

26 May 2004

Our Ref: 0373.501.038

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

For the attention of Charlotte Cook.

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B.	27 MAY 2004				PLANNING	
K.C.						
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		ARB	FPLN	DES	FEED	

Dear Charlotte,

364 KENSINGTON HIGH STREET

You will recall that some weeks ago I raised with you the possibility of our client deciding not to undertake the replacement of the existing brickwork to the rear elevation. In the intervening period, design development and the requirements of Statutory Undertakers have also enforced changes to the Approved Drawings.

Further to those earlier discussions, and your telephone conversation yesterday with Nigel Knighton, I enclose herewith for your consideration, 2 sets of our latest drawings, as listed on the attached Drawing Issue Sheet, showing the changes now proposed.

The major alterations to the Approved Drawings are as follows:

1. Retention of existing brickwork to rear elevation.
2. Relocation of Basement Transformer Room to rear of Ground Floor Level with attendant alterations to elevational treatments on Holland Road, and also Kensington High Street, where the current Basement access and escape hatches will be removed, thereby permitting continuous glazing across the major street frontage.
3. Substitution of a cap-less curtain walling system for the structural glazing system previously proposed for the entrance atrium.
4. Removal of 1 no. low level plant screen from roof – (plant no longer required at this location).
5. Removal of existing window cleaning equipment.
6. Alterations to the layout of the central core within the building.

I accordingly apply hereby for Approval of the enclosed drawings as a Revision to the Approved Scheme under delegated powers. Should you have any queries regarding this submission or require any additional copies of drawings or information, please do not hesitate to contact me.

I shall be on holiday as from the whole of week commencing 31 May, returning 7th June 2004, however I am available in the office for the next 2 days if you need to contact me.

I am currently assembling samples and information necessary for discharge of Conditions within the Approval and will be making a submission in this regard within the next 2 weeks.

I look forward to hearing from you in due course.

Regards,



DEREK WICKENDEN
For and on behalf of
Buchanan Associates Architects.

cc. Fairgate Group – Gareth Hunt
PSK Knighton - Nigel Knighton

Encl.



Booker Peavey CC

■ Buchanan Associates Architects

FOR THE ATTENTION OF PP/04/2603
CHARLOTTE COOK

R.B.K.C Planning Dept

27 MAY 2004

[Handwritten signature]
Derek Williams

Buchanan Associates Architects: 13 Grosvenor Gardens Mews East, London SW1W 0JN
Tel: 07071 223527 Fax: 07071 700202 email: BuchananAA@AOL.com

*Boden
Kensington CC*

JM

12 March 2004

18/3

Our Ref: 0373.501.037

Royal Borough of Kensington and Chelsea,
Planning and Conservation,
The Town Hall,
Hornton street
LONDON
W8 7NX

For the attention of Charlotte Cook.

Dear Charlotte,

364 KENSINGTON HIGH STREET

Thank you for your efforts in helping us to obtain approval for the works proposed at the above.

Further to our telephone conversation today I confirm advising that our client may choose not to implement the proposed works to the rear elevation, other than the proposed escape door at ground floor level, and replacing existing windows with new, within the existing window openings; the existing brown facing brickwork remaining.

In this regard I confirm your verbal advice that Condition 2 of the Approval should not be construed as requiring the whole of the works shown on the drawings to be carried out, but merely that those elements of the approved works which are undertaken must be in accordance with the approved drawings.

Should our client choose not to proceed with replacing the brickwork to the rear elevation, I shall, in any case, provide you with copies of suitably amended drawings for record purposes. These drawings would include our proposals for achieving a satisfactory interface between the new and original brickwork at their junction on the NW corner of the building, as this is readily visible looking south down Holland Road.

I shall be contacting you shortly with regard to the provision of samples of facing materials and presentation of additional information relating to discharge of conditions.

Regards,

Derek Wickenden

DEREK WICKENDEN
For and on behalf of
Buchanan Associates Architects.

cc.Fairgate Group – Gareth Hunt

Danny Chalkley – Boxmill Consulting

EX DIR	HDC	TP	CAC	AD	CLU	AC AK
R.B.	17 MAR 2004				PLANNING	
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*Charlotte - Are we happy with this - The purpose of C68 is to avoid 'cherry picking' parts of the scheme they want to do & those they do not want to do.
Paul.*

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Mr M James
DEGW
Porters North
8 Crinan Street
LONDON N1 9SQ

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

29 November 2004

THE R
BOROUGH



KENSINGTON
AND CHELSEA

My reference: DPS/DC/C/PP/04 /260/CC Your reference: COMO002/401/30 95.MJP Please ask for: Charlotte Cook

Dear Mr James,

Town and Country Planning Act 1990 (as amended)
364-366 Kensington High Street, W14 8NS
Approval of Details to Planning Permission Ref. PP/04/260

Thank you for your letters dated 17 September and 12 October 2004, and accompanying plans, received on 21st September and 14th October respectively. I apologise for the delay in responding to your enquiry.

Further to your telephone conversation with Charlotte Cook of 20th September, I can confirm that the materials as set out in the samples schedule received on 21st September 2004 and viewed on site by Alan Wito, are acceptable and discharge Conditions 3(a) and 3(c) attached to the planning permission dated 8th March 2004. Furthermore, the detail shown on Drawing No. 325/001D received on 14th October 2004 is acceptable to indicate the junction of the existing and new brickwork on the Holland Road façade.

I can also confirm that the details shown on Dwg. Nos. SK/011A are acceptable for the terrace screen details, in compliance with Condition 3(b), subject to the use of opaque glazing for the parts of the balustrade facing Kenton Court.

With regard to the requirements of Condition 3(e), I confirm Charlotte Cook's telephone conversation with you on 25th November, in which she confirmed that the drawings referred to in the DDA document supplied on 14th October 2004 will be required to enable Sue Lines, the Council's Access Officer to assess the information contained in the report to discharge this condition.

It would appear from the roof plan supplied (Dwg No. 327/010 Rev B) that the main plant enclosure has been enlarged at the rear of the building, by approximately 1m, from the approved roof plan. I regret that this constitutes a material alteration to the approved scheme, and planning permission will be required for such an alteration. It is also likely to be unacceptable. However, the proposed low level plant on the front and east elevations (facing Kenton Court), is likely to be considered acceptable.

I trust this information is of assistance.



INVESTOR IN PEOPLE



Yours sincerely



M J French
Executive Director, Planning and Conservation

[Copy to: Lloydon McBarnette, Records, RBKC /
Building Control, RBKC

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 M James
DEGW
Porters North
8 Crinan Street
LONDON N1 9SQ

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**KENSINGTON
AND CHELSEA**

29 November 2004

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I trust this information is of assistance.



INVESTOR IN PEOPLE

Yours sincerely



M J French
Executive Director, Planning and Conservation

Copy to: ... Lloydon McBarnette, Records, RBKC
Building Control, RBKC

Booth
Frank CC

COMO 002/401/1015.MPJ

Telecom

DEGW

12 October 2004

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

For the attention of Charlotte Cook

Dear Charlotte,

Re: 364-366 Kensington High Street, London W14 8NS
Planning Permission Ref: PP/04/00260/MINO, dated 8 March 2004

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B.	K.E.		14 OCT 2004		PLANNING	
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✓ 14/10

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PIC
COPY OF PLANS
TO INFORMATION
OFFICE PLEASE

Following our telephone conversation on Monday 20th September, we write to confirm our understanding that you are satisfied with the samples of the materials proposed to be used on the external faces of the building which were presented on site to your colleague Alan Wito in accordance with Condition 3 (a) of the above Permission, and set out in our schedule issued to him at the time. You advised us that you do not require us to issue you with photographs or actual samples; we shall therefore retain the samples on site for future reference.

OK ✓

In our conversation, you requested confirmation that the existing brown bricks will be retained on the north-west corner of the building facing Holland Road, returning to form a narrow pier. We enclose two copies of our proposed Holland Road Elevation drawing no. 325/001D showing this condition. We suggest that the powder coated steel angle shown separating the existing and new bricks be coloured RAL 7013, which is close in tone to the existing bricks and will match the colour of the new window frames to be installed in the rear existing brick elevation.

OK ✓

You also requested a copy of a plan showing the relationship of the plant room to the surrounding roof. We enclose two copies of our Roof Level plan drawing no. 327/010B showing the overall roof layout, together with two copies of each our drawings nos. 360/003G and 360/004D showing the plant room itself in more detail. We also enclose two copies of our drawing no. Sk/011A to show the extent, dimensions and detailing of the screen to be formed on the Kenton Court side of the 7th floor decked area, as called for in Condition 3(b) of the Permission. We propose to form all new rooftop balustrades of stainless steel. Other than along the rear elevation, they will carry toughened glass infill panels of the pattern indicated on drawing Sk/011B, and other than where facing Kenton Court (where they will be opaque/ frosted), the panels will be clear.

OK ✓

main plant end. is larger area (is missing). other low level plant OK.

→ OK.

Condition 3(e) calls for details of the provision of access for people with disabilities. Please find enclosed a copy of our DDA (Disability Discrimination Act) Report reference

for S. Lines

PORTERS NORTH 8 CRINAN STREET LONDON N1 9SQ TEL: +44(0)20 7239 7777 FAX: +44(0)20 7278 3613

DEGW PLC ARCHITECTS & CONSULTANTS
REGISTERED OFFICE 8 CRINAN STREET LONDON N1 9SQ REGISTERED IN ENGLAND AND WALES NUMBER 417 6007
BOSTON CHICAGO GLASGOW LONDON MADRID MELBOURNE MILAN NEW YORK PARIS ROME SYDNEY THE HAGUE

Job number/Sequence No/File No. Initials/Initials

Date

Name

First line address only

Page No. 2

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COMO002.7344.206 Revision A, which sets out our design responses to the various provisions of the Act. Reference is made in the Report to particular drawings; should you require copies of these, please let me know.

mainly ✓ advised MJ by telephone 25/11/04 Ce.

02,

We have yet to consult the Director of Transportation and Highways with respect to the provision of secure cycle storage facilities, as called for in Condition 3(d) of the Permission. We shall write again as soon as we have clarified the requirements and are able to submit proposals.

Meanwhile, we should be grateful for your response to the proposals set out in the enclosures accompanying this letter. We look forward to hearing from you.

Yours sincerely

Michael James
for DEGW plc

Enc: Drawings nos. 325/001D, 327/010B, 360/003G, 360/004D, Sk/011A
DDA Report COMO002.7344.206 Rev A

Boder
Pence CC
✓
DEGW 21/9

COMO002/401/3095.MPJ

17 September 2004

The Royal Borough of Kensington and Chelsea
Planning and Conservation
Council Offices
37 Pembroke Road
London W8 6PW

For the attention of Charlotte Cook

Dear Charlotte,

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B. K.C.		21 SEP 2004			PLANNING	
N	2	SW	SE	APP	IO	REC
HBS			ARB	FPLN	DES	FEES

Re: 364-366 Kensington High Street, London W14 8NS
Planning Permission Ref: PP/04/00260/MINO, dated 8 March 2004

(27)

As agreed, we met Alan Wito from your office at the above site on Monday 13th September 2004. In accordance with conditions 3(a) and 3(c) of the above Planning Permission, we presented him with samples of the materials proposed to be used on the external faces of the building. We issued to Alan a copy of our schedule of materials proposed, and we attach a further copy for your records. Alan was generally satisfied with the proposals, but wished to consult with you before issuing any formal approvals. He proposed to advise us whether he wished us to forward digital photographs of the material samples to you, retain the samples on site or transmit them to you. Please let us know what further action you wish us to take.

ewf
Alan
(21/09)

We pointed out to Alan that the design development has given rise to a requirement to bring services up through the building to the roof level plant room in the positions shown on the enclosed DEG drawing no. COMO002/360/003/C. We propose to route the services into the plant room via low-level (max. 1200mm high) enclosures, clad to match the plant room itself and substantially masked by the raised decking on one side. Alan was of the opinion that this proposal would be acceptable. We should be grateful for your confirmation that this is the case.

ewf
win
plus

We shall write to you separately concerning the other details required to be submitted by the terms of the Planning Permission. Meanwhile, we look forward to hearing from you on the matters described above.

Yours sincerely

Mike James
for DEG plc

Enc: Schedule of materials proposed

PORTERS NORTH 8 CRINAN STREET LONDON N1 9SQ TEL: +44(0)20 7239 7777 FAX: +44(0)20 7278 3613

DEGW PLC ARCHITECTS & CONSULTANTS
REGISTERED OFFICE 8 CRINAN STREET LONDON N1 9SQ REGISTERED IN ENGLAND AND WALES NUMBER 417 6007
BOSTON CHICAGO GLASGOW LONDON MADRID MELBOURNE MILAN NEW YORK PARIS ROME SYDNEY THE HAGUE

PROJECT: 364-366 KENSINGTON HIGH STREET

DEGW PROJECT NO.: COMO 002

EXTERNAL MATERIALS SAMPLES PRESENTED FOR APPROVAL 13 SEPT. 2004

Material	Location on building	Identification	Approved	Notes	Comments
STONE PANELS (1)	Plinth to Kensington High St.+ Holland Rd.	Polished dark grey / black natural granite panels as Bristol Marble Co. Ltd. Australian Black			
STONE PANELS (2)	Ground Floor+ 1st Floor Façade Kensington High St.+ Holland Rd.	Cadeby Stone Limited: Fine rubbed Cadeby Cream limestone panels			Secret fixed, 6mm black-coloured mortar-filled flush joints. Height varies between 150mm and 600mm.
BRICK (1)	2-6 Floor Façade: Kensington High St.+ Holland Rd.	E H Smith facing brick Cambridge Cream 42.36.B			Secret fixed, staggered bond with 6mm stone-coloured mortar-filled flush joints.
BRICK (2)	Rear parapet extension and making good to rear elevation	Existing facing bricks (recovered from demolitions)			Half-lap stretcher bond with 4mm recessed joints, square. Ready mixed coloured mortar from The Brick Business, Colour Y111 Buff.
WINDOWS (1)	Framing + spandrels to curtain walling and punched windows Kensington High St.+ Holland Rd.	Powder coated aluminium as Dupont Vertik-AI, Colour RAL 9001, semi-matt finish			Mortar and jointing to match existing.
WINDOWS (2)	Framing to punched windows of rear elevation	Powder coated aluminium Colour RAL 7013, semi-matt finish			White (RAL 9010) internally. Natural clear glass.

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MATEUMS  (3a) + 3(c)

PROJECT: 364-366 KENSINGTON HIGH STREET

DEGW PROJECT NO.: COMO 002

EXTERNAL MATERIALS SAMPLES PRESENTED FOR APPROVAL 13 SEPT. 2004

Material	Location on building	Identification	Approved	Notes	Comments
TERNE-COATED STEEL CLADDING	Mansard Roof	Lead-free alloy coating as Follarsbee TCS II		Stainless steel appearance when new; patinating over time to give weathered lead appearance.	
POWDER-COATED INSULATED STEEL PANELS	Plantroom Enclosure (roof level)	Kingspan microrib profiled panels, HPS 200 colour range Scintilla finish Code ___ (RAL 7012)		Colour is equivalent to BS 18 B 25	
STAINLESS STEEL TUBULAR SECTIONS	Balustrades (roof level)	Stainless Steel satin finish Grade 316		Toughened clear glass panels between balustrade uprights	
PREFORMED STEEL LOUVRES	Brise soleil: 7th Floor slab level	Schueco Lamella profiles (fixed) RAL 9006 metallic silver finish			
EXTERNAL STEEL DOORS TO SERVICE AREA	Ground Floor Holland Rd.	Powder coated mild steel louvred or solid doors RAL 9001, semi-matt finish		White (RAL 9010) internally.	

Signed: _____ Date: _____
 For Royal Borough of Kensington and Chelsea
 Planning Department
 For Como Group Ltd.
 Principal Contractor
 For DEGW plc
 Architects

PP040260

EPL 3725

15th December, 2003

Buchanan Associates
13 Grosvenor Gardens Mews East
London SW1W 0JN

THE
EQUUS
PARTNERSHIP
Member of the Association of Noise Consultants

CONSULTANTS IN
ACOUSTICS
Park House
Greenhill Crescent
Watford Herts WD18 8PH
Telephone: 01923 213625
Fax: 01923 213863

364 KENSINGTON HIGH STREET

ENVIRONMENTAL NOISE SURVEY REPORT

1.0 Introduction

An application for planning consent has been submitted for the installation of new ventilation and air-conditioning units on the roof of the premises. The Local Authority have requested information regarding the design intent with respect to the control of atmospheric noise emissions from the units, and The Equus Partnership has been appointed to evaluate the situation.

To this end we attended site on Thursday 11th December, 2003.

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2.0 Description of Site and Proposed Installation

The premises comprise an eight storey office building located on the north side of Kensington High Street on the corner of the junction with Holland Road. The buildings to the east and north are of a similar scale and include residential accommodation. The front elevations of these buildings face onto Kensington High Street and Holland Road, respectively, and have no line of sight to the roof of the subject premises, however there are windows on the rear elevations which potentially could have, the closest of which would be approximately 25m from the proposed plant location. The Hilton Hotel is on the opposite side of Holland Road, approximately 40m from the proposed plant location at the closest point.

3.0 Environmental Noise Survey

In order to assess the likely effect of noise emissions from the units it is necessary to determine the minimum otherwise prevailing background noise level likely to occur during the proposed operating periods. The required operating hours for the new plant items is 08.00 – 20.00, and therefore a critical period noise survey was undertaken to establish the prevailing background noise level in the vicinity of the premises between the hours of 18.00 and 20.00.

3.1 Measurement Locations

Noise levels were monitored at the following two measurement positions:

- Position 1** - On the seventh floor at the rear of the building
- Position 2** - On the roof of the building overlooking the corner of Kensington High Street and Holland Road

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3.2 Survey Procedure

Measurements of the L_{A90} and L_{Aeq} noise indices were made at each measurement position over 15 minute periods in each hour. There had been rain earlier in the day, but this had stopped and the road surfaces dried by the time the survey commenced. The measuring equipment was manned throughout the survey period.

Please refer to *Appendix A* for an explanation of the acoustic terminology used above.

