup>64/98</sup>

Central Area Team

Dear Sir/Madam.

TOWN AND COUNTRY PLANNING ACT, 1990  
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER, 1988

Permission for development (Conditional) (TP6a)

The Borough Council hereby permit the development referred to in the under-mentioned Schedule, subject to the conditions set out therein and in accordance with the plans submitted, save insofar as may otherwise be required by the said conditions. Your attention is also drawn to the enclosed Information Sheet.

## SCHEDULE

### DEVELOPMENT

(Change of use of part basement level 2, part ground floor, part first floor and part second floor from offices, restaurant, and health club, to enlarged health club incorporating restaurant, at POINT WEST, CROMWELL ROAD, KENSINGTON, S.W.7, as shown on submitted drawing(s) No(s). TP/98/1447. Applicant's drawing(s) No(s). 5084(00)21, 5084(0-)24, and 5084(0-)25, in accordance with your application dated 28/07/98, completed 31/07/98.

/ CONDITIONS ...

CONDITIONS

1. The entire health club premises hereby permitted, including the bar/restaurant and other ancillary facilities shall, at no time, contain more than 1200 members or their guests.
2. An electronic entrance/exit register for members and their guests shall be installed and operated at all times during club opening hours, and attendance figures contained therein shall be made available to the Executive Director, Planning and Conservation on request.
3. 30 car parking spaces shall be provided, and retained, for the use of health club members.
4. The development hereby permitted shall be begun before the expiration of five years from the date of this permission. (C.1)
5. The development hereby permitted shall be carried out exactly and only in accordance with the drawings and other particulars forming part of the permission and there shall be no variation therefrom without the prior written approval of the local planning authority. (C.68)
6. The health club use hereby permitted shall only be carried out between the hours of 6.30am and 12.00 midnight Mondays to Saturdays, and between 7.00am and 11.00pm on Sundays.
7. No process shall be carried out or machinery installed pursuant to this permission so as to cause detriment to the amenity of the area by reason of noise, vibration, smell, smoke, soot, ash, dust, grit, or electrical interference. (C.47)
8. No music shall be played within the premises the subject of this permission so as to be audible outside the premises. (C.48)
9. No loudspeaker or relay equipment or musical instruments shall be used on the premises in such a manner as to cause noise nuisance to nearby occupiers. (C.49)
10. The premises the subject of this permission shall not at any time be used for the sale of hot food for consumption off the premises. (C.61)
11. The bar/restaurant floorspace within the health club hereby permitted shall remain ancillary to the health club, and amount to no more than 1100 sq. m. (gross).

REASONS FOR THE IMPOSITION OF CONDITIONS

1. To safeguard the amenity of the area.

/2. To enable monitoring ...

2. To enable monitoring of Conditions attached to this permission and to safeguard the amenity of the area.
3. To avoid unacceptable pressure upon local on-street parking spaces, and to safeguard the amenity of the area;
4. As required by Section 91 of the Town and Country Planning Act 1990 to avoid the accumulation of unexercised planning permissions. (R.1)
5. The details are considered to be material to the acceptability of the proposals and to safeguarding the amenities of the area. (R.68)
6. To safeguard the amenity of the area.
7. To safeguard the amenities of neighbouring properties. (R.42)
8. To safeguard the amenities of neighbouring properties. (R.48)
9. To safeguard the amenities of neighbouring properties. (R.48)
10. To safeguard the amenity of the area.
11. To safeguard the amenity of the area.

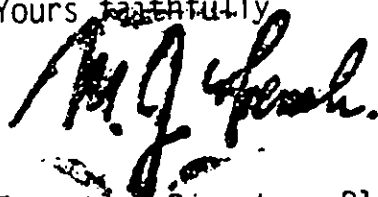
#### INFORMATIVES

1. Any advertisements to be erected at the premises may require consent under the Control of Advertisement Regulations 1992. You are advised to consult the Directorate of Planning Services. (I.5)
2. Approval under the Planning Acts is hereby granted for the development as shown on the approved drawings and subject to the conditions. Any alteration to the approved scheme, resulting from the requirements of the Building Regulations or for any other reason, may require further approval. You are advised to consult the Directorate of Planning Services before commencing work. (I.9)
3. Separate consent for the works hereby given approval under the Planning Acts may be required by the Building Act 1984 and the Building Regulations 1991, and this approval does not imply that such consent will be given. The Director of Building Control, Council Offices, 102-108 Warwick Road, London, W14 8PT should be consulted before works commence. (I.21)
4. Any proposals for external fire escapes, roof walkways or safety railings arising from the requirements of the Building Regulations may require further approval under the Planning Acts, and consent under those Regulations does not imply that approval under the Planning Acts will be given. The Directorate of Planning Services will be pleased to advise on the implication of any changes. (I.22)

/5. You are advised ...

5. You are advised to consult the Director of Waste Management and Leisure, Council Offices, 102-108 Warwick Road, W14 8PT on the provision of facilities for the storage and disposal of refuse. There is a code of practice available and advice can also be given on certain aspects of industrial and commercial waste as well as household waste. The Council operates a trade refuse service on a rechargeable basis. (I.29)
6. Demolition and building works are subject to the Environmental Protection Act, and appropriate controls over methods, noise and hours of work may be imposed by the Council. You are advised to consult the Director of Environmental Health, Council Offices, 102-108 Warwick Road, W14 8PT at an early stage. (I.30)

Yours faithfully

A handwritten signature in black ink, appearing to read "M. J. French". The signature is written in a cursive style with a large initial "M".

Executive Director, Planning & Conservation

THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA



E.A. SANDERS, ARICS,  
Director of Planning and Transportation

M.J. FRENCH, ARICS, Dip. T.P.,  
Deputy Director of Planning and Transportation

Department  
The Town Hall,  
Hornton Street,  
London,  
W8 7NX

Boyer Design Group  
c/o KGP Technical Services  
CP House, 97/107 Uxbridge  
Road, London W5 5TP

Telephone: (01) 937 5464  
Extension: 2081

Facsimile: 01-938 1445

11 AUG 1988

Miss P. Vallely

Please ask for:

My ref: TP/88/1125/A/22/2284 for reference:

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT, 1971  
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER, 1977

Permission for development (Conditional) (TP6a)

The Borough Council hereby permit the development referred to in the under-mentioned Schedule, subject to the conditions set out therein and in accordance with the plans submitted, save insofar as may otherwise be required by the said conditions. Your attention is also drawn to the enclosed Information Sheet.

SCHEDULE

DEVELOPMENT

(Conversion to provide 399 self contained residential flats and maisonettes, with 400 car parking spaces, one resident porter's flat, 21812 sq.ft. of offices at 1st floor level and a restaurant and health club, at 158 CROMWELL ROAD, KENSINGTON, S.W.7, as shown on submitted drawings Nos. TP/88/1125, Applicant's drawings Nos. 2045/1/A, 2045/N/01/F, 2045/N/02/1/A, 2045/N/02/2/C, 2045/N/03/1/A, 2045/N/03/2/E, 2045/N/04/1/A, 2045/N/04/2/B, 2045/N/00, 2045/N/06/1/C, 2045/N/06/2/C, 2045/N/7/F, 2045/N/07/2/B, 2045/N/8/F, 2045/N/9/E, 2045/N/10/E, 2045/N/11/E, 2045/N/12/E, 2045/N/13/F, 2045/N/14/E, 2045/N/15/H, 2045/N/16/H, 2045/N/17/H, 2045/N/18/G, 2045/N/19/C, 2045/N/20/E, 2045/N/26/F, 2045/N/28/F, 2045/N/27/F, 2045/N/29/F, 2045/N/23/C, 2045/N/22/B, 2045/N/21/D, 2045/N/30/B, 2045/N/31/B, L1, in accordance with your application dated 25/04/88, completed 30/05/88.

/ CONDITIONS ...



## CONDITIONS

1. The development to which this permission relates shall be begun before the expiration of five years from the date of this permission. (C.22)
2. The premises subject of this permission shall not be used at any time for any purpose specified in Section 4 of the Greater London Council (General Powers) Act, 1983, shall not be used for any purpose specified in Section 5 of the Greater London Council (General Powers) Act, 1984, and shall not be used at any time for the purpose of holiday lettings (explanatory note : this condition prohibits the use of the premises for the purposes of temporary sleeping accommodation for periods of less than 90 days, and prohibits use for time sharing and holiday lettings). (C.48)
3. All elevational alterations shall be carried out exactly in the manner indicated on drawings hereby approved. (C.50)
4. The whole of the parking accommodation within the development (in respect of which there will be not less than one car parking space for each residential unit) shall be provided and retained permanently for the parking of vehicles of the occupiers of the remainder of the building, provided that nothing in this Condition shall prevent the use of part of such car parking accommodation by persons or bodies for such periods and at such times as the Council may from time to time approve in writing, and no trade or business shall be carried on therefrom, subject to the following provisions:
  - i) If all spaces are not leased to residents, then up to 50 spaces shall be allocated and retained for visitor car parking and leisure club members/users of the restaurant.
  - ii) If any further spaces remain unleased they should be offered for letting to local residents.

## REASONS FOR THE IMPOSITION OF CONDITIONS

1. To prevent an accumulation of permissions which have not been acted upon, and as required by Section 41 of the Town and Country Planning Act, 1971. (R.13)
2. To ensure the permanent retention of the accommodation for normal residential purposes. (R.21)
3. In order that the Council may be satisfied as to the detail of the proposal. (R.4)
- / 4. To ensure the...

4. To ensure the permanent retention of the parking space for parking purposes, to avoid obstruction of the surrounding streets by waiting vehicles, and to safeguard the amenities of adjacent premises. (R.7)

To safeguard the appearance of the premises and the character of the immediate area. (R.8)

Yours faithfully,

B.A. Sanders

Director of Planning and Transportation

# THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA

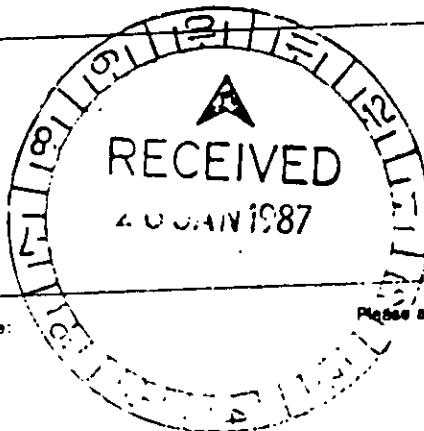


E.A. SANDERS, ARICS.  
Director of Planning and Transportation

M.J. FRENCH, ARICS, Dip.T.P.,  
Deputy Director of Planning and Transportation

Department 705,  
The Town Hall,  
Hornton Street,  
London,  
W8 7NX

Berkley House Plc.  
111 Regents Park Road,  
London NW1 8UR



Telephone: (01)937 5464  
Extension: 2081

Date: 21 JAN 1987

My reference:

Your reference:

Please ask for:

Miss P. Vallely

PV/TP/86/2085/A/48/2316/2

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT, 1971  
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER, 1977

Permission for development (Conditional) (TP6a)

The Borough Council hereby permit the development referred to in the under-mentioned Schedule, subject to the conditions set out therein and in accordance with the plans submitted, save insofar as may otherwise be required by the said conditions. Your attention is also drawn to the enclosed Information Sheet.

## SCHEDULE

### DEVELOPMENT

Conversion to provide 423 self-contained flats and maisonettes, 425 basement car-parking spaces, 15 retail units, 2 kiosks, and a cafe, leisure and conference facility, at WEST LONDON AIR TERMINAL, CROMWELL ROAD, KENSINGTON, S.W.7, as shown on submitted drawings Nos. TP/86/2085 and TP/86/2085/A, Applicant's drawings Nos. 86033/02A-/06A(inc), /17A-/22A (inc); 1, 07-16(inc) + /23-27 (inc), in accordance with your application dated 29/09/86, completed 30/09/86, revised 28/11/86.

/ CONDITIONS ...

CONDITIONS

1. The colour, type and texture of the facing materials to be used on the building shall not be otherwise than that approved by the Council before any work on the site is commenced. (C.7)

2. The whole of the accommodation shown on the drawings shall be provided and retained permanently for the parking of vehicles of the occupiers of the remainder of the building provided that nothing in this condition shall prevent the use of part of such car parking accommodation by persons or bodies for such periods and at such times as the Council may from time to time approve in writing, and no trade or business shall be carried on therefrom subject to the following provisions:-

(i) If all spaces are not leased to residents, then 50 spaces shall be allocated and retained for visitor car parking, and leisure club members.

(ii) If any further spaces remain unleased they should be let to local residents. (C.12)

3. The development to which this permission relates shall be begun before the expiration of five years from the date of this permission. (C.22)

4. Details of the landscaped areas and play area shall be submitted to and approved by the Local Planning Authority prior to works commencing on site, and then shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation. (C.25)

5. No lift motor room, tank enclosure, flue or other structure shall be erected on or above the roof of the building or its additions, and any proposals shown on the drawings now approved which would necessitate such a structure do not form part of this permission. (C.52)

6. The shops shall not, except with the prior permission of the Council, be used for any purpose other than that specified by Class I of the Schedule of the Town and Country Planning (Use Classes) Order, 1972, or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order. (C.38)

/ 7. The premises ....

7. The premises subject of this permission shall not be used at any time for any purpose specified in Section 25 of the Greater London Council (General Powers) Act, 1973, shall not be used for any purpose specified in Section 5 of the Greater London Council (General Powers) Act, 1984, and shall not be used at any time for the purpose of holiday lettings (explanatory note : this condition prohibits the use of the premises for the purposes of temporary sleeping accommodation for periods of less than 90 days, and prohibits use for time sharing and holiday lettings). (C.48)
8. No demolition, construction or building works in connection with this permission shall be carried out between the hours of 6.30 p.m. and 8.00 a.m. the following day (Monday - Friday) nor between the hours of 1.00 p.m. Saturday and 8.00 a.m. the following Monday. (C.54)

#### REASONS FOR THE IMPOSITION OF CONDITIONS

1. To ensure that the external appearance of the building is satisfactory. (R.5)
2. To ensure the permanent retention of the parking spaces for parking purposes, to avoid obstruction of the surrounding streets by waiting vehicles, and to safeguard the amenities of adjacent premises. (R.7)
3. To prevent an accumulation of permissions which have not been acted upon, and as required by Section 41 of the Town and Country Planning Act, 1971. (R.13)
4. To safeguard amenities. (R.10)
5. In order that the Council may be satisfied as to the detail of the proposal. (R.4)
6. To prevent the unauthorised use of the shop for any of the purposes specifically excluded from Class I of the Schedule of the said Use Classes Order. (R.26)
7. To ensure the permanent retention of the accommodation for normal residential purposes. (R.21)
8. To safeguard the amenities of nearby residents. (R.20)

/ INFORMATIVES .....

INFORMATIVES

1. Any proposed signs may need consent under the Town and Country Planning (Control of Advertisement) Regulations, 1984. The Director of Planning and Transportation at the Town Hall, Hornton Street, London, W8 7NX, will be pleased to advise in this respect. Proposals to place signs on the public highway must be checked also with the Director of Engineering and Works Services, Central Depot, Warwick Road, W14 8PT. (I.1)

2. Refuse storage accommodation and access thereto must be provided to the Council's satisfaction. You are therefore advised to consult with the Director of Engineering and Works Services, Central Depot, Warwick Road, W14. (01-373-6099) who has a code of practice available. Advice can also be given on certain aspects of industrial and commercial waste, as well as household waste. The Council operates a trade refuse service on a rechargeable basis. (I.3)

3. Your attention is drawn to the Building Act, 1984, the Building Regulations, 1985, and, insofar as they are applicable, the London Building Acts, 1930-39. The Council's District Surveyors (01-373-7702), must be consulted in these respects.

In the case of new residential accommodation (or works to existing residential premises) attention is drawn also to the Housing Act, 1984, and to the Council's Underground Rooms regulations. The Borough Environmental Health Officer (01-937-5464) can advise on requirements necessary to satisfy this legislation. (I.12)

4. This permission is given without prejudice to the Council's powers under Section 35 the London Building Acts (Amendment) Act 1939. (as regards means of escape in case of fire) in which respect the Council's officers should be consulted at an early date. Any proposals for external fire escapes or roof walkways or safety railings will need to be the subject of a further application for planning permission. The District Surveyor will advise on the Building Regulations, 1985, which are operative in Inner London from 1st January, 1986. (I.18)

/ 5. Your attention...

Your attention is drawn to the relevant provisions of the Chronically Sick and Disabled Persons Act, 1970 (as referred to in Section 3 of the Disabled Persons Act, 1981) which place an obligation on a developer and his representatives to provide easy access for the disabled. In the case of development for office, shop, or factory purposes, or for buildings or premises to which the public are admitted, you should refer to the Code of Practice for Access for the Disabled to Buildings BS 5810 : 1979. In the case of university, college, or school buildings, to Design Note 18 "Access for the Physically Disabled to Educational Buildings." (I.34)

6. The development hereby approved must be carried out in strict compliance with the plans referred to in this permission. Any alteration to the approved scheme resulting either from the requirements of the District Surveyor, or for any other cause, must not take place except with the written agreement of the Council as local planning authority. (I.36)
7. You are advised to consult with London Regional Transport at an early date in order that all necessary consents and authorities maybe obtained.
8. You are advised by London Regional Transport that suitable glazing systems should be installed in order to minimize railway noise.

Yours faithfully,

B. A. Sanders.

Director of Planning and Transportation

**The Royal Borough of Kensington and Chelsea  
Planning and Conservation**

**Planning History of Properties - Card Index - Planning History Details**

Screen

[Previous](#)

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## **CROMWELL ROAD**

### **WEST LONDON AIR TERMINAL R/O 116/156 CROMWELL ROAD development to become Point West, 158 Cromwell Road**

See Also: 116 158

Archive References: H764 17347

Property Card Number: 0225 001 00

---

#### **Case 1 of 45: / / Conditional Permission 31/12/1955**

*Adverts: CA 78/92 & 79/178&179 CA 83/080 CA 83/146*

Dev. of site over south-west corner of triangle of railway land north of 116-156 by the erection of a platform with access to Cromwell Road and erection thereon of building to be retained for limited period to house the British European Airway Corpn's temporary Air Terminal.

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#### **Case 2 of 45: Approval of Details 06/02/1956**

*Adverts: CA 569 CA/84/23 CA/80/125 CA/84/184*

Approval of detail to permission dated 31/12/55.

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#### **Case 3 of 45: Conditional Permission 03/08/1956**

*Adverts: CA/79/178 CA/79/179 CA/85/101*

Erection of a temporary Air Terminal building on the concrete platform over the south west corner of railway land of entrance and access to Cromwell Road.

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#### **Case 4 of 45: Approval of Details 28/11/1956**

*Adverts: CA/86/186 CA/87/171*

Approval of details to the permission dated 3.8.56 in accordance with Condition No. 5.

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#### **Case 5 of 45: Conditional Permission 09/05/1957 LIMITED TO 01/09/1962**

Erection of a temporary pre-fabricated, single-storey building for the storage of Lost property within the curtilage of the site.

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#### **Case 6 of 45: Approval of Details 09/05/1957**

Further approval of detail for the permission dated 3.8.56.

---

#### **Case 7 of 45: Conditional Permission 28/06/1957 LIMITED TO 01/09/1962**

Erection for limited period, of flag poles and concrete base with random rubble and stock brick facing to front boundary of the terminal.



**Case 8 of 45: Conditional Permission 11/02/1960**

Dev. of the land R/O 116-156 by the erection of existing covered platform above District & Circle Line railways and by erection of Air Terminal and Airlines reservation accomm. with ancillary offices and other accomm. & formation of a vehicular exit therefrom opposite Ashburn Gardens /Cntd

---

**Case 9 of 45: Conditional Permission 11/02/1960**

/Contd... and for the alterations of Means of Vehicular access thereto opposite Collingham Road.

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**Case 10 of 45: COND. A/D 28/07/1960**

Approval of details to the permission dated 11.2.60.

---

**Case 11 of 45: Conditional Permission 02/05/1961**

An addition of the service tower to the Air Terminal now in course of erection at the rear of 116-156.

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**Case 12 of 45:**

Addition of two floors to the building for which planning permission was granted 11/2/60, 28/7/60 and 2/5/61.  
See appeal decision

---

**Case 13 of 45: Enforcement Item 09/04/1962 \*\*QUASHED\*\***

Enforcement Notice served, in relation to the extension of the existing covered Platform from the District and Circle Line.

\*\*\* ENFORCEMENT NOTICE QUASHED ON APPEAL \*\*\*

---

**Case 14 of 45: Conditional Permission 10/09/1962 AP DECISION**

(1) Appeal under Section 16(3) 1947 Act against the failure of the Council to issue a decision within the specified period. (2) Appeal against enforcement notice dd 9.4.62. Decision: Enforcement Notice quashed and planning permission granted for two additional floors.

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**Case 15 of 45: Conditional Permission 29/10/1962 LIMITED TO 01/12/1963**

Retention for limited period of temporary Air Terminal building on concrete platform over the south west corner of Railway Land.

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**Case 16 of 45: Approval of Details 21/11/1962**

Approval of details to the p.p. dated 11.2.60

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**Case 17 of 45: Approval of Details 05/12/1962**

Approval of details relating to Ministers letter dated 10.9.62.

---

**Case 18 of 45: Approval of Details 04/01/1963**

Approval of details to the planning permission dated 11.2.60 and also supersede the approval of details

---

dated 21.11.62.

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**Case 19 of 45: Conditional Permission 17/01/1964**

Erection of an additional flat on the roof at eight floor level at the Air Terminal.

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**Case 20 of 45: Approval of Details 28/02/1964**

Approval of details relating to the permission dated 17.1.64.

---

**Case 21 of 45: Conditional Permission 05/10/1964**

Erection of porters and drivers accommodation at raft level under south/western spiral ramp and the completion of the West End of the arrivals hall at ramp level.

---

**Case 22 of 45: 22/05/1968 (Letter)**

Application referred to the Council under Section 24(4) of the London Govt. Act 1963 for the erection of 391 bedrooms on part of the site. The Council find the proposal unacceptable.

---

**Case 23 of 45: 13/03/1969 (Letter)**

Application referred to the Council under Sect. 24(4) of the London Government Act 1963, for the erection of a twenty storey hotel building with a total height of 184 ft. 408 bedrooms.

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**Case 24 of 45: TP/80/1031 Conditional Permission 15/10/1980**

Erection of two Advertising hoarding each 37'38" x 15' together with associated landscaping and tree/shrub planting outside West London Air Terminal.

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**Case 25 of 45: TP/80/1333 Conditional Permission 11/11/1980**

Erection of an enclosure for computer generators to the north west of the main building

---

**Case 26 of 45: TP/80/1390 Conditional Permission 14/04/1981**

Extension of and use of ground floor as a supermarket, having a gross floor area of not more than 50,400 sq.ft. formation of new ticket office erection of 4 shops and provision of a 2 storey car park for 283 cars.

---

**Case 27 of 45: TP/81/0043 Conditional Permission 17/02/1981**

Formation of a computer generator enclosure and associated external alterations.

---

**Case 28 of 45: TP/81/0989 Conditional Permission 03/09/1981 LIMITED TO 31/12/1983 Permission Imp**

Erection of a temporary bldg to the West of the Western entrance onto Cromwell Rd to provide a ticket office and formation of a temporary site fence 8' high painted pale blue.

---

**Case 29 of 45: TP/82/1135 Approval of Details 22/09/1982 (Letter) Permission Implemented 08/11/198**

T & CPA 1971: Erection and use of ground floor as a supermarket (not more than 50,400 sq.ft. gross) a ticket

office, 4 shops, 2 storey car park for 283 cars.

---

**Case 30 of 45: TP/82/1352 Unconditional Permission 06/05/1983**

Continuation of use for Class II unrestricted offices purposes at West London Air Terminal.

---

**Case 31 of 45: TP/83/0272 Conditional Permission 17/05/1983**

Enlargement of Computer "No Break" power supply by the installation of additional 450 KVA generator in acoustic building and provision of 3 exhaust pipes to terminate at roof level.

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**Case 32 of 45: TP/83/1637 Conditional Permission 15/12/1983**

Formation of a new crossover and entrance road together with re-alignment of the access road and car parking.

---

**Case 33 of 45: TP/84/0854 Permission Refused 04/09/1984**

*Application Received: 14/05/1984*

Formation of a new vehicular access at the eastern end.

---

**Case 34 of 45: TP/84/2074 Permission Refused 04/04/1985 Appeal Lodged**

*Application Received: 30/11/1984 Completed: 03/12/1984*

Formation of a new vehicular access to the eastern end of the site, together with external refurbishment of the existing entrance.

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**Case 35 of 45: TP/85/1350 Permission Refused 17/10/1985**

*Application Received: 17/07/1985 Completed: 18/07/1985*

Change of use from offices to hotel with related car parking,

---

**Case 36 of 45: TP/85/2506 Conditional Permission 01/05/1986**

*Application Received: 23/12/1985 Completed: 24/12/1985*

Use, for a limited period, of the basement car park as a public car park.

---

**Case 37 of 45: Permission Refused 13/01/1986 (Letter) CON 13/01/1986 (Letter)**

TCPA 71 - Section 36 Schedule 9: Appeal against refusal dated 4.4.85 (A) proposed alterations to site egress. (B) external refurbishment of existing entrance.

(A) Refusal 13/1/86 (B) Con. 13/1/86

---

**Case 38 of 45: TP/86/2085 Conditional Permission 21/01/1987**

*Application Received: 29/09/1986 Completed: 30/09/1986 Revised: 28/11/1986*

Conversion to provide 423 self-contained flats and maisonettes, 425 basement car-parking spaces, 15 retail units, 2 kiosks, and a cafe, leisure and conference facility.

---

**Case 39 of 45: TP/87/0409 03/04/1987 (Letter)**

*Application Received: 25/02/1987 Completed: 26/02/1987*

Variation of Cond. 2 of p.p. dd 21.1.87 to read: "The whole of the parking accomm. within the development (in respect of which there will be not less than one car parking space for each residential unit) shall be

provided and retained permanently for the /Contd.

---

**Case 40 of 45: 03/04/1987 (Letter)**

/Contd... parking of vehicles of the occupiers of the remainder of the building, provided that nothing in this Condition shall prevent use of part of such car parking accomm. by persons or bodies for such periods and at such times as the Council may from time to time approve /Contd..

---

**Case 41 of 45: 03/04/1987 (Letter)**

/Contd... in writing and no trade or business shall be carried on therefrom subject to the following provisions:-  
(i) If all spaces are not leased to residents, then up to 50 spaces shall be allocated and retained for visitor car parking and leisure club members. /Contd.

---

**Case 42 of 45: 03/04/1987 (Letter)**

/Contd..... (ii) If any further spaces remain unleased they should be offered for letting to local residents (C.12)."

---

**Case 43 of 45: TP/87/0989 Conditional Permission 01/07/1987**

*Application Received: 19/05/1987 Completed: 26/05/1987*

Conversion and extension of the existing building to provide 412 self contained flats and maisonettes, basement and ground level car parking, office accommodation, a restaurant and health club facilities

---

**Case 44 of 45: TP/87/1868 Conditional Permission 30/01/1989**

*Application Received: 28/08/1987 Completed: 10/09/1987*

Erection and retention for a limited period of a bulk store on the ground floor adjoining car park

---

**Case 45 of 45: / / Renumbering Certificate 17/12/1997**

LONDON BUILDING ACT (AMENDMENT ACT) 1939 PART 11  
NAMING AND NUMERING OF BUILDINGS .  
THE PREMISES SHALL BE DESCRIBED AS POINT WEST 116 CROMWELL ROAD.

---

**Wednesday 18 January 2006 09:51:10 - End of Document.**

[Previous Screen](#)

**METROPOLITAN DEVELOPMENT CONSULTANCY LTD.**

66 Bickenhall Mansions, Bickenhall Street, London W1U 6BX.

Telephone: 020-7486 6675 Fax: 020-7486 7206

E-mail: surveyors@mdclondon.com

Our Ref: JE/jb/7180

Your Ref: TP/98/2155/G/33/2116

19th September 2005

Central Area Team,  
The Royal Borough of Kensington and Chelsea,  
Planning and Conservation,  
The Town Hall,  
Hornton Street,  
London, W8 7NX

Dear Sirs,

Re: **Kensington United Reform Church, Allen Street, London W8**  
**Town and Country Planning Act 1990**

With regard to the permission for development dated 20th September 1999 relating to the above property I am enclosing for your attention information in order to satisfy to the conditions of the approval as follows:

- Condition 1: The development has already been implemented.
- Condition 2: All making good to existing retained structure and new works will be finished to match the existing original work in respect of material, colour, texture, and profile and, in the case of brickwork, face bond and pointing.
- Condition 3: All new rainwater goods are to be "Alumasac apex heritage" cast iron rainwater goods for gutturing brackets down pipes etc and will be so maintained.
- Condition 4: The new pitched roofs will be clad in Blunn slates Ltd natural slates. A sample will be provided for your approval prior to the commencement of works.
- Condition 5: All new window heads to the main elevations will be Bradstone repro. Stone pre cast lintels. The windows to the south elevation rear stairwell will have face brickwork carried through head of windows.
- Condition 6: All new handrails, balustrades and railings to will be mild steel and decorated to a black finish.
- Condition 7: Where rendering is carried out, specifically to the south elevation, it will be to a smooth finish.

