



TOWN PLANNING APPLICATION  
CONSULTATION SHEET

Application Number: TP. TP/88/0632/S

Officer Responsible: HTR/CL/rw/el

Application Dated: 04/03/88

Ext. 2086

<b>APPLICANT</b>  Colwyn Foulkes & Partners, 229, Kensington High Street, London, W8 6SA	<b>SITE</b>  CHELSEA COLLEGE SITE, HORTENSIA ROAD, S.W.10
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<b>NATURE OF PROPOSAL</b>  Demolition of existing building and erection of 12 houses, 9 flats and 694 sq.m. office floorspace (Use Class B1) <del>(DUPLICATE APPLICATION)</del>	Application Complete 24/03/88 <hr/> Date to be decided by 19/05/88 <hr/> Date Acknowledged 29/03/88
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	Address to be Consulted	Letter Sent	Reply Received	Observations		Decision Letter Sent
				For	Against	
1	The Principal, Chelsea School, Hortensia Road, SW10					
16	41-46 Hortensia Road, Chelsea SW10					
25	1-20 (incl) Grosvenor, 2, 3, Kn. Hill, Chelsea, SW10					
20	26 Weymouth, Grosvenor Grove, SW10					
5						
6						
7						
8						
9						
10						

**OBJECTORS NOTIFIED**  
18 OCT 1988

CHECK SECTION 26 certificate/Section 27 certificate.

**CONSULT STATUTORILY**

1. HBMC
  - (a) Circ. 30/85 Listed Buildings
  - (b) Demolition in a Conservation Area
  - (c) Circ. 23/84 setting of Grade I or II\*
  - (d) Circ. 23/84 works to Grade I or II\*
2. Circ. 23/77 (para.54) bodies
3. Dept. Transport (Trunk Roads) Art. 15 (i) (b) 1977 GDO
4. Neighbouring local authority
5. Dept. of Environment (Kensington Palace)
6. Civil Aviation Authority (over 300')

**ADVERTISE**

- Development Plans Greater London Direction 1978
  - S.28 Town & Country Planning Act, 1971
  - Town & Country Planning (Listed Buildings and Buildings in a Conservation Area) Regulations, 1977
- OTHER CONSULTATION**
- L.P.A.C. (strategic proposals)
  - Safeguarded School Site: I.L.E.A.
  - Asst. Commissioner of Police
  - London Transport (A/WS/17/IC)
  - British Waterway Board
  - P.L.A.
  - Local Associations
  - Thames Water

~~XXXXXXXXXX~~

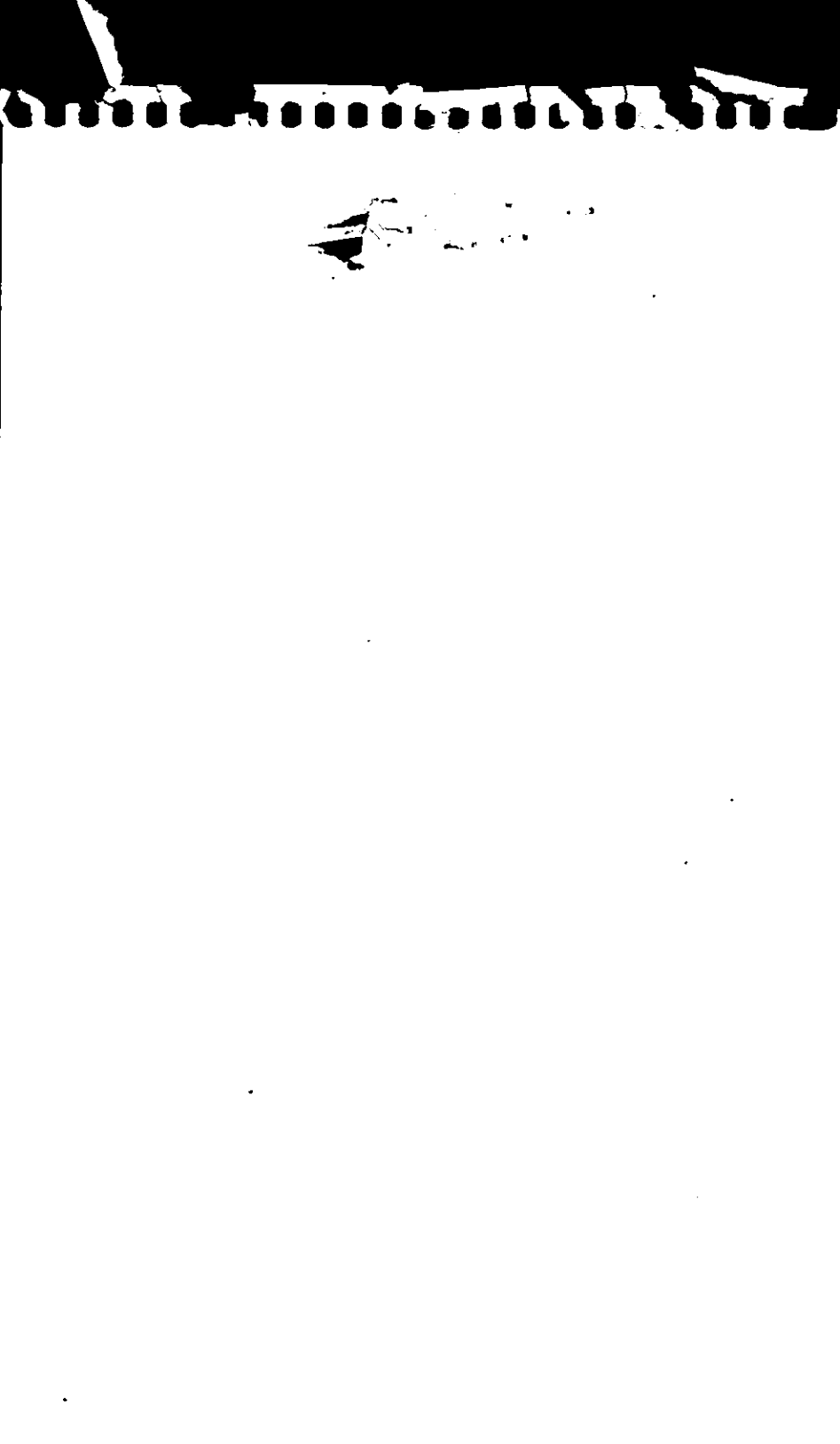
88/632

17c

Also notified

- 26
- 26 a
- 28
- 28 - Basement.
- flats 1-4, 30
- 36 a
- 36 b
- 36 c
- 36 d
- 32,
- 38
- 40
- 40 a
- 40 B.
- 42 flat 1
- 42 flat 2
- 42 B

~~26/5/88~~



$\frac{22}{9}$

Bruce...

Near identical  
copy of report  
~~withdram~~ from  
Committee 30/8.

NB Info re  
applicants  
Consultation process.

# MESSAGE FORM

To.....

## WHILE YOU WERE OUT

M.....

of.....

Tel. No. ....

CALLED TO SEE YOU		PLEASE RING	
TELEPHONED		PLEASE VISIT	
WANTS TO SEE YOU		WILL RING YOU	
URGENT		WILL CALL AGAIN	

re.....

MESSAGE

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

Signed.....

Date.....

Time.....

MEMORANDUM

*File*

<p>From: DIRECTOR OF PLANNING AND TRANSPORTATION</p>	<p>To: BOROUGH SOLICITOR <i>(copy of 4/10/88 accepted)</i></p>
<p>My ref: DPT / TP / 88 / 632 AND TP / 88 / 1410 Room No. 234A</p>	<p>Your ref: A.M.V.R Room No. <i>FR/JW</i></p>

P.A.X. No. 2081

Date: 27/10/88

Town and Country Planning Act, 1971/4

Appeal on WELSEA COLLEGE SITE,  
HORTENSIA ROAD, SW10

I have now been informed by the Department of Environment that the local inquiries arranged to be held on 8/11/88 and 17/1/89 have now been cancelled. Both appeals have been withdrawn. *(copy of DoE letter dated 24/10/88 attached hereto)*

I attach for your information a copy of the appeal documents on the above premises.

I attach a copy of the Council's statement for the above premises. Would you please examine it and contact on extension to either arrange a meeting to discuss the matter, or to advise that the statement is satisfactory. Please return the statement to Planning Administration for typing and distribution.

*F. A. Sanders.*

Director of Planning and Transportation.







**Planning Inspectorate  
Department of the Environment**

Room 13/11 Jollgate House Houlton Street Bristol BS2 9DJ

Telex 449321

Direct Line 0272-218865  
Switchboard 0272-218811  
GTN 2074

RECEIVED BY D. P. T.  
47 27 OCT 1988

63 E	6C S	6B E	Our reference APP/KS600
APP	B. PLAN	RECORDS	Date 20 October 88
DDPT	LU	TRANS	CONTROL 18 ACT

*TK*

The Royal Borough of  
Kensington & Chelsea  
The Town Hall  
Hornton Street  
LONDON  
W8 7NX

Your reference  
DPT 88/0632  
Our reference  
APP/KS600 1A/88/43986  
& 10308C  
Date  
20 October 88

Dear Sirs

TOWN AND COUNTRY PLANNING ACT 1971  
APPEALS BY COLWYN FOULKES & PARTNERS, CHELSEA COLLEGE SITE

I refer to agents letter of 21/10 received here by fax on 24/10 about the above appeal. The local inquiry arranged to be held at the Town Hall, Kensington

on Tuesday, the 8/11/88 & 17/11/88, at 10.00 am, have now been cancelled.

You are asked to try to bring this cancellation to the notice of people who may have taken note of the arrangements previously made. We would recommend that any notice of the inquiry posted on or near the appeal site or in any public place should be over stamped to show that it has been cancelled.

Yours faithfully

*Mary Antill*

MRS. M. ANTILL

*Both appeals have been withdrawn and no further action will be taken on them.*

file Copy

THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA



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

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

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

The Occupier,

Telephone: (01) 937 5464

Extension: 2189

Facsimile: 01-938 1445

London,

25<sup>th</sup> October, 1988

My reference: TP88/0632/JW      ~~my~~ reference: DOE APP/K6600/A/88/093086      Please ask for:

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT, 1971

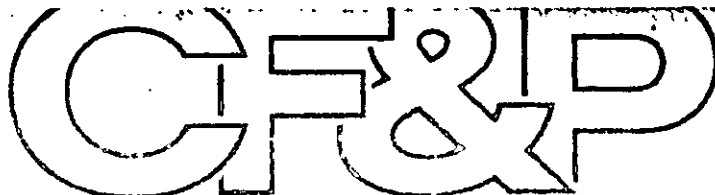
Chelsea Collose Site, Hortensia Road, SW10.

With reference to our letter of the 4<sup>th</sup> October, 1988, notifying you of the Appeal on the above-mentioned property, at the Town Hall on the 8<sup>th</sup> November, 1988, I would advise you that it has now been WITHDRAWN.

Yours Faithfully,

E.A. Sanders. pp.

DIRECTOR OF PLANNING AND TRANSPORTATION



**Colwyn Foulkes and Partners**  
Chartered Architects Planning and Landscape Consultants

ATTN: Mr. French,  
Director of Planning & Transportation,  
Royal Borough of Kensington & Chelsea,  
Town Hall,  
Hornton Street,  
London. W8 7NX

RECEIVED BY  
DIRECTORATE OF  
24th October, 1988  
PLANNING & TRANSPORTATION  
ON 24 OCT 1988

HTN/LA/fjh

Dear Sirs,

RE: TOWN AND COUNTRY PLANNING ACT 1971  
APPLICATION BY COLWYN FOULKES & PARTNERS FOR DEVELOPMENT COMPRISING 600  
SQUARE METRES OFFICE SPACE 'B1', 12 HOUSES AND 9 FLATS.  
CHELSEA COLLEGE SITE, HORTENSIA ROAD, SW10 - APPLICATION REF. TP88/0633

We refer to the Planning Committee Meeting on 13th October, 1988, and to the resolution by Members to grant conditional consent for the development detailed above.

We understand that the resolution was subject to the formal withdrawal of two appeals already lodged with the Department of the Environment (Department of the Environment Refs. APP/K5600/A/88/093986 and APP/K5600/A/88/103080).

On the basis that the wording of the Conditions on the decision notice is exactly the same as that set out on the Report presented to Committee Members on 13th October, 1988, (with the exception of Condition No. 10, which was incorrectly shown as C.56, instead of C.57), we confirm that the two above mentioned appeals are being formally withdrawn. Our Planning Consultants, John Trott & Son have sent a copy of this letter to the Department of the Environment, together with a covering letter requesting cancellation of the appeals currently lodged with the Department. A copy is attached to this letter.

We trust that this letter provides the reassurance you are seeking and look forward to receiving the decision notice in due course.

Yours faithfully,

*R. Williams.*

H.R.T. Williams  
COLWYN FOULKES AND PARTNERS

cc Department of the Environment

enc.

229 Kensington High St. London W8 6SA Tel: 01 938 2464  
Telex: 8950511 ONEONE G Att: 16402 Fax: 01 938 2847  
Merton Place, Colwyn Bay LL29 7BY. Tel: 0492 53 2735  
Telex: 8950511 ONEONE G Att: 16403  
Partners:  
A. N. Colwyn Foulkes, B.Sc., B.Arch., R.I.B.A.  
H. R. T. Williams, B.Sc., B.Arch., R.I.B.A.  
R. Colwyn Foulkes, Dip. Arch. R.I.B.A.  
E. M. Foulkes, MBE B.Arch. R.I.B.A. Dip. C.D. F.R.S.A. Consultants:  
Jane Coy, Dip. Arch., Dip. L.A.

# John Trott and Son

Chartered Valuation Surveyors · Town Planning Consultants

Interlock Business Centre,  
Knight Road, Rochester, Kent ME2 2EL  
Telephone: Rochester (0634) 290790  
Fax No. (0634) 290783

and at Barnard House, The Drive, Great Warley, Brentwood, Essex (0277) 224664  
and Hinton House, Station Road, New Milton, Hants. (0425) 617207

Our Ref: PH/RC/2128

Your Ref: APP/K5600/A/88/093986  
APP/K5600/A/88/103080

21st October 1988

Planning Inspectorate  
Department of the Environment  
Room 13/16  
Tollgate House  
Houlton Street  
BRISTOL B52 9DJ

For the attention of Mr D Haines

Dear Sirs,

Town and Country Planning Act 1971  
Appeals by Colwyn Foulkes and Partners for mixed residential and office  
development at Chelsea College Site, Hortensia Road, London, SW10  
Appeals Refs: APP/K5600/A/88/093986 and APP/K5600/A/88/103080

We refer to recent correspondence and telephone conversations with your  
Department regarding the above Appeals.

We confirm that there was a resolution to grant conditional consent for another  
scheme on the site at the Planning Sub-Committee Meeting held at the Royal  
Borough of Kensington and Chelsea on 13th October 1988.

In accordance with a request by the responsible Planning Officers, the  
applicant provided written confirmation that the two Appeals already lodged in  
respect of that site would be withdrawn once the decision notice had been  
inspected.

The decision notice is acceptable to the applicant and we hereby give you  
notice that the above mentioned appeals are now to be withdrawn, and thus will  
not be pursued at appeal.

Continued/..

L.J. Trott, F.R.I.C.S., F.R.V.A.  
G.D. Frall, B.Sc. (Est. Man.), F.R.I.C.S., F.R.V.A.  
N.J. Pryor, B.Sc. (Est. Man.), A.R.I.C.S.

Associates:  
A.L. Vidler, B.Sc. (Hons), A.R.I.C.S.  
P.N. d'Arcy, B.Sc., A.R.I.C.S.

Consultant: D. Mallett F.R.I.C.S.

Secretary: Margaret Rees

RECEIVED BY  
DIRECTORATE OF  
PLANNING & TRANSPORTATION  
*hand*  
*[Signature]*

Planning Inspectorate, Department of the Environment

21st October 1988

2

We would be grateful for your written acknowledgement that no further action will be taken by the Department with respect to these appeals.

Yours faithfully,

*John Trott and Son*

John Trott and Son

Enc:

cc: Royal Borough of Kensington & Chelsea



**Planning Inspectorate**  
**Department of the Environment**

Room 13/16 Tollgate House Houlton Street Bristol BS2 9DJ  
 Telex 449321

T.		
OCT 1988		
Direct Line	0272-218	0272-218811
Switchboard	0272-218811	1374
GTN	1374	
	OPT	ENV. PLANNING
Your reference	APP/K5600/A/88/103080	13 OCT 1988

BOROUGH PLANNING CONTROL OFFICER  
 ROYAL BOROUGH OF KENSINGTON AND CHELSEA  
 DEPT 701  
 THE TOWN HALL  
 HORTON STREET  
 LONDON W8

Our reference  
 APP/K5600/A/88/103080  
 Date  
 13 OCT 1988

*TR/JW*

*(H)*

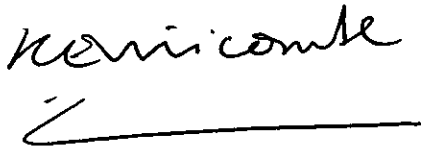
Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1971  
 APPEAL BY: Colwyn Fulkers + Partners.  
 RE: SITE AT Chelsea College Site. S.W.10

1. I enclose copies of a notice giving details of the arrangements for the local inquiry into the above appeal.
2. At least 4 weeks before the inquiry you should inform those owners and occupiers of property near the site, and others who you consider to be affected by the proposed development, including any persons or bodies (eg Preservation Societies) who made representations at application stage. The letter to be sent to those persons should include the following information:
  - a. the location of the site and a description of the appeal proposals;
  - b. details of the local inquiry arrangements;
  - c. that they may attend the inquiry and, at the Inspectors' discretion give their views;
  - d. where the Council's statement can be inspected;
  - e. that if they do not wish to attend the inquiry, they may submit views in writing. They should be asked to submit them to the Department, at the address above, not later than two weeks before the inquiry; and they should be warned that their views will be disclosed to the appellant and the Council, and may be read out at the inquiry;
  - f. that we will send a copy of the decision letter on the appeal only to those who ask for one, or who speak at the inquiry.
3. The press should normally be notified of local inquiries.
4. Please let the Department and the appellant have a copy of the notification letter, the list of names and addresses of those to whom it was sent, and of the press advertisement (if applicable) not later than 2 weeks before the inquiry.
5. Your attention is drawn to Circular 2/87 about awards of costs. These awards are based on unreasonable behaviour, and it should normally be clear by the time of

the inquiry whether there are grounds for alleging this. If the Council are intending to make an application for an award of costs, they should do so before the close of the inquiry. The Inspector will treat any claim for costs as an entirely separate matter; it will have no effect on his assessment of the planning merits of the proposal. A costs application submitted after the inquiry will be entertained only if you can show good reason for not having applied sooner. If, exceptionally, such an application is accepted, the decision on an award would have to be taken on the basis of an exchange of written representations, and there will normally be no opportunity for the Inspector's advice to be sought.

Yours faithfully



K. E. VINICOMBE

ENCS

311/88

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\* If the appeal has been transferred to an Inspector for decision, the appropriate rules are The Town and Country Planning Appeals (Determination by Inspectors) (Inquiries Procedure) Rules 1988 - Statutory Instrument 1988 No. 945 - (Available from HMSO).

If the appeal has not been transferred, the appropriate rules are The Town and Country Planning (Inquiries Procedure) Rules 1988 - Statutory Instrument 1988 No. 944 - (Available from HMSO).

HMSO Bt1 013514/46

TOWN AND COUNTRY PLANNING ACT 1971

NOTICE IS HEREBY GIVEN THAT

THE INSPECTOR, APPOINTED BY

THE SECRETARY OF STATE FOR THE ENVIRONMENT

UNDER PARAGRAPH 1(1) OF SCHEDULE 9 TO THE TOWN AND COUNTRY PLANNING ACT 1971

TO DETERMINE THE APPEAL,

WILL ATTEND AT

THE TOWN HALL, HORNTON STREET, KENSINGTON, LONDON,

ON TUESDAY, THE 17TH OF JANUARY 1989,

AT 10.00AM

TO HOLD A LOCAL INQUIRY INTO THE APPEAL BY

COLWYN FOULKES AND PARTNERS AGAINST THE FAILURE OF ROYAL BOROUGH OF KENSINGTON AND CHELSEA COUNCIL TO DECIDE, WITHIN THE PRESCRIBED PERIOD, AN APPLICATION FOR PERMISSION FOR 767M<sup>2</sup> OFFICE SPACE 'B1', 12 HOUSES, 10 FLAT UNITS ON THIS SITE NAMELY: CHELSEA COLLEGE, HORTENSIA ROAD, LONDON SW 10.



TOWN AND COUNTRY PLANNING ACT 1971

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D A C MARSHALL

AN ASSISTANT SECRETARY IN THE DEPARTMENT OF THE ENVIRONMENT

# MESSAGE FORM

To Jim.....

## WHILE YOU WERE OUT

Mr. Hardy.....

of.....

Tel. No. 0634-290790.....

CALLED TO SEE YOU	<input type="checkbox"/>	PLEASE RING	<input type="checkbox"/>
TELEPHONED	<input type="checkbox"/>	PLEASE VISIT	<input type="checkbox"/>
WANTS TO SEE YOU	<input type="checkbox"/>	WILL RING YOU	<input type="checkbox"/>
URGENT	<input type="checkbox"/>	WILL CALL AGAIN	<input type="checkbox"/>

re Hortensia Rd......

### MESSAGE

When will dec notice be ready, they  
are not prepared to send a letter  
withdrawing 2 appeals until seen  
a copy of Dec Notice

Signed.....

Date..... Time.....

i D.N. as per report.

ii Not signed - only typed piece of paper

88/0632.

Persons notified of Appeal.

Mr. L. Barrett,  
11 Knights House,  
Hortensia Rd, SW10

Mrs. N. Kelly  
36A Quinter Grove,  
SW10.

The principal,  
Chelsea School,  
Hortensia Rd, SW10.

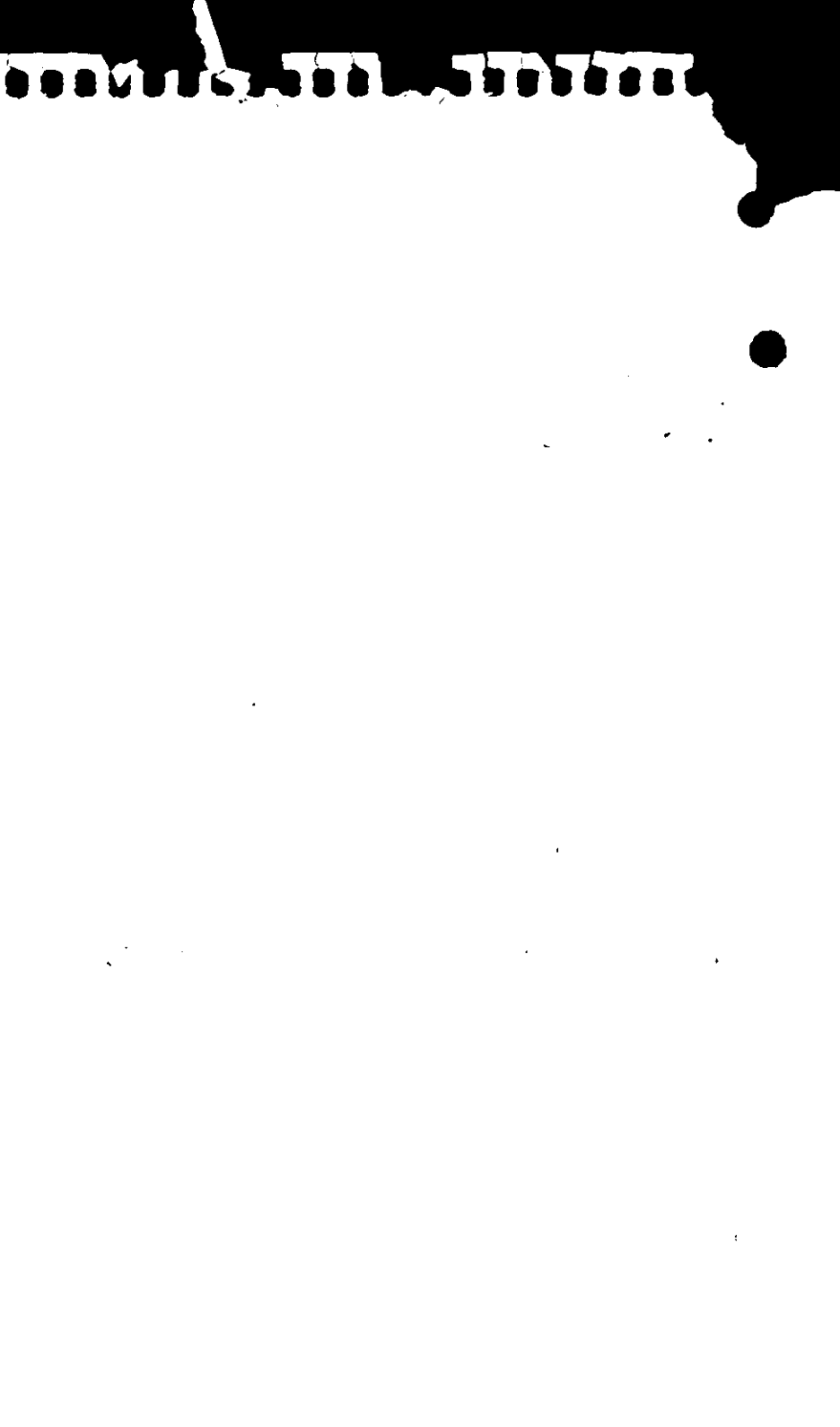
Mrs. F. Funket,  
19 Billing Rd,  
SW10 Duk.

41-56 Hortensia House, Hortensia Rd.

1-20 + Studios 1, 2, + 3 Knights House,  
Hortensia Rd.

⑨ - 26-44 Quinter Grove, SW10.

Mr. Easton,  
45 Cranley Mans,  
SW7 3BY



File Copy

THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA



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

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

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

Telephone: (01) 937 5464

Extension: 2189

Facsimile: 01-938 1445

My reference:

TP/Appeal/  
88/0632/JW

Please ask for:

DOE Reference:  
APP/K5600/A/88/093986

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT, 1971

NOTICE IS HEREBY GIVEN, that at the TOWN HALL, HORNTON STREET, W.8, on 08.11.88 at 10.00 a.m. before an Inspector appointed by the Secretary of State for the Environment, a local inquiry will be held into the Appeal by

Colwyn Foulkes and Partners

against the failure of the local planning authority to give notice of their decision within the appropriate period.

This Notice is given to you as the owner or occupier of the property in proximity to the same address who may be affected, in order that you may, if you so desire, state your case to the Inspector in person or through an accredited representative. You may, also, if you so wish, make your representation in writing to the Department of the Environment (Room 13/16), Tollgate House, Houlton Street, Bristol BS2 9DJ, but if you so do, it will be assumed that you are willing for a copy thereof to be supplied to any other interested party including the Inspector at the inquiry. You are requested to note that a copy of the Inspector's report will only be forwarded to those objectors who request it.

Dated this 4th day of October, 1988.

E.A.SANDERS

Director of Planning and Transportation

THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA

TOWN PLANNING (APPLICATIONS) SUB-COMMITTEE 13/10/88

APPLICATION NO.  
TP/88/0632/A/20

AGENDA ITEM  
4422

REPORT BY THE DIRECTOR OF PLANNING AND TRANSPORTATION

APPLICANTS NAME/ADDRESS

Colwyn Foulkes & Partners,  
229, Kensington High Street, London, W8 6SA

Application dated 04/03/88

Revised 16/05/88

Completed 24/03/88

Polling Ward

ON BEHALF OF : Colwyn Foulkes & Partners,  
INTEREST : Not known

**RECOMMENDATION  
ADOPTED.**

<u>District Plan Proposals</u>	<u>Map:</u>	<u>Article 4</u>	<u>Listed</u>	<u>HBMC</u>	<u>A/O</u>	<u>Objectors</u>
<u>Cons.Area</u>	<u>CAPS</u>	<u>Direction</u>	<u>Building</u>	<u>Direction</u>	<u>Consulted</u>	<u>(to date)</u>
NO	NO	NO	NO	NO	60	5

RECOMMENDED DECISION :-

THE COUNCIL opposes the appeal and would have refused planning permission for the erection of 12 houses, 9 flats and 694 square metres of office floor space (Use Class B1)

At: CHELSEA COLLEGE SITE, HORTENSIA ROAD, KENSINGTON, S.W.10

As shown on submitted drawing(s) No(s): TP/88/0632 and TP/88/0632/A  
Applicants drawing(s) No(s) : HTN/01/54D, 57D, 58E, 59B,  
60E, 61C, 64C, 65A, 66B, 67B, 68B, 69D  
and 71D

*Revised*

REFUSED BY  
T.P. SUBCOMTEE  
13 OCT 1988  
T.P. REF

ON THE FOLLOWING GROUNDS

The proposal, by virtue of its number of storeys, height, massing and siting in relation to neighbouring residential properties, is considered to be an overdevelopment of the site and thereby likely to lead to the following:

1. A bulky, intrusive and "cliff-like" form of development out of scale and character with surrounding development in Hortensia Road;
2. Prejudice the amenities of the occupiers of neighbouring residential properties by reason of loss of light and privacy which would cause a fall in the environmental standards of the immediate locality.

The proposal would therefore be contrary to the policies set out in the Council's adopted District Plan, in particular Paragraphs 4.1.5, 4.6.6, 4.9.2, 4.10.1, 4.10.2, 4.10.3 and 5.6.4.

### Site

The site is located on the eastern side of Hortensia Road, 55 metres north of its junction with Kings Road. The site is 60 metres wide and between 40 and 36 metres deep. To the north, south and east of the site are Hortensia House, Knights House and Nos. 28 - 42 Gunter Grove which comprise residential accommodation. To the western side of Hortensia Road are Chelsea School and Sloane School. Hortensia Road links Kings Road with Fulham Road and allows a two-way flow of traffic between two of the Borough's major east-west routes.

### Proposal

The site is presently occupied by three buildings, namely the former Hudsons Depository, a prefabricated classroom unit and a greenhouse. The main building on the site is the former Hudsons Depository, a five storey structure with a plant room occupying part of the flat roof at fifth floor level, which is used by the University of London as research laboratories. To the north of the main building is the single storey classroom unit and the greenhouse is to the south. The applicants submitted duplicate applications, which both proposed to demolish the existing buildings, and to erect a five storey block on the Hortensia Road frontage with a four storey block to the rear of the site. The development is for primarily residential accommodation, with the commercial element (Use Class B1) of the scheme comprising of 694 square metres located at the southern end of each block. The residential accommodation proposed comprises 9 flats and 4 houses in the front block and 8 houses in the rear block. A basement parking area for residents and visitors is also proposed.

### History

The five storey building was originally used for the storage of furniture by John Lewis & Co.

On 4th December 1966, planning permission was granted to Chelsea College for use of the building for educational purposes for 10 years. The permission was renewed in July 1976 for a further limited period and expired on 23rd June 1987.

In March 1973, planning permission was granted for the construction of a single storey prefabricated building and for its retention and use for a period of three years. This permission was renewed in December 1976 for a limited period which expired on 23rd June 1987.

Permanent planning permission for the educational use of the five storey and single storey buildings was granted in 1982.

Considerations

1. The principal elevation of the residential element proposed is to Hortensia Road with a centrally located block of flats with two houses at either end. The proposal includes a true mansard roof with projecting dormer windows and grand elements of design such as pediments, pilasters, lunettes and rustication. To the north of the proposed front block there is pedestrian access from Hortensia Road to the rear residential element of eight houses, which also include a true mansard roof with projecting windows and grand elements of design such as pediments, pilasters and lunettes. Each house has its own garden.

The commercial element of the proposal to the south of the site respects the design details of the residential element and includes oriel windows on the Hortensia Road elevation. There is vehicular access from Hortensia Road to the rear block via an arched entrance.

The blocks are to be constructed in London stock bricks, including elements of stucco, painted render and reconstituted stone, with slate roofs and timber frame windows.

A basement car park is to be provided for residents with additional spaces set aside for visitors. The office element of the scheme includes parking at ground floor level with a turning area for service vehicles.

2. The residential accommodation proposed is as follows:

12 houses: 4 x 3 bedroom (including a lower ground floor games room)  
4 x 4 bedroom (including a lower ground floor games room)  
4 x 4 bedroom (including a lower ground floor studio and bathroom/W.C.)

Flats: 2 x 2 bedroom units  
6 x 3 bedroom units  
1 x 4 bedroom units

3. The principle of the demolition of the existing three buildings on the site and the redevelopment of the site to provide residential accommodation is considered acceptable (permission is not required for demolition as the buildings are not within a conservation area and are not listed).

Indeed, Paragraph 3.1.1 of the District Plan states:



"The principal aim of the District Plan is to maintain and enhance the status of the Borough as an attractive place in which to live and work. It seeks to achieve this by creating a better physical environment for a wider variety of housing, services and jobs."

It is also stated in Chapter Four "Conservation and Development" of the District Plan, Paragraph 4.1.8:

"The Council's overriding policy is to maintain the historic and social identity of the Royal Borough and to see that it retains and enhances its environmental attraction as a residential area close to the heart of London."

In addition, Paragraph 4.1.5 states:

"The Council, both in conservation areas and elsewhere, will aim for the conservation of the character of the Royal Borough and the enhancement of the environment. All new development must respect and relate directly to the established scale and character of the surrounding area."

This theme is further developed in Paragraphs 4.6.2 and 4.6.6 which state:

4.6.2 The Council will at all times seek high environmental and architectural design standards throughout the Borough. These must be higher than in the past and this will apply to even the smallest works proposed.

4.6.6 The Council will seek to ensure that all new development in any part of the Borough is of a high standard and sensitive to and compatible with the scale and character of the surroundings.

With particular reference to the height of buildings and light and privacy, Paragraphs 4.9.2, 4.10.1, 4.10.2 and 4.10.3 state:

4.9.2 All new buildings must relate directly to the established scale and character of the surrounding area. This requirement will be rigidly applied. Existing high buildings will not be regarded as precedents.

4.10.1 New development should allow sufficient light to reach other buildings and sites, and should not have a cliff-like effect on nearby windows and gardens (see Fig. 17.5 for approximate guidelines).

- 4.10.2 The Council will pay full regard to the effects of a proposal on sunlight and daylight reaching neighbouring properties, though it must be remembered that the purpose of planning is to regulate the development of land in the public interest, not to protect the property rights of one person against the activities of another, particularly where the complainant may have a remedy under common law.
- 4.10.3 The Council will try to ensure that development does not adversely affect the privacy of those living and working in neighbouring properties. Buildings in Kensington and Chelsea, however, are often close together, and a consequent loss of privacy has to be accepted."

Thus, while residential development is normally welcome, subject to all the policies of the District Plan, particular regard must be paid to the existing scale and character of the surrounding area, which the new development must respect, and to the effects of any proposal on residential amenity and the housing environment of neighbouring properties.

4. It is the intention of Central Government that full and effective use be made of land within existing urban areas. Paragraph 4 of Circular 15/84 "Land for Housing" states:

In meeting requirements for new housing, full and effective use must be made of land within existing urban areas. Authorities should ensure that full use is made of the practical opportunities arising from conversion, improvement and redevelopment, the bringing into use of neglected, unused or derelict land including sites on Land Registers, and sites suitable for small scale housing schemes. Urban Development Grant and Derelict Land Grant can be used to make sites available for housing. Developments of this kind can make a useful contribution to house production and to the regeneration of older urban areas. This emphasis on the full use of urban sites and the recycling of urban land will also assist the preservation of agricultural land and conservation of the countryside and maximise the use of existing infrastructure. Private sector housebuilders and housing associations have shown that they are willing to undertake development on such sites, which may be particularly suitable for low cost housing, starter-homes, housing for single persons and small households who may prefer this type of location, with easy access to shops, transport and other facilities and shorter journeys to work.

Paragraph 6 of Circular 15/84 states that:

"Wherever possible, sites proposed for new housing should be well related in scale and location to existing development. They should facilitate economical layouts, be well integrated with the existing pattern of settlement and surrounding land uses, minimise the demands they make on public utilities and have good access to other services."

These national policies with regard to the location of housing have been reiterated more recently in Paragraphs 5 and 6 of Planning Policy Guidance 3 "Land for Housing".

"5. Sites proposed for new housing should be well related in scale and location to existing development. Schemes should be well integrated with the existing pattern of settlement and surrounding land uses. This applies to development within or adjoining larger towns and cities and also to sites in smaller towns and villages where new housing, sympathetic in scale and character, can be permitted.

6. In order to meet the requirement for new housing and at the same time maintain conservation policies, it is important that full and effective use is made of land within existing urban areas.

Experience has shown that there are many opportunities arising from conversions, improvement and redevelopment, the bringing into use of neglected, unused or derelict land, including sites on Land Registers, and sites suitable for small scale housing schemes."

5. The District Plan Group refer to the high density of the development, which is in excess of 500 habitable rooms to the hectare, and to the Greater London Development Plan guidelines for family housing, which are 175 h.r.h. to 210 h.r.h. (District Plan Paragraph 5.6.4). The acceptability of such a high density scheme is very dependent upon the architectural character and scale of the surrounding area, thus the views and comments of the Conservation and Design Officer are important.

The site is not a preferred office location (District Plan Paragraph 13.3.2), but B1 Business Use is considered acceptable.

The Council's preference for small office suites is stressed (Paragraph 13.5.7).

The Traffic Officer has discussed and agreed details of crossovers, sightlines, service yard access and service yard dimensions. The amount of residential off-street car parking provision is considered adequate but access to the parking spaces for the flats is sub-standard, some visitor parking spaces could be omitted to allow this problem to be overcome. There is no objection to the office parking provision.

Revisions to the previously agreed details of the ramp to the basement car park have been received.

The revised proposals are sub-standard in terms of District Plan standards but are not considered unacceptable.

6. The Conservation and Design Officer is critical of the proposal, considering that the proposed height and siting of the blocks appears to poorly utilise internal site space and is unsympathetic to residential amenity and the street character.

The juxtaposition of the front and rear blocks creates a claustrophobic, cavernous interior space. The ratio of height to width of the proposed blocks will create a feeling of enclosure which will be obviously tighter than a traditional mews or street.

The use of the grand elements in the architectural language of the proposal, including substantial pediments, pilasters and lunettes, would suggest aspirations for a scheme evocative of a Georgian or Kensington Square or terraced street and not a mews. This site cannot provide an appropriate space for such a townscape. The grand articulation can only exacerbate the constrained space.

The rear block will adversely affect the amenity of Gunter grove properties. A four storey block, however well detailed, introduces a "wall like" element across the full width of the site, reducing views out of the site and any existing feeling of openness.

7. It is considered that an opportunity exists on this site to locate a substantial well detailed block along Hortensia Road. A pavilion block would be consistent with the existing street massing. The street is composed of a collection of large individual buildings such as Sloane School, Chelsea School and Knights House, not several mid-19th Century terraces.

A large pavilion building, set back or close to the Hortensia Road frontage (possibly incorporating a number of rear extensions) would permit considerable accommodation in a way which would enhance the existing residential environs in terms of views, openness, daylight and sunlight. Such massing would allow sufficient space to the rear of a new block to ensure that a noticeable improvement in amenity is achieved. Thus the existing quality of residential amenity to the rear of the properties in Gunter Grove would be preserved and enhanced.

The existing unsatisfactory relationship of the five storey building to properties in Gunter Grove is not considered to provide a justification for excessive bulk along the rear site boundary, given the opportunity to introduce a substantial block to the front of the site.

8. The proposal, in particular the rear block in terms of properties in Gunter Grove, is considered to contravene Council standards of daylight and sunlight as set out in Figure 17.2 of the District Plan. In addition there would be direct overlooking from proposed windows and balconies into nearby private gardens.
9. The applicants have submitted an appeal on grounds of non-determination in respect of this application. The other duplicate application has been the subject of negotiated amendments (Ref. No. 88/0633).

### Consultation

A letter has been received from the West London Architectural Society. They find the proposals quite unacceptable and comment as follows:

- "1. The site layout shows the introduction of a rear terrace, which constitutes backland development, and is against the Historical grain of the area. Furthermore the distance between the front and rear terraces does not afford adequate levels of privacy.
2. The rear terrace is far too high at five storeys and cannot be treated as a serious proposal for a rear mews.
3. The elevations to the front block suffer from an overdose of variety with their banal historical references. One only has to look at all the different window surrounds to appreciate the problem.
4. Finally, the proposed density is well over the standard stated in the GLDP (no more than 85 H.R.A.) and on this issue alone we urge the members to reject the scheme."

Four letters of objection have been received, giving grounds including loss of trees, loss of light, noise and fumes from the underground car park, proximity to Hortensia House, additional demand for on-street parking and noise, dirt and dust during the building work.

"Rights to Light" were also mentioned but, along with building work disturbance, these are not planning considerations.

Councillor The Honourable Simon Orr-Ewing has written in support of the amended scheme which is the subject of the other duplicate application (Ref. No. 88/0633). A copy of his letter is attached to this report.

The applicants have themselves carried out a consultation process with residents in Gunter Grove, Hortensia House and Knights House. A public meeting was held on June 1st in Stanley House, Kings College, Kings Road to seek local views. Eight residents of Gunter Grove and Hortensia Road attended. A model and illustrations of the proposed development were considered.

On August 30th the residents of Gunter Grove affected by the proposed development were canvassed by teams from the applicants. The findings are set out in a report, a copy of which is with the application file. Residents supported the principle of redevelopment.

Recommendation

The Committee is recommended to oppose the appeal because while the principle of redevelopment is not considered unacceptable, the details of this proposal are considered unacceptable because they will prejudice the amenities of occupiers of nearby residential properties.

E.A.SANDERS  
DIRECTOR OF PLANNING AND TRANSPORTATION

LIST OF BACKGROUND PAPERS

- i) The contents of the file number TP/88/0632 referred to at the head of this report.

REPORT PREPARED BY: JW  
REPORT APPROVED BY: MJF  
DATE REPORT APPROVED: 23/09/88



Cllr. The Hon. Simon Orr-Ewing, MA, FRICS.

TOWN HALL KENSINGTON W8 7NX 01-937 5464

E.A. Sanders Esq.  
Director Planning and Transportation,  
The Royal Borough of Kensington & Chelsea,  
Town Hall,  
London W8 7NX

14th September 1988

Dear Mr. Sanders,

Re.: COLLEGE SITE, HORTENSIA ROAD, SW10.

I received a number of written representations as Ward Councillor in connection with the above scheme and indeed wrote to you on 23rd August 1988, asking for your comments on the application.

I have now had an opportunity of inspecting a site model and other supporting documents.

You will be aware that the applicants have carried out quite an extensive consultation process with residents in Gunter Grove and elsewhere. I understand a public meeting was held in June.

In my view the present Hudson's Depository is an unattractive building and effectively constitutes a non-conforming user. The surrounding area is predominantly residential and the proposed scheme would, I think, enhance this area considerably.

Amendments have been made to the scheme which now reduce the height of the rear houses in accordance with the wishes expressed both by residents and planning officers. From my inspection of the site model the scheme does not produce the "cliff-like" form of development referred to in the Sub-Committee Report which was due to be heard on the 30th August 1988. Further amendments have been incorporated which I think now satisfy the comments contained in a letter to you from Theresa and Mary Wyatt dated 14th August.

I understand this matter is likely to come to Committee on the 11th October. Will you please ensure that this letter is circulated to the members of the Town Planning Applications Sub-Committee, whereby I welcome the modified scheme.

Yours sincerely,

Cllr. The Hon. Simon Orr-Ewing, MA, FRICS.

TR/JW

54, Hortensia House,  
Hortensia Road,  
London, S.W. 10  
18 OCT 1988

DC N	DC C	DC 12th	DC October	5988
AP3	D. PLAN		DPT	ENV. PLAN
ESPT	LO	TRANS.	BUILD CONTROL	AO ACT

Ref. TP / Appeal / 88 / 0632 (JW).

Dear Mr. Wells,

Town and Country Planning Act 1971

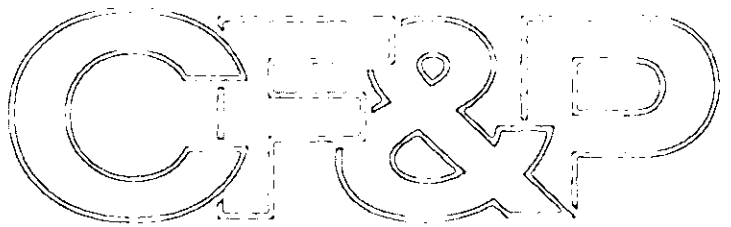
Thank you for your letter of the 4th October 1988 notifying us of the local inquiry into an Appeal by Colwyn Foulkes and Partners against the failure of the local planning authority to give notice of their decision within the appropriate period.

We intend to write to the Department of the Environment at Bristol and have no objection to copies of the correspondence being supplied to interested parties.

Yours sincerely

Mary and Teresa Wyatt  
Mary and Teresa Wyatt.





# Colwyn Foulkes and Partners

Chartered Architects Planning and Landscape Consultants

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

RECEIVED BY D. P. T.				
12 OCT 1988 44				
On				
DC N	DC C	DC S	DC E	CC
ARB	D. PLAN	RECORDS	DPT	ENV. PLAN
DDPT	LO	TRANS.	BUILD CONTROL	AD ACK

Your Ref: NJP/RC/2128  
Our Ref: HIN/LA/ncf/fjh

12th October, 1988

Dear Sirs,

**RE: TOWN & COUNTRY PLANNING ACT 1971 - HORTENSIA ROAD  
PLANNING APPLICATION LOCAL AUTHORITY REFERENCE TP/88/632 & TP/883633**

We thank you for your letter of 7th October, 1988, addressed to Mr. Pryor of John Trott & Son, our Planning Consultants. We understand also that you have discussed the above Applications and two currently lodged Appeals (Appeal Reference AP/K5600/A/88/093986 and A/88/103080 with Mr. Pryor and sought his confirmation as to our intentions for the latter Appeals.

In order that you may report to your Committee accordingly, we write to confirm that should Planning Permission be granted on the Scheme recommended for approval then we will withdraw the two Applications currently lodged at Appeal. We further confirm that should the Planning Committee's Resolution be to grant permission on Scheme 3, (Local Authority Ref. TP/88/633) there will not be any necessity to debate either of the Applications lodged at Appeal as they will not be proceeded with.

We are hopeful that given your favourable recommendation, the Planning Sub-Committee will not need to refer the Application to the full Committee and we would be grateful if immediately thereafter, you can advise us as to when the formal decision letter will be prepared so that we can inspect the same and formally withdraw the Appeals.

Should there be any query on the contents of this letter we should be grateful if you would speak to our Planning Consultant so that he may respond accordingly.

Yours faithfully,

A.N. Colwyn Foulkes  
COLWYN FOULKES AND PARTNERS

229 Kensington High St. London W8 6SA Tel: 01 938 2464  
Telex: 8950511 ONEONE G Att: 16402 Fax: 01 938 2847

Merton Place, Colwyn Bay LL29 7BY. Tel: 0492 53 2735  
Telex: 8950511 ONEONE G Att: 16403

Partners:

A. N. Colwyn Foulkes, B.Sc., B.Arch., R.I.B.A.

H. R. T. Williams, B.Sc., B.Arch., R.I.B.A.

R. Colwyn Foulkes, Dip. Arch. R.I.B.A.

E. M. Foulkes, M.B.E., B.Arch. R.I.B.A., Dip. C.D. F.R.S.A.

Consultants:

Jane Coy, Dip. Arch., Dip. L.A., A.L.I.