3.3 Instrumentation

The following instrumentation was used for the surveys:

Brüel & Kjær Precision Sound Level Meter	Type 2260B
Brüel & Kjær ½" Condenser Microphone	Type 4189
Brüel & Kjær Sound Level Calibrator	Type 4230
Brüel & Kjær ½" Windshield	Type UA 0237

The sound level meter was calibrated prior to the survey and the calibration was checked upon completion. No drift was found to have occurred.

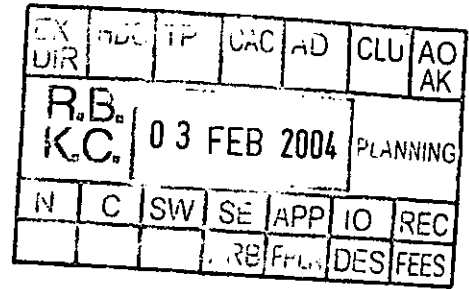
3.4 Survey Results

The noise levels in the area are dominated by road traffic on Kensington High Street and Holland Road, which remained busy throughout the survey period. Noise from traffic on Addison Road to the east was also noticeable at the rear of the premises. Noise levels were lower at the rear of the building since this location is substantially screened from both Kensington High Street and Holland Road by the subject premises and the adjacent buildings. The lowest L_{A90} background noise levels recorded were:

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Position 1 - 52 dB L_{A90}(15 min)

Position 2 - 59 dB L_{A90}(15 min)



4.0 Design Targets For Noise Emissions

The Royal Borough Kensington and Chelsea have indicated that they will require atmospheric noise emissions from the proposed new plant items not to increase the lowest existing L_{A90} background noise level prevailing during the proposed operating period at the nearest residential window. In order that there should be no increase in the lowest existing background noise level it is necessary for the plant noise emissions to be controlled to a value at least 10 dB lower, and therefore the following criteria are proposed:

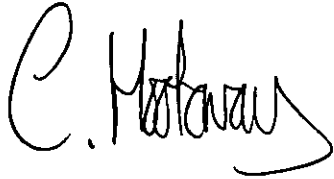
Location	Criterion
Front of premises	49 dB(A)
Rear of premises	42 dB(A)

The above design targets apply to the total noise emissions from the plant items in question and are to be achieved at the closest residential window.

5.0 Conclusion

Based on the results of an environmental noise survey, design targets for noise emissions for atmospheric noise emissions from the new plant items have been

proposed to satisfy the requirements of the local authority's standard planning condition relating to plant noise emissions.



Christopher Hookway

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B. K.C.	03 FEB 2004				PLANNING	
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364 KENSINGTON HIGH STREET

APPENDIX A

Glossary of Acoustic Terminology

- Decibel (dB)** The Decibel is a logarithmic unit used to express ratios of quantities such as sound pressure or sound power. The logarithmic nature of the unit means that decibel values cannot be added or subtracted in the usual way. An auditory sensation of halving or doubling of loudness equates to a decrease or increase of around 10 dB.
- dB(A) or L_A** "A" weighted sound pressure level (sound level) measurements correspond roughly to the subjective impression of loudness of the average listener.
- L_{eq}** The L_{eq} index is used as a method of averaging temporally or spatially varying sound levels. At a given position, it may be defined as the notional sound level which contains the same amount of acoustical energy as the actual (time varying) sound level over the same measurement period.
- L_{max}** The L_{max} is the maximum sound pressure level (sound level) recorded during any given measurement period.
- L_{90}** The L_{90} is the sound level that is exceeded for 90% of the measurement period, and is generally considered to describe the background noise, since it inherently excludes the sounds of transient events.

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R.B. K.C.		02 FEB 2004			PLANNING	
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Royal Borough of Kensington and Chelsea
Planning and Conservation
The Town Hall
Hornton Street
London W8 7NX

30th January 2003

Ref: 0373.501.030

Dear Sirs,

SUBJECT: 364 - 366 KENSINGTON HIGH STREET

PROJECT: 0373

Following our meeting of 28th January we confirm the withdrawal of our previous application in respect of the above premises, and are pleased to enclose for your attention the following documentation as required to make a full Planning Application for the re-furbishment of the existing vacant office building to create high class office accommodation. As previously proposed as part of the re-furbishment it is also intended to carry out a complete renewal of the existing facades with replacement of the existing dark brown brickwork, and alterations to the existing glazing and window arrangements. Although not pertinent to this application the interior of the premises will also be fully re-furbished with new floor wall and ceiling finishes and new services throughout. It is also intended to form a double height glazed entrance Atrium, and to create a further full height Atrium within the existing light well.

In support of this application we enclose the following documentation:

- 1.0 Four copies of Form TP1 / Part 1 duly completed and signed.
- 2.0 Four copies of Certificate A duly completed and signed.
- 3.0 Four copies of Form Part 3 duly completed.
- 4.0 Six copies of the Site Location plan at a scale of 1:1250. The site has been identified in red.
- 5.0 Six copies of the plans and elevations of the existing building. See attached drawing schedule.
- 6.0 Copies of selected photographs of the existing building.
- 7.0 Six copies of plans, section and elevation of the proposed building. See attached drawing schedule.
- 8.0 Six copies of a brief description of the proposed works.

PK
COPY OF PLANS
TO INFORMATION
OFFICE PLEASE

PP040260

9.0 Copies of a coloured elevations showing, within the limitations of colour reproduction, the colours of the intended façade materials, will be submitted within the next 7 days, as agreed.

Please note that we are not submitting a fee with this application, as this is a replacement application which is covered by the fee previously submitted.

We trust that the above is satisfactory to allow the application to proceed but should you have any queries please do not hesitate to contact us.

Yours faithfully,



Derek Wickenden.
For and on behalf of
Buchanan Associates Architects Ltd.

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K.C.						
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			ARB	FPLN	DES	FEES

PP040260



364 KENSINGTON HIGH STREET, LONDON W14
 Project: 0373 Existing Building:

EX DIR	HDC	TP	CAC	AD	CLU	AG
R.B. K.C.	02 FEB 2004			PLANNING		
N	C	SW	SE	APP	IO	REC
			ARB	FEE	CPS	FEE

Buchanan Associates Architects

PP040260



364 KENSINGTON HIGH STREET, LONDON W14
Project: 0373 Existing Building:

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B. K.C.	02 FEB 2004		PLANNING			
N	C	SW	SE	APP	IO	REC
			ARB	FPL	DES	FEE

 Buchanan Associates Architects

PP040260

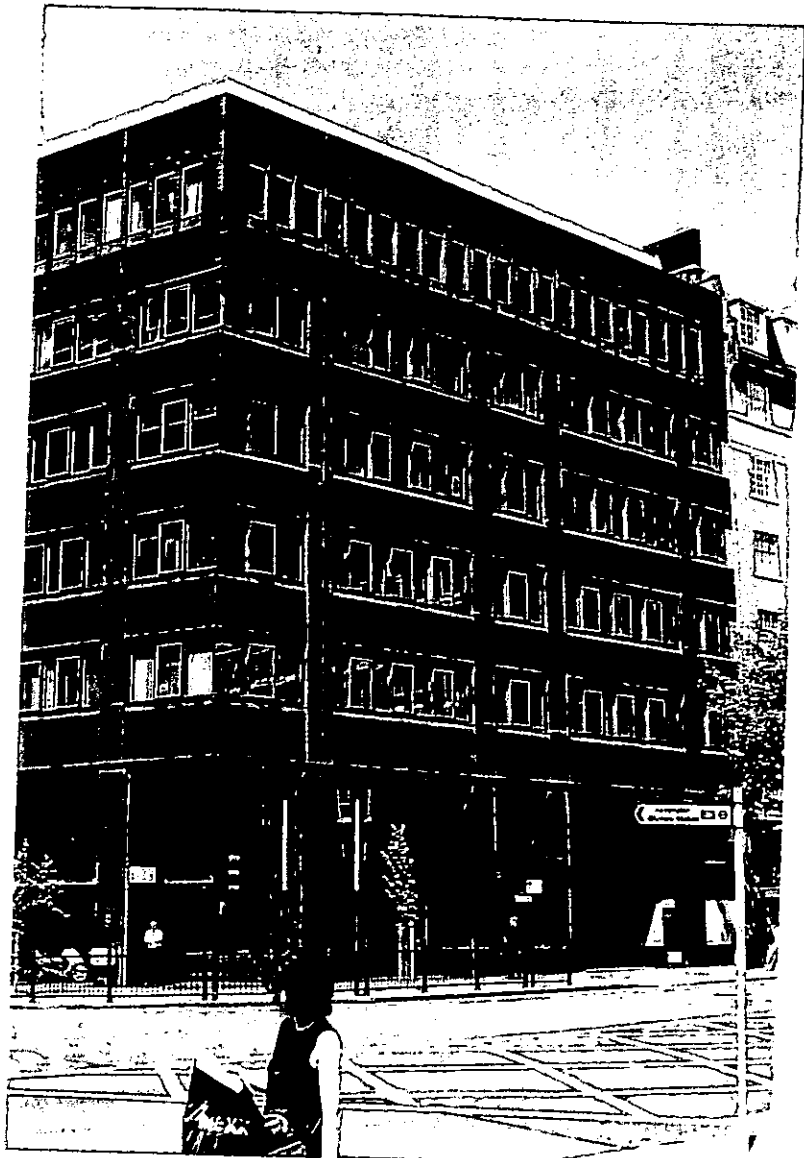


364 KENSINGTON HIGH STREET, LONDON W14
Project: 0373 Existing Building:

EX	HDC	TP	CAC	AD	CLU	AO
DIR						AK
R.B.	02 FEB 2004				PLANNING	
K.C.						
N	C	SW	SE	APP	IO	REC
			ARB	FFL	DES	FEE

 Buchanan Associates Architects

PP040260



364 KENSINGTON HIGH STREET, LONDON W14
 Project: 0373 Existing Building:

EX DIR	HDC	TP	CAC	AD	CLU	AO	AK
R.B.	02 FEB 2004					PLANNING	
K.C.	N	C	SW	SE	APP	IO	REC
				ARB	FPLN	DES	FEES

Buchanan Associates Architects

R.B.K.C. TOWN PLANNING ACT 1990 / FORM TP1 / PART 1

APPLICATION FOR PERMISSION TO DEVELOP LAND AND/OR BUILDINGS

4

FOR OFFICE USE ONLY
 Fee £... RESUBMISSION P P 040260 - 4 FEB 2004
 Cheque/Postal Order/Cash NO FEE
 Receipt No. REQUIRED

PRELIMINARY DISCUSSIONS
 If you have had previous discussions or correspondence with the Department regarding this proposal, please tell us who you spoke to.....

1. APPLICANT (in block capitals) Name... FAIRGATE INTERNATIONAL AGENT (if any) to whom correspondence should be sent Name... BUCHANAN ASSOCIATES ARCHITECTS
 Address... FAIRGATE HOUSE Address... 13 GROSVENOR GARDENS Mews East
78 NEW OXFORD ST. LONDON LONDON SW1W 0JN
 Tel No. 020 7580 8663 Tel No. 020 7592 7247 Ref. A.0373

2. PARTICULARS OF PROPOSAL FOR WHICH PERMISSION IS SOUGHT
 (a) Full address or location of the land to which this application applies 364-366 KENSINGTON HIGH STREET
LONDON W14

(b) Site area 957.75 sq. METERS.

(c) Give full details of proposal REFURBISHMENT OF EXISTING VACANT
OFFICE BUILDING

(d) State whether applicant owns or controls any adjoining land and if so, give its location. NO

(e) State whether the proposal involves: State Yes or No

(i) New building(s) or extension(s) to existing building(s)	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	▶ If "Yes" state gross floor area of proposed building(s). <input style="width: 100px; height: 30px;" type="text"/> m ² If residential development state number of dwelling units proposed and type if known, e.g. houses, bungalows, flats. <input style="width: 100px; height: 30px;" type="text"/>
(ii) Alterations Internal External	<input type="checkbox"/> YES <input checked="" type="checkbox"/> YES <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
(iii) Change of use	<input checked="" type="checkbox"/> NO	▶ If "Yes" state gross area of land or building(s) affected by proposed change of use (if more than one use involved state gross area of each use). <input style="width: 100px; height: 30px;" type="text"/> Hectares/m ²
(iv) Construction of new access to a highway vehicular pedestrian	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
(v) Alteration of an existing access to a highway vehicular pedestrian	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Strike out whichever is inapplicable

EX DIR	MDC	TP	CAC	AD	CLU	AO
R.B. K.C.			02 FEB 2004		PLANNING	
N	G	SW	SE	APP	IO	REC
			ARB	FPLN	DES	FEEs

11

PP040260

EX DIR	RDC	TP	CAC	AD	CLU	AO AK
R.B. K.C.		0/2 FEB 2004		PLANNING		
N	CV	SW	SE	APP	IO	REC
			ARB	FPLN	DES	FEES

11

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

30th January 2003

Ref: 0373.501.030

Dear Sirs,

SUBJECT: 364 - 366 KENSINGTON HIGH STREET
PROJECT: 0373

Following our meeting of 28th January we confirm the withdrawal of our previous application in respect of the above premises, and are pleased to enclose for your attention the following documentation as required to make a full Planning Application for the re-furbishment of the existing vacant office building to create high class office accommodation. As previously proposed as part of the re-furbishment it is also intended to carry out a complete renewal of the existing facades with replacement of the existing dark brown brickwork, and alterations to the existing glazing and window arrangements. Although not pertinent to this application the interior of the premises will also be fully re-furbished with new floor wall and ceiling finishes and new services throughout. It is also intended to form a double height glazed entrance Atrium, and to create a further full height Atrium within the existing light well.

In support of this application we enclose the following documentation:

- 1.0 Four copies of Form TP1 / Part 1 duly completed and signed.
- 2.0 Four copies of Certificate A duly completed and signed.
- 3.0 Four copies of Form Part 3 duly completed.
- 4.0 Six copies of the Site Location plan at a scale of 1:1250. The site has been identified in red.
- 5.0 Six copies of the plans and elevations of the existing building. See attached drawing schedule.
- 6.0 Copies of selected photographs of the existing building.
- 7.0 Six copies of plans, section and elevation of the proposed building. See attached drawing schedule.
- 8.0 Six copies of a brief description of the proposed works.

PK
COPY OF PLANS
TO INFORMATION
OFFICE PLEASE

9.0 Copies of a coloured elevations showing, within the limitations of colour reproduction, the colours of the intended façade materials, will be submitted within the next 7 days, as agreed.

Please note that we are not submitting a fee with this application, as this is a replacement application which is covered by the fee previously submitted.

We trust that the above is satisfactory to allow the application to proceed but should you have any queries please do not hesitate to contact us.

Yours faithfully,



Derek Wickenden.
For and on behalf of
Buchanan Associates Architects Ltd.

EX DIR	REC	TP	CAC	AD	CLU	AO AK
R.B. K.C.		02 FEB 2004			PLANNING	
N	C	SW	SE	APP	IO	REC
			ARB	FPLN	DES	FEEs

PP040260



364 KENSINGTON HIGH STREET, LONDON W14
 Project: 0373 Existing Building:

EX	HDC	TP	CAC	AD	CLU	AC
DIR						
R.B.	02 FEB 2004				PLANNING	
K.C.						
N	C	SW	SE	APP	IO	REC
			ARB	FRG	DPS	FEES

Buchanan Associates Architects

PP040260



364 KENSINGTON HIGH STREET, LONDON W14
Project: 0373 Existing Building:

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B. K.C.	02 FEB 2004				PLANNING	
N	C	SW	SE	APP	IO	REC
			ARB	FPD	DTS	FEE

Buchanan Associates Architects

TOWN AND COUNTRY PLANNING ACT 1990 APPLICATION FORM TP1 / PART 1

APPLICATION FOR PERMISSION TO DEVELOP LAND AND/OR BUILDINGS

FOR OFFICE USE ONLY

Fee £. RESUBMISSION P P 040260 - 4 FEB 2004
 Cheque/Postal Order/Cash NO FEE
 Receipt No. REQUIRED

PRELIMINARY DISCUSSIONS

If you have had previous discussions or correspondence with the Department regarding this proposal, please tell us who you spoke to.....

1. **APPLICANT** (in block capitals) **AGENT** (if any) to whom correspondence should be sent
 Name: FAIRGATE INTERNATIONAL Name: BUCHANAN ASSOCIATES ARCHITECTS
 Address: FAIRGATE HOUSE Address: 13 GROSVENOR GARDENS MANSION
78 NEW OXFORD ST. LONDON LONDON SW1W 0JN
 Tel No. 020 7580 8663 Tel No. 020 7592 7247 Ref. A 0373

2. PARTICULARS OF PROPOSAL FOR WHICH PERMISSION IS SOUGHT

(a) Full address or location of the land to which this application applies 364-366 KENSINGTON HIGH STREET
LONDON W14

(b) Site area 957.75 SQ. METRES.

(c) Give full details of proposal REFURBISHMENT OF EXISTING VACANT
OFFICE BUILDING

(d) State whether applicant owns or controls any adjoining land and if so, give its location. NO

(e) State whether the proposal involves - State Yes or No

(i) New building(s) or extension(s) to existing building(s)

NO

If "Yes" state gross floor area of proposed building(s).

m²

If residential development state number of dwelling units proposed and type if known, e.g. houses, bungalows, flats.

(ii) Alterations Internal External

YES
YES

(iii) Change of use

NO

If "Yes" state gross area of land or building(s) affected by proposed change of use (if more than one use involved state gross area of each use).

Hectares/tr.