-2-

- Condition 8: All new windows to the Adam and Eve elevation will be double glazed traditional double hung timber box sash windows rebated into the new brickwork.
- Condition 9: The trellis to the South Elevation will be 1.6 metres high above the boundary wall. Constructed of Jacksons treated hardwood lattice panels with 1.5 inch squares to suit.
- Condition 10: No water tank, lift motor room, or other roof structure, shall be erected which rises above the level of the roof hereby approved.
- Condition 11: The rooflights to the South and North Elevation will be Velux traditional conservation rooflights.
- Condition 12: The bedroom windows to the east elevation are "v" shaped angled windows. The section of window facing north is obscure and fixed. The smaller section of window facing south is clear glazed. The bathroom windows will comprise of Luxcrete 240 x 240 mm obscure glass blocks. The Kitchen windows will be obscure glazed.
- Condition 13: The bedroom windows to the east elevation are "v" shaped angled windows. The section of window facing north is obscure and fixed shut. The smaller section of window facing south is clear glazed with bottom hung inward opening lights, to provide adequate ventilation to the bedrooms. The kitchen windows will be fixed shut.
- Condition 14: The three existing parking spaces at the front of the church will be retained for the use of the occupiers of the flats within the Manse only.

Accordingly I enclose one copy each of our Drawings numbered: 7180/51-57 inclusive, for your attention.

I trust that the above and enclosed are satisfactory for your requirements but should you have any queries or require any further information please do not hesitate to contact me.

Yours sincerely,  
METROPOLITAN DEVELOPMENT CONSULTANCY



Jon Evans R.I.B.A.

enc

c.c Mr. B Smith (LBAC INSURC)



**METROPOLITAN DEVELOPMENT CONSULTANCY LTD.**  
66 Bickenhall Mansions, Bickenhall Street, London, W1U 6BX.  
Telephone: 020 7486 6675 Fax: 020 7486 7206  
Email: surveyors@mdclondon.com

## FACSIMILE TRANSMISSION SHEET

To: JENNIFER GILBERT Company: Royal Borough Ken & Chelsea

Fax No: 02073613463 Date: 10.07.06 No of pages: 1 + 2.

From: JAMES FALCONER

RE: KENSINGTON UNITED REFORMED CHURCH.

**Notes/comments:**

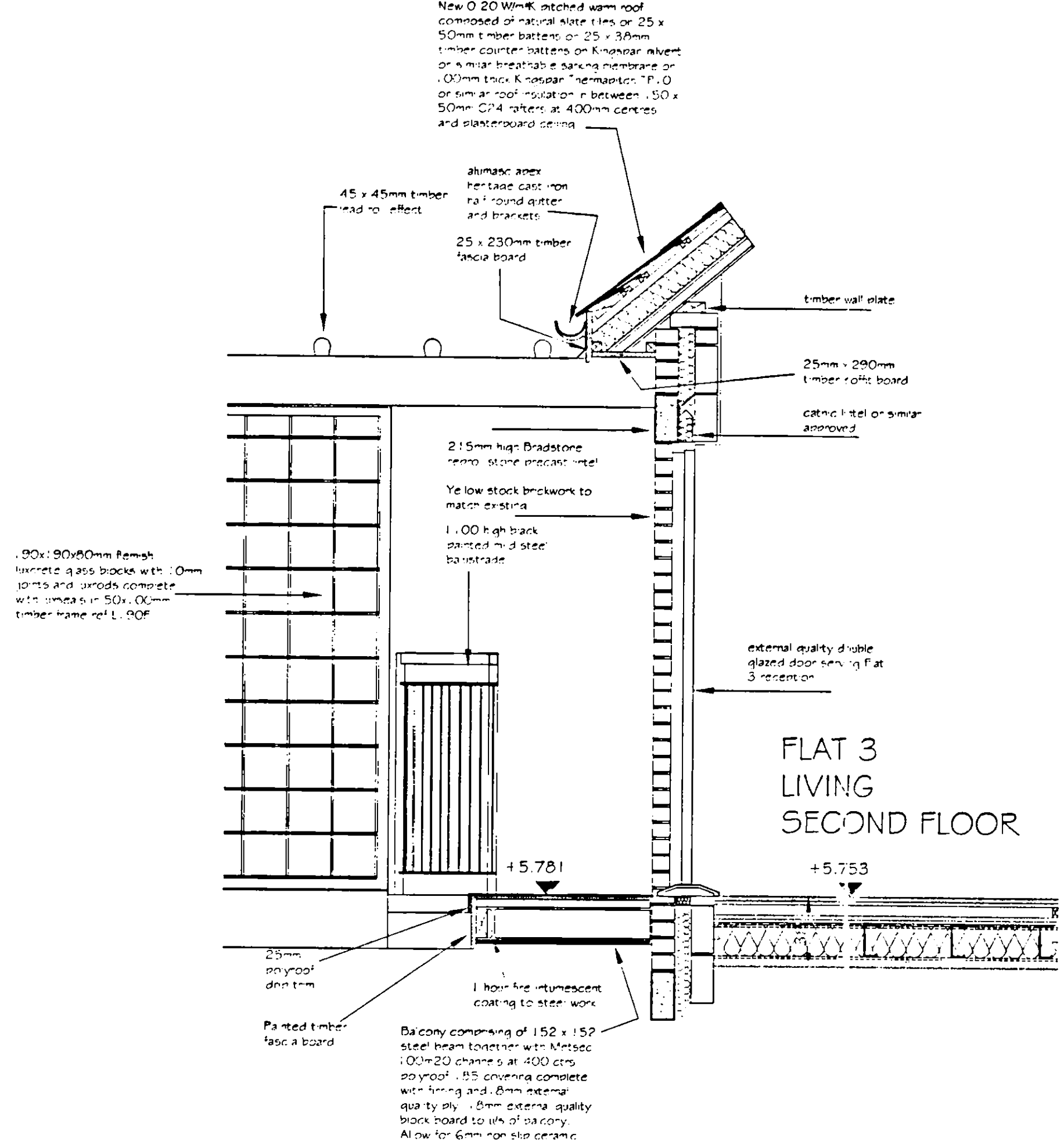
Further to our telephone conversation  
Please find enclosed our letter to you  
Dated 19<sup>th</sup> September 2005 in respect of  
THE CONDITIONS, TO THE PLANNING CONSENT  
DATED 20 SEPTEMBER 1999, TO THE ABOVE  
PROPERTY.

REGARDING

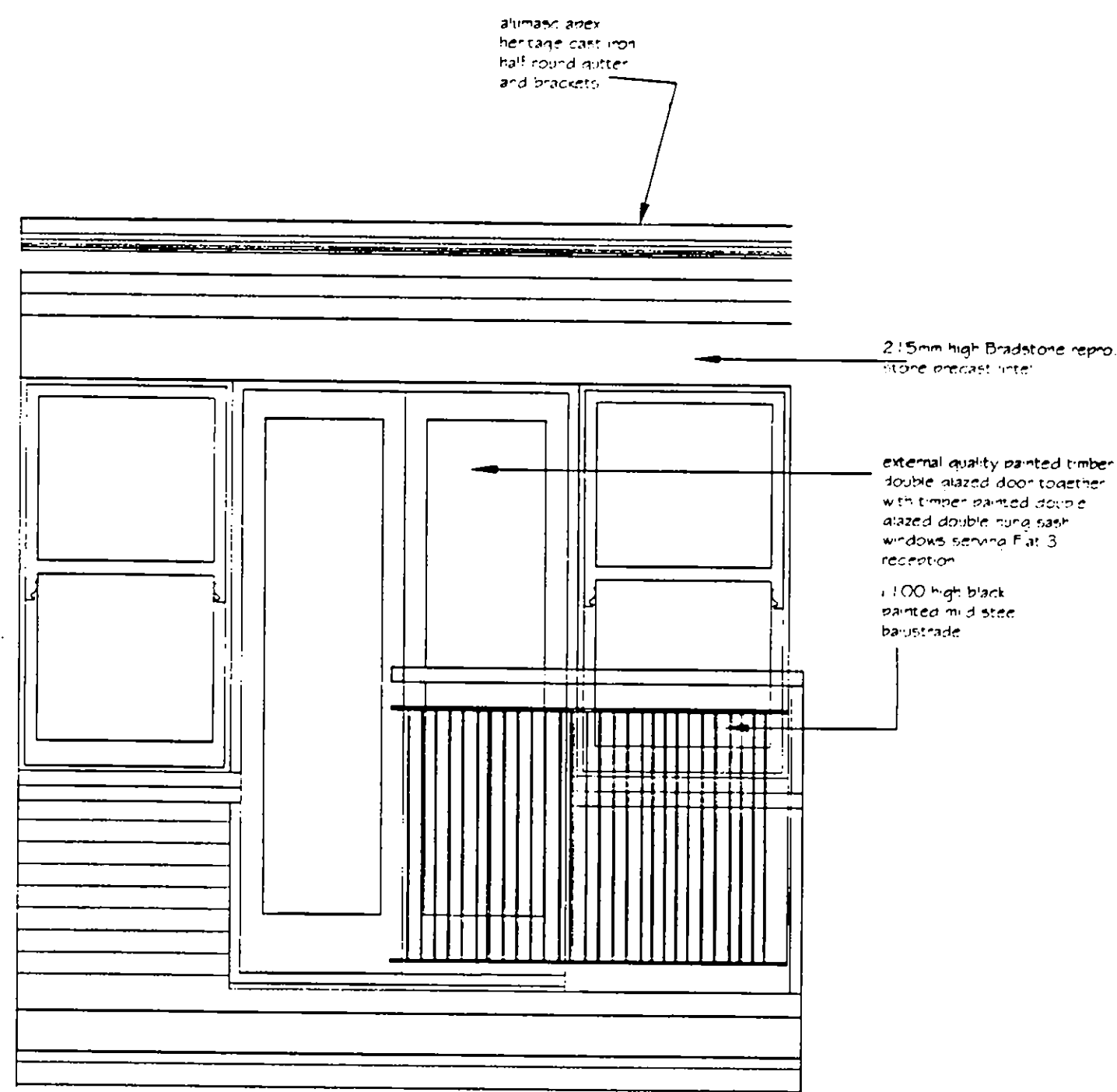
JAMES

EX	HDC	TP	CAC	AD	CLU	AO
DJB						AK
R.R.						
K.C.		11 JUL 2006			PLANNING	
N.L.		S		APP	IO	REC
HBS				MR	FM	DES

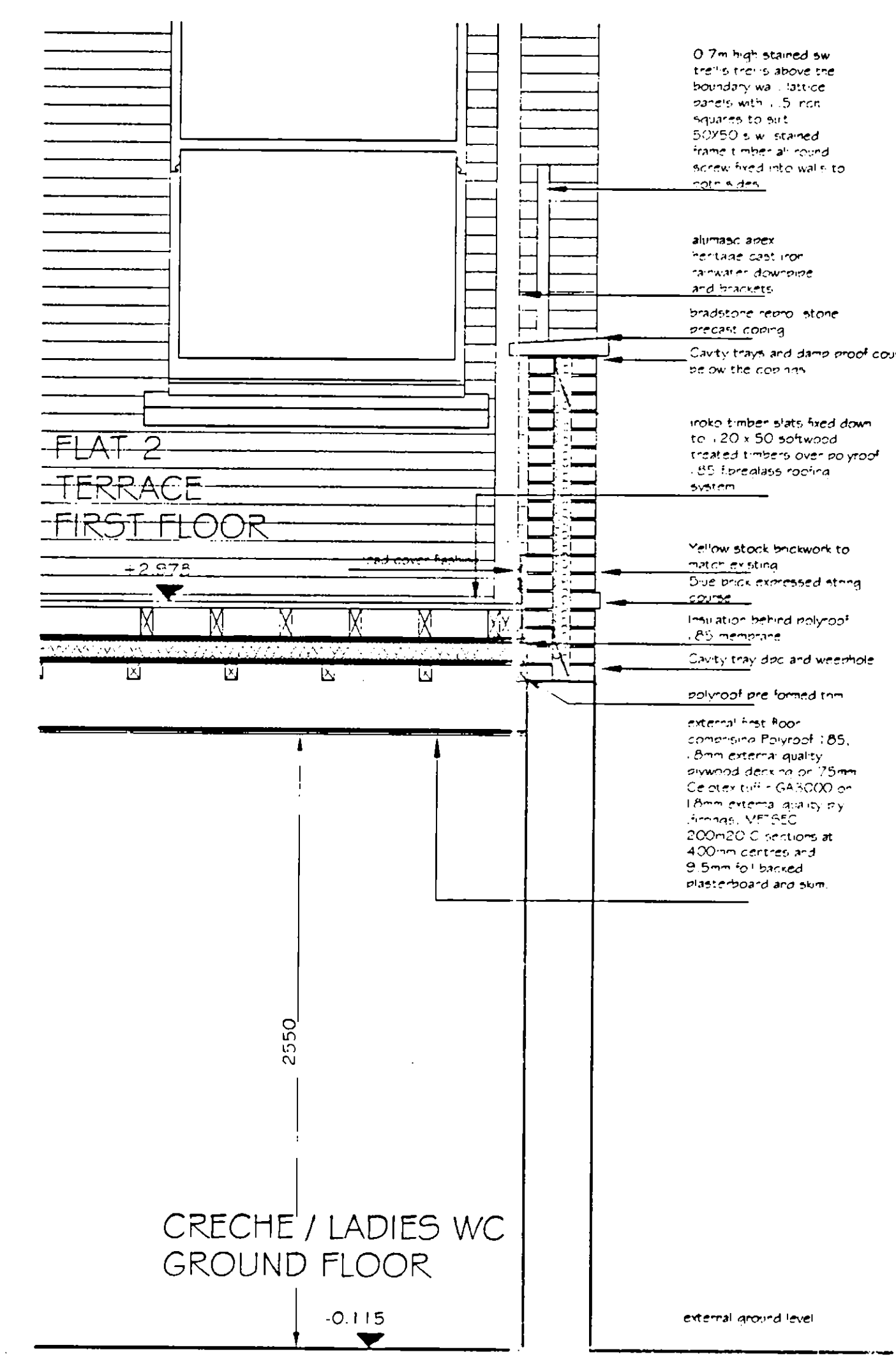
If transmission is illegible or incomplete, please contact telephone this office immediately.



**PART PROPOSED SECTION  
@ SECOND FLOOR  
FLAT 3 BALCONY**



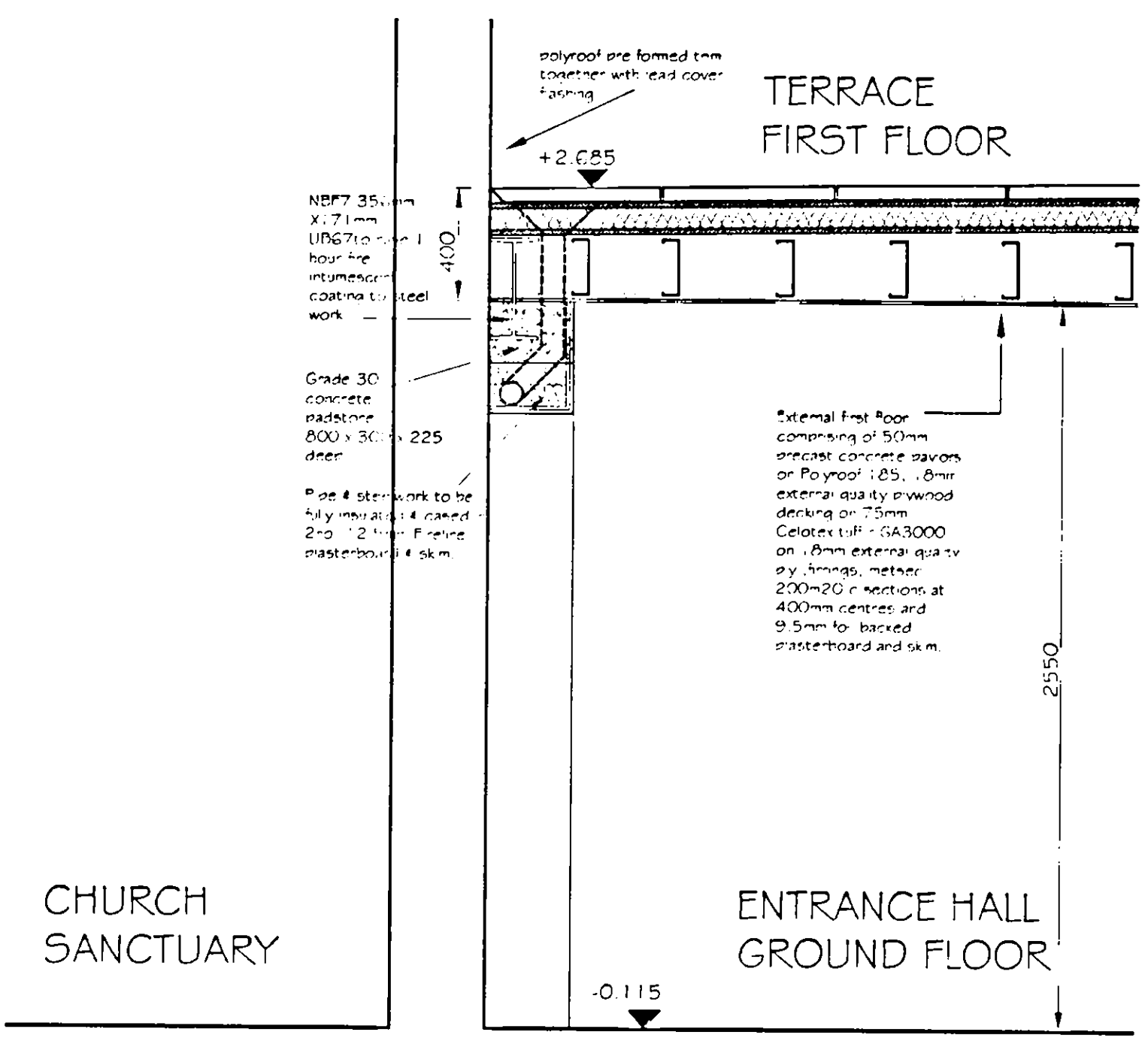
**PART PROPOSED WEST  
ELEVATION @ SECOND FLOOR  
FLAT 3 BALCONY**



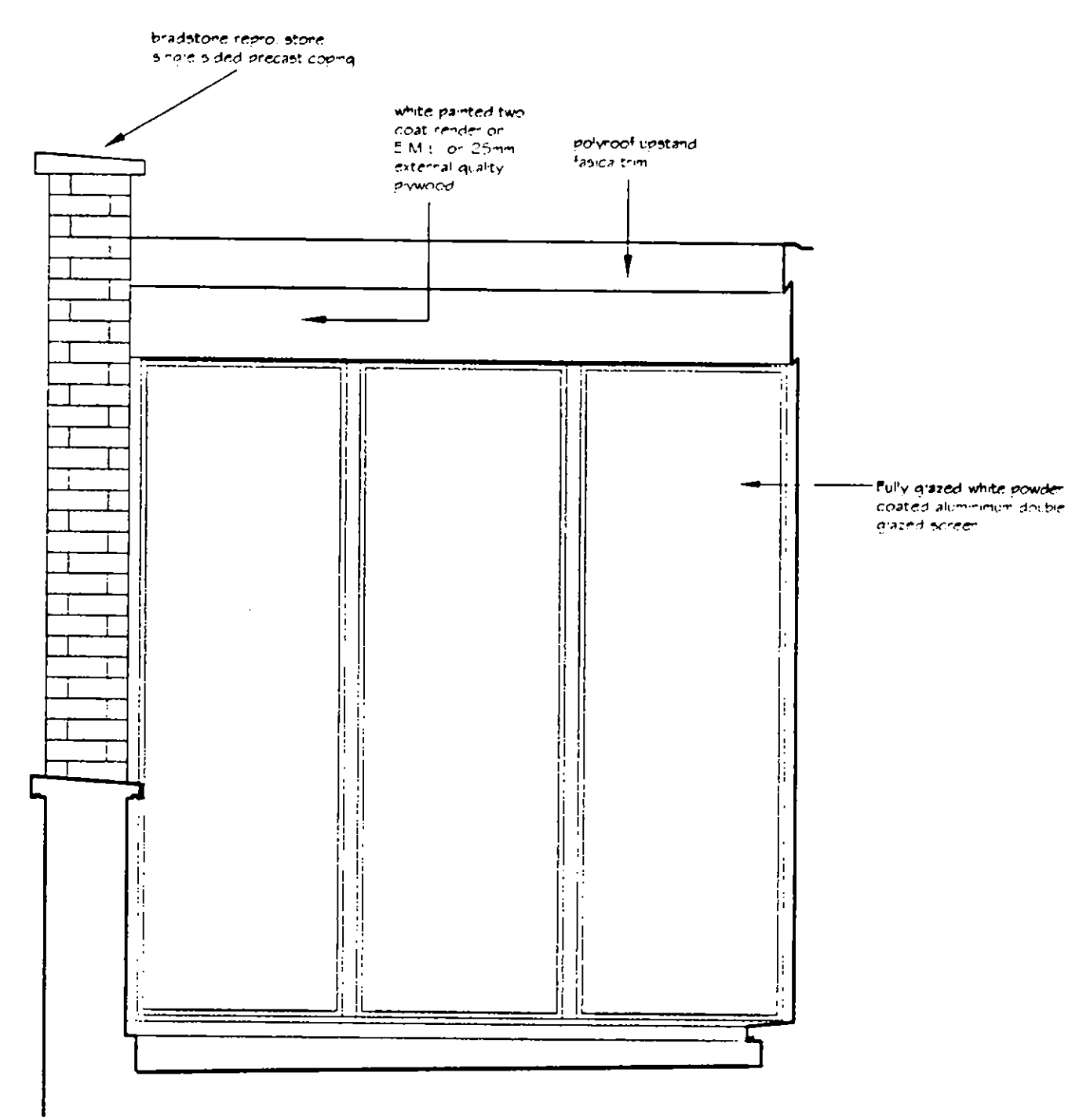
**PART SECTION 'THRU' COPING @  
SOUTH ELEVATION**

**Notes**  
No scaled dimensions to be taken from this drawing.  
All dimensions to be site checked.

Rev	Date	Revision
D	06/06	Amended
C	04/06	Amended
B	03/06	Amended
A	12/05	AMENDMENTS



**PART SECTION @ JUNCTION TO  
SANCTUARY AND TERRACE**



**PART EXTERNAL ELEVATION SHOWING  
SCREEN TO FLAT 4 BEDROOM**

EX DIR HDC TP CAC AD CLU AD  
R.B. 24 JUL 2006 PLANNING  
N.C.S. APPLD REP  
433 ARB FLY DES

**METROPOLITAN  
DEVELOPMENT  
CONSULTANCY**

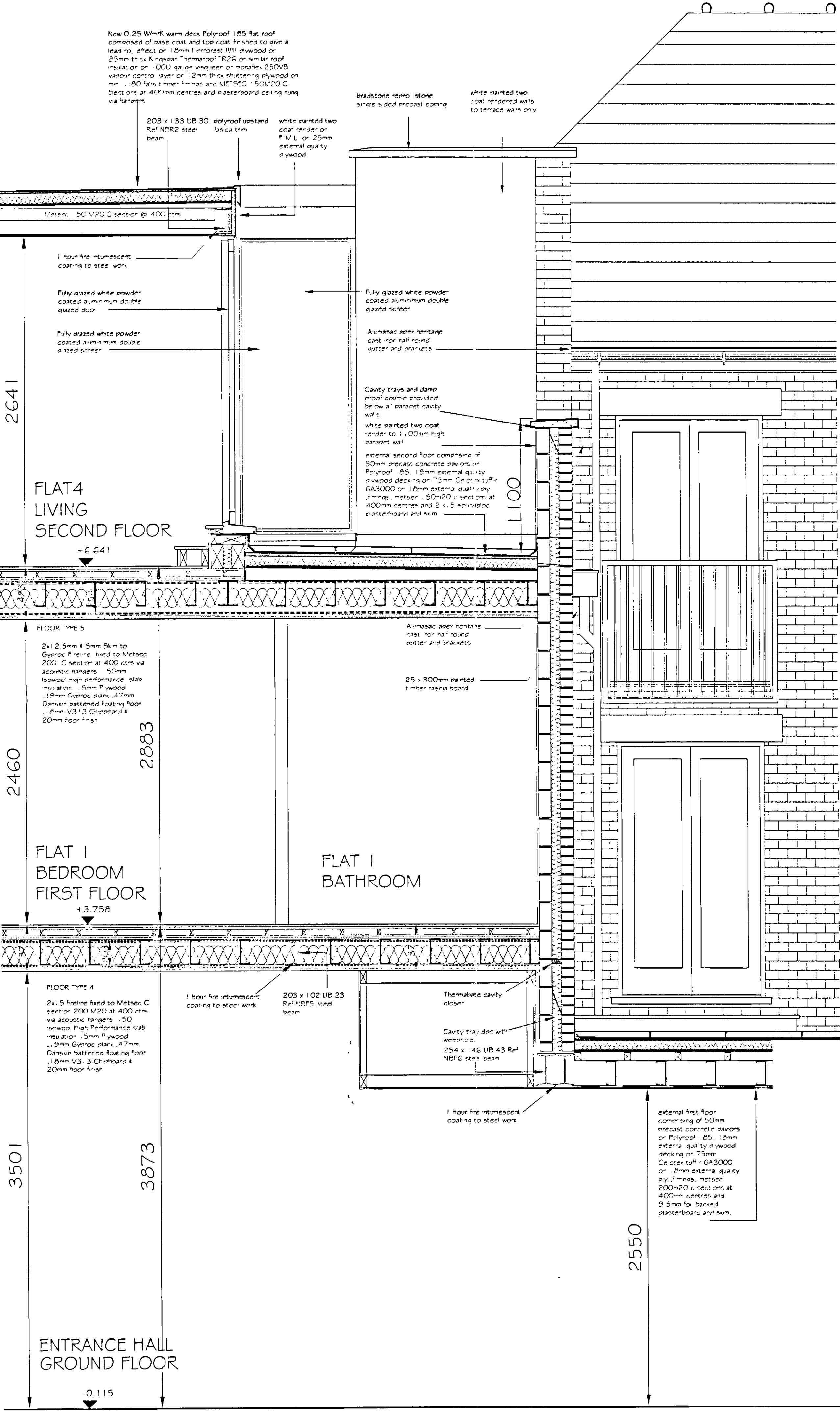
66 Bickenhall Mansions,  
Bickenhall Street, London, W1U 6BX  
Telephone: 020 7486 6675  
Fax: 020 7486 7206  
E-mail: surveyors@mdclondon.com

client  
project  
**KENSINGTON UNITED  
REFORMED CHURCH  
ALLEN STREET  
LONDON W8 6BL**

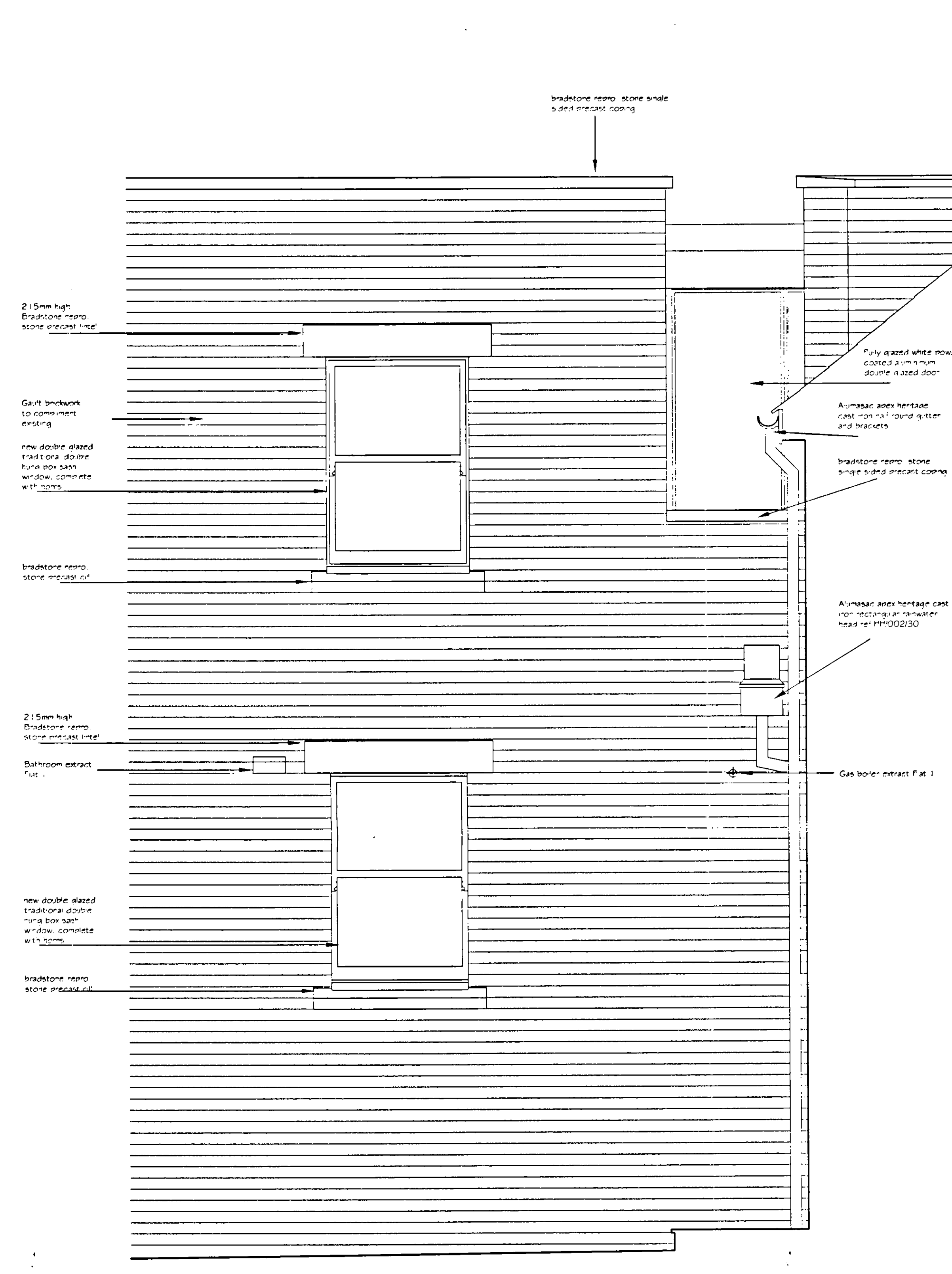
drawing  
**DETAIL  
WALL SECTIONS  
WEST & SOUTH ELEVATION  
SANCTUARY JUNCTION**

date	scale	drawn	checked
09/05	1:20	JF	JE
job no	drawing no	rev	
7180	59	D	





X
 PROPOSED ALTERATIONS  
 EXISTING WALL  
 RETAINED



**Notes**  
 No scaled dimensions to be taken from this drawing.  
 All dimensions to be site checked.

Rev	Date	Revision
F	06/07	Amendments
E	06/06	Amendments
D	05/06	Amendments
C	04/06	Ceiling Altered & brick note amended
B	03/06	Amendments
A	12/05	AMENDMENTS

