

**Site at
Campbell Court,
1-7, Queens Gate Gardens,
SW7.**

RBK&C Ref:

DPS/DCC/TP/98/1991

D.E.T.R. Ref:

APP/K5600/X/99/003296

Appendices

31st May - 1st June 2000

Public Inquiry

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

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LIST OF APPENDICES

- 1- Appeal site plan
- 2- Land the subject of this appeal
- 3- Decision Notice of planning permission dated 13 February 1959
- 4- Site plan to planning permission dated 13 February 1959
- 5- Decision notice to planning permission dated 17 February 1960
- 6- Council's letter dated 23 January 1998
- 7- Decision Notice of certificate of Lawful Existing Development dated 18 October 1999
- 8- Council's letter dated 25 February 1997
- 9- Council's Delegated report dated 26 April 1999
- 10- Decision Notice of certificate of Lawful Existing Use dated 26 April 1999
- 11- Letter of GVA Grimley dated 15 January 1999

Royal Borough of Kensington & Chelsea

OS Map Extract © Crown

Scale 1:1250
Printed 07 April 2000





APPENDIX 2 (REVISED)







5209
LONDON COUNTY COUNCIL

T.P.6a. BE

Waterloo 5000
Extn. 6204

Our Ref. AR/TP.77453/NM
Your ref. WBG/PW/SB

The County Hall,
Westminster Bridge,
S. E. 1.

13 FEB 1959

Dear Sir,

TOWN AND COUNTRY PLANNING ACT, 1947

Permission for Development (Conditional)

The Council, in pursuance of its powers under the above mentioned Act and the Town and Country Planning General Development Order, 1950, hereby permits the development referred to in the undermentioned Schedule subject to the conditions set out therein and in accordance with the plans submitted.

In accordance with the provisions of Article 5 of the Order, your attention is drawn to the Statement of Applicant's Rights endorsed hereon.

The permission is given subject also to due compliance with any local Acts, regulations, building by-laws and general statutory provisions in force in the area and nothing herein shall be regarded as dispensing with such compliance or be deemed to be a consent by the Council thereunder.

Your particular attention is drawn to the provisions of the London Building Acts, 1930-39 and the by-laws in force thereunder which must be complied with to the satisfaction of the District Surveyor.

I would also remind you that the Council's permission does not modify or affect any personal or restrictive covenants applying to the land or the rights of any person entitled to the benefits thereof.

SCHEDULE

Date of application: 8 January, 1959.

Plans submitted No: 19720 (your Nos. 8/1436/8/2, 9/2, 10/2, 11/3, 13/3, 15/2 20 and SVRS/106/2).

Development:

The development of the site of Nos. 1-10 Queen's Gate Gardens, Kensington, by the erection of a nine-storey block of 68 flats including parking accommodation for 36 cars and to the formation of two vehicular accessways from Gloucester Road.

Conditions:

(1) The submission to ~~and~~ approval by the Council of details of the proposed facing materials including the submission of samples of the materials before work is commenced;

(ii) the building shall not be erected otherwise than in accordance with the approved drawings and materials without the prior consent of the Council;

(iii) the car-parking accommodation shown on the drawings shall be provided and retained permanently for the accommodation of the vehicles of the occupiers and users of the building only and shall not be used for any other purpose;

Mrs. T.F. Bennett & Son,
Bloomsbury Square,
W.C.1.

P.T.O.

(iv) no loading or unloading of goods, including fuel, by vehicles arriving at or departing from the premises shall be carried out otherwise than within the curtilage of the site;

(v) the carriageways to the service roads leading to the ground floor covered car parks shall be increased to 10 ft. in width;

(vi) the footways to the near sides of both the entrance and exit to the site shall be increased to 4 ft. 6 ins. in width;

(vii) vehicular entrance to the site to be restricted to the northern access in Gloucester Road, and exit restricted to the southern access and signs (to be agreed with the Royal Borough of Kensington) shall be erected in suitable positions to ensure this;

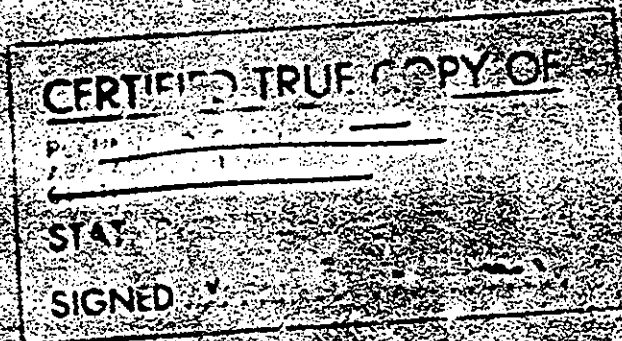
(viii) all existing trees on the site other than any required to be felled directly in connection with the erection of the building shall be preserved.