(iv) Construction of new access to a highway vehicular pedestrian

NO
NO

(v) Alteration of an existing access to a highway vehicular pedestrian

NO
NO

Strike out whichever is inapplicable

EX DIR	HDC	TP	CAC	AD	CLU	AO
R.B.	K.C.	02 FEB 2004	PLANNING			
N	G	SW	SE	APP	IO	REC
			ARB	FPLN	DES	FEEs

4



364 KENSINGTON HIGH STREET, LONDON W14
 Project: 0373 Existing Building:

EX DIR	HDC	TP	CAC	AD	CLU	AO	AK
R.B.	02 FEB 2004					PLANNING	
K.C.	N	C	SW	SE	APP	IO	REC
			ARB	FPLM	DES	FEE	

■ Buchanan Associates Architects

PP040260



364 KENSINGTON HIGH STREET, LONDON W14
Project: 0373 Existing Building:

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B. K.C.	02 FEB 2004				PLANNING	
N	C	SW	SE	APP	IO	REC
			ARB	FPLN	DES	FEEES

Buchanan Associates Architects

364-366 Ken. High St. Taken by C. COOK 24/2/04.
Charlotte Cook



view from Holland Road (Hungerford House adjacent)



Existing rear elevation + car park to
Hungerford House

36A-366 Ken. High St. Taken by C. Cook 24/2/04

Charlotte Cook

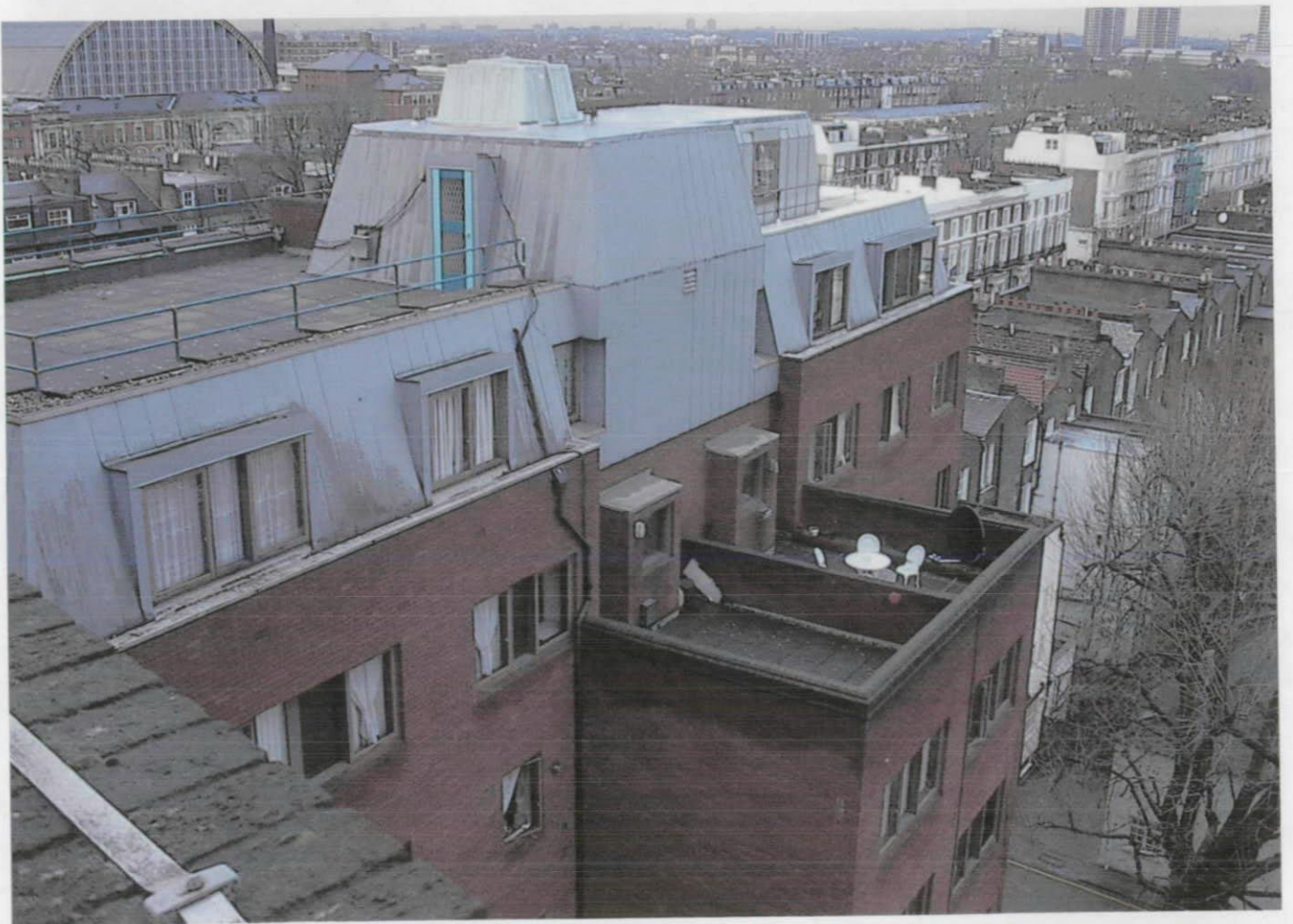


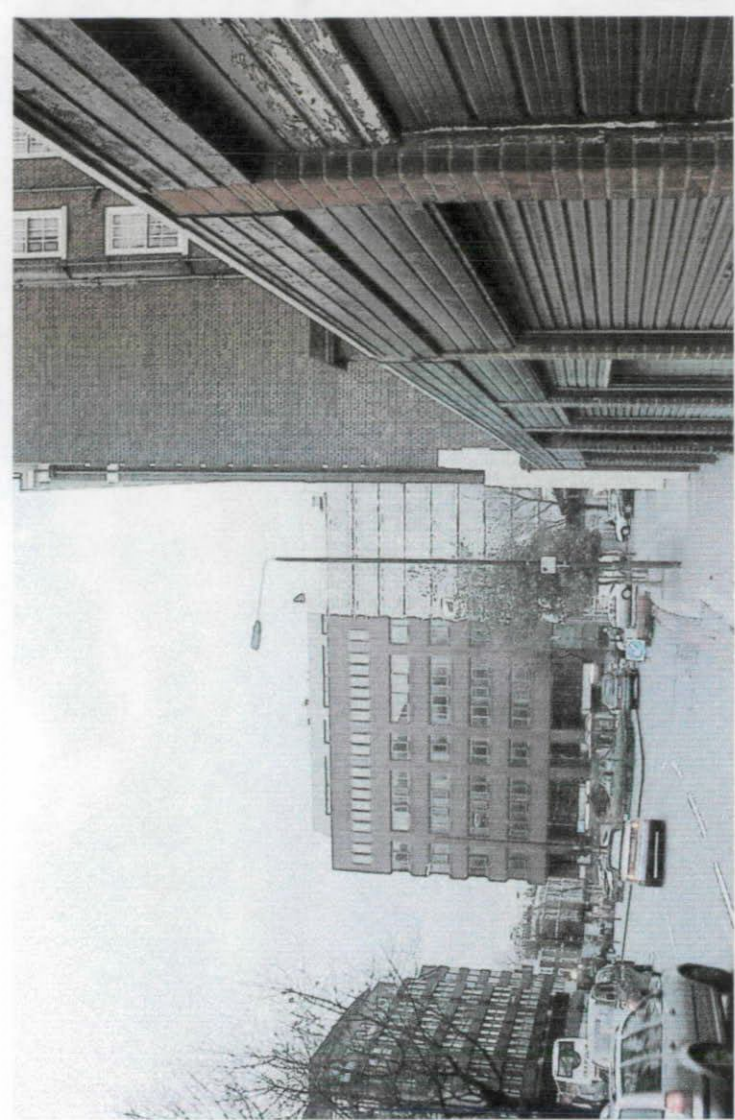
view from Napier place



view south along Holland Road









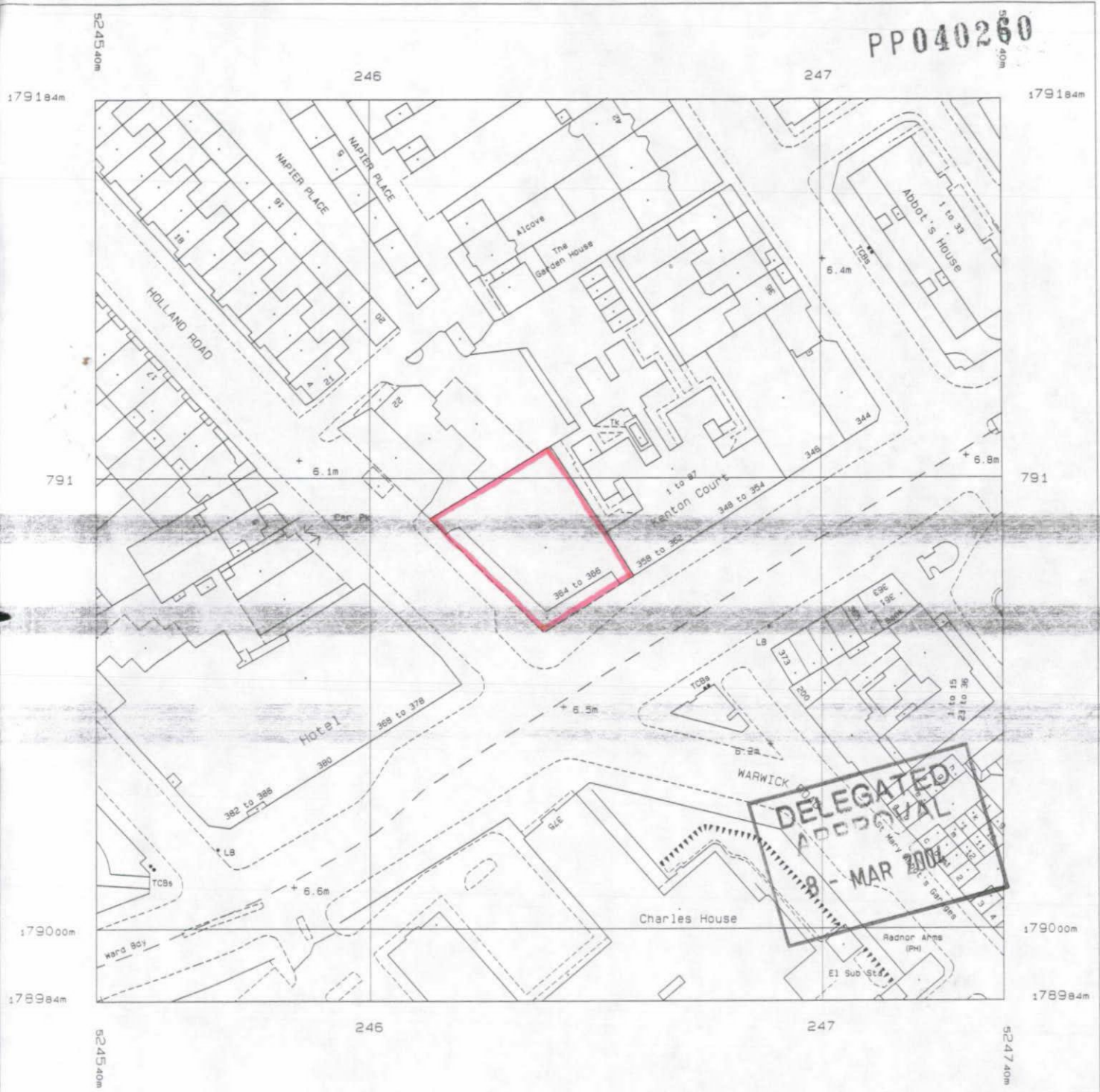




• FUL
 • KENDINCW
 • LOCATION PLANS

Planning Extract - 1
 Site-centred

PP040260



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Scale 1: 1250

EX DIR HCC TP CAC AD CLU AO AK
 R.B. K.C. 02 FEB 2004 PLANNING
 National Grid sheet reference at centre of this Superplan: TQ2479SE
 The representation of a road track or path is no evidence of a right of way.
 C SWISE APP LO REC
 DES FEES

This Superplan product does not contain all recorded map information.

DESCRIPTION OF PROPOSED WORKS:

Date: 30 January 2004

Ref. A0373.903.007

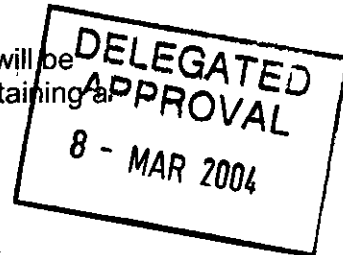
1.0 GROUND FLOOR:

1.1 Office Reception & Exhibition Area

The existing glazing line is to be moved outwards towards the boundary to create an entrance Atrium and exhibition space.

A main pedestrian access is to be formed on the Kensington High Street Frontage, entering into a double height Atrium space.

The area of the existing light well adjacent to the Eastern boundary will be opened up to form a further Atrium the full height of the building containing a "feature" staircase.



1.2 Goods Delivery

A separate entrance is to be created off Holland Road for goods delivery. Goods vehicles will load / unload in the existing vehicle bay in Holland Road immediately adjacent to the goods entrance. There will be no provision within the site for car parking, and there will be no vehicle access across pedestrian pavements.

1.3 A self contained and ventilated refuse store area, for use by all users, is to be provided, accessed from Holland Road.

2.0 FIRST FLOOR:

2.1 Office Areas.

The existing glazing line is to be moved forward towards the building line.

The floor is to be infilled to the new glazing line.

The entrance Atrium will be glazed at this floor level to provide views down into Ground Floor Reception areas.

Bridge links will provide access to the new "feature" stairs in the East Atrium.

The entire first floor level will be refurbished as high-class office accommodation of the same standard as the rest of the accommodation above.

2.2 Circulation Core:

EX DIR	PLN	TR	CAC	AD	CLU	AO AK
R.B.	K.C.	02 FEB 2004			PLANNING	
N	C	SW	SE	APP	IO	REC

The existing main circulation core is to be retained on all floors. This will provide:

- a) A lift shaft with 3no. lifts. These will be new control systems, with refurbished lift cars.
- b) A main vertical circulation staircase.

This area will also serve as the main mechanical and electrical services riser.

3.0 UPPER FLOORS:

3.1 Circulation Core:

The main circulation core will be maintained as previously. Item 2.2

This area will also contain new toilet provision. These will be fitted out to modern high standards. Disabled toilet facilities will be provided on alternate floor levels, alternating with Cleaners provision.

3.2 Offices:

The whole of the existing floor plate is to be refitted to provide a modern standard office space.

The existing light well to the side of the building is to be infilled. This creates an approximate 60m² additional space.

Two columns are to be removed on each office floor to create a more functional space.

3.3 New projecting bays will be provided to the Kensington High Street and Holland Road elevations, with the existing floors extended into the bays.

4.0 SEVENTH FLOOR

1.0 The structure of the existing mansard roofed office accommodation at 7th. Floor level will be retained with all internal and external finishes being stripped and replaced throughout. The existing lift shafts, staircase and service core will be retained-refurbished as for other floors. The lifts will be replaced, and the toilet facilities re-furbished as on all other floor levels.

2.0 The head of the East Atrium will be lit by means of a new raking glazed roof provided with smoke extract ventilation and internal and external window cleaning facilities.

5.0 ROOF LEVEL

5.1 Circulation Core:

EX DIR	HDC	TF	CAC	AD	CLU	AO AK
R.B.	02 FEB 2004				PLANNING	
K.C.						
N	C	SW	SE	APP	IO	REC
			ARB	FPL	DES	FEE

The existing staircase will be extended to serve the existing plant and lift machine rooms at roof level. All existing plant will be replaced with new systems, with equipment being selected for low noise generation.

5.2 Flat Roof Area.

The section of the flat roof area adjacent to the central plant room will be screened with plain-faced metal panel acoustic screening to a height of 1500 mm. above roof level. New air conditioning plant and equipment will be located within the confines of the screening.

5.3 Plant Room Cladding.

The existing vertical profiled metal cladding to the Plant and Lift machine Rooms will be removed, together with existing external cat ladders and roof mounted plant, and the whole of the Plant and Lift Machine Rooms will be re-clad with plain faced metal cladding to match that used to screen the new roof mounted plant.

5.4 The existing window cleaning cradle will be overhauled and refurbished.

6.0 EXTERNAL FAÇADE:

6.1 Overcladding:

As part of the re-development of the existing building the following works are proposed.

- a) The erection of new glazed facades to ground and first floor levels at the building boundary line.
- b) The replacement of the existing brickwork facades with new facing brickwork of a type and colour more sympathetic to the surrounding environment.
- c) The replacement of all window units, and the formation of new projecting bays to the Kensington High Street and Holland Road frontages.

EX	RDC	TF	CAC	AD	CLU	AO
DIR						AK
R.B.		02 FEB 2004			PLANNING	
K.C.						
N	C	SW	SE	APP	IO	REC
			ARB	FPL	DES	FEES

2 February 2004

Our Ref: 0373.501.032

PP040260

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

For the attention of Charlotte Cook.

Dear Charlotte,

364 KENSINGTON HIGH STREET

Please find enclosed 4 no. hard copies of the acoustic report referred to in my fax earlier today.

If you require any additional information or have any queries, please do not hesitate to contact me.

Regards,

DEREK WICKENDEN
For and on behalf of
Buchanan Associates Architects Ltd.