**METROPOLITAN DEVELOPMENT CONSULTANCY**

66 Bickenhall Mansions,  
 Bickenhall Street, London, W1U 6BX  
 Telephone: 020 7486 6675  
 Fax: 020 7486 7206  
 E-mail: surveyors@mdclondon.com

client:

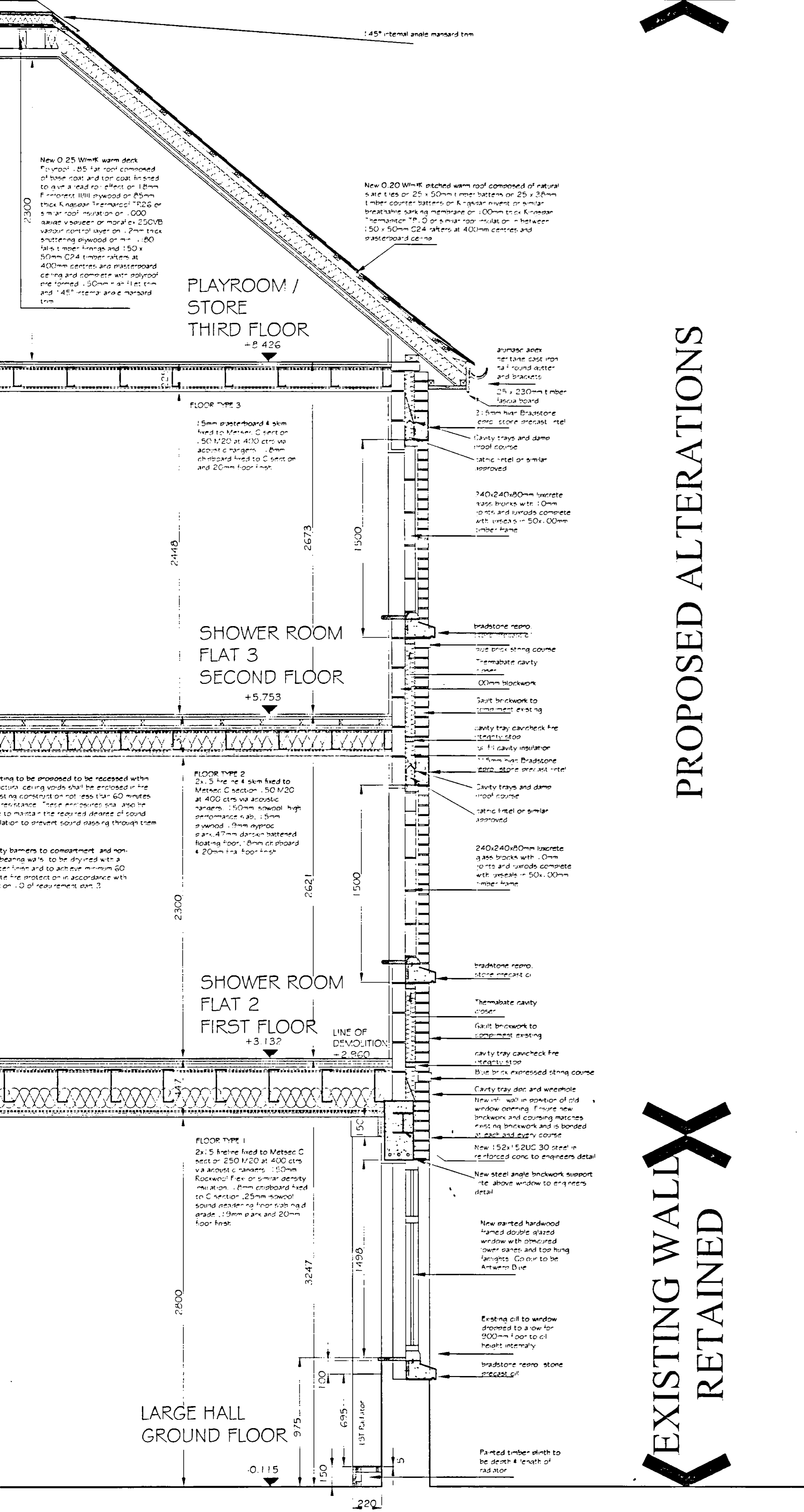
EX DIR	HDC TP	CAC AD	CLU AO	AO
K.C.	24 JUL 2006	PLANNING		
N.C.S.	APPL	IO	REU	FEES

project: KENSINGTON UNITED REFORMED CHURCH ALLEN STREET LONDON W8 6BL

drawing: DETAIL WALL SECTION NO. 1 SOUTH ELEVATION

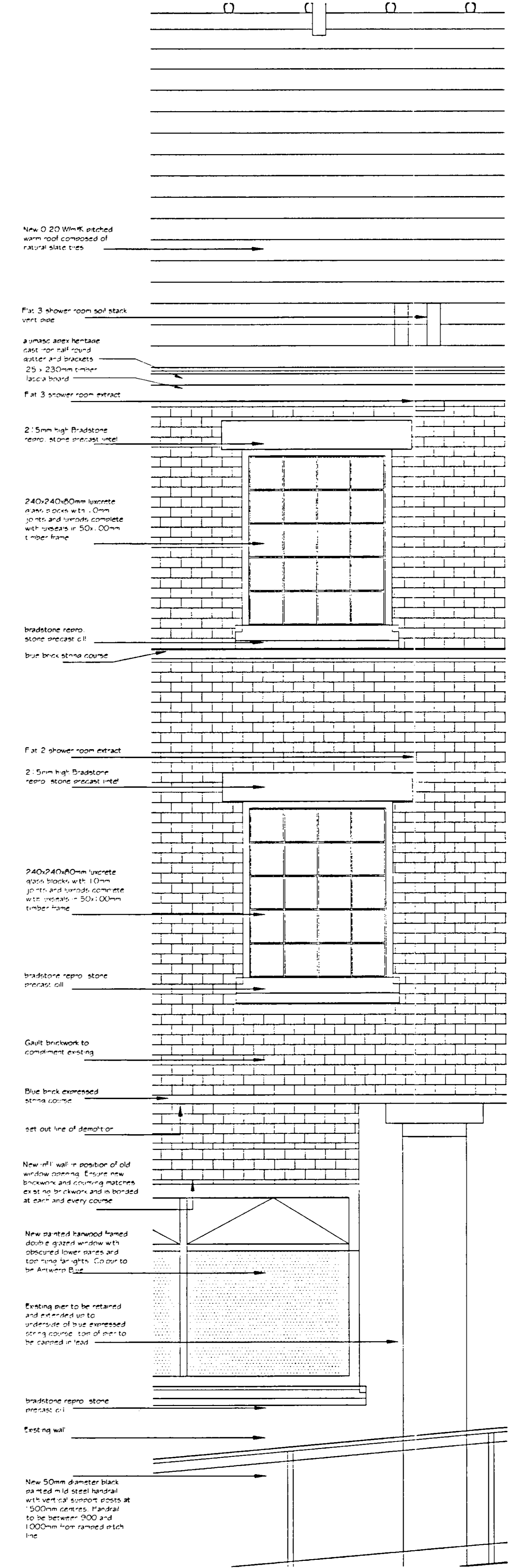
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09/05	1:20	JF	JE
job no	drawing no		rev
7180	58		F





PROPOSED ALTERATIONS

EXISTING WALL X  
RETAINED



**Notes**

No scaled dimensions to be taken from this drawing. All dimensions to be site checked.

Rev	Date	Revision
G	06/06	Notes added
F	05/06	Amendments
E	04/06	Rad. set out & window note amend.
D	03/06	Amended
C	03/06	Amended
B	11/05	Amended
A	10/05	Amended

Rev	Date	Revision
G	06/06	Notes added
F	05/06	Amendments
E	04/06	Rad. set out & window note amend.
D	03/06	Amended
C	03/06	Amended
B	11/05	Amended
A	10/05	Amended

**METROPOLITAN DEVELOPMENT CONSULTANCY**

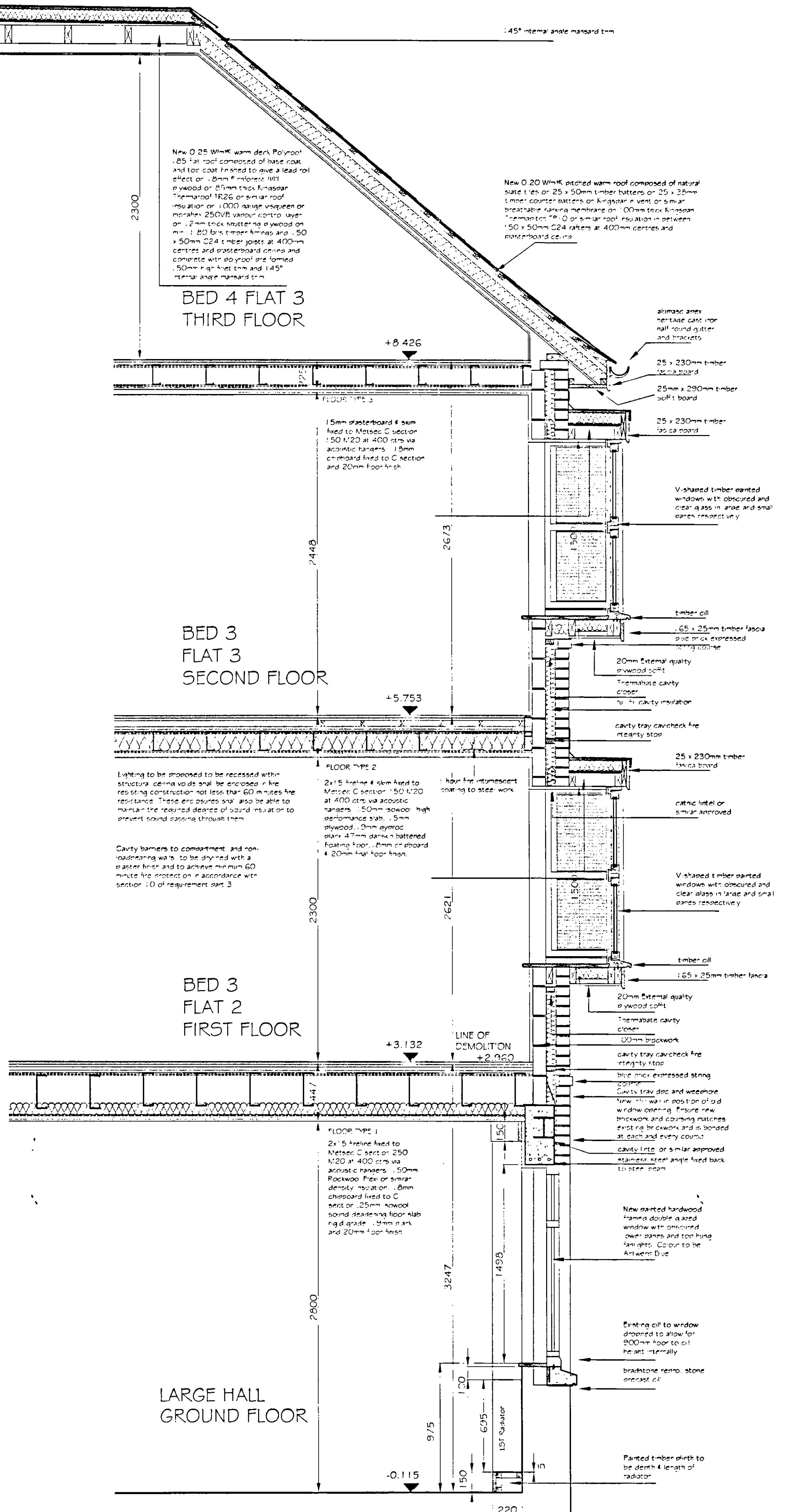
66 Bickenhall Mansions,  
Bickenhall Street, London, W1U 6BX  
Telephone: 020 7486 6675  
Fax: 020 7486 7206  
Email: surveyors@mdclondon.com

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HSS	ARE	ARE	ARE	ARE

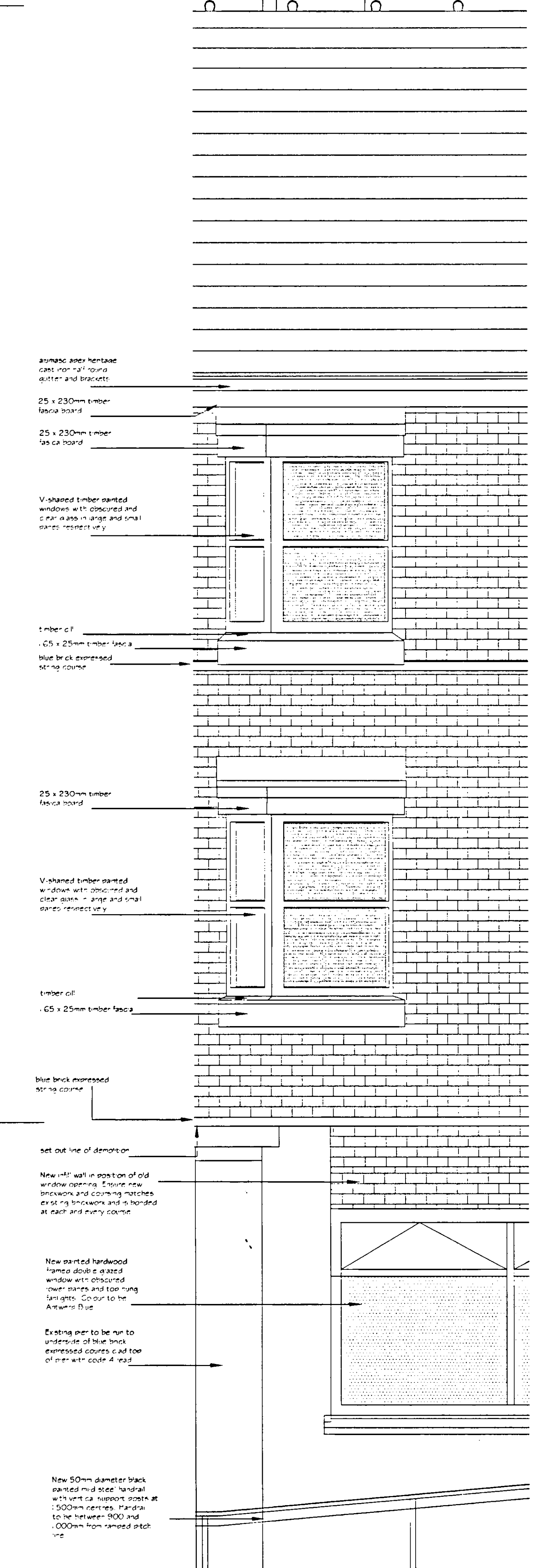
client  
**KENSINGTON UNITED REFORMED CHURCH**  
ALLEN STREET  
LONDON W8 6BL

drawing  
**DETAIL WALL SECTION NO.2**  
EAST ELEVATION

date	scale	drawn	checked
1/6/00	1:20	HK	JE
job no	drawing no		rev
7180	56		G



**PROPOSED ALTERATIONS**  
**X**  
**EXISTING WALL RETAINED**



**Notes**

No scaled dimensions to be taken from this drawing.  
All dimensions to be site checked.

Rev	Date	Revision
G	06/06	Notes added
F	05/06	Amendments
E	04/06	Rad. set out and window note amend
D	03/06	Amended
C	03/06	Amended
B	11/05	Amended
A	10/05	Amended

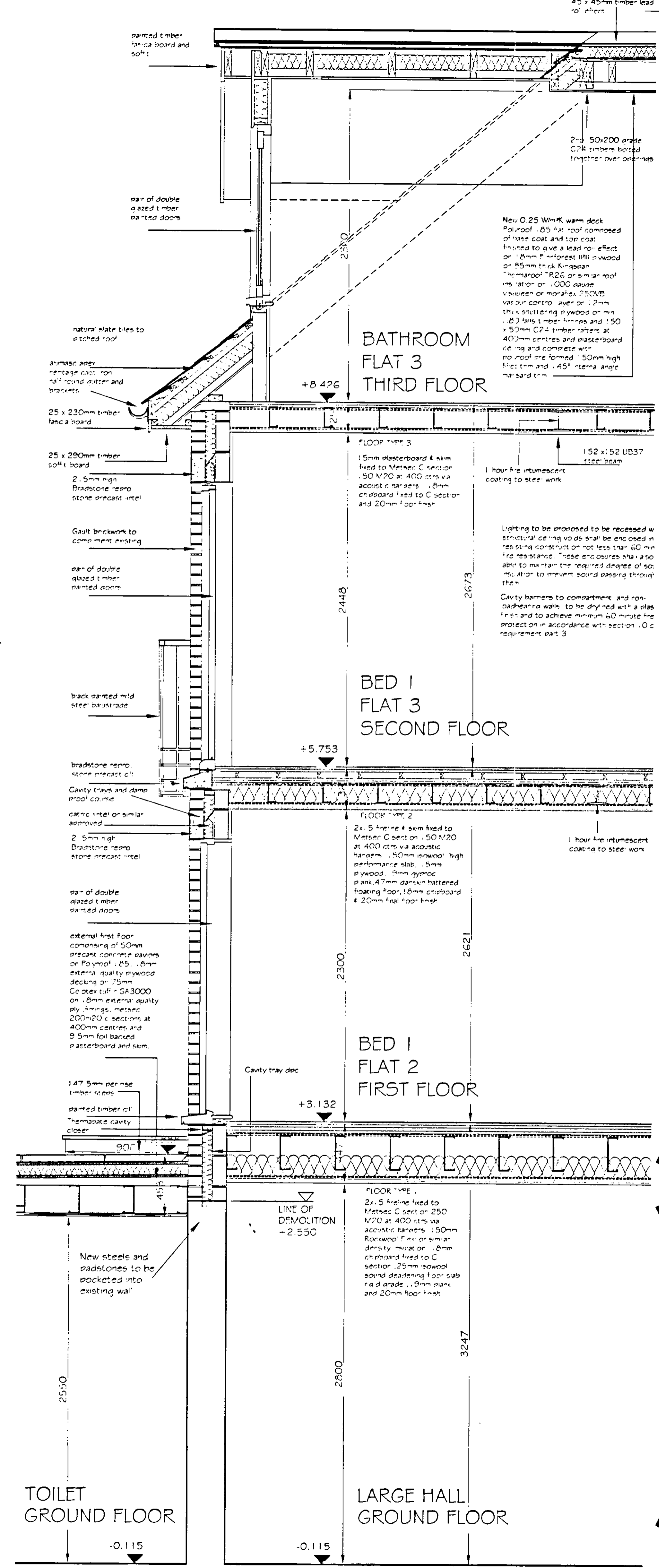

**METROPOLITAN DEVELOPMENT CONSULTANCY**  
 66 Bickenhall Mansions,  
 Bickenhall Street, London, W1U 6BX  
 Telephone: 020 7486 6675  
 Fax: 020 7486 7206  
 Email: surveyors@mdclondon.com

client	EX DIR	HDC	TP	CAC	AD	CLU	AO	AK
	R.B.	K.C.	24 JUL 2006	PLANNING				
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project  
**KENSINGTON UNITED REFORMED CHURCH ALLEN STREET LONDON W8 6BL**

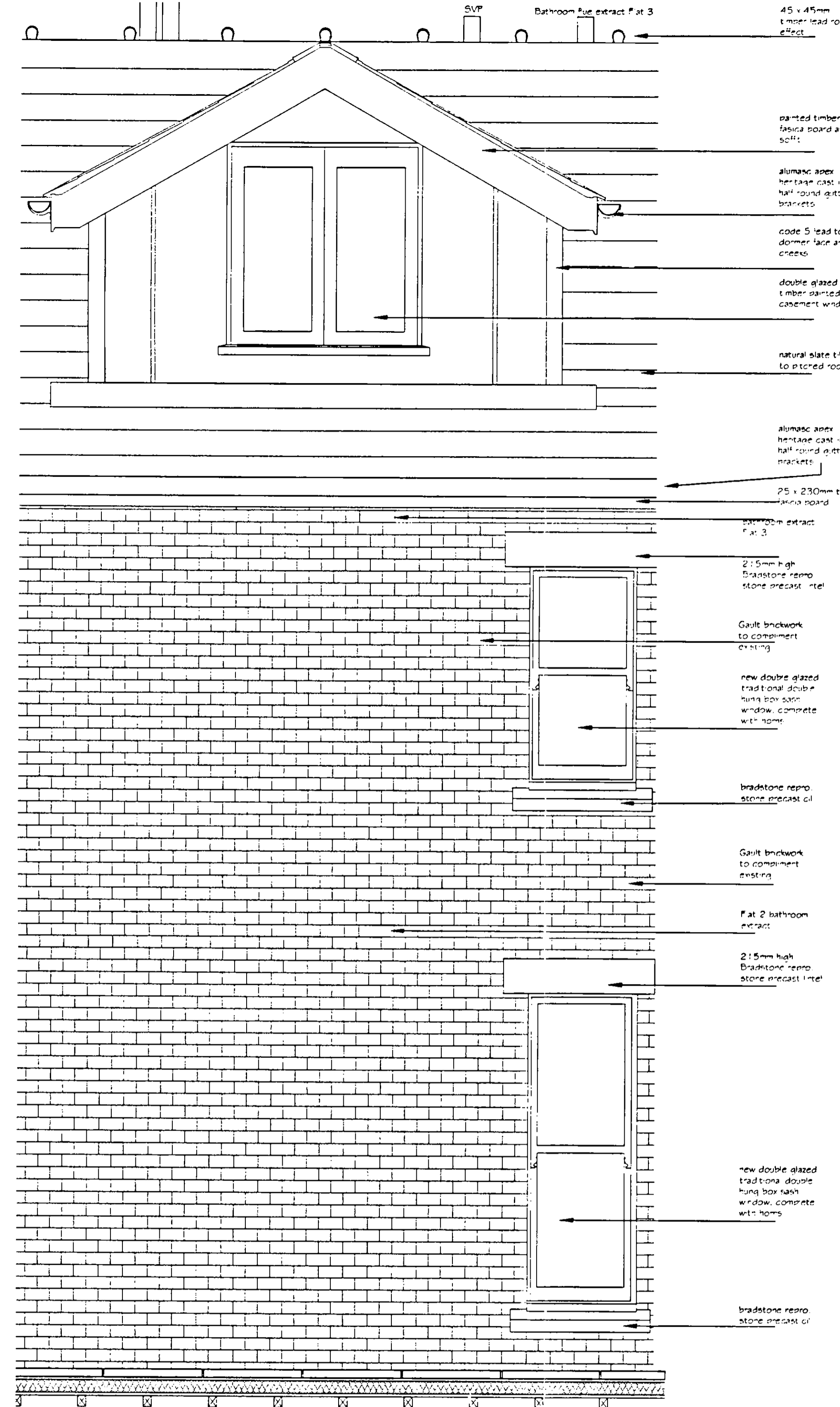
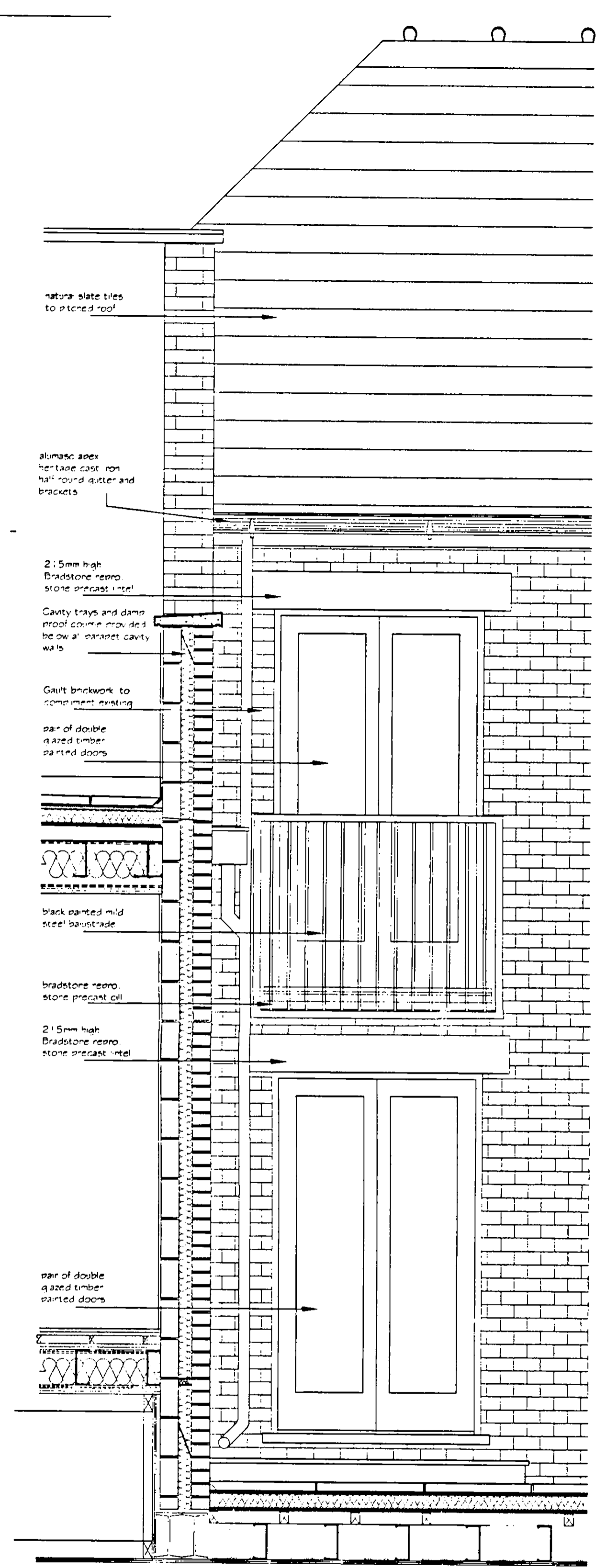
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**DETAIL WALL SECTION NO.1 EAST ELEVATION**

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job no	drawing no		rev
7180	55		G



PROPOSED ALTERATIONS

EXISTING WALL X RETAINED



**Notes**  
No scaled dimensions to be taken from this drawing.  
All dimensions to be site checked.

Rev	Date	Revision
G	07/06	Amended
F	06/06	Note added, Rail amended
E	05/06	Amended
D	04/06	Notes Amended, SVP removed
C	03/06	Amended
B	11/05	Amended
A	10/05	Amended

**METROPOLITAN DEVELOPMENT CONSULTANCY**

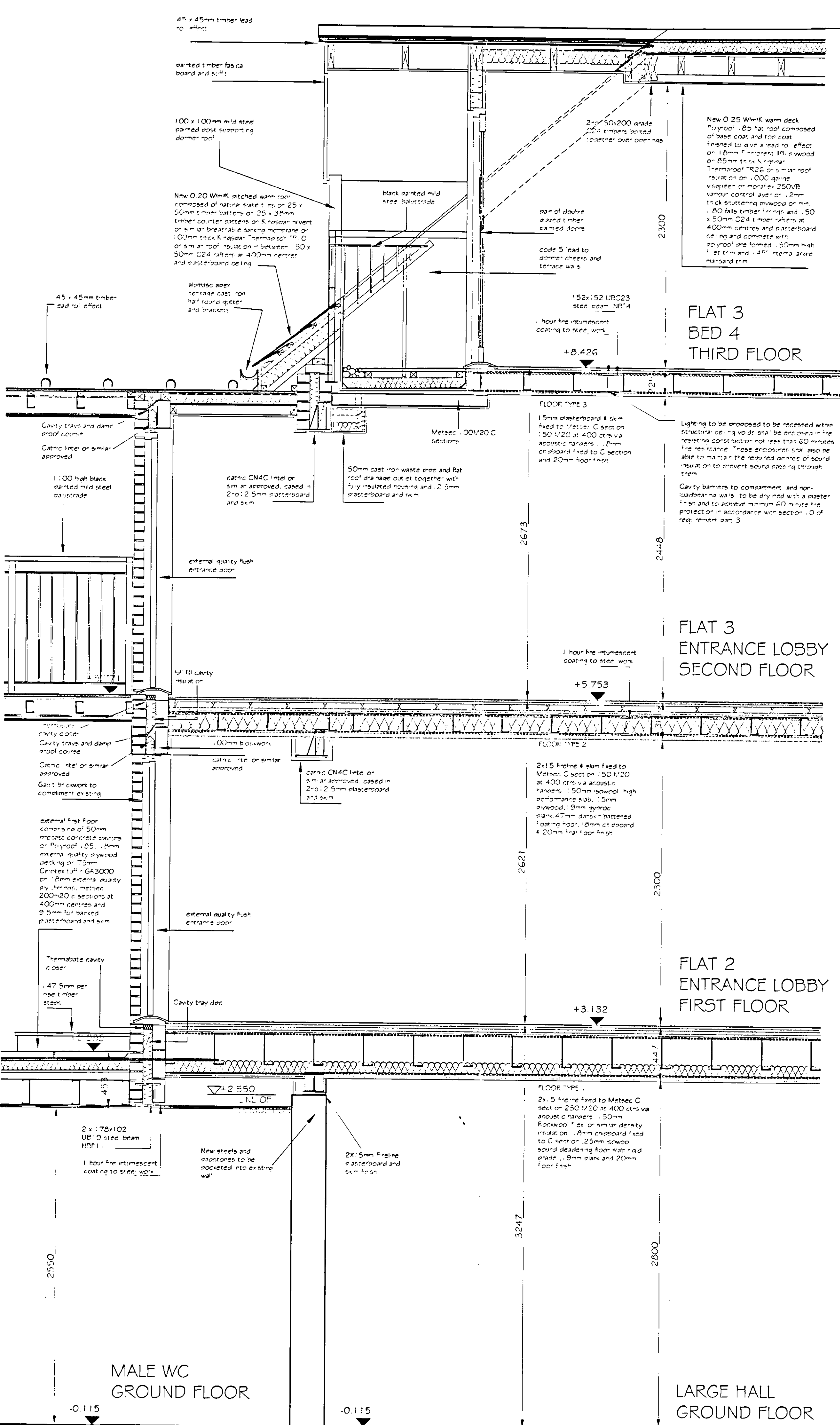
66 Bickenhall Mansions,  
Bickenhall Street, London, W1U 6BX  
Telephone: 020 7486 6675  
Fax: 020 7486 7206  
Email: surveyors@mdclondon.com