# John Trott and Son

Chartered Valuation Surveyors · Town Planning Consultants

Interlock Business Centre,  
Knight Road, Rochester, Kent ME2 2EL  
Telephone: Rochester (0634) 290790  
Fax No. (0634) 290783

and at Barnard House, The Drive, Great Warley, Brentwood, Essex (0277) 224664  
and Hinton House, Station Road, New Milton, Hants. (0425) 617207

## FACSIMILE COVER SHEET

To: MA. FRENK

From: P.J. HARDY

Date: 10. 10. 88

Total Number of Pages  
Including Cover Sheet: 2

Message (if any): COPY SENT TO DOE (C. JACKSON)

If you do not receive all the pages, please call us as soon as possible on the following number: (0634) 290790

L.J. Trott, F.R.I.C.S., F.R.V.A.  
G.D. Frail, B.Sc. (Est. Man.), F.R.I.C.S., F.R.V.A.  
N.J. Pryor, B.Sc. (Est. Man.), A.R.I.C.S.

Associate: A.L. Vidler, B.Sc. (Hons), A.R.I.C.S.

Consultant: D. Mallett F.R.I.C.S.

# John Trott and Son

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Fax No. (0634) 290783

and at Barnard House, The Drive, Great Warley, Brentwood, Essex (0277) 224664  
and Hinton House, Station Road, New Milton, Hants. (0146) 017607

NJP/JW/2128

7th October, 1988

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

For the attention of Mr French

Dear Sir,

Re: CHELSEA COLLEGE SITE, HORTENSIA ROAD, LONDON SW10  
PLANNING APPLICATIONS - LOCAL AUTHORITY REFS TP88/0633 AND TP88/1410

We refer to the telephone conversation between Mr French of your Department and Mr Pryor of this office a few minutes ago. We understand that the Local Planning Authority is prepared to allow application TP88/0633, now recommended for approval, to join the application lodged at appeal for the 8th November, 1988 (Local Authority Ref TP88/0632), if the former application is subsequently refused.

We are concerned that the Authority is refusing to accept application TP88/1410 at appeal on the 8th November. The reasons given to Mr Pryor are that the Borough Solicitor is not prepared to argue it at appeal. You advised us that this was because you are in dispute with the Department of the Environment on various matters.

We are extremely dismayed that our clients will be the victim of these disputes, which are not of their making. It must be in everybody's interest that the appeals should be joined - it is cost effective; it saves a lot of time and will avoid the lengthy delay of another appeal which is not scheduled until the 17th January, 1989.

We take the opportunity of confirming that you will fax through to this office (fax no. 0634-290783) the Director of Planning's reports to the 13th October committee. It is our understanding that you will be able to either fax the reports through tomorrow, 7th October, or alternatively, the 10th October, for which we are grateful.

Yours faithfully

*John Trott and Son*

JOHN TROTT & SON

Dictated 6th October, 1988

L.J.Trott, F.R.I.C.S., F.R.V.A.  
G.D.Frall, B.Sc. (Est. Man.), F.R.I.C.S., F.R.V.A.  
N.J.Pryor, B.Sc. (Est. Man.), A.R.I.C.S.

Associates:  
A.L.Vidler, B.Sc. (Hons), A.R.I.C.S.  
P.N.d'Arcy, B.Sc., A.R.I.C.S.

Consultant: D.Mallett F.R.I.C.S.

Secretary: Margaret Rees

THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA



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

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

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

Department of the Environment,  
Room 13/16,  
Tollgate House,  
Houlton Street,  
Bristol BS2 9DJ

Telephone: (01)937 5464

Extension: 2086

10<sup>th</sup> October 1988

My reference: DPT 88/632/JW Your reference: App/K5600/n/88/093906 Please ask for:

Town and Country Planning Act 1971/74

Appeal on: Chelsea College Site Hornton Rd SW10

With reference to the appeal on the above premises

I return the completed questionnaire together with the Conservation Area advertisement. In the event of this appeal proceeding by way of a local

Inquiry the Inspector should be advised that Committee Rooms in the Town Hall must be vacated at 5.00 p.m. unless prior arrangements have been made for the Inquiry to continue after 5.00 p.m.

I enclose a copy of the site location and photographs in respect of the above appeal.

I enclose copies of representations which have been received from third parties following the Council's public consultations on this appeal.

I attach a copy of this Council's statement. The appellant has been sent a copy direct.

I enclose a copy of a further representation on this appeal.

Yours faithfully,

*E.A. Sanders*

Director of Planning and Transportation.

THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA



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

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

John Trott & Son,  
Barnard House,  
The Drive Great Warley,  
Brentwood  
Essex, CM15 3BJ

Telephone: (01)937 5464  
Extension: 2086

10<sup>th</sup> October 1988

My reference: TP88/0632/JW Your reference: 2128

Please ask for:

Dear Sir/Madam,

Town and Country Planning Act 1971/74

Appeal on: Chelsea College Site Horsman Rd SW10

With reference to your appeal on the above address(es) enclosed you will find the Council's Statement and attached documents as necessary.

Yours faithfully,

E.A. Sanders,

Director of Planning and Transportation.

\*\*\*\*\*  
\* TRANSMISSION REPORT (07 OCT '88 15:42 ) RBK&C TOWN HALL \*  
\*\*\*\*\*

DATE	START TIME	REMOTE TERMINAL IDENTIFICATION	MODE	TIME	TOTAL PAGES	RESULTS	DEPT. CODE
07 OCT	15:37	JOHN TROTT & SON	G3ST	04'49"	009	OK	

*Jim*

*Jim Head*

*[Signature]*  
*10/10/88*



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

FAX: 01-938 1445

Phone: 01-937 5464

FACSIMILE TRANSMISSION

From: To:  
Name: M. J. FRENCH Name: .....  
Location: RBK & C Location: .....  
Department: PLANNING Department: .....  
Extn. 2944 FAX No. (if known) 0634 290783  
Date: 07.10.88  
No. of Pages to follow: 19

COMMENTS – If any  
INSTRUCTIONS – If any



THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA



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

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

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

Mr Prior  
John Trott

Telephone: (01) 937 5464  
Extension: 2944

Facsimile: 01-938 1445

07.10.88

My reference:

Your reference:

Please ask for:

DDPT/MJF/EKT

Mr M J French

Dear Sir

Town and Country Planning Act 1971  
Hortensia Road

Herewith enclosed are the copies of the report which I promised. I would be grateful to have your clients comments no later than the 13th October with regard to the outstanding planning appeals.

I feel that it will be the Committee's decision that no permission be issued until such time as the appeals have all been withdrawn. In enclosing a copy of the report on your original submission you will be able to gain an understanding as to the Council's likely Rule 6 Statement for the November Inquiry.

Perhaps you would be kind enough to keep me informed as to progress.

Yours faithfully

Director of Planning and Transportation

Enc

JW



Cllr. The Hon. Simon Orr-Ewing, MA, FRICS.

TOWN HALL KENSINGTON W8 7NX 01-937 5464

E.A. Sanders Esq.  
Director Planning and Transportation,  
The Royal Borough of Kensington & Chelsea,  
Town Hall,  
London W8 7NX

14th September 1988

Dear Mr. Sanders,

Re.: COLLEGE SITE, HORTENSIA ROAD, SW10.

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I have now had an opportunity of inspecting a site model and other supporting documents.

You will be aware that the applicants have carried out quite an extensive consultation process with residents in Gunter Grove and elsewhere. I understand a public meeting was held in June.

In my view the present Hudson's Depository is an unattractive building and effectively constitutes a non-conforming user. The surrounding area is predominantly residential and the proposed scheme would, I think, enhance this area considerably.

Amendments have been made to the scheme which now reduce the height of the rear houses in accordance with the wishes expressed both by residents and planning officers. From my inspection of the site model the scheme does not produce the "cliff-like" form of development referred to in the Sub-Committee Report which was due to be heard on the 30th August 1988. Further amendments have been incorporated which I think now satisfy the comments contained in a letter to you from Theresa and Mary Wyatt dated 14th August.

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Yours sincerely,

Cllr. The Hon. Simon Orr-Ewing, MA, FRICS.

THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA

TOWN PLANNING(APPLICATIONS)SUB-COMMITTEE 13/10/88

APPLICATION NO.  
TP/88/0632/A/20

AGENDA ITEM  
4422

REPORT BY THE DIRECTOR OF PLANNING AND TRANSPORTATION

APPLICANTS NAME/ADDRESS

Colwyn Foulkes & Partners,  
229, Kensington High Street, London, W8 6SA

Application dated 04/03/88

Revised 16/05/88

Completed 24/03/88

Polling Ward

ON BEHALF OF : Colwyn Foulkes & Partners,  
INTEREST : Not known

District Plan Proposals Map:

<u>Cons.Area</u>	<u>CAPS</u>	<u>Article 4</u> <u>Direction</u>	<u>Listed</u> <u>Building</u>	<u>HBMC</u> <u>Direction</u>	<u>A/O</u> <u>Consulted</u>	<u>Objectors</u> <u>(to date)</u>
NO	NO	NO	NO	NO	60	5

RECOMMENDED DECISION :-

THE COUNCIL opposes the appeal and would have refused planning permission for the erection of 12 houses, 9 flats and 694 square metres of office floor space (Use Class B1)

At: CHELSEA COLLEGE SITE, HORTENSIA ROAD, KENSINGTON, S.W.10

As shown on submitted drawing(s) No(s): TP/88/0632 and TP/88/0632/A  
Applicants drawing(s)No(s) : HTN/01/54D, 57D, 58F, 59B,  
60E, 61C, 64C, 65A, 66B, 67B, 68B, 69D  
and 71D

ON THE FOLLOWING GROUNDS

The proposal, by virtue of its number of storeys, height, massing and siting in relation to neighbouring residential properties, is considered to be an overdevelopment of the site and thereby likely to lead to the following:

1. A bulky, intrusive and "cliff-like" form of development out of scale and character with surrounding development in Hortensia Road;
2. Prejudice the amenities of the occupiers of neighbouring residential properties by reason of loss of light and privacy which would cause a fall in the environmental standards of the immediate locality.

The proposal would therefore be contrary to the policies set out in the Council's adopted District Plan, in particular Paragraphs 4.1.5, 4.6.6, 4.9.2, 4.10.1, 4.10.2, 4.10.3 and 5.6.4.

### Site

The site is located on the eastern side of Hortensia Road, 55 metres north of its junction with Kings Road. The site is 60 metres wide and between 40 and 36 metres deep. To the north, south and east of the site are Hortensia House, Knights House and Nos. 28 - 42 Gunter Grove which comprise residential accommodation. To the western side of Hortensia Road are Chelsea School and Sloane School. Hortensia Road links Kings Road with Fulham Road and allows a two-way flow of traffic between two of the Borough's major east-west routes.

### Proposal

The site is presently occupied by three buildings, namely the former Hudsons Depository, a prefabricated classroom unit and a greenhouse. The main building on the site is the former Hudsons Depository, a five storey structure with a plant room occupying part of the flat roof at fifth floor level, which is used by the University of London as research laboratories. To the north of the main building is the single storey classroom unit and the greenhouse is to the south. The applicants submitted duplicate applications, which both proposed to demolish the existing buildings, and to erect a five storey block on the Hortensia Road frontage with a four storey block to the rear of the site. The development is for primarily residential accommodation, with the commercial element (Use Class B1) of the scheme comprising of 694 square metres located at the southern end of each block. The residential accommodation proposed comprises 9 flats and 4 houses in the front block and 8 houses in the rear block. A basement parking area for residents and visitors is also proposed.

### History

The five storey building was originally used for the storage of furniture by John Lewis & Co.

On 4th December 1966, planning permission was granted to Chelsea College for use of the building for educational purposes for 10 years. The permission was renewed in July 1976 for a further limited period and expired on 23rd June 1987.

In March 1973, planning permission was granted for the construction of a single storey prefabricated building and for its retention and use for a period of three years. This permission was renewed in December 1976 for a limited period which expired on 23rd June 1987.

Permanent planning permission for the educational use of the five storey and single storey buildings was granted in 1982.

Considerations

1. The principal elevation of the residential element proposed is to Hortensia Road with a centrally located block of flats with two houses at either end. The proposal includes a true mansard roof with projecting dormer windows and grand elements of design such as pediments, pilasters, lunettes and rustication. To the north of the proposed front block there is pedestrian access from Hortensia Road to the rear residential element of eight houses, which also include a true mansard roof with projecting windows and grand elements of design such as pediments, pilasters and lunettes. Each house has its own garden.

The commercial element of the proposal to the south of the site respects the design details of the residential element and includes oriel windows on the Hortensia Road elevation. There is vehicular access from Hortensia Road to the rear block via an arched entrance.

The blocks are to be constructed in London stock bricks, including elements of stucco, painted render and reconstituted stone, with slate roofs and timber frame windows.

A basement car park is to be provided for residents with additional spaces set aside for visitors. The office element of the scheme includes parking at ground floor level with a turning area for service vehicles.

2. The residential accommodation proposed is as follows:

12 houses: 4 x 3 bedroom (including a lower ground floor games room)  
4 x 4 bedroom (including a lower ground floor games room)  
4 x 4 bedroom (including a lower ground floor studio and bathroom/W.C.)

Flats: 2 x 2 bedroom units  
6 x 3 bedroom units  
1 x 4 bedroom units

3. The principle of the demolition of the existing three buildings on the site and the redevelopment of the site to provide residential accommodation is considered acceptable (permission is not required for demolition as the buildings are not within a conservation area and are not listed).

Indeed, Paragraph 3.1.1 of the District Plan states:

"The principal aim of the District Plan is to maintain and enhance the status of the Borough as an attractive place in which to live and work. It seeks to achieve this by creating a better physical environment for a wider variety of housing, services and jobs."

It is also stated in Chapter Four "Conservation and Development" of the District Plan, Paragraph 4.1.8:

"The Council's overriding policy is to maintain the historic and social identity of the Royal Borough and to see that it retains and enhances its environmental attraction as a residential area close to the heart of London."

In addition, Paragraph 4.1.5 states:

"The Council, both in conservation areas and elsewhere, will aim for the conservation of the character of the Royal Borough and the enhancement of the environment. All new development must respect and relate directly to the established scale and character of the surrounding area."

This theme is further developed in Paragraphs 4.6.2 and 4.6.6 which state:

4.6.2 The Council will at all times seek high environmental and architectural design standards throughout the Borough. These must be higher than in the past and this will apply to even the smallest works proposed.

4.6.6 The Council will seek to ensure that all new development in any part of the Borough is of a high standard and sensitive to and compatible with the scale and character of the surroundings.

With particular reference to the height of buildings and light and privacy, Paragraphs 4.9.2, 4.10.1, 4.10.2 and 4.10.3 state:

4.9.2 All new buildings must relate directly to the established scale and character of the surrounding area. This requirement will be rigidly applied. Existing high buildings will not be regarded as precedents.

4.10.1 New development should allow sufficient light to reach other buildings and sites, and should not have a cliff-like effect on nearby windows and gardens (see Fig. 17.5 for approximate guidelines).

4.10.2 The Council will pay full regard to the effects of a proposal on sunlight and daylight reaching neighbouring properties, though it must be remembered that the purpose of planning is to regulate the development of land in the public interest, not to protect the property rights of one person against the activities of another, particularly where the complainant may have a remedy under common law.

4.10.3 The Council will try to ensure that development does not adversely affect the privacy of those living and working in neighbouring properties. Buildings in Kensington and Chelsea, however, are often close together, and a consequent loss of privacy has to be accepted."

Thus, while residential development is normally welcome, subject to all the policies of the District Plan, particular regard must be paid to the existing scale and character of the surrounding area, which the new development must respect, and to the effects of any proposal on residential amenity and the housing environment of neighbouring properties.

4. It is the intention of Central Government that full and effective use be made of land within existing urban areas. Paragraph 4 of Circular 15/84 "Land for Housing" states:

In meeting requirements for new housing, full and effective use must be made of land within existing urban areas. Authorities should ensure that full use is made of the practical opportunities arising from conversion, improvement and redevelopment, the bringing into use of neglected, unused or derelict land including sites on Land Registers, and sites suitable for small scale housing schemes. Urban Development Grant and Derelict Land Grant can be used to make sites available for housing. Developments of this kind can make a useful contribution to house production and to the regeneration of older urban areas. This emphasis on the full use of urban sites and the recycling of urban land will also assist the preservation of agricultural land and conservation of the countryside and maximise the use of existing infrastructure. Private sector housebuilders and housing associations have shown that they are willing to undertake development on such sites, which may be particularly suitable for low cost housing, starter-homes, housing for single persons and small households who may prefer this type of location, with easy access to shops, transport and other facilities and shorter journeys to work.

Paragraph 6 of Circular 15/84 states that:

"Wherever possible, sites proposed for new housing should be well related in scale and location to existing development. They should facilitate economical layouts, be well integrated with the existing pattern of settlement and surrounding land uses, minimise the demands they make on public utilities and have good access to other services."

These national policies with regard to the location of housing have been reiterated more recently in Paragraphs 5 and 6 of Planning Policy Guidance 3 "Land for Housing".

"5. Sites proposed for new housing should be well related in scale and location to existing development. Schemes should be well integrated with the existing pattern of settlement and surrounding land uses. This applies to development within or adjoining larger towns and cities and also to sites in smaller towns and villages where new housing, sympathetic in scale and character, can be permitted.

6. In order to meet the requirement for new housing and at the same time maintain conservation policies, it is important that full and effective use is made of land within existing urban areas. Experience has shown that there are many opportunities arising from conversions, improvement and redevelopment, the bringing into use of neglected, unused or derelict land, including sites on Land Registers, and sites suitable for small scale housing schemes."

5. The District Plan Group refer to the high density of the development, which is in excess of 500 habitable rooms to the hectare, and to the Greater London Development Plan guidelines for family housing, which are 175 h.r.h. to 210 h.r.h. (District Plan Paragraph 5.6.4). The acceptability of such a high density scheme is very dependent upon the architectural character and scale of the surrounding area, thus the views and comments of the Conservation and Design Officer are important.

The site is not a preferred office location (District Plan Paragraph 13.3.2), but B1 Business Use is considered acceptable.

The Council's preference for small office suites is stressed (Paragraph 13.5.7).

The Traffic Officer has discussed and agreed details of crossovers, sightlines, service yard access and service yard dimensions. The amount of residential off-street car parking provision is considered adequate but access to the parking spaces for the flats is sub-standard, some visitor parking spaces could be omitted to allow this problem to be overcome. There is no objection to the office parking provision.

Revisions to the previously agreed details of the ramp to the basement car park have been received.



The revised proposals are sub-standard in terms of District Plan standards but are not considered unacceptable.

6. The Conservation and Design Officer is critical of the proposal, considering that the proposed height and siting of the blocks appears to poorly utilise internal site space and is unsympathetic to residential amenity and the street character.

The juxtaposition of the front and rear blocks creates a claustrophobic, cavernous interior space. The ratio of height to width of the proposed blocks will create a feeling of enclosure which will be obviously tighter than a traditional mews or street.

The use of the grand elements in the architectural language of the proposal, including substantial pediments, pilasters and lunettes, would suggest aspirations for a scheme evocative of a Georgian or Kensington Square or terraced street and not a mews. This site cannot provide an appropriate space for such a townscape. The grand articulation can only exacerbate the constrained space.

The rear block will adversely affect the amenity of Gunter grove properties. A four storey block, however well detailed, introduces a "wall like" element across the full width of the site, reducing views out of the site and any existing feeling of openness.

7. It is considered that an opportunity exists on this site to locate a substantial well detailed block along Hortensia Road. A pavilion block would be consistent with the existing street massing. The street is composed of a collection of large individual buildings such as Sloane School, Chelsea School and Knights House, not several mid-19th Century terraces.

A large pavilion building, set back or close to the Hortensia Road frontage (possibly incorporating a number of rear extensions) would permit considerable accommodation in a way which would enhance the existing residential environs in terms of views, openness, daylight and sunlight. Such massing would allow sufficient space to the rear of a new block to ensure that a noticeable improvement in amenity is achieved. Thus the existing quality of residential amenity to the rear of the properties in Gunter Grove would be preserved and enhanced.

The existing unsatisfactory relationship of the five storey building to properties in Gunter Grove is not considered to provide a justification for excessive bulk along the rear site boundary, given the opportunity to introduce a substantial block to the front of the site.

8. The proposal, in particular the rear block in terms of properties in Gunter Grove, is considered to contravene Council standards of daylight and sunlight as set out in Figure 17.2 of the District Plan. In addition there would be direct overlooking from proposed windows and balconies into nearby private gardens.
9. The applicants have submitted an appeal on grounds of non-determination in respect of this application. The other duplicate application has been the subject of negotiated amendments (Ref. No. 88/0633).

### Consultation

A letter has been received from the West London Architectural Society. They find the proposals quite unacceptable and comment as follows:

- "1. The site layout shows the introduction of a rear terrace, which constitutes backland development, and is against the Historical grain of the area. Furthermore the distance between the front and rear terraces does not afford adequate levels of privacy.
2. The rear terrace is far too high at five storeys and cannot be treated as a serious proposal for a rear mews.
3. The elevations to the front block suffer from an overdose of variety with their banal historical references. One only has to look at all the different window surrounds to appreciate the problem.
4. Finally, the proposed density is well over the standard stated in the GLDP (no more than 85 H.R.A.) and on this issue alone we urge the members to reject the scheme."

Four letters of objection have been received, giving grounds including loss of trees, loss of light, noise and fumes from the underground car park, proximity to Hortensia House, additional demand for on-street parking and noise, dirt and dust during the building work.

"Rights to Light" were also mentioned but, along with building work disturbance, these are not planning considerations.

Councillor The Honourable Simon Orr-Ewing has written in support of the amended scheme which is the subject of the other duplicate application (Ref. No. 88/0633). A copy of his letter is attached to this report.

The applicants have themselves carried out a consultation process with residents in Gunter Grove, Hortensia House and Knights House. A public meeting was held on June 1st in Stanley House, Kings College, Kings Road to seek local views. Eight residents of Gunter Grove and Hortensia Road attended. A model and illustrations of the proposed development were considered.

On August 30th the residents of Gunter Grove affected by the proposed development were canvassed by teams from the applicants. The findings are set out in a report, a copy of which is with the application file. Residents supported the principle of redevelopment.

Recommendation

The Committee is recommended to oppose the appeal because while the principle of redevelopment is not considered unacceptable, the details of this proposal are considered unacceptable because they will prejudice the amenities of occupiers of nearby residential properties.

E.A.SANDERS  
DIRECTOR OF PLANNING AND TRANSPORTATION

LIST OF BACKGROUND PAPERS

- i) The contents of the file number TP/88/0632 referred to at the head of this report.

REPORT PREPARED BY: JW  
REPORT APPROVED BY: MJF  
DATE REPORT APPROVED: 23/09/88

THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA

TOWN PLANNING (APPLICATIONS) SUB-COMMITTEE 13/10/88

APPLICATION NO.  
TP/88/0633/A/37

AGENDA ITEM  
4421

REPORT BY THE DIRECTOR OF PLANNING AND TRANSPORTATION

APPLICANTS NAME/ADDRESS

Colwyn Foulkes & Partners,  
229, Kensington High Street, London, W8 6SA

Application dated 04/03/88

Revised 14/09/88

Completed 24/03/88

Polling Ward PA

ON BEHALF OF : Colwyn Foulkes & Partners,  
INTEREST : Not known

District Plan Proposals Map:

<u>Cons.Area</u>	<u>CAPS</u>	<u>Article 4</u> <u>Direction</u>	<u>Listed</u> <u>Building</u>	<u>HBMC</u> <u>Direction</u>	<u>A/O</u> <u>Consulted</u>	<u>Objectors</u> <u>(to date)</u>
NO	NO	NO	NO	NO	60	5

RECOMMENDED DECISION :-

GRANT PLANNING PERMISSION for the erection of 12 houses, 9 flats and 600 square metres of office floor space (Use Class B1)

At: CHELSEA COLLEGE SITE, HORTENSIA ROAD, KENSINGTON, S.W.10

As shown on submitted drawing(s) No(s): TP/88/0633/B  
Applicants drawing(s) No(s) : HTN/01/101, 102, 103, 104,  
105, 106, 107, 108, 110, 111, 112, 113  
and 114. HTN/L (1-)01H.

CONDITIONS

1. C.22
2. C.8
3. C.11
4. C.14
5. C.25
6. C.34
7. C.48
8. C.51 "buildings" "Hortensia House and Knights House"
9. C.52
10. C.56 "Access ramp to the basement car park"

REASONS FOR THE IMPOSITION OF CONDITIONS

1. R.13
2. R.4
3. R.6
4. R.7 "garages and parking spaces"
5. R.4
6. R.5
7. R.21
8. R.28
9. R.27
10. R.4

INFORMATIVES

1. I.3
2. I.44
3. I.12
4. I.18
5. I.7
6. I.1
7. I.33
8. I.34
9. I.35
10. I.36

### Site

The site is located on the eastern side of Hortensia Road, 55 metres north of its junction with Kings Road. The site is 60 metres wide and between 40 and 36 metres deep. To the north, south and east of the site are Hortensia House, Knights House and Numbers 28 - 42 Gunter Grove which comprise residential accommodation. To the western side of Hortensia Road are Chelsea School and Sloane School. Hortensia Road links Kings Road with Fulham Road and allows a two-way flow of traffic between two of the Borough's major east-west routes.

### Proposal

The site is presently occupied by three buildings, namely the former Hudsons Depository, a prefabricated classroom unit and a greenhouse. The main building on the site is the former Hudsons Depository, a five storey structure with a plant room occupying part of the flat roof at fifth floor level, which is used by the University of London as research laboratories. To the north of the main building is the single storey classroom unit and the greenhouse is to the south. The applicants submitted duplicate applications, which both proposed to demolish the existing buildings, and to erect a five storey block on the Hortensia Road frontage with a four storey block to the rear of the site.

The applicants have submitted an appeal on grounds on non-determination in respect of one of the duplicate applications (Reference No. 88/0632). The date for a public inquiry has been set for 8th and 9th of November.

The proposal which is the subject of this report has been amended following negotiations. There have been minor changes to the five storey block on the Hortensia Road frontage but the block at the rear of the site has been reduced to three storeys (the originally proposed third floor has been deleted).

The development is for primarily residential accommodation, with the commercial element (Use Class B1) of the scheme comprising of 600 square metres located at the southern end of each block. The residential accommodation proposed comprises 9 flats and 4 houses in the front block and 8 houses in the rear block. A basement parking area for residents and visitors is also proposed.

### History

The five storey building was originally used for the storage of furniture by John Lewis & Co.

On 4th December 1966, planning permission was granted to Chelsea College for use of the building for educational purposes for 10 years. The permission was renewed in July 1976 for a further limited period and expired on 23rd June 1987.

In March 1973, planning permission was granted for the construction of a single storey prefabricated building and for its retention and use for a period of three years. This permission was renewed in December 1976 for a limited period which expired on 23rd June 1987.

Permanent planning permission for the educational use of the five storey and single storey buildings was granted in 1982.

### Considerations

1. The principal elevation of the residential element proposed is to Hortensia Road with a centrally located block of flats with two houses at either end. The proposal includes a true mansard roof with projecting dormer windows and grand elements of design such as pediments, pilasters, lunettes and rustication. To the north of the proposed front block there is pedestrian access from Hortensia Road to the rear residential element of eight houses, which also include a true mansard roof with projecting windows.

The design of the rear block has been greatly simplified following negotiation. The originally proposed grand elements of design (including pediments, pilasters and lunettes) have been omitted. The rear block comprises a rendered ground floor, a brick first floor including french doors, sash windows and brick arches and a true mansard slate-clad second floor with projecting dormer windows. The rear block includes ground floor additions at rear and has been set back further from the properties in Gunter Grove, reducing the overall impact of the proposal on those properties.

The front block amendments include a raised mansard roof, particularly over the central block of flats, and a hipped roof detail next to Hortensia House.

Each house in the proposal has its own rear garden.

The commercial element of the proposal to the south of the site respects the design details of the residential element and includes oriel windows on the Hortensia Road elevation. There is vehicular access from Hortensia Road to the rear block via an arched entrance.

The blocks are to be constructed in London stock bricks, including elements of stucco, painted render and reconstituted stone, with slate roofs and timber frame windows.

A basement car park is to be provided for residents with additional spaces set aside for visitors. The car park ramp and residential access to the rear block have been handed to take into account the comments of local residents.

The office element of the scheme includes parking at ground floor level with a turning area for service vehicles.

2. The residential accommodation proposed is as follows:

12 houses: 4 x 2 bedroom (including a lower ground floor games room)  
4 x 2 bedroom (including a lower ground floor games room)  
4 x 4 bedroom (including a lower ground floor studio and bathroom/W.C.)

Flats: 2 x 2 bedroom units  
6 x 3 bedroom units  
1 x 4 bedroom units

3. The principle of the demolition of the existing three buildings on the site and the redevelopment of the site to provide residential accommodation is considered acceptable (permission is not required for demolition as the buildings are not within a conservation area and are not listed).

Indeed, Paragraph 3.1.1 of the District Plan states:

"The principal aim of the District Plan is to maintain and enhance the status of the Borough as an attractive place in which to live and work. It seeks to achieve this by creating a better physical environment for a wider variety of housing, services and jobs."

It is also stated in Chapter Four "Conservation and Development" of the District Plan, Paragraph 4.1.8:

"The Council's overriding policy is to maintain the historic and social identity of the Royal Borough and to see that it retains and enhances its environmental attraction as a residential area close to the heart of London."

In addition, Paragraph 4.1.5 states:

"The Council, both in conservation areas and elsewhere, will aim for the conservation of the character of the Royal Borough and the enhancement of the environment. All new development must respect and relate directly to the established scale and character of the surrounding area."

This theme is further developed in the District Plan. High environmental and architectural design standards are sought throughout the Borough and new development must be sensitive to and compatible with the scale and character of the surroundings. In particular, new development must relate directly to the surrounding area and allow sufficient light to reach other buildings and sites, and should not have a cliff-like effect on nearby windows and gardens.

Thus, while residential development is normally welcome, subject to all the policies of the District Plan, particular regard must be paid to the existing scale and character of the surrounding area, which the new development must respect, and to the effects of any proposal on residential amenity and the housing environment of neighbouring properties.

4. It is the intention of Central Government that full and effective use be made of land within existing urban areas. Circular 15/84 "Land for Housing" and Planning Policy Guidance 3 "Land for Housing" set out the relevant national policies.

In particular, Paragraph 6 of Circular 15/84 and Paragraph 5 of Planning Policy Guidance 3 state that sites proposed for new housing should be well related in scale and location to existing development.

5. The District Plan Group refer to the high density of the development, which is in excess of 500 habitable rooms to the hectare, and to the Greater London Development Plan guidelines for family housing, which are 175 h.r.h. to 210 h.r.h. (District Plan Paragraph 5.6.4). The acceptability of such a high density scheme is very dependent upon the architectural character and scale of the surrounding area, thus the views and comments of the Conservation and Design Officer are important.

The site is not a preferred office location (District Plan Paragraph 13.3.2), but B1 Business Use is considered acceptable.

The Council's preference for small office suites is stressed (Paragraph 13.5.7).

The Traffic Officer has discussed and agreed details of crossovers, sightlines, service yard access and service yard dimensions. The amount of residential off-street car parking provision is considered adequate. There is no objection to the office parking provision.

Revisions to the previously agreed details of the ramp to the basement car park have been received.



The revised proposals are sub-standard in terms of District Plan standards but are not considered unacceptable.

6. The Conservation and Design Officer is critical of the proposal, considering that the proposed height and siting of the blocks appears to poorly utilise internal site space and is unsympathetic to residential amenity and the street character.

The detailed concerns in respect of the original proposal are set out in Paragraph 6 of the Considerations section to the report Reference No. 88/0632.

The principle of the front and rear block arrangement is still considered unacceptable, although the simplification of the rear block is welcome and its reduction by one storey will improve the interior space between the blocks and reduce the effect on the amenities of Gunter Grove properties.

7. It is considered that an opportunity exists on this site to locate a substantial well detailed block along Hortensia Road. A pavilion block would be consistent with the existing street massing. The street is composed of a collection of large individual buildings such as Sloane School, Chelsea School and Knights House, not several mid-19th Century terraces.

A large pavilion building, set back or close to the Hortensia Road frontage (possibly incorporating a number of rear extensions) would permit considerable accommodation in a way which would enhance the existing residential environs in terms of views, openness, daylight and sunlight. Such massing would allow sufficient space to the rear of a new block to ensure that a noticeable improvement in amenity is achieved. Thus the existing quality of residential amenity to the rear of the properties in Gunter Grove would be preserved and enhanced.

The existing unsatisfactory relationship of the five storey main building to properties in Gunter Grove is not considered to provide a justification for excessive bulk along the rear site boundary, given the opportunity to introduce a substantial block to the front of the site.

8. The amended proposal complies with Council standards of daylight/sunlight in terms of properties in Gunter Grove although the front block will still overshadow the rear block. The reduction of the rear block by one storey reduces the intensity of direct overlooking and is considered acceptable on balance given the juxtaposition of nearby blocks in Hortensia Road and Gunter Grove.

The design of the commercial element of the front block is not considered satisfactory and a set back from the Hortensia Road frontage along with a reduction by one storey would be preferred. The applicants were not prepared to amend this element of the proposal following the lengthy discussions which have taken place over the principle of the rear block.

### Consultation

A letter has been received from the West London Architectural Society. They find the proposals quite unacceptable and comment as follows:

- "1. The site layout shows the introduction of a rear terrace, which constitutes backland development, and is against the Historical grain of the area. Furthermore the distance between the front and rear terraces does not afford adequate levels of privacy.
2. The rear terrace is far too high at five storeys and cannot be treated as a serious proposal for a rear mews.
3. The elevations to the front block suffer from an overdose of variety with their banal historical references. One only has to look at all the different window surrounds to appreciate the problem.
4. Finally, the proposed density is well over the standard stated in the GLDP (no more than 85 H.R.A.) and on this issue alone we urge the members to reject the scheme."

Four letters of objection have been received, giving grounds including loss of trees, loss of light, noise and fumes from the underground car park, proximity to Hortensia House, additional demand for on-street parking and noise, dirt and dust during the building work.

"Rights to Light" were also mentioned but, along with building work disturbance, these are not planning considerations.

Councillor The Honourable Simon Orr-Ewing has written in support of the amended scheme. A copy of his letter is attached to this report.

The applicants have themselves carried out a consultation process with residents in Gunter Grove, Hortensia House and Knights House. A public meeting was held on June 1st in Stanley House, Kings College, Kings Road to seek local views. Eight residents of Gunter Grove and Hortensia Road attended. A model and illustrations of the proposed development were considered.

On August 30th, the residents of Gunter grove affected by the proposed development were canvassed by teams from the applicants. The findings are set out in a report, a copy of which is with the application file. Residents supported the principle of redevelopment.

Recommendation

The Committee is recommended to grant planning permission.

E.A.SANDERS  
DIRECTOR OF PLANNING AND TRANSPORTATION

LIST OF BACKGROUND PAPERS

- i) The contents of the file number TP/88/0633 referred to at the head of this report.
- ii) The contents of the file number TP/88/0632.

REPORT PREPARED BY: JDW  
REPORT APPROVED BY: MJF  
DATE REPORT APPROVED: 23/09/88

THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA

RULE 7 STATEMENT

Appeal under Section 36 of the Town and Country Planning Act 1971 by John Trott and Son on behalf of Colwyn Foulkes and Partners against the Royal Borough of Kensington and Chelsea's deemed refusal of planning permission for the erection of 12 houses, 9 flats and 694 square metres of office floor space (Use Class B1) at Chelsea College Site, Hortensia Road Kensington, SW10.

Department of the Environment Ref: APP/K5600/A/88/093986

Royal Borough of Kensington and Chelsea Ref: TP/88/0632

1. SITE AND LOCATION

The site is located on the eastern side of Hortensia Road, 55 metres north of its junction with Kings Road. The site is 60 metres wide and between 40 and 36 metres deep. To the north, south and east of the site are Hortensia House, Knights House and Numbers 28 - 42 Gunter Grove which comprise residential accommodation. To the western side of Hortensia Road are Chelsea School and Sloane School. Hortensia Road links Kings Road with Fulham Road and allows a two-way flow of traffic between two of the Borough's major east-west routes.

The site is presently occupied by three buildings, namely the former Hudsons Depository, a prefabricated classroom unit and a greenhouse. The main building on the site is the former Hudsons Depository, a five storey structure with a plant room occupying part of the flat roof at fifth floor level, which is used by the University of London as research laboratories. To the north of the main building is the single storey classroom unit and the greenhouse is to the south.

2. PLANNING HISTORY

The five storey building was originally used for the storage of furniture by John Lewis & Co.

On 4th December 1966, planning permission was granted to Chelsea College for use of the building for educational purposes for 10 years. The permission was renewed in July 1976 for a further limited period and expired on 23rd June 1987.

In March 1973, planning permission was granted for the construction of a single storey prefabricated building and for its retention and use for a period of three years. This permission was renewed in December 1976 for a limited period which expired on 23rd June 1987.

Permanent planning permission for the educational use of the five storey and single storey buildings was granted in 1982.

3. DISTRICT PLAN POLICIES

The Royal Borough of Kensington and Chelsea's District Plan was adopted by the Council on the 21st June, 1982 following public

consultation and a public enquiry. Together with the Greater London Development Plan the District Plan forms the statutory basis for planning decisions within the Royal Borough.

The principle of the demolition of the existing buildings on the site and the redevelopment of the site to provide residential accommodation is considered acceptable (permission is not required for demolition as the buildings are not within a conservation area and are not listed). However, it is considered that the decision to oppose the appeal is well founded and supported by the relevant policies and the District Plan and will be demonstrated by examining the proposal under the following headings.

- a) The Council's policies on daylight/sunlight.
- b) The Council's policies on conservation and development.
- c) The Council's policies on density.

#### 4. THE COUNCIL'S OBJECTIONS TO THE PROPOSAL

The applicants propose to demolish the existing buildings, and to erect a five storey block on the Hortensia Road frontage with a four storey block to the rear of the site. The development is for primarily residential accommodation, with the commercial element (Use Class B1) of the scheme comprising of 694 square metres located at the southern end of each block. The residential accommodation proposed comprises 9 flats and 4 houses in the front block and 8 houses in the rear block. A basement parking area for residents and visitors is also proposed.

The juxtaposition of the front and rear blocks creates a claustrophobic, cavernous interior space. The ratio of height to width of the proposed blocks will create a feeling of enclosure which will be obviously tighter than a traditional mews or street.

The use of the grand elements in the architectural language of the proposal, including substantial pediments, pilasters and lunettes, would suggest aspirations for a scheme evocative of a Georgian or Kensington Square or terraced street and not a mews. This site cannot provide an appropriate space for such a townscape. The ground articulation can only exacerbate the constrained space.

The rear block will adversely affect the amenity of Gunter Grove properties. A four storey block, however well detailed, introduces a "wall like" element across the full width of the site, reducing views out of the site and any existing feeling of openness.

It is considered that an opportunity exists on this site to locate a substantial well detailed block along Hortensia Road. A pavilion block would be consistent with the existing street massing. The street is composed of a collection of large individual buildings such as Sloane School, Chelsea School and Knights House, not several mid-19th Century terraces.

A large pavilion building, set back or close to the Hortensia Road frontage (possibly incorporating a number of rear extensions) would permit considerable accommodation in a way which would enhance the existing residential environs in terms of views, openness, daylight

and sunlight. Such massing would allow sufficient space to the rear of a new block to ensure that a noticeable improvement in amenity is achieved. Thus the existing quality of residential amenity to the rear of the properties in Gunter Grove would be preserved and enhanced.

The existing unsatisfactory relationship of the five storey building to properties in Gunter Grove is not considered to provide a justification for excessive bulk along the rear site boundary, given the opportunity to introduce a substantial block to the front of the site.

The proposal, in particular the rear block in terms of properties in Gunter Grove, is considered to contravene Council standards of daylight and sunlight as set out in Figure 17.2 of the District Plan. In addition there would be direct overlooking from proposed windows and balconies into nearby private gardens.

5. The following documents may be referred to or put in evidence by the Council at the Public Enquiry and may be inspected during the 28 days prior to the Enquiry at the Town Planning Information Office, 3rd Floor, Town Hall, Hornton Street, London, W8 7NX during the hours of 9:15 a.m. to 4:45 p.m. Monday to Friday inclusive.
  1. The Royal Borough of Kensington and Chelsea District Plan adopted 1st June 1982.
  2. The Greater London Development Plan.
  3. A map showing the location of the appeal site.
  4. The planning applications referred to in this statement.
  5. Copies of letters received commenting on the application.
  6. A cross-section through the site showing the Council's sunlight and daylight standards.
  7. Relevant Government circulars, planning policy guidance, development control policy notes and sunlight/daylight guidance.

THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA

RULE 7 STATEMENT

Appeal under Section 36 of the Town and Country Planning Act 1971 by John Trott and Son on behalf of Colwyn Foulkes and Partners against the Royal Borough of Kensington and Chelsea's deemed refusal of planning permission for the erection of 12 houses, 9 flats and 694 square metres of office floor space (Use Class B1) at Chelsea College Site, Hortensia Road Kensington, SW10.

Department of the Environment Ref: APP/K5600/A/88/093986

Royal Borough of Kensington and Chelsea Ref: TP/88/0632

1. SITE AND LOCATION

The site is located on the eastern side of Hortensia Road, 55 metres north of its junction with Kings Road. The site is 60 metres wide and between 40 and 36 metres deep. To the north, south and east of the site are Hortensia House, Knights House and Numbers 28 - 42 Gunter Grove which comprise residential accommodation. To the western side of Hortensia Road are Chelsea School and Sloane School. Hortensia Road links Kings Road with Fulham Road and allows a two-way flow of traffic between two of the Borough's major east-west routes.

The site is presently occupied by three buildings, namely the former Hudsons Depository, a prefabricated classroom unit and a greenhouse. The main building on the site is the former Hudsons Depository, a five storey structure with a plant room occupying part of the flat roof at fifth floor level, which is used by the University of London as research laboratories. To the north of the main building is the single storey classroom unit and the greenhouse is to the south.

2. PLANNING HISTORY

The five storey building was originally used for the storage of furniture by John Lewis & Co.

On 4th December 1966, planning permission was granted to Chelsea College for use of the building for educational purposes for 10 years. The permission was renewed in July 1976 for a further limited period and expired on 23rd June 1987.

In March 1973, planning permission was granted for the construction of a single storey prefabricated building and for its retention and use for a period of three years. This permission was renewed in December 1976 for a limited period which expired on 23rd June 1987.

Permanent planning permission for the educational use of the five storey and single storey buildings was granted in 1982.

3. DISTRICT PLAN POLICIES

The Royal Borough of Kensington and Chelsea's District Plan was adopted by the Council on the 21st June, 1982 following public

THE UNIVERSITY OF CHICAGO

PHYSICS DEPARTMENT

PHYSICS 354  
LECTURE 10  
SPECIAL RELATIVITY  
PART 1

11.10

1. The Lorentz transformation  
2. Time dilation  
3. Length contraction

4. The relativity of simultaneity  
5. The velocity addition formula

6. The relativistic Doppler effect  
7. The relativistic energy-momentum relation

8. The relativistic velocity addition formula  
9. The relativistic addition of velocities

10. The relativistic addition of accelerations



consultation and a public enquiry. Together with the Greater London Development Plan the District Plan forms the statutory basis for planning decisions within the Royal Borough.

The principle of the demolition of the existing buildings on the site and the redevelopment of the site to provide residential accommodation is considered acceptable (permission is not required for demolition as the buildings are not within a conservation area and are not listed). However, it is considered that the decision to oppose the appeal is well founded and supported by the relevant policies and the District Plan and will be demonstrated by examining the proposal under the following headings.

- a) The Council's policies on daylight/sunlight.
- b) The Council's policies on conservation and development.
- c) The Council's policies on density.

#### 4. THE COUNCIL'S OBJECTIONS TO THE PROPOSAL

The applicants propose to demolish the existing buildings, and to erect a five storey block on the Hortensia Road frontage with a four storey block to the rear of the site. The development is for primarily residential accommodation, with the commercial element (Use Class B1) of the scheme comprising of 694 square metres located at the southern end of each block. The residential accommodation proposed comprises 9 flats and 4 houses in the front block and 8 houses in the rear block. A basement parking area for residents and visitors is also proposed.

The juxtaposition of the front and rear blocks creates a claustrophobic, cavernous interior space. The ratio of height to width of the proposed blocks will create a feeling of enclosure which will be obviously tighter than a traditional mews or street.

The use of the grand elements in the architectural language of the proposal, including substantial pediments, pilasters and lunettes, would suggest aspirations for a scheme evocative of a Georgian or Kensington Square or terraced street and not a mews. This site cannot provide an appropriate space for such a townscape. The ground articulation can only exacerbate the constrained space.

The rear block will adversely affect the amenity of Gunter Grove properties. A four storey block, however well detailed, introduces a "wall like" element across the full width of the site, reducing views out of the site and any existing feeling of openness.

It is considered that an opportunity exists on this site to locate a substantial well detailed block along Hortensia Road. A pavilion block would be consistent with the existing street massing. The street is composed of a collection of large individual buildings such as Sloane School, Chelsea School and Knights House, not several mid-19th Century terraces.

A large pavilion building, set back or close to the Hortensia Road frontage (possibly incorporating a number of rear extensions) would permit considerable accommodation in a way which would enhance the existing residential environs in terms of views, openness, daylight

and sunlight. Such massing would allow sufficient space to the rear of a new block to ensure that a noticeable improvement in amenity is achieved. Thus the existing quality of residential amenity to the rear of the properties in Gunter Grove would be preserved and enhanced.

The existing unsatisfactory relationship of the five storey building to properties in Gunter Grove is not considered to provide a justification for excessive bulk along the rear site boundary, given the opportunity to introduce a substantial block to the front of the site.

The proposal, in particular the rear block in terms of properties in Gunter Grove, is considered to contravene Council standards of daylight and sunlight as set out in Figure 17.2 of the District Plan. In addition there would be direct overlooking from proposed windows and balconies into nearby private gardens.

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  1. The Royal Borough of Kensington and Chelsea District Plan adopted 1st June 1982.
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  6. A cross-section through the site showing the Council's sunlight and daylight standards.
  7. Relevant Government circulars, planning policy guidance, development control policy notes and sunlight/daylight guidance.

HORTENSIA ROAD

SCHEME 3

TOTAL BUILD AREAS

Rear Offices

Basement	55	
Ground	190	
First	90	
Second	<u>73</u>	
		408 sqm

Front Offices

Ground	60	
First	80	
Second	156	
Third	156	
Fourth	<u>136</u>	
		588 sqm

Flats

Revised (Ground - 4th only)	992 sqm	=	992 sqm
<u>House Type B</u>	249 sqm x 4	=	996 sqm
<u>House Type A1</u>	152 sqm x 4	=	608 sqm
<u>House Type A2</u>	163 sqm x 4	=	<u>652 sqm</u>
	<b>TOTAL BUILD AREA:</b>		<b>4,244 sqm</b>
			<b>=====</b>

SITE AREA = 2,267 sqm

∴ Plot ratio = 1.87:1

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Jwi



Cllr. The Hon. Simon Orr-Ewing, MA, FRICS.