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B. K.C.	03 FEB 2004				PLANNING	
N	C	SW	SE	APP	IO	REC
			ARB	FPLN	DES	FEE

PROJECT NO: A0373
 DATE: 30 JANUARY 2004
 PROPOSED RE-FURBISHMENT
 364-366 KENSINGTON HIGH STREET, LONDON SW7

PP040260

SCHEDULE OF AREAS

EXISTING

FLOOR LEVEL	GROSS EXT. AREA	USE
GROUND FLOOR	778.50m ²	B1
1 ST FLOOR	796.00m ²	B1
2 ND FLOOR	900.75m ²	B1
3 RD FLOOR	900.75m ²	B1
4 TH FLOOR	900.75m ²	B1
5 TH FLOOR	900.75m ²	B1
6 TH FLOOR	900.75m ²	B1
7 TH FLOOR	627.40m ²	B1
TOTAL	6705.65m²	(Excluding Roof Plant Space)

PROPOSED

FLOOR LEVEL	GROSS EXT. AREA	USE
GROUND FLOOR	928.72m ²	B1
1 ST FLOOR	940.42m ²	B1
2 ND FLOOR	991.60m ²	B1
3 RD FLOOR	991.60m ²	B1
4 TH FLOOR	991.60m ²	B1
5 TH FLOOR	991.60m ²	B1
6 TH FLOOR	836.60m ²	B1
7 TH FLOOR	712.50m ²	B1
TOTAL	7384.64m²	Excluding Roof Plant Space)

EX	HDC	TP	CAC	AD	CLU	AO
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R.B.		02 FEB 2004			PLANNING	
K.C.						
N	C	SW	SE	APP	IO	REC
		ARB	FPLN	DES	FEES	



PP040260

DELEGATED
 APPROVAL
 8 - MAR 2004

364 KENSINGTON HIGH STREET, LONDON W14
 Project: 0373 Existing Building:

EX DIR	HDC	TP	CAC	AD	CLU	AO
R.B. K.C.		02 FEB 2004			PLANNING	
N	C	SW	SE	APP	IO	REC
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Buchanan Associates Architects

PP040260



DELEGATED
APPROVAL
8 - MAR 2004

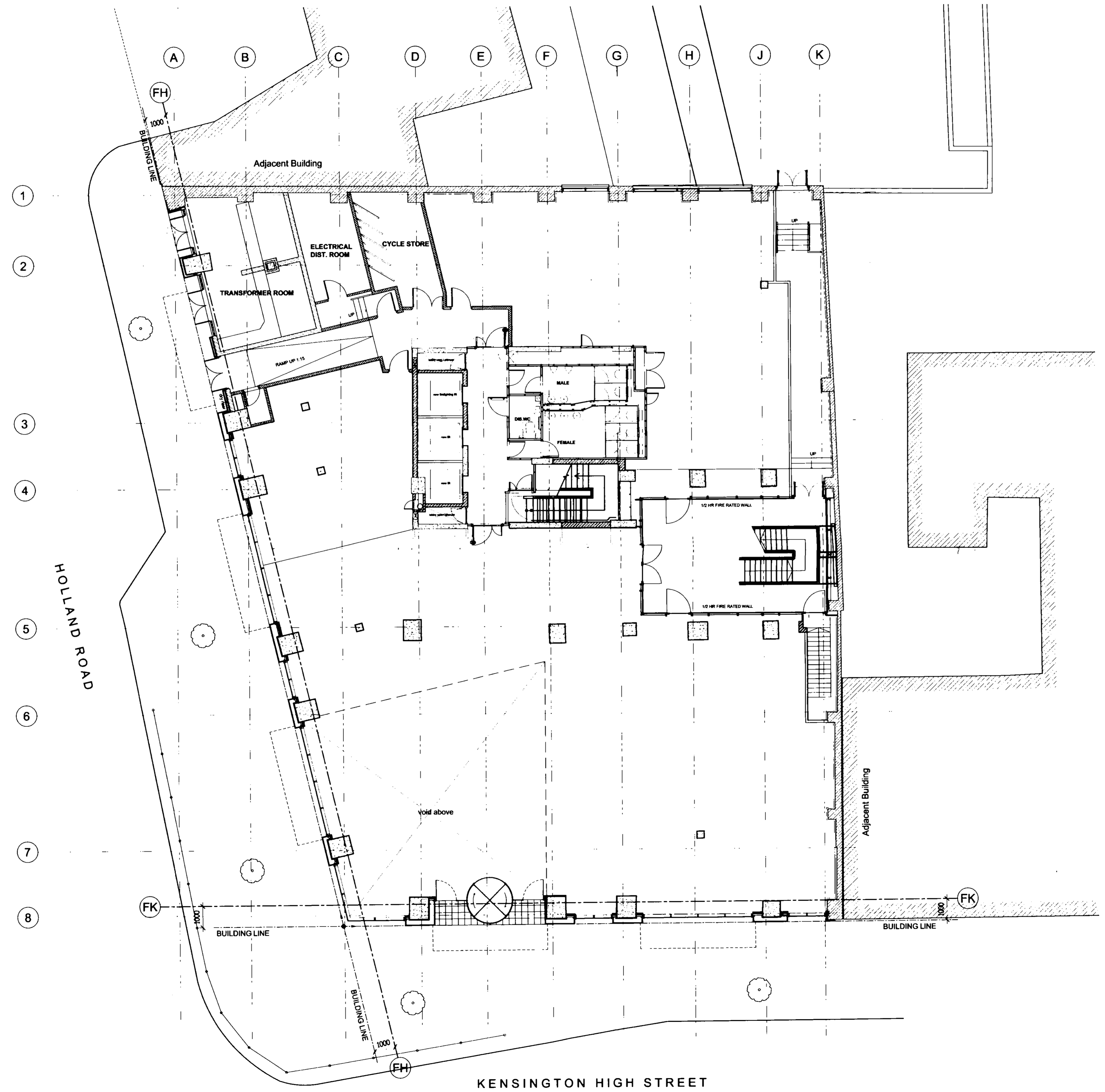
364 KENSINGTON HIGH STREET, LONDON W14
Project: 0373 Existing Building:

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B. K.C.	02 FEB 2004			PLANNING		
N	C	SW	SE	APP	IO	REC
			ARB	FPL	DES	FEES

Buchanan Associates Architects

DO NOT SCALE. ALL DIMENSIONS TO BE CHECKED ON SITE
ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES
COPYRIGHT DEG W

Notes



EX	DIR	REC	TR	AD	CLU	AO	AK
R.B.	K.C.	22 DEC 2004					
N	C	S.A.	SE	APP	IO	REC	
HBS			PRE	PPLN	DES	FEES	

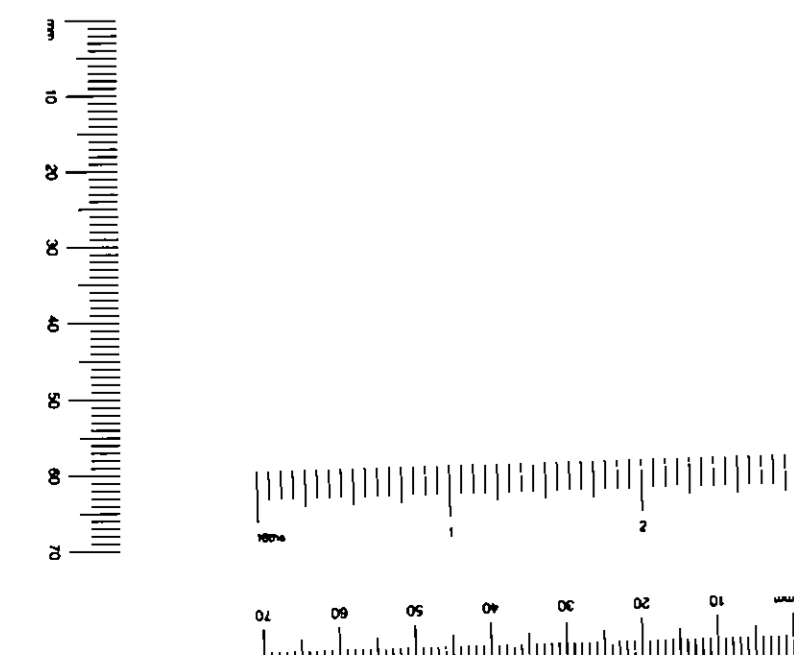
B	20.12.04	CYCLE RACKS REVISED. RE-ISSUED FOR INFORMATION	MPJ	<input checked="" type="checkbox"/>
A	09.12.04	ISSUED FOR INFORMATION	AL	<input type="checkbox"/>
Issue	Date	Description	Drawn	Chkd

DEGW

www.degw.com

88 PORTERS NORTH 8 CRINAN STREET LONDON N1 9SQ FAX +44(0)20 7278 3613 TELEPHONE +44(0)20 7239 7777
 □ THE EXCHANGE 142 ST VINCENT STREET GLASGOW G2 5LA FAX +44(0)141 226 3399 TELEPHONE +44(0)141 226 3377

Project 364-366 Kensington High Street					
Client COMO GROUP					
Title Ground Floor Plan Showing Cycle Storage					
Scale	Date	Job Number	Type	Draw Number	Issue
1:100@A1	Aug. 04	COMO002	310	011	B



COMO 002/1026/406.MPJ

DEGW

21 December 2004

The Royal Borough of Kensington and Chelsea
Environmental Services
The Town Hall
Hornton Street
London W8 7NX

For the attention of Geoff Burrage - Transportation and Highways

Dear Mr Burrage,

Re: **364-366 Kensington High Street, London W14 8NS**
Planning Permission Ref: PP/04/00260/MINO dated 8 March 2004

*BB2
23/12*

Thank you for your letter dated 14 December 2004 regarding Condition 3(d) of the above planning permission, and referring to our drawing no. COMO 002/ 310/ 011 Rev.A and to supplementary information on wall-mounted holder arms and ramps.

In order to allow condition 3(d) to be satisfied, you ask us to modify our drawing to show holders with a distance of at least 610mm between them and to show holders serving the ramps proposed. We have consulted the manufacturers and they confirm that, while a minimum of 610mm is required for single level parking centres, this distance can be reduced to 380mm when ramps with holders are used alternately with lower level holders, provided a minimum of 450mm clearance is provided at each end to accommodate handlebars.

We therefore enclose 2 copies of our drawing no. COMO 002/ 310/ 011 Rev.B, showing this arrangement, which allows us to provide a total of 9 no. holders. We should be grateful if you would consider the revised proposal for satisfaction of condition 3(d) of the planning permission.

Yours sincerely,

Mike James
for DEGW plc

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B.	22 DEC 2004				PLANNING	
N	2	SW	SE	APP	IO	REC
HBS			ARB	FPLN	DES	FEEs

46

Enc: DEGW Drawing No. COMO 002/ 310/ 011 Rev B

Cc: Charlotte Cook – RBKC Planning Officer
Chris Emmett - Como Group Plc

cc
**COPY OF PLANS
TO INFORMATION
OFFICE PLEASE**

PORTERS NORTH 8 CRINAN STREET LONDON N1 9SQ TEL: +44(0)20 7239 7777 FAX: +44(0)20 7278 3613

DEGW PLC ARCHITECTS & CONSULTANTS

REGISTERED OFFICE 8 CRINAN STREET LONDON N1 9SQ REGISTERED IN ENGLAND AND WALES NUMBER 417 6007
BOSTON CHICAGO GLASGOW LONDON MADRID MELBOURNE MILAN NEW YORK PARIS ROME SYDNEY THE HAGUE

Cook, Charlotte: PC-Plan

From: Burrage, Geoff: ES-HwayTraf
Sent: 22 December 2004 16:00
To: Cook, Charlotte: PC-Plan
Subject: RE: Cycle parking at 364 Kensington High Street

Hi Charlotte,

The revised drawings from Mike James are fine and I am happy with the cycle parking as it is shown on drawing COMO002/310/011. Do you need any further info from me before sending the discharge of condition letter?

Geoff

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

From: Cook, Charlotte: PC-Plan
Sent: 14 December 2004 14:15
To: Burrage, Geoff: ES-HwayTraf
Subject: RE: Cycle parking at 364 Kensington High Street

Hi Geoff,

Yes this is fine, although I should probably send the final 'discharge of condition' letter when the revised drawing comes in.

Thanks,

Charlotte

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

From: Burrage, Geoff: ES-HwayTraf
Sent: 14 December 2004 14:03
To: Cook, Charlotte: PC-Plan
Subject: Cycle parking at 364 Kensington High Street

Hi Charlotte,

Could you read over the attached letter and check its acceptable to you before I send it?

Thanks,

Geoff

Transport Planner - Transportation and Highways
Royal Borough of Kensington and Chelsea
Tel: 020 7361 2557
Fax: 020 7361 2796

Please do not print this email unless absolutely necessary

<< File: Kensington High Street 364 CYCLE PARKING 2ND ATTEMPT.doc >>

COMO 002/1023/401.MPJ

DEGW

06 December 2004

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

For the attention of Charlotte Cook

Dear Charlotte,

Re: 364-366 Kensington High Street, London W14 8NS
Planning Permission Ref: PP/04/00260/MINO, dated 8 March 2004

EX DIR	HDC	TF	CAC	AD	CLU	AO AK
R.B. K.C.	- 8 DEC 2004				PLANNING	
N	G	S.W	SE	APP	IO	REC
HBS			ARB	FPLN	DES	FEES

19

We are in receipt of a letter reference DPS/DC/C/PP/04/260/CC dated 29 November 2004 from M.J.French, Executive Director of Planning and Conservation. The letter confirms that conditions 3(a), 3(b) and 3(c) of the above Planning Permission are deemed to be discharged and that the proposed junction of existing and new brickwork on the Holland Road façade (as shown in our detail drawing no. 325/001D) is acceptable.

The letter confirms that, with regard to the requirements of condition 3(e), the drawings referred to in our DDA document supplied on 14 October 2004 will be required to enable Sue Lines, the Council's Access Officer, to assess the information in the report. We shall therefore write separately to you enclosing two copies of each of the drawings listed, which we trust will make clear our design responses to the regulations.

The letter also states that it would appear from our drawing no. 327/010 Rev B that the main plant enclosure has been enlarged at the rear of the building by approximately 1m from the approved roof plan. This is not, in fact, the case and we would like to refer you to the enclosed drawings as follows:

- (i) The consented Buchanan Associates planning drawing no. A.0373/2308 Rev. A bears the note "Existing plant enclosure to be rebuilt to same size as existing with new cladding panels...". Unfortunately, the drawing is not dimensioned and does not show accurately the relationship of the existing plant enclosure to the rear upstand parapet wall.
- (ii) The DEGW drawing no. 327/010 Rev. B bears the note "Existing plantroom enclosure re-clad" and the plant enclosure is shown accurately in the existing position as determined by measured survey. We are, in fact, retaining elements of the existing plantroom structure, strengthened where necessary, and re-cladding without enlarging beyond the original envelope.
- (iii) The Hurst Peirce + Malcolm (structural engineers) drawing no. 13850/606 Rev B shows at elevation 605/B two bays where existing vertical bracing is to be retained, and these bays correspond with the outer limits of the original enclosure. We trust that this will demonstrate to your satisfaction that the enclosure has not been extended.

PORTERS NORTH 8 CRINAN STREET LONDON N1 9SQ TEL: +44(0)20 7239 7777 FAX: +44(0)20 7278 3613

DEGW PLC ARCHITECTS & CONSULTANTS

REGISTERED OFFICE 8 CRINAN STREET LONDON N1 9SQ REGISTERED IN ENGLAND AND WALES NUMBER 417 6007

BOSTON CHICAGO GLASGOW LONDON MADRID MELBOURNE MILAN NEW YORK PARIS ROME SYDNEY THE HAGUE

CURRENT APPLICATION

COMMITTEE: _____

FOR OBSERVATIONS:

PLEASE ENTER

Officer

OBSERVATIONS ON

2ND PAGE OF

CURRENT PINK

SHEET IN FILE

Report Written

1.

2.

3.

For Schedule

Typing

Committee

FILE

NOTES:

COMO 002/1023/401. MPJ
06/12/04

Charlotte Cook
RBKC Planning and Conservation
Page No. 2

EX DIR	HCC	FE	043	AC	050	AD AK
R.B. K.C.		8 DEC 2004			PLANNING	
N	C	SW	SE	APP	IO	REC
HBS		AFS	FFA	DES	FEE	

We should be grateful if you would confirm that the re-cladding of the original plant enclosure without extension, as shown on our drawings, corresponds with the approved scheme.

It remains for us to provide details of secure cycle storage facilities within the site, in accordance with condition 3(d), and we shall again write separately to you on this matter.

Thank you for your assistance,

Yours sincerely



Michael James
for DEGW plc

Enc: 2 no. copies of each of Buchanan Associates drawing no. A.0373/2308 Rev. F
DEGW drawing no. 327/010 Rev. B
Hurst Peirce + Malcolm drawing no. 13850/606 Rev B

Cc: C. Emmett, Como Group Ltd.

COMO 002/1022/401. MPJ
27/11/04

Charlotte Cook
RBKC Planning and Conservation
Page No. 2

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B. K.C.	1 DEC 2004			PLANNING		
N	C	S.S.	SE	APP	IO	REC
HBS			ARB	FPLN	DES	FEES

our drawing no. 371/053 Rev A, which shows the building line and its relationship to the existing rendered panel adjacent to Kenton Court. It is proposed to maintain this detail for the full height of the building, without any set-back at ground or first floor levels. This will result in the new brickwork standing proud of Kenton Court by some 180mm, corresponding to the original building line before works commenced.

Since the alignments shown do not correspond with those approved as part of planning permission PP/04/00260/MINO, we hereby request that they be considered for approval as a minor amendment to the approved scheme. Please advise us if you require additional copies of the drawings or other documentation. We look forward to hearing from you.

Yours sincerely



Michael James
for DEGW plc

Enc: 2 no. copies of each of drawings nos. 345/002K, 371/041B, 371/042B, 371/053A

Cc: C. Emmett, Como Group Ltd.

COMO 002/1022/401.MPJ

29 November 2004

COPY OF PLANS
TO INFORMATION
OFFICE PLEASE

DEGW

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

J.K.C.

EX DIR	HDC	TP	DCO	AD	CLU	AO AK
R.B. K.C.	1 DEC 2004				PLANNING	
N	C	S.	SE	APP	IO	REC
HBS			ARB	FPLN	DES	FEES

For the attention of Charlotte Cook

Dear Charlotte,

66

Re: 364-366 Kensington High Street, London W14 8NS
Planning Permission Ref: PP/04/00260/MINO, dated 8 March 2004

We refer to our recent correspondence with Geoff Burrage in the RBKC Department of Transportation and Highways concerning the building line of the above site. In his letter to us dated 08 November 2004, copied to you, he advises us that:

- i) plan no. A0373/002 ("Plan at Ground Level as Existing") submitted to RKBC as part of the above planning permission shows the building line that existed before works commenced as standing proud of both Kenton Court (on Kensington High Street) and 2 Holland Road by 15cm;
- ii) plan no. 2302 ("Plan at Ground Level as Proposed") shows the proposed building line brought back by 15cm so that it is flush with the adjacent properties, and this plan was approved for the above permission;
- iii) the Council is likely to accept an amendment to the proposed building line to bring it forward to the original line (i.e., 15cm proud of Kenton Court and 2 Holland Road) and this change could be made by submitting a plan to the Planning and Conservation section for approval as a minor amendment to the approved scheme.

In light of the above, we now enclose two copies of our drawing no. 345/002 rev. K ("Ground Floor – GA Partitions Layout"), which shows our proposed building line in relation to the adjoining properties.