Client	EX	CHK	TRF	DATE	CLUB	PLAN
	R.B.	K.C.		24 JUL 2006		PLANNING
	N	C	S	APP	IO	REC
	HBS			ARS	PLN	DES

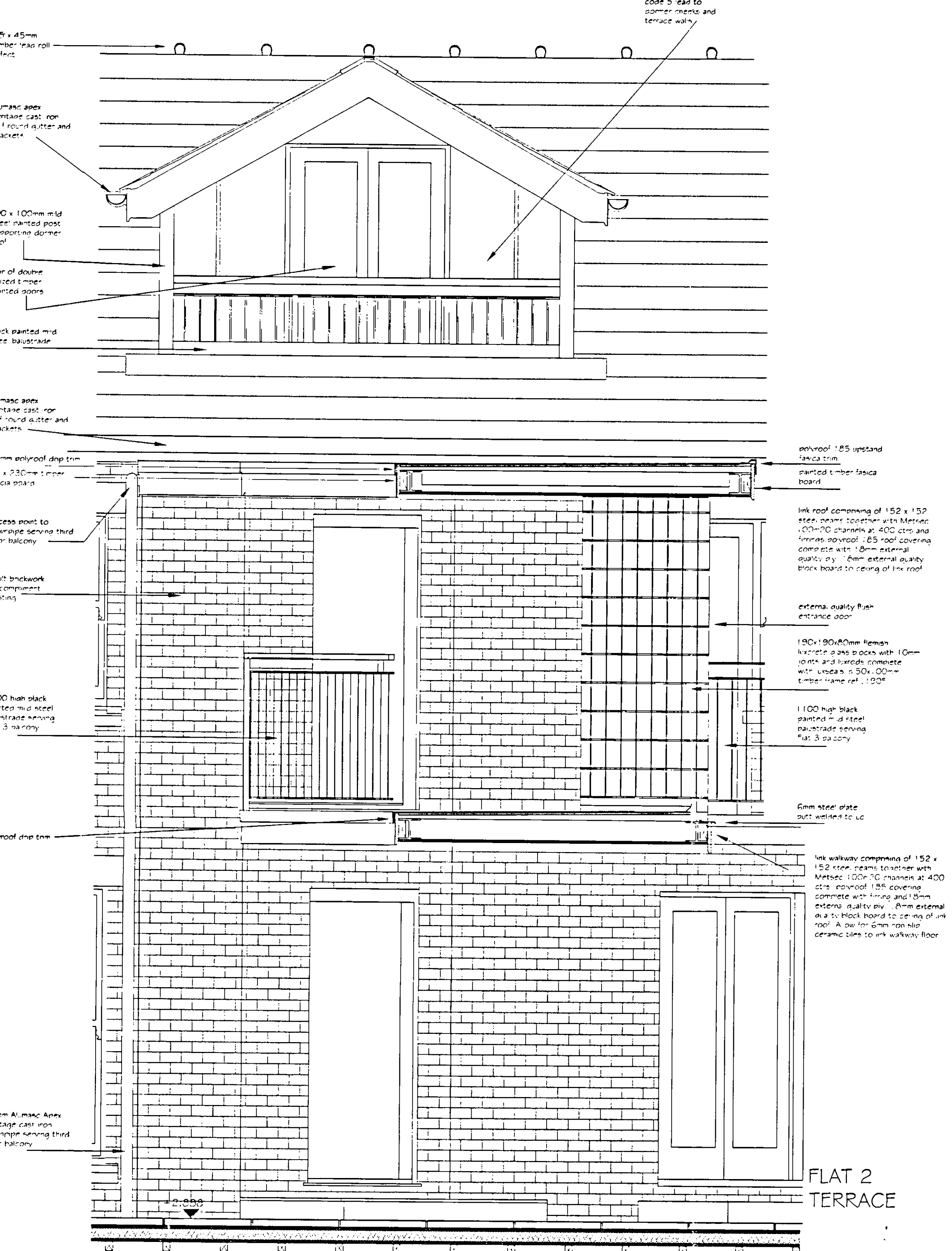
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**KENSINGTON UNITED REFORMED CHURCH ALLEN STREET LONDON W8 6BL**

Drawing  
**DETAIL WALL SECTION NO.2 WEST ELEVATION**

date	scale	drawn	checked
1/6/00	1:20	HK	JE
job no	drawing no		rev
7180	54		G



**EXISTING WALL**  
**RETAINED**



**Notes**  
 No scaled dimensions to be taken from this drawing.  
 All dimensions to be site checked.

Rev	Date	Revisor
E	06/06	Amended
D	04/06	Notes Amended
C	03/06	Amended
B	12/05	Amendments
A	10/05	Amended

**METROPOLITAN DEVELOPMENT CONSULTANCY**

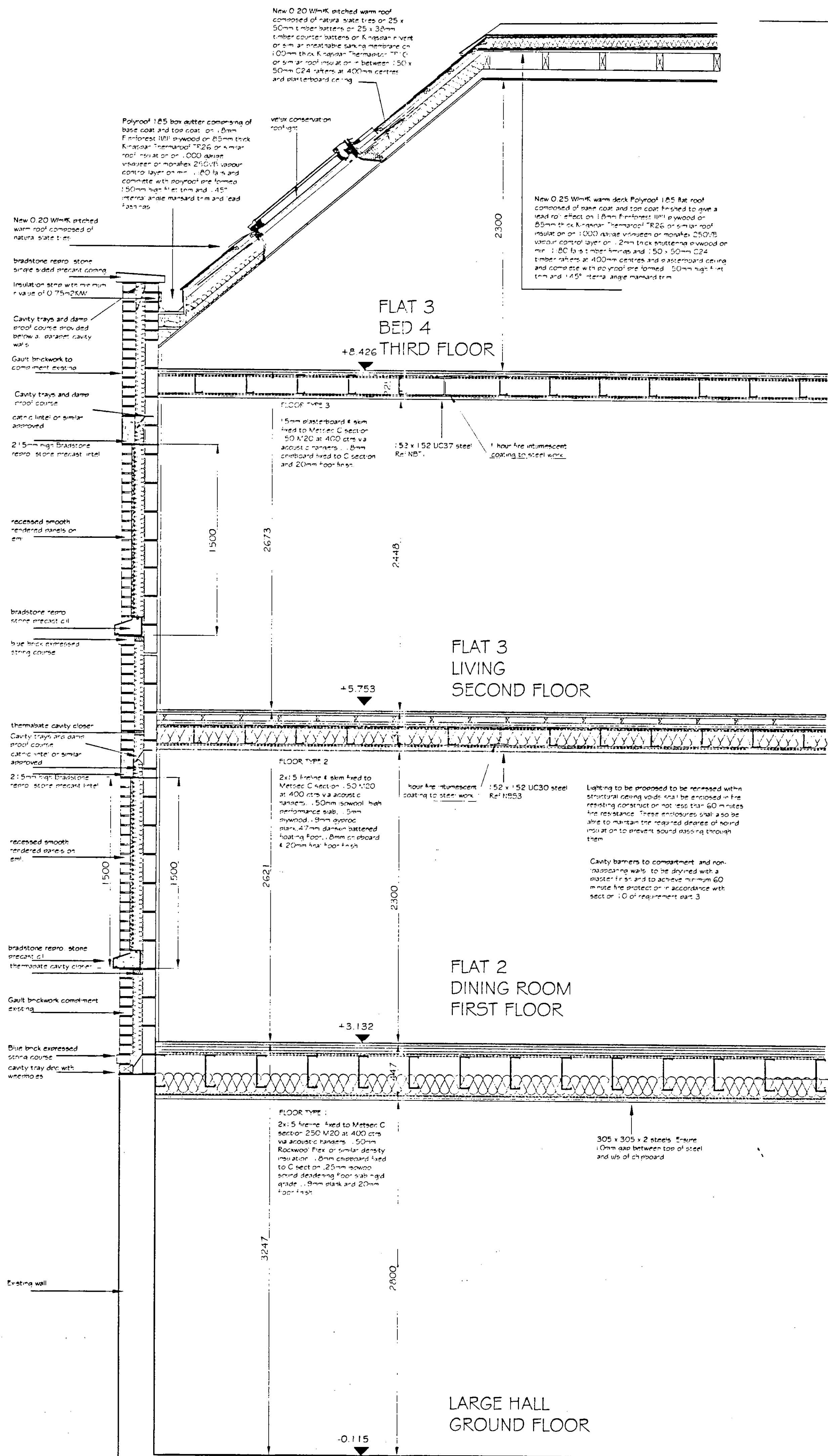
66 Bickenhall Mansions,  
 Bickenhall Street, London, W1U 6BX  
 Telephone: 020 7486 6675  
 Fax: 020 7486 7206  
 Email: surveyors@mdclondon.com

client	EX	HOU	IP	CON	DES	PLAN	REC
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	N	C	S	AP	IO	REC	
	HBS			ARB	PLN	DES	REC

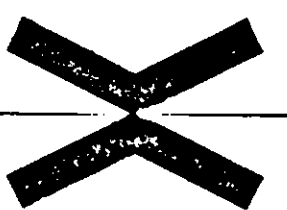
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**KENSINGTON UNITED REFORMED CHURCH ALLEN STREET LONDON W8 6BL**

drawing  
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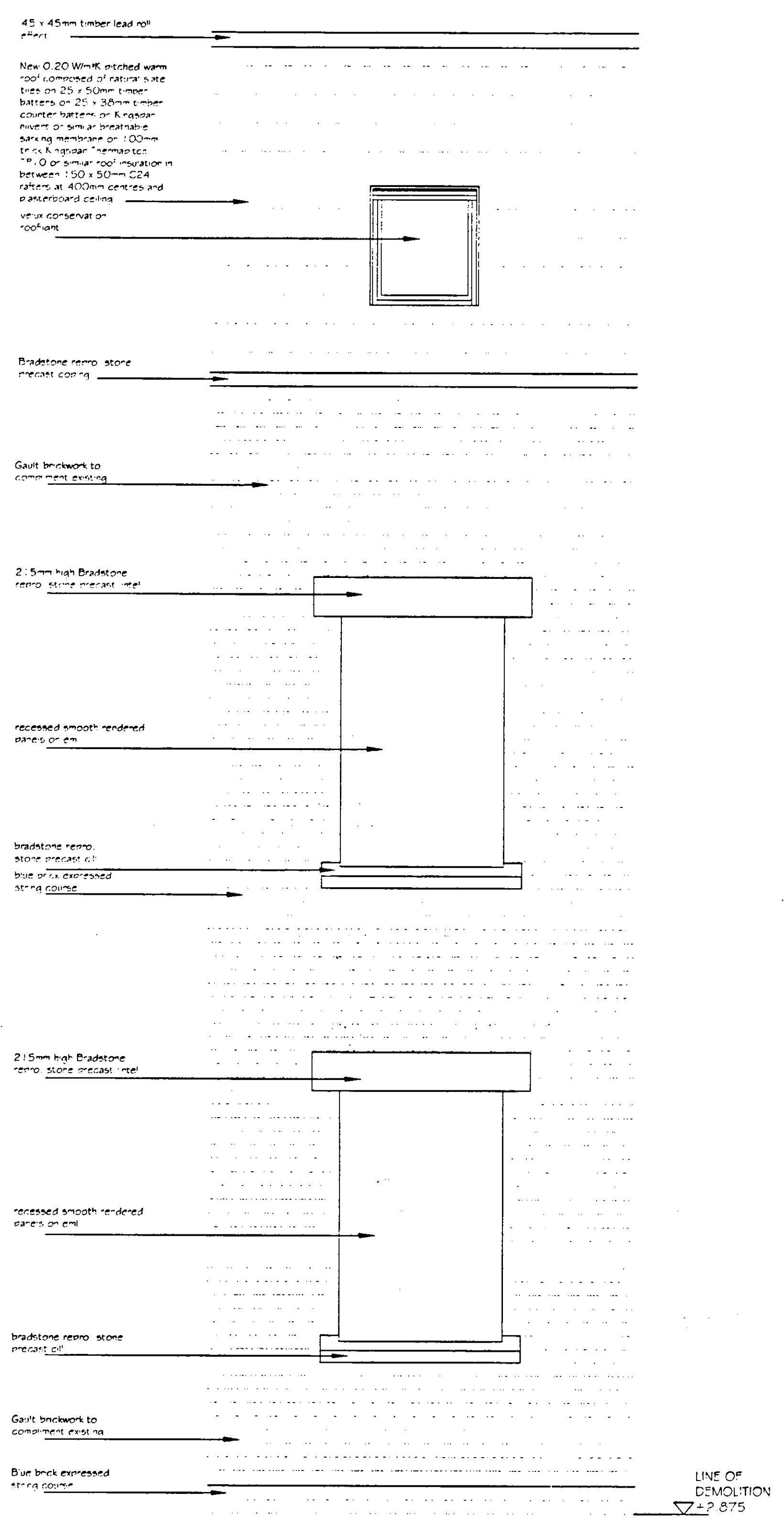
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job no	drawing no		rev
7180	53		E



PROPOSED ALTERATIONS

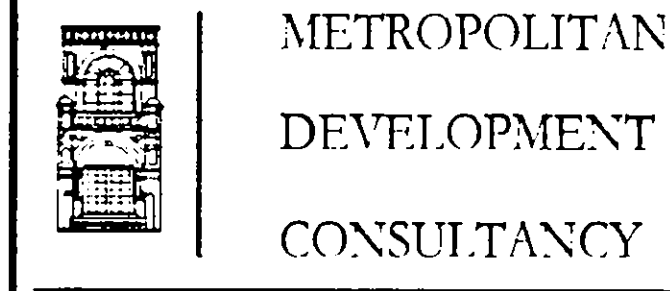


EXISTING WALL  
RETAINED



**Notes**  
No scaled dimensions to be taken from this drawing.  
All dimensions to be site checked

Rev	Date	Revision
D	06/06	Notes added
C	04/06	Notes Amended
B	11/05	Amended
A	10/05	Amended



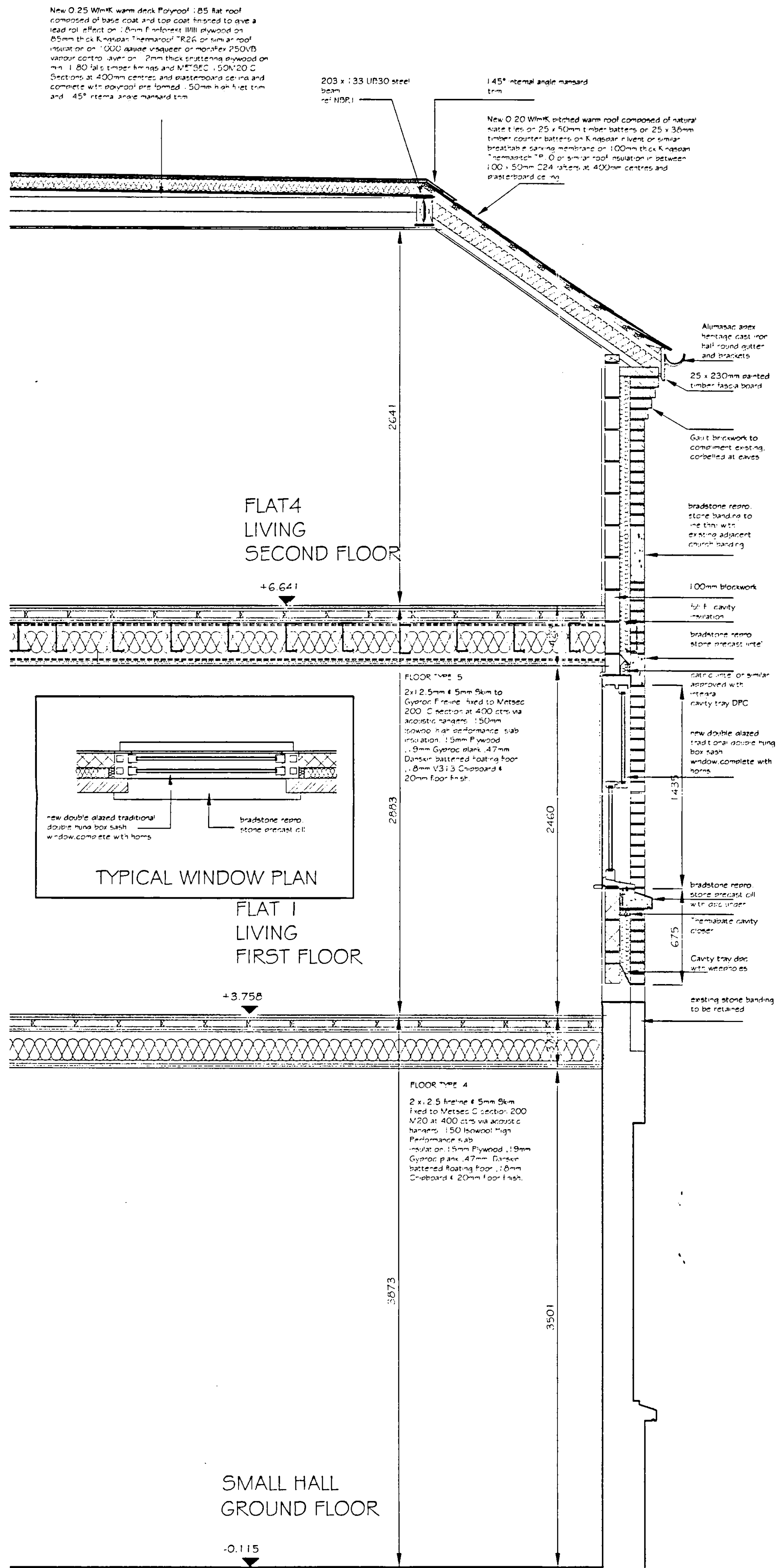
66 Bickenhall Mansions,  
Bickenhall Street, London, W1U 6BX  
Telephone: 020 7486 6675  
Fax: 020 7486 7206  
Email: [surveyors@mdlondon.com](mailto:surveyors@mdlondon.com)

EX	HDC	TP	CAC	AD	CLU	AD
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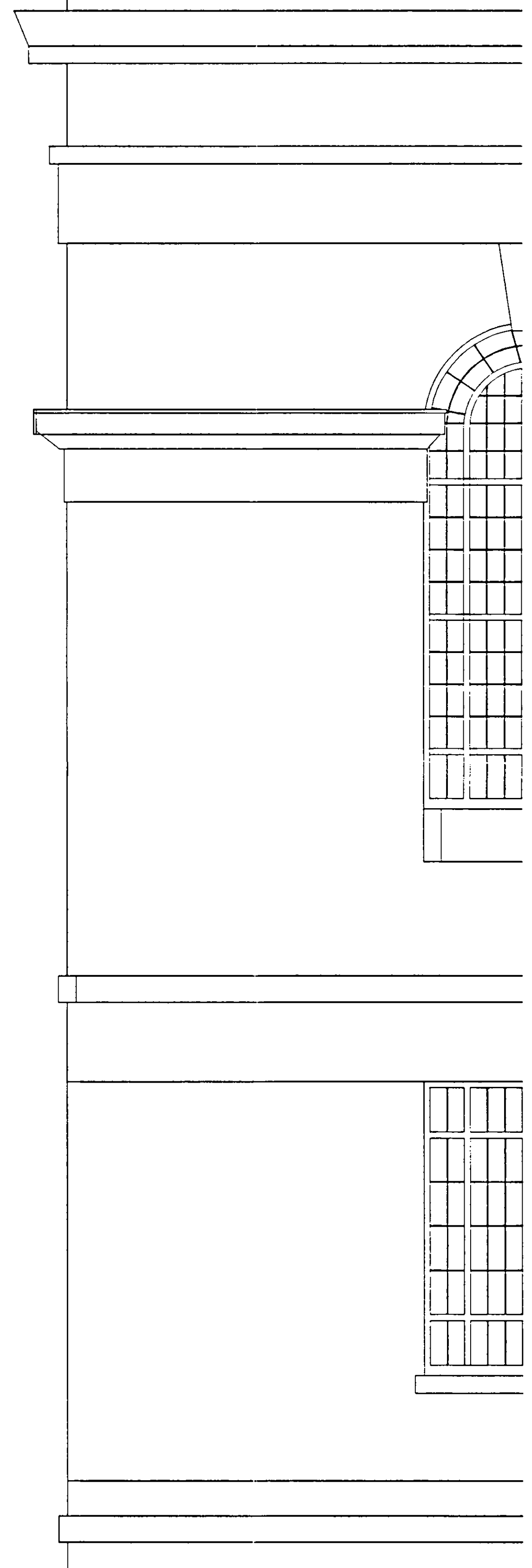
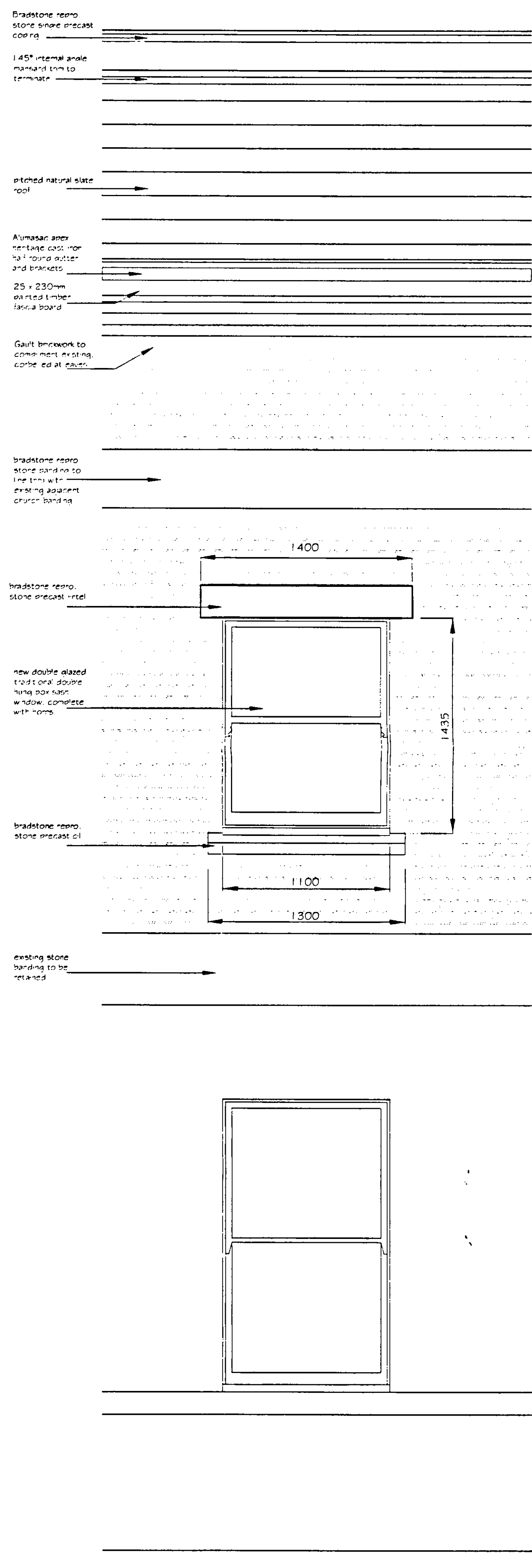
client  
KENSINGTON UNITED REFORMED CHURCH  
ALLEN STREET  
LONDON W8 6BL

drawing  
DETAIL  
WALL SECTION  
SOUTH ELEVATION

date	scale	drawn	checked
09/05	1:20	JF	JE
job no	drawing no	rev	
7180	52	D	



X
**PROPOSED ALTERATIONS**  
**EXISTING RETAINED**



**PART EXISTING CHURCH ELEVATION**

**Notes**  
 No scaled dimensions to be taken from this drawing.  
 All dimensions to be site checked.

Rev	Date	Revision
E	05/06	Amendment
D	04/06	Note Amended
C	03/06	Amended
B	12/05	Amended
A	10/05	Amended

**METROPOLITAN DEVELOPMENT CONSULTANCY**

**66 Bickenhall Mansions, Bickenhall Street, London, W1U 6BX**  
 Telephone: 020 7486 6675  
 Fax: 020 7486 7206  
 Email: surveyors@mdclondon.com

client: 

EX	DIR	TR	AD	AD	AD	AD	AD
R.B.	K.C.	24 JUL 2006	PLANNING				
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project: **KENSINGTON UNITED REFORMED CHURCH ALLEN STREET LONDON W8 6BL**

drawing: **DETAIL WALL SECTION ADAM & EVE MEWS ELEVATION**

date	scale	drawn	checked
1/6/00	1:20	HK	JE

job no	drawing no	rev
7180	51	E



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# PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

---

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

---

Metropolitan Development Consultancy Ltd  
66 Bickenhall Mansions  
Bickenhall Street  
London W1U 6BX

Switchboard: 020 7937 5464  
Extension: 3260  
Direct Line: 020 7361 3260  
Facsimile: 020 7361 3463  
Email: [alison.flight@rbkc.gov.uk](mailto:alison.flight@rbkc.gov.uk)  
Web: [www.rbkc.gov.uk](http://www.rbkc.gov.uk)

10 April 2007

---

THE ROYAL  
BOROUGH OF



KENSINGTON  
AND CHELSEA

---

My reference: DPS/DCC/TP/98/ Your reference: JF/jb/7180  
2155

Please ask for: Allison Flight

Dear Sir

## Town and Country Planning Act 1990

### **Re: Kensington United Reform Church, Allen Street, Kensington W8**

Thank you for your letters dated 20 July 2006 and 1 March 2007 regarding the above property. Please accept my apologies for the delay in reply.

With regard to the conditions attached to planning permission granted 20 September 1999 (Ref: TP/98/2155), I would confirm the following:

- Condition 1: The planning permission has been implemented prior to 20 September 2004
- Condition 2: All making good and new works shall be finished to match the original work. The use of 'Furness Bricks Edwardian Natural Cream' for the new facing brick is considered acceptable and satisfies the requirements of Condition 2.
- Condition 3: The use of 'Alumasac apex heritage' cast iron rainwater goods is considered acceptable and satisfies the requirements of Condition 3
- Condition 4: The new pitched roofs shall be clad in natural slate. The sample of 'Contessa Slate' shall be submitted to and approved in writing by the Executive Director, Planning and Conservation prior to commencement of that part of the works
- Condition 5: The use of Bradstone Repro Portland Stone to the main elevations is considered acceptable and satisfies the requirements of Condition 5
- Condition 6: The use of black painted mild steel handrails, balustrades and railings is considered acceptable and satisfies the requirements of Condition 6

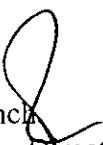


INVESTOR IN PEOPLE

- Condition 7: The use of a smooth render finish is considered acceptable and satisfies the requirements of Condition 7
- Condition 8: The use of vertically sliding, painted timber box sashes to the Adam and Eve Mews elevation is considered acceptable and satisfies the requirements of Condition 8
- Condition 9: The trellis at first floor level shall be black painted steel as indicated on drawing 537/P/201 Rev E (shh architects)
- Condition 10: No water tank, lift motor room or other roof structure shall be erected which rises above the level of the roof as approved
- Condition 11: The use of traditional conservation rooflights on the northern and southern roofslopes of the main manse building is considered acceptable and satisfies the requirements of Condition 11
- Condition 12: The use of obscure glazing to the bathroom and kitchen windows to the north and south elevations is acceptable and satisfies the requirements of Condition 12
- Condition 13: The 'v' shaped angled windows to the bedroom windows to the east elevation with the north facing section fixed shut. The smaller section of window facing south is clear glazed with bottom hung inward opening lights and the fixed shut kitchen windows is considered acceptable and satisfies the requirements of Condition 13
- Condition 14: The three car parking spaces to the front of the church shall be use for the occupiers of the flats within the manse only.

I hope this letter concludes the outstanding matters relating to the above property. However, if you have any further queries on this matter, please contact my assistant, Allison Flight who is available on the above extension number.

