

**THE ROYAL BOROUGH OF KENSINGTON & CHELSEA**

**PLANNING SERVICES COMMITTEE - 17TH OCTOBER 2000**

**ADDENDUM REPORT BY THE EXECUTIVE DIRECTOR, PLANNING &  
CONSERVATION**

**TOWN AND COUNTRY PLANNING ACT 1990  
FORMER KNIGHTSBRIDGE CROWN COURT, 1 HANS CRESCENT**

**APPLICATION REFERENCE TP/99/1887**

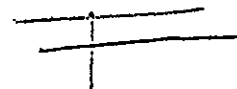


**1.0 INTRODUCTION**

- 1.1 The attached report was on the agenda for consideration by the Planning Services Committee at the meeting of 5th September.
- 1.2 The item was deferred to enable further consideration to be given to a letter from the Vice-Chairman Councillor Holt.
- 1.3 This report addresses the issues set out in Councillor Holt's letter.

**2.0 FURTHER CONSIDERATION**

- 2.1 Councillor Holt's letter dated 29th August to the Chairman requested clarification of the number of on street parking spaces being lost, in particular residents' spaces, and requested consultation be carried out with Westminster City Council over Harrod's proposals for their Trevor Square warehouse.
- 2.2 The number of on street residents' spaces lost is the same in both the current and the approved schemes. Eighteen spaces are lost (see paragraph 5.14 in the attached report) due to the need to facilitate manoeuvring at the junction of Langdon Place and the changes in layout in Basil Street to accommodate new vehicle accesses.
- 2.3 The reference to 50 spaces in paragraph 5.10 of the attached report refers to works which are not the subject of either the current or approved applications. It refers to a possible total lost if landscaping works which Harrods are considering proceed. If they do, they will need to be the subject of separate applications.
- 2.4 Westminster's planning officer has confirmed the situation with Trevor Square to be that Harrods have set out in a letter dated 8th September. Although they have planning permission to redevelop the Trevor Square warehouse for hotel purposes they have prepared an alternative scheme for residential conversion and a redevelopment for office and retail purposes of the adjacent Trevor House on



Brompton Road. The alternative scheme has not yet been submitted for planning approval, and Harrods have not yet determined which scheme they will pursue. Both the approved and possible alternative schemes do have loading facilities for Harrods at ground and basement levels. Harrods have stated in writing that they would not be able to operate without the use of the Trevor Square loading bay and basement storage. There is therefore no question that Harrod's proposals for the former Crown Court site are designed to free up the Trevor Square storage and loading facilities for redevelopment.

- 2.5 With regard to the provision of new car parking spaces within the development that will be available to residents, there will in these proposals be a total of 56 spaces for sale or lease to local residents, which represents 48 fewer than on the approved scheme. This provision represents a benefit which is not required by Unitary Development Plan policy (see paragraph 5.21 of the attached report).

### 3. RECOMMENDATION

Grant planning permission subject to a planning obligation and subject to the conditions and including the reasons and informative as set out on the attached report.

**M. J. FRENCH**  
**EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION**

#### List of background papers:

The contents of file PP99/1887 save for exempt or confidential information in accordance with the Local Government (Access to Information) Act 1985.

Report Prepared by:	BC
Report Approved by:	LAWJ
Date Report Approved:	04/10/2000

PSC0010/BC.REP