Adjacent to 2 Holland Road, the proposed building line coincides with the external face of the existing brickwork, which is retained to create a narrow pier 2 ½ bricks wide. We enclose 2 copies of our drawing no. 371/041 Rev B, which shows the relationship of the existing brickwork and the new stonework at ground and first floor levels. At the second to sixth floor levels, a similar relationship is proposed between the existing brickwork and the new brickwork and we enclose 2 copies of our drawing no. 371/042 Rev B, which shows this.

Adjacent to Kenton Court, on Kensington High Street, the proposed building line coincides with the external face of the original brickwork at second to sixth floors, as established by measured survey prior to the commencement of demolition works. We enclose 2 copies of

PORTERS NORTH 8 CRINAN STREET LONDON N1 9SQ TEL: +44(0)20 7239 7777 FAX: +44(0)20 7278 3613

DEGW

FAX TRANSMISSION SHEET

PORTERS NORTH 8 CRINAN STREET LONDON N1 9SQ
TELEPHONE 020 7239 7777 FAX 020 7278 3613

To: Charlotte Cook Royal Borough of Kensington & Chelsea Planning and Conservation		Subject: Planning Permission Ref: 19/04/00260/MINO 364-365 Kensington High Street	
From Mike James		Receiver's fax number: 020 7361 3463	
Date 17 September, 2004	Time 15.00	Number of pages: 6	Job number COMO 002

Dear Charlotte:

Please find attached for your advance information a copy of our letter of today's date.

Yours sincerely,

Mike James
for DEGW plc

EX DIR	HDC	TR	CAS	AD	CLU	AO AK
R.B.	17 SEP 2004		PLANNING			
K.C.						
N	2	SA	SE	APP	IO	REC
HBS			APP	FPLN	DES	FEES

How about junction with brown bridges?

Alan -

1. Is this what you agreed to re. samples. ✓ ok ^{Hard copy}
2. I don't understand the rooftop plan. Do you?

Thanks,

Charlotte
20/9

prob OK minor amendment,

but need hard copy

dwg's to show in context / talkable.

COMO002/401/3095.MPJ

DEGW

17 September 2004

The Royal Borough of Kensington and Chelsea
Planning and Conservation
Council Offices
37 Pembroke Road
London W8 6PW

For the attention of Charlotte Cook

Dear Charlotte,

Re: 364-366 Kensington High Street, London W14 8NS
Planning Permission Ref: PP/04/00260/MINO, dated 8 March 2004

As agreed, we met Alan Wito from your office at the above site on Monday 13th September 2004. In accordance with conditions 3(a) and 3(c) of the above Planning Permission, we presented him with samples of the materials proposed to be used on the external faces of the building. We issued to Alan a copy of our schedule of materials proposed, and we attach a further copy for your records. Alan was generally satisfied with the proposals, but wished to consult with you before issuing any formal approvals. He proposed to advise us whether he wished us to forward digital photographs of the material samples to you, retain the samples on site or transmit them to you. Please let us know what further action you wish us to take.

We pointed out to Alan that the design development has given rise to a requirement to bring services up through the building to the roof level plant room in the positions shown on the enclosed DEGW drawing no. COMO002/360/003/C. We propose to route the services into the plant room via low-level (max. 1200mm high) enclosures, clad to match the plant room itself and substantially masked by the raised decking on one side. Alan was of the opinion that this proposal would be acceptable. We should be grateful for your confirmation that this is the case.

We shall write to you separately concerning the other details required to be submitted by the terms of the Planning Permission. Meanwhile, we look forward to hearing from you on the matters described above.

Yours sincerely



Miké James
for DEGW plc

Enc: Schedule of materials proposed

PORTERS NORTH 8 CRINAN STREET LONDON N1 9SQ TEL: +44(0)20 7278 1777 FAX: +44(0)20 7278 3613

DEGW PLC ARCHITECTS & CONSULTANTS

REGISTERED OFFICE 8 CRINAN STREET LONDON N1 9SQ REGISTERED IN ENGLAND AND WALES NUMBER 4776007
BOSTON CHICAGO GLASGOW LONDON MADRID MELBOURNE MILAN NEW YORK PARIS ROME SYDNEY THE HAGUE

PROJECT: 364-366 KENSINGTON HIGH STREET

DEGW PROJECT NO.: COMO 002

EXTERNAL MATERIALS SAMPLES PRESENTED FOR APPROVAL 13 SEPT. 2004

Material	Location on building	Identification	Approved	Notes	Comments
STONE PANELS (1)	Plinth to Kensington High St.+ Holland Rd.	Polished dark grey / black natural granite panels as Bristol Marble Co. Ltd. Australian Black		Secret fixed, 6mm black-coloured mortar-filled flush joints. Height varies between 150mm and 600mm.	
STONE PANELS (2)	Ground Floor+ 1st Floor Façade Kensington High St.+ Holland Rd.	Cadeby Stone Limited: Fine rubbed Cadeby Cream limestone panels		Secret fixed, staggered bond with 6mm stone-coloured mortar-filled flush joints.	
BRICK (1)	2-6 Floor Façade: Kensington High St.+ Holland Rd.	E H Smith facing brick Cambridge Cream 42.36.B		Half-lap stretcher bond with 4mm recessed joints, square. Ready mixed coloured mortar from The Brick Business, Colour Y111 Buff.	
BRICK (2)	Rear parapet extension and making good to rear elevation	Existing facing bricks (recovered from demolitions)		Mortar and jointing to match existing.	
WINDOWS (1)	Framing + spandrels to curtain walling and punched windows Kensington High St.+ Holland Rd.	Powder coated aluminium as Dupont Vertik-Al, Colour RAL 9001, semi-matt finish		White (RAL 9010) internally. Natural clear glass.	
WINDOWS (2)	Framing to punched windows of rear elevation	Powder coated aluminium Colour RAL 7013, semi-matt finish		White (RAL 9010) internally. Glass tinted to match existing.	

PROJECT: 364-366 KENSINGTON HIGH STREET

DEGW PROJECT NO.: COMO 002

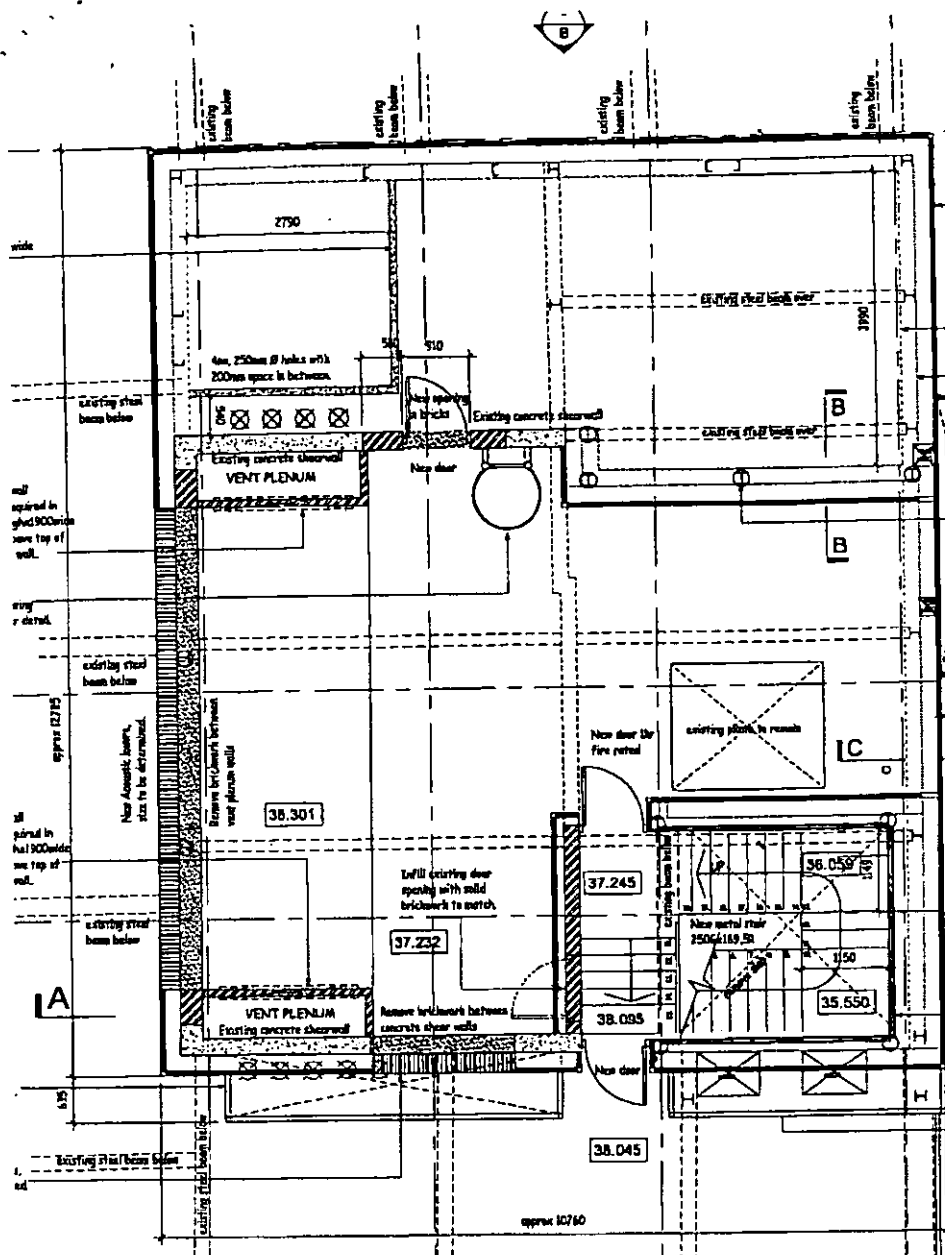
EXTERNAL MATERIALS SAMPLES PRESENTED FOR APPROVAL 13 SEPT. 2004

Material	Location on building	Identification	Approved	Notes	Comments
TERNE-COATED STEEL CLADDING	Mansard Roof	Lead-free alloy coating as Follarsbee TCS II		Stainless steel appearance when new; patinating over time to give weathered lead appearance.	
POWDER-COATED INSULATED STEEL PANELS	Plantroom Enclosure (roof level)	Kingspan microrib profiled panels, HPS 200 colour range Scintilla finish Code ____ (RAL 7012)		Colour is equivalent to BS 18 B 25	
STAINLESS STEEL TUBULAR SECTIONS	Balustrades (roof level)	Stainless Steel satin finish Grade 316		Toughened clear glass panels between balustrade uprights	
PREFORMED STEEL LOUVRES	Brise soleil: 7th Floor slab level	Schueco Lamella profiles (fixed) RAL 9006 metallic silver finish			
EXTERNAL STEEL DOORS TO SERVICE AREA	Ground Floor Holland Rd.	Powder coated mild steel louvred or solid doors RAL 9001, semi-matt finish		White (RAL 9010) internally.	

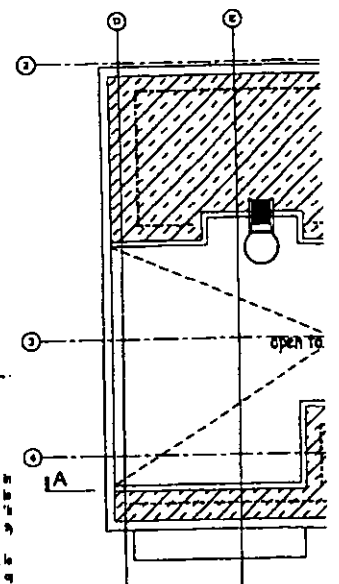
Signed: _____ Date: _____
 For Royal Borough of Kensington and Chelsea
 Planning Department

 For Como Group Ltd.
 Principal Contractor

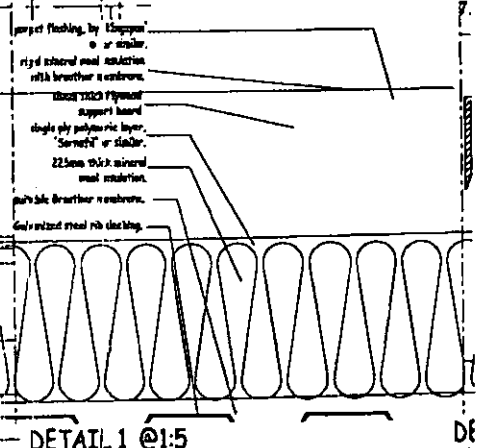
 For DEGW plc
 Architects



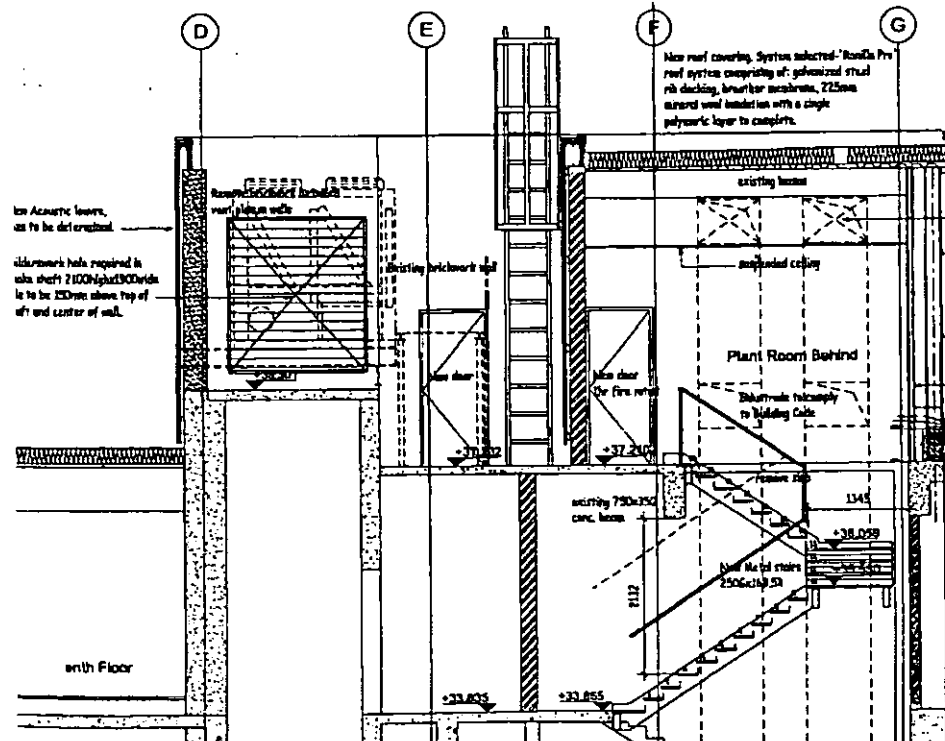
PLAN @1:50



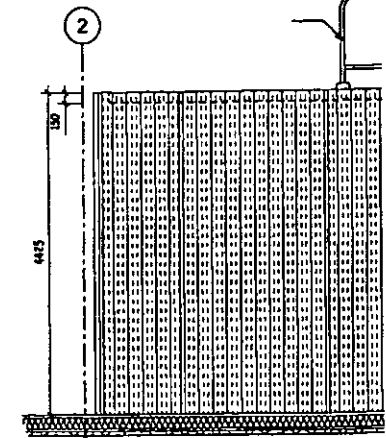
ROOF PLAN @1:100



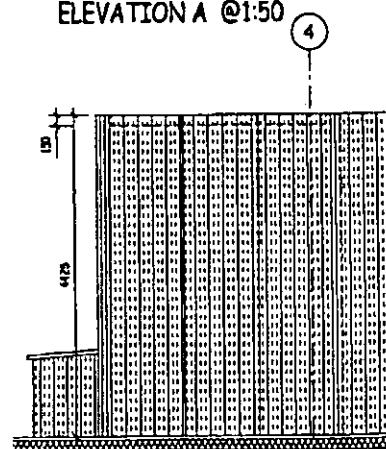
DETAIL 1 @1:5



SECTION A-A @1:50



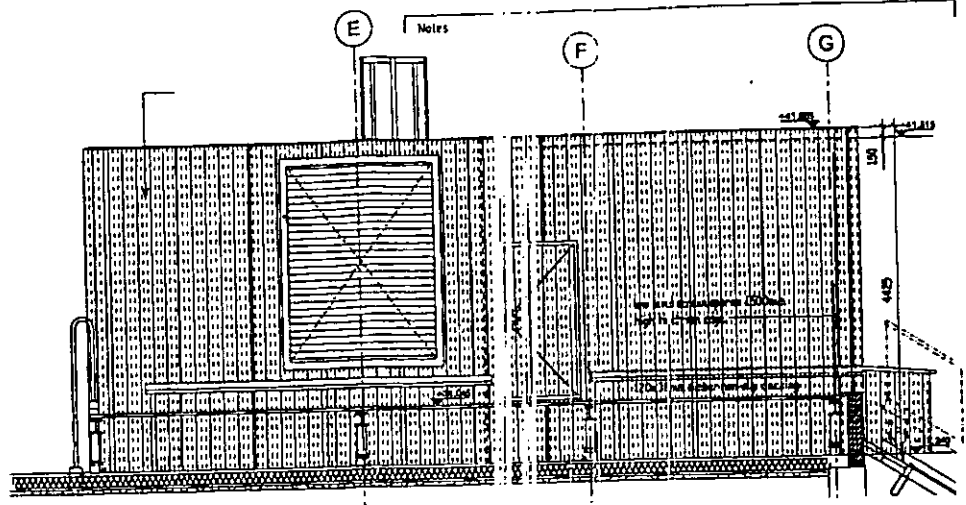
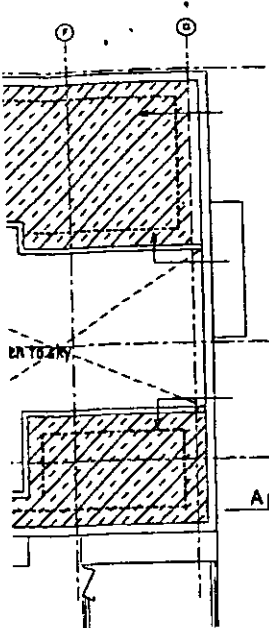
ELEVATION A @1:50