Yours faithfully

  
M J French  
Executive Director, Planning and Conservation

Booker House A J F



**METROPOLITAN DEVELOPMENT CONSULTANCY LTD.**

66 Bickenhall Mansions, Bickenhall Street, London W1U 6BX.

Telephone: 020-7486 6675 Fax: 020-7486 7206

E-mail: surveyors@mdclondon.com

Our Ref: JE/jb/7180

Your Ref: TP/98/2155/G/33/2116

20<sup>th</sup> July 2006

FTAO Ms. Alison Flight  
Central Area Team,  
The Royal Borough of Kensington and Chelsea,  
Planning and Conservation,  
The Town Hall,  
Hornton Street,  
London, W8 7NX

82

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B.	24 JUL 2006			PLANNING		
K.C.						
N		S		APP	IO	REC
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JST

Dear Sirs,

Re: **Kensington United Reform Church, Allen Street, London W8**  
**Town and Country Planning Act 1990**

With regard to the permission for development dated 20th September 1999 relating to the above property and further to our letter dated 19<sup>th</sup> September 2005, I am enclosing for your attention additional revised information in order to satisfy to the conditions of the approval as follows. This information supersedes that which was provided to you under cover of our previous letter.

- Condition 1: The development has already been implemented.
- Condition 2: All making good to existing retained structure and new works will be finished to match the existing original work in respect of material, colour, texture, and profile and, in the case of brickwork, face bond and pointing. The brick type is still to be confirmed.
- Condition 3: All new rainwater goods are to be "Alumasac apex heritage" cast iron rainwater goods for guttering brackets down pipes etc and will be so maintained.
- Condition 4: The new pitched roofs will be clad in natural slates to match the slates on the main church roof. Ref:- "Contessa Slate" from Cembrit Blunn A sample will be provided for your approval prior to the commencement of works.
- Condition 5: All new window heads to the main elevations will be Bradstone Repro. Portland Stone pre cast lintels. The windows to the south elevation rear stairwell will have face brickwork carried through head of windows.
- Condition 6: All new handrails, balustrades and railings to will be mild steel and decorated to a black finish.

- Condition 7: Where rendering is carried out, specifically to the south elevation, it will be to a smooth finish.
- Condition 8: All new windows to the Adam and Eve elevation will be double glazed traditional double hung timber box sash windows rebated into the new brickwork.
- Condition 9: The trellis to the South Elevation will be 0.7 metres high above the raised boundary wall, constructed of Jacksons treated hardwood lattice panels with 1.5 inch squares to suit.
- Condition 10: No water tank, lift motor room, or other roof structure, shall be erected which rises above the level of the roof as approved.
- Condition 11: The rooflights to the South and North Elevation will be Velux traditional conservation rooflights.
- Condition 12: The bedroom windows to the east elevation are "v" shaped angled windows. The section of window facing north is obscure and fixed. The smaller section of window facing south is clear glazed. The bathroom windows will comprise of Luxcrete 240 x 240 mm obscure glass blocks. The Kitchen windows will be obscure glazed.
- Condition 13: The bedroom windows to the east elevation are "v" shaped angled windows. The section of window facing north is obscure and fixed shut. The smaller section of window facing south is clear glazed with bottom hung inward opening lights, to provide adequate ventilation to the bedrooms. The kitchen windows will be fixed shut.
- Condition 14: The three existing parking spaces at the front of the church will be retained for the use of the occupiers of the flats within the Manse only.

Accordingly I enclose one copy each of our Drawings numbered: 7180/51E,52D,53E,54G,55G,56G,57G,58F & 59D for your attention.

The above and enclosed have been discussed with and approved by Mr Brian Smith at the LBAC.

I trust that the above and enclosed are satisfactory for your requirements but should you have any queries or require any further information please do not hesitate to contact me.

Yours sincerely,  
**METROPOLITAN DEVELOPMENT CONSULTANCY**



**John Evans R.I.B.A.**

Enc:

c.c. Mr. B. Smith ( LBAC TNSURC )



*Booked for use ATC*  
*✓ 5/05*

**METROPOLITAN DEVELOPMENT CONSULTANCY LTD.**

66 Bickenhall Mansions, Bickenhall Street, London W1U 6BX.

Telephone: 020-7486 6675 Fax: 020-7486 7206

E-mail: surveyors@mdclondon.com

Our Ref: JF/jb/7180

Your Ref: TP/98/2155/G/33/2116

1<sup>st</sup> March 2007

FTAO Ms. Alison Flight  
Central Area Team,  
The Royal Borough of Kensington and Chelsea,  
Planning and Conservation,  
The Town Hall,  
Hornton Street,  
London, W8 7NX

Dear Sirs,

Re: **Kensington United Reform Church, Allen Street, London W8  
Town and Country Planning Act 1990**

Further to our site meeting today at the above property I wish to confirm your approval of our sample of the proposed facing brick, "Furness Brick's Edwardian Natural Cream".

As requested, the Brick manufacturers details are as follows:-

Furness Brick & Tile Co. Ltd, Dalton Road, Askam-in-Furness, Cumbria LA16 7HF  
Telephone no. 01229 462411.

I believe this was the only outstanding condition to be addressed and look forward to your letter confirming the above is acceptable and that all the conditions have been discharged.

Should you have any queries or require any further information please do not hesitate to contact me.

Yours sincerely,

**METROPOLITAN DEVELOPMENT CONSULTANCY**

**James Falconer**



**METROPOLITAN DEVELOPMENT CONSULTANCY LTD.**

66 Bickenhall Mansions, Bickenhall Street, London W1U 6BX.

Telephone: 020-7486 6675 Fax: 020-7486 7206

E-mail: surveyors@mdclondon.com

Our Ref: JE/jf/7180

Your Ref: TP/98/2155/G/33/2116

1<sup>st</sup> November 2006

FTAO Ms. Alison Flight  
Central Area Team,  
The Royal Borough of Kensington and Chelsea,  
Planning and Conservation,  
The Town Hall,  
Hornton Street,  
London, W8 7NX

Dear Sirs,

Re: **Kensington United Reform Church, Allen Street, London W8  
Town and Country Planning Act 1990**

Further to our letters dated 19<sup>th</sup> September 2005 and 20<sup>th</sup> July 2006 and despite numerous telephone messages left with your colleagues and on your voice mail, we are still awaiting a response from you with regard to the outstanding conditions.

We have today received a faxed letter from Mr Brian Smith who informs us you will acknowledge receipt of our letter dated 20<sup>th</sup> July 2006 and confirm acceptance of Conditions 1 and 3 -14 inclusive. ✓

We have been in regular discussions with Mr Brian Smith and have agreed on the following minor alterations :-

On the East Elevation we are proposing to remove the existing windows and glass blocks serving the Large Hall, replacing them with new painted hardwood framed double glazed windows with obscured lower panes and top hung fanlights. Colour to be Antwerp Blue. (These alterations are shown on Drg no. 7180/57G which was issued to you on the 20<sup>th</sup> July 2006)

*carhousha w bruch  
no a carhousha with  
no bamboo screens.*

2006. 11. 01. 11:30

On the South Elevation we propose to raise the parapet wall, serving the terrace to Flat 2, to 1100mm together with 700mm high Trellis above ensuring the privacy to the adjacent Nursing home. (These alterations are shown on Drg no. 7180/57G which was issued to you on the 20<sup>th</sup> July 2006)

We propose the blue brick string course at First floor level will be continuous on all South and East elevations and the higher proposed blue string course omitted. Any new works or making good to brickwork required below the blue course will be with reclaimed bricks to match existing. All brickwork above the blue brick string course will be in Furness bricks' Edwardian Natural Cream.

Could you please confirm that the above points raised are acceptable to you.

As far as condition 2 is concerned we are currently in discussion with Mr Brian Smith regarding the facing brick to be used above the Blue String Course. Once agreement has been reached we will forward a sample of the facing brick together with the Blue Brick Course for your approval.

I trust that the above and enclosed are satisfactory for your requirements but should you have any queries or require any further information please do not hesitate to contact me.

Yours sincerely,

**METROPOLITAN DEVELOPMENT CONSULTANCY**

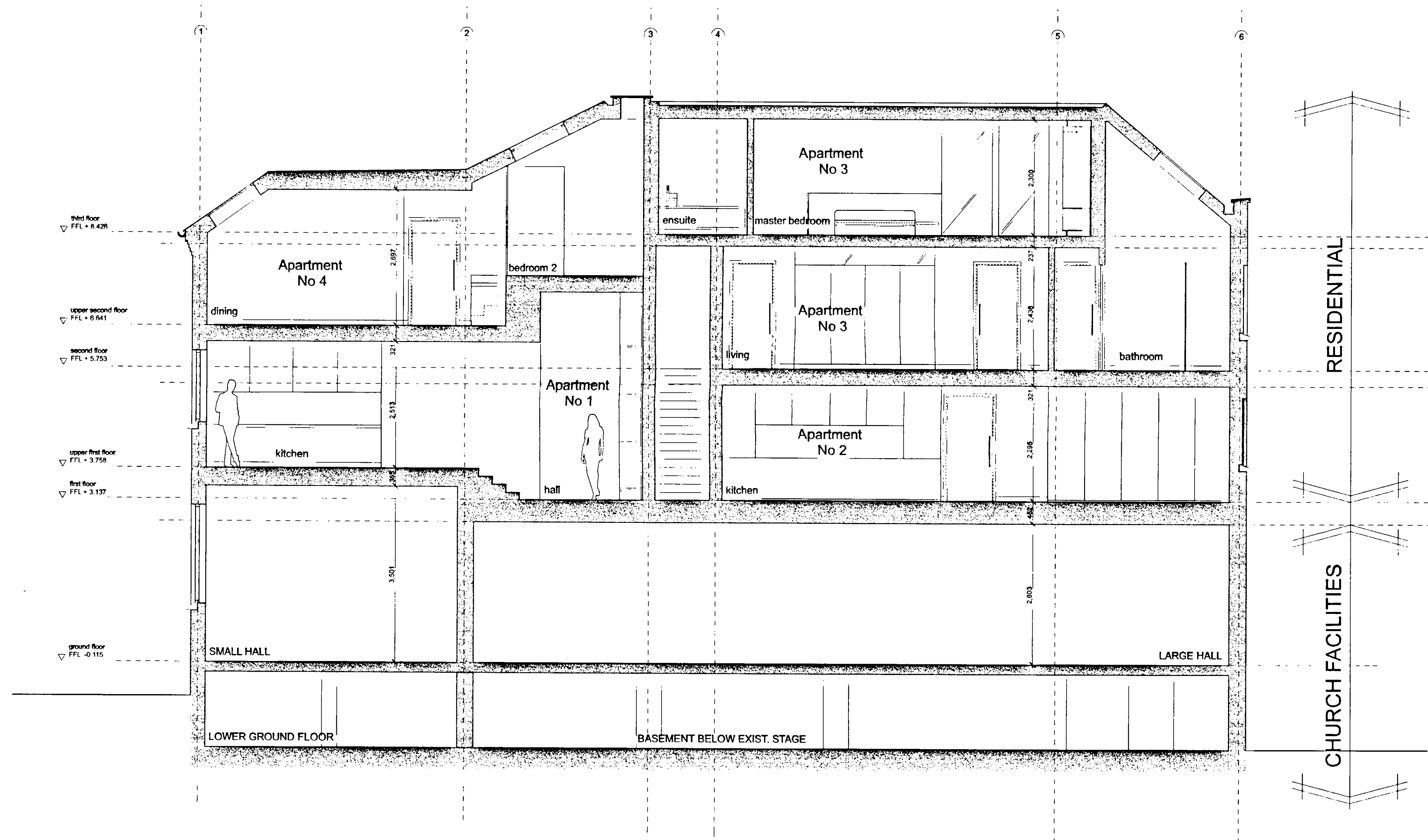


Jon Evans R.I.B.A.

c.c. Mr. B. Smith ( LBAC TNSURC )

Figured dimensions only are to be taken from this drawing. All dimensions are to be checked on site before any work is put in hand. If in doubt, ask.

NOTES



Rev	Description	Drawn	Date	Checked
D	Following Brian Smith Meet	GM	13.02.07	GM
C	General Revisions for discussion	GM	08.02.07	GM
B	Preliminary consultants issue	ES	24.01.07	GM
A	Preliminary planning amendment discussion	ES	16.01.07	DS

Spence Harris Hogan associates  
architects + interiors + design consultants

1 Vauxhall Place  
Ravenscourt Park  
Hammersmith London  
W6 9nu

tel: 020 8600 4171  
fax: 020 8600 4181  
mail: shh@shh.co.uk  
web: www.shh.co.uk

Project: **Adam & Eve Mews**

Author: **es** Site Address: **Kensington London W8 6BL**

Checked: **ds** Client: **JLP Raven**

Title: **Section PROPOSED SECTION BB**

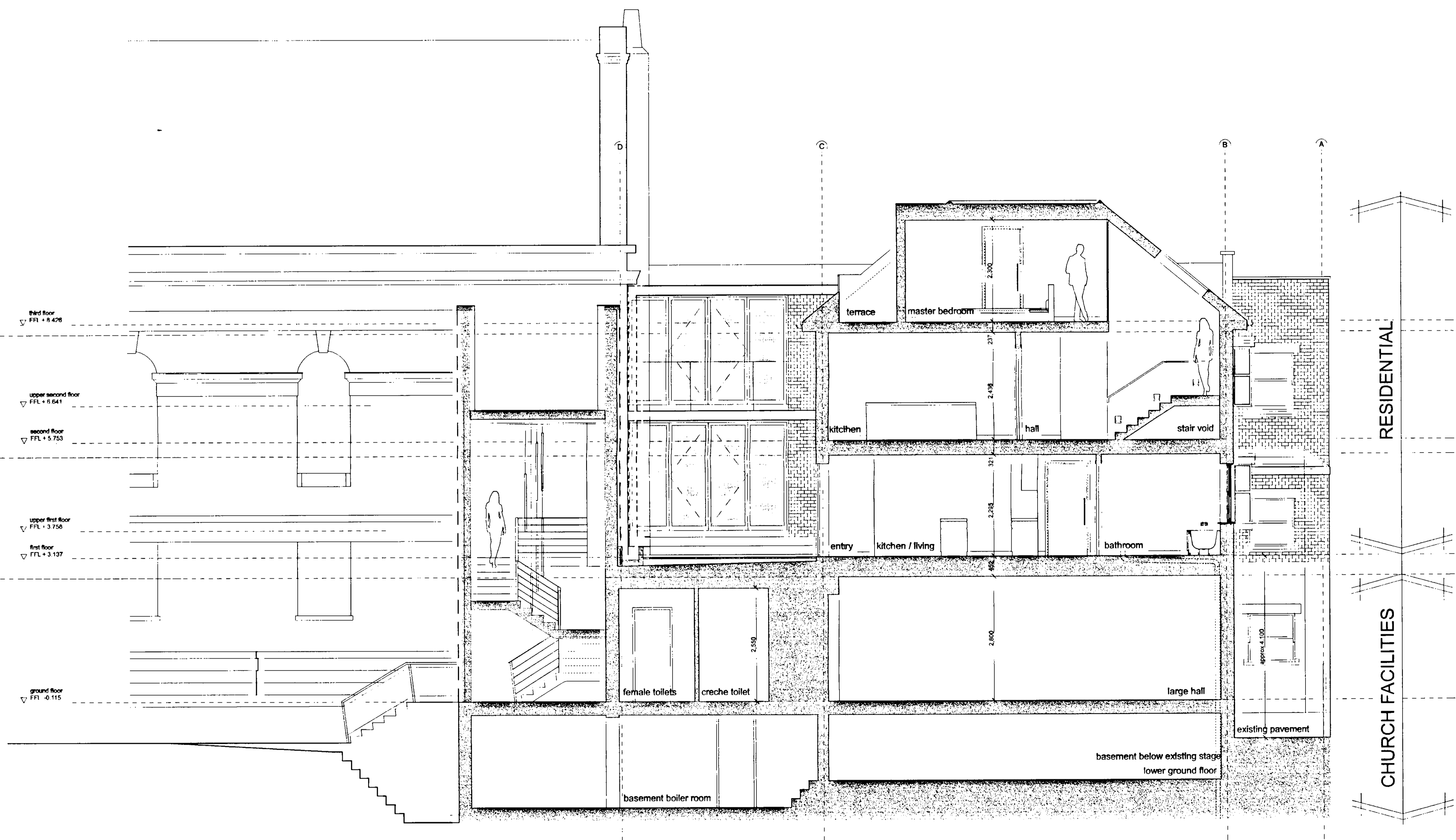
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K.C.							
N	C	S	LPP	IO	REL		
HBS			ARB	FPUN	DES	FEE	

Status:	Scale A1:	Scale A3:
Preliminary	1:50	1:100
Project no / Stage / Drawing no:	Date:	Revision:
537/P/302	Jan'07	D



Figured dimensions only are to be taken from this drawing. All dimensions are to be checked on site before any work is put in hand. If in doubt, ask.

NOTES



RESIDENTIAL

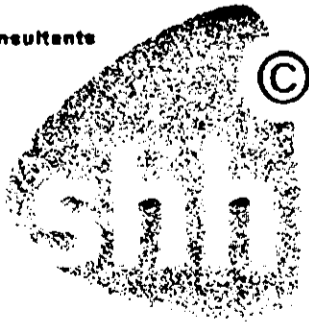
CHURCH FACILITIES

Rev	Description	Drawn	Date	Checked
D	Following Brian Smith Most	GM	13.02.07	GM
C	General Revisions for discussion	GM	06.02.07	GM
B	Preliminary consultants issue	ES	24.01.07	GM
A	Preliminary planning amendment discussion	ES	16.01.07	DS

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architects • interiors • design consultants

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fax: 020 8500 4181  
mail: shh@shh.co.uk  
web: www.shh.co.uk



Project: **Adam & Eve Mews**

Author: **ES** Site Address: **Kensington London W8 6BL**

Checked: **ds** Client: **JLP Raven**

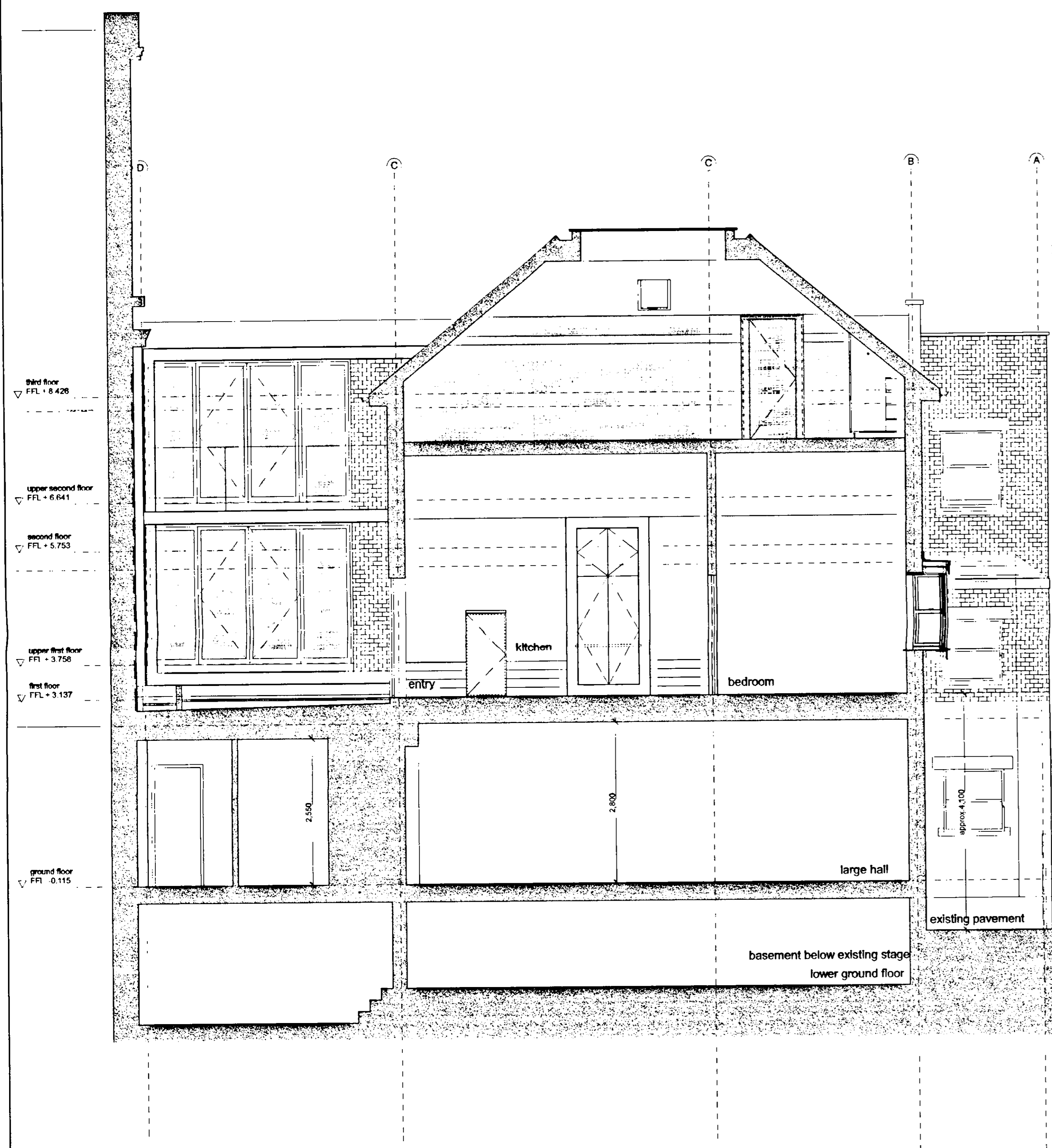
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R.B.	22 FEB 2007		PLANNING				
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HSS	ARB	FFLN	DES	FEE			

Status: <b>Preliminary</b>	Scale A1: <b>1:50</b>	Scale A3: <b>1:100</b>
Project no. / Stage / Drawing no: <b>537/P/301</b>	Date: <b>Jan'07</b>	Revision: <b>D</b>

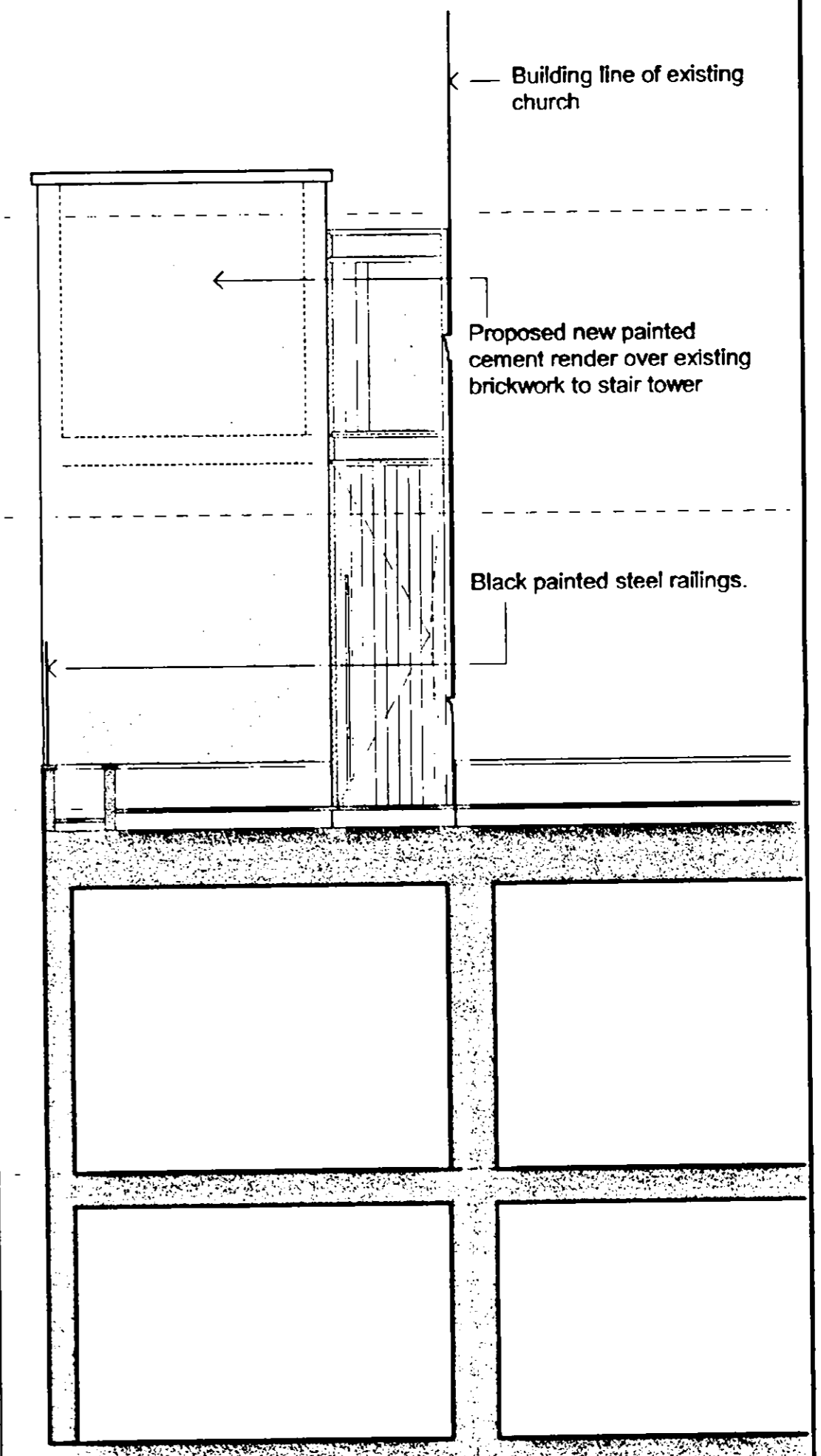
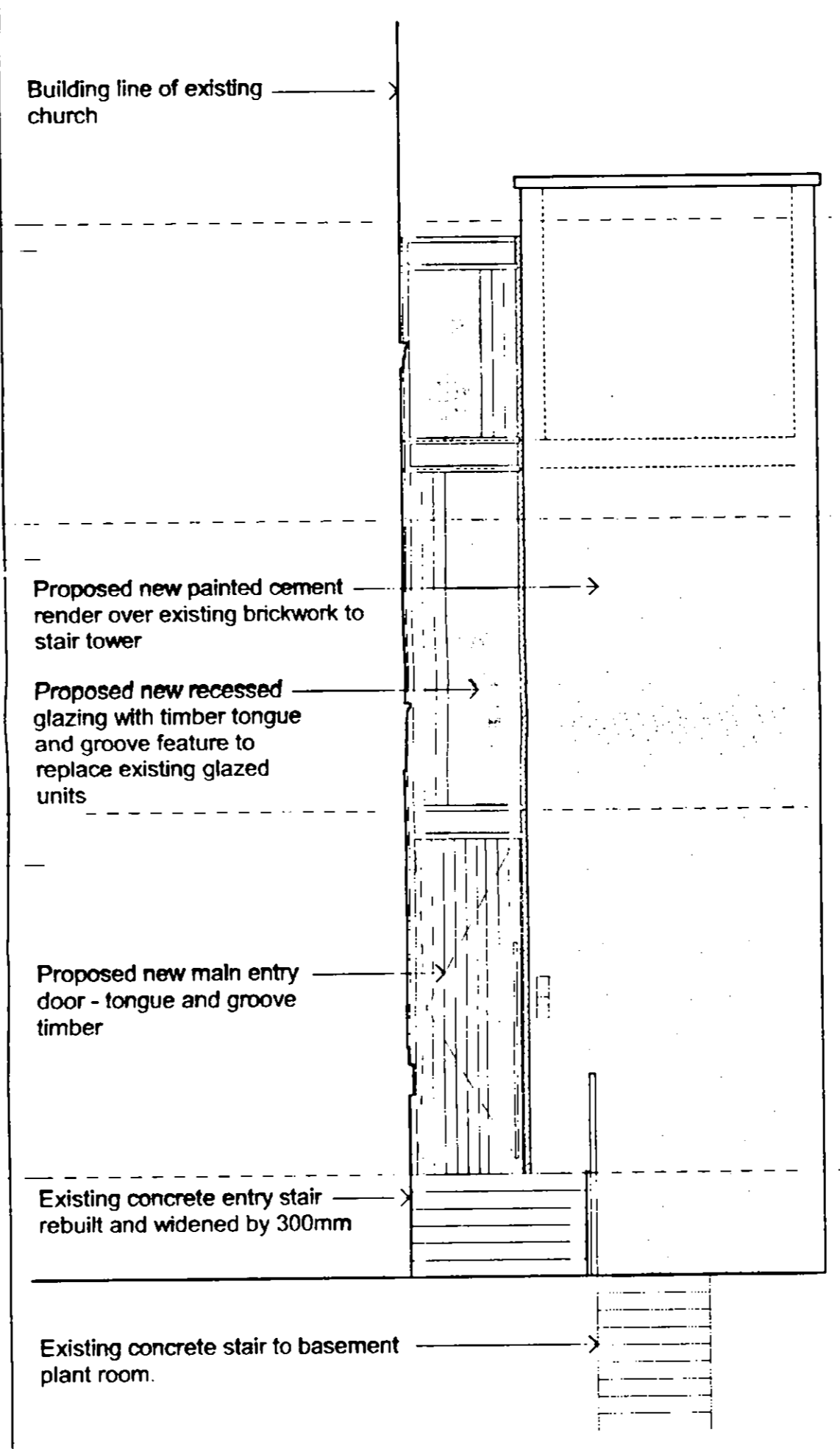
Figured dimensions only are to be taken from this drawing. All dimensions are to be checked on site before any work is put in hand. If in doubt, ask.