TOWN HALL KENSINGTON W8 7NX 01-937 5464

E.A. Sanders Esq.  
Director Planning and Transportation,  
The Royal Borough of Kensington & Chelsea,  
Town Hall,  
London W8 7NX

14th September 1988

Dear Mr. Sanders,

Re.: COLLEGE SITE, HORTENSIA ROAD, SW10.

I received a number of written representations as Ward Councillor in connection with the above scheme and indeed wrote to you on 23rd August 1988, asking for your comments on the application.

I have now had an opportunity of inspecting a site model and other supporting documents.

You will be aware that the applicants have carried out quite an extensive consultation process with residents in Gunter Grove and elsewhere. I understand a public meeting was held in June.

In my view the present Hudson's Depository is an unattractive building and effectively constitutes a non-conforming user. The surrounding area is predominantly residential and the proposed scheme would, I think, enhance this area considerably.

Amendments have been made to the scheme which now reduce the height of the rear houses in accordance with the wishes expressed both by residents and planning officers. From my inspection of the site model the scheme does not produce the "cliff-like" form of development referred to in the Sub-Committee Report which was due to be heard on the 30th August 1988. Further amendments have been incorporated which I think now satisfy the comments contained in a letter to you from Theresa and Mary Wyatt dated 14th August.

I understand this matter is likely to come to Committee on the 11th October. Will you please ensure that this letter is circulated to the members of the Town Planning Applications Sub-Committee, whereby I welcome the modified scheme.

Yours sincerely,

Cllr. The Hon. Simon Orr-Ewing, MA, FRICS.

Mortensia Road - Chelsea College Lite.

SEPT '88

# I DENSITY

## A HOUSING / FLATS

i A1 Houses (4 Units) 28 h.r.  
7 half rooms P.U. (inc games room)

ii A2 Houses (4 Units) 32 h.r.  
8 half rooms P.U. (Small rooms!)

iii B Houses (4 Units) 36 h.r.  
9 half rooms P.U. (NOT inc Utility Room)

### iv Flats

a 2 x 2 bed units 6 h.r.  
3 hr. p.u.

b 6 x 3 bed units 24 h.r.  
4 hr p.u.

c 1 x 4 bed unit 8 h.r.  
8 hr p.u. (Feat B. AREA)

DIFF (11) (11) (12) (4) 22 134 h.r.

(Density  $134 \times 4.05$ ) = 538 h.r.h.

(D. Plan Max 350 h.r.h.)

II PLOT RATIO 1:2.15 (INCLUDING ONLY REAR PART OF BSMT)  
(1:2.66 inc BSMT WHOLE)

III OFFICES 7 UNITS PROPOSED  
(4 e front 3 in rear)



1

28/0632

Delete word "Residential"

from FIRST section of

Grounds of ~~opposit~~ its proposal

a ... siting in relation

to neighbouring residential

properties ... "



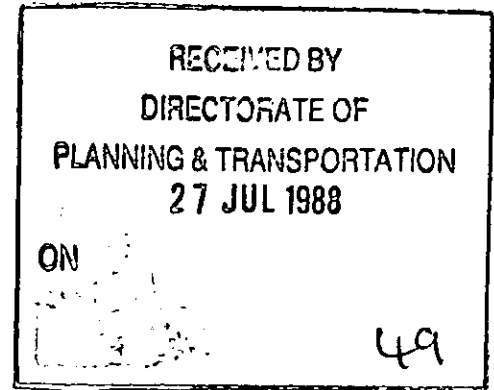


# John Trott and Son

Chartered Valuation Surveyors · Town Planning Consultants

Barnard House, The Drive, Great Warley,  
Brentwood, Essex CM13 3DJ  
Telephone: Brentwood (0277) 224664  
Fax No. (0277) 215487

and at Hinton House, Station Road, New Milton, Hants.



Our Ref: NJP/MLS/2128

25th July 1988

Director of Planning and Transportation,  
Royal Borough of Kensington & Chelsea,  
Town Hall,  
Hornton Street,  
London: W8

F.A.O. Mr. Wells

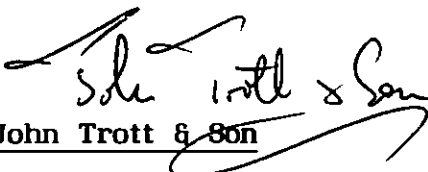
Dear Sirs,

Hortensia Road  
Planning Application References TP88/0633 & TP88/1410S

Further to the telephone discussions between Mr. Coey and Mr. Wells of your Department, we write to confirm our understanding that the above planning application will not be reported to the next relevant planning committee meeting of the 9th August 1988. As expressed on the telephone to Mr. Wells, we confirm our client's and our own disappointment that the applications will not now be reported until the August 30th committee date.

As you are aware, we have now produced a substantial amount of supporting information and given that the first application was submitted early in March 1988 and that as the applications are for a major scheme we would be grateful if they could be given the highest priority. We reaffirm our willingness to attend any meeting to respond to points of concern and will wish to know at the earliest opportunity what your final recommendations are likely to be. The writer, Mr. Pryor, will be in contact again within the next week as agreed.

Yours faithfully,

  
John Trott & Son

cc Mr. Coey  
Mr. Thomas  
Mr. Colwyn-Foulkes  
Mr. Peel

L. J. Trott, F.R.I.C.S., F.R.V.A.  
G. D. Frail, B.Sc. (Est. Man.), F.R.I.C.S., F.R.V.A.  
N. J. Pryor, B.Sc. (Est. Man.), A.R.I.C.S.

Associate: A. L. Vidler, B.Sc. (Hons), A.R.I.C.S.

Consultant: D. Mallett F.R.I.C.S.

Secretary: Margaret Rees

# John Trott and Son

Chartered Valuation Surveyors - Town Planning Consultants

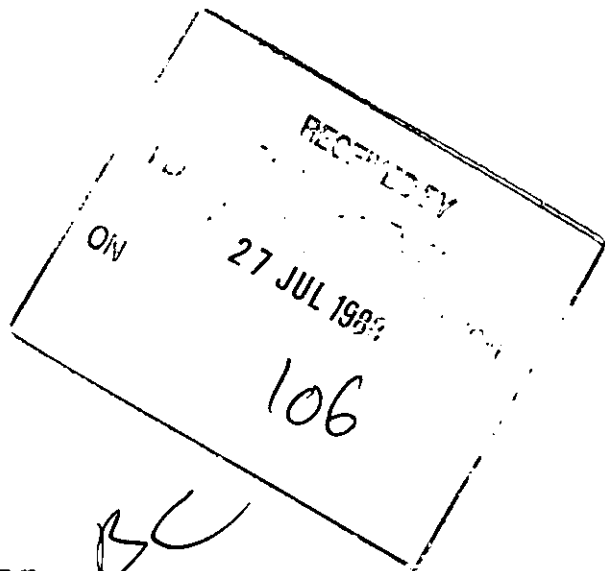
Barnard House, The Drive, Great Warley,  
Brentwood, Essex CM13 3DJ

Telephone: Brentwood (0277) 224664

Fax No. (0277) 215487

and at Hinton House, Station Road, New Milton, Hants.

With the compliments of N.J. Pryor



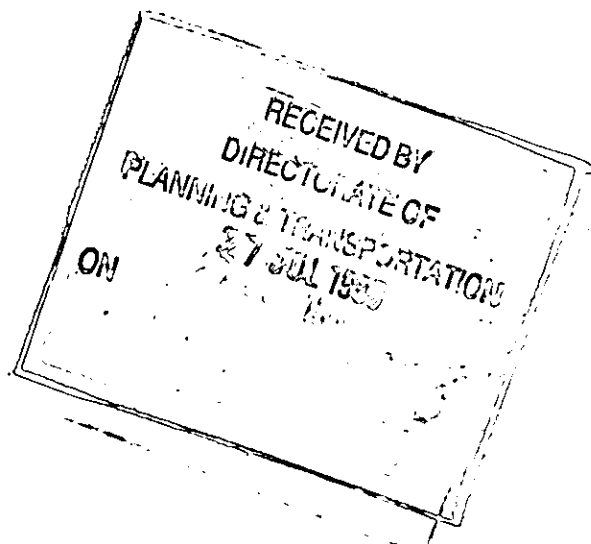
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Our Ref: NJP/MLS/2128

25th July 1988

Director of Planning and Transportation,  
Royal Borough of Kensington & Chelsea,  
Town Hall,  
Hornton Street,  
London: W8

F.A.O. Mr. Wells

Dear Sirs,

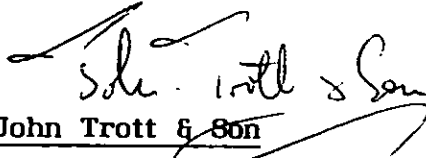
**Hortensia Road**

**Planning Application References TP88/0633 & TP88/1410S**

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Yours faithfully,

  
**John Trott & Son**

cc Mr. Coey  
Mr. Thomas  
Mr. Colwyn-Foulkes  
Mr. Peel

L.J. Trott, F.R.I.C.S., F.R.V.A.  
G.D. Frall, B.Sc. (Est. Man.), F.R.I.C.S., F.R.V.A.  
N.J. Pryor, B.Sc. (Est. Man.), A.R.I.C.S.

Associate: A. L. Vidler, B.Sc. (Hons), A.R.I.C.S.

Consultant: D. Mallett F.R.I.C.S.

Secretary: Margaret Rees



Planning Inspectorate  
Department of the Environment

Room <sup>13/16</sup> Tollgate House Houlton Street Bristol BS2 9DJ 31

Telex 449321

Direct Line 0272-218 865  
Switchboard 0272-218811 - 0F  
PLANNING 2074

*Jw*

PLANNING & TRANSPORTATION

BOROUGH PLANNING CONTROL OFFICER  
ROYAL BOROUGH OF KENSINGTON AND CHELSEA  
DEPT 701  
THE TOWN HALL  
MORTON STREET  
LONDON W8

011 27 SEP 1988  
Your reference T88/0632  
Our reference APP/K5600/A/08/093986  
Date 26 Sep 1988

Dear *Sir*

TOWN AND COUNTRY PLANNING ACT 1971  
APPEAL

*Chelsea College Site*

1. I refer to the above appeal which is to be the subject of a local inquiry at 10.0 am/pm on *Tues 8 NOV-1988* at *The Town Hall, Kensington*
2. The council are reminded of the provisions of the Inquiries Procedure Rules under which the local planning authority must, at least 28 days before the inquiry, serve on the appellant and on any section 29 parties a written statement of the submissions which they propose to put forward at the inquiry. A copy of the statement should be sent to the Secretary of State.
3. If the council are unable to comply with the Rules in this respect please let me know immediately.

Yours faithfully

*Bob Jackson*

207G/84

HMSO Btl 014843/1

# John Trott and Son

Chartered Valuation Surveyors · Town Planning Consultants

Barnard House, The Drive, Great Warley,  
Brentwood, Essex CM13 3DJ

Telephone: Brentwood (0277) 224664

Fax No. (0277) 215487

and at Hinton House, Station Road, New Milton, Hants.

Our Ref: PJH/JDC/2128

30th June 1988

Planning Department,  
Royal Borough of Kensington and Chelsea,  
Town Hall,  
Hornton Street,  
London: W8 7NX

For the attention of Mr. Coey

Dear Sir,

Re: Town and Country Planning Act 1971

Applications by Colwyn Foulkes and Partners for development comprising 694m<sup>2</sup> Office Space 'B1', 12 Houses and 9 Flat Units (Ref: TP88/0632) and development comprising 767m<sup>2</sup> Office Space 'B1', 12 Houses and 10 Flat Units.

Chelsea College Site, Hortensia Road, London: SW10

We refer to applications submitted on 3rd March 1988 and 23rd June 1988 by Colwyn Foulkes and Partners for the development schemes described above. We are pleased to enclose copies of a Supporting Statement referred to in the penultimate paragraph of the covering letter prepared by the applicant for the second application.

We enclose ten copies for distribution to Planning Committee Members and three copies for your Department.

We trust that the representations will receive favourable consideration and would be grateful for your acknowledgement of receipt of the enclosed documentation in due course.

Yours faithfully,

*John Trott and Son*

John Trott & Son

Eng. Trott, F.R.I.C.S., F.R.V.A.

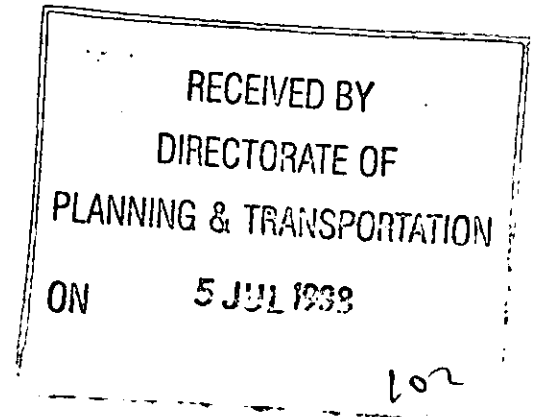
G. D. Frall, B.Sc. (Est. Man.), F.R.I.C.S., F.R.V.A.

N. J. Pryor, B.Sc. (Est. Man.), A.R.I.C.S.

Associate: A. L. Vidler, B.Sc. (Hons), A.R.I.C.S.

Consultant: D. Mallett F.R.I.C.S.

Secretary: Margaret Rees



*PC*  
*16/8*  
*PC*

*Reports to be  
rest.*

*JW 17/8.*



**Planning Inspectorate**  
Department of the Environment

Room 318 Tollgate House Houlton Street Bristol BS2 9DJ

Telex 449321

Direct Line 0272-218865  
Switchboard 0272-218811  
GTN 2074

RECEIVED BY  
DIRECTORATE  
18 JUN 88

TR/JW

Be Planning Control Officer  
Royal Borough of Kensington and Chelsea  
Dept 701  
The Town Hall  
Heron Street  
London, W.8

Your reference  
TA 88/0632 18  
Our reference  
APPA 6560/188/0939X  
Date

18 JUN 88

Dear Sir

*[Handwritten signature]*

TOWN AND COUNTRY PLANNING ACT 1971  
APPEAL *Colwyn Foulkes-partners*

1. I [refer to] [enclose a copy of] an appeal made to the Secretary of State under Section 36 of the 1971 Act. The appeal forms and documents will be examined to make sure that the Secretary of State has jurisdiction to decide the appeal. Unless you hear to the contrary you may assume that the appeal is in order.
2. The Council should now complete a questionnaire in respect of this appeal, and return it to me by 9/6/88. Please ensure that the Department's reference number is quoted on the questionnaire.
3. At the request of the appellant an inquiry will be held into the appeal. We will notify you of the arrangements as soon as possible.
4. The Department wastes a good deal of time and money on arranging inquiries into appeals that are withdrawn before the inquiry is held. We would welcome any advance warning you may be able to give if you anticipate this appeal may be withdrawn.

Yours faithfully

*Robert Beattie*

*V. F. B. Jackson*

6/6

B.C. meet with  
Mr Prior &  
Mr Faulkes

---

To submit  
another app.

for P.P. with  
amend.

(1 story off rear  
1 story & front)

Want this to go  
to committee with  
present app.



THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA

TOWN PLANNING (APPLICATIONS) SUB-COMMITTEE 15/02/88

APPLICATION NO. AGENDA ITEM  
TP/88/0039//02 4075

REPORT BY THE DIRECTOR OF PLANNING AND TRANSPORTATION

APPLICANTS NAME/ADDRESS

Application dated 18/12/87

J. R. Eve  
Chartered Surveyors 11 Hill Street,  
London W1X 7FB

Revised  
Completed 12/01/88

ON BEHALF OF : Banco de Bilbao  
INTEREST : Not known

Polling Ward 0



Planning Inspectorate

Department of the Environment

Room 12/02 (W) Tollgate House Houlton Street Bristol BS2 9DJ

Telex 449321

Direct Line 0272-218 240  
Switchboard 0272-218811  
GTN 2074

RECEIVED BY

114

240 OF

CONFIRMATION

Director of Planning/Transportation,  
R. B. Kensington & Chelsea,  
Town Hall,  
Hornton Street,  
Kensington, London W8 7AX

Your reference

Mr. T. Lamb, please

Our reference

APP/K5600-1 A-188 1

Date

11 JUL 88

93936

Dear Sir/Madam

CONFIRMATION OF INQUIRY/HEARING ARRANGEMENTS

APPEAL BY Colwyn Fonkes & Partners  
Chelsea College Site, Hortenain Road, London SW10

I am writing to confirm the arrangements made

\*by telephone  
~~by letter~~ for the local inquiry into the above

appeal. This will be held at 10.00 a.m. on

Tuesday the 8 November 1988 at

The Town Hall, Hornton Street, Kensington.

Yours faithfully

*C. D. Haines*

C. D. HAINES

\*Delete whichever is not applicable.

PINS 70

PLANNING INSPECTORATE  
DEPARTMENT OF THE ENVIRONMENT  
TOLLGATE HOUSE  
HOULTON STREET  
BRISTOL BS2 9DJ

TR

IN ANY ENQUIRY PLEASE QUOTE  
APP/ K5600/A/88/093986

Appellant/Agent to complete:

1. APPLICANT/APELLANT'S NAME Colwyn Faulkes e Pns  
2. SITE ADDRESS Chelsea College Site, Hortensia  
Rd. London SW10 3. LPA Ref No. TP88/0632

**THE DEPARTMENT HAS RECEIVED AN APPEAL FROM THE ABOVE NAMED**

If the appellant has indicated the written method on the appeal form, sent directly to you, and if you agree, the date shown here is the starting date for the purposes of the Town and Country Planning (Appeals) (Written Representations Procedure) Regulations 1987.

24 MAY 88

**THIS ACKNOWLEDGEMENT DOES NOT CONFIRM THE VALIDITY OF THE APPEAL BUT YOU WILL BE CONTACTED AGAIN SHORTLY. THE CASE OFFICER IS IN ROOM 13/16. PLEASE INCLUDE THIS ROOM NUMBER IN YOUR LETTER OF NOTIFICATION TO INTERESTED PARTIES.**

**B**

**B****On Her Majesty's Service****1**POSTAGE  
PAID  
PHQ 410

Planning Control officer.  
 The Royal Borough of Kensington  
 and Chelsea.  
 Dept 701  
 The town hall  
 Hampton Street London

8861 AAW 62  
 25 MAY 1988  
 DEPARTMENT OF TRANSPORTATION  
 RECEIVED BY

Please address this card to the Local Planning Authority who dealt with your planning application and return it to the Department with the Department's copy of the appeal form. W8 7UX

**TOWN AND COUNTRY PLANNING, LISTED BUILDING AND CONSERVATION AREA CONSENT APPEAL QUESTIONNAIRE**  
**TOWN AND COUNTRY PLANNING ACT 1971**  
**SECTION 36/37 AND/OR SCHEDULE 11 (LISTED BUILDING AND CONSERVATION AREA CONSENT) APPEALS**

APPEAL BY COLWYN FOULKES + PTNS. GRID REF \_\_\_\_\_

SITE CHELSEA COLLEGE SITE, HORTENSIA RD, SW10

Please complete this questionnaire and send copies (together with any enclosures) to the Department and to the appellant or agent within 14 days of the date of receipt of the appeal form.

1. Do the Council agree to the written representations procedure?	<input checked="" type="radio"/> YES <input type="radio"/> NO
2. Could the Inspector see the site clearly enough from the road or other public land to make an unaccompanied site visit?	<input type="radio"/> YES <input checked="" type="radio"/> NO
3. Does the appeal relate to an application for approval of reserved matters?	<input type="radio"/> YES <input checked="" type="radio"/> NO
4. Was a Section 27 (or Regulation 6 for listed building and conservation area consent appeals) certificate submitted with the application?	<input checked="" type="radio"/> YES <input type="radio"/> NO
5. Was a notice and certificate under Section 26 submitted with the application?	<input checked="" type="radio"/> YES <input type="radio"/> NO <input type="radio"/> NA <span style="margin-left: 20px;">NO.</span>
6. Is the site within a Conservation Area? (If no, go to Q.9)	<input type="radio"/> YES <input checked="" type="radio"/> NO
7. Has a grant under Section 10 of the Town and Country Planning (Amendment) Act 1972, as amended, been paid in respect of a scheme in the Conservation Area?	<input type="radio"/> YES <input checked="" type="radio"/> NO
8. Does the appeal relate to an application for conservation area consent?	<input type="radio"/> YES <input checked="" type="radio"/> NO
9. Does the development involve the alteration/extension/demolition (delete as appropriate) of a Grade I/II*/II listed building? (Delete as appropriate) (If no, go to Q.12)	<input type="radio"/> YES <input checked="" type="radio"/> NO
10. Was the Secretary of State or the Historic Buildings and Monuments Commission consulted?	<input type="radio"/> YES <input checked="" type="radio"/> NO
11. Has a grant been made under Sections 3A or 4 of the Historic Buildings and Ancient Monuments Act 1953?	<input type="radio"/> YES <input checked="" type="radio"/> NO
12. Was it necessary for the Council to advertise the proposals under Section 28 of the 1971 Act?	<input type="radio"/> YES <input type="radio"/> NO <input checked="" type="radio"/> NA
13. Is the proposed development likely to affect an Ancient Monument? (If no, go to Q.15)	<input type="radio"/> YES <input checked="" type="radio"/> NO
14. Has an application for Scheduled Monument Consent been made?	<input type="radio"/> YES <input checked="" type="radio"/> NO
15. Is the appeal site included within an approved Green Belt? (If yes, go to Q.17)	<input type="radio"/> YES <input checked="" type="radio"/> NO
16. Are there any proposals to include the appeal site in the Green Belt? (If yes, give details)	<input type="radio"/> YES <input checked="" type="radio"/> NO
17. Would consultation under Article 15 of the General Development Order 1977 (as amended) or under Departmental Circulars (including Circular 9/84 Planning Control over Hazardous Development) have been necessary before granting permission? (Please state consultee and reason here: ..... .....)	<input type="radio"/> YES <input checked="" type="radio"/> NO
18. Does the development directly affect the line of a footpath, bridleway or highway? (Please state number here: .....)	<input type="radio"/> YES <input checked="" type="radio"/> NO
19. Is there a known surface or underground mineral interest at or near (within 400 metres of) the appeal site which is likely to be a material consideration in determining the appeal?	<input type="radio"/> YES <input checked="" type="radio"/> NO
20. Are there any other appeals relating to the same site or neighbourhood still before the Secretary of State for consideration? (Please state appeal reference numbers here: APP/ .....)	<input type="radio"/> YES <input checked="" type="radio"/> NO

21. Copies of the following documents must be enclosed with this questionnaire:

the number of documents enclosed      not applicable

- (a) any direction by the Secretary of State relevant to the appeal
- (b) any representations received as a result of a Section 27 or Regulation 6 notice
- (c) any comments or direction received from other Government Departments or statutory agencies/undertakers whether or not as a result of consultations under Article 15

<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>

22. If the appeal is to be decided by the written representations procedure copies of the following documents must also (where applicable) be enclosed:

the number of documents enclosed      not applicable

- (a) any other relevant correspondence concerning the application
- (b) the Planning Officer's report to committee
- (c) any relevant committee minute
- (d) extracts from any relevant plans and policies

<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

23. The following should also be enclosed in all cases where relevant

- (a) a copy of the notification letter to local residents and interested persons about the appeal;
- (b) a copy of any notice published in accordance with Section 28 of the 1971 Act;
- (c) in the case of a proposed caravan site, a copy of any comments from the local caravan licensing authority;
- (d) details of any minerals interest (see Q. 19);
- (e) details of any other applications currently before the Council relating to the same site;
- (f) a list of any conditions or limitations your Council would favour if the appeal were to be allowed;
- (g) in the case of appeals against non-determination, details of considerations likely to have been relevant to the Council's decision;
- (h) any other relevant information which the Council consider the Secretary of State should be aware of.

tick if enclosed

<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>

24. Do the documents listed above comprise the Council's statement of case?

**YES/NO**

A COPY OF THIS QUESTIONNAIRE AND ALL ATTACHED DOCUMENTS MUST BE SENT TO THE APPELLANT OR AGENT.

Council's reference

I certify that a copy of this questionnaire and any enclosures have on this same day been sent to the appellant or agent.

TP88/0632  
Signature T. J. B.

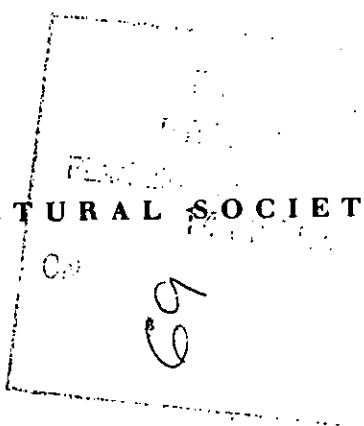
on behalf of R.B.K. & C. Council

Date of Despatch 2/6/88

NB: Please alert the Department to any changes in circumstances occurring after you have returned the questionnaire

This questionnaire constitutes the 'appeals questionnaire' for the purposes of the Town and Country Planning (Appeals) (Written Representations Procedure) Regulations 1987 (SI 1987 No 701)

WEST LONDON ARCHITECTURAL SOCIETY



JA\AS

14/6

10 June 1988

FOR THE ATTENTION OF MR SAUNDERS  
Royal Borough of Kensington & Chelsea  
The Town Hall  
Horton Street  
London W8

88/632  
/633

(bc)  
As Aeb/ Jw

Dear Sir

HORTENSIA ROAD

We have carefully appraised the scheme and found that the proposals are quite unacceptable.

The site layout shows the introduction of a rear terrace, which constitutes backland development, and is against the Historical grain of the area. Furthermore the distance between the front and rear terraces does not afford adequate levels of privacy.

The rear terrace is far too high at five storeys, and cannot be treated as a serious proposal for a rear mews.

The elevations to the front block suffer from an overdose of variety with their banal historical references. One only has to look at all the different window surrounds to appreciate the problem.

Finally, the proposed density (in excess of 140 H.R.A) is well over the standard stated in the GLDP (no more than 85 H.R.A) and on this issue alone we urge the members to reject the scheme.

Yours sincerely

John Assael

John Assael & Partners  
2/18 Harbour Yard Studios  
Chelsea Harbour  
London SW10 0XD

Asst Dir / (JW)

15 Knights House  
Hortensia Road  
LONDON SW10

E A Sanders Esq  
Director of Planning & Transportation  
Department 705  
The Town Hall  
Hornton Street  
LONDON W8 7NX

Your Ref: TP/880632 JW

11th April 1988

88/632/JW  
x633

Dear Mr Sanders,

RE: NOTIFICATION OF DEVELOPMENT

Thank you for your letter dated 31st March 1988.

I should be obliged if you would accept this letter as my acknowledgement of your letter and note my interest in the application relating to the development at Chelsea College, Hortensia Road, London SW10.

Yours sincerely,

  
R J Fowler

RECEIVED BY  
DIRECTORATE OF  
PLANNING & TRANSPORTATION  
ON 14 APR 1988  
14

PC  
AL  
14.4.88



Mr. R. L. Barnett.  
11, Knights House.  
Hortensia Rd  
Chelsea.  
S.W.10

15.4  
M. J. R.

RECEIVED BY  
DIRECTORATE OF  
PLANNING & TRANSPORTATION  
ON 15 APR 1988  
109 12/4/88.

BLACK/JW

98/632/JW & 633

Dear Sir

Thank you for your letter regarding the development of Chelsea College site, Hortensia Rd S.W.10, My objections are as follows.

(1) The Buildings are terminating up to the boundary wall which separates Knights House from the college. This will block the light into flats on that side No.1, No.6, No.11, No.16,

(2) The access to Knights House, could become blocked by builders hoop etc.

(3) It could affect residential street parking, and cause local traffic jams.

(4) Because of the noise level, dirt, dust etc, and mental strain there should be a reduction in rates.

yours faithfully  
R. L. Barnett.

THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA



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

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

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

RECEIVED  
DIRECTORATE  
PLANNING & TRANSPORTATION

ON 15 APR 1988  
Telephone: 01-837 5464  
Extension: 2079/2080

116

COUNCIL NOTIFICATION OF DEVELOPMENT

THE OCCUPIER  
2 KNIGHTS HOUSE  
HORTENSIA ROAD  
LONDON SW10

TP

Date: 31/03/88

*AD/AC9  
Bx  
JW*

My reference: TP/88/0632/JW

Your reference:

Please ask for: Town Planning  
Information Office

*2633*

Dear Sir/Madam,

THIS LETTER INVITES YOU TO COMMENT ON A PLANNING APPLICATION/  
LISTED BUILDING APPLICATION WHICH MAY AFFECT YOUR PROPERTY

I should be pleased to know, in writing, if you as the occupier/owner of  
neighbouring property have any comments on the following proposal:-

Address of application property

CHELSEA COLLEGE SITE, HORTENSIA ROAD, S.W.10

Proposal for which permission is sought

Demolition of existing building and erection of 12  
houses, 9 flats and 694 sq.m. office floorspace (Use  
Class B1)

CHELSEA INFORMATION OFFICE

Until further notice opening hours will be:-

Tuesday	11.00 am	-	3.00 pm
Thursday	11.00 am	-	3.00 pm

*Go ahead and build as many homes as  
you wish - if it means homes for the  
homeless. Why not.*

*RF*

WEST LONDON ARCHITECTURAL SOCIETY

JA\AS

10 June 1988

FOR THE ATTENTION OF MR SAUNDERS  
Royal Borough of Kensington & Chelsea  
The Town Hall  
Horton Street  
London W8

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Chelsea Harbour  
London SW10 OXD

Asst Sec / (JW)

15 Knights House  
Hortensia Road  
LONDON SW10

E A Sanders Esq  
Director of Planning & Transportation  
Department 705  
The Town Hall  
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DIRECTORATE OF  
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ON 14 APR 1988  
14

PC  
AL  
14.4.88

Mr. R. L. Barnett.  
11, Knights House.  
Hortensia Rd  
Chelsea.  
S.W.10

15. 12  
M. J. R.

RECEIVED BY  
DIRECTORATE  
PLANNING & TRANSPORTATION  
ON 15 APR 1988  
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BLACK/JW

98/632/JW x 633

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Yours faithfully  
R. L. Barnett.

THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA



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

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

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

RECEIVED  
DIRECTORATE  
PLANNING & TRANSPORTATION

ON 15 APR 1988  
Telephone: 01-937 5464  
Extension: 2079/2080

116

COUNCIL NOTIFICATION OF DEVELOPMENT

THE OCCUPIER  
2 KNIGHTS HOUSE  
HORTENSIA ROAD  
LONDON SW10

TP

Date: 31/03/88

*AD/AC4  
BE  
JW*

My reference: TP/88/0632/JW

Your reference:

Please ask for: Town Planning  
Information Office

*2633*

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Address of application property

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Proposal for which permission is sought

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Class B1)

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*Go ahead and build as many homes as  
you wish - if it means homes for the  
homeless. Why not.*

*ED*

THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA



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

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

Department of the Environment,  
Room B3/16  
Tollgate House,  
Houlton Street,  
Bristol BS2 9DJ

Telephone: (01)937 5464  
Extension: 2086

2/6/88

My reference: DPT 88/0632 Your reference: KS600/A/88/023 Please ask for: 586

Town and Country Planning Act 1971/74

Appeal on: Chelsea College Site, Hartsia Rd, SW10.

With reference to the appeal on the above premises

I return the completed questionnaire.

In the event of this appeal proceeding by way of a local Inquiry the Inspector should be advised that Committee Rooms in the Town Hall must be vacated at 5.00 p.m. unless prior arrangements have been made for the Inquiry to continue after 5.00 p.m.

I enclose a copy of the site location and photographs in respect of the above appeal.

I enclose copies of representations which have been received from third parties following the Council's public consultations on this appeal.

I attach a copy of this Council's statement. The appellant has been sent a copy direct.

I enclose a copy of a further representation on this appeal.

Yours faithfully,

E.A. Sanders

Director of Planning and Transportation.

THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA



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

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

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

John Trott & Son,  
Barnard House,  
The Drive, Great Warley,  
Brentwood,  
Essex, CM13 3BJ.

Telephone: (01)937 5464

Extension: 2086.

2/6/88

My reference: TP88/0632/JW. Your reference: PJH/HH/2128 Please ask for:

Dear Sir/Madam,

Town and Country Planning Act 1971/74

Appeal on: Chokea Colloge Site, Hortensia Rd, SW10.

With reference to your appeal on the above address(es) enclosed you will find the Council's ~~Questionnaire~~ and attached documents as necessary.

Yours faithfully,

E.A. Sanders,

Director of Planning and Transportation.



**PLANNING, LISTED BUILDING AND CONSERVATION AREA CONSENT APPEAL QUESTIONNAIRE**  
**TOWN AND COUNTRY PLANNING ACT 1971**

**SECTION 36/37 AND/OR SCHEDULE 11 (LISTED BUILDING AND CONSERVATION AREA CONSENT) APPEALS**

APPEAL BY COWYIN FOULKES + PINS.

GRID REF

SITE CHELSEA COLLEGE SITE, HORTENSIA RD, SW10.

Please complete this questionnaire and send copies (together with any enclosures) to the Department and to the appellant or agent within 14 days of the date of receipt of the appeal form.

1. Do the Council agree to the written representations procedure?	YES/NO
2. Could the Inspector see the site clearly enough from the road or other public land to make an unaccompanied site visit?	YES/NO
3. Does the appeal relate to an application for approval of reserved matters?	YES/NO
4. Was a Section 27 (or Regulation 6 for listed building and conservation area consent appeals) certificate submitted with the application?	YES/NO
5. Was a notice and certificate under Section 26 submitted with the application?	YES/NO/NA
6. Is the site within a Conservation Area? (If no, go to Q.9)	YES/NO
7. Has a grant under Section 10 of the Town and Country Planning (Amendment) Act 1972, as amended, been paid in respect of a scheme in the Conservation Area?	YES/NO
8. Does the appeal relate to an application for conservation area consent?	YES/NO
9. Does the development involve the alteration/extension/demolition (delete as appropriate) of a Grade I/II*/II listed building? (Delete as appropriate) (If no, go to Q.12)	YES/NO
10. Was the Secretary of State or the Historic Buildings and Monuments Commission consulted?	YES/NO
11. Has a grant been made under Sections 3A or 4 of the Historic Buildings and Ancient Monuments Act 1953?	YES/NO
12. Was it necessary for the Council to advertise the proposals under Section 28 of the 1971 Act?	YES/NO/NA
13. Is the proposed development likely to affect an Ancient Monument? (If no, go to Q.15)	YES/NO
14. Has an application for Scheduled Monument Consent been made?	YES/NO
15. Is the appeal site included within an approved Green Belt? (If yes, go to Q.17)	YES/NO
16. Are there any proposals to include the appeal site in the Green Belt? (If yes, give details)	YES/NO
17. Would consultation under Article 15 of the General Development Order 1977 (as amended) or under Departmental Circulars (including Circular 9/84 Planning Control over Hazardous Development) have been necessary before granting permission? (Please state consultee and reason here: .....)	YES/NO
18. Does the development directly affect the line of a footpath, bridleway or highway? (Please state number here: .....)	YES/NO
19. Is there a known surface or underground mineral interest at or near (within 400 metres of) the appeal site which is likely to be a material consideration in determining the appeal?	YES/NO
20. Are there any other appeals relating to the same site or neighbourhood still before the Secretary of State for consideration? (Please state appeal reference numbers here: APP/.....)	YES/NO

21. Copies of the following documents must be enclosed with this questionnaire:

- |   |                                  |                                     |
|---|----------------------------------|-------------------------------------|
|   | the number of documents enclosed | not applicable                      |
| (a) any direction by the Secretary of State relevant to the appeal  | <input type="checkbox"/>         | <input checked="" type="checkbox"/> |
| (b) any representations received as a result of a Section 27 or Regulation 6 notice   | <input type="checkbox"/>         | <input checked="" type="checkbox"/> |
| (c) any comments or direction received from other Government Departments or statutory agencies/undertakers whether or not as a result of consultations under Article 15 | <input type="checkbox"/>         | <input checked="" type="checkbox"/> |

22. If the appeal is to be decided by the written representations procedure copies of the following documents must also (where applicable) be enclosed:

- |  |                                  |                          |
|--|----------------------------------|--------------------------|
|  | the number of documents enclosed | not applicable           |
| (a) any other relevant correspondence concerning the application | <input type="checkbox"/>         | <input type="checkbox"/> |
| (b) the Planning Officer's report to committee                   | <input type="checkbox"/>         | <input type="checkbox"/> |
| (c) any relevant committee minute                                | <input type="checkbox"/>         | <input type="checkbox"/> |
| (d) extracts from any relevant plans and policies                | <input type="checkbox"/>         | <input type="checkbox"/> |

23. The following should also be enclosed in all cases where relevant

- |   |                          |
|---|--------------------------|
|   | tick if enclosed         |
| (a) a copy of the notification letter to local residents and interested persons about the appeal;                                       | <input type="checkbox"/> |
| (b) a copy of any notice published in accordance with Section 28 of the 1971 Act;   | <input type="checkbox"/> |
| (c) in the case of a proposed caravan site, a copy of any comments from the local caravan licensing authority;                          | <input type="checkbox"/> |
| (d) details of any minerals interest (see Q. 19);   | <input type="checkbox"/> |
| (e) details of any other applications currently before the Council relating to the same site;   | <input type="checkbox"/> |
| (f) a list of any conditions or limitations your Council would favour if the appeal were to be allowed;                                 | <input type="checkbox"/> |
| (g) in the case of appeals against non-determination, details of considerations likely to have been relevant to the Council's decision; | <input type="checkbox"/> |
| (h) any other relevant information which the Council consider the Secretary of State should be aware of.                                | <input type="checkbox"/> |

24. Do the documents listed above comprise the Council's statement of case?

YES/NO

A COPY OF THIS QUESTIONNAIRE AND ALL ATTACHED DOCUMENTS MUST BE SENT TO THE APPELLANT OR AGENT.

Council's reference

TP88/0632  
T. G. B.

I certify that a copy of this questionnaire and any enclosures have on this same day been sent to the appellant or agent.

Signature

on behalf of

R.B.K. & C.

Council

Date of Despatch

2/6/88

NB: Please alert the Department to any changes in circumstances occurring after you have returned the questionnaire

This questionnaire constitutes the 'appeals questionnaire' for the purposes of the Town and Country Planning (Appeals) (Written Representations Procedure) Regulations 1987 (SI 1987 No 701)

MEMORANDUM

From: D.D.P. & T.

To: S.A.S.O. TPL

Of: DDPT/MJF/MS  
Room No. 322

Your ref:  
Room No. 322

P.A.X. No. 2078

Date: 23.5.88

APPEAL ON Chobea College Site, Hortensia Rd. SW17

I note that the above appeal is likely to be determined by way of Public Inquiry, ~~Written Representations~~, ~~Internal hearing~~. Please note the following details:-

(1) Accommodation Required:-

Small Hall

Council Chamber

Committee Room 1

Other - please specify

(2) Anticipated Duration:-

1 day

2 days

3 days

Other -

(3) The Officer preparing the Statement is

JW/TR

The Officer taking the Inquiry will be

JW/TR

# John Trott and Son

Chartered Valuation Surveyors · Town Planning Consultants

Barnard House, The Drive, Great Warley,  
Brentwood, Essex CM13 3DJ

Telephone: Brentwood (0277) 224664

Fax No. (0277) 215487

and at Hinton House, Station Road, New Milton, Hants.

**With Compliments**

RECEIVED BY  
DIRECTORATE OF  
PLANNING & TRANSPORTATION

CN

23 MAY 1988

OW/ER

~~14~~

41

# John Trott and Son

Chartered Valuation Surveyors · Town Planning Consultants

Barnard House, The Drive, Great Warley,  
Brentwood, Essex CM13 3DJ

Telephone: Brentwood (0277) 224664  
Fax No. (0277) 215487

and at Hinton House, Station Road, New Milton, Hants.

RECEIVED BY  
DIRECTORATE OF  
PLANNING & TRANSPORTATION

ON 23 MAY 1988

Our ref: PJH/MH/2128

20th May 1988

The Planning Inspectorate  
Department of the Environment  
Tollgate House  
Houlton Street  
Bristol  
BS2 9DJ

Dear Sirs,

Town and Country Planning Act 1971  
Appeal by Colwyn Foulkes and Partners for  
development comprising 694m<sup>2</sup> Office Space 'B1'  
12 Houses and 9 Flat Units  
Chelsea College Site, Hortensia Road  
London SW10

We refer to our letter of 19th May 1988 with documentation lodged in respect of the above appeal and now enclose Plan JT1 which had been omitted in error. A copy has also been sent to the Local Authority.

Yours faithfully,

*John Trott and Son*

John Trott & Son

Enc.

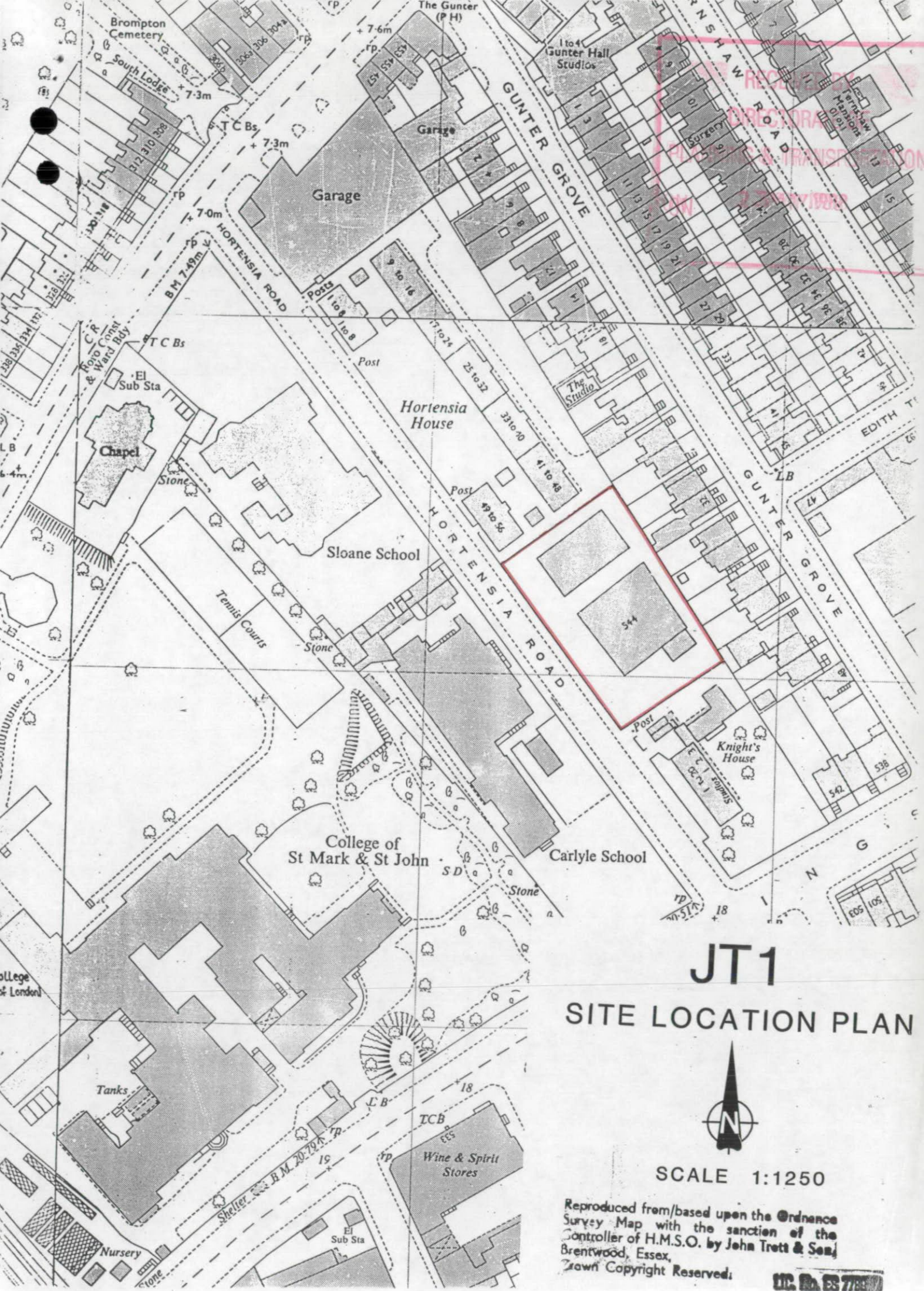
c.c. The Royal Borough of Kensington & Chelsea

L.J. Trott, F.R.I.C.S., F.R.V.A.  
G.D. Frall, B.Sc. (Est. Man.), F.R.I.C.S., F.R.V.A.  
N.J. Pryor, B.Sc. (Est. Man.), A.R.I.C.S.

Associate: A.L. Vidler, B.Sc. (Hons), A.R.I.C.S.

Consultant: D. Mallett F.R.I.C.S.

Secretary: Margaret Rees



# JT1

## SITE LOCATION PLAN



SCALE 1:1250

Reproduced from/based upon the Ordnance Survey Map with the sanction of the Controller of H.M.S.O. by John Trett & Son, Brentwood, Essex, Drawn Copyright Reserved.

U.C. No. ES 778

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Brentwood, Essex CM13 3DJ

Telephone: Brentwood (0277) 224664  
Fax No. (0277) 215487

and at Hinton House, Station Road, New Milton, Hants.

*P. S. Hardy*

*TR / JW*

PLANNING DEPARTMENT

RECEIVED BY

DIRECTORATE OF

PLANNING & TRANSPORTATION

ON 25 MAY 1988

ON

*FL*

**With Compliments**

# John Trott and Son

Chartered Valuation Surveyors - Town Planning Consultants

Barnard House, The Drive, Great Warley,  
Brentwood, Essex CM13 3DJ

Telephone: Brentwood (0277) 224664

Fax No. (0277) 215487

and at Hinton House, Station Road, New Milton, Hants.

Our ref: PJH/MH/2128

24th May 1988

The Planning Inspectorate  
Department of the Environment  
Tollgate House  
Houlton Street  
Bristol BS2 9DJ

Dear Sirs,

Town and Country Planning Act 1971  
Appeal by Colwyn Foulkes and Partners for  
development comprising 694 sq.mtrs. Office Space  
'B1', 12 Houses and 9 Flat Units.  
Chelsea College Site, Hortensia Road, London SW10

---

We refer to our letter of 19th May 1988 with documentation lodged in respect of the above appeal and enclose a revised Section 27 Certificate B following our discovery of a slight typographical error on the address. We confirm that another Notice No. 1 has been served upon the owners of the site.

Yours faithfully,

*John Trott and Son*

John Trott & Son

Enc.

c.c. Royal Borough of Kensington & Chelsea

L.J. Trott, F.R.I.C.S., F.R.V.A.

G.D. Frall, B.Sc. (Est. Man.), F.R.I.C.S., F.R.V.A.

N.J. Pryor, B.Sc. (Est. Man.), A.R.I.C.S.