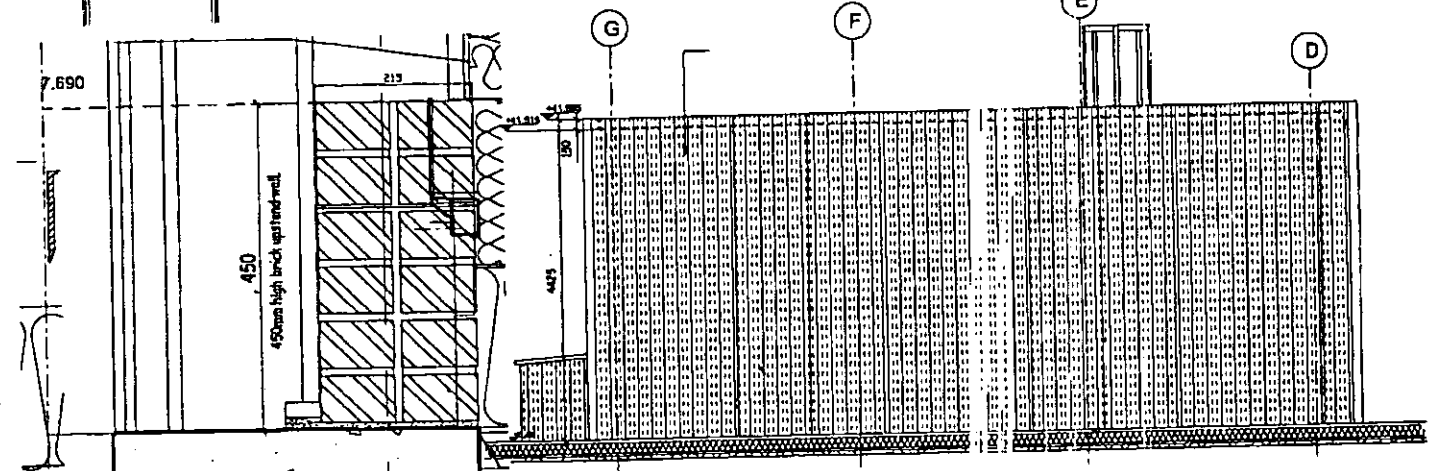
ELEVATION C @1:50

- vertical lines indicate air supply & extract ducts
- 1 line PPC insulated composite panel joints by "Kingspan" cell: E31,000, thickness to be determined in accordance with performance requirement
- New door fire rated Type 3 shaft door

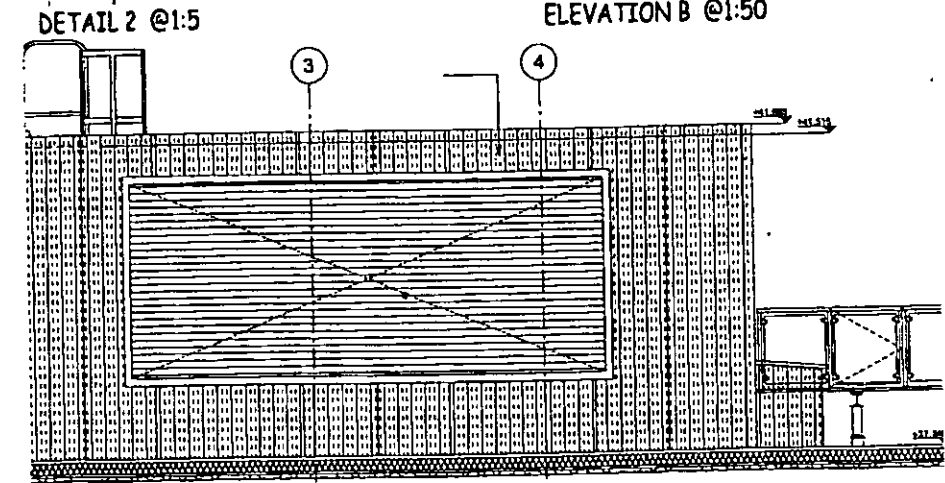
DO NOT SCALE DIMENSIONS TO BE CHECKED ON SITE
 ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES
 COPYRIGHT DEGW



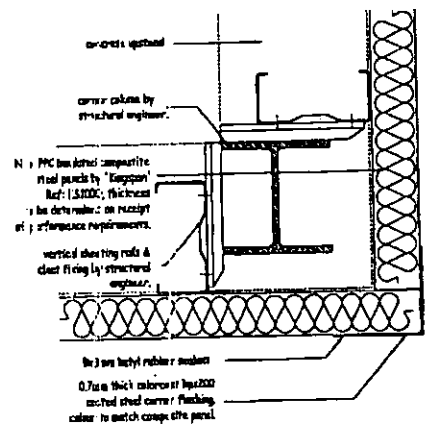
ELEVATION D @1:50



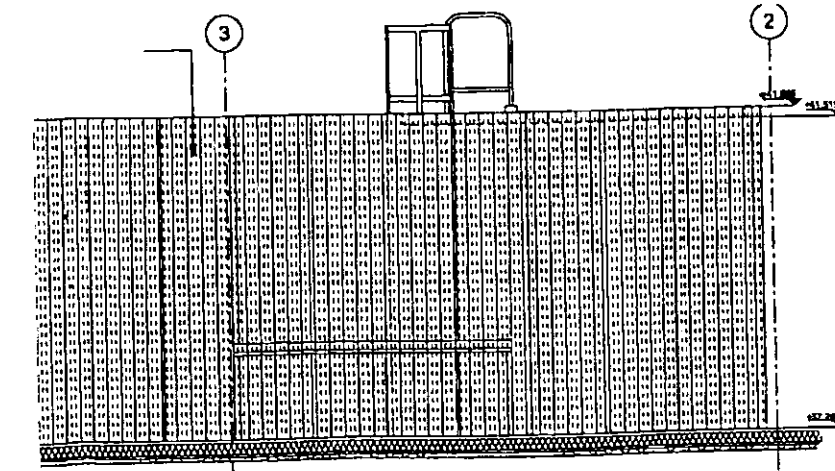
ELEVATION B @1:50



DETAIL 2 @1:5



DETAIL 3 @1:5



C	14	0.1	TOTAL REVISION - ISSUED FOR INFORMATION	JP
B	20	1.0	UPDATED - ISSUED FOR INFORMATION	JP
A	13	0.1	ISSUED FOR INFORMATION	AL
Issue	1	0.1	Description	Dren Chid

DEGW

www.degw.com

20 PORTERS 1 BEL 10 CROWN STREET LONDON W1 8SD FAX +44(0)20 7278 3613 TELEPHONE +44(0)20 7229 7777
 10 THE EXO 11 BEL 12 ST VINCENT STREET CLARK W 02 804 FAX +44(0)141 228 5389 TELEPHONE +44(0)141 228 5377

Project	364-366 Kensington High Street				
Client	COMO GROUP				
Title	Plant Room-Plan, Elevations, sections & Details				
Scale	1:100g	Date	JULY 04	Job Number	CCMO002
				Draw Number	360 003
				Draw	C

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Mr R Sheppard
Harper Sarraf Sheppard Associates
3 Ivey Court
325 Latimer Road
LONDON W10 6RA

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

23 December 2004

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

My reference: DPS/DC/C/PP/04 Your reference: 922-13/RTS
/260/CC

Please ask for: Charlotte Cook

Dear Mr Sheppard,

Town and Country Planning Act 1990 (as amended)
364-366 Kensington High Street, W14
Replacement Rear Windows

Thank you for your letter dated 1st November and fax dated 21st December 2004. I apologise for the delay in responding to your enquiry.

As you are aware, planning permission was granted under planning reference PP/04/260 for the reconfiguration of the fenestration in the rear elevation. The windows in the approved plans were clear glazed and not required to be obscurely glazed by condition. I understand that the applicants have decided not to pursue this element of the scheme. They do, however, intend to renew the existing windows in their present openings, with double glazed units. You point out that some of the windows are either Georgian wired glass or solid 'non-transparent' panels, and raise concerns regarding the potential for overlooking of your clients property at Hungerford House and the requirement for planning permission if these panels are replaced with clear glazing.

I regret that I do not concur with your view regarding the need for planning permission, and consider that the replacement windows would not require a separate application. Of course, if it were considered that planning permission were required, then the impact upon privacy and amenity would be material considerations. However, in this instance, I do not consider that the position or quantity of solid panels to potentially be replaced with transparent panels, would necessarily result in a significant loss of privacy contrary to the Council's adopted policies. Having regard to the approved scheme of entirely clear glazing, it would certainly be no worse than the development for which planning permission has been granted. Having said that, I can advise you that the applicant has advised the case officer, Charlotte Cook, that all presently obscurely glazed window panels will be replaced with units with an obscured film, and will not therefore be transparent. I trust this will address your concerns.

I hope this information clarifies the planning position.

Yours sincerely

M J French
Executive Director, Planning and Conservation



INVESTOR IN PEOPLE

Urgent Facsimile

To: RBK&C Planning Department
 Attn: Charlotte Cook
 @ fax: 020 7361 3463
 From: Richard Sheppard
 Date: 21/12/04
 Re: Development at 364-366 Kensington High Street, W14
 Planning permission PP/04/02260

Project ref: 922
 Pages: 3 , including this page
 If any pages of this fax are illegible please contact the sender on 020 8960 9228
 Original being posted: yes
 Copies to: HHRA Ltd

Message:

Dear Ms Cook,

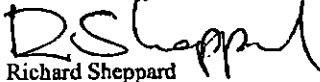
Development at 364-366 Kensington High Street, W14 - Replacement of windows within existing structural openings on boundary with Hungerford House (north western facade)

Please could you reply to my letter of 1/11/04 about the above, in which I asked that you confirm that no additional 'see through' windows are to be introduced to the north western facade, in close proximity with Hungerford House habitable room windows and terraces.

The matter is now urgent as the windows are currently being replaced by the 364-366 Kensington High Street contractor.

I enclose a copy of my earlier letter for your convenience.

Yours sincerely,



Richard Sheppard
 Harper Sarraf Sheppard Associates

EX	HCC	TF	CHC	AD	CLU	AO	
DR						AK	
R.B.		21 DEC 2004				PLANNING	
K.C.							
N	D	SR	SE	APP	O	REC	
HBS			ARB	FPLN	DES	FEES	

The information contained in this fax is private and confidential and is intended for the addressee(s) only. Any unauthorised dissemination or copying of this fax or any unauthorised use or disclosure of information contained therein is prohibited. If this fax has been sent to you by mistake it would be appreciated if you could inform us by telephone as soon as possible.

922-13/RTS
1/11/04

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

Attn: Charlotte Cook

Dear Ms Cook,

Development at 364-366 Kensington High Street, London W14
Planning Permission: PP/04/02260

I act on behalf of Hungerford House Residents Association Ltd. By virtue of a long, reversionary headlease, Hungerford House Residents Association Ltd owns and controls the residential block of flats called Hungerford House, including the car park accessed off Napier Place at the rear but excluding the petrol filling station on the Holland Road frontage.

My client's property extends up to the north western wall of the office building at 364-366 Kensington High Street. This wall adjoins and overlooks my client's property, and is in close proximity to residential habitable room windows and private terraces.

It is understood that the owner of 364-366 Kensington High Street has decided not to rebuild the north western facade of the existing building (as included in the above planning permission), but instead is proposing to place new windows into the existing structural openings.

The purpose of this letter is to point out that a significant proportion of the fenestration of the north western facade - as originally built and at the time of writing as still remaining - is not 'transparent glazed', but is in the form of solid, 'blank panels'. The enclosed sketch shows which 'windows' are, in fact, solid panels.

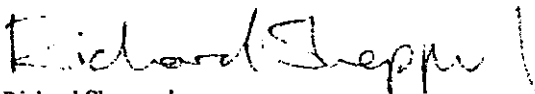
It is, I think, acknowledged that the relationship of Hungerford House and the offices at 364-366 Kensington High Street is not ideal, and that views out from of the windows on the north western facade of the latter are detrimental to the privacy and amenity of residents. At night, the office lighting has similar detrimental affect. Be that as it may, the two buildings in their original form (ie. before the current reconstruction) were permitted and the situation has to be accepted.

It will be clear, however, that any increase of the amount of 'see through window' will cause significant, additional detriment to residents.

Please could you confirm that, if new windows are to be placed in the existing structural openings, that those frames into which are set 'blank panels' will remain so obscured, and that no increase of 'see through' glazing will occur.

I believe that as amenity and privacy of neighbours are material planning considerations, any proposal to introduce new transparent windows should be subject to a planning application.

Yours sincerely,



Richard Sheppard
Harper Sarraf Sheppard Associates

cc. Hungerford House Residents Association Ltd.

R-ACK
Book 10
Charlotte
3/11

922-13/RTS
1/11/04

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

Attn: Charlotte Cook

Dear Ms Cook,

Development at 364-366 Kensington High Street, London W14
Planning Permission: PP/04/02260

76

EX DIR	HDC	TP	CAC	AD	GLU	AO AM
R.B.	2 NOV 2004				PLANNING	
K.C.						
N	C	S.W.	SE	APP	IO	REC
HBS			ARB	FPLN	DES	FEEES

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It is, I think, acknowledged that the relationship of Hungerford House and the offices at 364-366 Kensington High Street is not ideal, and that views out from of the windows on the north western facade of the latter are detrimental to the privacy and amenity of residents. At night, the office lighting has similar detrimental affect. Be that as it may, the two buildings in their original form (ie. before the current reconstruction) were permitted and the situation has to be accepted.

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Yours sincerely,

Richard Sheppard
Harper Sarraf Sheppard Associates

cc. Hungerford House Residents Association Ltd.

THE COUNTY OF LOS ANGELES, COUNTY CLERK
 OFFICE OF THE COUNTY CLERK
 400 WEST 1ST STREET, SUITE 1000
 LOS ANGELES, CALIFORNIA 90012
 FOR CLERKING: 213-201-2000
 FAX: 213-201-2001

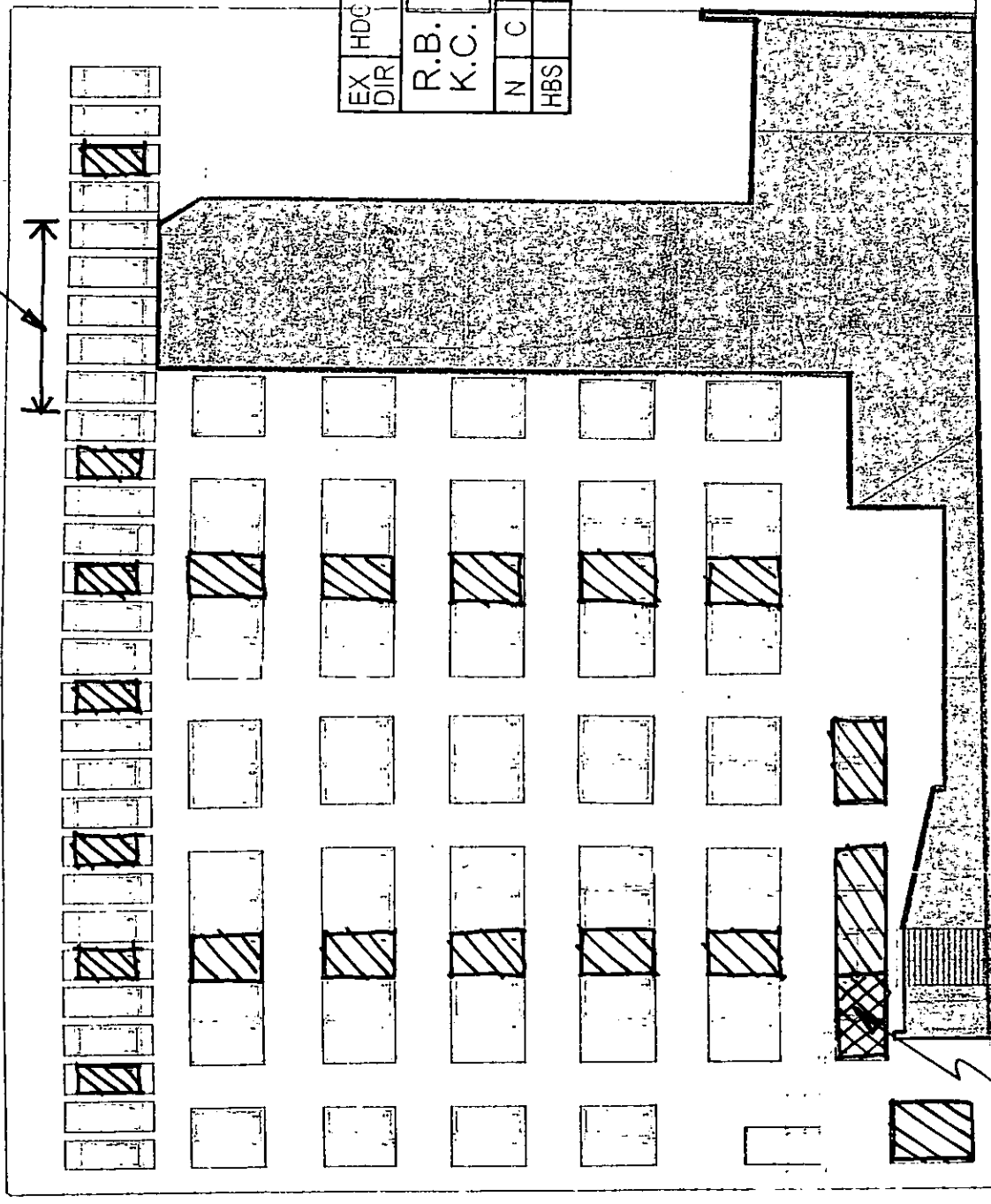
2004
 11/11/2004
 11/11/2004

OFFICE COPY

M.P. LAND REGISTRY
 TITLE # 253205
 PROJECT NAME COPY
 11/11/2004

?
 WINDOWS NOT
 VISIBLE FROM GROUND

INDICATES 'BLANK PANGLES -
 WINDOWS' NOT SEE THROUGH'



SIXTH FLOOR
 FIFTH FLOOR
 FOURTH FLOOR
 THIRD FLOOR
 SECOND FLOOR
 FIRST FLOOR
 GROUND FLOOR

EX DIR	HDC	TP	C-C	AD	CLU	AO	AK
R.B.		2 NOV 2004		PLANNING			
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HBS			A-RB	FPLN	DES	FEES	

no. 1 revision
 date
 drawn: dick checked
 scale: 1/50
 364 - 366
 KENSINGTON HIGH STREET
 ELEVATION TO
 HARPER PLACE
 DRG. NO. 07/689/213
 MILBRAND & BLICKER
 200 WEST 1ST STREET, SUITE 1000
 LOS ANGELES, CALIF. 90012

ORIGINALY 'BLANK PANGLES -
 REGLAZED IN GMP GLASS
 FOR SITE ACCOMMODATION

pl h/w 04/260

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 I Schröder
Flat 3, The Garden House,
Napier Place
LONDON W14 8LG

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**

28 May 2004

My reference: DPS/DCC/PP/04/ Your reference:
260/CC

Please ask for: Charlotte Cook

Dear Mr Schröder,

Town and Country Planning Act 1990 (as amended)
364-366 Kensington High Street
Application for Alterations and Extensions

Thank you for your letter dated 16th March 2004, received by Recorded Delivery on 19th March 2004.