NOTES



RESIDENTIAL

CHURCH FACILITIES



Rev	Description	Drawn	Date	Checked
B	Roof Plant Removed	GM	20.02.07	GM

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web: www.shh.co.uk

Project: <b>Adam &amp; Eve Mews</b>	
Author:	Site Address: Kensington London W8 6BL
Checked:	Client: JLP Raven
Title: Elevation Stair Tower Elevations	
Status:	Preliminary
Scale A1:	1:50
Scale A3:	1:100
Project no. / Stage / Drawing no:	537(P)203
Date:	Jan'07
Revision:	B

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R.B.	22 FEB 2007		PLANNING				
K.C.							
N	C	S	APPL	IO	REC		
HBS			ARE	PLN	DES	FEED	

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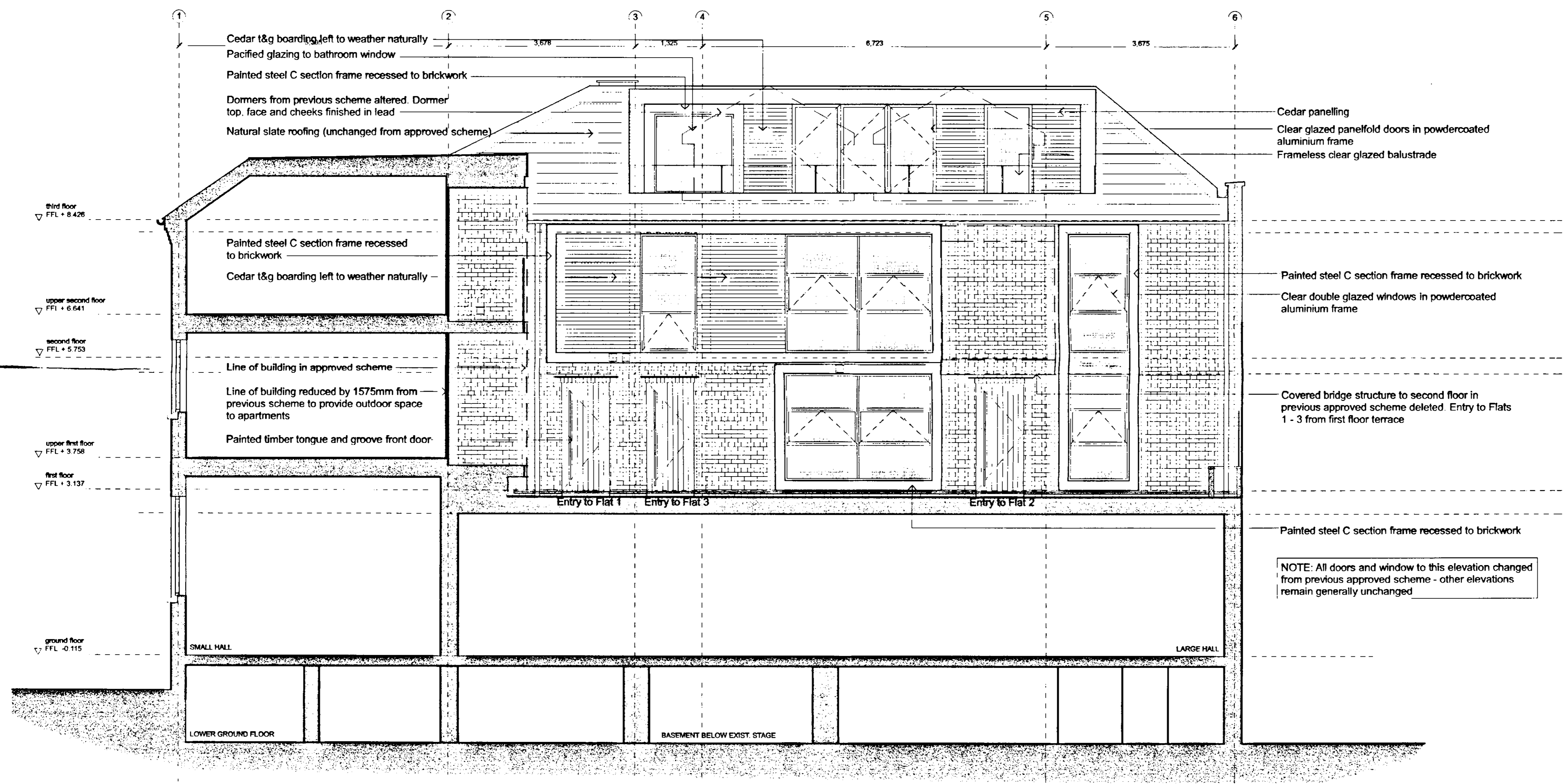
SCALE 1:50  
**PROPOSED SECTION D-D**

2

SCALE 1:50  
**PROPOSED STAIR TOWER ELEVATIONS**

Figured dimensions only are to be taken from this drawing. All dimensions are to be checked on site before any work is put in hand. If in doubt, ask.

NOTES



Rev	Description	Drawn	Date	Checked
D	Following Brian Smith's General Revisions for discussion	GM	13.02.07	GM
C	Preliminary consultants issue	GM	06.02.07	GM
B	Preliminary planning amendment discussion	ES	24.01.07	GM
A		ES	16.01.07	DS

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W8 8NU

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fax: 020 8600 4181  
mail: shh@shh.co.uk  
web: www.shh.co.uk

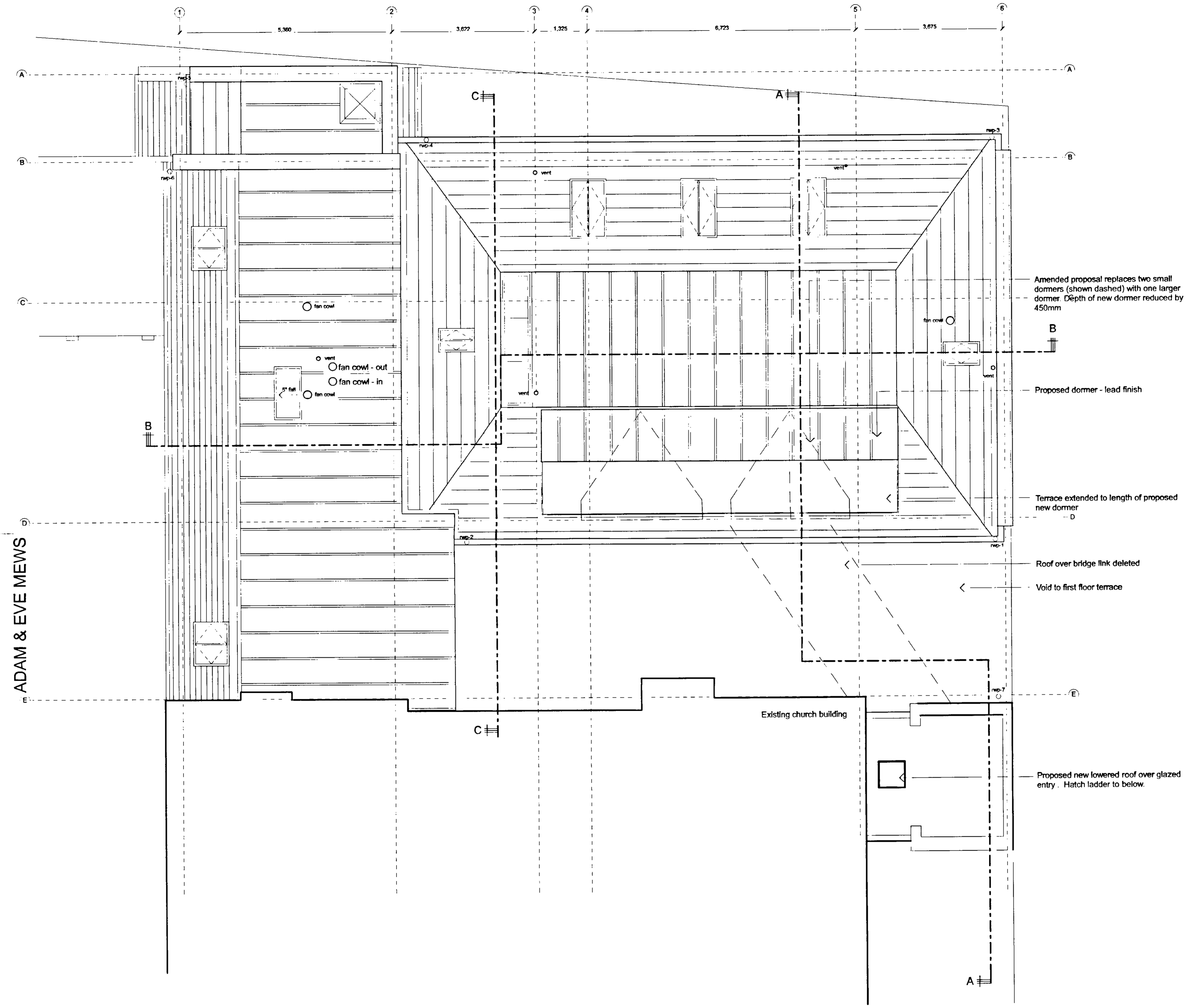
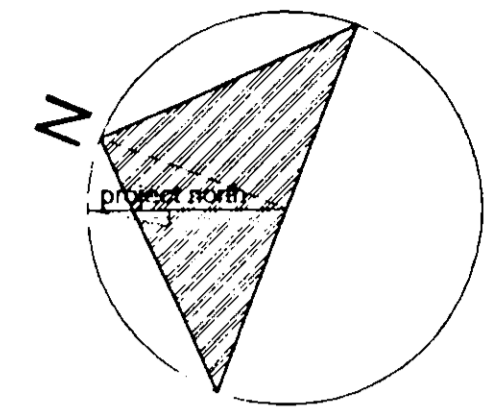
Project: <b>Adam &amp; Eve Mews</b>		
Author: <b>es</b>	Site Address: <b>Kensington London W8 6BL</b>	
Checked: <b>ds</b>	Client: <b>JLP Raven</b>	
Title: <b>Elevation Courtyard Elevation</b>		
Status: <b>Preliminary</b>	Scale A1: <b>1:50</b>	Scale A3: <b>1:100</b>
Project no. / Stage / Drawing no. <b>537/P/202</b>	Date: <b>Jan'07</b>	Revision: <b>D</b>

EX DIR | HDC | TP | CAC | AD | CLU | AO | AK  
R.B. | K.C. | 22 FEB 2007 | PLANNING  
N | C | S | ARE | PLN | D | S | FEES

**1** SCALE 1:50  
**PROPOSED COURTYARD ELEVATION**

Figured dimensions only are to be taken from this drawing. All dimensions are to be checked on site before any work is put in hand. If in doubt, ask.

NOTES



ADAM & EVE MEWS

FX	REC'D	DIR	DATE	BY
R.B.	22 FEB 2007	PLANNING		
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HBC	ARB	FEEL	DEC	FEES

Rev	Description	Drawn	Date	Checked
E	Heat Pump removed	GM	20.02.07	GM
D	Following Brian Smith Mail	GM	13.02.07	GM
C	General Revisions for discussion	GM	08.02.07	GM
B	Preliminary consultants issue	ES	24.01.07	GM
A	Preliminary planning amendment discussion	ES	16.01.07	DS

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fax: 020 8600 4181  
email: shh@shh.co.uk  
web: www.shh.co.uk

Project:  
**Adam & Eve Mews**

Author:  
es  
Site Address:  
Kensington  
London W8 6BL

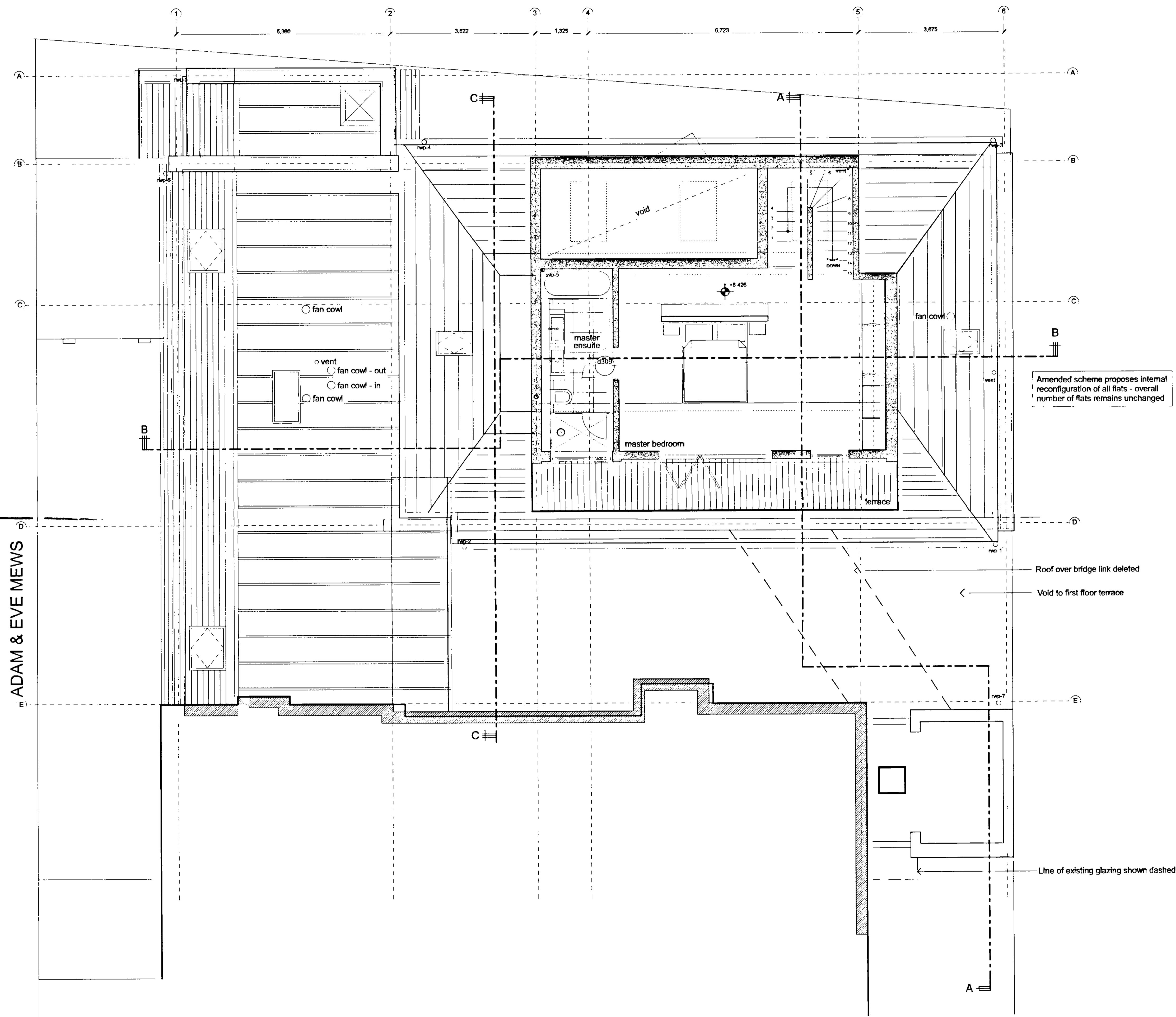
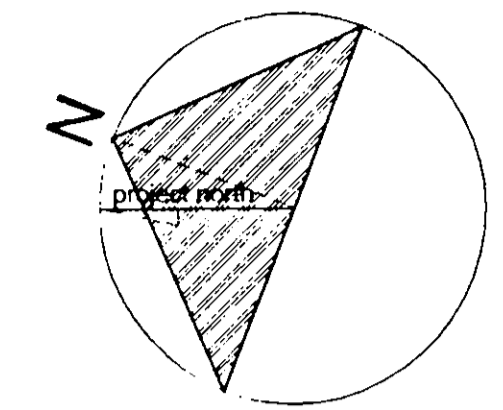
Checked:  
ds  
Client:  
JLP Raven

Title:  
General Arrangement  
Proposed Roof Plan

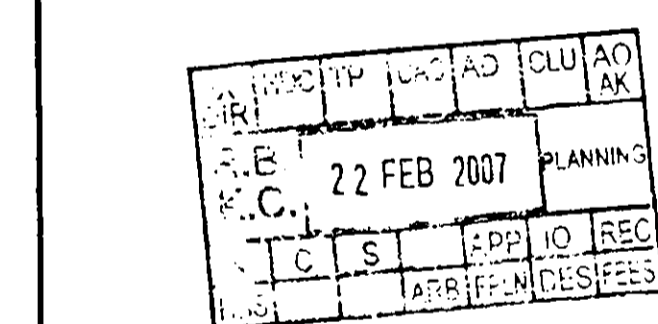
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Preliminary		1:100
Project no. / Stage / Drawing no.	Date:	Revision:
537/P/013	Jan'07	E

Figured dimensions only are to be taken from this drawing. All dimensions are to be checked on site before any work is put in hand. If in doubt, ask.

NOTES



ADAM & EVE MEWS



Rev	Description	Drawn	Date	Checked
E	Heat Pumps removed	GM	20.02.07	GM
D	Following Brian Smith's	GM	13.02.07	GM
C	General Revisions for discussion	GM	06.02.07	GM
B	Preliminary consultants issue	ES	24.01.07	GM
A	Preliminary planning amendment discussion	FS	16.01.07	DS

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architects + interiors + design consultants

1 Vendour Place  
Ravenscourt Park  
Hammersmith London  
W8 5NU

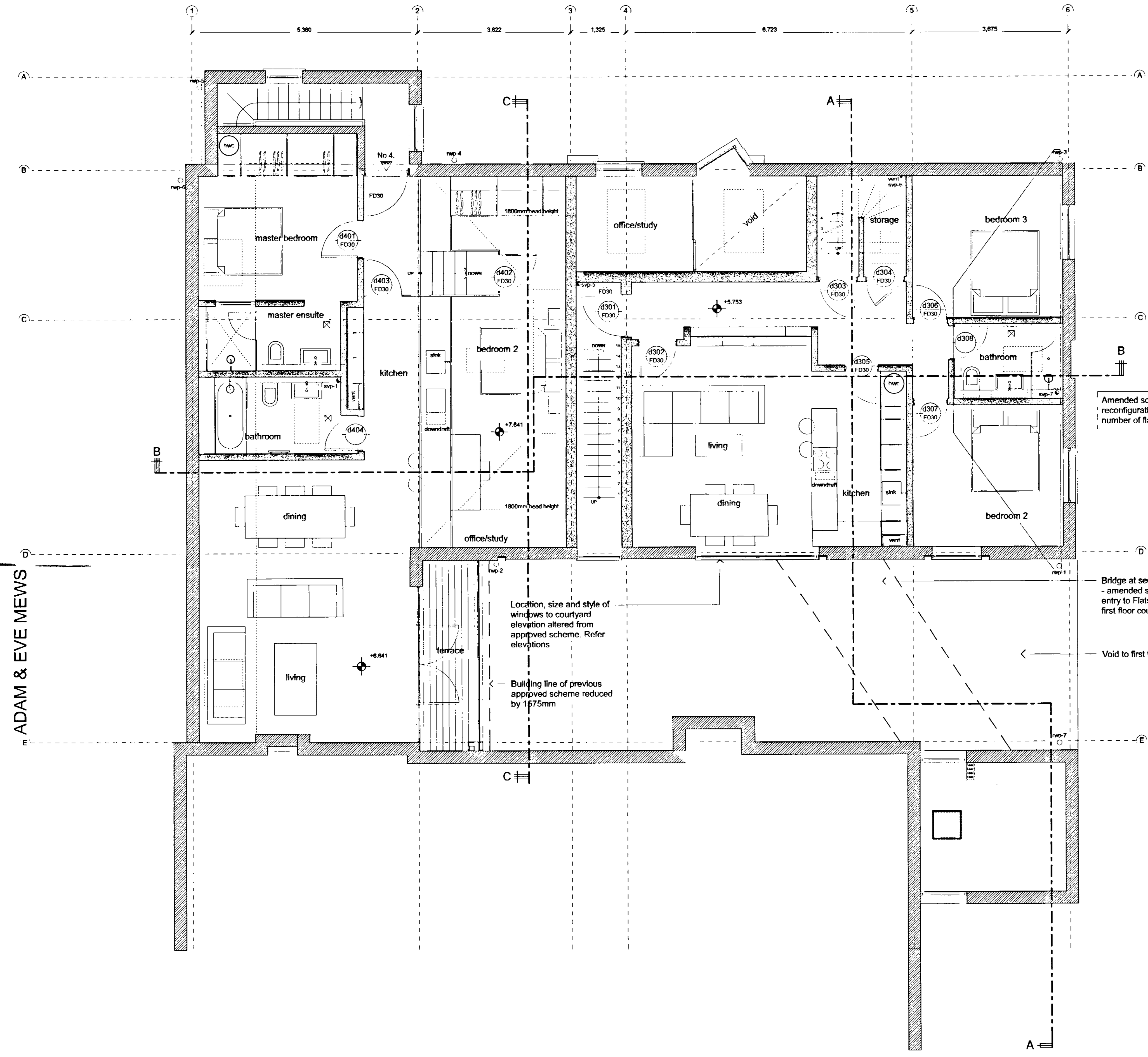
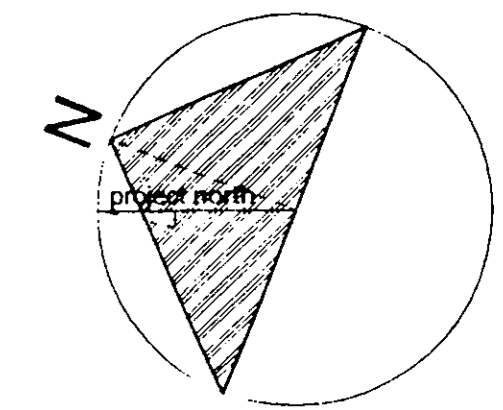
tel: 020 8600 4171  
fax: 020 8600 4181  
mail: shh@shh.co.uk  
web: www.shh.co.uk

Project: <b>Adam &amp; Eve Mews</b>	
Author:	Site Address: Kensington London W8 6BL
Checked:	Client: JLP Raven
Title: General Arrangement Proposed Third Floor	

Status:	Scale A1:	Scale A3:
Preliminary		1:100
Project no. / Stage / Drawing no.	Date:	Revised:
537/P/012	Jan'07	E

Figured dimensions only are to be taken from this drawing. All dimensions are to be checked on site before any work is put in hand. If in doubt, ask.

NOTES



Rev	Description	Drawn	Date	Checked
E	Heat Pumps removed	GM	20.02.07	GM
D	Following Brian Smith Meet	GM	13.02.07	GM
C	General Revisions for discussion	GM	06.02.07	GM
B	Preliminary consultants issue	ES	24.01.07	GM
A	Preliminary planning amendment discussion	ES	18.01.07	DS

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 W6 8NU

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 fax: 020 8600 4181  
 email: shh@shh.co.uk  
 web: www.shh.co.uk

**Adam & Eve Mews**

Author: Site Address:  
 ES Kensington  
 London W8 6BL

Checked: Client:  
 ds JLP Raven

Title: General Arrangement  
 Proposed Second Floor

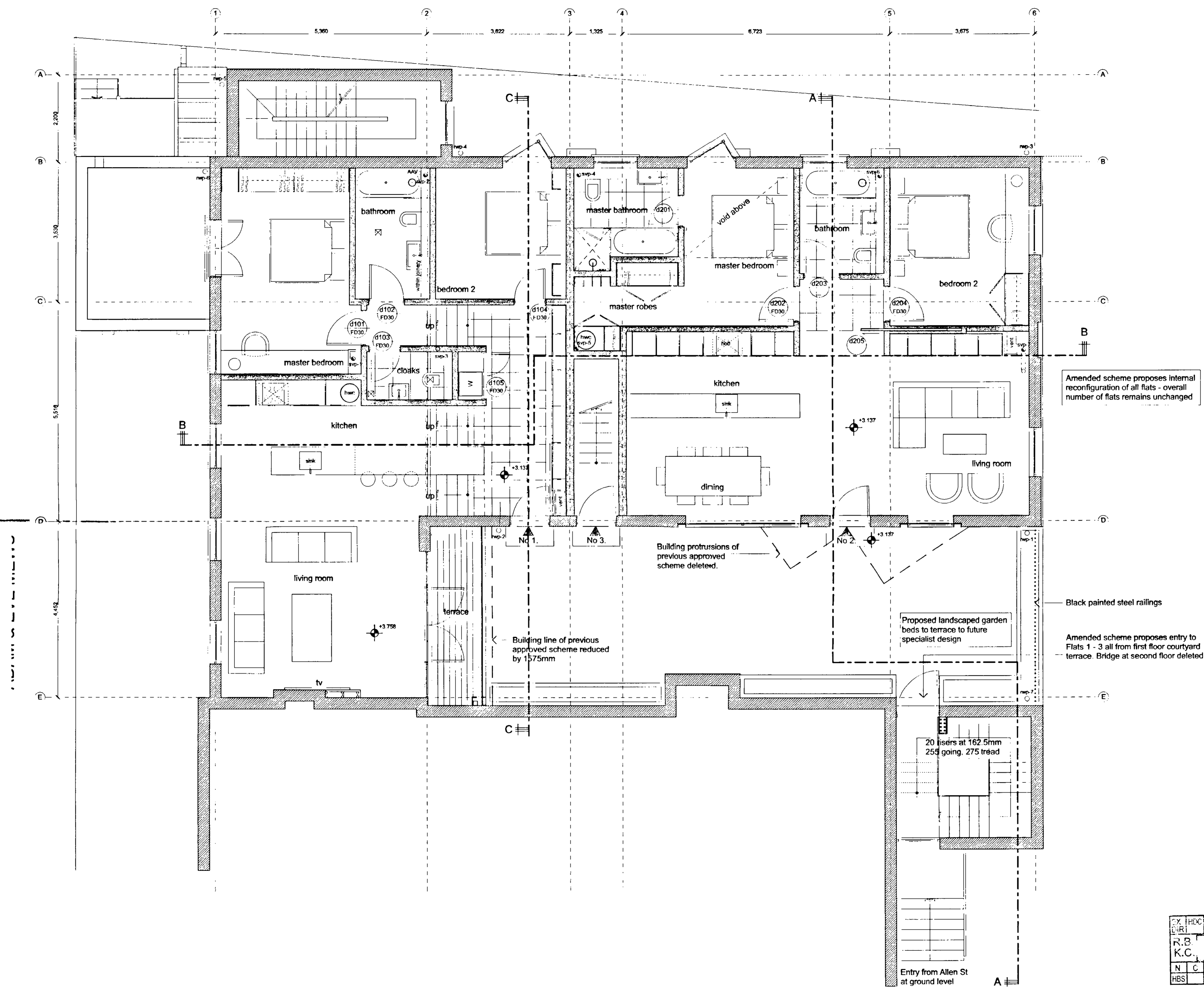
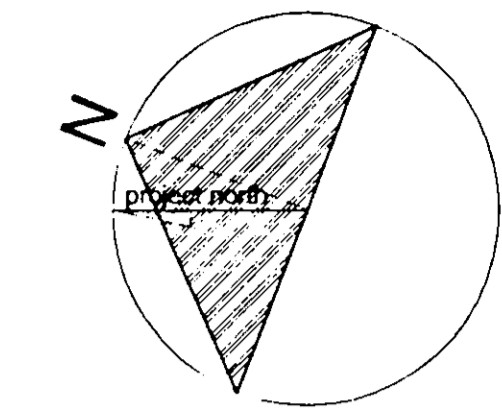
Status: Preliminary Scale A1: 1:100

Project no. / Stage / Drawing no. Date: Revision:  
 537/P/011 Jan'07 E

EX HEAD PLAN 1:100  
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Figured dimensions only are to be taken from this drawing. All dimensions are to be checked on site before any work is put in hand. If in doubt, ask.

NOTES

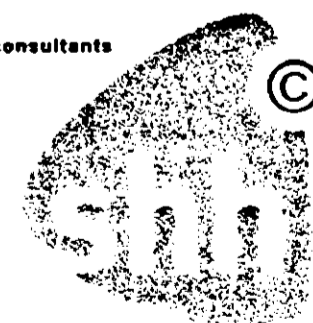


Rev	Description	Drawn	Date	Checked
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C	General Revisions for discussion	GM	08.02.07	GM
B	Preliminary consultants issue	ES	24.01.07	GM
A	Preliminary planning amendment discussion	ES	16.01.07	DS

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K.C. 22 FEB 2007 PLANNING  
N C S JARDIN  
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Project: <b>Adam &amp; Eve Mews</b>		
Author:	Site Address: Kensington London W8 6BL	
Checked:	Client: JLP Raven	
Title: General Arrangement Proposed First Floor		
Status:	Scale A1:	Scale A3:
Preliminary		1:100
Project no. / Stage / Drawing no.	Date:	Revision:
537/P/010	Jan'07	E

**1** SCALE 1:50  
**PROPOSED FLOOR PLAN - First Floor**

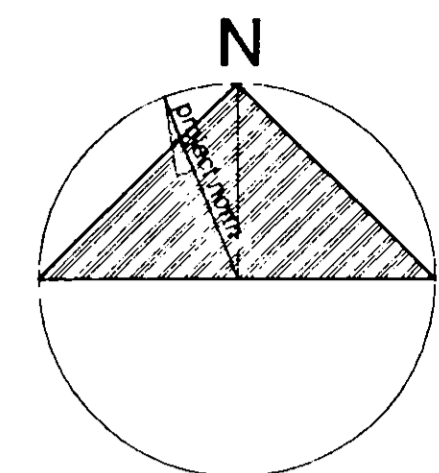


# DRAWINGS

- 537(P)001 Location Plan
- 537(P)010 First Floor Plan
- 537(P)011 Second Floor Plan
- 537(P)012 Third Floor Plan
- 537(P)013 Roof Plan
  
- 537(P)201 South Elevation
- 537(P)202 Courtyard Elevation
- 537(P)203 Stair Tower and Section C
  
- 537(P)301 Proposed Section A
- 537(P)302 Proposed Section B

Figured dimensions only are to be taken from this drawing. All dimensions are to be checked on site before any work is put in hand. If in doubt, ask.