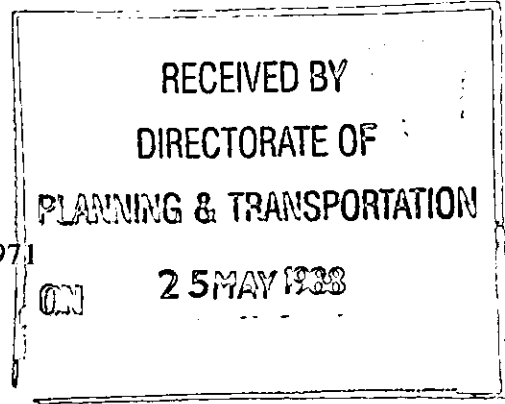
Associate: A.L. Vidler, B.Sc. (Hons), A.R.I.C.S.

Consultant: D. Mallett F.R.I.C.S.

Secretary: Margaret Rees

RECEIVED BY  
DIRECTORATE OF  
PLANNING & TRANSPORTATION  
ON 27 MAY 1988





CERTIFICATE B

TOWN AND COUNTRY PLANNING ACT 1971  
Certificate under Sections 27 and 36

I hereby certify that:

i ~~we~~ <sup>I</sup> have ~~the appellant has~~ given the requisite notice to all the persons other

than ~~myself~~ <sup>\*the appellant</sup> who, 20 days before the date of the accompanying appeal, were owners <sup>f</sup> of any of the land to which appeal relates, viz:-

f See note (a) to Certificate A.

Name of owner	Address	Date of service of notice
Kings College London (KQC)	Kings College London (KQC), Chelsea Campus, 552 Kings Road, London. SW10 OUA (For the attention of P A Upton)	24th May 1988

ONE ONLY of these paragraphs (number 2) must be deleted.

\*2 None of the land to which the appeal relates constitutes or forms part of an agricultural holding.

OR:-

\*2 \*I have ~~the appellant has~~ given the requisite notice to every person other than <sup>\*myself</sup> ~~himself~~

who, 20 days before the date of the appeal, was a tenant of any agricultural holding any part of which was comprised in the land to which the appeal relates, viz:-

(a) If you are the sole agricultural tenant, enter "NONE"

Name of tenant (a) Address Date of service of notice

Signed John Troth and Son

Agents \*On behalf of Colwyn Foulkes and Partners

Date 24th May 1988

# John Trott and Son

Chartered Valuation Surveyors · Town Planning Consultants

Barnard House, The Drive, Great Warley,  
Brentwood, Essex CM13 3DJ

Telephone: Brentwood (0277) 224864  
Fax No. (0277) 215487

and at Hinton House, Station Road, New Milton, Hants.

Our Ref: PJH/JDC/2128

19th May 1988

Planning Department,  
Royal Borough of Kensington & Chelsea,  
Town Hall,  
Hornton Street,  
London: W8 7NX

Dear Sirs,

Re: Town and Country Planning Act 1971  
Appeal by Colwyn Foulkes and Partners for development  
comprising 694m<sup>2</sup> Office Space 'B1',  
12 Houses and 9 Flat Units.  
Chelsea college Site, Hortensia Road, London: SW10

Please find enclosed copies of documentation lodged today with the Department of the Environment in respect of an appeal for the development detailed above.

Yours faithfully,

*John Trott and Son*

John Trott & Son

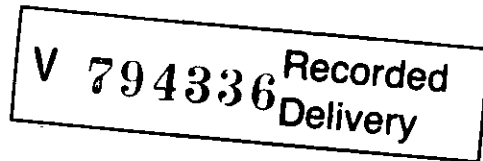
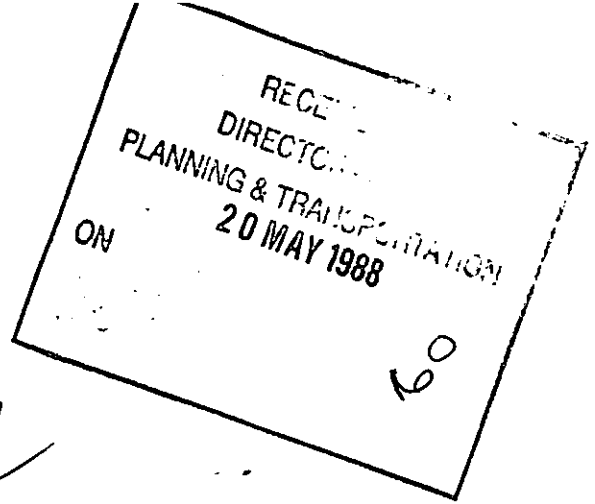
Enc.

L. J. Trott, F.R.I.C.S., F.R.V.A.  
G. D. Frall, B.Sc. (Est. Man.), F.R.I.C.S., F.R.V.A.  
N. J. Pryor, B.Sc. (Est. Man.), A.R.I.C.S.

Associate: A. L. Vidler, B.Sc. (Hons), A.R.I.C.S.

Consultant: D. Mallett F.R.I.C.S.

Secretary: Margaret Rees



# John Trott and Son

Chartered Valuation Surveyors · Town Planning Consultants

Barnard House, The Drive, Great Warley,  
Brentwood, Essex CM13 3DJ

Telephone: Brentwood (0277) 224664  
Fax No. (0277) 215487

and at Hinton House, Station Road, New Milton, Hants.

Our Ref: PJH/JDC/2128

19th May 1988

The Planning Inspectorate,  
Department of the Environment,  
Tollgate House,  
Houlton Street,  
Bristol: BS2 9DJ

Dear Sirs,

Re: Town and Country Planning Act 1971  
Appeal by Colwyn Foulkes and Partners for development comprising  
694m<sup>2</sup> Office Space 'B1', 12 Houses and 9 Flat Units.  
Chelsea College Site, Hortensia Road, London: SW10

We are formally instructed to lodge an appeal on behalf of our Clients, Colwyn Foulkes and Partners, against the failure of the Royal Borough of Kensington & Chelsea to give notice of their decision within the statutory period on an application for the development detailed above.

Accordingly, we enclose the following documentation:-

- 1) Form TCP 201 (REV APRIL 87)
- 2) Appropriate Certificate under Section 27 of the Town and Country Planning Act 1971.
- 3) Relevant correspondence.
- 4) Planning application dated 4th March 1988
- 5) Plan JT1

We look forward to your acknowledgement of receipt of the enclosed documentation in due course.

Yours faithfully,

*John Trott and Son*

John Trott & Son

Enc.

- L.J. Trott, F.R.I.C.S., F.R.V.A.
- G.D. Frall, B.Sc. (Est. Man.), F.R.I.C.S., F.R.V.A.
- N.J. Pryor, B.Sc. (Est. Man.), A.R.I.C.S.
- Associate: A.L. Vidler, B.Sc. (Hons), A.R.I.C.S.
- Consultant: D. Mallett F.R.I.C.S.
- Secretary: Margaret Rees

c.c. Royal Borough of Kensington & Chelsea.



**Town and Country Planning Act 1971  
Town and Country Planning General  
Development Orders 1977 to 1985**

<b>FOR DOE USE ONLY</b>
Date received: _____
Date acknowledged: _____ MAY 1988

2.1 **Appeal to the Secretary of State**

- Read the booklet 'Planning Appeals — A Guide' carefully before you start to complete this form. The numbers in the margin refer to paragraphs in this booklet.
- Please complete this form clearly and send one copy to the Department and one copy to the local planning authority.

2.2 **A. Information about the appellant(s)**

1. Full Name(s) Colwyn Foulkes & Partners

2. Address 229 Kensington High Street,  
London Postcode W8 6SA  
Daytime Telephone Number \_\_\_\_\_ Reference \_\_\_\_\_

2.9 3. Agent's name (if any) John Trott & Son  
Agent's address Barnard House - The Drive  
Great Warley - Brentwood  
Essex Postcode CM13 3DJ  
Daytime Telephone Number 0277 224664 Reference 2128

**B. Details of the appeal**

4. Name of local planning authority (LPA)  
Royal Borough of Kensington & Chelsea.

5. Description of the development  
694m<sup>2</sup> Office Space 'B1'  
12 Houses  
9 Flat Units

6. (a) Address of the site  
Chelsea College Site,  
Hortensia Road,  
London: SW10

6 (b) National Grid Reference (see key on Ordnance Survey Map for instructions).  
Grid letters: Grid Numbers e.g. TQ  
TQ : 2677 SW

1.4 7. Date and reference no. of application against which you are appealing. 4th March 1988 TP88/0632

8. Date of decision (if any).

9. Are there any other applications relating to the same site either currently being considered by or about to be put before the LPA? YES / ~~NO~~  
If YES, please describe briefly.  
Duplicate application submitted 4th March 1988

2.4-2.8

**C. Procedure**

(tick appropriate box)

10. Do you agree to the written procedure? (i.e. an exchange of written statements with the LPA plus a visit to the site by a Planning Inspector.)  
If YES could the Inspector see the whole site clearly enough from the road or other public land to make an unaccompanied site visit?

YES  NO

4.4

**D. Supporting Documents**

You must enclose a copy of each of the following with the appeal form sent to the Department. Otherwise your appeal may be seriously delayed.

2.10-2.15

- the application made to the local planning authority;
- any section 27 certificate submitted to the local planning authority;
- the appropriate section 27 certificate for this appeal (look at the Notes then tick a box to show which certificate you have enclosed);  
 A  B  C  D  Notice 1  Notice 2
- each of the plans, drawings and documents sent to the LPA as part of the application they considered;
- the LPA's decision (if any);
- all other relevant correspondence with the LPA;
- a plan showing the site, marked in red, in relation to two named roads (preferably on an extract from the relevant 1:10,000 OS Map).
- You should also enclose copies of the following, if appropriate;
  - any notice and the appropriate certificate provided to the LPA in accordance with section 26 of the Act;
  - if the appeal concerns reserved matters, the relevant outline application, plans submitted and the permission;
  - any other plans, drawings and documents sent to the LPA but which did not form part of the application (e.g. drawings for illustrative purposes);
  - any additional plans or drawings relating to the application but not previously seen by the LPA. Number them clearly and note the numbers here: \_\_\_\_\_
- You must also complete and return to the Department the attached acknowledgement cards.

1.3

**E. The Appeal**

Please set out on Page 3 the full grounds of your appeal and sign the declaration below:

\* +/We Appeal Against

~~A. the decision of the local planning authority~~

- ~~a) refusing/granting subject to conditions, planning permission for the development described above;~~
- ~~b) refusing/granting subject to conditions, approval of the matters reserved under an outline planning permission;~~
- ~~c) refusing to approve any matter (other than those mentioned in (b) above) required by a condition on a planning permission.~~

B. the failure of the local planning authority to give notice of their decision within the appropriate period on an application for permission or approval.

\* +/We confirm that+/we have enclosed a copy of each of the supporting documents indicated above and that+/we have clearly marked the relevant plans.+/We also certify that+/we have sent a copy of this appeal form and any supporting documents which were not seen as part of the application, to the LPA.

Signed John Trott and Son Agents (on behalf of) Colwyn Foulkes & Partners

Name (in block letters) John Trott & Son Date 19th May 1988

\* Strike out the items that do not apply in your case.

2.3  
App. IV

**Grounds of appeal**

This must be a clear and concise statement of your full case.

1. The failure of the Local Planning Authority to give notice of their decision within the eight week statutory period.

continue overleaf, if necessary

CERTIFICATE B

TOWN AND COUNTRY PLANNING ACT 1971  
Certificate under Sections 27 and 36

I hereby certify that:

We

1 ~~\*I have~~ \*Khavé given the requisite notice to all the persons other than ~~\*the appellant has~~

than ~~\*myself~~ \*the appellant who, 20 days before the date of the accompanying appeal, were owners of any of the land to which appeal relates, viz:-

† See note (a) to Certificate A.

Name of owner	Address	Date of service of notice
Kings College London	Kings College London Chelsea Campus 552 Kings Road The Strand, London WC2R 2LS  (for the attention of P.A. Upton)	19th May 1988

ONE ONLY of these paragraphs (number 2) must be deleted.

\*2 None of the land to which the appeal relates constitutes or forms part of an agricultural holding.

OR:-

\*2 ~~\*I have~~ \*The appellant has given the requisite notice to every person other than ~~\*myself~~ \*himself

who, 20 days before the date of the appeal, was a tenant of any agricultural holding any part of which was comprised in the land to which the appeal relates, viz:-

(a) If you are the sole agricultural tenant, enter "NONE"

Name of tenant (a)	Address	Date of service of notice
--------------------	---------	---------------------------

Signed ..... John Trath and Son

Agents

\*On behalf of Colwyn Foulkes & Partners

Date ..... 19th May 1988

# John Trott and Son

Chartered Valuation Surveyors · Town Planning Consultants

Barnard House, The Drive, Great Warley,  
Brentwood, Essex CM13 3DJ

Telephone: Brentwood (0277) 224664

Fax No. (0277) 215487

and at Hinton House, Station Road, New Milton, Hants.

Our ref: PJH/MH/2128

19th May 1988

Kings College London,  
Chelsea Campus  
552 Kings Road,  
The Strand,  
London WC2R 2LS

For the attention of P.A. Upton

Dear Sirs,

Re: Town & Country Planning Act 1971

Appeal by Colwyn Foulkes and Partners for development comprising  
694m<sup>2</sup> Office Space 'B1', 12 Houses and 9 Flat Units.

Chelsea College Site, Hortensia Road, London, SW10

We write to formally enclose a Notice No. 1 in accordance with Section 27 of the Town and Country Planning Act 1971 in respect of an appeal to the Department of the Environment for the development detailed above.

Yours faithfully,

*John Trott and Son*

John Trott & Son

L. J. Trott, F.R.I.C.S., F.R.V.A.  
G. D. Frall, B.Sc. (Est. Man.), F.R.I.C.S., F.R.V.A.  
N. J. Pryor, B.Sc. (Est. Man.), A.R.I.C.S.

Associate: A. L. Vidler, B.Sc. (Hons), A.R.I.C.S.

Consultant: D. Mallett F.R.I.C.S.

Secretary: Margaret Rees



Department of the Environment

**NOTICE NO 1 (Notice for service on individuals)**

TOWN AND COUNTRY PLANNING ACT 1971  
Notice under Section 27 and 36

Proposed development at (a) Chelsea College Site, Hortensia Road, London SW10  
TAKE NOTICE that an appeal is being made to the Secretary of State for the Environment by (b)

..... Colwyn Foulkes & Partners .....

\*~~(i) against the decision of the (c) .....~~ Council

\*~~(ii) on the failure of the (c) .....~~ Council  
to give notice of a decision on an application to (d) construct 694m<sup>2</sup> Office Space 'B1',  
12 Houses & 9 Flat units.

If you should wish to make representations to the Secretary of State about the appeal you should  
make them in writing not later than (e) 10th June 1988 .....

to the Secretary, Department of the Environment at Tollgate House, Houlton Street, Bristol BS2 9DJ.

Signed ..... John Triff and Son .....

Agents \*On behalf of Colwyn Foulkes & Partners

Date 19th May 1988 .....

*\*Delete where inappropriate*

Department of the Environment

**NOTICE NO 2 (Notice for publication in local newspaper)**

TOWN AND COUNTRY PLANNING ACT 1971  
Notice under Sections 27 and 36

Proposed development at (a) .....

Notice is hereby given that an appeal is being made to the Secretary of State for the Environment

by (b) .....

\*~~(i) against the decision of the (c) .....~~ Council

\*~~(ii) on the failure of the (c) .....~~ Council

to give notice of a decision on an application to (d) .....

Any owner of the land (namely, a freeholder or a person entitled to an unexpired term of at least 7 years  
under a lease) who wishes to make representations to the Secretary of State about the appeal should make  
them in writing not later than (e) ..... to the Secretary, Department of the Environment  
at Tollgate House, Houlton Street, Bristol BS2 9DJ.

Signed .....

\*On behalf of .....

Date .....

*\*Delete where inappropriate*

(a) Insert address or location of proposed development.

(b) Insert name of appellant.

(c) Insert name of Council.

(d) Insert description of proposed development.

(e) Insert date not less than 20 days later than the date on which the notice is served.

(a) Insert address or location of proposed development

(b) Insert name of appellant.

(c) Insert name of Council.

(d) Insert description of proposed development.

(e) Insert date not less than 20 days later than the date on which the notice is published.

Att: Mr. Wells  
Planning Department  
Town Hall  
Royal Borough of Kensington & Chelsea  
Hornton Street  
London W8

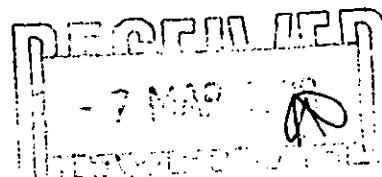
**Colwyn Foulkes and Partners**  
Chartered Architects Planning and Landscape Consultants

HIN/LA/al/jw

3rd March 1988

Dear Sirs,

CHELSEA COLLEGE SITE, HORTENSIA ROAD, LONDON SW10



Please find enclosed 4 no. copies of our proposals for the redevelopment of the above site. We also enclose the completed forms and a cheque in the sum of 2,046.00 being the required fee. A schedule of the drawings and also of the accommodation on which the fee has been calculated are attached for your information.

Our proposals include the total demolition of the existing five storey exposed concrete frame Chelsea College building and related outbuildings presently on the site, and have been prepared further to discussion with your Mr. French and Mr. Webb (our meetings of 9th and 25th February). We outline these below.

The scheme comprises a mixed use of residential and commercial (B1) which results in a plot ratio of 1.79:1, this being within the guidelines of 2:1 as laid down in the Kensington & Chelsea District Plan.

The residential development has its principal elevation to Hortensia Road with a block of nine flats centrally located bounded by two town houses at either end keeping to the building line presently formed by Hortensia House 49-56 and Knight's House. A pedestrian access is provided to a mews development behind providing a smaller scale development of 8 houses each with their own garden. These properties follow the building line of the Hortensia House 41-48 which enables the development to retain the mature tree line along the northern boundary. The internal layout of the houses arranges the principal accommodation onto the south facing mews which combined with the detailing of the rear elevation and roof line, minimises the impact on the boundary with the Gunter Grove properties.

The residential car parking for the whole development is located in a full basement and affords two car parking spaces per houses, one per flat unit with fourteen visitors parking spaces well in excess of the local authority requirements.

229 Kensington High St. London W8 6SA Tel: 01 938 2464  
Telex: 8950511 ONEONE G Att: 16402 Fax: 01 938 2915  
Merton Place, Colwyn Bay LL29 7BY. Tel: 0492 53 2735  
Telex: 8950511 ONEONE G Att: 16403

Partners:

A. N. Colwyn Foulkes, B.Sc., B.Arch., R.I.B.A.  
H. R. T. Williams, B.Sc., B.Arch., R.I.B.A.  
R. Colwyn Foulkes, Dr. Arch., R.I.B.A.

Consultants:

The design of the scheme reflects the Georgian proportions of the buildings in the surrounding area and uses traditional detailing with facing brickwork, rusticated stucco base and quality hardwood doors and sash windows.

Landscaping of the mews would traditionally be kept hard with interlocking pavements with detailed setts to margins. Soft landscaping has been introduced by the way of small gardens to the rear of the town houses and flats with individual gardens being provided to the mews houses.

We would naturally welcome any input from the planning department with regard to details and finishes.

The commercial part of the development is located to the eastern end of the site and again follows the building lines of the town and mews houses. As the site narrows slightly at this position, the properties are stepped down to meet the local authority's daylighting standards. The service yard and parking is provided at ground floor level with access via an arched entrance off Hortensia Road.

With reference to highways we would confirm that the requirements of the local authority have been met and would refer to our meeting and subsequent telephone conversations with Mr. Smith, Highways Dept. We would note, however, that the turning head within the commercial area has been reduced under the arch but that this was still considered acceptable.

We trust the enclosed drawings show clearly our proposals but we would hope to be able to discuss these in fuller detail once the submission is registered all as agreed. Further information will be provided on request and we would also inform you that a 1:100 model is presently being prepared and will be ready for the committee meeting.

Yours sincerely,

*Colwyn Foulkes & Partners*

H.R.T. Williams

COLWYN FOULKES & PARTNERS

encs:

# TOWN & COUNTRY PLANNING ACT 1971

FORM TP1

## APPLICATION FOR PERMISSION TO DEVELOP LAND AND/OR BUILDINGS IN GREATER LONDON

FOR OFFICE USE ONLY

Borough Ref. ....

Fee £.....

Registered No. ....

Cheque/Postal Order/Cash

Date Received .....

Receipt No. Issued.....

PLEASE READ THE GENERAL NOTES BEFORE FILLING IN THE FORM

**PART ONE**

To be completed by or on behalf of all applicants as far as applicable.

**FEE** (where applicable)

£ 2,046.00

**1. APPLICANT (in block capitals)**

Name COLWYN FOULKES & PARTNERS  
 Address 229 KENSINGTON HIGH STREET  
LONDON W8 6SA  
 Tel. No. ....

**AGENT (if any) to whom correspondence should be sent**

Name COLWYN FOULKES & PARTNERS  
 Address 229 KENSINGTON HIGH STREET  
LONDON W8 6SA  
 Tel. No. 01 938 2464 Ref. NCF

**2. PARTICULARS OF PROPOSAL FOR WHICH PERMISSION IS SOUGHT**

(a) Full address or location of the land to which this application relates: CHELSEA COLLEGE SITE  
HORTENSIA ROAD  
LONDON SW10

(b) Site area: 2250m<sup>2</sup> .225 hectares

(c) Give details of proposal indicating the purpose for which land/buildings are to be used and including any change(s) of use.

<u>694 m<sup>2</sup></u>	<u>Office Space 'B1'</u>
<u>12</u>	<u>Houses</u>
<u>9</u>	<u>Flat units</u>

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

(e) State whether the proposal involves:-

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

State Yes or No

Yes

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

4,028 m<sup>2</sup>

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

12 houses.  
9 flats

(ii) Alterations  No

(iii) Change of use  Yes

▶ 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).

4,028  
hectares/m<sup>2</sup>.

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

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

\* Strike out whichever is inapplicable

**3. PARTICULARS OF APPLICATION**

- State whether this application is for
- (i) Outline planning permission  No  Yes
- (ii) Full planning permission  Yes  No
- (iii) Renewal of a temporary permission or permission for retention of building or continuance of use without complying with a condition subject to which planning permission has been granted.  No  Yes
- (iv) Consideration under Section 72 only (Industry)  No  Yes

If Yes strike out any of the following which are not to be determined at this stage.

1 siting	4 external appearance
2 design	5 means of access
3 landscaping	

If Yes state the date and number of previous permission and identify the particular condition

Date ..... Number .....

The condition .....

**4. PARTICULARS OF PRESENT AND PREVIOUS USE OF BUILDINGS OR LAND**

- State:-
- (i) Present use of building(s)/land Educational
- (ii) If vacant the last previous use and period of use with relevant dates.

**5. LIST ALL DRAWINGS, CERTIFICATES, DOCUMENTS ETC; forming part of this application**

Cheque for £2,046.00, Drawings: HTN/01 - see enclosed schedule (4.3.88)

**6. ADDITIONAL INFORMATION**

- State Yes or No
- (a) Is the application for non-residential development  Yes  No : If Yes complete **PART THREE** of this form (See **PART THREE** for exemptions)
- (b) Does the application include the winning and working of minerals  No  Yes : If Yes complete **PART FOUR** of this form
- (c) Does the proposed development involve the felling of any trees  Yes  No : If Yes state numbers and indicate precise position on plan Ref drg no: HTN/01/58
- (d) (i) How will surface water be disposed of? Connection to existing mains
- (ii) How will foul sewage be dealt with? Connection to existing mains
- (e) Materials - Give details (unless the application is for outline permission) of the colour and type of materials to be used for:
- (i) Walls Stucco, painted render, reconstituted stone, London Stock Brick
- (ii) Roof Slate and Lead
- (iii) Means of enclosure .....

I/We hereby apply for (strike out whichever is inapplicable)

OR

(a) planning permission to carry out the development described in this application and the accompanying plans in accordance therewith.

(b) planning permission to retain the building(s) or work(s) already constructed or carried out, or a use of land already instituted as described on this application and accompanying plans.

Signed Colin Forke & Partners on behalf of CFP Date 4.3.88

**AN APPROPRIATE CERTIFICATE MUST ACCOMPANY THIS APPLICATION (See General Notes)**

If you are the ONLY owner of ALL the land at the beginning of the period 20 days before the date of the application, complete Certificate A. If otherwise see **PART TWO** of this form-

**CERTIFICATE A** - Certificate under Section 27 of the Town and Country Planning Act 1971.

I hereby certify that:-

1. No person other than the applicant was an owner (a) of any part of the land to which the application relates at the beginning of the period of 20 days before the date of the accompanying application.

2. None of the land to which the application relates constitutes or forms part of an agricultural holding; or

3. \*I have given the requisite notice to every person other than myself himself who, 20 days before the date of the application, was a tenant of any agricultural holding any part of which was comprised in the land to which the application relates, viz:-

Name and Address of Tenant..... N/A .....

Date of Service of Notice..... ..

\*strike out whichever is inapplicable

Signed..... on behalf of..... Date.....

IF 20 DAYS BEFORE MAKING THE APPLICATION YOU ARE THE ONLY OWNER OF ALL THE LAND AND HAVE SIGNED CERTIFICATE A ON PART ONE OF THE FORM THEN DO NOT COMPLETE PART TWO OF THE FORM. For definition of 'owner' see General Notes.

**PART TWO** TOWN AND COUNTRY PLANNING ACT 1971 CERTIFICATE UNDER SECTION 27

PLEASE READ THE NOTES OVERLEAF BEFORE FILLING IN PART TWO.

**CERTIFICATE B**

I hereby certify that:

† see note (a) to Certificate A

1. I have/the applicant has\* given the requisite notice to all persons, who 20 days before the date of the accompanying application, were owners of any part of the land to which the application relates, viz:

Name of owner - AGENT Address Kempson House, Date of service of notice 4.3.88  
Norton Rose Botterell & Roche Cannonile Street, EC3

\*2. None of the land to which the application relates constitutes or forms part of an agricultural holding; or

~~3. I have/the applicant has\* given the requisite notice to every person other than myself/himself\* who, 20 days before the date of the application, was a tenant of a holding any part of which was comprised in the land to which the application relates, viz:~~

Name and Address of Tenant.....

~~Date of Service of Notice.....~~

\*strike out whichever is inapplicable

Signed Colwyn Foulkes & Partners on behalf of Colwyn Foulkes & Partners Date 4th March '88

**CERTIFICATE C**

I hereby certify that:

† see note (a) to Certificate A

~~1. (i) I am/the applicant is\* unable to issue a certificate in accordance with either paragraph (a) or paragraph (b) of Section 27 (1) of the Act, in respect of the accompanying application dated~~

(ii) I have/the applicant has\* given the requisite notice to the following persons who, 20 days before the date of the application, were owners of any part of the land, to which the application relates, viz:

Name of owner Address Date of service of notice

(iii) I have/the applicant has\* taken the steps listed below, being steps reasonably open to me/him\* to ascertain the names and addresses of the other owners of the land or part thereof and have/has\* been unable to do so:

(a) .....

(iv) Notice of application as set out below has been published in the (b) on (c)

Copy of notice as published.

\*2. None of the land to which the application relates constitutes or forms part of an agricultural holding; or

~~3. I have/the applicant has\* given the requisite notice to every person other than myself/himself\* who, 20 days before the date of the application, was a tenant of any agricultural holding any part of which was comprised in the land to which the application relates, viz:~~

Name and Address of Tenant.....

~~Date of Service of Notice.....~~

Signed ..... on behalf of ..... Date .....

\*strike out whichever is inapplicable

(a) Insert description of steps taken.

(b) Insert name of local newspaper circulating in the locality in which the land is situated.

(c) Insert date of publication (which must not be earlier than 20 days before the application).

† see note (a) to Certificate A.

**CERTIFICATE D**

I hereby certify that:

1. (i) I am/the applicant is\* unable to issue a certificate in accordance with Section 27(1) (a) of the Act in respect of the accompanying application dated ..... and have/has\* taken the steps listed below, being steps reasonably open to me/him\* to ascertain the names and addresses of all the persons who, 20 days before the date of the application were owners of any part of the land to which the application relates and have/has\* been unable to do so:

(a) .....

(ii) Notice of application as set out below has been published in the (b) on (c)

Copy of notice as published.

\*2. None of the land to which the application relates constitutes or forms part of an agricultural holding; or

~~3. I have/the applicant has\* given the requisite notice to every person other than myself/himself\* who, 20 days before the date of the application, was a tenant of any agricultural holding any part of which was comprised in the land to which the application relates, viz:~~

Name and Address of Tenant.....

~~Date of Service of Notice.....~~

\*strike out whichever is inapplicable

Signed ..... on behalf of ..... Date .....

PART III

TPI  
Part III

Additional information required in respect of Applications for INDUSTRIAL, OFFICE, WAREHOUSING, STORAGE or SHOPS

(Attention is drawn to 'General Notes for Applicants')

(Those questions relevant to the proposed development to be answered)

Application No.  
(For Official Use Only)

<p>1. In the case of industrial development, give a description of the processes to be carried on and of the end products, and the type of plant or machinery to be installed.</p>																																								
<p>2. If the proposal forms a stage of a larger scheme for which planning permission is not at present sought, please give what information you can about the ultimate development. <i>(See Note overleaf)</i></p>	No																																							
<p>3. Is the proposal related to an existing use in Greater London? If so, please explain the relationship.</p>	State Yes or No <div style="border: 1px solid black; padding: 2px; display: inline-block;">No</div>																																							
<p>4. Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory?  If so, please give details including gross floor area of such premises and state your intentions in respect of those premises.</p>	State Yes or No <div style="border: 1px solid black; padding: 2px; display: inline-block;">No</div>																																							
<p>5.</p> <p>(a) What is the total floor space of all buildings to which the application relates?</p> <p>(b) What is the amount of industrial floor space included in the above figure?</p> <p>(c) What is the amount of office floor space?</p> <p>(d) What is the amount of floor space for retail trading?</p> <p>(e) What is the amount of floor space for storage?</p> <p>(f) What is the amount of floor space for warehousing?</p>	Existing (if any) <i>(See General Notes)</i>			Proposed new floor space																																				
	(a)	approx	3,469	m <sup>2</sup> /sq.ft.	4,028	m <sup>2</sup> /sq.ft.																																		
	(b)			m <sup>2</sup> /sq.ft.		m <sup>2</sup> /sq.ft.																																		
	(c)			m <sup>2</sup> /sq.ft.	694	m <sup>2</sup> /sq.ft.																																		
	(d)			m <sup>2</sup> /sq.ft.		m <sup>2</sup> /sq.ft.																																		
	(e)			m <sup>2</sup> /sq.ft.		m <sup>2</sup> /sq.ft.																																		
	(f)			m <sup>2</sup> /sq.ft.		m <sup>2</sup> /sq.ft.																																		
<p>6. (i) How many (a) office (b) industrial and (c) other staff will be employed on the site as a result of the development proposed?</p> <p>(ii) If you have existing premises on the site, how many of the employees will be new staff?</p> <p>(iii) If you propose to transfer staff from other premises, please give details of the numbers involved and of the premises affected.</p>	<table border="1" style="width:100%; border-collapse: collapse; text-align: center;"> <thead> <tr> <th rowspan="2"></th> <th colspan="2">(a) Office</th> <th colspan="2">(b) Industrial</th> <th colspan="2">(c) Other staff</th> </tr> <tr> <th>M</th> <th>F</th> <th>M</th> <th>F</th> <th>M</th> <th>F</th> </tr> </thead> <tbody> <tr> <td>(i)</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>(ii)</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>(iii)</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p style="text-align: center;">NOT ASSESSIBLE</p>							(a) Office		(b) Industrial		(c) Other staff		M	F	M	F	M	F	(i)							(ii)							(iii)						
	(a) Office		(b) Industrial		(c) Other staff																																			
	M	F	M	F	M	F																																		
(i)																																								
(ii)																																								
(iii)																																								
<p>7. In the case of industrial or office development is the application accompanied by an industrial development certificate or office development permit?  If 'NO' state why a certificate is not required.</p>	State Yes or No <div style="border: 1px solid black; padding: 2px; display: inline-block;">No</div> Less than 10,000 sq ft																																							
<p>8. What provisions have been made for the parking, loading and unloading of vehicles within the curtilage of the site? (Please show the location of such provision on the plans and distinguish between parking for operational needs and other purposes)</p>	Two parking spaces loading and turning head all within site																																							
<p>9. What is the estimated vehicular traffic flow to the site during a normal working day? (Please include all vehicles except those used by individual employees driving to work)</p>	Minimal 2/3 vehicles per day																																							





HORTENSIA ROAD

CHELSEA COLLEGE SITE

DRAWING LIST FOR PLANNING SUBMISSION

<u>Drawing No</u>	<u>Title</u>	<u>Scale</u>
HIN/01 54	B1 Office Plans	1:100
57	Basement Plan	1:100
58	Site Plan	1:200
59	Location Plan	1:500
60	House Type B	1:100
61	Flat Plans	1:100
64	House Type A	1:100
65	B1 Office Plans	1:100
66	Site Sections	1:100
67	Elevations	1:100
68	Elevations	1:100

HORTENSIA ROAD

SCHEDULE OF ACCOMMODATION

HOUSE TYPE A

8 No. @ 158.75 m2 each

HOUSE TYPE B

4 No. @ 248 m2 each

FLATS

9 No. @ 1061 m2 Total

OFFICE B1 ACCOMMODATION

694 m2 Total

BASEMENT PARKING

1,503m2 Total

CAR PARKING

2 No..office B1  
2 No. spaces per House Type A  
2 No. spaces nper House Type B  
1 No. space per flat  
14 No. Total visitors' spaces

CFP: 4.3.88

J O B N O: 2128..

This indexed schedule of plans was substituted for those originally submitted in the application.

Drawing No:

Plan Description:

HTN/01/54D ✓	B1 Offices ✓
HTN/01/57D ✓	Basement Plan ✓
HTN/01/58D ✓	Site Plan ✓
HTN/01/59B ✓	Location Plan ✓
HTN/01/60E ✓	House Type B ✓
HTN/01/61C ✓	Flat Plans ✓
HTN/01/64C ✓	House Type A No.1 ✓
HTN/01/66B ✓	Site Sections ✓
HTN/01/67B ✓	Elevations ✓
HTN/01/69D ✓	Rear Offices ✓
HTN/01/71D ✓	House Type A No.2 ✓

68 ?

Hortensia Road, London: SW10

65A ?

68A ?

MEMORANDUM

From: DIRECTOR OF PLANNING AND TRANSPORTATION	To: BOROUGH SOLICITOR
My ref: DPT /TPY 88/632 Room No.	Your ref: Room No. 213

P.A.X. No. 2081

Date: 28.5.88

Town and Country Planning Act, 1971/4

Appeal on Chebea College Site,  
Montensia Rd. SW10

I have now been informed by the Department of Environment that

I attach for your information a copy of the appeal documents on the above premises.

I attach a copy of the Council's statement for the above premises. Would you please examine it and contact on extension to either arrange a meeting to discuss the matter, or to advise that the statement is satisfactory. Please return the statement to Planning Administration for typing and distribution.

*F. A. Sanders.*

Director of Planning and Transportation.

15.00

Hortensia  
Rel (x2)

Mrs Sharp

947 3131

x 217

1 Ownership

Discussed by  
phone on 8/4  
@ 16:00

Mrs S  
just  
phone  
den  
@  
16.20

advised to discuss  
questions of ownership  
with applicants or  
Borough Valuers.

(better heading NOT  
IMP)

MEMORANDUM

From:

C.A.O.

To:

All Officers

My ref:

Room No.

325

Your ref:

Room No.

P.A.X. No.

2250

Date:

1st April 1988

Accommodation - Phase 5

The present evanescence of office re-location has led to some congestion in the staff toilets.

~~TP880632~~

~~TP880632~~

PAS

THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA

DEVELOPMENT CONTROL

TECHNICAL INFORMATION

ADDRESS

CHELSEA COLLEGE SITE, HORTENSIA ROAD, SW10

COMP INDEX DATA

Cons Area	HB	CPO	TPO	SPEC Ind. Area	CSF	Unsuit. Dip Use	Area Local Interest	Area of Special Character	Met. Open Land	ART IV
						✓				

DENSITY

PLOT RATIO

SITE AREA

SITE AREA

ZONED RATIO

2:1

HABITABLE ROOMS

FLOOR AREA

PROPOSED

PROPOSED

PROPOSED DENSITY

PROPOSED PLOT RATIO

DAYLIGHTING

CAR PARKING

Complies/Infringes

Spaces required:

Spaces provided:

EIGHT SCHEDULE ADDITIONS

1. Gross floor space of original building
2. 1/10 tolerance
3. Proposed additional floor space

SPECIAL CONSIDERATIONS

Schedule 8 tolerance

Compliance with Parker Morris/Housing Art requirements

Density/Plot Ratio Conditions

NUMBER/NAME OF PROPERTY

CHELSEA School

ADDRESS

HORTENSIA RD.

TP. ARCHIVE

NO.

3677  
11511

Containing Carlyle & Sloane Schools / 1/2 THE CHELSEA BUILDING SW 10

APPLICATION NUMBER	DATE OF APPLICATION/ RECEIPT	BRIEF DESCRIPTION OF PROPOSAL	DECISION AND DATE	CONTROL OF ADVERTS & HISTORY NO.
76/005/8	19 3 76	No objection to proposed provision of hatted leisure accommodation as per drawing. No. AR/EDA/116/101/1	2 10 6 76	
76/005/16	28 7 76	No objection to increase in height of part of boundary fencing. Submitted drawing No. 7/76/005/16, your No. NW1/E7209.	2 3 9 76	✓
		Deemed P.P. by G.L.C. for the increase in height of a section of the boundary fencing.	Deemed PP. Con. 20.9.76	✓

CROSS REFERENCE

OFFICES



04/403



APPLICATION COMPLETE.

Att: Mr. J. Shearman ✓  
Kensington & Chelsea Town Hall  
Planning Dept, Town Hall,  
London W8

RECEIVED BY  
DIRECTORATE OF  
PLANNING & LANDSCAPE CONSULTANTS  
**Colwyn Foulkes and Partners**  
Chartered Architects Planning and Landscape Consultants

28 MAR 1988

103

HIN/LA/al/jw

24th March 1988

88/632

Dear Sir,

CHELSEA COLLEGE SITE, HORTENSIA ROAD

With reference to our duplicate planning application of March 7th, we have not received a receipt for the cheque submitted (£511.50). We would appreciate your sending us the receipt to complete our records.

Thanking you for your assistance.

Yours faithfully,



COLWYN FOULKES & PARTNERS

229 Kensington High St. London W8 6SA Tel: 01 938 2464  
Telex: 8950511 ONEONE G Att: 16402 Fax: 01 938 2847

Merton Place, Colwyn Bay LL29 7BY. Tel: 0492 53 2735  
Telex: 8950511 ONEONE G Att: 16403

Partners:

A. N. Colwyn Foulkes, B Sc., B Arch., R.I.B.A.

H. R. T. Williams, B Sc., B Arch., R.I.B.A.

R. Colwyn Foulkes, Dip Arch R.I.B.A.

E. M. Foulkes, MBE, B Arch R.I.B.A., Dip CD FRSA.

Consultants:

Jane Coy, Dip Arch., Dip L.A., A.L.I.

Att: Mr. Wells  
Planning Department  
Town Hall  
Royal Borough of Kensington & Chelsea  
Hornton Street  
London W8

**Colwyn Foulkes and Partners**  
Chartered Architects Planning and Landscape Consultants

HTN/LA/al/jw

TP890632

7th March 1988

Dear Sirs,

CHELSEA COLLEGE SITE, HORTENSIA ROAD, LONDON SW10

Please find enclosed 4 no. copies of our proposals for the redevelopment of the above site. We also enclose the completed forms and a cheque in the sum of 511.50 being the required fee. A schedule of the drawings and also of the accommodation on which the fee has been calculated are attached for your information.

Our proposals include the total demolition of the existing five storey exposed concrete frame Chelsea College building and related outbuildings presently on the site, and have been prepared further to discussion with your Mr. French and Mr. Webb (our meetings of 9th and 25th February). We outline these below.

The scheme comprises a mixed use of residential and commercial (B1) which results in a plot ratio of 1.79:1, this being within the guidelines of 2:1 as laid down in the Kensington & Chelsea District Plan.

The residential development has its principal elevation to Hortensia Road with a block of nine flats centrally located bounded by two town houses at either end keeping to the building line presently formed by Hortensia House 49-56 and Knight's House. A pedestrian access is provided to a mews development behind providing a smaller scale development of 8 houses each with their own garden. These properties follow the building line of the Hortensia House 41-48 which enables the development to retain the mature tree line along the northern boundary. The internal layout of the houses arranges the principal accommodation onto the south facing mews which combined with the detailing of the rear elevation and roof line, minimises the impact on the boundary with the Gunter Grove properties.

The residential car parking for the whole development is located in a full basement and affords two car parking spaces per houses, one per flat unit with fourteen visitors parking spaces well in excess of the local authority requirements.

229 Kensington High St. London W8 6SA Tel: 01 938 2464  
Telex: 8950511 ONEONE G Att: 16402 Fax: 01 938 2915

Merton Place, Colwyn Bay LL29 7BY. Tel: 0492 53 2735  
Telex: 8950511 ONEONE G Att: 16403

Partners:

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H. R. T. Williams, B.Sc., B.Arch., R.I.B.A.

R. Colwyn Foulkes, Dip. Arch. R.I.B.A.

E. M. Foulkes, M.B.E., B.Arch. R.I.B.A., Dip. C.D. FRSA.

Consultants:

Jane Coy, Dip. Arch., Dip. L.A., A.L.I.

TP880632

The design of the scheme reflects the Georgian proportions of the buildings in the surrounding area and uses traditional detailing with facing brickwork, rusticated stucco base and quality hardwood doors and sash windows.

Landscaping of the mews would traditionally be kept hard with interlocking pavements with detailed setts to margins. Soft landscaping has been introduced by the way of small gardens to the rear of the town houses and flats with individual gardens being provided to the mews houses.

We would naturally welcome any input from the planning department with regard to details and finishes.

The commercial part of the development is located to the eastern end of the site and again follows the building lines of the town and mews houses. As the site narrows slightly at this position, the properties are stepped down to meet the local authority's daylighting standards. The service yard and parking is provided at ground floor level with access via an arched entrance off Hortensia Road.

With reference to highways we would confirm that the requirements of the local authority have been met and would refer to our meeting and subsequent telephone conversations with Mr. Smith, Highways Dept. We would note, however, that the turning head within the commercial area has been reduced under the arch but that this was still considered acceptable.

We trust the enclosed drawings show clearly our proposals but we would hope to be able to discuss these in fuller detail once the submission is registered all as agreed. Further information will be provided on request and we would also inform you that a 1:100 model is presently being prepared and will be ready for the committee meeting.

Yours sincerely,

*Colwyn Foulkes & Partners*

H.R.T. Williams  
COLWYN FOULKES & PARTNERS

encs:

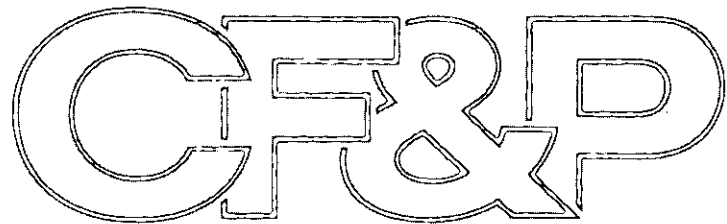
HORTENSIA ROAD

TP880632

CHELSEA COLLEGE SITE

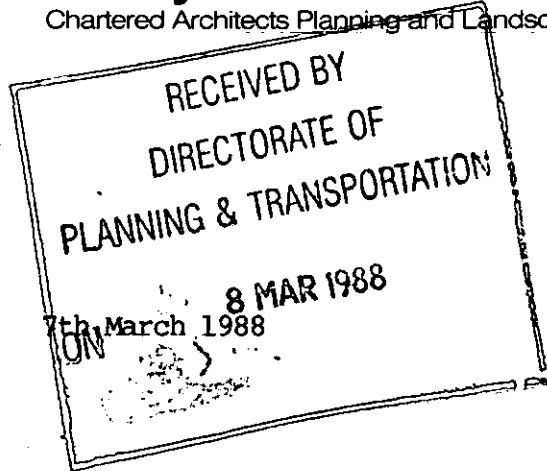
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**Colwyn Foulkes and Partners**  
Chartered Architects Planning and Landscape Consultants

Mr Wells  
Planning Department  
Town Hall  
Royal Borough of Kensington & Chelsea  
Hornton Street  
LONDON W8



Ref: HTN/CL/rw/el

Dear Sirs

RE: CHELSEA COLLEGE SITE, HORTENSIA ROAD LONDON SW10

TP880632

Further to our recent planning application and covering letter of 3rd March 1988, we enclose a duplicate application which we wish to run concurrently.

We enclose a cheque for 25% of the full fee as agreed with Mr Shaerman, this being £2046 - x25% = £511.50.

Yours faithfully

*Colwyn Foulkes & Partners.*

H R T Williams  
COLWYN FOULKES & PARTNERS

Enc

**229 Kensington High St. London W8 6SA Tel: 01 938 2464  
Telex: 8950511 ONEONE G Att: 16402 Fax: 01 938 2915**

Merton Place, Colwyn Bay LL29 7BY. Tel: 0492 53 2735  
Telex: 8950511 ONEONE G Att: 16403

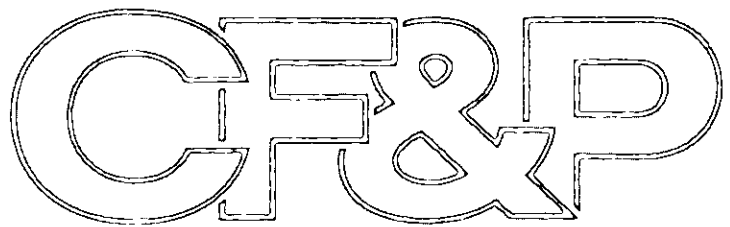
Partners:

A. N. Colwyn Foulkes, B.Sc., B Arch., R.I.B.A.  
H. R. T. Williams, B.Sc., B Arch., R.I.B.A.  
R. Colwyn Foulkes, Dip. Arch. R.I.B.A.  
E. M. Foulkes, M.B.E., B Arch. R.I.B.A., Dip. C.D. F.R.S.A.

Consultants:

Jane Coy, Dip. Arch., Dip. L.A., A.L.I.

Att: Mr. Wells  
Planning Department  
Town Hall  
Royal Borough of Kensington & Chelsea  
Hornton Street  
London W8



**Colwyn Foulkes and Partners**  
Chartered Architects Planning and Landscape Consultants

HIN/LA/al/jw

TP880632



Dear Sirs,

CHELSEA COLLEGE SITE, HORTENSIA ROAD, LONDON SW10.

8 MAR 1988

Please find enclosed 4 no. copies of our proposals for the redevelopment of the above site. We also enclose the completed forms and a cheque in the sum of 511.50 being the required fee. A schedule of the drawings and also of the accommodation on which the fee has been calculated are attached for your information.