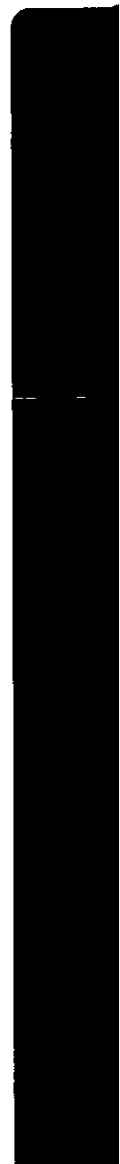
Reasons for the imposition of conditions:-

(i) and (ii) To ensure that the external appearance of the building is satisfactory;

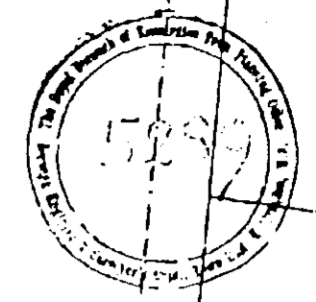
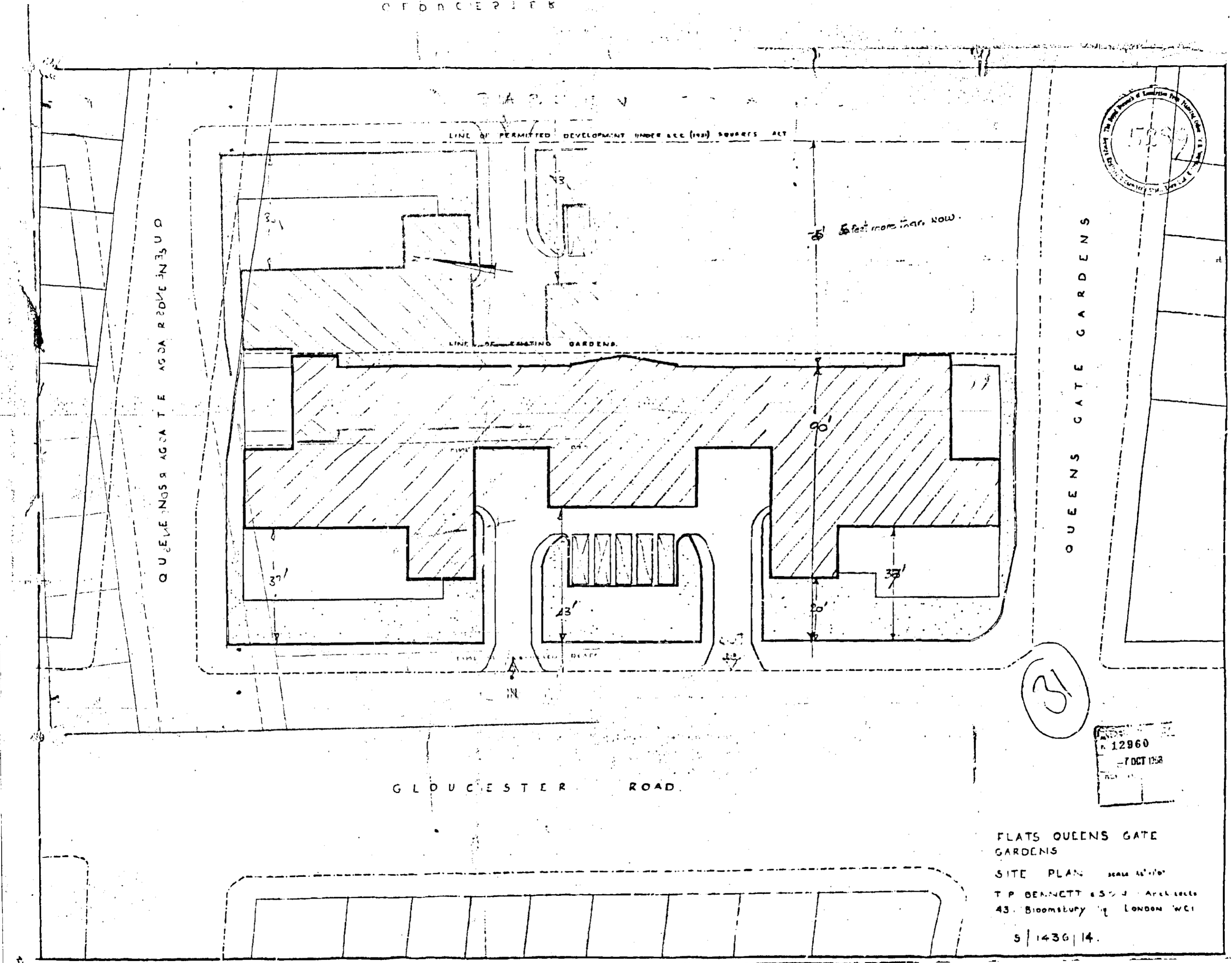
(iii) to ensure the permanent retention of the garage space for parking purposes to avoid obstruction of the surrounding streets by waiting vehicles and to safeguard the amenities of adjacent premises;