NOTES



Rev	Description	Drawn	Date	Checked
A	Preliminary planning amendment discussion	ES	16.01.07	DS

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EX	HDC	TP	QUANT	QUANT	QUANT	QUANT	QUANT
DIR							
R.B.	22 FEB 2007			PLANNING			
K.C.							
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HBS				FEES			

Project: <b>Adam &amp; Eve Mews</b>		
Author:	Site Address: Kensington London W8 6BL	
Checked:	Client: JLP Raven	
Title: Location Plan		
Status:	Scale A1:	Scale A3:
Preliminary	1:500	1:1000
Project no. / Stage / Drawing no.	Date:	Revision:
537/P/001	Jan'07	A



Spence Harris Hogan associates

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**FAO Alison Flight**  
Planning & Conservations Department  
Royal Borough of Kensington & Chelsea  
Third Floor Town Hall  
Hornton Street  
LONDON  
W8 7NX

Date: 30 March 2007  
Our Ref: 537.03-AF-GM(amendment)  
Page 1 of 1

Dear Alison,

**Re: Amendment to Residential Accommodation at rear of Kensington United Reformed Church, Allen St (Planning approval TP/98/2155).**

Further to our letter 20 February 2007 and enclosed drawings, we would like to inform you that we are still awaiting the letter from yourself confirming your verbal agreement of 19 February 2007 that the proposed alterations do not constitute a material change to the planning approval granted under TP/98/2155.

We are proceeding with construction on this basis.

On several occasions we have tried to call you and discuss progress, but unfortunately have not been able to speak with you. Could you please let us know how things are progressing.

Regards,

Yours Sincerely,  
**SHH Architects and Design Consultants**



**Guy Matheson**  
Associate

cc: Andrew Garwood Watkins  
encl: nil

(97)

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**FAO Alison Flight**  
 Planning & Conservations Department  
 Royal Borough of Kensington & Chelsea  
 Third Floor Town Hall  
 Horton Street  
 LONDON  
 W8 7NX

Spence Harris Hogan associates  
 1 Vencourt Place  
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 Hammersmith  
 London  
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tel : 020 8600 4171  
 fax : 020 8600 4181  
 mail : shh@shh.co.uk  
 web : www.shh.co.uk

Date: 20 February 2007  
 Our Ref: 537.03-AF-GM(amendment)20.02.07  
 Page 1 of 1

Dear Alison,

**Re: Amendment to Residential Accommodation at rear of Kensington United Reformed Church, Allen St (Planning approval TP/98/2155).**

Thank you for taking the time on to discuss our proposed amendments to the approval for this site. We have revised the two items which you found contentious, namely the bamboo screening to the South Elevation and the Heat Pump plant located on the stair tower roof. The railings to the Southern edge of the terrace are now black painted steel and the Heat Pump plant has been removed.

As per our telephone conversation of 19 February, we understand that the other minor alterations cause no material change, so can be handled as an amendment to the approved scheme. We enclose two sets of drawings for your records.

We look forward to receiving your written consent to the proposed amendments to the scheme.


Regards,

Yours Sincerely,  
**SHH Architects and Design Consultants**



**Guy Matheson**

cc: Andrew Garwood Watkins  
 encl: 2 copies of 10no. A1 drawings. Refer drawing issue sheet.



EX	HDC	TP	CAC	AD	PLU	AO
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R.B.	22 FEB 2007				PLANNING	
K.C.						
N	C	S	APP	IO	REC	
HBS						FEES

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# PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

---

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

---

Spence Harris Hogan Associates  
1 Vencourt Place  
London W6 9NU

Switchboard: 020 7937 5464  
Extension: 3260  
Direct Line: 020 7361 3260  
Facsimile: 020 7361 3463  
Email: alison.flight@rbkc.gov.uk  
Web: www.rbkc.gov.uk



ENSINGTON  
AND CHELSEA

---

10 April 2007

---

My reference: DPS/DCC/TP/98/ 2155 Your reference: 537.03-AF-GM (amendment) 20.02.07 Please ask for: Allison Flight

Dear Sir

**Town and Country Planning Act 1990**

**Re: Kensington United Reformed Church, Allen Street W8**

Thank you for your letter and accompanying drawings dated 20 February 2007 regarding the above premises. Please accept my apologies for the delay in reply.

I would advise you that I am of the opinion that the alterations as indicated on your submitted drawings; 537/P/001 Rev A, P/010 Rev E, P/011 Rev E, P/012 Rev E, P/013 Rev E, P/201 Rev E, P/202 Rev D, P/203 Rev B, P/301 Rev D and 302 Rev D are considered acceptable and represent a non material amendment to planning permission granted 20 September 1999 (Ref: TP/98/2155). Therefore, no further planning permission will be required in this case.

I hope this letter clarifies all the outstanding matters relating to the above property. However, if you have any further queries, please contact Allison Flight who is available on the above extension number.

Yours faithfully

  
M J French  
Executive Director, Planning and Conservation



INVESTOR IN PEOPLE

covered in  
Council letter dated 10/4/07



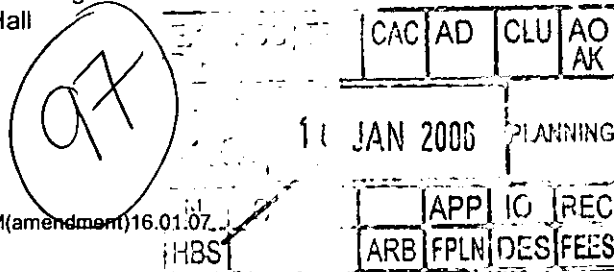
architects & design consultants

Spence Harris Hogan associates

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web : www.shh.co.uk

**FAO Alison Flight**  
Planning & Conservations Department  
Royal Borough of Kensington & Chelsea  
Third Floor Town Hall  
Hornton Street  
LONDON  
W8 7NX



Date: 16 January 2007  
Our Ref: 537.03-AF-GM(amendment)16.01.07  
Page 1 of 2

Dear Alison,

**Re: Amendment to Residential Accommodation at rear of Kensington United Reformed Church, Allen St (Planning approval TP/98/2155).**

Thank you for taking the time to discuss our proposed amendments to the approval for this site. As agreed, please find enclosed draft drawings illustrating the changes.

To summarise, the alterations from the approved scheme are as follows;

- Internal rearrangement of the flats, maintaining the same number of units.

	Approved	Proposed
Flat 1	2 bedrooms	2 bedrooms
Flat 2	3 bedrooms	2 bedrooms
Flat 3	4 bedrooms	3 bedrooms
Flat 4	1 bedroom	2 bedrooms
Total	10 bedrooms	9 bedrooms
- Removing the porches of the residential accommodation which protrude onto the raised courtyard.
- Deleting the bridge link between the stair tower and residential accommodation. 3 of the units will now enter off the first floor raised terrace, while the fourth retains it's entry off Adam & Eve Mews.
- Rendering the stair tower to tidy up and separate visually what is currently an incongruous later addition to the church constructed from numerous mis-matched brick types. We also propose replacing the rotting timber fixed windows to the stair tower and lower the roof internally to create a housing for energy efficient heat pumps. An acoustic report is being prepared to ascertain any amenity issues associated with these pieces of plant.
- Maintaining all the visible elevations as per the approved scheme, these are the South North and East Elevations. Amending the elevations which face the raised courtyard (West) to become a more considered contemporary look coherent with the look and feel of the interiors.
- Unify the two small individual dormers on the West elevation to create a single flat dormer which protrude less than the approved scheme. Please refer to the South Elevation.

We trust that you will ascertain the modifications to be immaterial and therefore action the changes as an amendment to planning. If you would like to discuss the changes we would be happy to attend a meeting at the Council. Please advise.



Yours Sincerely,  
**SHH Architects and Design Consultants**

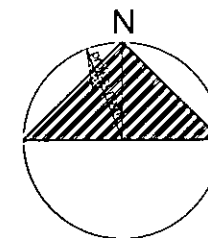
A handwritten signature in black ink, appearing to read 'Guy Matheson', with a stylized, cursive script.

**Guy Matheson**

cc: Andrew Garwood Watkins  
encl: 9no. A3 drawings. Refer Drawing Issue Sheet

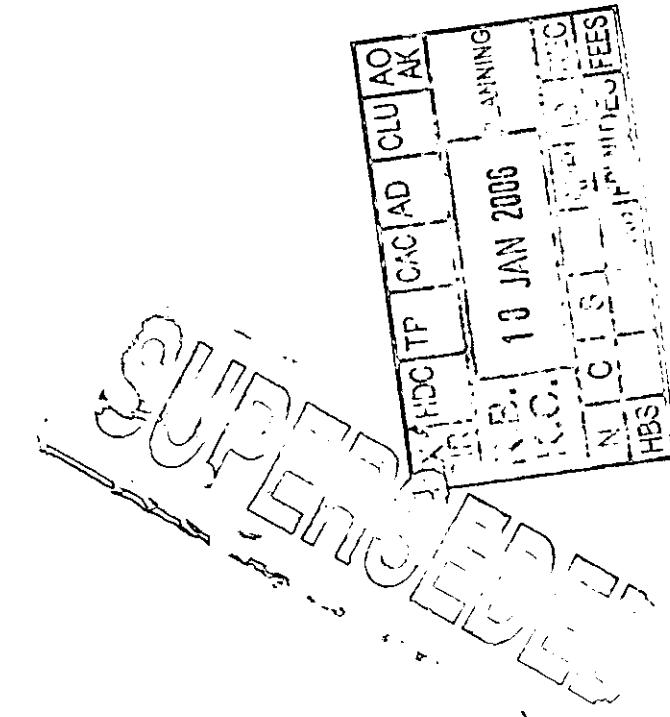
Figured dimensions only are to be taken from this drawing. All dimensions are to be checked on site before any work is put in hand. If in doubt, ask.

NOTES




# PLANNING DRAWINGS

- 537(P)001 Location Plan
- 537(P)010 First Floor Plan
- 537(P)011 Second Floor Plan
- 537(P)012 Third Floor Plan
- 537(P)013 Roof Plan
  
- 537(P)201 South & Stair Tower Elevation
- 537(P)202 Courtyard Elevation
  
- 537(P)301 Proposed Section A
- 537(P)302 Proposed Section B

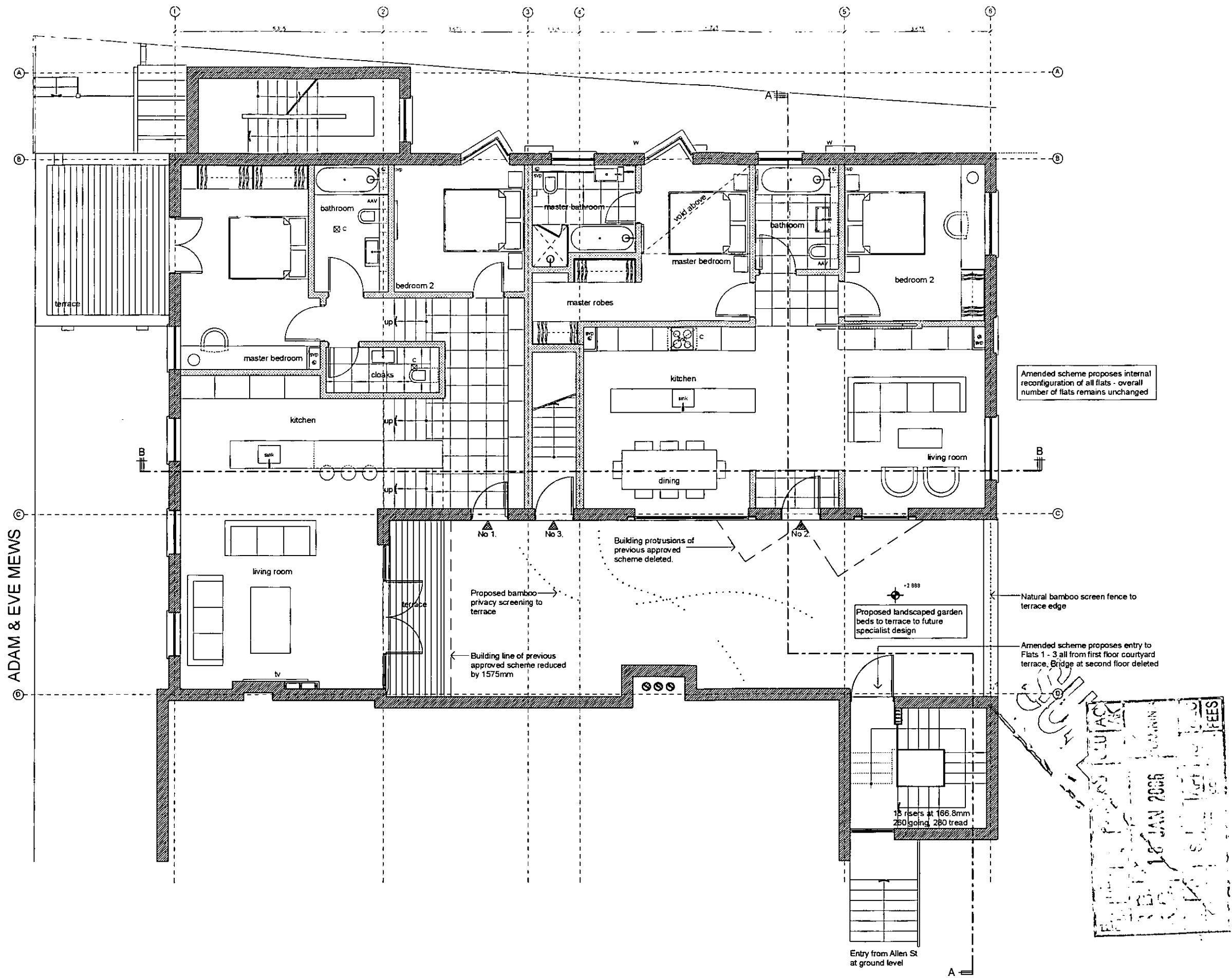
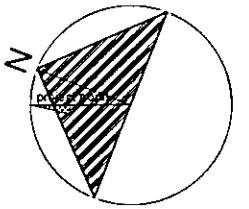


Rev	Description	Drawn	Date	Checked

Spence Harris Pagan associates architects + interiors + design consultants 1 Vermont Place Ravenscourt Park Hammerwich London W8 6BU tel: 020 8000 4171 fax: 020 8000 4181 mail: shh@shh.co.uk web: www.shh.co.uk				
				
Project No	537 Adam & Eve Mews			
Author	ES Kensington London W8 6BL			
Checked	ds JLP Raven			
Title	Location Plan			
Status	Scale A1	Scale A2		
Preliminary		1:500		
Project no / Stage / Drawing no	Date	Revision		
537/P/001	Jan'07	A		

Figured dimensions only are to be taken from this drawing. All dimensions are to be checked on site before any work is put in hand. If in doubt, ask.

NOTES



ADAM & EVE MEWS

Amended scheme proposes internal reconfiguration of all flats - overall number of flats remains unchanged

Building protrusions of previous approved scheme deleted.

Proposed bamboo privacy screening to terrace  
Building line of previous approved scheme reduced by 1575mm

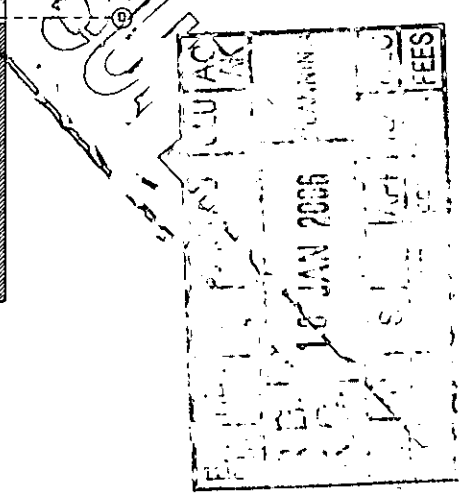
Proposed landscaped garden beds to terrace to future specialist design

Natural bamboo screen fence to terrace edge

Amended scheme proposes entry to Flats 1 - 3 all from first floor courtyard terrace. Bridge at second floor deleted

15 risers at 166.8mm  
280 going, 280 tread

Entry from Allen St at ground level



Rev	Description	Drawn	Date	Checked
A	Preliminary planning amendment discussion	ES	18.01.07	DS

Spence Harris Megan associates  
architects + interiors + design consultants

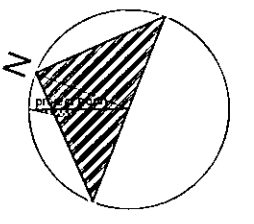
1 Vancourt Place  
Riverscourt Park  
HammerSmith London  
W6 8NU

tel: 020 8600 4171  
fax: 020 8600 4181  
email: shh@shh.co.uk  
web: www.shh.co.uk

Project	637 Adam & Eve Mews		
Author	Site Address	Kensington London W6 6BL	
Checked	Client	JLP Raven	
Title	General Arrangement Proposed First Floor		
Status	Scale A1	Scale A3	
Preliminary		1:100	
Project no / Stage / Drawing no	Date	Revision	
537/P/010	Jan'07	A	

Figured dimensions only are to be taken from this drawing. All dimensions are to be checked on site before any work is put in hand. If in doubt, ask.

NOTES



Amended scheme proposes internal reconfiguration of all flats - overall number of flats remains unchanged

Bridge at second floor deleted - amended scheme proposes entry to Flats 1 - 3 all from first floor courtyard terrace

Void to first floor terrace

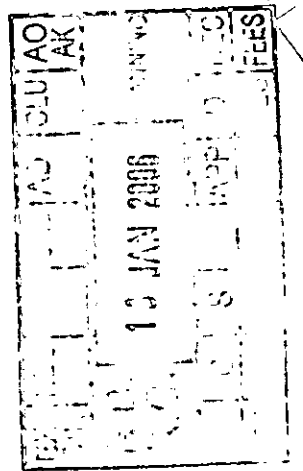
Location, size and style of windows to courtyard elevation altered from approved scheme. Refer elevations

Building line of previous approved scheme reduced by 1575mm

15 risers at 166 8mm  
260 going 260 tread

boiler flues

ADAM & EVE MEWS



Rev	Description	Drawn	Date	Checked
A	Preliminary planning amendment discussion	ES	16 01 07	DS

Spence Harris Hagan associates  
architects + interiors + design consultants

1 Vancourt Place  
Riverscourt Park  
Hammerwich London  
W6 8JW

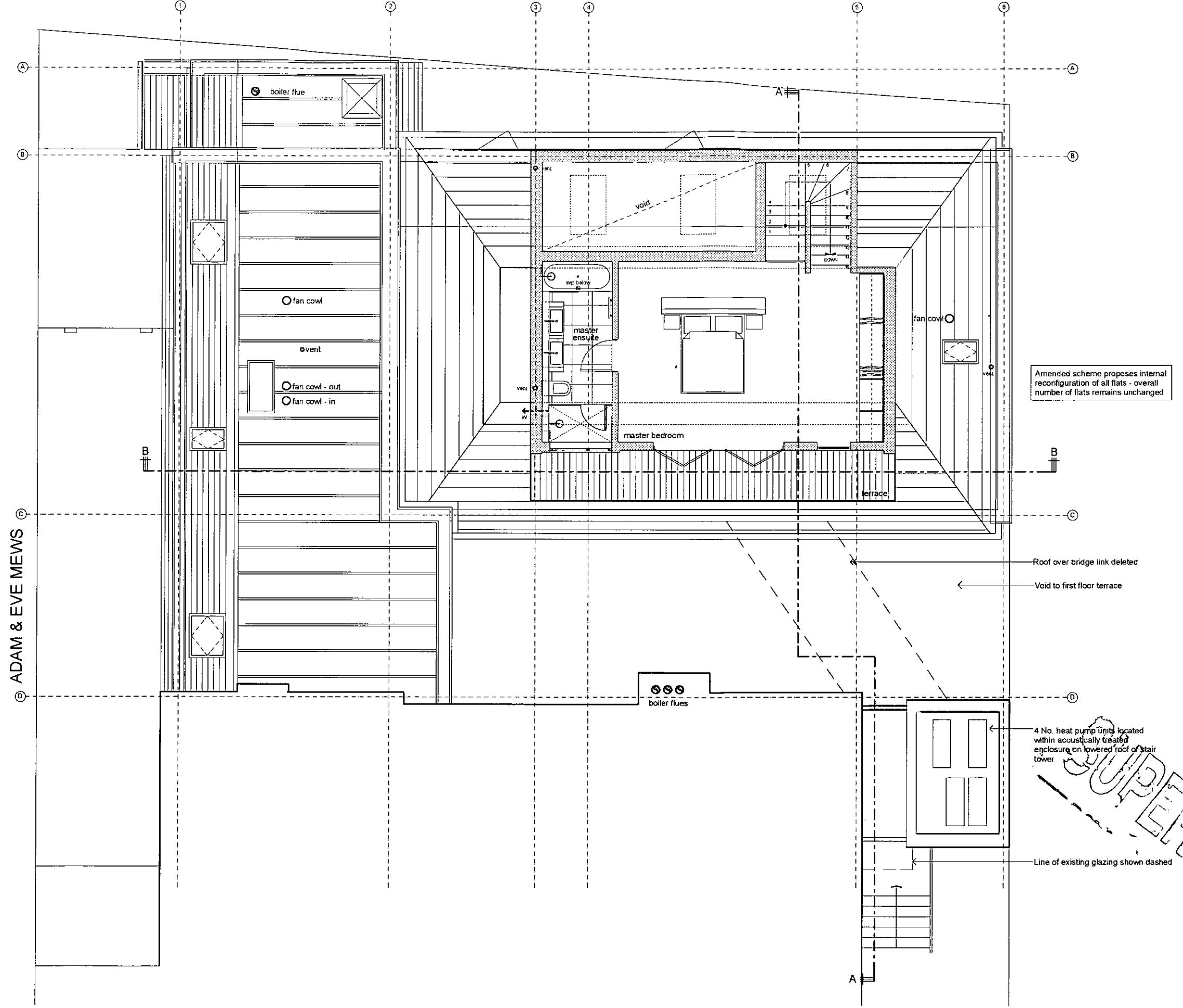
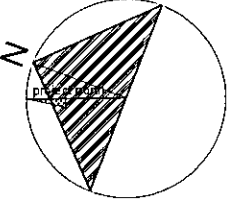
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Project	537 Adam & Eve Mews		
Author	Site Address	Kensington London W8 6BL	
Checked	Client	JLP Raven	
Title General Arrangement Proposed Second Floor			
Status	Scale A1	Scale A3	
Preliminary		1:100	
Project no / Stage / Drawing no	Date	Revision	
537/P/011	Jan'07	A	



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NOTES



Amended scheme proposes internal reconfiguration of all flats - overall number of flats remains unchanged

EX	INDC	PLANNING
18	JAN	2006
N. E.	K.C.C.	N C S
		APPLIO REC
		HBS

Rev	Description	Drawn	Date	Checked
A	Preliminary planning amendment discussion	ES	18 01 07	DG

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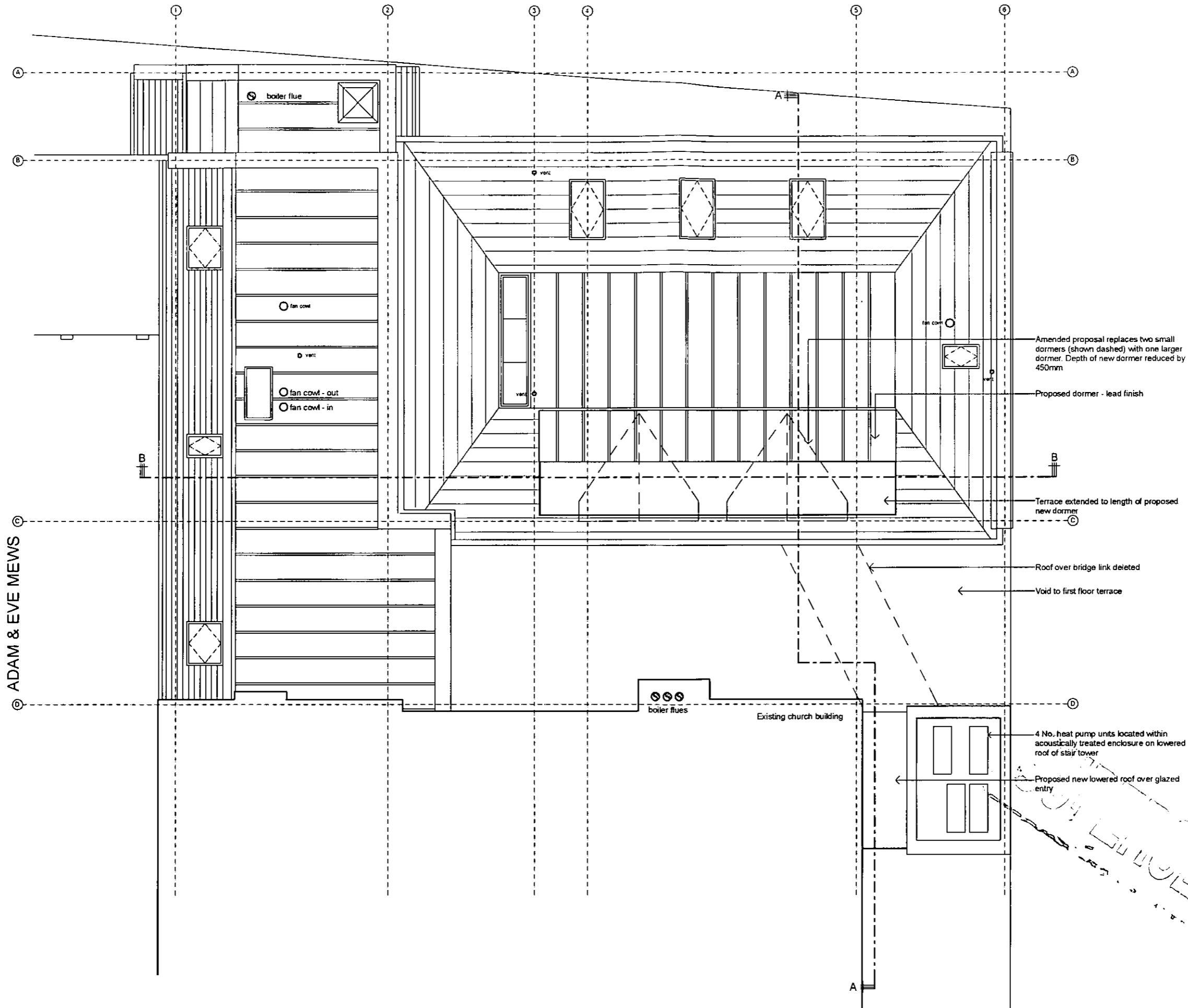
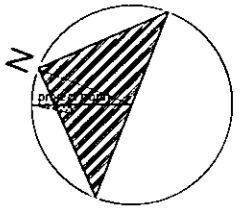
Project	537 Adam & Eve Mews		
Author	Site Address	Kensington London W8 6BL	
Checked	Client	JLP Raven	
Title General Arrangement Proposed Third Floor			
Status	Scale A1	Scale A3	
Preliminary		1:100	
Project no / Stage / Drawing no	Date	Revision	
537/P/012	Jan'07	A	

SUPERGRIP

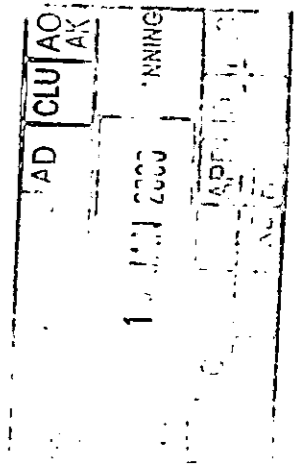
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NOTES



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Rev	Description	Drawn	Date	Checked
A	Preliminary planning amendment discussion	ES	16 01 07	DS

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1 Veneourt Place  
Hammersmith Park  
Hammersmith London  
W6 9HU

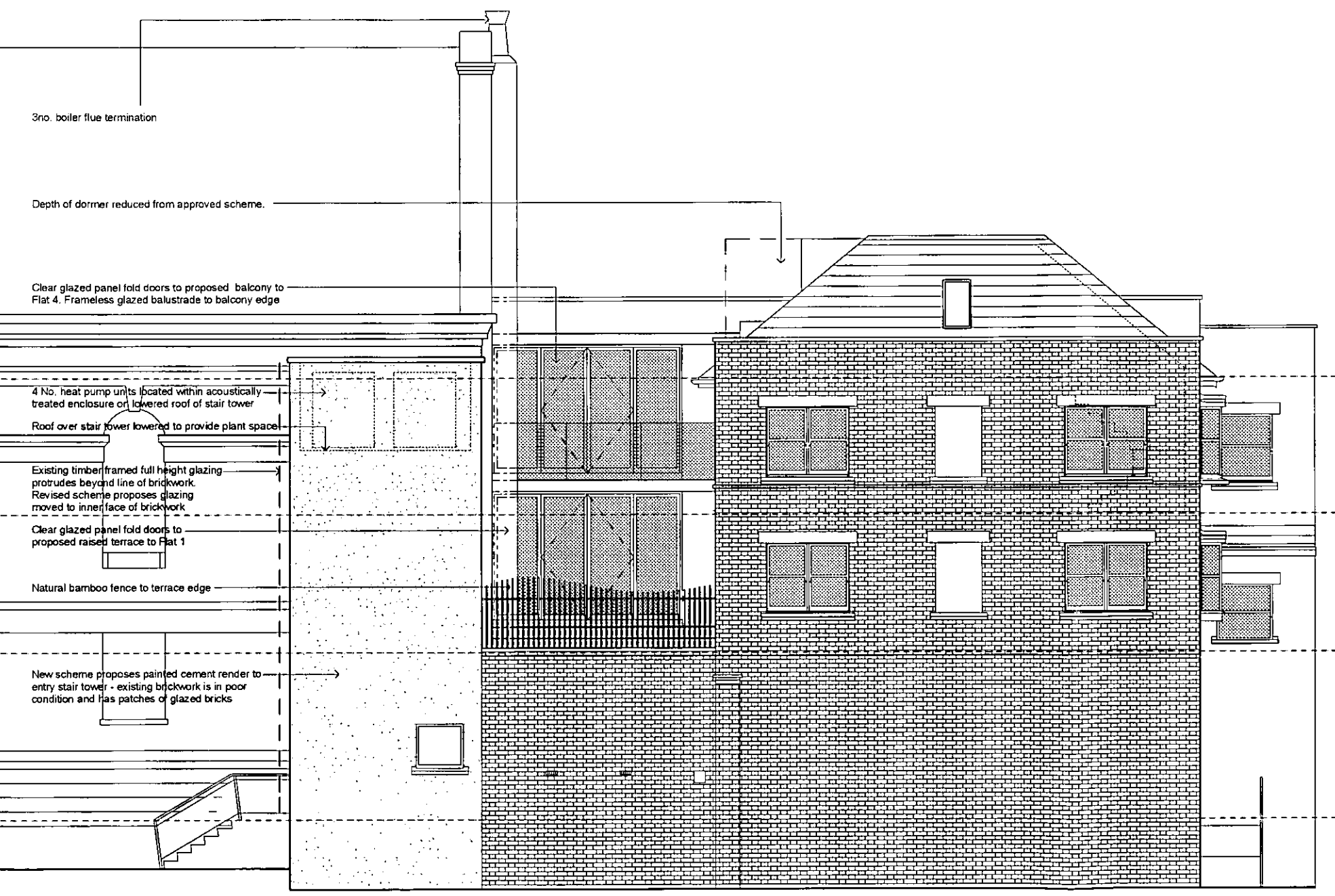
tel: 020 8900 4171  
fax: 020 8900 4181  
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web: www.shh.co.uk