Our proposals include the total demolition of the existing five storey exposed concrete frame Chelsea College building and related outbuildings presently on the site, and have been prepared further to discussion with your Mr. French and Mr. Webb (our meetings of 9th and 25th February). We outline these below.

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R. Colwyn Foulkes, Dip. Arch. R.I.B.A.

E. M. Foulkes, M.B.E., B.Arch. R.I.B.A., Dip. C.D. F.R.S.A.

Consultants:

Jane Coy, Dip. Arch., Dip. L.A., A.L.I.

who?

TP999632

The design of the scheme reflects the Georgian proportions of the buildings in the surrounding area and uses traditional detailing with facing brickwork, rusticated stucco base and quality hardwood doors and sash windows.

Landscaping of the mews would traditionally be kept hard with interlocking pavements with detailed setts to margins. Soft landscaping has been introduced by the way of small gardens to the rear of the town houses and flats with individual gardens being provided to the mews houses.

We would naturally welcome any input from the planning department with regard to details and finishes.

The commercial part of the development is located to the eastern end of the site and again follows the building lines of the town and mews houses. As the site narrows slightly at this position, the properties are stepped down to meet the local authority's daylighting standards. The service yard and parking is provided at ground floor level with access via an arched entrance off Hortensia Road.

\* With reference to highways we would confirm that the requirements of the local authority have been met and would refer to our meeting and subsequent telephone conversations with Mr. Smith, Highways Dept. We would note, however, that the turning head within the commercial area has been reduced under the arch but that this was still considered acceptable.

We trust the enclosed drawings show clearly our proposals but we would hope to be able to discuss these in fuller detail once the submission is registered all as agreed. Further information will be provided on request and we would also inform you that a 1:100 model is presently being prepared and will be ready for the committee meeting.

Yours sincerley,

H.R.T. Williams  
COLWYN FOULKES & PARTNERS

encs:



HORTENSIA ROAD

TP880632

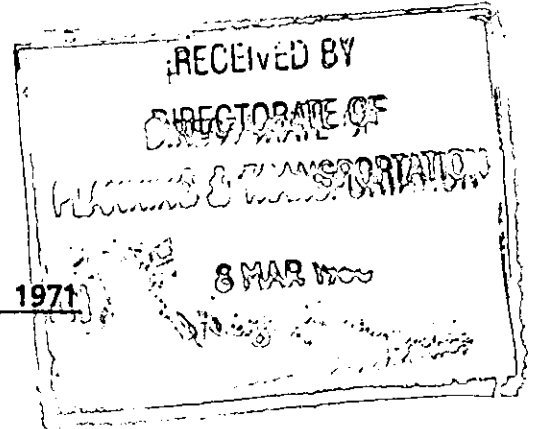
CHELSEA COLLEGE SITE

DRAWING LIST FOR PLANNING SUBMISSION

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67	Elevations	1:100
68	Elevations	1:100



NOTICE NO. 1



TOWN AND COUNTRY PLANNING ACT, 1971

Notice under Section 27 of application for planning permission

Proposed development at Chelsea College, Hortensia Road, London SW10.

**TAKE NOTICE** that application is being made to the Royal Borough of Kensington and Chelsea Council by Colwyn Foulkes and Partners (Architects) for planning permission to demolish existing buildings and build a mixed development comprising residential and office B1.

If you should wish to make representations about the application, you should do so in writing within 20 days of the date of service of this notice, to The Royal Borough of Kensington & Chelsea, Town Hall, Hornton Street, London W8.

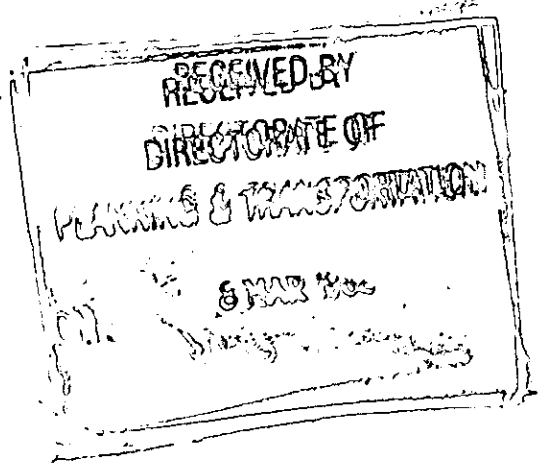
Signed ... *Colwyn Foulkes & Partners* .....

on behalf of ..... (Colwyn Foulkes & Partners)

Date: ... *4/3/88* .....

HORTENSIA ROAD

SCHEDULE OF ACCOMMODATION



HOUSE TYPE A

8 No. @ 158.75 m2 each

HOUSE TYPE B

4 No. @ 248 m2 each

FLATS

9 No. @ 1061 m2 Total

OFFICE B1 ACCOMMODATION

694 m2 Total

BASEMENT PARKING

1,503m2 Total

CAR PARKING

- 2 No. office B1
- 2 No. spaces per House Type A
- 2 No. spaces nper House Type B
- 1 No. space per flat
- 14 No. Total visitors' spaces

TP880632

HORTENSIA ROAD

SCHEDULE OF ACCOMMODATION

11880632

HOUSE TYPE A

8 No. @ 158.75 m2 each

HOUSE TYPE B

4 No. @ 248 m2 each

FLATS

9 No. @ 1061 m2 Total

OFFICE B1 ACCOMMODATION

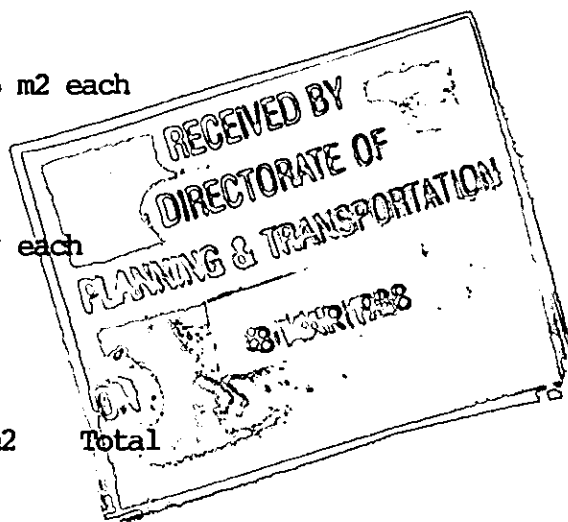
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BASEMENT PARKING

1,503m2 Total

CAR PARKING

- 2 No. office B1
- 2 No. spaces per House Type A
- 2 No. spaces nper House Type B
- 1 No. space per flat
- 14 No. Total visitors' spaces





# TOWN & COUNTRY PLANNING ACT 1971

FORM TP1

APPLICATION FOR PERMISSION TO DEVELOP LAND AND/OR BUILDINGS IN GREATER LONDON

FOR OFFICE USE ONLY

B.I.B. 50 TOWN PLANNING  
 Receipt No. Issued: 1010080 8/3/68

R.B.K.C. AFF

Borough Ref: \_\_\_\_\_  
 Registered No: \_\_\_\_\_  
 Date Received: \_\_\_\_\_  
 RECEIVED BY: DIRECTORATE OF PLANNING & TRANSPORTATION

PLEASE READ THE GENERAL NOTES BEFORE FILLING IN THE FORM

**PART ONE** To be completed by or on behalf of all applicants as far as applicable.  
**FEE** (where applicable) DUPLICATE APPLICATION \* 2,046.00 x 25% = £ 511.50

**1. APPLICANT (in block capitals)**

Name: COLWYN FOULKES & PARTNERS AGENT (if any) to whom correspondence should be sent  
 Address: 229 KENSINGTON HIGH STREET  
LONDON W8 6SA  
 Tel. No.: \_\_\_\_\_ Ref. NCF

**2. PARTICULARS OF PROPOSAL FOR WHICH PERMISSION IS SOUGHT**

(a) Full address or location of the land to which this application relates: CHELSEA COLLEGE SITE  
HORTENSIA ROAD  
LONDON SW10 TP880632 BE

(b) Site area: 2250m<sup>2</sup> .225 hectares

(c) Give details of proposal indicating the purpose for which land/buildings are to be used and including any change(s) of use.

694 m <sup>2</sup>	Office Space 'B1'
12	Houses
9	Flat units

(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 checked="" type="checkbox"/> Yes	If "Yes" state gross floor area of proposed building(s).  4,028 m <sup>2</sup>
			If residential development state number of dwelling units proposed and type if known, e.g. houses, bungalows, flats.  12 houses 9 flats
(ii) Alterations		<input type="checkbox"/> No	
(iii) Change of use		<input checked="" type="checkbox"/> Yes	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).  4,028 hectares/m <sup>2</sup>
(iv) Construction of a new access to a highway	vehicular...	<input checked="" type="checkbox"/> Yes	
	pedestrian	<input checked="" type="checkbox"/> Yes	
(v) Alteration of an existing access to a highway	vehicular...	<input checked="" type="checkbox"/> Yes	
	pedestrian	<input checked="" type="checkbox"/> Yes	

\* Strike out whichever is inapplicable  
 25/3/58

### 3. PARTICULARS OF APPLICATION

- State whether this application is for
- (i) Outline planning permission
  - (ii) Full planning permission
  - (iii) Renewal of a temporary permission or permission for retention of building or continuance of use without complying with a condition subject to which planning permission has been granted.
  - (iv) Consideration under Section 72 only (Industry)

State Yes or No

No

Yes

No

No

If Yes strike out any of the following which are not to be determined at this stage.

- |               |                       |
|---------------|-----------------------|
| 1 siting      | 4 external appearance |
| 2 design      | 5 means of access     |
| 3 landscaping |                       |

If Yes state the date and number of previous permission and identify the particular condition

Date ..... Number .....

The condition .....

### 4. PARTICULARS OF PRESENT AND PREVIOUS USE OF BUILDINGS OR LAND

State: -

- (i) Present use of building(s)/land Educational
- (ii) If vacant the last previous use and period of use with relevant dates.

### 5. LIST ALL DRAWINGS, CERTIFICATES, DOCUMENTS ETC; forming part of this application

Cheque for £2,046.00, Drawings: HTN/01 - see enclosed schedule (4.3.88)

### 6. ADDITIONAL INFORMATION

State Yes or No

- (a) Is the application for non-residential development  Yes
- (b) Does the application include the winning and working of minerals  No
- (c) Does the proposed development involve the felling of any trees  Yes

If Yes complete **PART THREE** of this form (See **PART THREE** for exemptions)

If Yes complete **PART FOUR** of this form

If Yes state numbers and indicate precise position on plan Ref drg no: HTN/01/58

- (d) (i) How will surface water be disposed of? Connection to existing mains
- (ii) How will foul sewage be dealt with? Connection to existing mains

(e) Materials - Give details (unless the application is for outline permission) of the colour and type of materials to be used for:

- (i) Walls... Stucco, painted render, reconstituted stone, London Stock Brick
- (ii) Roof... Slate and Lead
- (iii) Means of enclosure .....

I/We hereby apply for (strike out whichever is inapplicable)

- OR
- (a) planning permission to carry out the development described in this application and the accompanying plans in accordance therewith.
  - (b) planning permission to retain the building(s) or work(s) already constructed or carried out, or a use of land already instituted as described on this application and accompanying plans.

Signed Colin Foxes & Partners on behalf of CFP Date 4.3.88

### AN APPROPRIATE CERTIFICATE MUST ACCOMPANY THIS APPLICATION (See General Notes)

If you are the ONLY owner of ALL the land at the beginning of the period 20 days before the date of the application, complete Certificate A. If otherwise see **PART TWO** of this form

#### CERTIFICATE A

~~Certificate under Section 27 of the Town and Country Planning Act 1971.~~

I hereby certify that:-

(a) "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which was not less than 7 years.

1. No person other than the applicant was an owner (a) of any part of the land to which the application relates at the beginning of the period of 20 days before the date of the accompanying application.
2. None of the land to which the application relates constitutes or forms part of an agricultural holding; or
3. ~~I have~~ <sup>The applicant has</sup> given the requisite notice to every person other than ~~himself~~ <sup>myself</sup> who, 20 days before the date of the application, was a tenant of any agricultural holding any part of which was comprised in the land to which the application relates, viz:-

Name and Address of Tenant: ..... N/A .....

~~Date of Service of Notice~~ .....

\*strike out whichever is inapplicable

Signed ..... on behalf of ..... Date .....

# TOWN & COUNTRY PLANNING ACT 1971

FORM TP1

APPLICATION FOR PERMISSION TO DEVELOP LAND AND/OR BUILDINGS IN GREATER LONDON

FOR OFFICE USE ONLY

Fee £ B.D. 50 **TOWN PLANNING**  
 Receipt No. AP010080 8/3/88

Borough Ref. R.B.K.C.  
 Registered No. AP010080  
 Date Received 8/3/88

PLEASE READ THE GENERAL NOTES BEFORE FILLING IN THE FORM

**PART ONE** To be completed by or on behalf of all applicants as far as applicable  
**FEE** (where applicable) DUPLICATE APPLICATION \* 2,046.00 25% £ 511.50

1. APPLICANT (in block capitals) **AGENT** (if any) to whom correspondence should be sent  
 Name COLWYN FOULKES & PARTNERS Name COLWYN FOULKES & PARTNERS  
 Address 229 KENSINGTON HIGH STREET Address 229 KENSINGTON HIGH STREET  
LONDON W8 6SA LONDON W8 6SA  
 Tel. No. 01 938 2464 Ref. NCF

2. PARTICULARS OF PROPOSAL FOR WHICH PERMISSION IS SOUGHT

(a) Full address or location of the land to which this application relates  
CHELSEA COLLEGE SITE  
HORTENSIA ROAD  
LONDON SW10 TP880632 BC

(b) Site area 2250m2 .225 hectares

(c) Give details of proposal indicating the purpose for which land/buildings are to be used and including any change(s) of use.  
Demolition of existing building and erection of 12 houses, 9 flats and 694 m<sup>2</sup> office space (Use class B1)  
[DUPLICATE APPLICATION]

(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 checked="" type="checkbox"/> Yes	If "Yes" state gross floor area of proposed building(s). If residential development state number of dwelling units proposed and type if known, e.g. houses, bungalows, flats.	4,028 m <sup>2</sup> 12 houses 9 flats
(ii) Alterations	<input type="checkbox"/> No		
(iii) Change of use	<input checked="" type="checkbox"/> Yes	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).	4,028 hectares/m <sup>2</sup>
(iv) Construction of a new access to a highway	<input type="checkbox"/> vehicular... <input checked="" type="checkbox"/> pedestrian		
(v) Alteration of an existing access to a highway	<input type="checkbox"/> vehicular... <input checked="" type="checkbox"/> pedestrian		

\* Strike out whichever is inapplicable

### 3. PARTICULARS OF APPLICATION

- State whether this application is for
- (i) Outline planning permission  No  Yes
- (ii) Full planning permission  Yes  No
- (iii) Renewal of a temporary permission or permission for retention of building or continuance of use without complying with a condition subject to which planning permission has been granted.  No  Yes
- (iv) Consideration under Section 72 only (Industry)  No  Yes

If Yes strike out any of the following which are not to be determined at this stage.

- |               |                       |
|---------------|-----------------------|
| 1 siting      | 4 external appearance |
| 2 design      | 5 means of access     |
| 3 landscaping |                       |

If Yes state the date and number of previous permission and identify the particular condition

Date ..... Number .....

The condition .....

### 4. PARTICULARS OF PRESENT AND PREVIOUS USE OF BUILDINGS OR LAND

State:--

- (i) Present use of building(s)/land Educational
- (ii) If vacant the last previous use and period of use with relevant dates.

### 5. LIST ALL DRAWINGS, CERTIFICATES, DOCUMENTS ETC; forming part of this application

Cheque for £2,046.00, Drawings: HTN/01 - see enclosed schedule (4.3.88)

### 6. ADDITIONAL INFORMATION

- State Yes or No
- (a) Is the application for non-residential development  Yes  No If Yes complete **PART THREE** of this form (See **PART THREE** for exemptions)
- (b) Does the application include the winning and working of minerals  Yes  No If Yes complete **PART FOUR** of this form
- (c) Does the proposed development involve the felling of any trees  Yes  No If Yes state numbers and indicate precise position on plan 9 No. Ref drg no: HTN/01/58
- (d) (i) How will surface water be disposed of? Connection to existing mains
- (ii) How will foul sewage be dealt with? Connection to existing mains
- (e) Materials - Give details (unless the application is for outline permission) of the colour and type of materials to be used for
- (i) Walls Stucco, painted render, reconstituted stone, London Stock Brick
- (ii) Roof Slate and Lead
- (iii) Means of enclosure

I/We hereby apply for (strike out whichever is inapplicable)

- OR
- (a) planning permission to carry out the development described in this application and the accompanying plans in accordance therewith.
- (b) planning permission to retain the building(s) or work(s) already constructed or carried out, or a use of land already instituted as described on this application and accompanying plans.

Signed Colin Foulkes & Partners, on behalf of ..... CFP ..... Date 4.3.88

### AN APPROPRIATE CERTIFICATE MUST ACCOMPANY THIS APPLICATION (See General Notes)

If you are the ONLY owner of ALL the land at the beginning of the period 20 days before the date of the application, complete Certificate A. If otherwise see **PART TWO** of this form

#### CERTIFICATE A

~~Certificate under Section 27 of the Town and Country Planning Act 1971.~~

I hereby certify that:--

- (a) "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which was not less than 7 years.
- No person other than the applicant was an owner (a) of any part of the land to which the application relates at the beginning of the period of 20 days before the date of the accompanying application.
  - None of the land to which the application relates constitutes or forms part of an agricultural holding; or
  - ~~The applicant has~~ \*I have given the requisite notice to every person other than <sup>myself</sup> ~~himself~~ who, 20 days before the date of the application, was a tenant of any agricultural holding any part of which was comprised in the land to which the application relates, viz:--

Name and Address of Tenant .....

N/A

\*strike out whichever is inapplicable

~~Date of Service of Notice .....~~

Signed ..... on behalf of ..... Date .....



IF 20 DAYS BEFORE MAKING THE APPLICATION YOU ARE THE ONLY OWNER OF ALL THE LAND AND HAVE SIGNED CERTIFICATE A ON PART ONE OF THE FORM THEN DO NOT COMPLETE PART TWO OF THE FORM. For definition of 'owner' see General Notes.

**PART TWO** TOWN AND COUNTRY PLANNING ACT 1971 CERTIFICATE UNDER SECTION 27 TP880632

PLEASE READ THE NOTES OVERLEAF BEFORE FILLING IN PART TWO.

**CERTIFICATE B**

I hereby certify that:

† see note (a) to Certificate A

1. I have/the applicant has\* given the requisite notice to all persons, who 20 days before the date of the accompanying application, were owners† of any part of the land to which the application relates, viz:  
Name of owner - AGENT Address Kempson House, Date of service of notice 4.3.88  
Norton Rose Botterell & Roche Camomile Street, EC3

\*2. None of the land to which the application relates constitutes or forms part of an agricultural holding; or

~~\*3. I have/the applicant has\* given the requisite notice to every person other than myself/himself\* who, 20 days before the date of the application, was a tenant of any agricultural holding any part of which was comprised in the land to which the application relates, viz:~~

Name and Address of Tenant.....

~~Date of Service of Notice.....~~

\*strike out whichever is inapplicable

Signed Colwyn Foulkes & Partners on behalf of Colwyn Foulkes & Partners Date 4th March '88

**CERTIFICATE C**

I hereby certify that:

† see note (a) to Certificate A

~~1. (i) I am/the applicant is\* unable to issue a certificate in accordance with either paragraph (a) or paragraph (b) of Section 27 (1) of the Act, in respect of the accompanying application dated~~

~~(ii) I have/the applicant has\* given the requisite notice to the following persons who, 20 days before the date of the application, were owners† of any part of the land, to which the application relates, viz:~~

~~Name of owner Address Date of service of notice~~

~~(iii) I have/the applicant has\* taken the steps listed below, being steps reasonably open to me/him\* to ascertain the names and addresses of the other owners of the land or part thereof and have/has\* been unable to do so:~~

~~(a) .....~~

~~(iv) Notice of application as set out below has been published in the (b) on (c)~~

~~Copy of notice as published.~~

~~\*2. None of the land to which the application relates constitutes or forms part of an agricultural holding; or~~

~~\*3. I have/the applicant has\* given the requisite notice to every person other than myself/himself\* who, 20 days before the date of the application, was a tenant of any agricultural holding any part of which was comprised in the land to which the application relates, viz:~~

~~Name and Address of Tenant.....~~

~~Date of Service of Notice.....~~

\*strike out whichever is inapplicable

Signed ..... on behalf of ..... Date .....

- (a) Insert description of steps taken.
- (b) Insert name of local newspaper circulating in the locality in which the land is situated.
- (c) Insert date of publication (which must not be earlier than 20 days before the application).

**CERTIFICATE D**

I hereby certify that:

† see note (a) to Certificate A.

1. (i) I am/the applicant is\* unable to issue a certificate in accordance with Section 27(1) (a) of the Act in respect of the accompanying application dated ..... and have/has\* taken the steps listed below, being steps reasonably open to me/him\*, to ascertain the names and addresses of all the persons who, 20 days before the date of the application were owners of any part of the land to which the application relates and have/has\* been unable to do so:

(a) .....

(ii) Notice of application as set out below has been published in the (b) on (c)

Copy of notice as published.

\*2. None of the land to which the application relates constitutes or forms part of an agricultural holding; or

\*3. I have/the applicant has\* given the requisite notice to every person other than myself/himself\* who, 20 days before the date of the application, was a tenant of any agricultural holding any part of which was comprised in the land to which the application relates, viz:

Name and Address of Tenant.....

Date of Service of Notice.....

\*strike out whichever is inapplicable

Signed ..... on behalf of ..... Date .....

1. If you are NOT the sole owner of all the land to which the application relates, you should take one of the following three courses:

(a) If you know the names and addresses of all the owners of the land to which the application relates, you should give them notice in the form shown in Notice No. 1 below and complete certificate B overleaf.

(b) If you know the names and addresses of some of the owners of the land to which the application relates, but not all of them, you should give notice in the form shown in Notice No. 1 below to those whose names and addresses you know, and also give notice of the application in a local newspaper, in the form shown in Notice No. 2 below. The newspaper notice should be published not earlier than twenty days before the date of the application. You should then complete certificate C overleaf.

(c) If you do not know the names and addresses of any of the owners of the land to which the application relates, you should give notice of the application in a local newspaper, in the form shown in Notice No. 2 below. This notice should be published not earlier than twenty days before the date of the application. You should then complete certificate D overleaf.

2. If the application does not relate to land any part of which is an agricultural holding, paragraph 2 of the certificate may be ignored. Should this not be so, notice has to be given to the tenant(s) of the holding(s) in the form shown in Notice No.1 below and paragraph 3 should be completed and 2 struck out.

3. Any person who knowingly or recklessly issues a certificate which contains any statement which is false or misleading in a material particular is liable on conviction to a fine not exceeding £100.

**NOTICE No. 1**

**TOWN AND COUNTRY PLANNING ACT, 1971**

*Notice under Section 27 of application for planning permission*

*Proposed development at (a)*

TAKE NOTICE that application is being made to the (b) Council by (c) for planning permission to (d)  
If you should wish to make representations about the application, you should do so in writing within 20 days of the date of service of this notice, to the (e)

Signed.....  
on behalf of.....  
Date.....

- (a) Insert address or location of proposed development.
- (b) Insert the name of the Authority to which application is being made.
- (c) Insert name of applicant.
- (d) Insert description and address or location of proposed development.
- (e) Insert the name and address of the officer given in the introductory note of T.P.1

**NOTICE No. 2**

**TOWN AND COUNTRY PLANNING ACT, 1971**

*Notice under Section 27 of application for planning permission*

*Proposed development at (a)*

Notice is hereby given that application is being made to the (b) Council by (c) for planning permission to (d)  
Any owner of the land (namely a freeholder or a person entitled to an unexpired term of at least 7 years under a lease) who wishes to make representations to the above-mentioned Council about the application should do so by writing within 20 days of the date of publication of this notice to the (e)

Signed.....  
on behalf of.....  
Date.....

PART III

TPI  
Part III

Additional information required in respect of Applications for INDUSTRIAL, OFFICE, WAREHOUSING, STORAGE or SHOPS

Attention is drawn to 'General Notes for Applicants')

Application No.  
(For Official Use Only)

(Those questions relevant to the proposed development to be answered)

TP880632

1. In the case of industrial development, give a description of the processes to be carried on and of the end products, and the type of plant or machinery to be installed.

2. If the proposal forms a stage of a larger scheme for which planning permission is not at present sought, please give what information you can about the ultimate development. (See Note overleaf)

No

3. Is the proposal related to an existing use in Greater London? If so, please explain the relationship.

State  
Yes or No

No

4. Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory?

State  
Yes or No

No

If so, please give details including gross floor area of such premises and state your intentions in respect of those premises.

5.

Existing (if any)

Proposed new floor space  
(See General Notes)

(a) What is the total floor space of all buildings to which the application relates?

(a) approx 3,469 m<sup>2</sup>/sq.ft.

4,028 m<sup>2</sup>/sq.ft.

(b) What is the amount of industrial floor space included in the above figure?

(b) m<sup>2</sup>/sq.ft.

m<sup>2</sup>/sq.ft.

(c) What is the amount of office floor space?

(c) m<sup>2</sup>/sq.ft.

694 m<sup>2</sup>/sq.ft.

(d) What is the amount of floor space for retail trading?

(d) m<sup>2</sup>/sq.ft.

m<sup>2</sup>/sq.ft.

(e) What is the amount of floor space for storage?

(e) m<sup>2</sup>/sq.ft.

m<sup>2</sup>/sq.ft.

(f) What is the amount of floor space for warehousing?

(f) m<sup>2</sup>/sq.ft.

m<sup>2</sup>/sq.ft.

6. (i) How many (a) office (b) industrial and (c) other staff will be employed on the site as a result of the development proposed?

	(a) Office		(b) Industrial		(c) Other staff	
	M	F	M	F	M	F
(i)						
(ii)						
(iii)						

NOT ASSESSIBLE

(ii) If you have existing premises on the site, how many of the employees will be new staff?

(iii) If you propose to transfer staff from other premises, please give details of the numbers involved and of the premises affected.

7. In the case of industrial or office development is the application accompanied by an industrial development certificate or office development permit?

State  
Yes or No

No

If 'NO' state why a certificate is not required.

Less than 10,000 sq ft

8. What provisions have been made for the parking, loading and unloading of vehicles within the curtilage of the site? (Please show the location of such provision on the plans and distinguish between parking for operational needs and other purposes)

Two parking spaces  
loading and turning head all within site

9. What is the estimated vehicular traffic flow to the site during a normal working day? (Please include all vehicles except those used by individual employees driving to work)

Minimal  
2/3 vehicles per day



Hudsons Depository,

Hortensia Road.

SUBJECT-SITE

FILE REFERENCE: TP/H

R.B.K. & C. Planning Service.

## NOTES OF MEETING

DATE: 12/8/87

NAMES OF PERSONS  
ATTENDING:

Mr FOUKES + Mr. G. THOMAS.

OFFICERS:

PAUL VIOLE

MATTERS  
DISCUSSED:

6 flats (5 storeys)

12 town houses (4 storeys)

4 B1 units (2 x 2000sqft + 2 x 2350sqft)

Plot ratio less 2:1

Mixed redevelopment of residential + studios comprising

4 B1 class units

18 residential unit mixed flats + houses

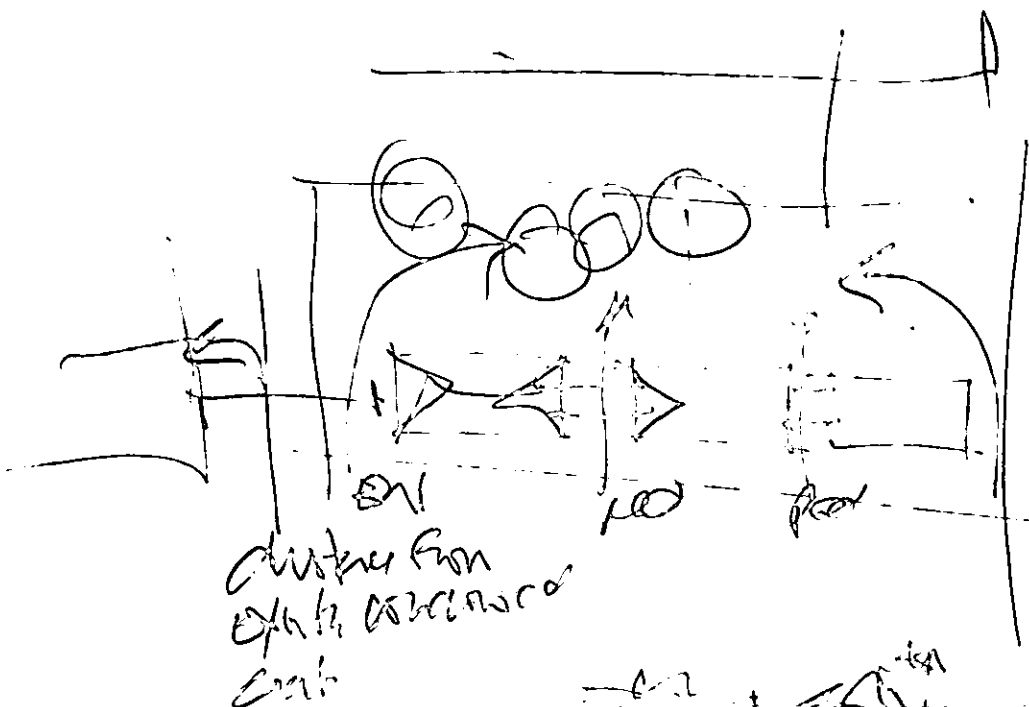
Arranged in two blocks - 4 storey at rear + 5/4 storey  
at front. Plot ratio less than 2:1 to overcome density  
figures (would exceed 100 h/a). Car parking - one per  
residential unit + 1. per studio. Daylight / sunlight / privacy  
to respect adjoining properties.

Proposals similar to those in Daisy Site, Hollywood Road.

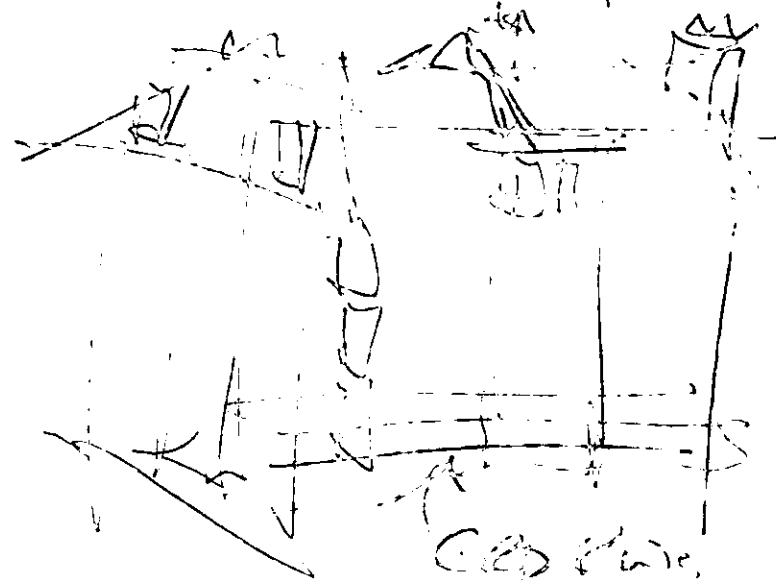
Drawings attached.

LITERATURE:  
POLICY, PAPERS, ETC.

SIGNATURES:



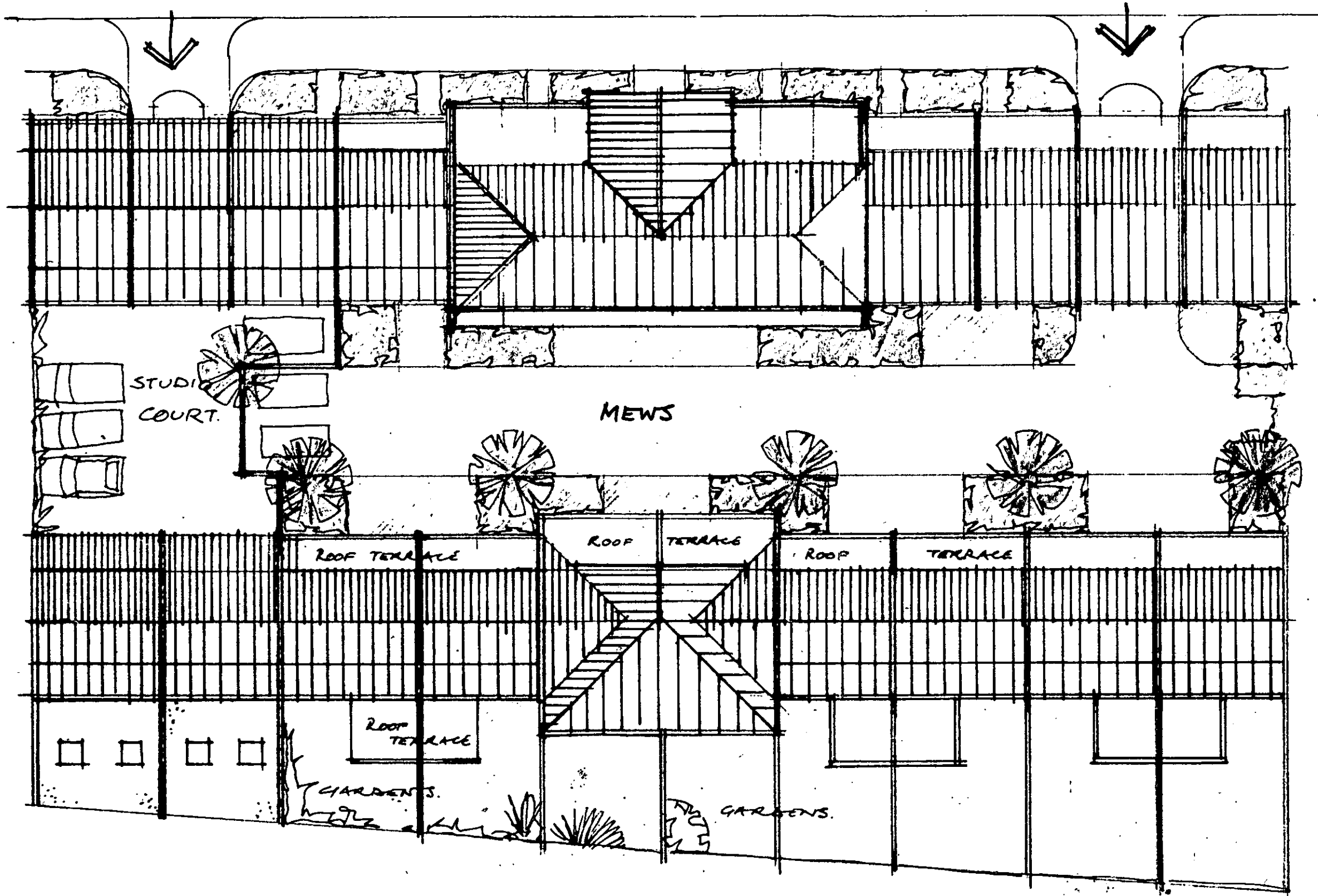
Use 2 blocks,  
no ranch,  
another ex-  
isting building to  
be at site?  
Will a... count here...  
blocks to road



3 stream  
hippod  
raccoon

Start...  
Oppt to develop as...  
all...  
as...  
as a... 3000

HORTENSIA ROAD.



NOTES

Revisions		
no	date	details

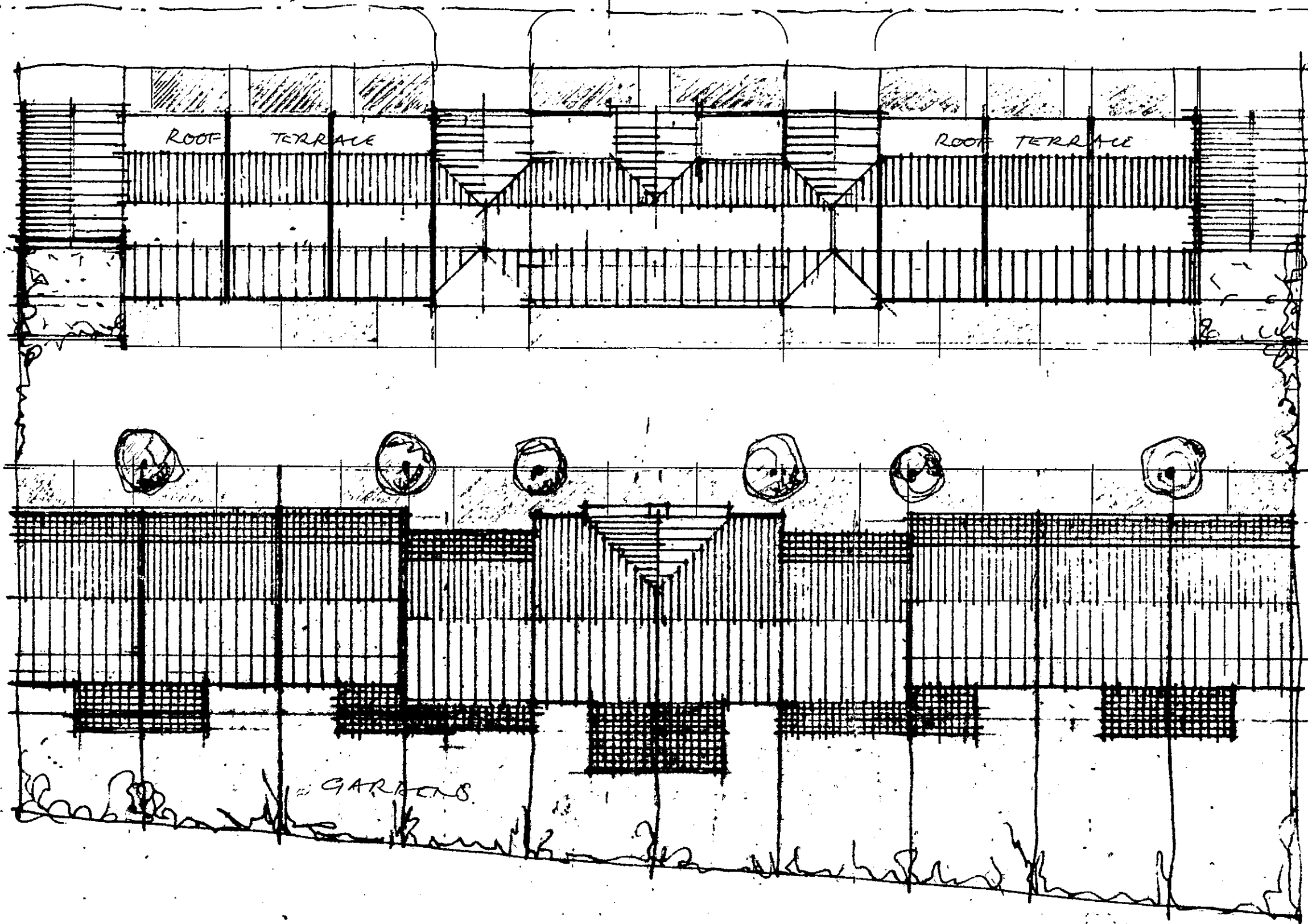
Project  
 HORTENSIA ROAD  
 - HUDSON'S DEPOSITORY

Title  
 OPTION B.

scale 1:200	drawn	date AUG 07
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No HTN/SK/002.

**CF&P**  
 Colwyn Foulkes and Partners  
 Chartered Architects  
 Planning and Landscape Consultants  
 Colwyn Bay 0492 532735 | London 01-938 2484



NOTES

PAVEMENT

BUILDING  
LINE

Revisions

no	date	details
		10M

Project

HORTENSIA  
ROAD  
- HUDSON'S DEPOSITORY

Title

OPTION A.

scale

1:200

drawn

date

AUG 87

No

HTN / SK 001

**CF&P**

Colwyn Foulkes and Partners

Chartered Architects

Planning and Landscape Consultants

Colwyn Bay  
0492 832735

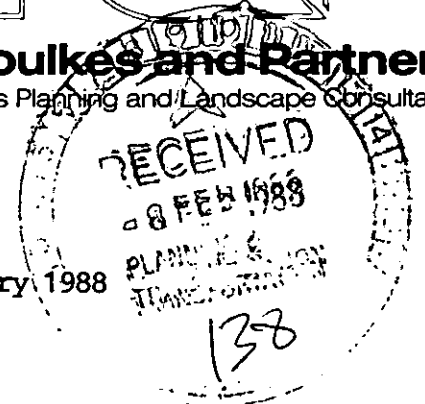
London  
01-838 2484



Att: Mr. Wells  
Planning Department  
Town Hall  
Royal Borough of Kensington & Chelsea  
Hornton Street  
London W8

# CF&P

**Colwyn Foulkes and Partners**  
Chartered Architects Planning and Landscape Consultants



5th February 1988

HIN/LA/al/jw  
Queries to: A.H. Leslie

Dear Sirs,

HORTENSIA ROAD

Further to our conversation regarding our proposal for the Chelsea College site in Hortensia Road, please find enclosed a copy of our drawing HIN/01/38 showing the layout of the various units.

The proposal remains similar to that previously discussed favourably with your Mr. Vidler in September 1987. Could you confirm that it is convenient for us to meet on Tuesday 9th February at 4.00pm.

We hope you find this acceptable and we look forward to our meeting next week.

Yours faithfully,

COLWYN FOULKES & PARTNERS

enc:

**229 Kensington High St. London W8 6SA Tel: 01 938 2464  
Telex: 8950511 ONEONE G Att: 16402 Fax: 01 938 2915**

Merton Place, Colwyn Bay LL29 7BY. Tel: 0492 53 2735  
Telex: 8950511 ONEONE G Att: 16403

**Partners:**

A. N. Colwyn Foulkes, B.Sc., B.Arch., R.I.B.A.

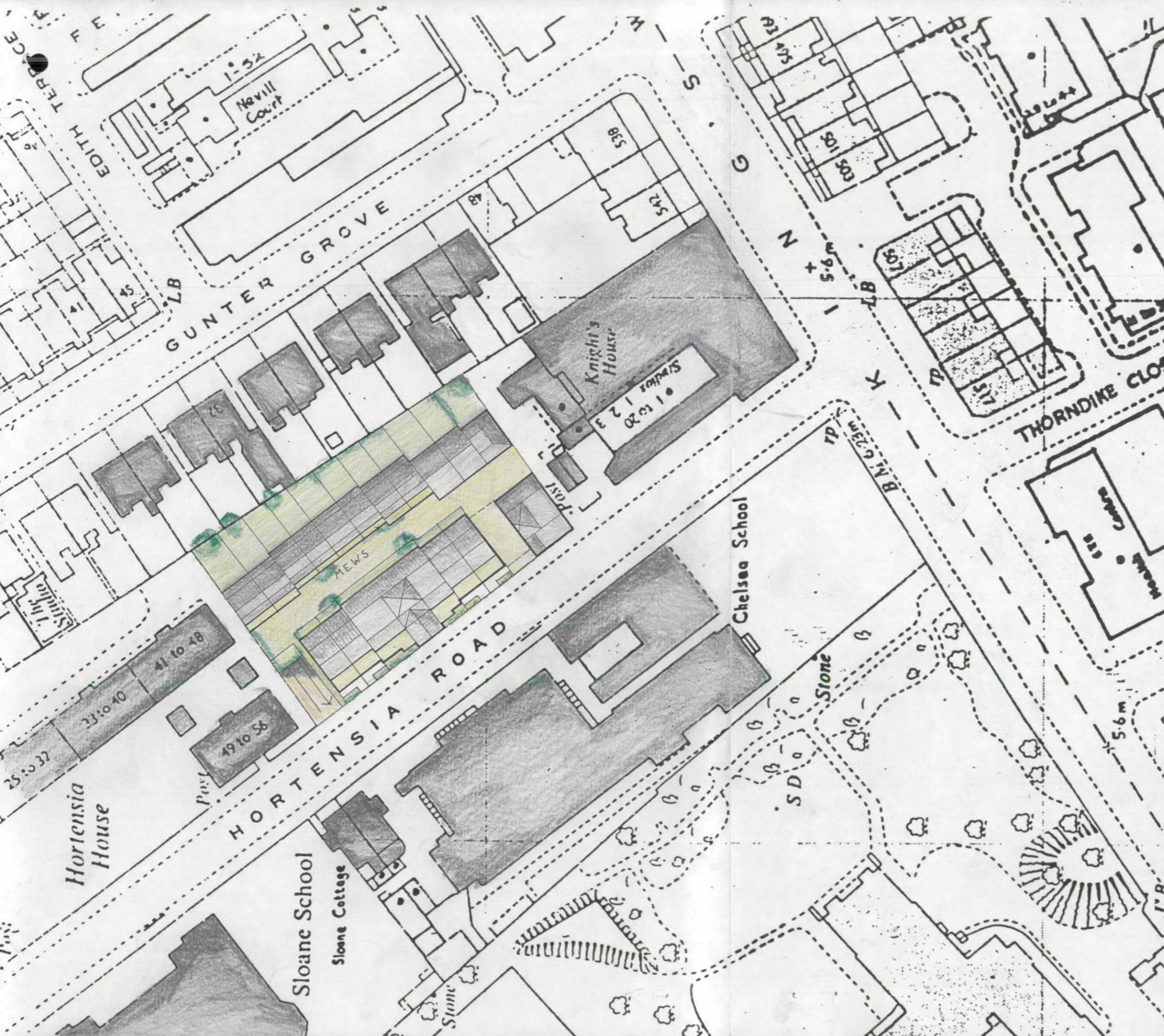
H. R. T. Williams, B.Sc., B.Arch., R.I.B.A.

R. Colwyn Foulkes, Dip. Arch. R.I.B.A.

E. M. Foulkes, M.B.E., B.Arch. R.I.B.A., Dip. C.D. F.R.S.A.

**Consultants:**

Jane Coy, Dip. Arch., Dip. L.A., A.L.I.



NOTES

Revisions

no	date	details

Project

HORTENSIA ROAD

Title

LOCATION PLAN

scale

N.T.S.

drawn

A.L.

date

4.2.88

No HTN/01/38



**Colwyn Foulkes and Partners**  
Chartered Architects  
Planning and Landscape Consultants

Colwyn Bay  
0492 532735

London  
01-938 2464



### Further details

#### The premises

The premises, which are situated on the north east side of Hortensia Road, adjacent to Hortensia House, comprise a 5 storey building and a single storey annexe, which are occupied by the Biological Sciences Group of Chelsea College.

#### History

The five storey building, which was formerly known as 'Hudsons Depository' was originally used for the storage of furniture by John Lewis & Co.. On 4th December 1966 planning permission was granted to Chelsea College for use of the building for educational purposes for 10 years. The permission was renewed in July 1976 for a further limited period and is due to expire on 23rd June 1987.

In March 1973 planning permission was granted for the construction of a single storey prefabricated building and for its retention and use for educational purposes for a period of three years. This permission was renewed in December 1976, also for a limited period, which is due to expire on 23rd June 1987.

#### The proposal

Chelsea College now seek permanent planning permission for educational purposes.