Regrettably, this letter was received after the 21 day Statutory consultation period. The application was determined on 8th March 2004, and as such, your most recent letter could not be taken into account.

I attach copies of both the planning permission (with conditions), and the planning report which set out all the consideration of the relevant planning issues.

I trust this is of assistance.

Yours sincerely

M J French
Executive Director, Planning and Conservation



INVESTOR IN PEOPLE

19-Mar

PP/04/260

France

Ivar Schröder
Flat 3, The Garden House
Napier Place
London W14 8LG

Recorded
Delivery

DT 4564 1295 8GB SIGNED FOR



Tel: 020-7602-2021

Mr M J French
Executive Director, Planning and Conservation
Planning and Conservation Department
RBKC
The Town Hall
Hornton Street
London W8 7NX

EX DIR	HDC	TP	CAC	AD	GLU	AG AK
R.B. K.C.	19 MAR 2004				PLANNING	
N	0	SW	SE	APP	IO	REC
		ARB	FPLN	DES	FEE	

16th March 2004,

69

Dear Mr French,

Ref: Planning Applications for 364-366 Kensington High Street (Ex Citi-Bank offices)

1-Application by Fairgate International dated 30 October 2003:

I regret that my letter to you dated 31st December 2003 and hand delivered by myself to The Planning and Conservation Department Offices on the third floor of the Town Hall could not be traced on my recent visit to your Department. It is presumably lost and is consequently un-accounted for.

1-Application by Buchanan Associates received at the Town Hall on 2 February 2004:

As you will know, "The Garden House" is in Napier Place, within the south-eastern corner of the "Holland Park Conservation Area" and only about thirty meters away from the north-eastern corner of the above building. We are the local residents most affected by any changes to the overall size or use of this building that overlooks the Conservation Area.

Although this letter has been delayed in the process, I hope you will be kind enough to consider my views regarding this application and especially my objections to the following aspects of these proposals:

- The enclosed photo of the north-eastern elevation of the building at 364-366 Kensington High Street, taken precisely at noon on 1st March 2003, from my second floor balcony at the "Garden House" (Photo 1), and from further away along both sides of Napier Place (Photos 2 & 3) demonstrate the ugliness of the back or north elevation of this building and the strong sense of enclosure which this block and the adjoining "Kenton Court" Building give to Napier Place.
- The latest proposals by Buchanan Associates for 364-366 Kensington High Street, appear to have retracted the 7th floor construction to its original line of sight from both Kensington High Street and Holland Road.
- However, this is apparently not so on the Napier Place side:

The present roof plan at 8th floor level shows discrepancies with the actual positioning of the galvanised steel guardrail (Please compare Photo 4 and Plan 1),

The mansard roof is now supposed to remain un-altered. However, a comparison between the northwards extension of the mansard roof on the present north-south Section and the proposed north-south Section (Please see Sections 1 & 2) shows a displacement of about a meter northwards.

Therefore, the final positioning of the new steel cladding to the plant room, to replace the present one, but enclosing the present walkway, remains unclear. It could however appear to nearly double the east-west width of the plant and bring it northwards by 3.5 to 4 meters.

Any enlargement, or displacement of the existing structure, except southwards, would be at the expense of the line of sight from Napier Place and the south-eastern corner of the Holland Park Conservation Area. (Please see the effect on the line of sight from my balcony: Photo no 4). This apparent additional bulk at roof top level, as viewed from Napier Place and from other properties at the south-eastern corner of the Conservation area, would add to the already oppressive sense of enclosure made by this building.

A relevant comparison can be made between 364-366 Kensington High Street and its immediate neighbour, Kenton Court. I quote the words of the Inspector who has recently rejected appeals from Borisbrook Properties Ltd, the owners of "Kenton Court", to add a storey to its blocks B, C & D, also at the rear of that property: This "would only exacerbate the somewhat oppressive sense of enclosure already experienced in Napier Place" and "would harm the residential amenity and enjoyment of those properties,... contrary to the relevant UDP policy". (See Appeal Decisions by P.E. Dobsen, MA(Oxon) Dip TP MRTPI FRGS dated 24th December 2003, relative to Kenton Court.).

If the application to increase the size of 364-366 Kensington High Street towards Napier Place were successful, it would create a precedent that could have repercussions for other adjacent properties.

Furthermore, I question whether the 7th floor mansard designation as offices is in conformity with the original planning agreement for the block. This mansard could be used to house as much as possible any lift-machinery and air-conditioning plants and not as the base for a roof garden and external towering plants.

Finally, the proposals for a roof garden in the centre of the building could also create a precedent for adjoining buildings.

I am concerned that any additional bulk or height added to the rear of this building, thereby increasing the sense of enclosure, dominance and shadow it casts over the small-scale buildings in Napier Place, would be detrimental to the enjoyment of our residences.

Yours sincerely,



Ivar J. Schröder

7 enclosures.

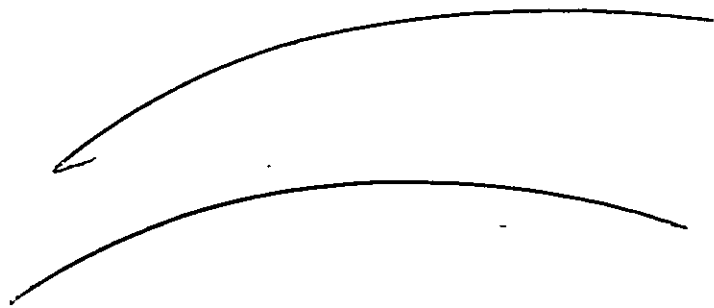
MR Schroeder - 7/602-2021.

3 Golden House.
Napier Place.

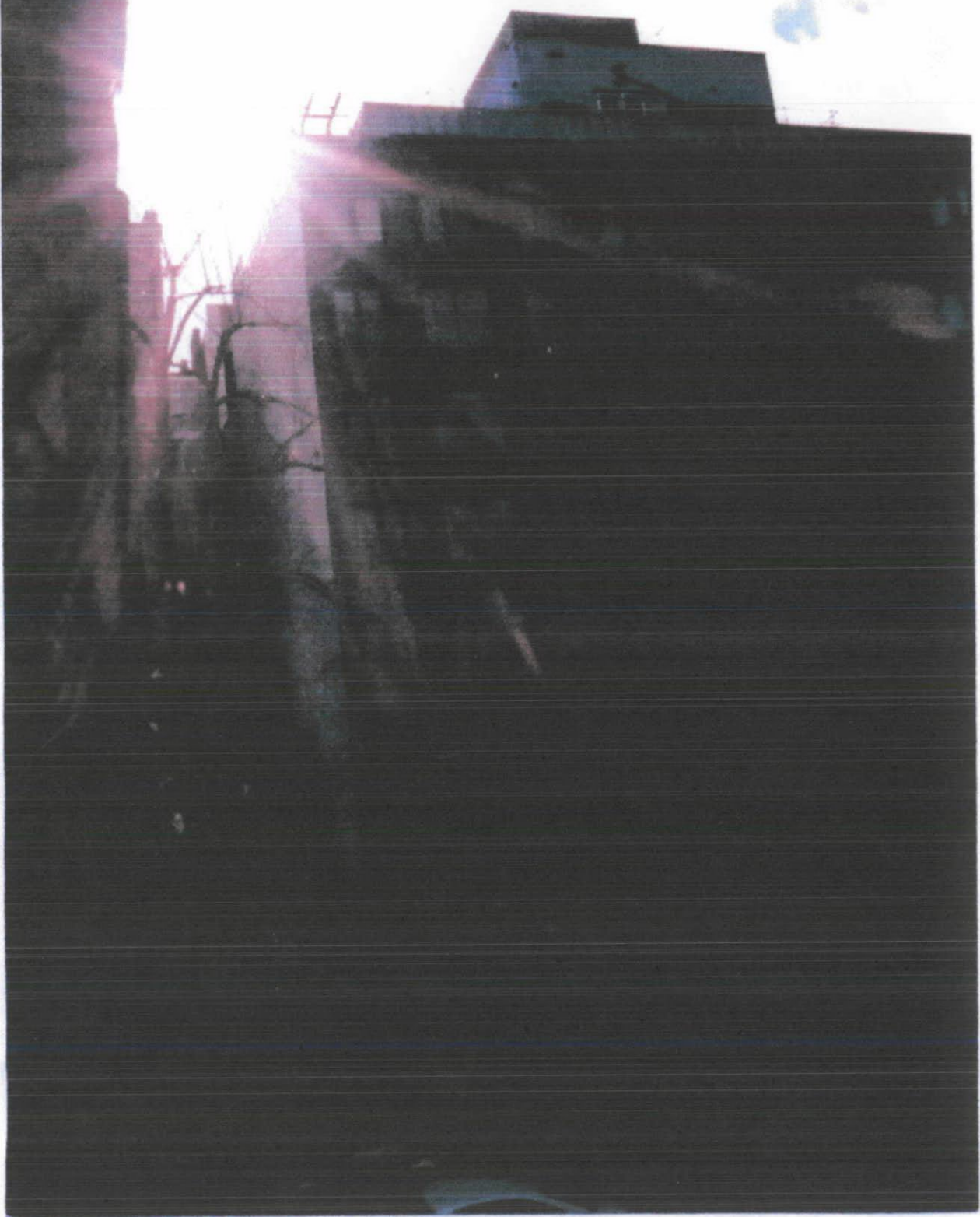
with 844.

Sent two letters →. got objections,
February 2004 - Sent letter - acknowledged.

No record of his objection.



EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B. K.C.		19 MAR 2004			PLANNING	
N	C	SW	SE	APP	IO	REC
			ARB	FPLN	DES	FEE



SUN AT NOON ON 19TH MARCH JUST APPEARING FOR 15 MINUTES
BETWEEN KENTON COURT & 364-366 KEN. H. ST BUILDINGS
AS SEEN FROM 2ND FLOOR OF THE GARDEN HOUSE

PHOTO N°1



EXISTING NAPIER PLACE & NAPIER PLACE NEWS (LOWER PICTURE)



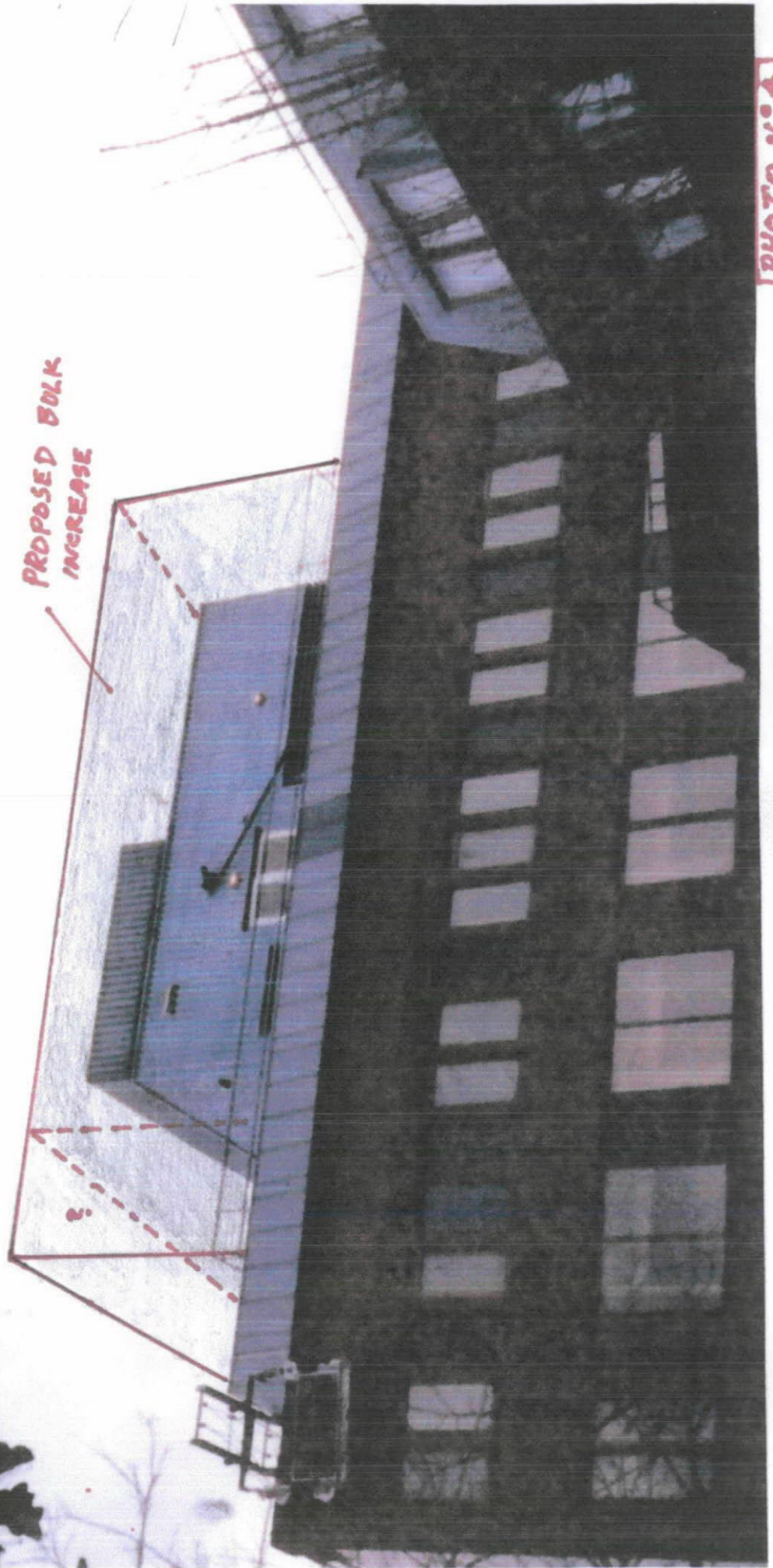
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R.B.		19 MAR 2004			PLANNING	
K.C.						
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PROPOSED BULK INCREASE