Architect to the Council









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12960
7 OCT 1938

FLATS QUEENS GATE GARDENS

SITE PLAN SCALE 1/4" = 10'
T. P. BENNETT & SONS ARCHT. & SURV.
43, BLOOMSBURY WAY, LONDON, W.C.1

5/1436/14



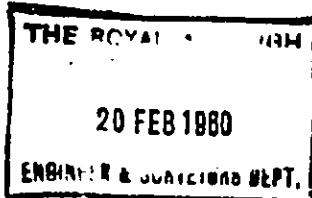


LONDON COUNTY COUNCIL

3289 T.P.6

Tel. WATERloo 5000
Ext. 7013

Ref: AR/TP/77453/NW
Your Ref: MM/NT/MA
Dear Sir,



ARCHITECT'S DEPARTMENT
THE COUNTY HALL
WESTMINSTER BRIDGE
S.E.1.

17th February 1960

Town and Country Planning Act, 1947
Permission for Development

The Council, in pursuance of its powers under the above-mentioned Act and the Town and Country Planning General Development Order, 1950, hereby permits the development referred to in the undermentioned Schedule in accordance with the plans submitted.

The permission is given subject also to due compliance with any local Acts, regulations, building by-laws and general statutory provisions in force in the area and nothing herein shall be regarded as dispensing with such compliance or be deemed to be a consent by the Council thereunder.

Your particular attention is drawn to the provisions of the London Building Acts, 1930-39 and the by-laws in force thereunder which must be complied with to the satisfaction of the District Surveyor.

I would also remind you that the Council's permission does not modify or affect any personal or restrictive covenants, easements, etc., applying to or affecting the land or the rights of any persons entitled to the benefit thereof.

SCHEDULE

Date of application: 21 December, 1959

Plans submitted No: 1825A previously submitted (Your drawing No. 1436/128A)

Development The formation of a fire-brigade and service road with accesses to Queen's Gate at the rear of the sites of Nos. 1-10 Queen's Gate Gardens, Kensington.

AP

Yours faithfully,

HUBERT BENNETT

Messrs. T.P. Bennett & Son,
43 Bloomsbury Square,
W.C.1.

Architect to the Council





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

Michael Stoner
Arab Investment and Trading Company Limited
Property Division (Management office)
Campbell Court
Gloucester Road
London SW7 4PD

Switchboard: 0171-937 5464
Extension: 2733
Direct Line: 0171-361 2733
Facsimile: 0171 361-3463



**KENSINGTON
AND CHELSEA**

23 January 1998

My reference: DPS/DCC/MJC/E Your reference:
/97/2341/C

Please ask for: Martyn Coy

Dear Mr Stoner,

**Town and Country Planning Act 1990
Campbell Court, Gloucester Road, SW7**

I refer to an enforcement complaint regarding the change of use of the garden area to the rear of Campbell Court, to provide car parking.

As you are aware this case was previously investigated last year, when part of Queensgate Gardens was landscaped by your company. These works were permitted due to a clause in the London Garden Squares Protection Act 1931.

Recently, the Council have received a number of complaints relating to the parking of cars on this landscaped area. A Planning Enforcement Officer visited the property and witnessed that cars were being parked on a gravel section of the landscaped area.

The use of the land for car parking comprises an unauthorised material change of use of the land, resulting in a breach of planning control. Added to this, car parking on this site is considered unacceptable as it reduces the amount of green open space, subsequently harming the character and appearance of the garden square and the conservation area.

Therefore, I advise you to cease the car parking operation immediately or the Council will serve an enforcement notice which will demand that the car parking is stopped .

Yours sincerely,

Derek Taylor
Area Planning Officer
For the Executive Director, Planning and Conservation.

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