#### Considerations

The primary reason for imposing time limits on the previous permissions was the residential zoning of the site in the initial Development Plan for Greater London and, in the case of the annexe, its nature and construction. Now that the I.D.P. is no longer valid, that reason needs to be reassessed. The annexe will have a limited life anyway, governed by the permission for its retention under the London Building Acts.

Chelsea College have a current consolidation programme on the adjacent site of the former College of St. Mark and St. John and a permanent consent in respect of the Depository building will aid this programme. The District Plan, in Chapter 8, para. 4.49 states "The Council recognises the needs of Chelsea College, University of London, to consolidate and improve its accommodation within the Chelsea area." It is considered that a permanent consent would, therefore, be consistent with the aims of the Plan.

#### Public participation

One resident in Gunter Grove objects to the loss of the buildings, which he mistakenly believes are to be demolished.

No other objections have been received and approval is recommended.

F.A. SANDERS  
BOROUGH PLANNING OFFICER

ADDRESS 544 HORTENSIA ROAD  
PROPOSAL C.O. USE FOR educational  
Previous relevant decisions

- 29/1/80 - No objection single storey building
- 14/10/76 - L.P. permit until 23/6/87 - single storey bldg.
- 24/3/83 - construction of single storey k.p. bldg. until 15/4/86
- 4/10/86 - use as a depository for school purposes until 5/4/86
- 10/1/86 - until 23/6/87

Site observations

5 Storey building which is occupied by the Biological Sciences group - looks like an old warehouse.  
Single storey prefabricated building at rear.  
Properties on opposite side of the street are in educational use - Chelsea Youth Centre + School / evening Institute.

Joining residents comments

Other points



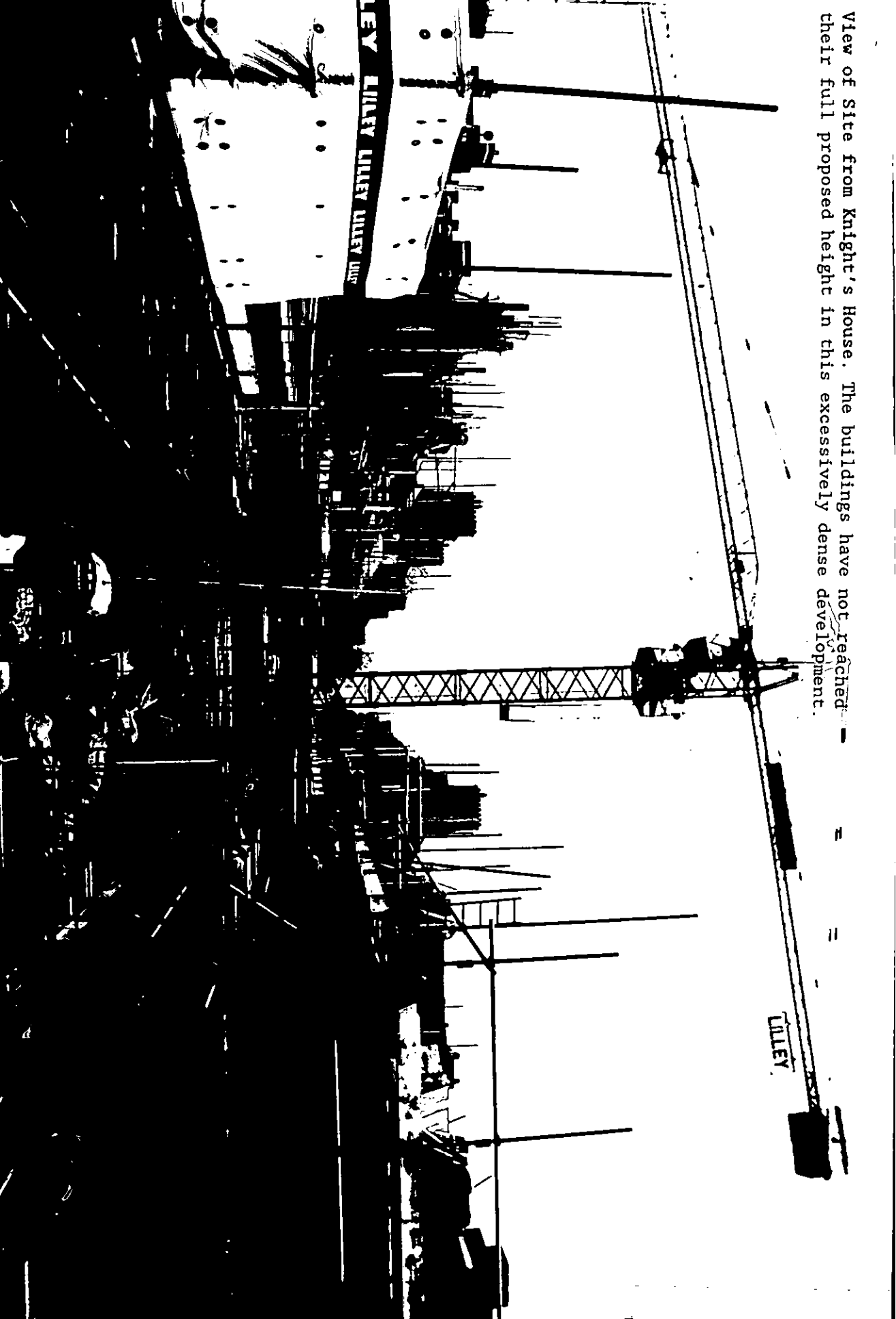




Rear Offices viewed from Knight's House (2nd Floor). This block plots the sun from nearby homes, and destroys peace and privacy



View of Site from Knight's House. The buildings have not reached their full proposed height in this excessively dense development.





View (Section) of Rear Offices along garden walls.  
The Offices are right on top of homes and gardens.





Rear Offices seen from 1st (Top) Floor bedroom at the Cottage, 42 Gunter Grove  
Previously an unrestricted view, the outlook has drastically deteriorated, and  
sunlight, daylight and privacy are lost.

Rear Offices from Gunter Grove Gardens. The cliff-like development so close to garden walls destroys garden amenities for residents, taking away sunlight, peace and privacy.



380632

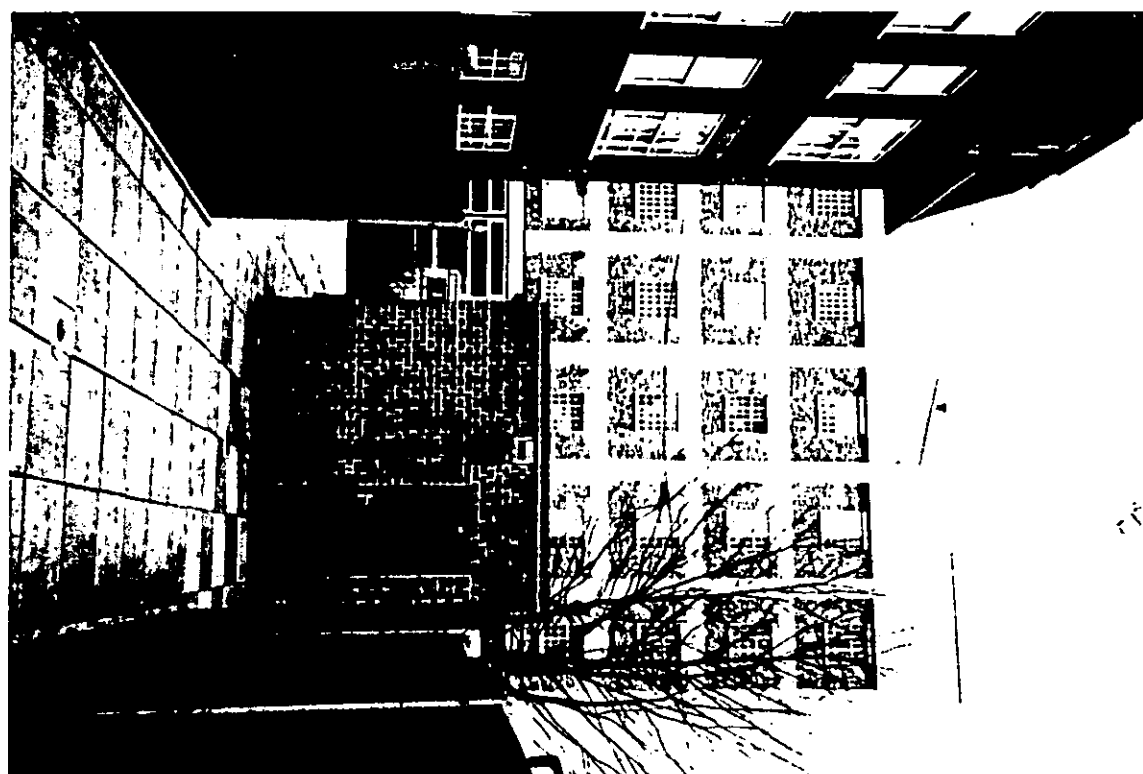




11880632







8880 ~~8880~~  
88/632

ORDNANCE SURVEY

71

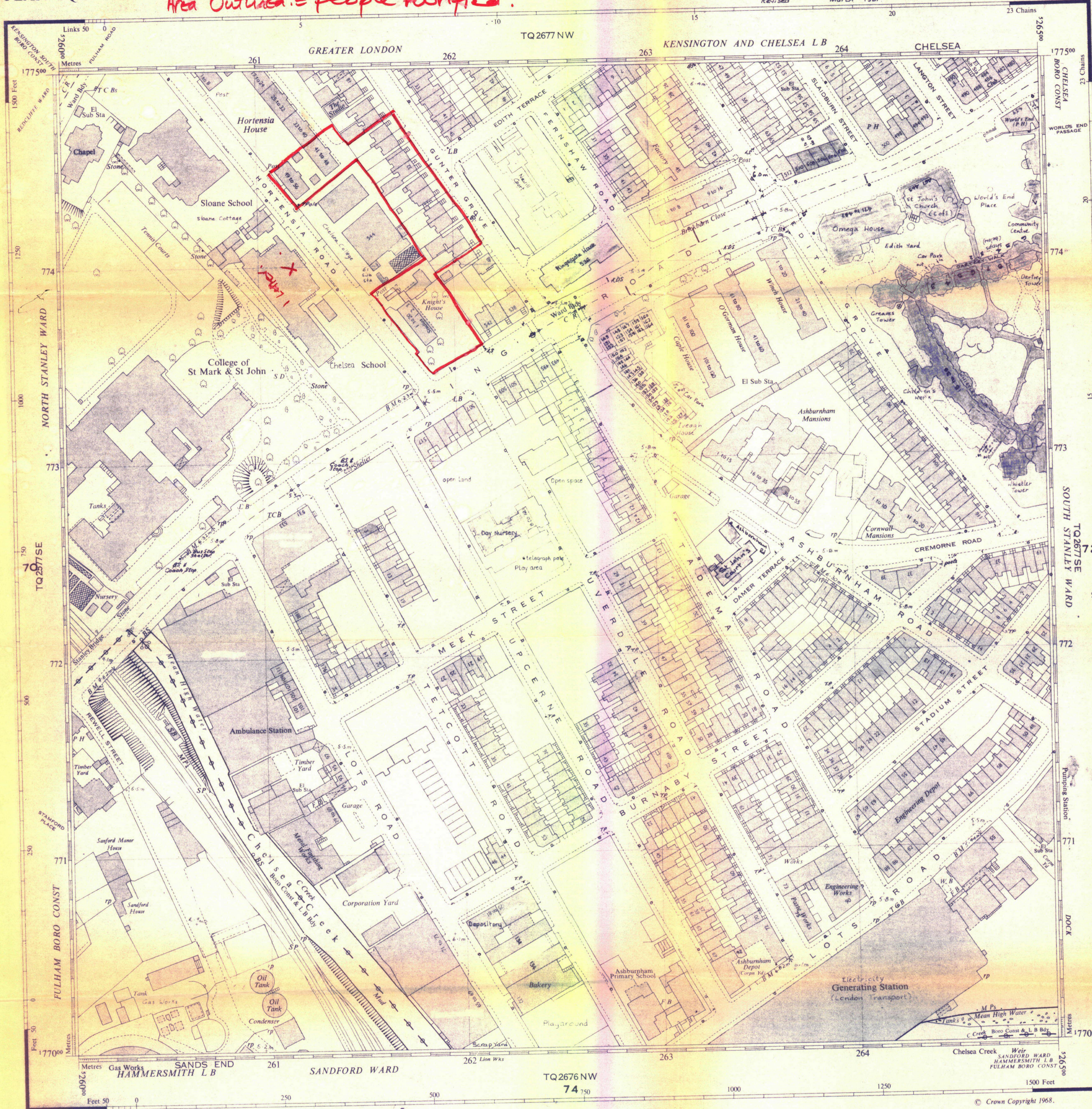
PLAN TQ2677 SW

PLAN TQ2677 SW

Scale: 1:1250 or 50-688 inches to 1 mile

Revised March 1968  
Levelled 1954  
M.H.W. Revised August 1949  
Revised March 1961

Area Outlined = people notified.



PLAN TQ2677 SW  
Made and published by the Director General of the Ordnance Survey, Southampton, 1968.  
Surveyed 1949. Revised 1968.

- Lighting Column
- ▲ Traffic sign on own post
- ▲ Traffic signal
- ▲ Traffic sign on lighting columns
- LS Local direction sign
- ADS Advance direction sign
- Detector Pad
- Bus Stop

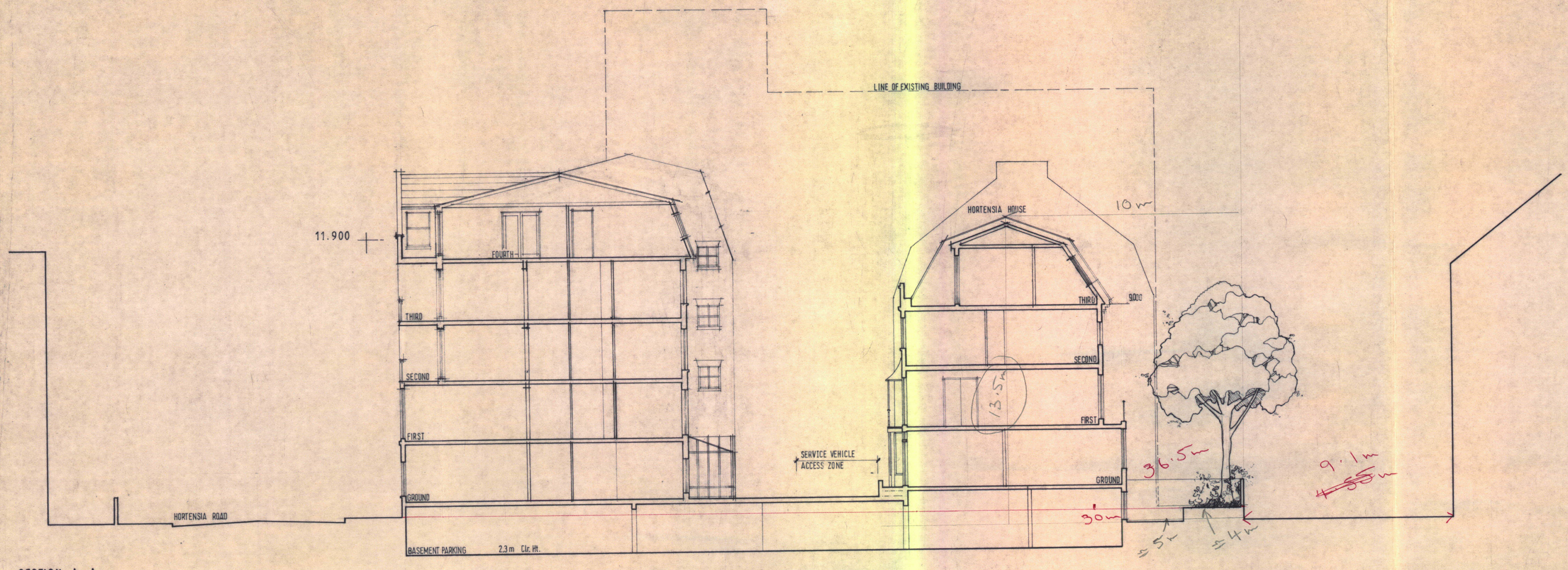
REFERENCE  
For fuller information see Reference Card published separately.

© Crown Copyright 1968.  
PLAN TQ2677 SW

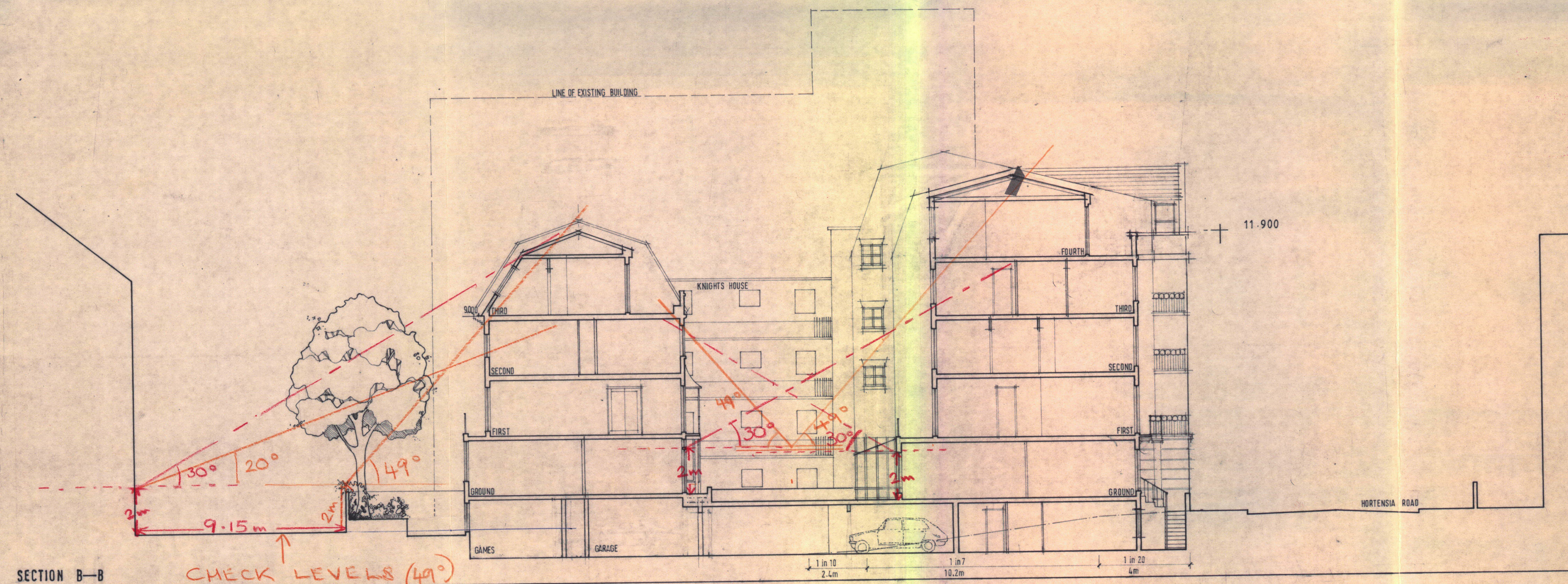
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no	date	revisions
A	MAR '88	HEIGHT 2M AMENDED. CAR. THEOR. LANE. GROUND AMENDED.
B	APR '88	DETAILS ADDED. FLATS NUMBER

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SECTION A-A



SECTION B-B

CHECK LEVELS (49°)

TP000632A

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Colwyn Foulkes and Partners  
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Planning and Landscape Consultants  
Colwyn Bay | London  
0482 532735 | 01-938 2464

Job  
**HORTENSIA RD.**

Title  
**SITE SECTIONS**

Drawn  
Date  
**FEB 88**

Drawing No  
**HTN/01/66 B**

Scale  
**1:100**

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no	date	revisions
1		



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TP880632/4

SECTION LINES REFER TO  
 DRAWING NO. HTN/01/96

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Job  
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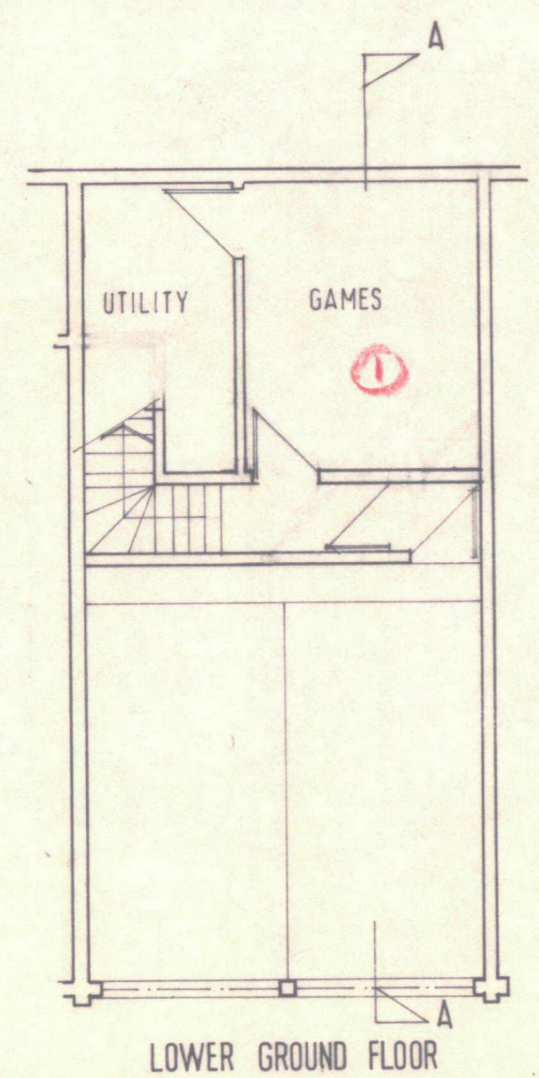
Title  
 SITE PLAN

Drawn Date  
 MAY 88

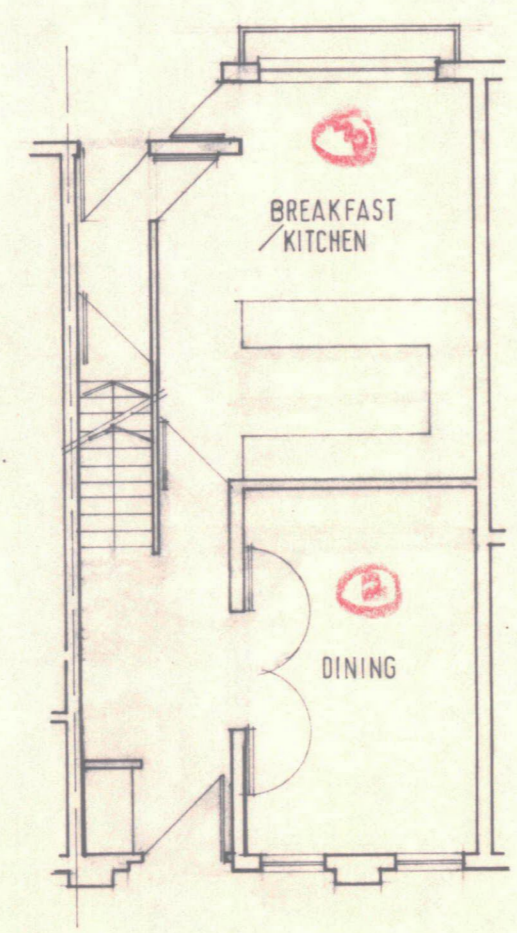
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 HTN / 01 / 58 F

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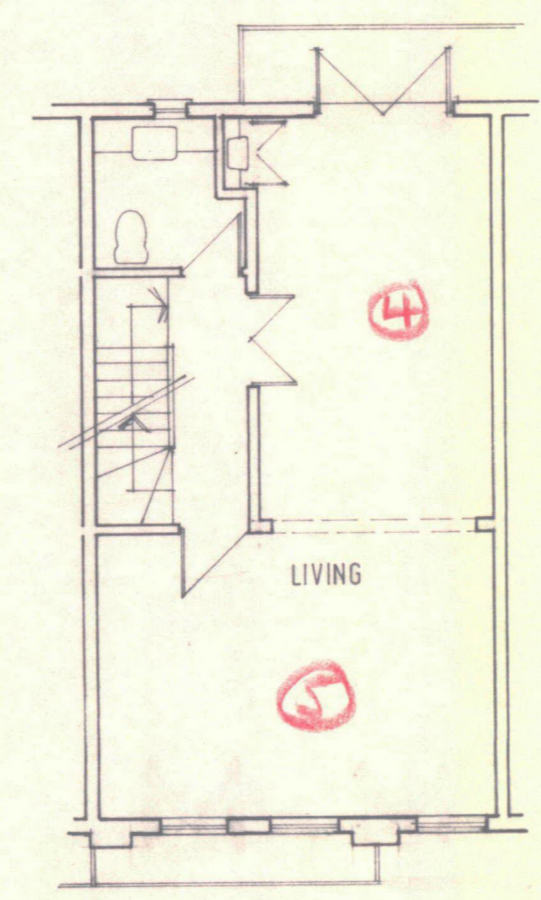
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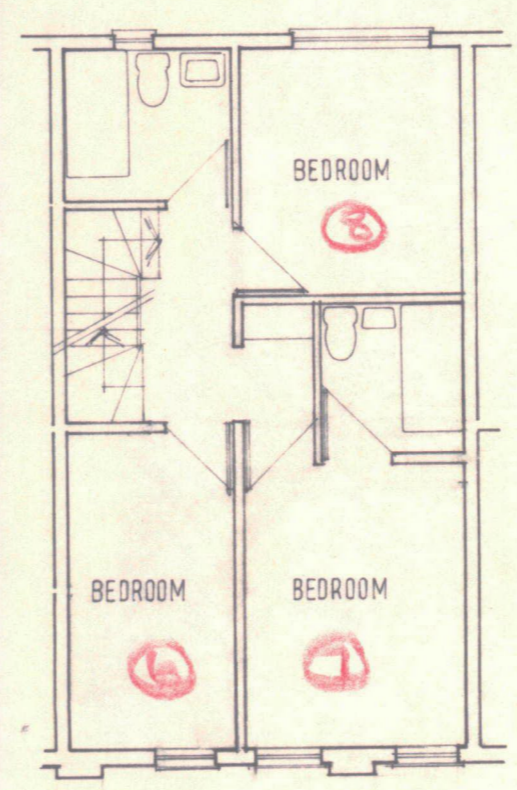
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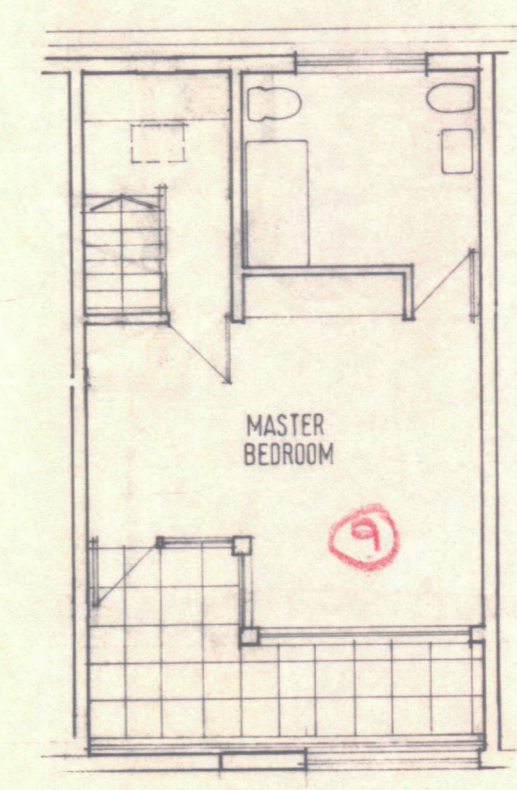
GROUND FLOOR



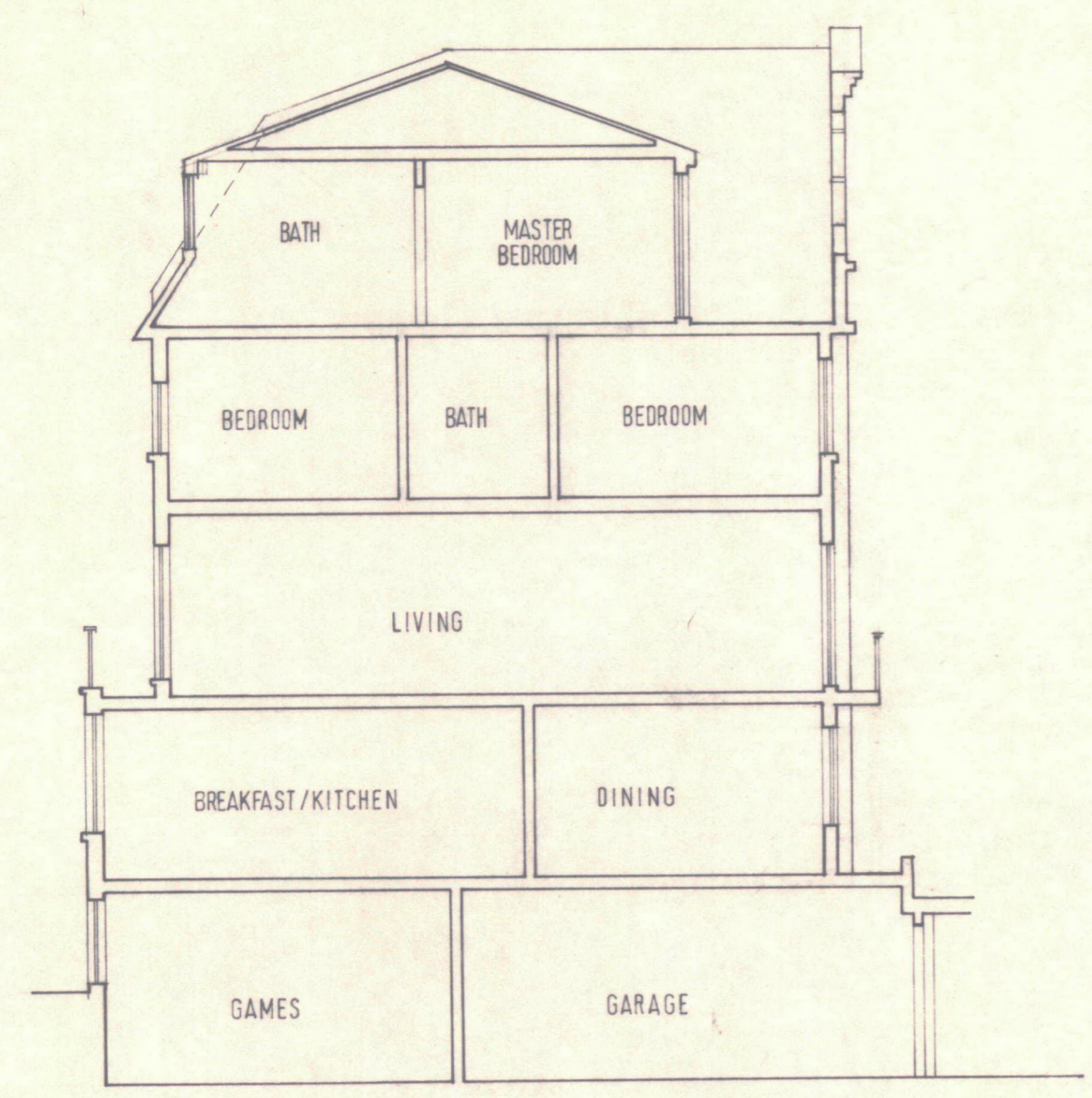
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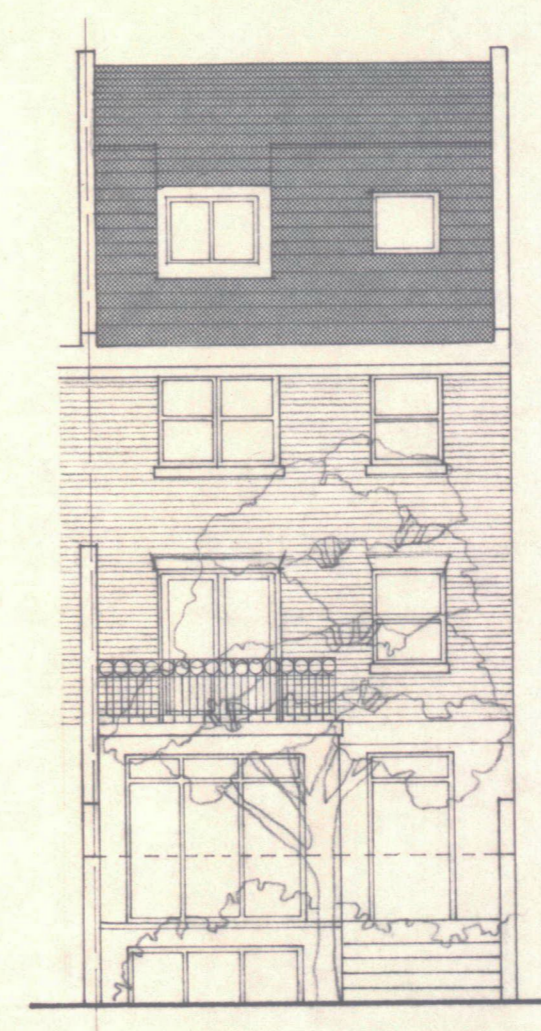
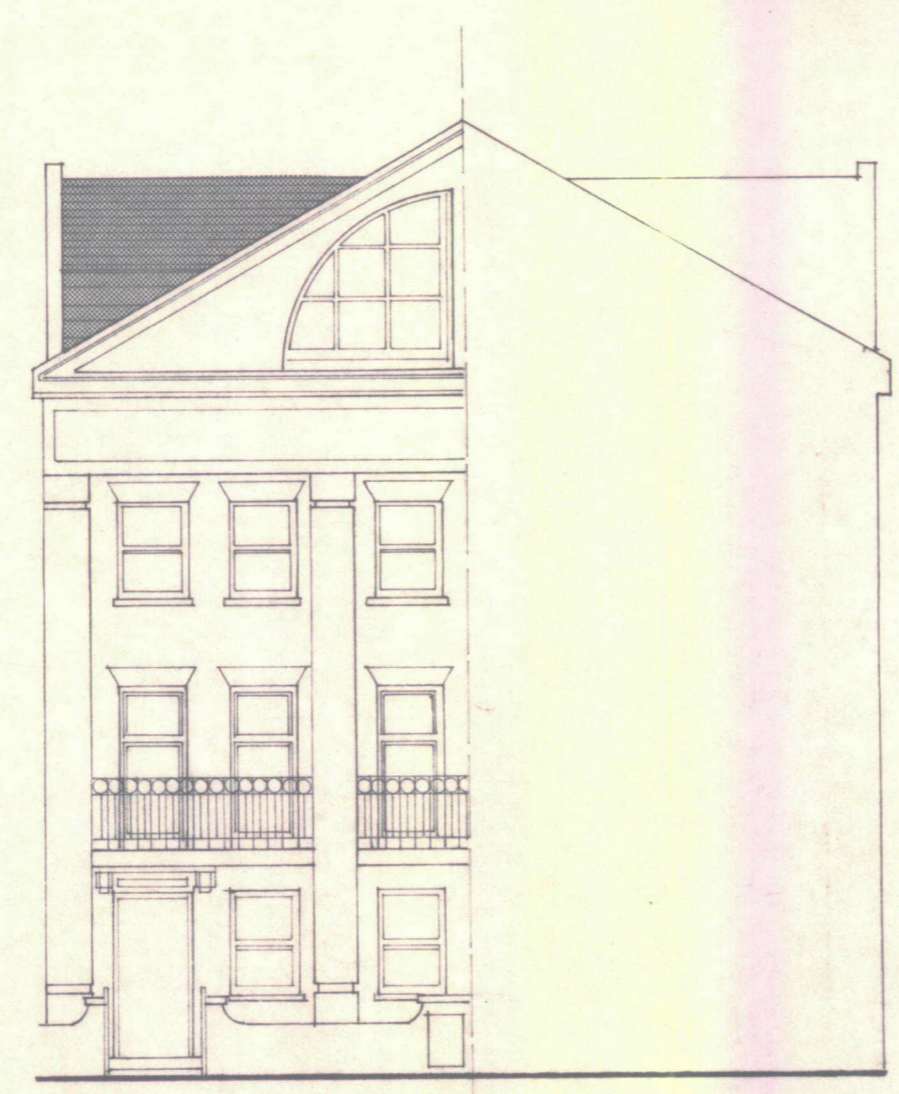
SECOND FLOOR



THIRD FLOOR



SECTION A-A



TP880632/A

no	date	revisions
A	MAR 88	MASTER BAY ADDED
B	MAR 88	FLOOR 7 SECTION AMENDED
C	MAR 88	FLOOR 8 SECTION AMENDED
D	APR 88	SECTION AMENDED ELEVATIONS ADDED

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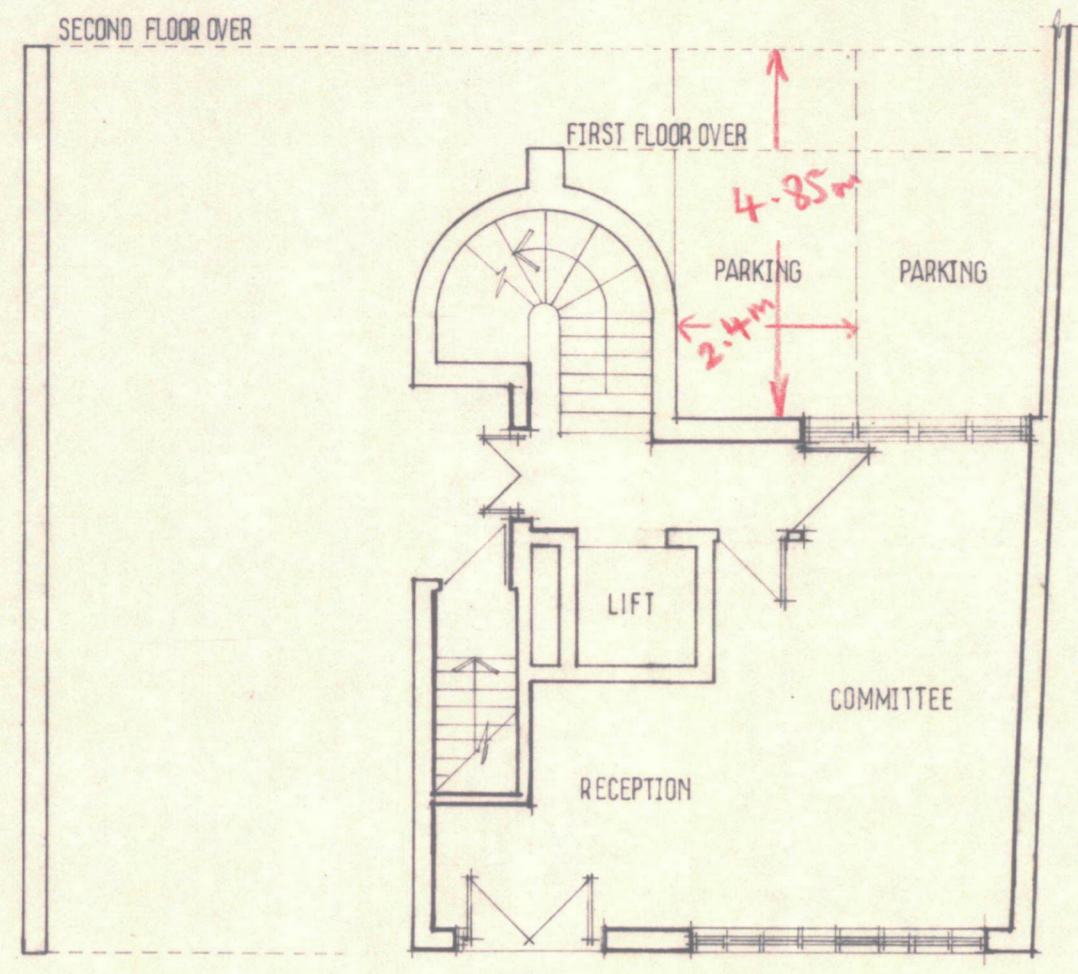
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 HORTENSIA RD

**Title**  
 HOUSE TYPE A  
 No. 2

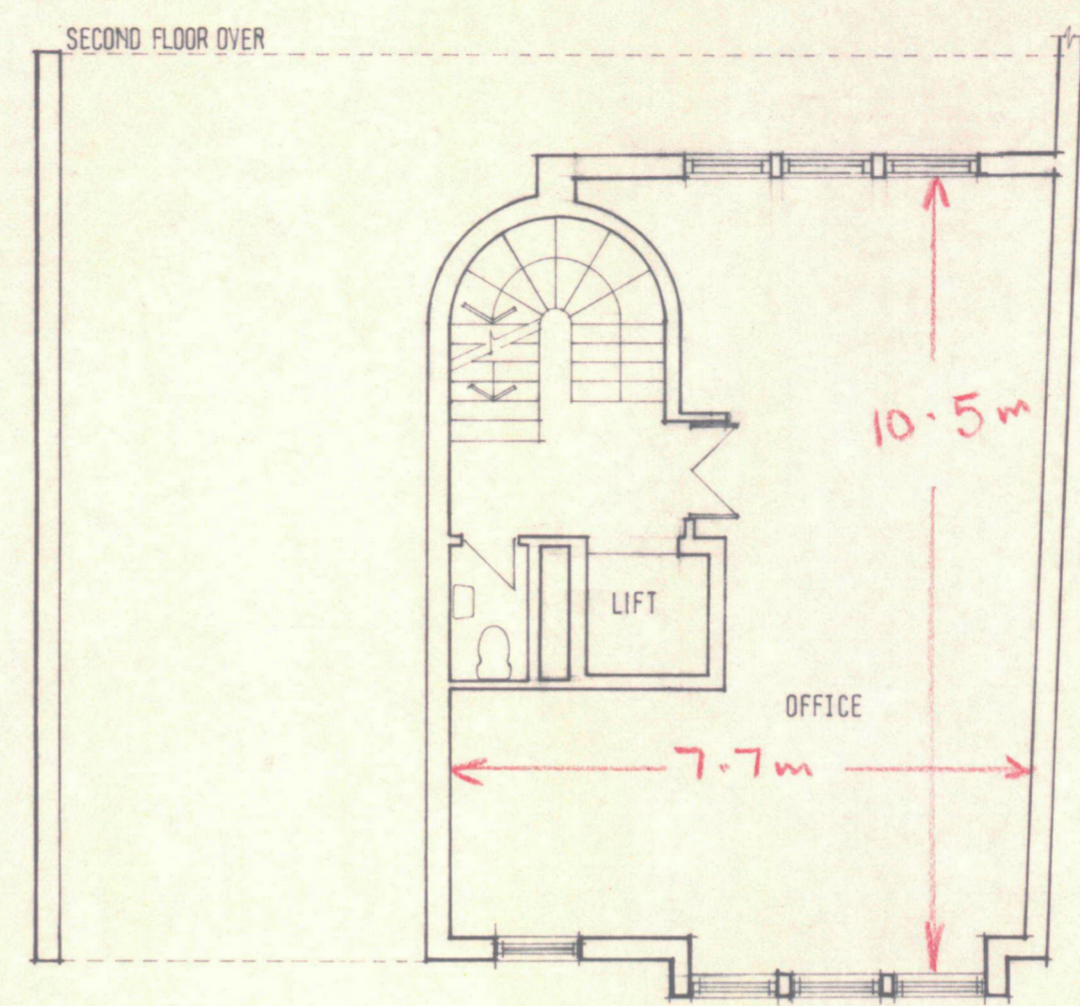
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**Drawing No**  
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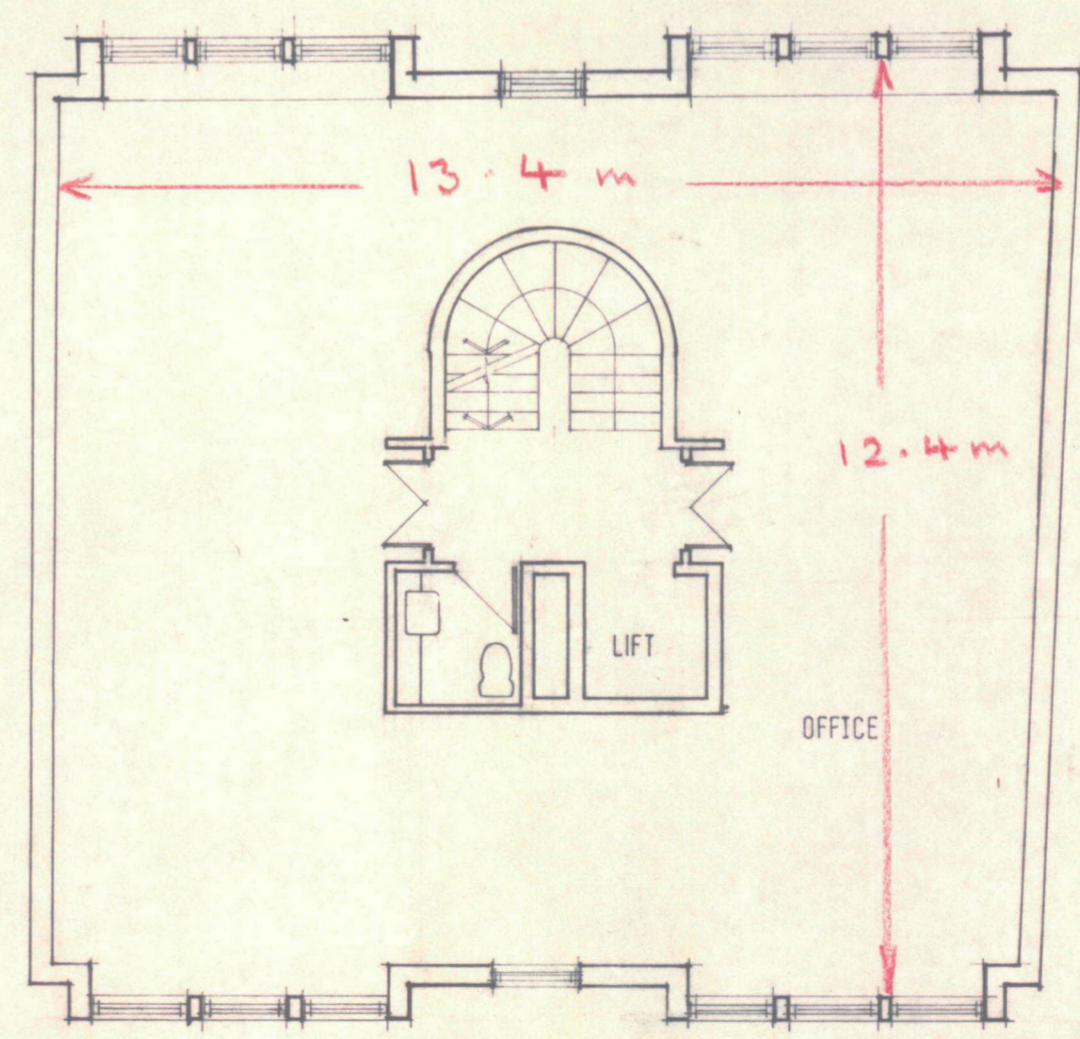
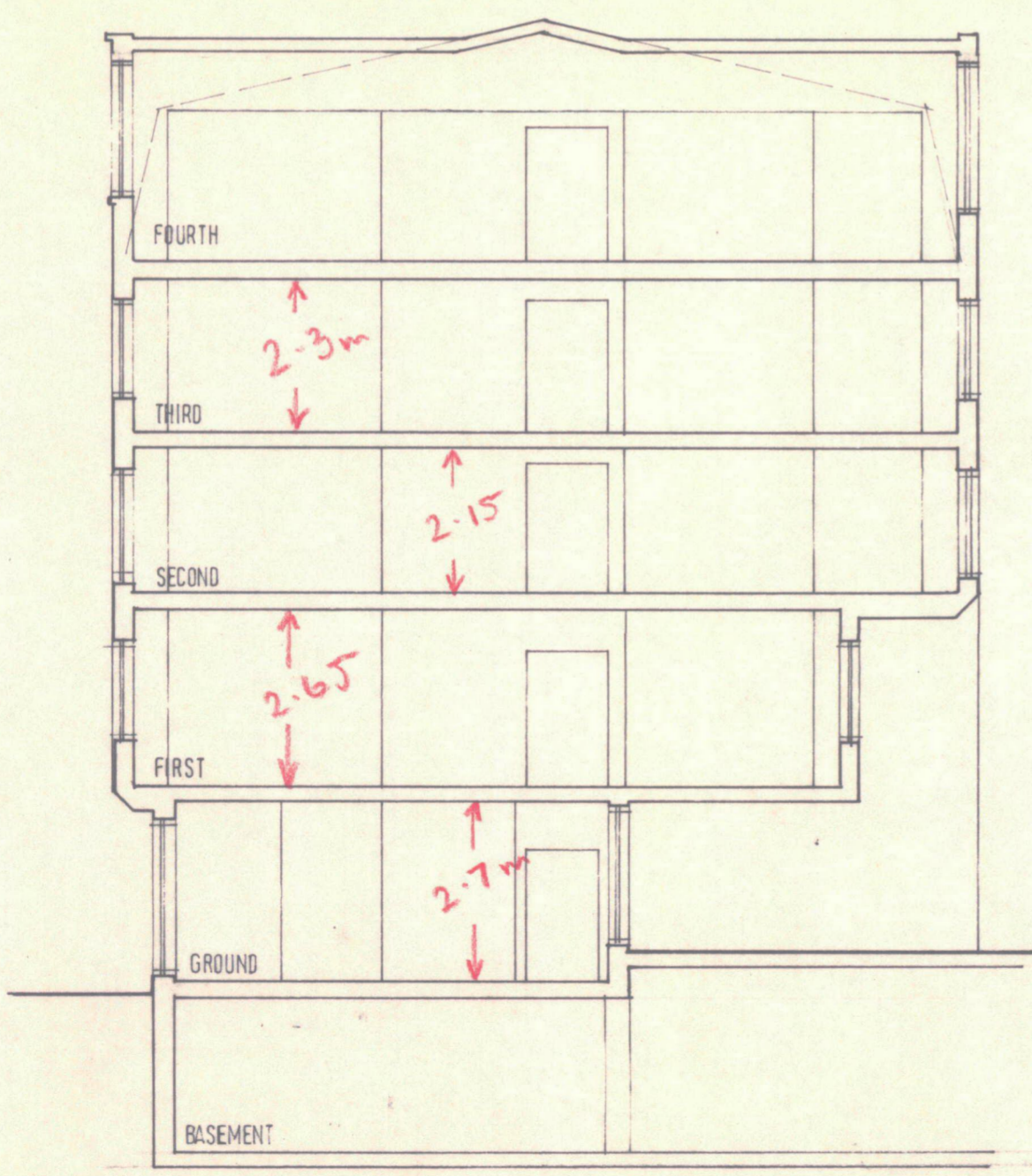
**Scale**



GROUND FLOOR



FIRST FLOOR



SECOND THIRD & FOURTH FLOOR

TP080632

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no	date	revisions
B	MAR'88	COMPLETELY REPAWN
C	APRIL'88	EXTERNAL OPENINGS AMENDED.
D	APRIL'88	SECTION ADDED

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Job  
 HORTENSIA RD.