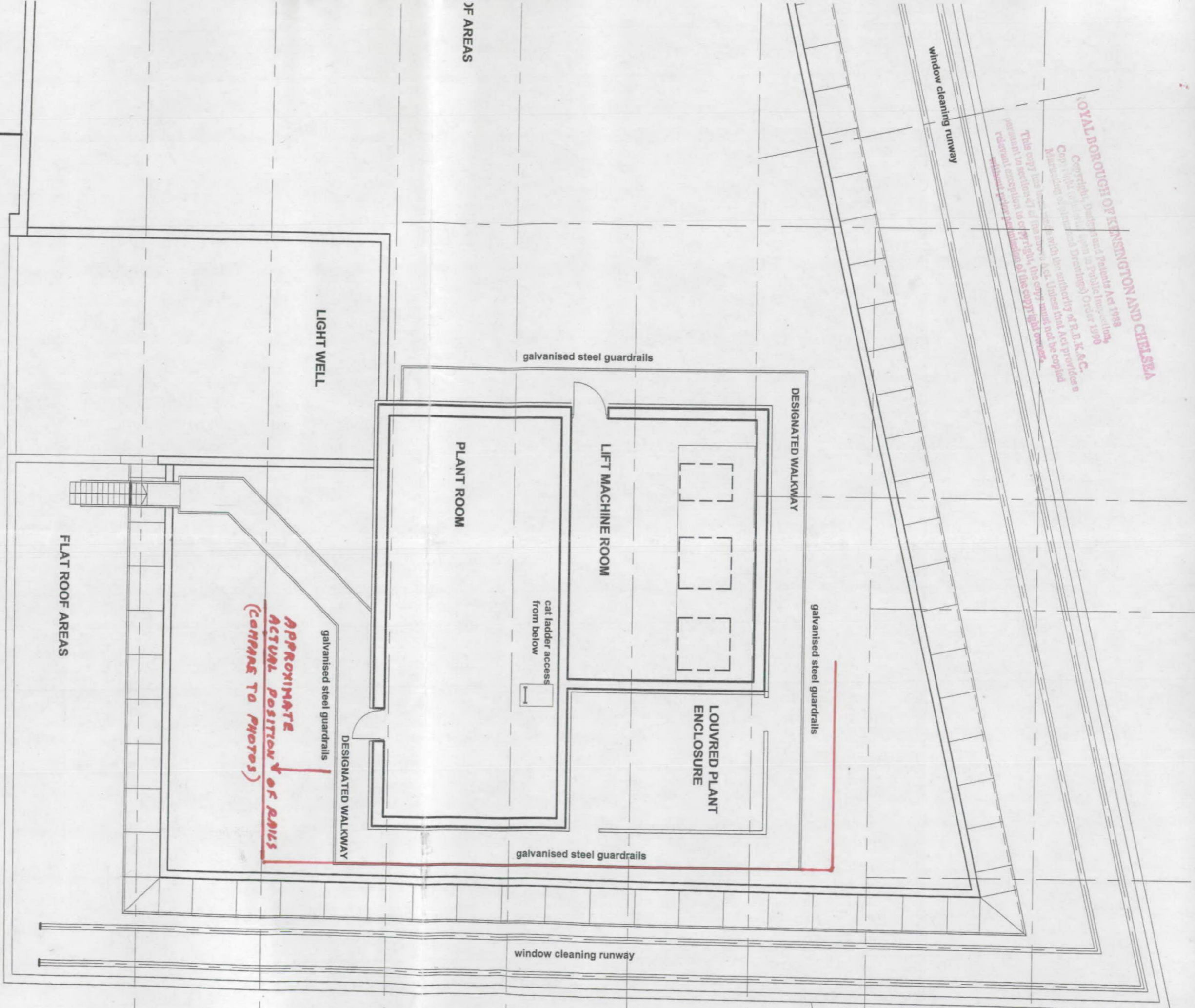
PHOTOS N° 2 & 3

EX DIR	HDC	TP	CAC	AD	CLU	AO	AK
R.B.	19 MAR 2004			PLANNING			
K.C.	N	C	SW	SE	APP	IO	REC
				ARB	FPLN	DES	FEEES

PROPOSED BULK INCREASE



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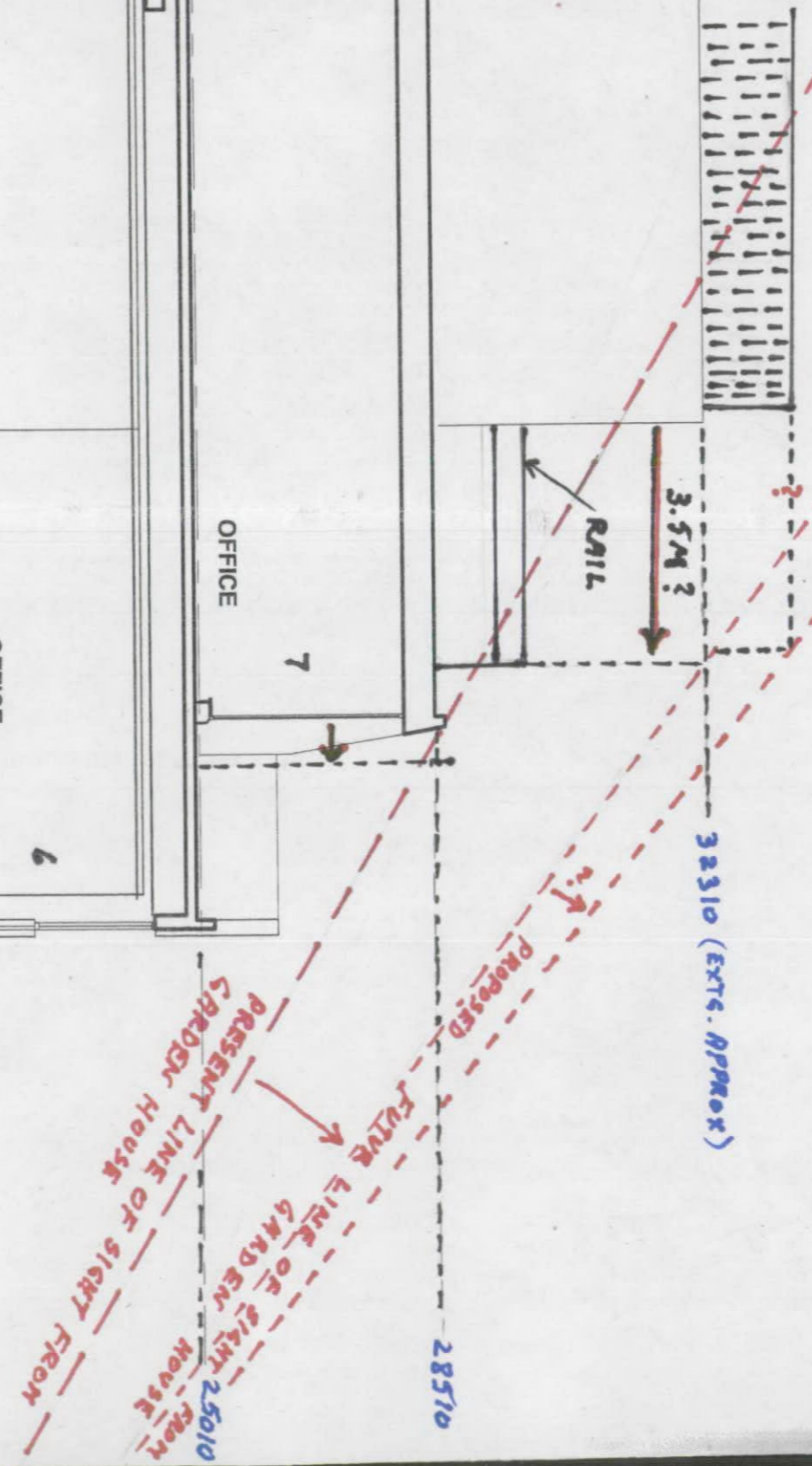


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			ARB	FPLN	DES	FEEES
R.B. K.C.		19 MAR 2004		PLANNING		

PLAN N°1

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vertical profiled steel cladding
 to plant room



LIGHT WELL

OFFICE

OFFICE

OFFICE

OFFICE

OFFICE

OFFICE

OFFICE

1

2

3

4

5

6

7

EX DIR	HDC	TP	CAC	AD	CLU	AO
R.B.	K.C.	19 MAR 2004	PLANNING			
N	C	SW	SE	APP	IO	REC
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SECTION N°1

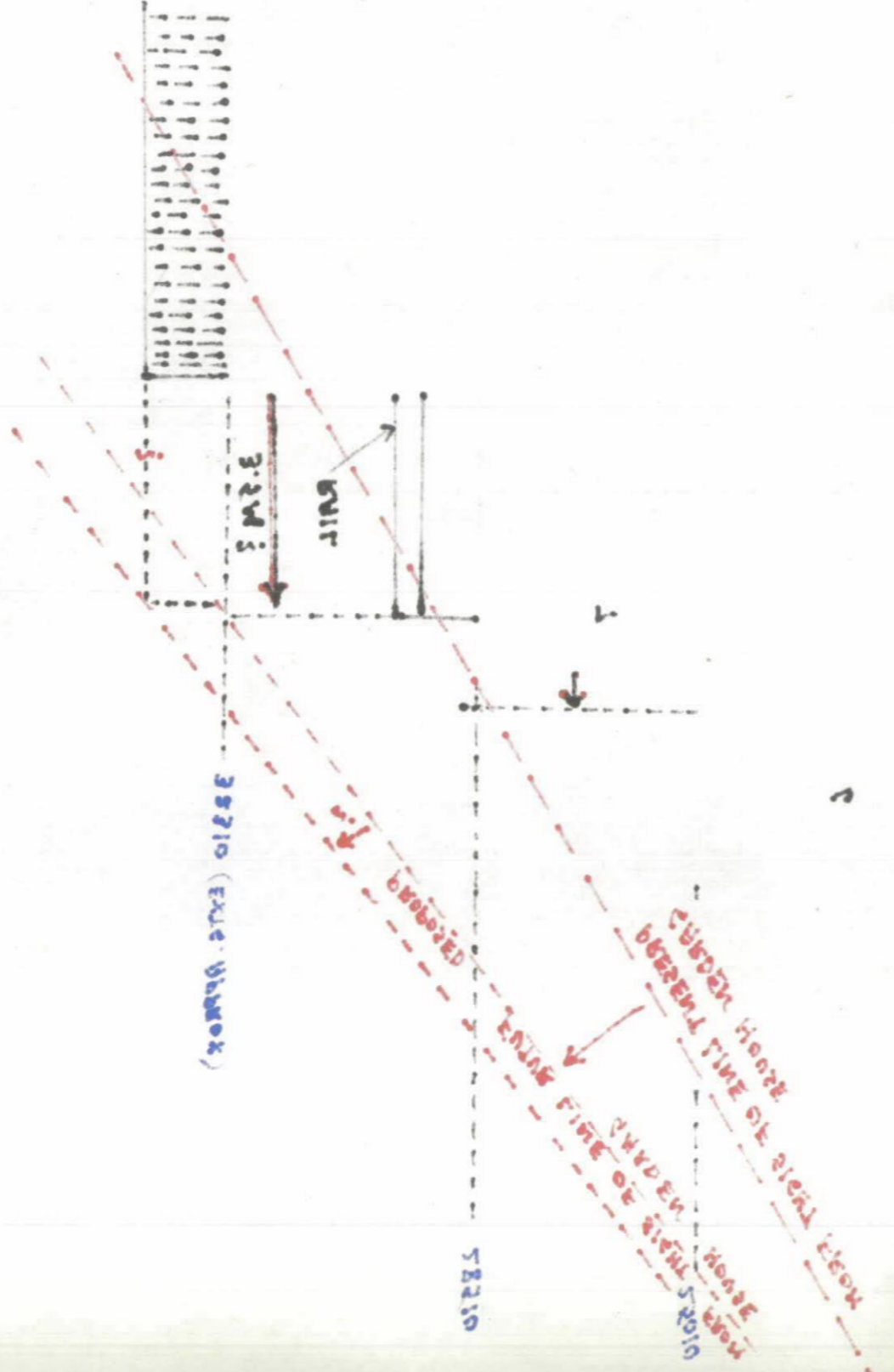
PRESENT N-5 SECTION

fire escape route across top
 of covered parking

raised access flooring

extg. covered parking area

PRESENT. W-2 SECTION
SECTION N.O. 1



1
2
3
4
5
6

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Mr Derek Wickenden
Buchanan Associates
13 Grosvenor Gardens Mews East
LONDON SW1W 0JN

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Email: Charlotte.Cook@rbkc.gov.uk
Web: www.rbkc.gov.uk

18th June 2004

THE ROYAL
BOROUGH OF



**KENSINGTON
AND CHELSEA**

My reference: DPS/DCC/
PP/04/260/CC

Your reference: 0373.501.038

Please ask for: Charlotte Cook

Dear Mr Wickenden,

Town and Country Planning Act 1990
364-366 Kensington High Street, W14
Amendments to Planning Permission Ref. PP/04/260 granted 8th March 2004

Thank you for your letter and accompanying plans, received at this office on 27th May 2004.

In response to the numbered points raised in your letter, I would advise as follows:

1. Retention of existing brickwork to rear elevation – Whilst there is no requirement in this case to require the developer to complete all the works for which permission has been granted, as Ms Cook has indicated to you on the telephone, the treatment of the junction between the existing brickwork (proposed to be retained) and the new brickwork on the Holland Road frontage will need to be handled sensitively. The corner in question is highly visible in views from the north. To this end, I would ask for further details (at a larger scale) to show how you intend to treat this area. I would suggest that the proposed brick samples (required by Condition 3(a)) are also provided, together with a sample of the existing brickwork, as the Royal Borough will need to be assured that the two bricks colours/types will be complementary.
2. Alterations to ground floor Kensington High Street and Holland Road elevations arising from relocation of basement transformer room – The alterations to the Kensington High Street elevation are acceptable as a minor amendment, and indeed are welcome as they provide a more cohesive frontage. However, I am concerned that the Holland Road frontage has new recessed areas, which could give rise to opportunities for concealment and/or anti-social behaviour. The Royal Borough has policies to resist recessed shopfronts, and with this in mind, I would suggest that the frontage is pulled forward to delete the recesses. However, doors should not open over the highway. In addition, I note that the refuse store has been significantly reduced in the proposed revisions. Before agreeing to this, I would need to be assured that a refuse store of the size now proposed would be acceptable to the Council's Waste Management Officers.
3. Use of cap-less curtain walling system for proposed entrance atrium – I have no objection to this in principle, however you will note that Condition 3(a) requires the submission of samples of all materials to be used for the external elements of the building.
4. Removal of part of low level plant screen at roof level – I can confirm that this constitutes a minor amendment to the scheme.
5. Removal of existing window cleaning equipment – I confirm that this does not require planning permission.



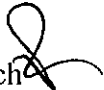
INVESTOR IN PEOPLE

6. Alterations to the layout of the central core within the building – I confirm that this is not development, and therefore does not require planning permission.

I trust this is of assistance and look forward to receiving details relating to the conditions attached to the planning permission. I would point out that this letter concerns the detailed points listed in 1-6 above only, and does not approve any other details or permit any alterations other than those explicitly listed in this letter.

Please note that the advice given by Council Officers of this Department is expressed as a matter of opinion only and the responsibility for determining applications falls solely with the Planning Services Committee of the Royal Borough of Kensington and Chelsea.

Yours sincerely,



M J French
Executive Director, Planning and Conservation

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 Derek Wickenden
Buchanan Associates
13 Grosvenor Gardens Mews East
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**KENSINGTON
AND CHELSEA**

18th June 2004

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PP/04/260/CC

Your reference: 0373.501.038

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INVESTOR IN PEOPLE

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Yours sincerely,



M J French
Executive Director, Planning and Conservation

Copy to: Lloydon McBarnette, Records Section, RBKC

Buchanan Associates Architects

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London SW1W 0JN
T: 020 7592 7247
F: 020 7828 5663
mail@buchananarchitects.co.uk

FAX

From:	Derek Wickenden	Date:	21 June, 2004
To:	Royal Borough of Kensington & Chelsea	N° of Pages: (incl this sheet)	2
Attention:	Charlotte Cook - Planning	Fax N°:	020 7361 3463
Project Name:	364 KENSINGTON HIGH ST	Project Code:	A0373.501.039
Subject:	Transformer Room Doors		
CC:	Fairgate Group - Gareth Hunt	Fax N°:	020 7580 8662

Urgent Please review Please reply

Dear Charlotte,

364 KENSINGTON HIGH STREET

Further to our telephone conversation earlier this afternoon I have looked at the drawings relative to the Transformer Room doors.

Drg.No.0373.2302G which is the ground floor plan submitted to you shows 3 pairs of double doors opening out, on the Holland Road elevation. 2 pairs of these are set into a recessed section of wall approx. 7000mm. in length x 700mm. deep.

Only one pair of doors is set back into the type of narrow recess which we discussed, and I believe that in this instance we should be able to persuade the electricity undertaker to accept these opening in, as they are set between substantial elements of structure.

I attach an extract from my ground floor plan showing this area, with the doors suitably revised, and would welcome your observations.

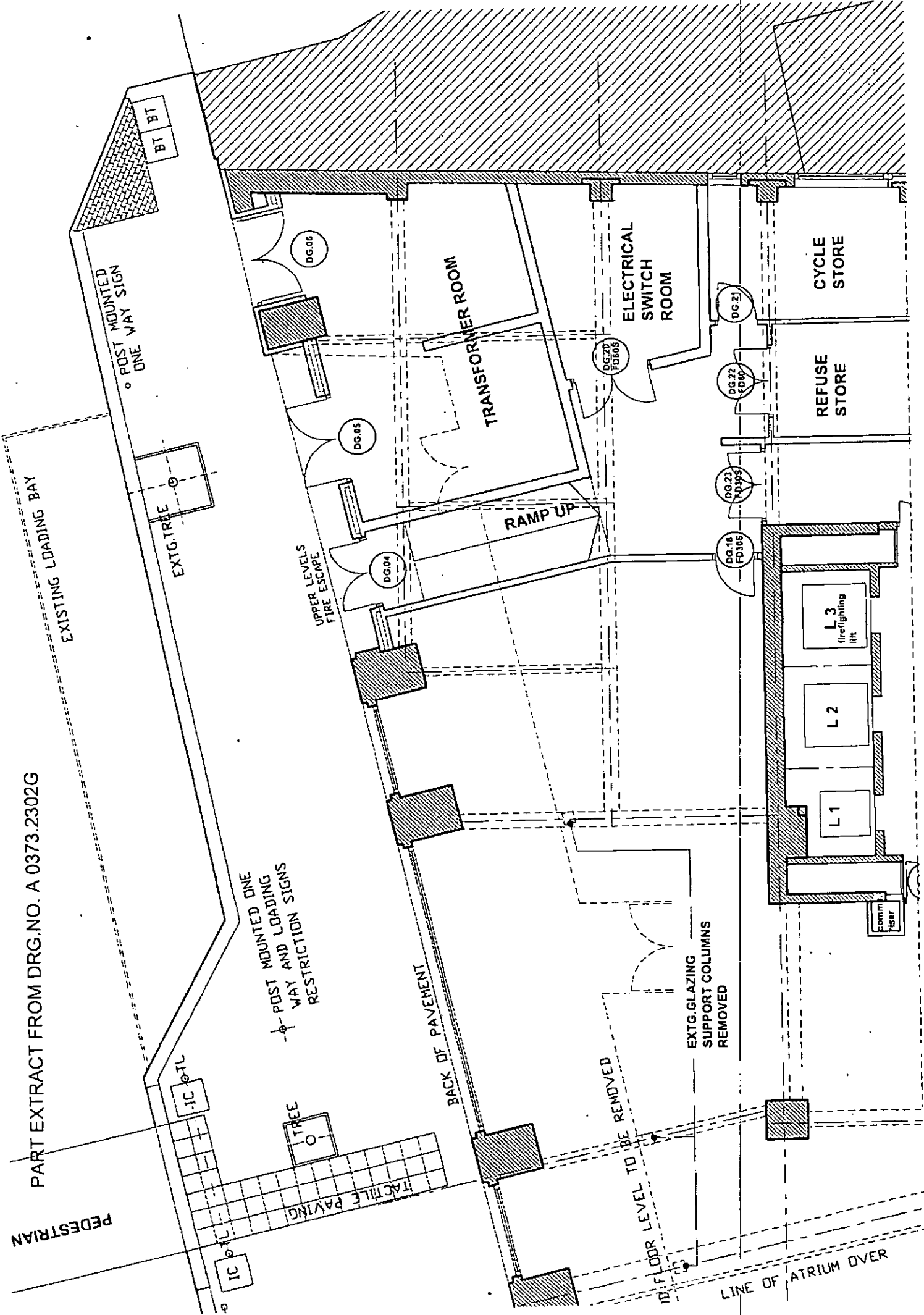
Regards,


DEREK WICKENDEN
 Director
 For and on behalf of
 Buchanan Associates Architects Ltd.

Discussed with D.W 10:30 25/6

This proposal not possible. CC explained parameters. DU to come back to me when discussed with MTE.

CE



PART EXTRACT FROM DRG. NO. A 0373.2302G