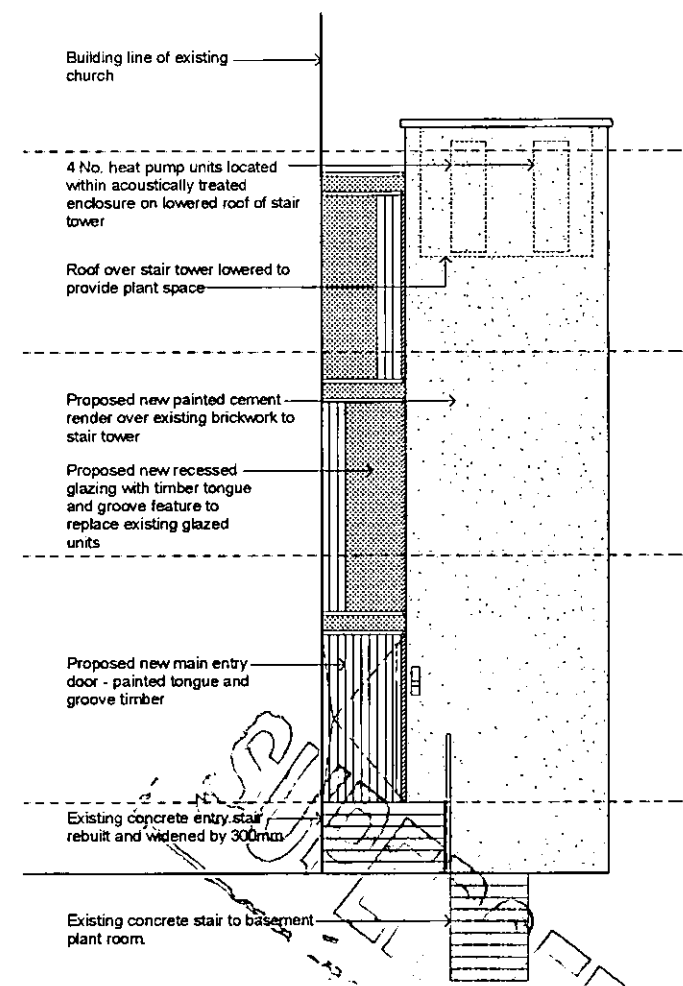
Project	537 Adam & Eve Mews		
Author	Site Address	Kensington London W8 6BL	
Checked	Client	JLP Raven	
Title General Arrangement Proposed Roof Plan			
Scale	Scale A1	Scale A2	
Preliminary		1:100	
Project no / Stage / Drawing no	Date	Revision	
537/P/013	Jan'07	A	

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NOTES



**1** SCALE 1:100  
**PROPOSED SOUTH ELEVATION**



**2** SCALE 1:100  
**STAIRCASE TOWER ELEVATION**

Rev	Description	Drawn	Date	Checked
A	Preliminary drawing amendment / discussion	ES	16 01 07	DS

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1 Vincourt Place  
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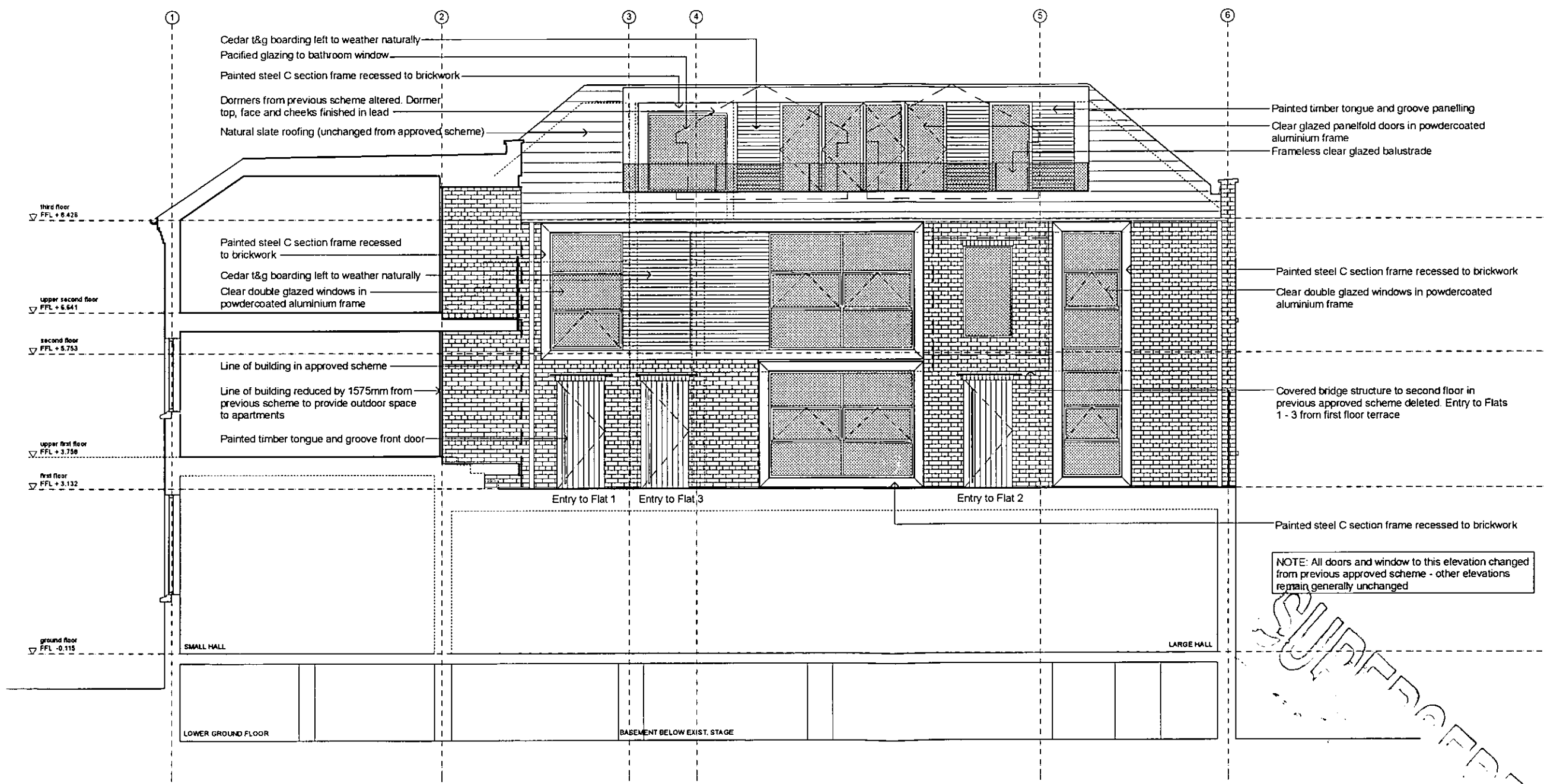
tel: 020 8600 4171  
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Project no	537 Adam & Eve Mews		
Author	ES Kensington London W8 6BL		
Checked	ds JLP Raven		
Title	Elevation External Elevations		
Status	Preliminary	Scale A1 1:50	Scale A3 1:100
Project no / Stage / Drawing no	Date	Revision	
537/P/201	Jan'07	A	

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NOTES



third floor  
▽ FFL + 8.426

upper second floor  
▽ FFL + 6.641

second floor  
▽ FFL + 5.753

upper first floor  
▽ FFL + 3.758

first floor  
▽ FFL + 3.132

ground floor  
▽ FFL - 0.115

Painted steel C section frame recessed to brickwork

Cedar t&g boarding left to weather naturally

Clear double glazed windows in powdercoated aluminium frame

Line of building in approved scheme

Line of building reduced by 1575mm from previous scheme to provide outdoor space to apartments

Painted timber tongue and groove front door

Painted timber tongue and groove panelling

Clear glazed panelfold doors in powdercoated aluminium frame

Frameless clear glazed balustrade

Painted steel C section frame recessed to brickwork

Clear double glazed windows in powdercoated aluminium frame

Covered bridge structure to second floor in previous approved scheme deleted. Entry to Flats 1 - 3 from first floor terrace

Painted steel C section frame recessed to brickwork

NOTE: All doors and window to this elevation changed from previous approved scheme - other elevations remain generally unchanged

EX HDG TP CAC AD CUU AC PAS

R.B. K.C. N.C.S. HBS

18 JAN 2006

Rev	Description	Drawn	Date	Checked
A	Preliminary planning amendment discussion	ES	18 01 07	DS

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Architects + Interiors + Design Consultants

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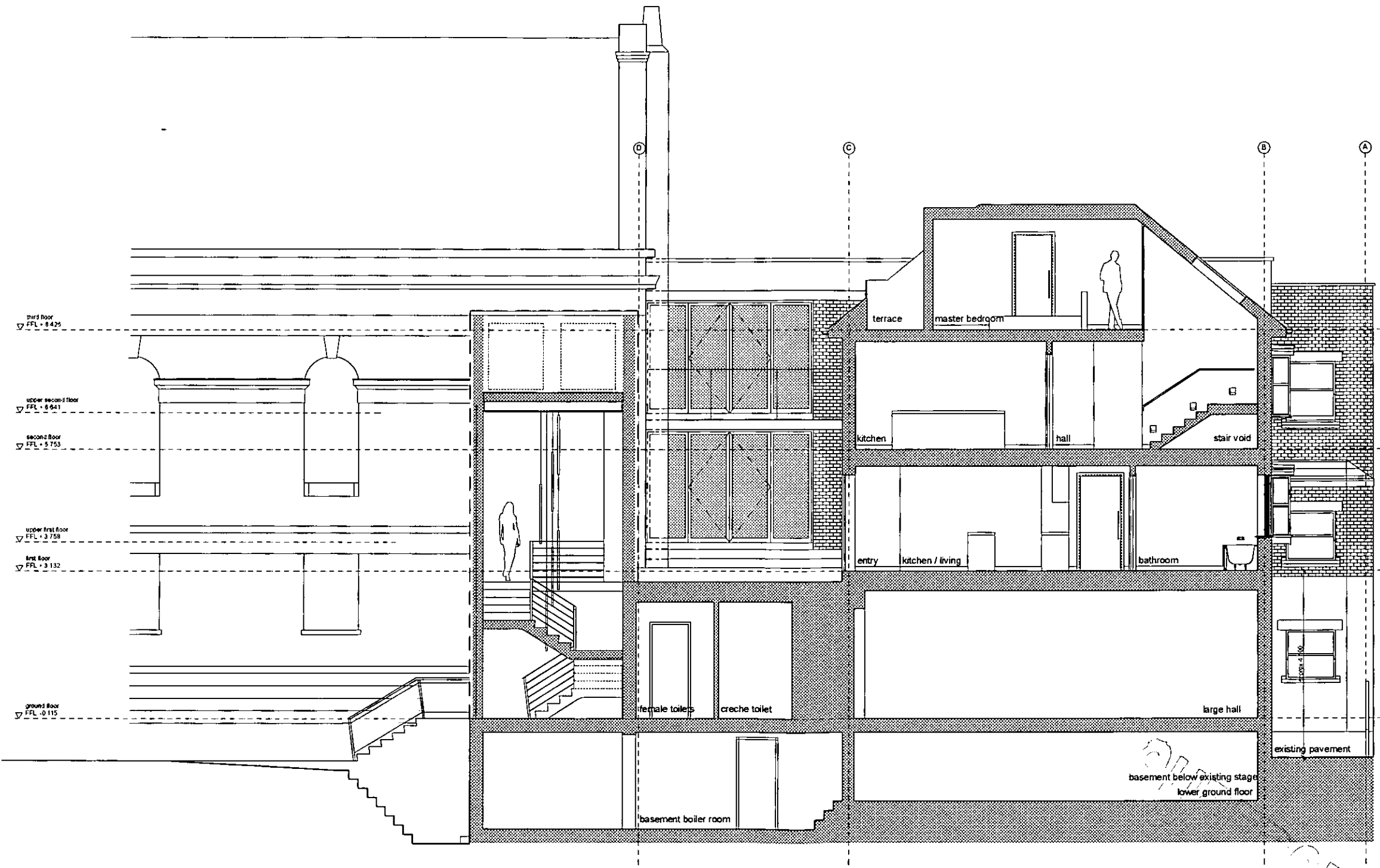


Project	537 Adam & Eve Mews		
Author	ES	Site Address	Kensington London W6 6BL
Checked	ds	Client	JLP Raven
Title	Elevation Courtyard Elevation		
Scale	Preliminary	Scale A1	Scale A2
Project no / Stage / Drawing no	537/P/202	Date	Jan'07
Revision		Revision	A

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NOTES

EX-100  
1 - JAN 2008




Rev	Description	Drawn	Date	Checked
A	Preliminary planning amendment discussion	ES	16 01 07	DS

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1 Veneourt Place  
Haverstock Park  
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W6 8JH

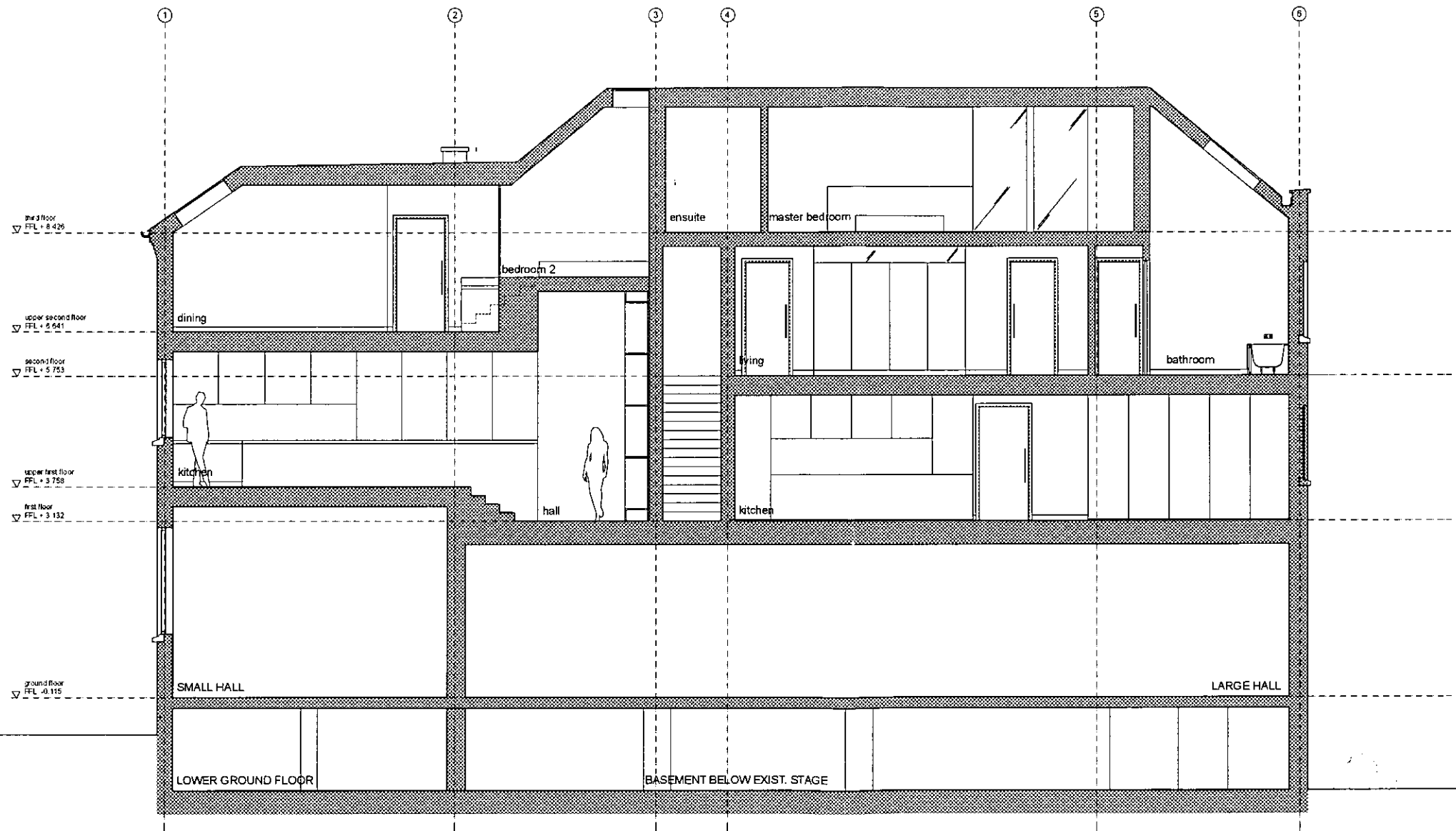
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web: www.shh.co.uk



Project	537 Adam & Eve Mews		
Author	ES Kensington London W8 6BL		
Checked	ds JLP Raven		
Title	Section PROPOSED SECTION AA		
Status	Scale A1	Scale A2	
Preliminary	1:50	1:100	
Project no / Stage / Drawing no	Date	Revision	
537/P/301	Jan'07	A	

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NOTES



18 JAN 2008  
 18 JAN 2008  
 18 JAN 2008


A	Preliminary planning amendment discussion	ES	16.01.07	DS
Rev	Description	Drawn	Date	Checked

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 architects • interiors • design consultants

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 Ravenscourt Park  
 Hammersmith London  
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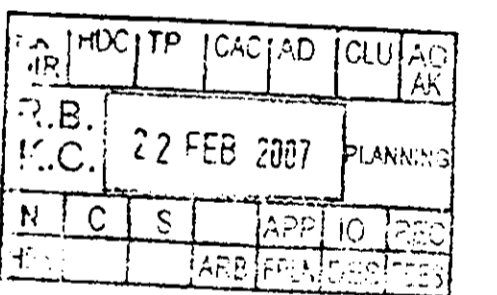
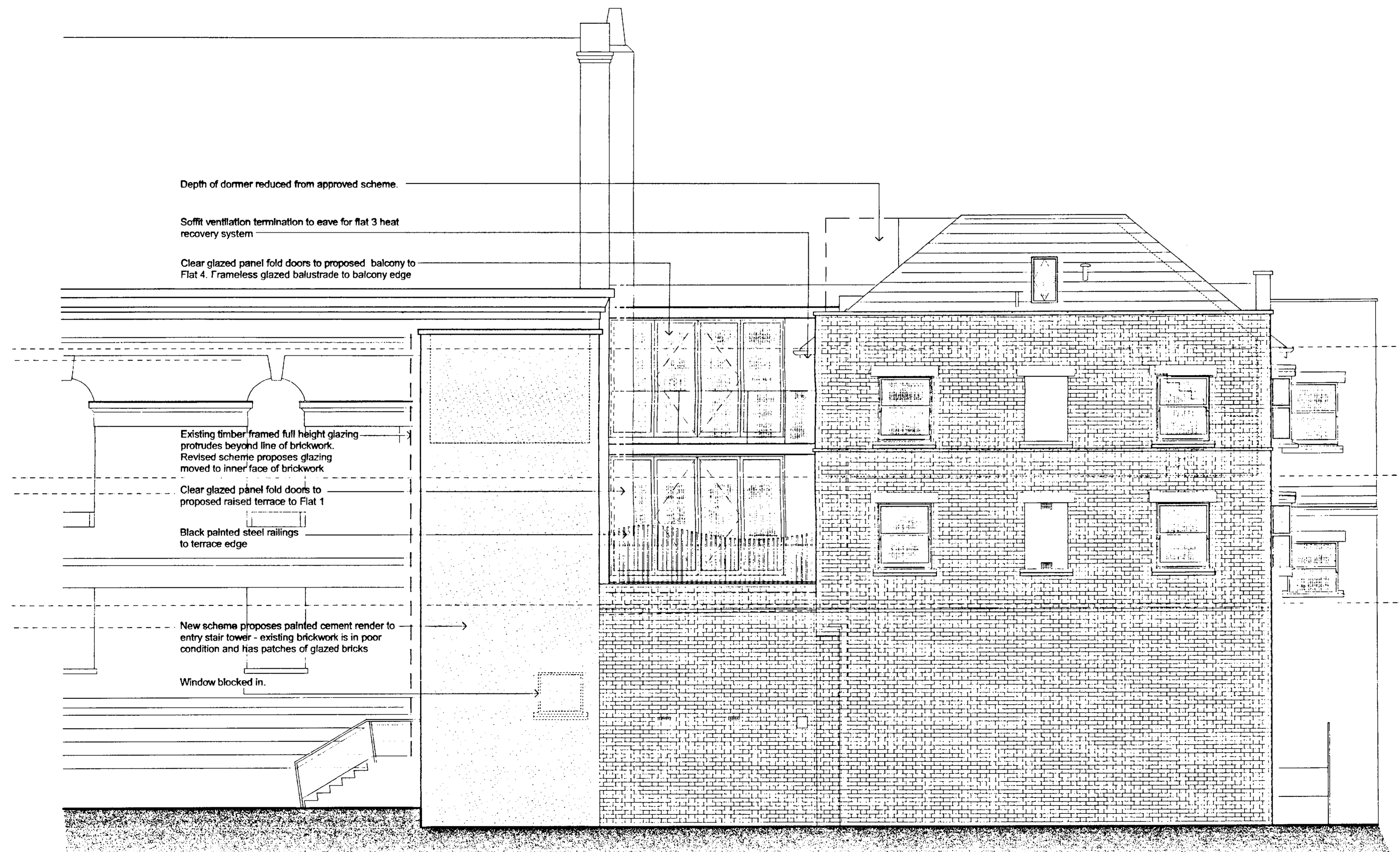
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 fax: 020 8950 4181  
 mail: shh@shh.co.uk  
 web: www.shh.co.uk



537	Project	Adam & Eve Mews		
Author	Site Address	Kensington London W6 6BL		
Checked	Client	JLP Raven		
Title		Section PROPOSED SECTION BB		
Status	Scale A1	Scale A3		
Preliminary	1:50	1:100		
Project no / Stage / Drawing no	Date	Revision		
537/P/302	Jan'07	A		

Figured dimensions only are to be taken from this drawing. All dimensions are to be checked on site before any work is put in hand. If in doubt, ask.

NOTES



Rev	Description	Drawn	Date	Checked
E	Railings changed to steel	GM	20.02.07	GM
D	Following Brian Smith Meet	GM	15.02.07	GM
C	General Revisions for discussion	GM	06.02.07	GM
B	Preliminary consultants issue	ES	24.01.07	GM
A	Preliminary planning amendment discussion	ES	16.01.07	DS

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Project: <b>Adam &amp; Eve Mews</b>		
Author:	Site Address:	
es	Kensington London W8 6BL	
Checked:	Client:	
ds	JLP Raven	
Title:	Elevation External Elevations	
Status:	Scale A1:	Scale A3:
Preliminary	1:50	1:100
Project no. / Stage / Drawing no.	Date:	Revision:
537/P/201	Jan'07	E

Figured dimensions only are to be taken from this drawing. All dimensions are to be checked on site before any work is put in hand. If in doubt, ask.

NOTES

ARCH	TP	CAD	CLU	AK
P.B.	22 FEB 2007			PLANNING
N	C	S	APPL	RES
APP		PLANNING FEES		

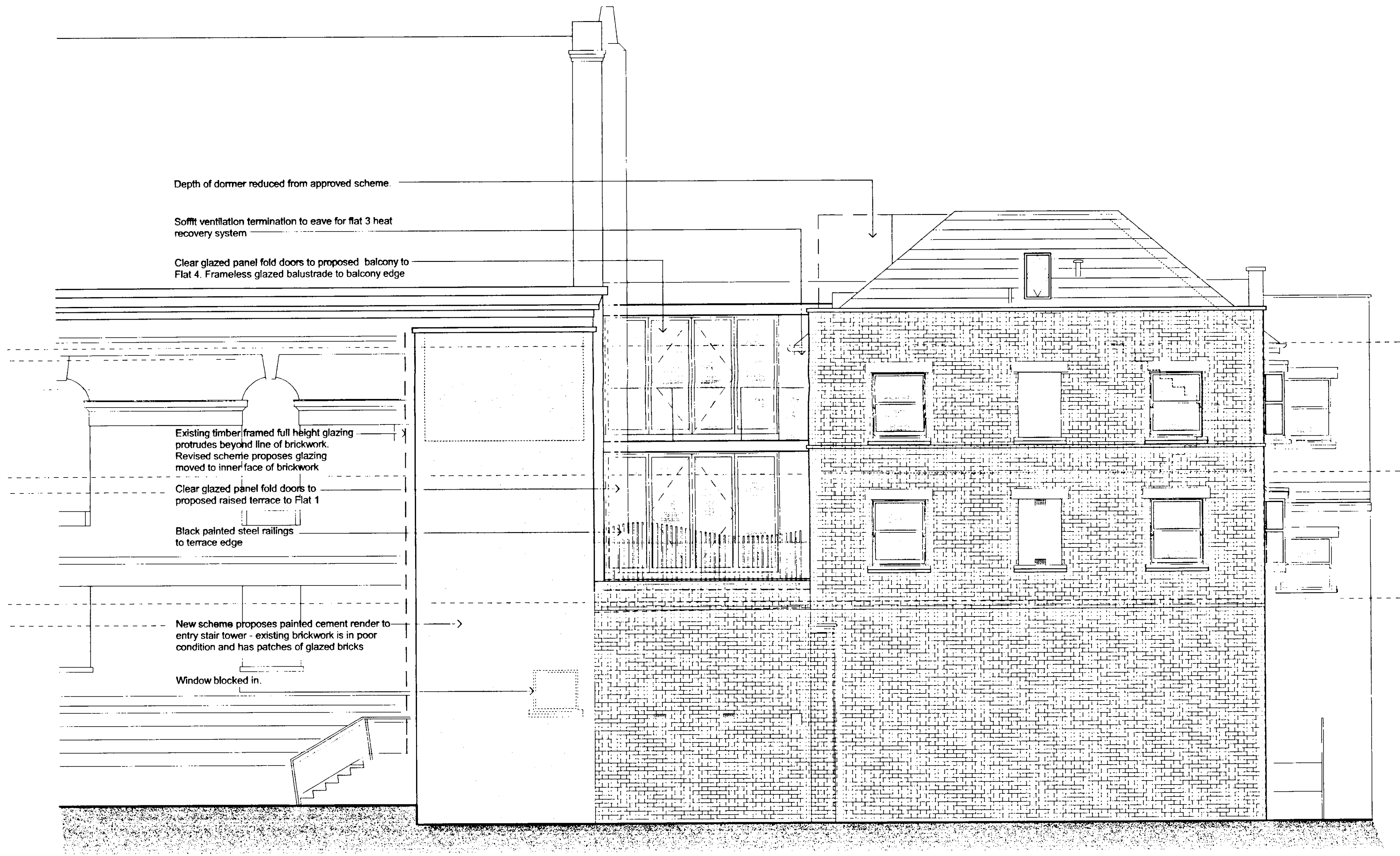
Rev	Description	Drawn	Date	Checked
E	Railings changed to steel	GM	20.02.07	GM
D	Following Brian Smith's letter	GM	13.02.07	GM
C	General Revisions for discussion	GM	08.02.07	GM
B	Preliminary consultants issue	FS	24.01.07	GM
A	Preliminary planning amendment discussion	FS	18.01.07	DS

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Project: Adam & Eve Mews		
Author:	Site Address:	
es	Kensington London W8 6BL	
Checked:	Client:	
ds	JLP Raven	
Title:	Elevation External Elevations	
Status:	Scale A1:	Scale A3:
Preliminary	1:50	1:100
Project no / Stage / Drawing no:	Date:	Revision:
537/P/201	Jan'07	E



Depth of dormer reduced from approved scheme

Soffit ventilation termination to eave for flat 3 heat recovery system

Clear glazed panel fold doors to proposed balcony to Flat 4. Frameless glazed balustrade to balcony edge

Existing timber framed full height glazing protrudes beyond line of brickwork. Revised scheme proposes glazing moved to inner face of brickwork

Clear glazed panel fold doors to proposed raised terrace to Flat 1

Black painted steel railings to terrace edge

New scheme proposes painted cement render to entry stair tower - existing brickwork is in poor condition and has patches of glazed bricks

Window blocked in.

1 SCALE 1:50 PROPOSED SOUTH ELEVATION