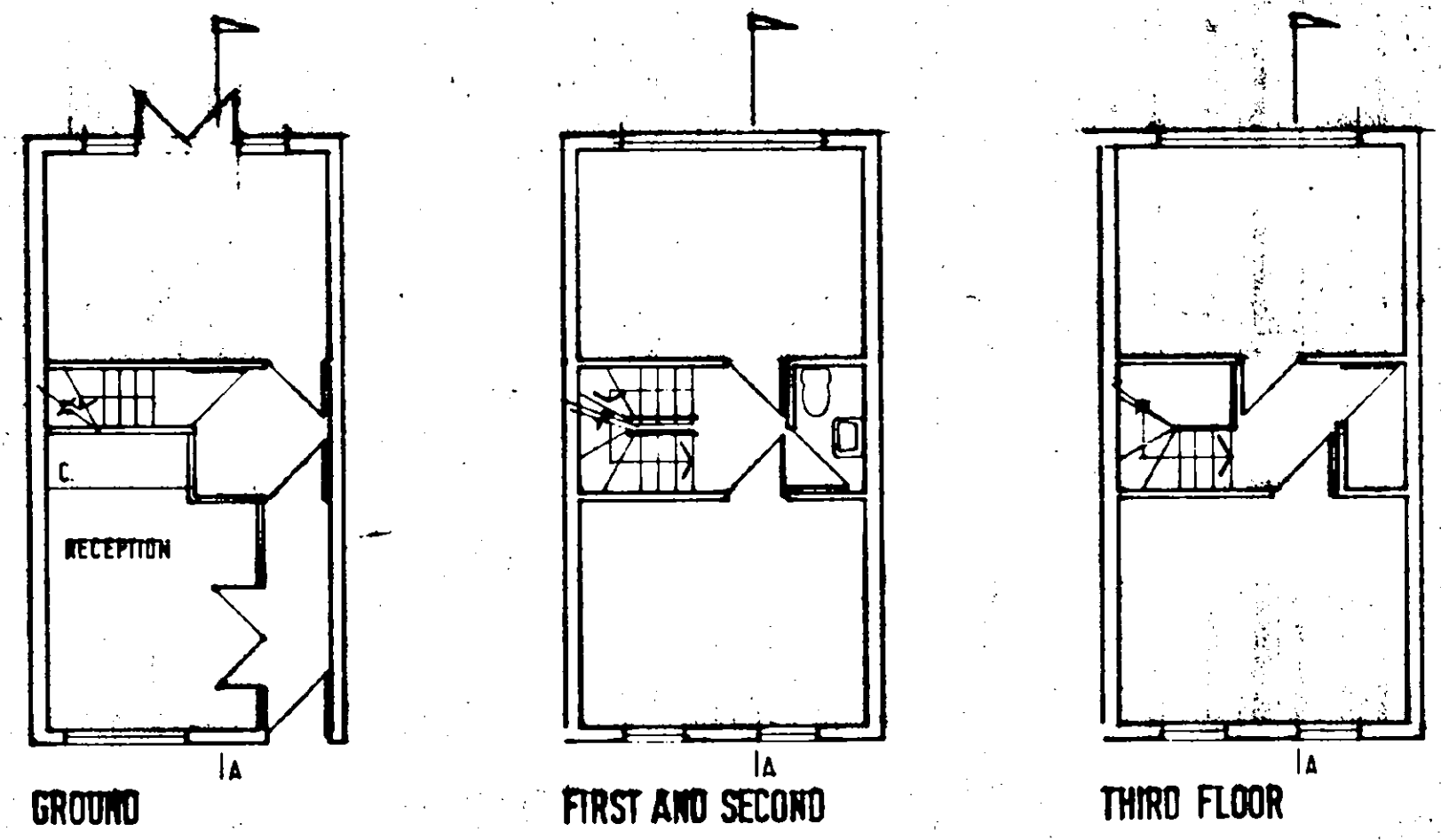
Title  
 B1 OFFICES

Drawn  
 Date  
 MAR '88

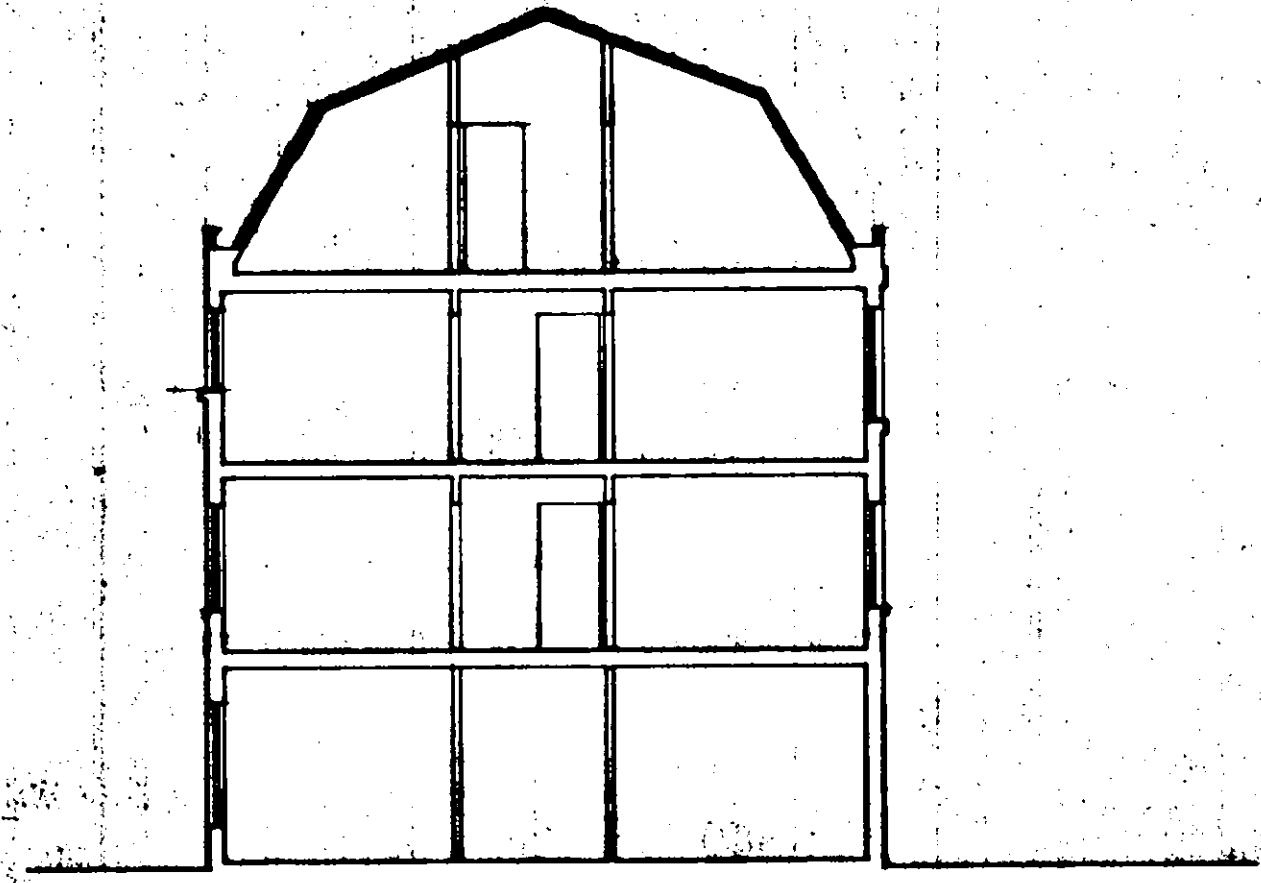
Drawing No  
 HTN/01/54 D

Scale  
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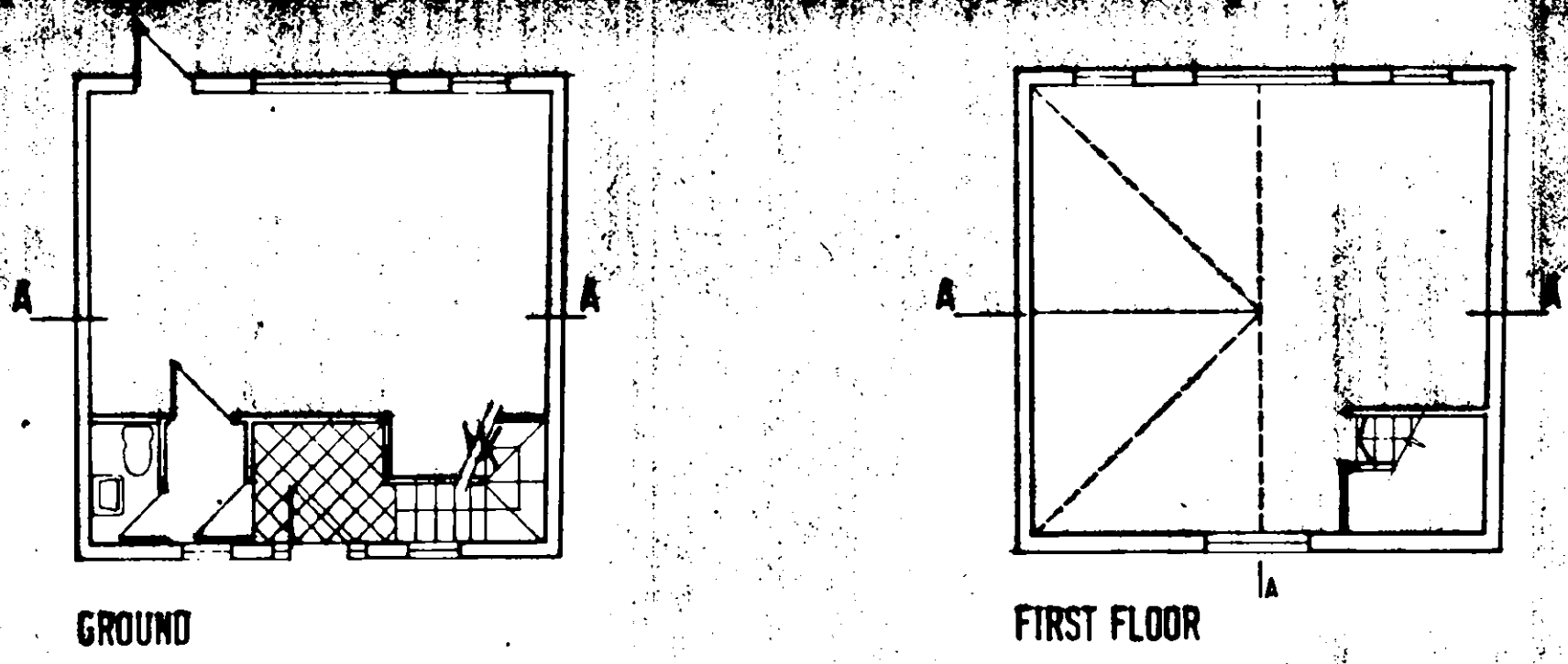


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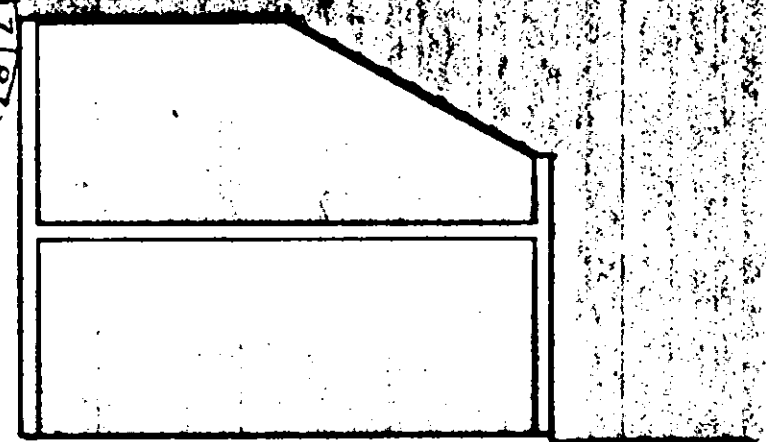


SECTION A-A

no	date	revisions
A	MAR 88	WINDOWS ON PLAN / SECTION REVISED

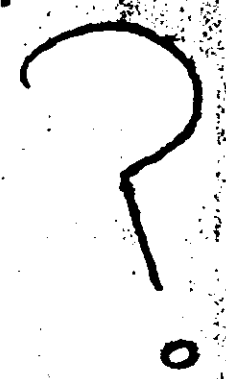


TYPE TWO



SECTION A A

1P880632



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 Colwyn Bay Gwynedd LL52 7JH  
 London SE1 8JH

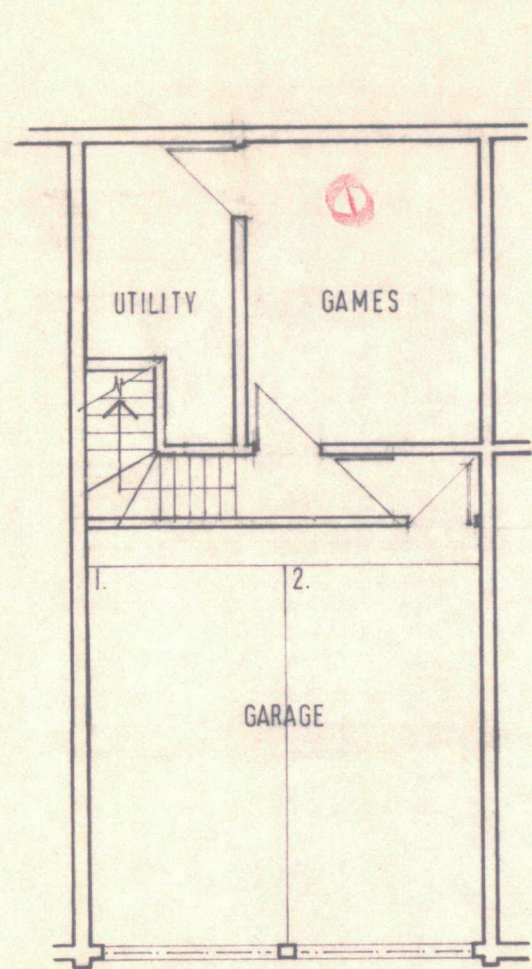
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Title  
**B1 OFFICES**

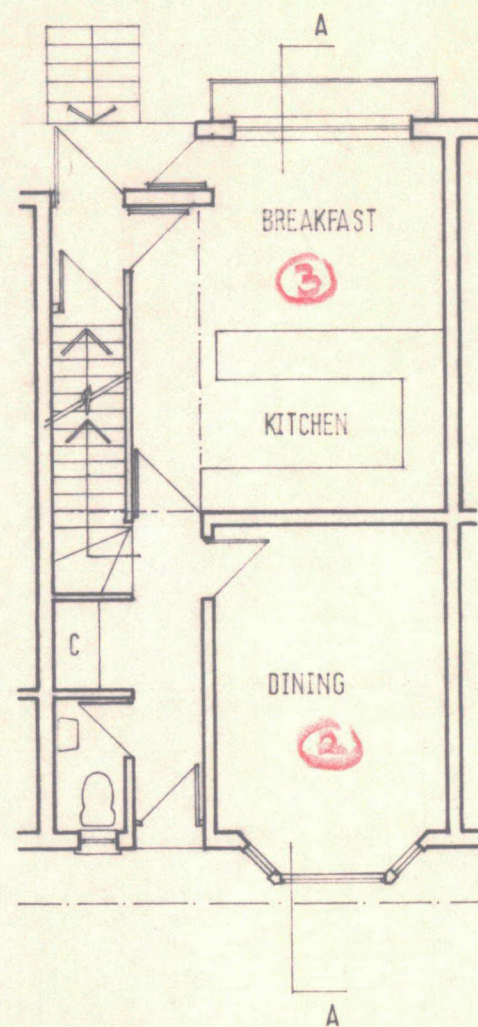
Drawn  
 Date  
**FEB 88**

Drawing No  
**HTN / 01 / 65 A**

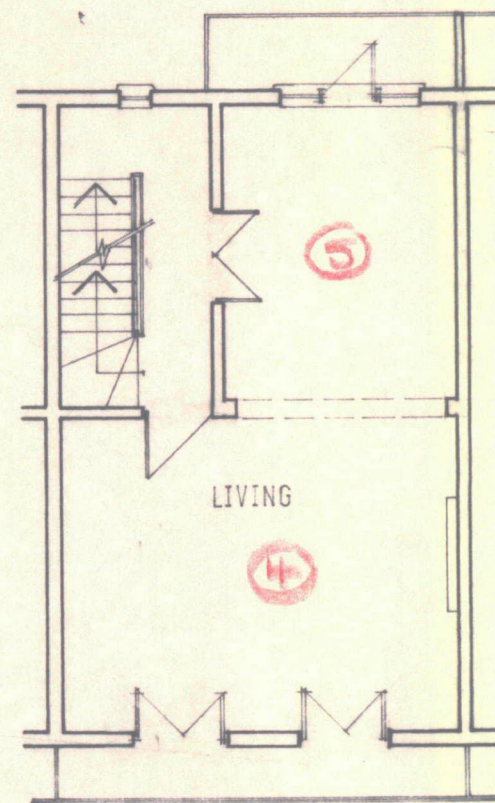
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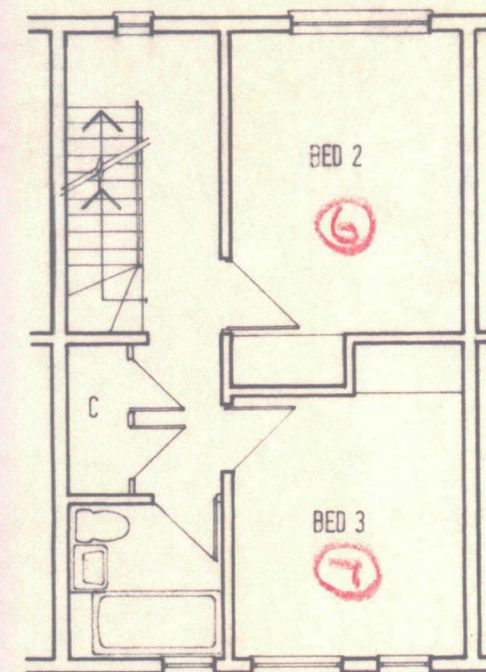
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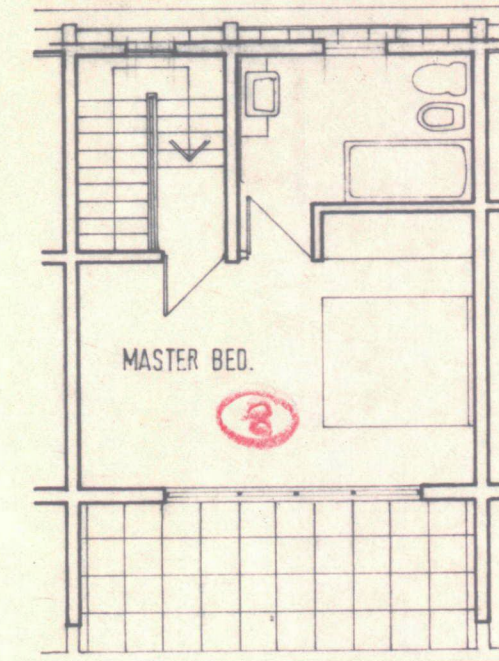
GROUND FLOOR



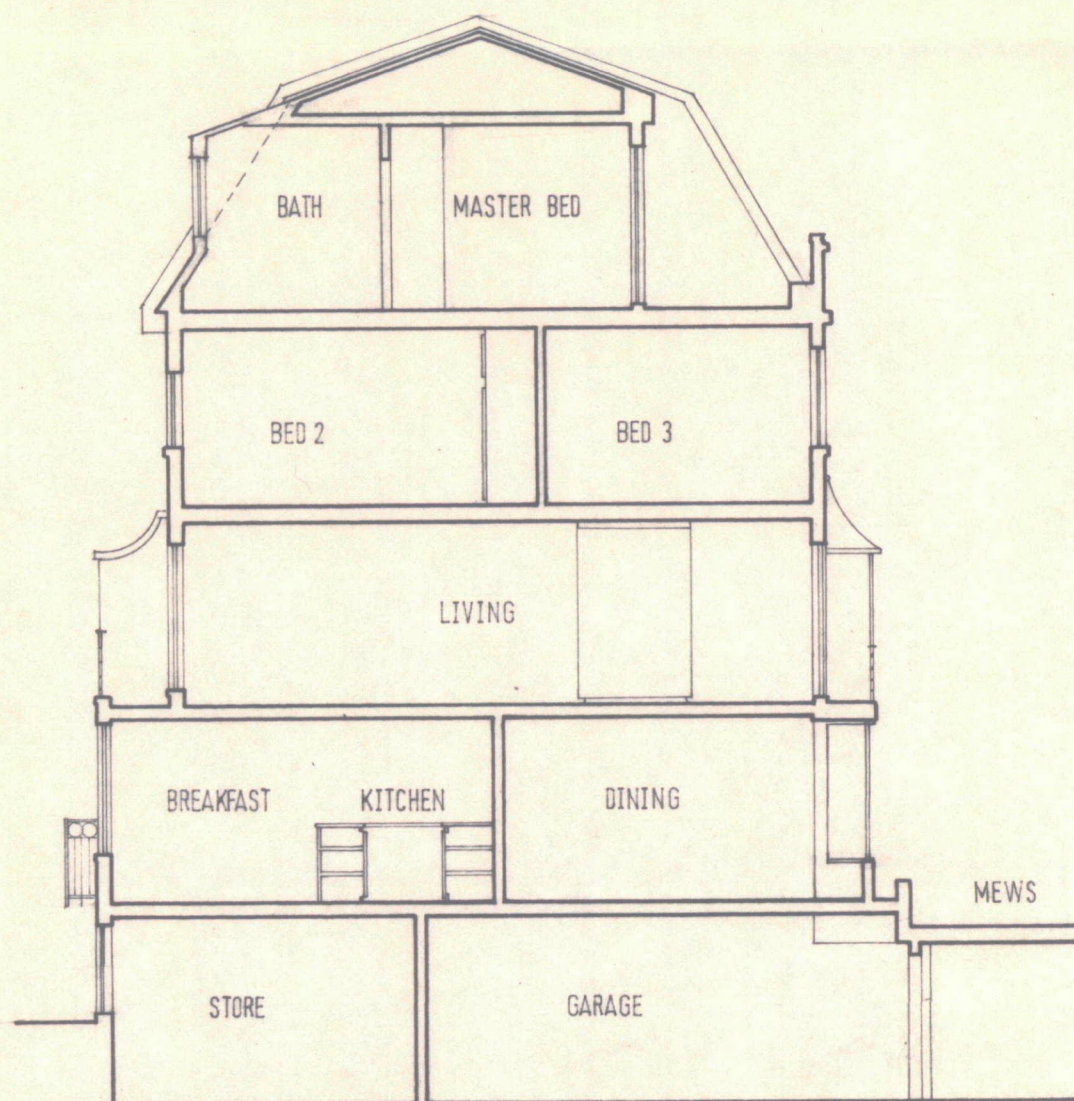
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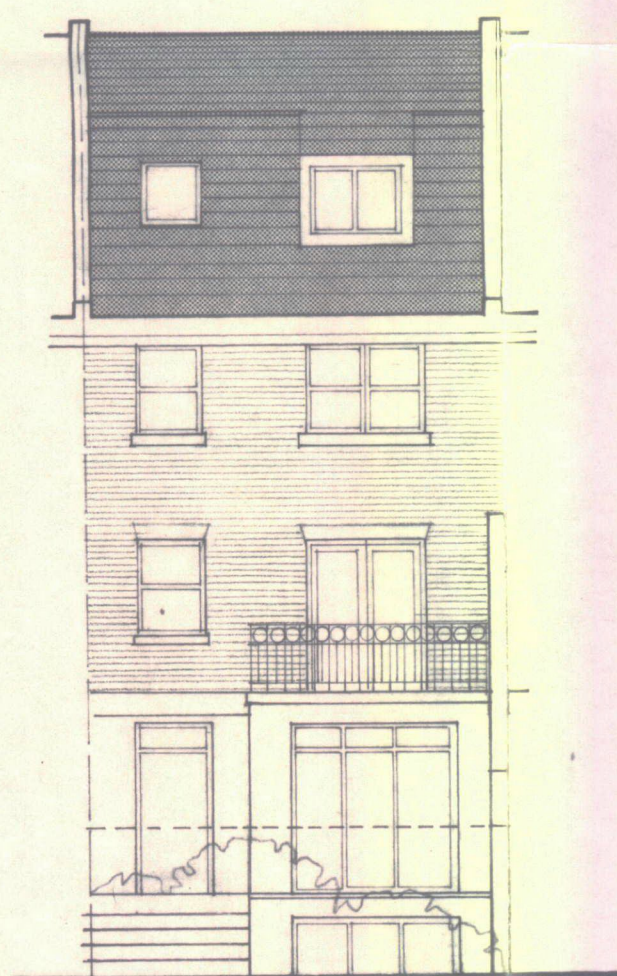
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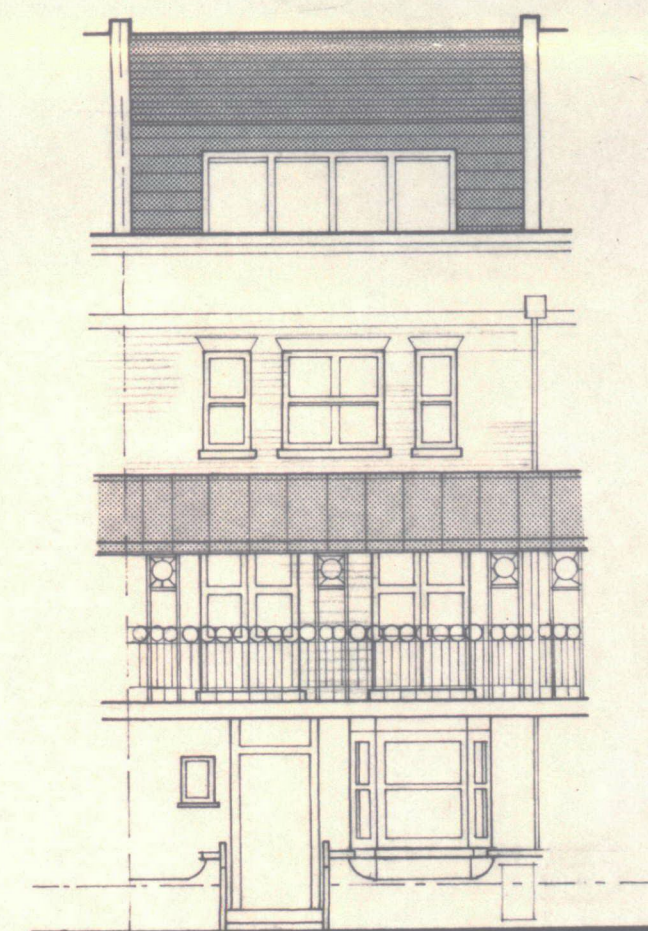
THIRD FLOOR



SECTION A A



REAR ELEVATION



FRONT ELEVATION

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no	date	revisions
A	MAR '88	WINDOWS AMENDED
B	MAR '88	PLANS & SECTIONS AMENDED
C	APR '88	STEPS, BALCONY & BALCONY DIVIDING WALL ADDED. BASEMENT AMENDED.

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Colwyn Bay 0492 532735 | London 01-938 2464

Job  
**HORTENSIA RD.**

Title  
**HOUSE TYPE A**  
No. 1

Drawn  
Date  
**FEB '88**

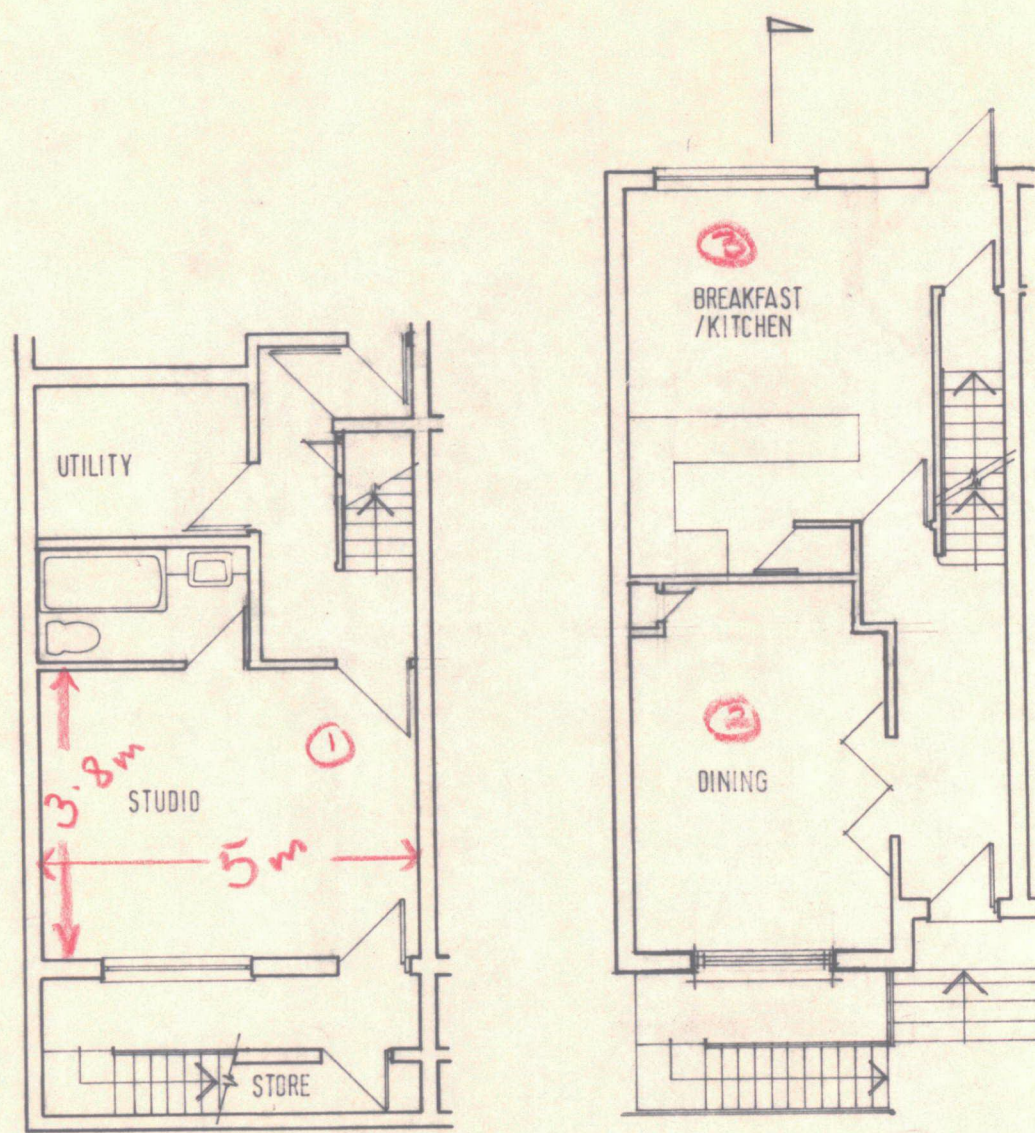
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**HTN/01/64 C**

Scale  
**1:100**

TP880632 / K

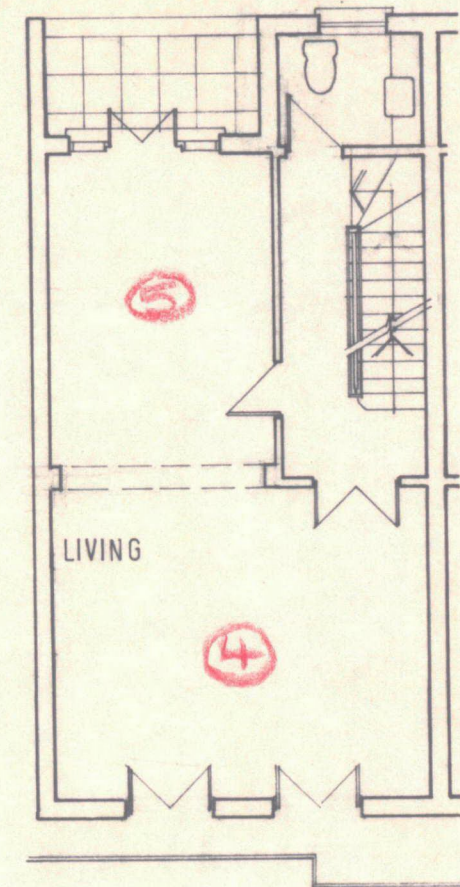


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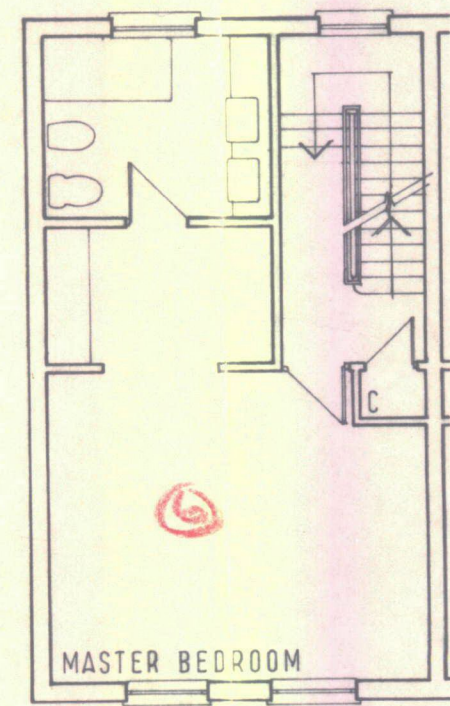


LOWER GROUND

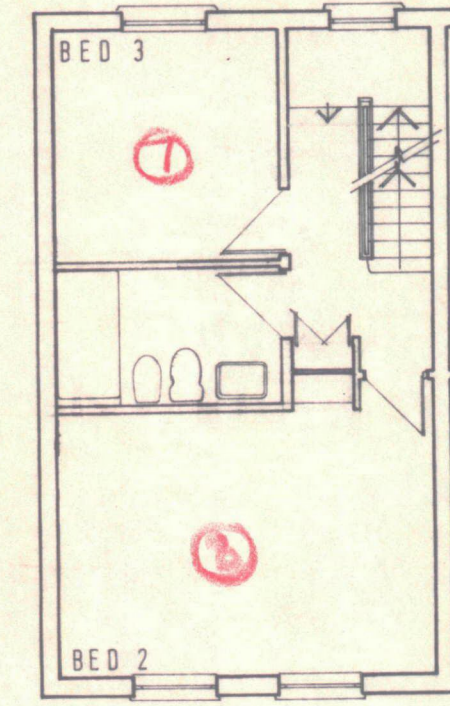
GROUND FLOOR



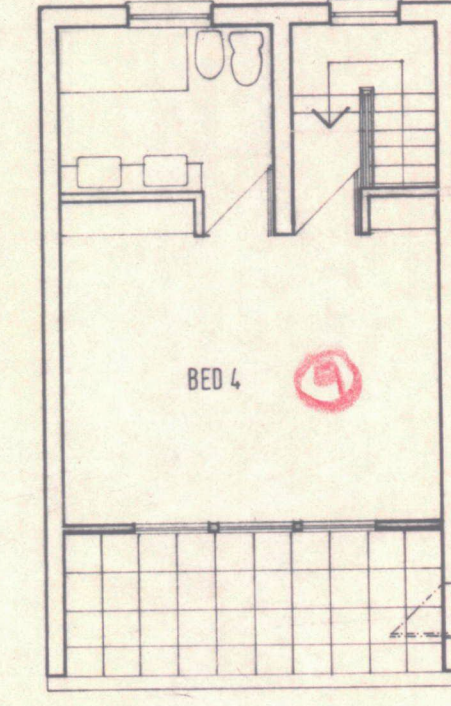
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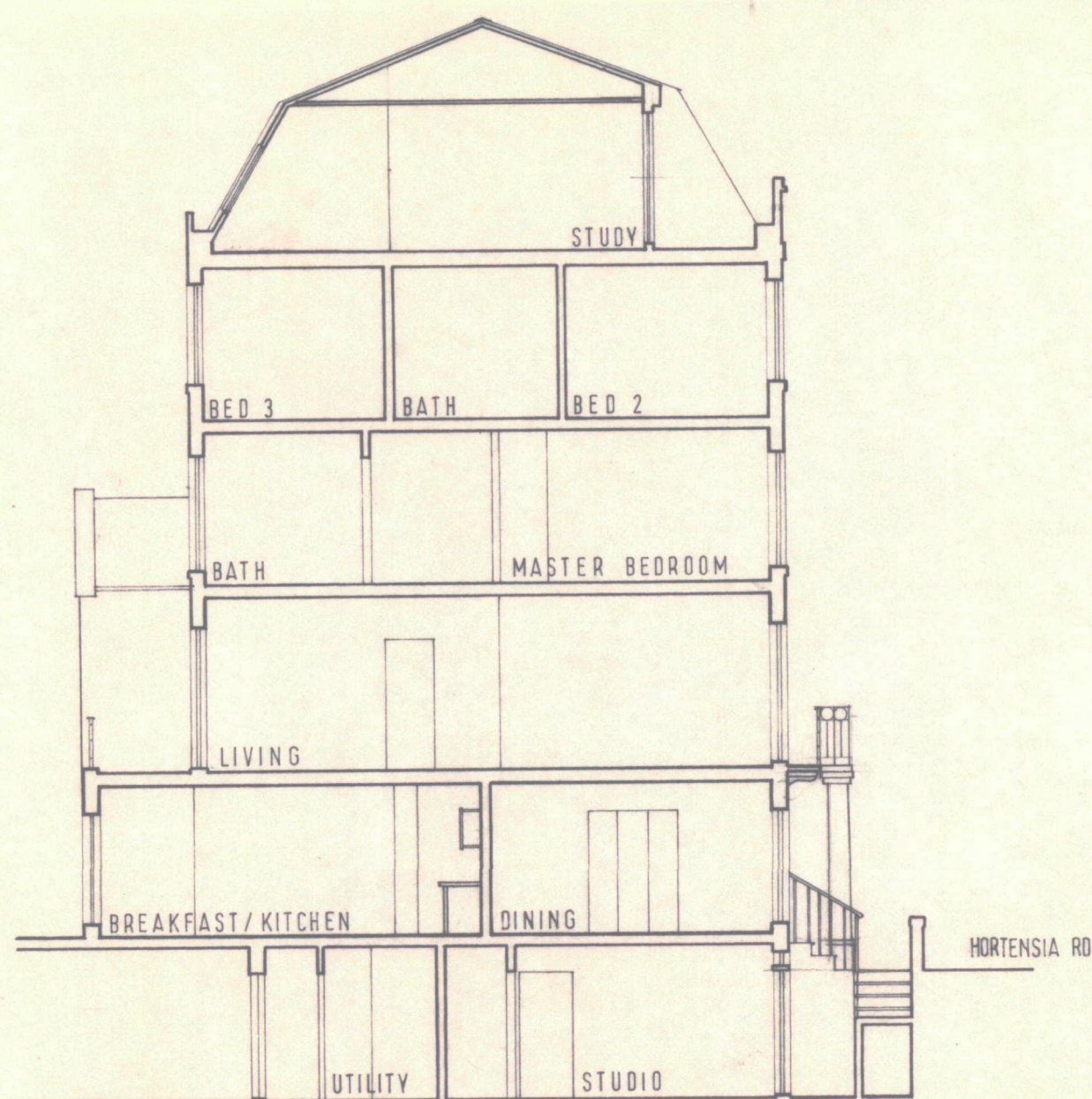
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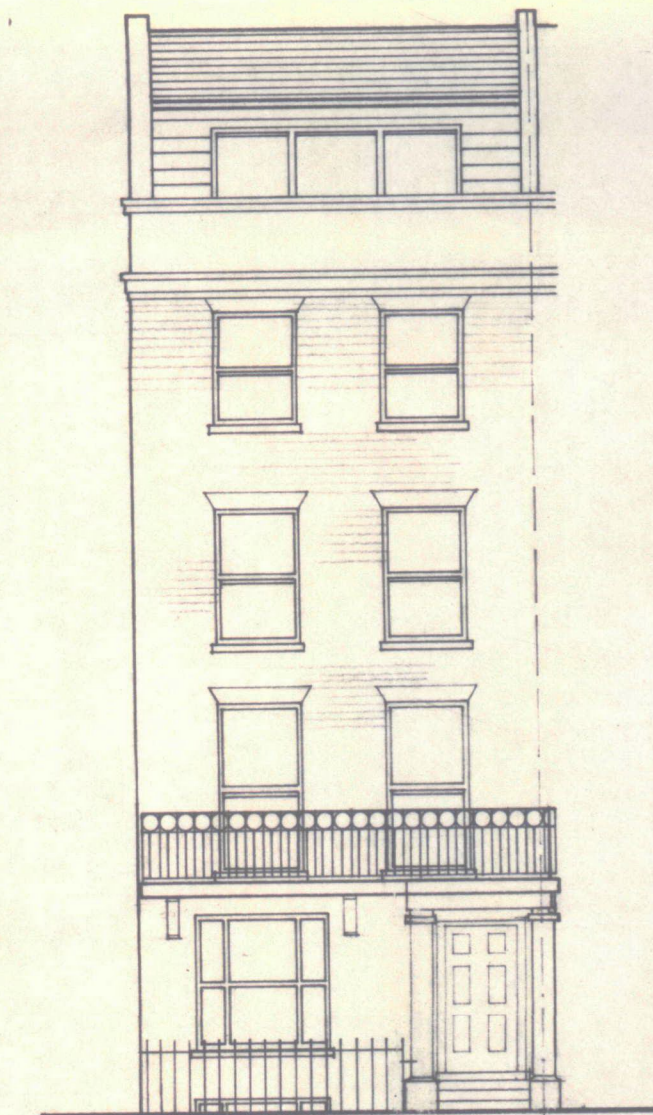
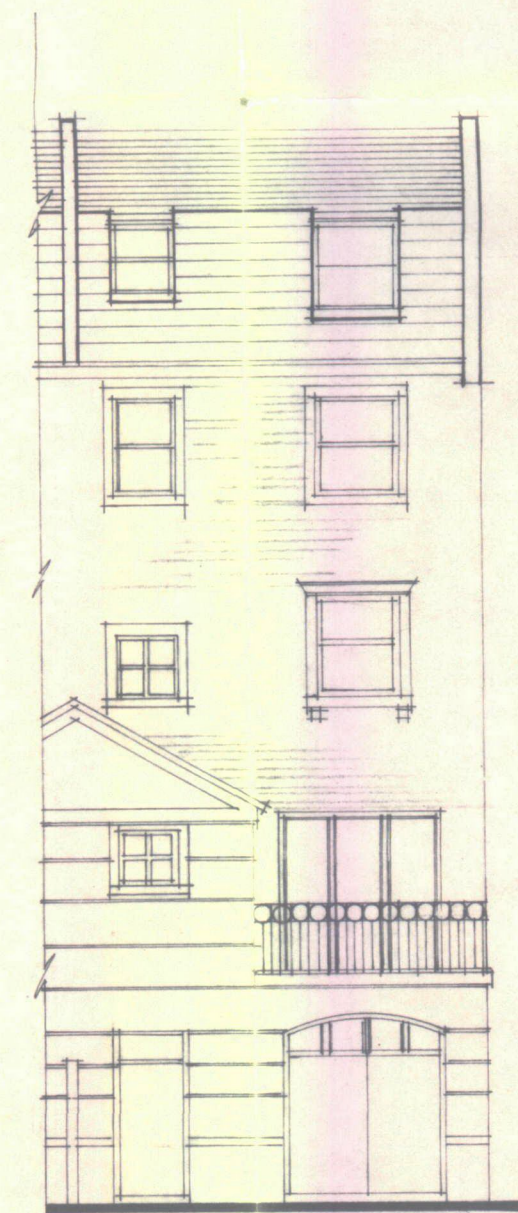
THIRD FLOOR



FOURTH FLOOR



SECTION A A



FRONT ELEVATION

TP880632/A

no	date	revisions
A	MAR '88	FRIDGE ROOM REMOVED
B	MAR '88	LWR GRND & GRND FLOORS REVISED
C	MAR '88	WINDOWS AMENDED
D	MAR '88	PLANS AMENDED AND REAR ELEVATION CHANGED
E	APR '88	REAR ELEVATION AMENDED

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Job  
**HORTENSIA RD**

Title  
**HOUSE TYPE B**

Drawn  
 Date  
**FEB 88**

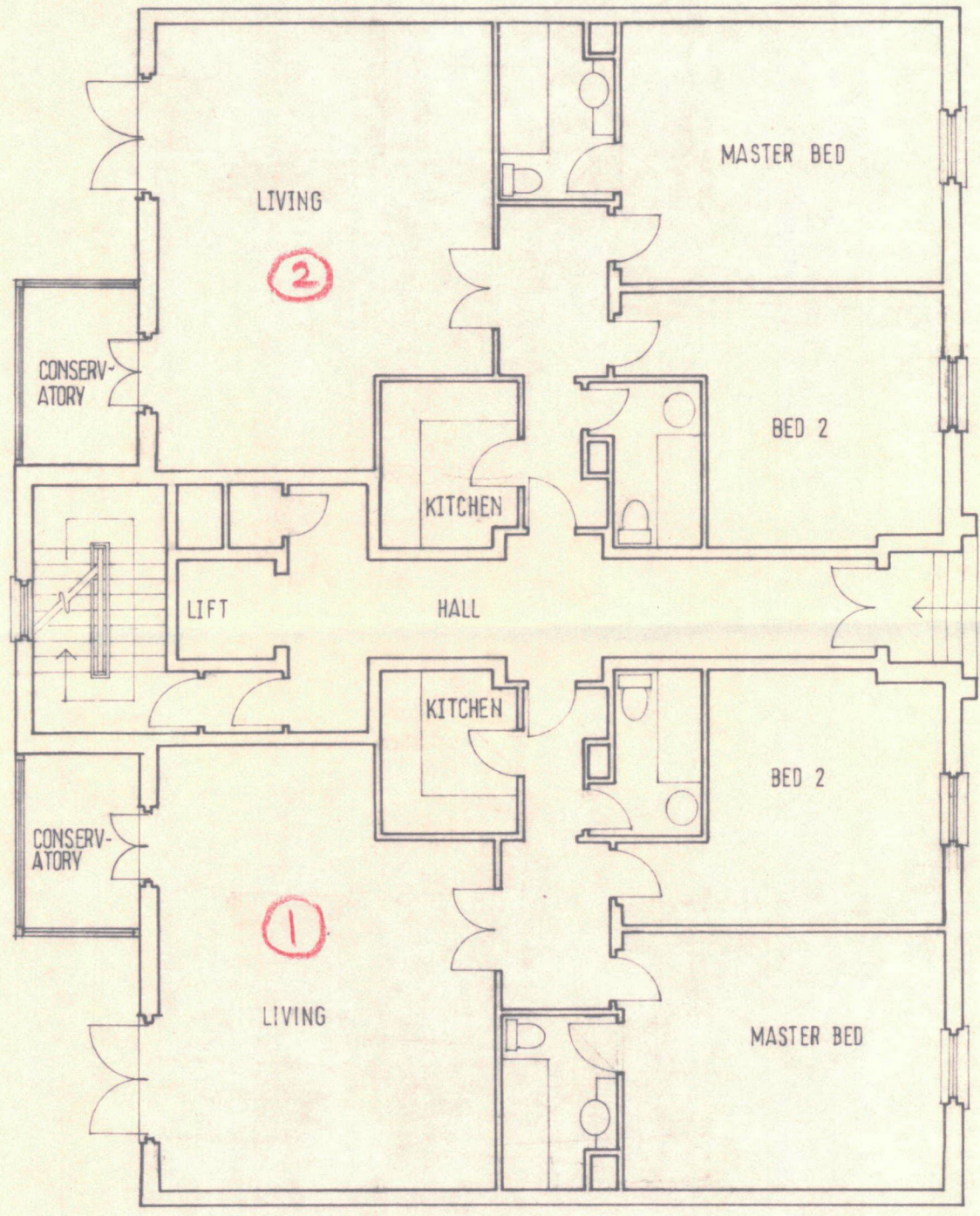
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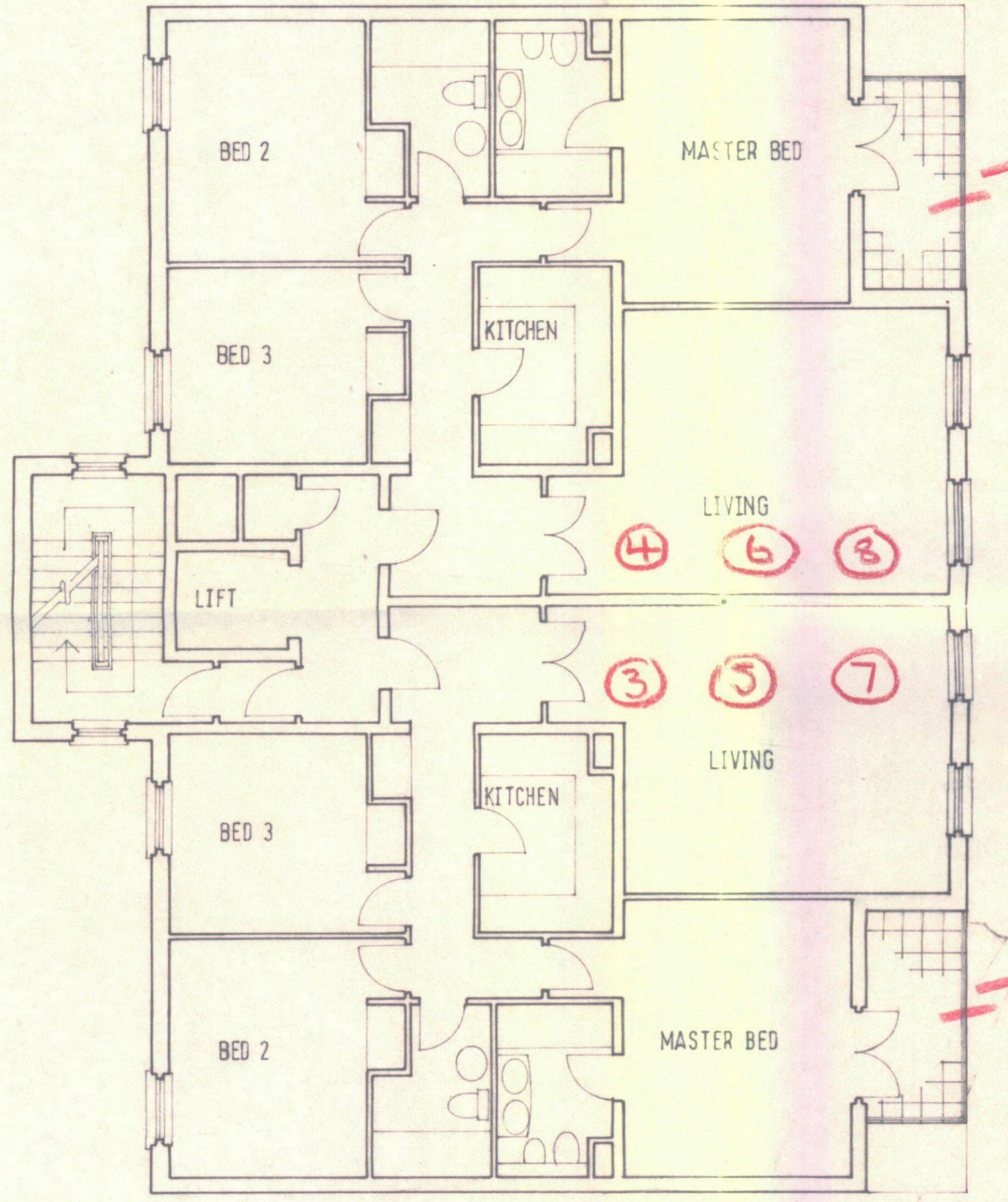
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no	date	revisions
A	15/88	Ground floor plan
B	APR '88	FRONT WINDOWS AMENDED
C	APR '88	CONSERVATORY ADDED, PLANS AMENDED

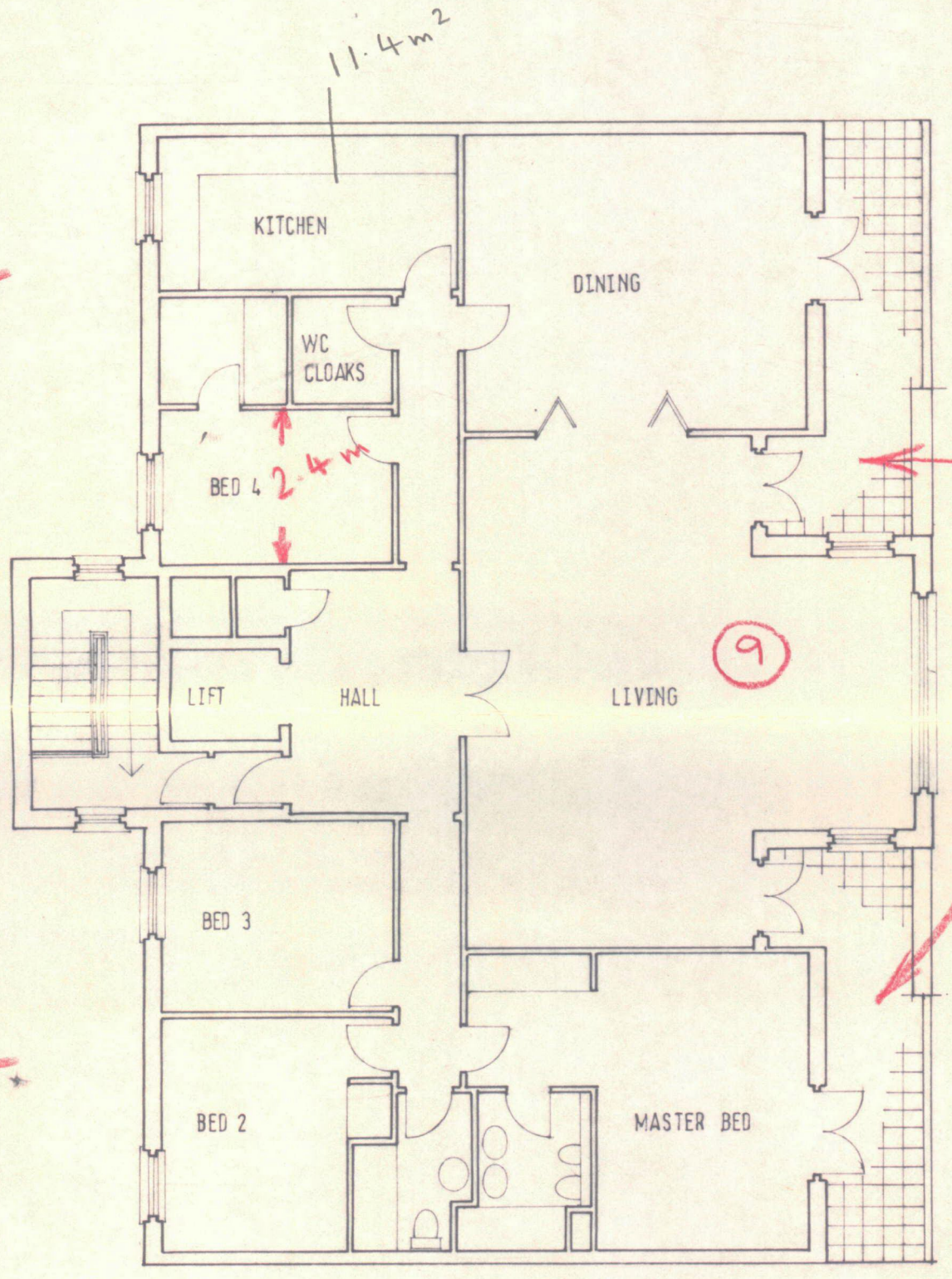
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GROUND FLOOR



FIRST, SECOND & THIRD FLOORS



PENTHOUSE

TERRACE

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Job  
**HORTENSIA ROAD**

Title  
**FLAT PLANS**

Drawn  
 Date  
**MAR 88**

Drawing No  
**HTN/01/61 c**

Scale  
**1:100**

TPO88632



MEWS TERRACE - NORTH EAST ELEVATION



MEWS TERRACE - SOUTH WEST ELEVATION

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no	date	revisions
A	15 APR 68	ELEVATION ANCHORED SHADOWS ADDED

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ON 15 APR 1968

**FINISHES**  
roof to be reconstructed  
stone slates  
walls to be london stock  
and restituted stucco  
doors and window frames to  
be painted wood

**CF&P**  
Cohwyn Foulkes and Partners  
Chartered Architects  
Planning and Landscape Consultants  
Cohwyn Way London  
0822 632750 01-928 2604

Job  
HORTENSIA RD

Title  
ELEVATIONS

Drawn Date  
FEB '68

Drawing No  
HTN/01/68 A

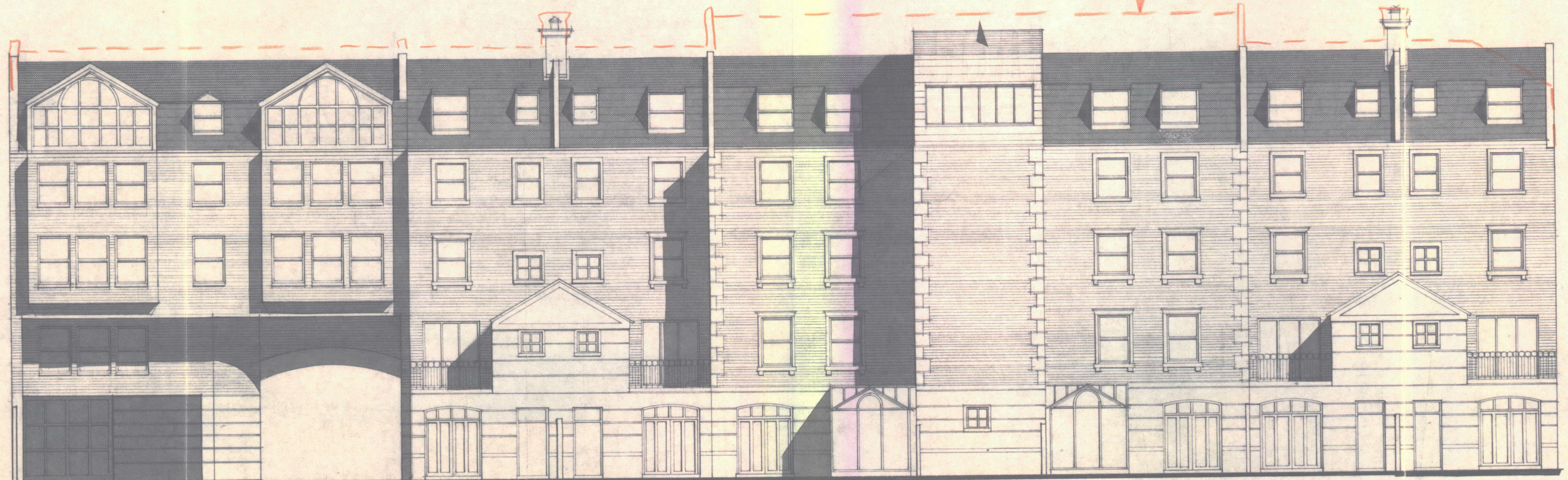
Scale  
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18036.2 A

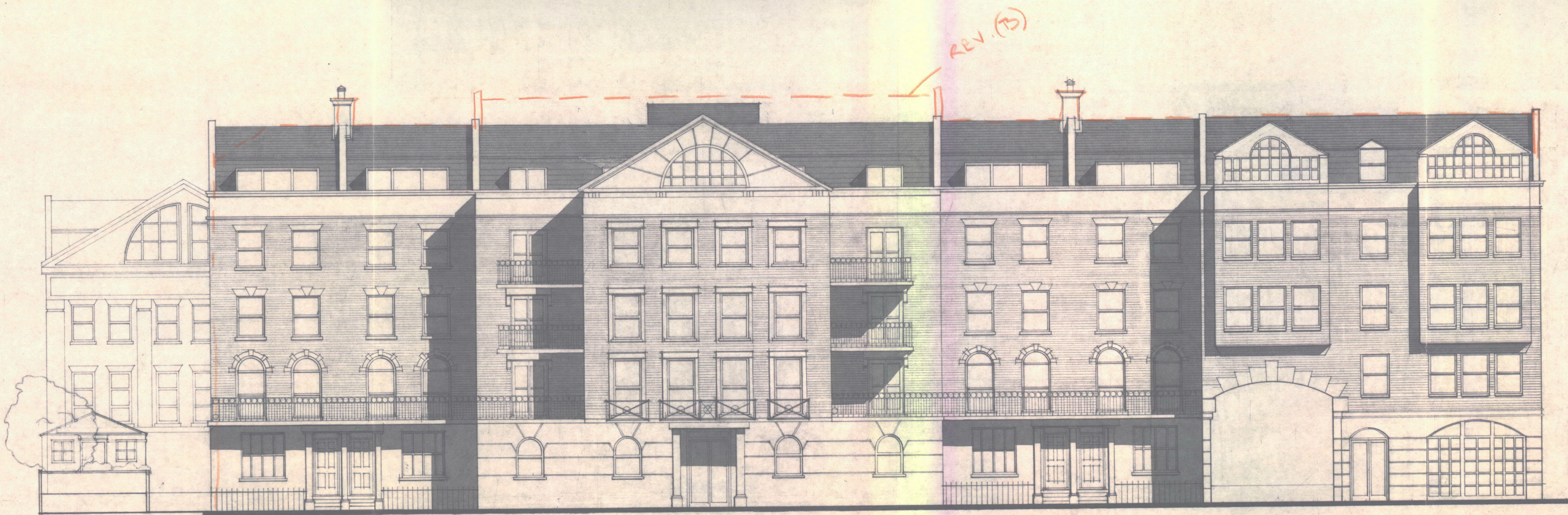
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no	date	revisions
6	APR 88	ELEVATION AMENDED SHADOWS ADDED

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ON 15 APR 1988



HORTENSIA TERRACE - NORTH EAST ELEVATION



HORTENSIA TERRACE - SOUTH WEST ELEVATION

FINISHES  
Roof to be reconstituted stone slates  
Walls to be London stock and rusticated stucco  
Doors and window frames to be painted wood

**CF&P**  
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Chartered Architects  
Planning and Landscape Consultants  
Colwyn Bay 0492 532735 London 01-938 2464

Job  
HORTENSIA RD.

Title  
ELEVATIONS

Drawn  
Date  
FEB '88

Drawing No  
HTN/01/67 B

Scale  
1:100

TP800632/W

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no	date	revisions
1	1988	REVISIONS



GUTTER GROVE

KNIGHTS HOUSE

TURNING AREA FOR SERVICE VEHICLES

PORTERS LODGE

HORTENSIA HOUSE

CHELSEA SCHOOL

HORTENSIA ROAD

TP880632/A

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\* LIGHT ANGLES  
 ETC

SECTION LINES REFER TO  
 DRAWING NO. HTN /01/96

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Job  
 HORTENSIA RD.

Title  
 SITE PLAN

Drawn Date  
 MAY 88

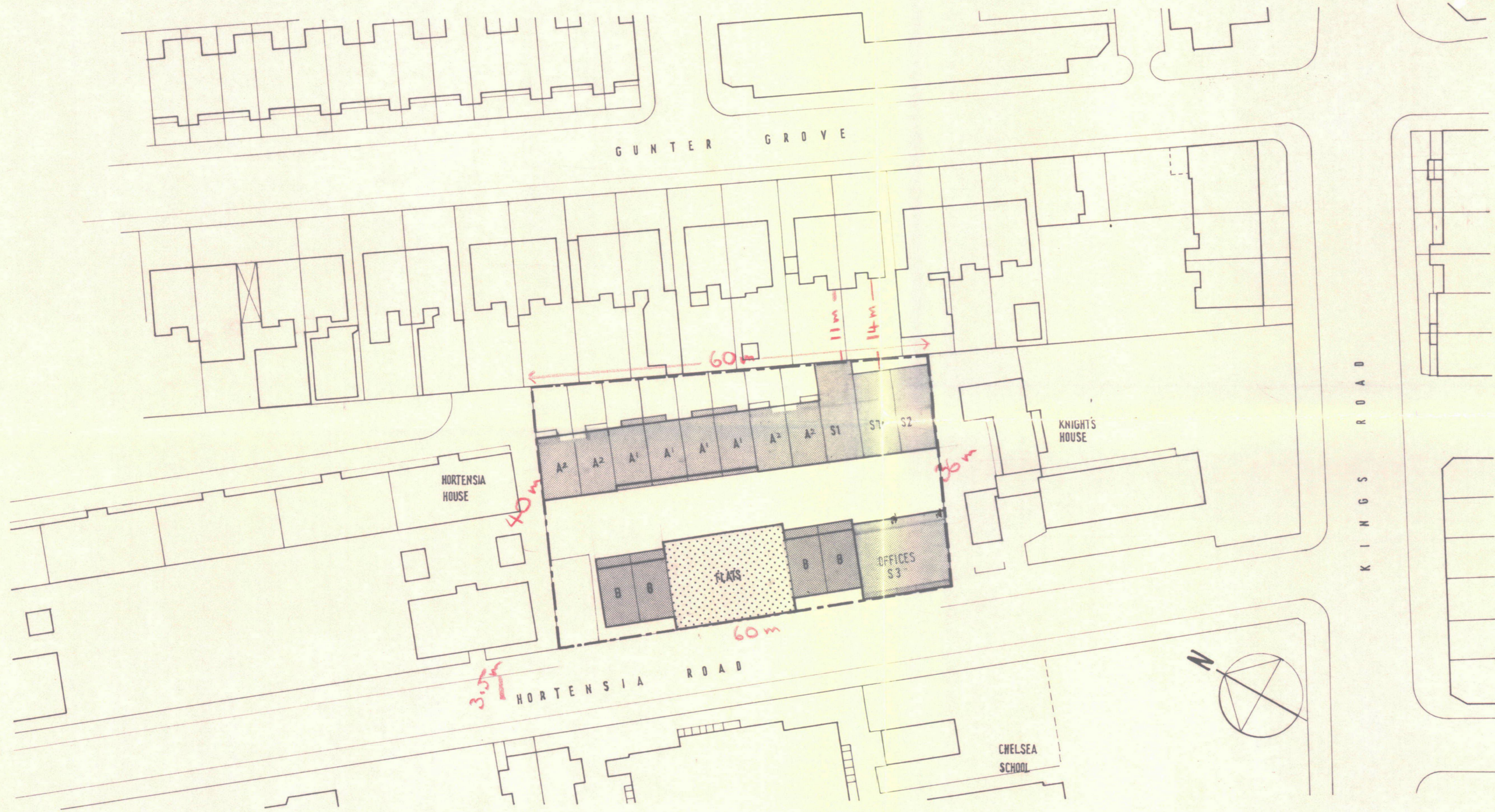
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Scale  
 1:200

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 smaller scaled drawings.

no	date	revisions
A	MAR 88	HOUSE TYPES AMENDED
B	APR 88	STUDIO FORMS AMENDED

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SITE  
 AREA  
 2490 m<sup>2</sup>  
 = 1/4 ha

TPC80632/A

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 Colwyn Foulkes and Partners  
 Chartered Architects  
 Planning and Landscape Consultants  
 Colwyn Bay 0492 532735 | London 01-938 2464

Job  
**HORTENSIA RD.**

Title  
**LOCATION PLAN**

Drawn  
 Date  
**FEB '88**

Drawing No  
**HTN/01/59 B**

Scale  
**1:500**

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no	date	revisions
1		RELEASED



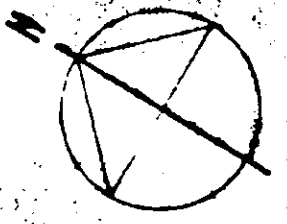
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 16 MAY 1988  
 NO 8880632

READINGS TAKEN WITH SUNLIGHT INDICATOR S200  
 LATITUDE 51°N

ARROWS INDICATE LINE OF SUNPATH AT CRITICAL  
 INTERSECTIONS

THE HEIGHT GIVEN IS THE HEIGHT OF THE  
 OBSTACLE ABOVE THE POINT BEING EXAMINED

POINTS A, B & C ARE TAKEN TO BE 2m ABOVE  
 GROUND LEVEL



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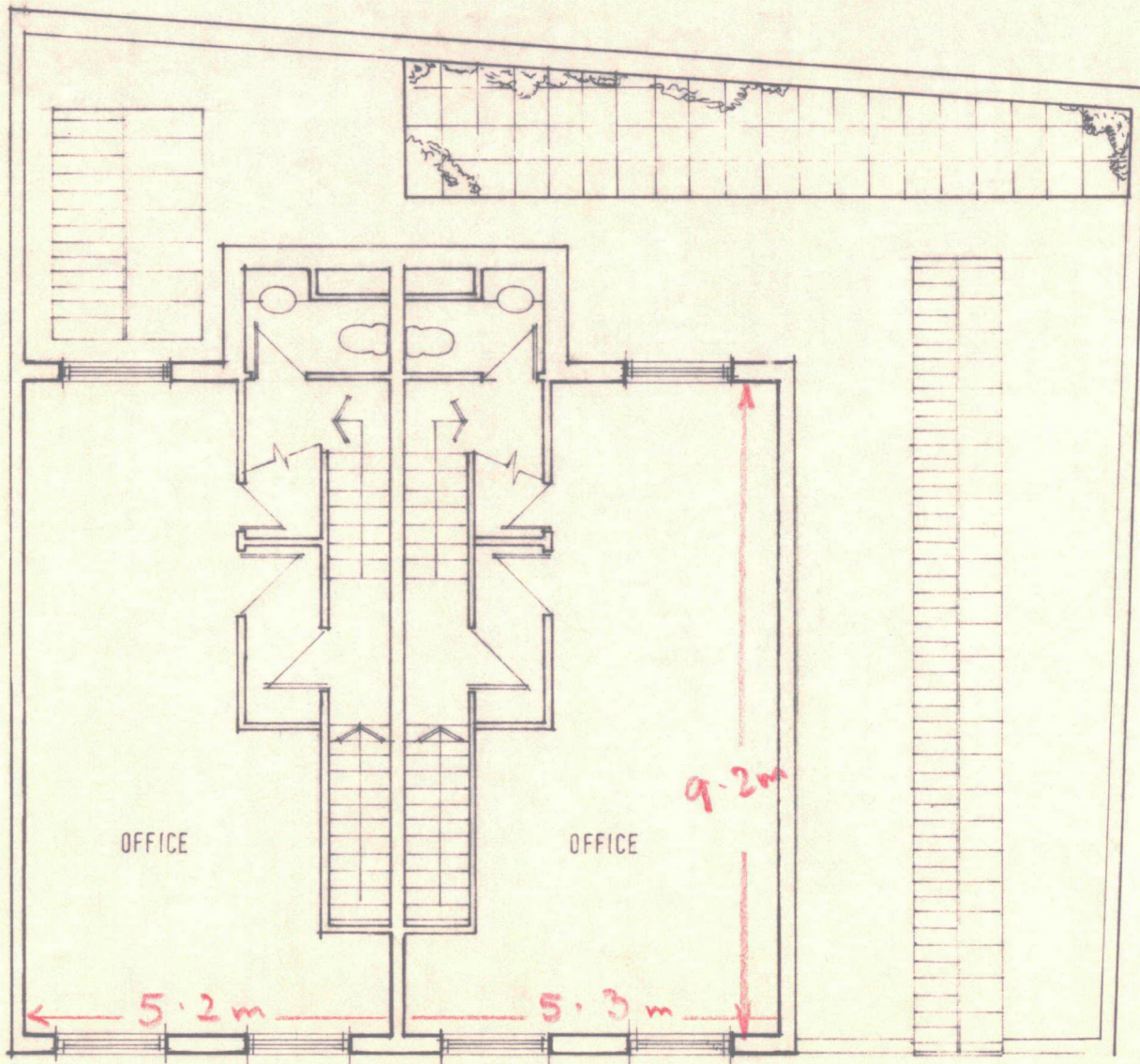
Job  
 HORTENSIA RD.

Title  
 SUNLIGHT CONDITIONS  
 EXISTING

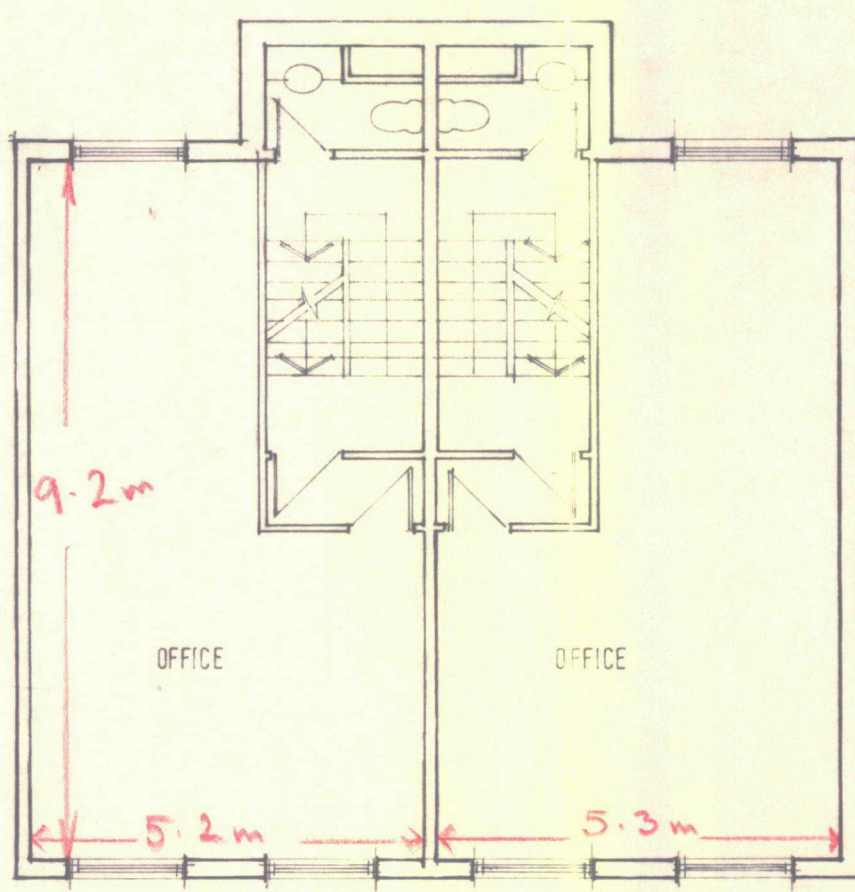
Drawn  
 Date  
 MAY 88

Drawing No  
 HTN / 01 / 97

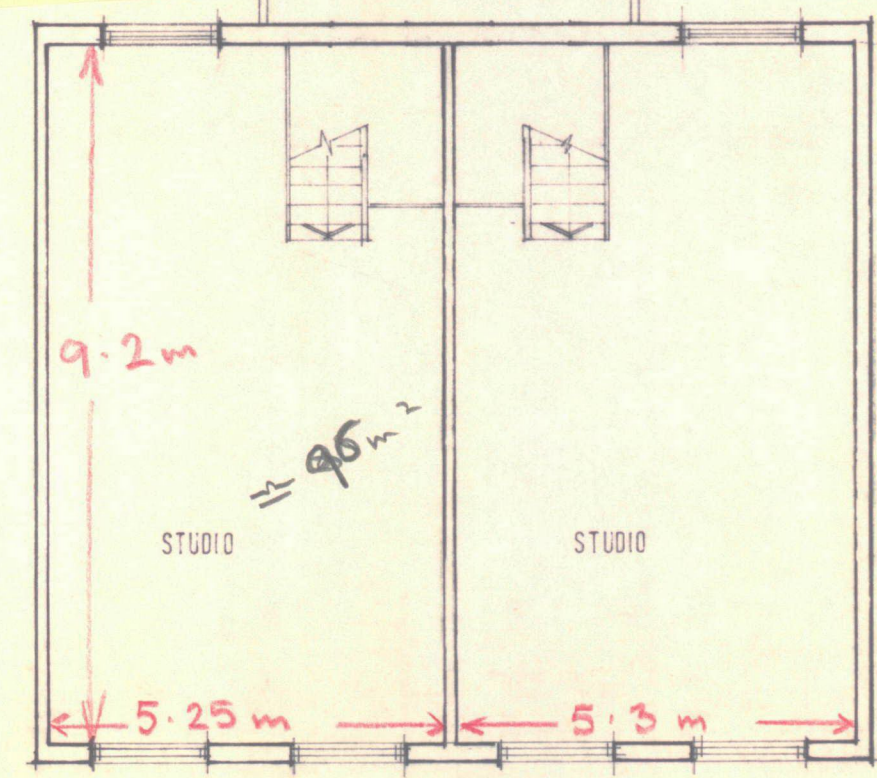
Scale  
 1:200



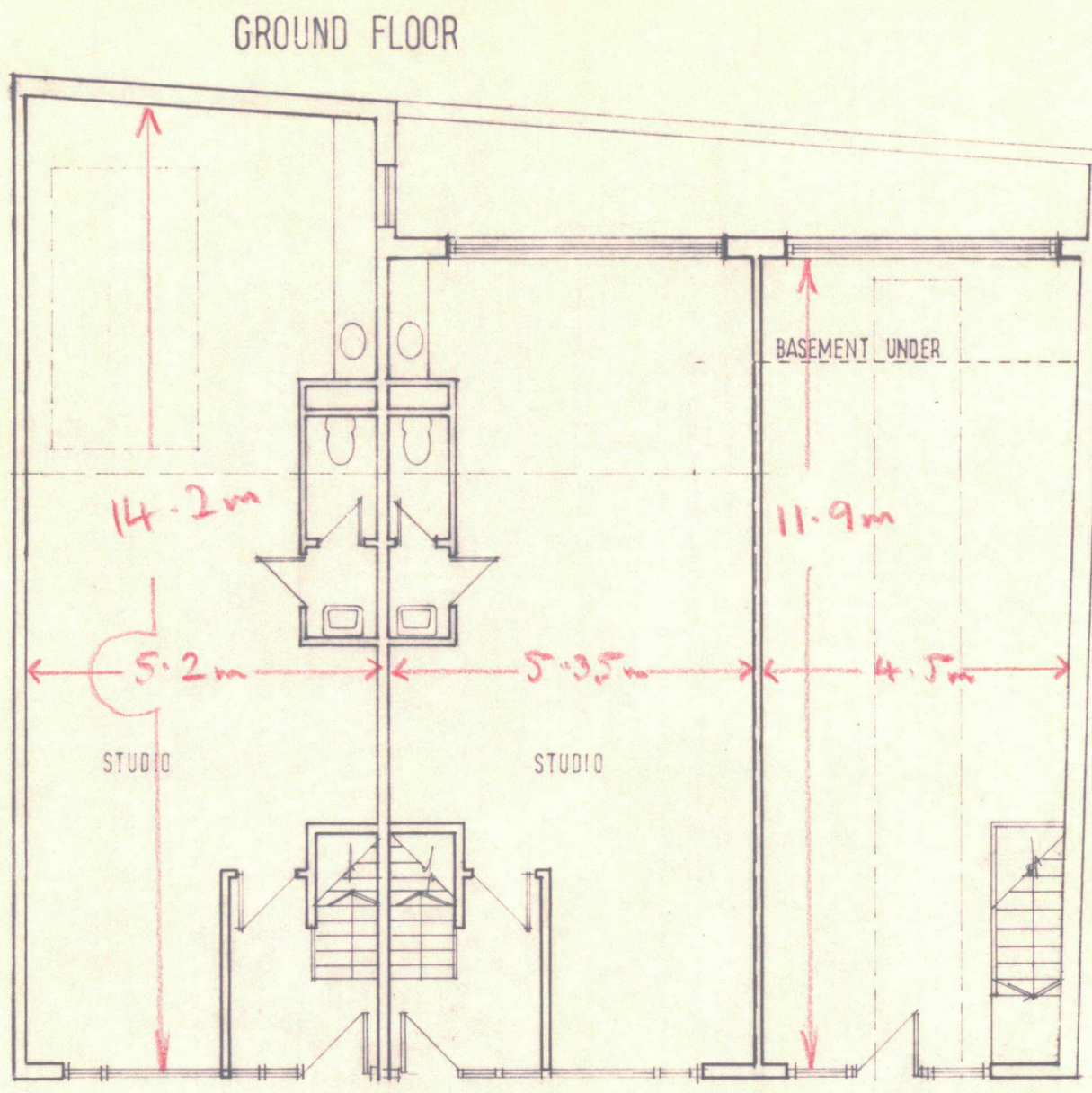
FIRST FLOOR



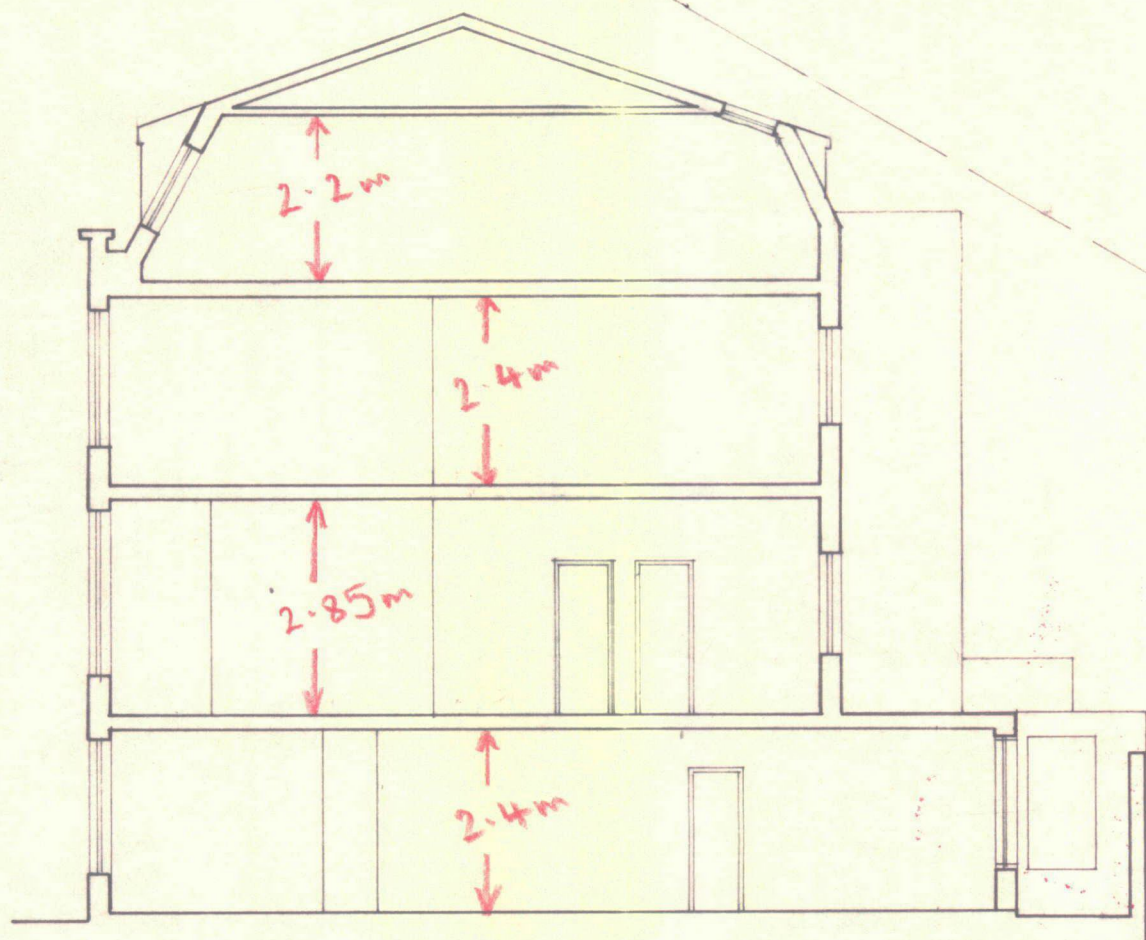
SECOND FLOOR



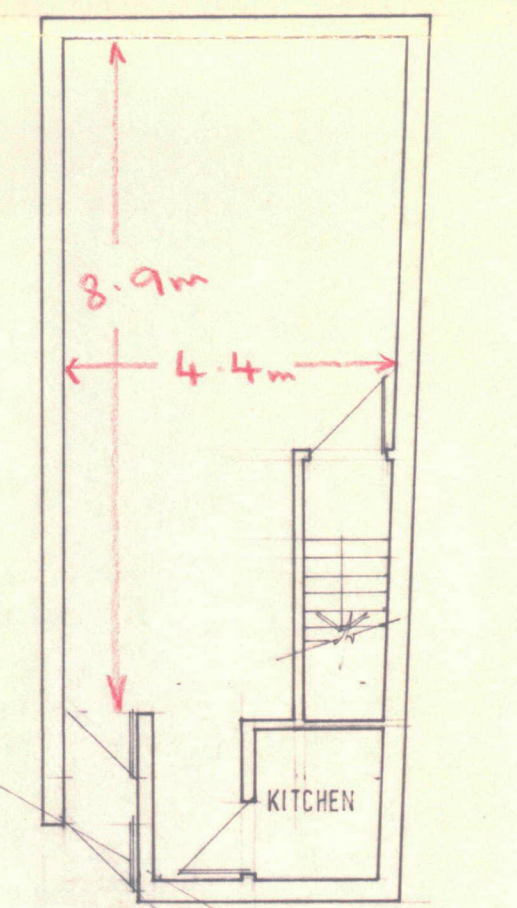
THIRD FLOOR



GROUND FLOOR



SECTION



BASEMENT

SECTIONS

Drop  
TP/88/0632

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no	date	revisions
A	MAR	FINAL REVISED
E	APR 88	BASEMENT UNDER SHOWN DOTTED. GARDEN WALL AMENDED. DIMENSIONS AMENDED. SECTION REVISED
D	APR 88	BASEMENT ADDED. PLANS/SECTION AMENDED

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Job  
**HORTENSIA RD**

Title  
**REAR OFFICES**  
 S1 S1 S2

Drawn \_\_\_\_\_ Date \_\_\_\_\_

Drawing No  
**HTN/01/69 D**

Scale  
 1:100

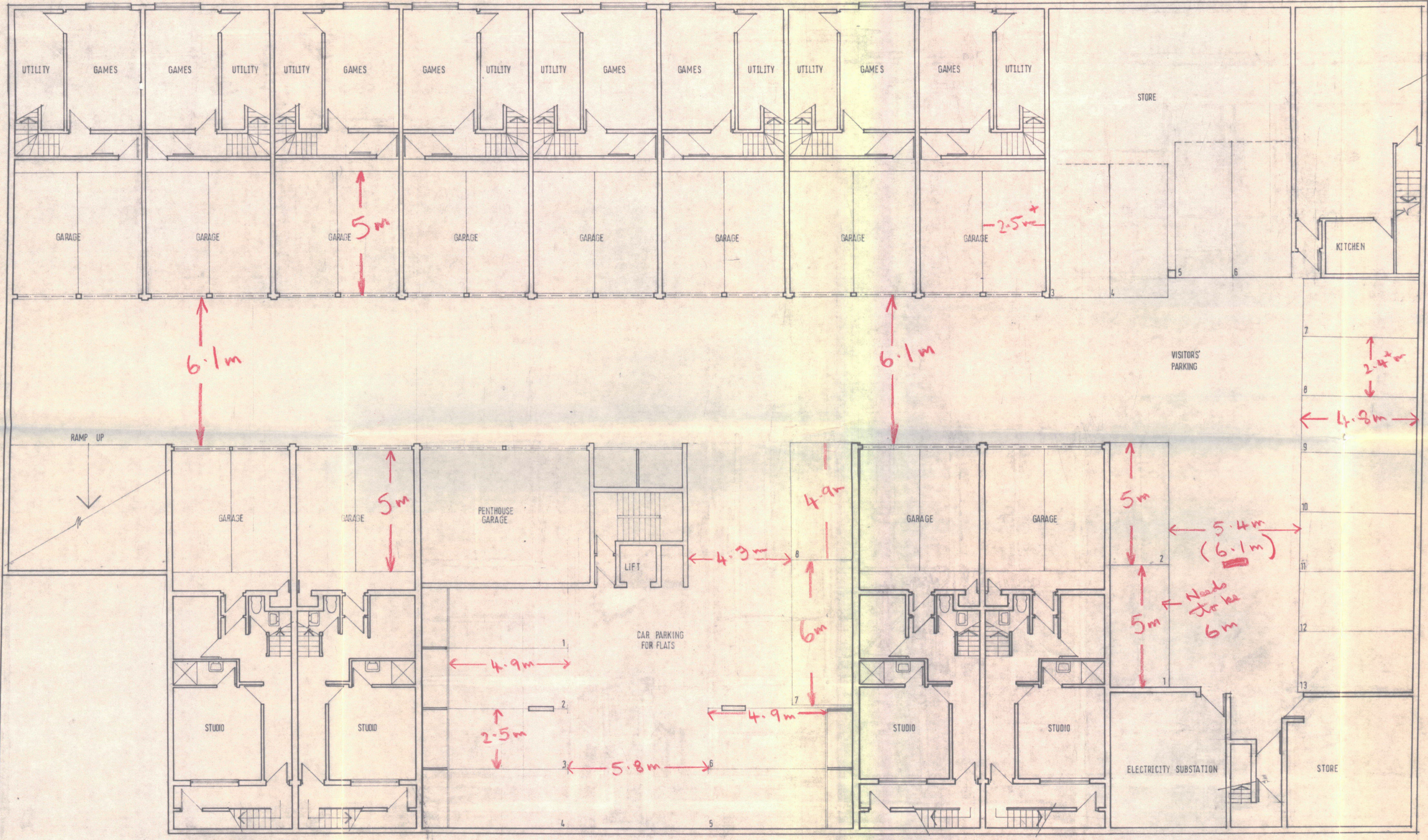
TP080632/A



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no	date	revisions
A	11/7/88	ISSUED FOR TENDERS
B	21/3/88	On parking for flats
C	29/7/88	BASEMENT TO STUDIOS ADDED - CARPARKING AMENDED
D	6/4/88	ELECTRICITY SUBSTATION & STORE AMENDED. STAIRCASES TO MEAS HOUSES ALTERED

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SEE  
HTN/01/69 D

19080632/A  
29900041

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Job  
**HORTENSIA RD.**

Title  
**BASEMENT PLAN**

Drawn  
Date  
**FEB '88**

Drawing No  
**HTN/01/57 D**

Scale  
**1:100**