

TOWN & COUNTRY PLANNING ACT 1971

FORM TP1

2

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

FOR OFFICE USE ONLY

R.D. 50 TOWN PLANNING
 Receipt No. Issued: 14010020 8/3/88

Borough Ref: R.B.K.C.
 Registered No: DIRECTORATE OF PLANNING & TRANSPORTATION
 Date Received: 8 MAR 1988

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) 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

(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.
 694 m² Office Space 'B1'
 12 Houses
 9 Flat units
Condition of existing building and erection of 12 houses, 9 flats and 694 m² office space (Use class B1)

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

(e) State whether the proposal involves:-

(i) New building(s) or extension(s) to existing building(s)	State Yes or No <input checked="" type="checkbox"/> Yes	If "Yes" state gross floor area of proposed building(s). 4,028 m ² 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 ²
(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



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
- 2 design
- 3 landscaping
- 4 external appearance
- 5 means of access

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

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

If Yes complete **PART FOUR** of this form

(c) Does the proposed development involve the felling of any trees Yes

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, Foukes & Potts, 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 given the requisite notice to every person other than myself 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

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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	TP880633
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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 Cannonmole 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~~

~~(ii) 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 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.....

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)

1P880633

<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. (See Note overleaf)</p>	No																																							
<p>3. Is the proposal related to an existing use in Greater London? If so, please explain the relationship.</p>	<p>State Yes or No</p> <p style="text-align: center;"><input type="text" value="No"/></p>																																							
<p>4. Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory?</p> <p>If so, please give details including gross floor area of such premises and state your intentions in respect of those premises.</p>	<p>State Yes or No</p> <p style="text-align: center;"><input type="text" value="No"/></p>																																							
<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	m² / sq.ft.	4,028	m ² / sq.ft.																																				
	(b)	m ² / sq.ft.		m ² / sq.ft.																																				
	(c)	m ² / sq.ft.	694	m² / sq.ft.																																				
	(d)	m ² / sq.ft.		m ² / sq.ft.																																				
	(e)	m ² / sq.ft.		m ² / sq.ft.																																				
	(f)	m ² / sq.ft.		m ² / 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%; 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?</p> <p>If 'NO' state why a certificate is not required.</p>	<p>State Yes or No</p> <p style="text-align: center;"><input type="text" value="No"/></p> <p style="text-align: center;">Less than 10,000 sq ft</p>																																							
<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>	<p>Two parking spaces loading and turning head all within site</p>																																							
<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>	<p>Minimal 2/3 vehicles per day</p>																																							

Royal Borough of Kensington & Chelsea
CASH ACCOUNTING OFFICER'S DEPOSIT

RECEIPT

1

Dept PLANNING Section DEV CONTROL Paid in by: _____

This report relates to receipts up to: 8/3

Nature of Income: APPLICATIONS	£10 notes & over		
	£5 notes		
Note: If more than three cheques/P.O.s are deposited, please use a separate cheque list and enter below the TOTAL only	£1 notes		
	50p		
<i>Chelsea College Site</i>	'Silver'		
<i>Hortensia Rd.</i>	'Bronze'		
<i>748899</i>	Total Cash		
	Total Cheques/P.O.s	<i>511</i>	<i>50</i>
	LIST No. _____		
* Class <i>ABC</i>	REFERENCE NUMBER *	TOTAL AMOUNT	
	<i>48130/48143/48156</i>	<i>511</i>	<i>50</i>

1010080 04 08/03/88 09

48130 EXHIBIT 511.50 CASH CHEQ

WHILE YOU WERE OUT

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Application Number: TP. TP/88/0632/S
 Officer Responsible: HTN/CL/rw/el
 Ext. 2086
 Application Dated: 04/03/88

APPLICANT Colwyn Foulkes & Partners, 229, Kensington High Street, London, W8 6SA	SITE CHELSEA COLLEGE SITE, HORTENSIA ROAD, S.W. 10
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NATURE OF PROPOSAL
 Demolition of existing building and erection of 12 houses, 9 flats and 694 sq.m. office floorspace (Use Class B1)
~~(DUPLICATE APPLICATION)~~

Application Complete	24/03/88
Date to be decided	19/05/88
Date Acknowledged	29/03/88

	Address to be Consulted	Letter Sent	Reply Received	Observations		Decision Letter Sent
				For	Against	
1	The Principal, Chelsea School, Hortensia Road, SW10					
16	61-56 Hortensia House, Hortensia Road SW10					
25	1-20 and Studial, 2, 3, Knight's House, Hortensia Road, SW10					
20	26-44 (open) Gunter Grove, SW10					

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

TP880633

PA 9
S

THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA

DEVELOPMENT CONTROL

TECHNICAL INFORMATION

ADDRESS

CHELSEA COLLEGE SITE
HORTENSIA ROAD, SW. 10

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

NB Hollywood Rd. P.P.

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SUBJECT-SITE

FILE REFERENCE:

R.B.K. & C. Planning Service.

NOTES OF MEETING

DATE:

NAMES OF PERSONS ATTENDING:

Meeting 9/2

OFFICERS:

A Basement car parking / West Rd access.
i No vehicular access (std.) in "mens".

MATTERS DISCUSSED:

B Sections - appear to satisfy Councils standards - light (Day & Sun).

C Near Block B.G.P. 5. (Part) Th. (B)
2 cars (B)

i Balconies etc - facing "mens".

ii "Mens" - mainly resid./ped.

D Need to discuss Parking & access / Egress to basement with transportatⁿ

LITERATURE: POLICY, PAPERS, ETC.

SIGNATURES:



HORTENSIA ROAD

CHELSEA COLLEGE SITE

DRAWING LIST FOR PLANNING SUBMISSION

REVISION A

<u>Drawing No</u>	<u>Title</u>	<u>Scale</u>
HTN/01 54 A	B1 Office Plans	1:100
57	Basement Plan	1:100
58	Site Plan	1:200
59 A	Location Plan	1:500
60 C	House Type B	1:100
61 A	Flat Plans	1:100
64 A	House Type A	1:100
65 A	B1 Office Plans	1:100
66	Site Sections	1:100
67 A	Elevations	1:100
68	Elevations	1:100
71 B	House Type A No 2	1:100

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Hudsons Depository
(Chelsea College)

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SUBJECT-SITE Montevia Road

FILE REFERENCE:

R.B.K. & C. Planning Service.

NOTES OF MEETING

DATE: 25/2/88

NAMES OF PERSONS ATTENDING:

Mr Pick & 4 (Mr Foulkes & Mr Healy)

OFFICERS:

J. Wales

MATTERS DISCUSSED:

Proposed Redevelopment

I Consider } see notes 9/2/88
policies }

II ~~Discuss~~
as per 9/2

Remove bulk overlying light etc
e rear. (Gunter Grove)

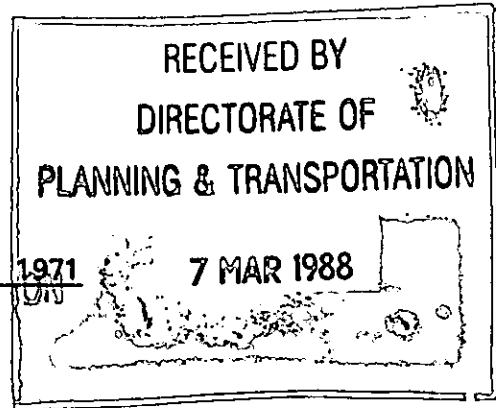
III To submit 2 apps (early appeal)

LITERATURE: POLICY, PAPERS, ETC.

SIGNATURES:

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NOTICE NO. 1



TOWN AND COUNTRY PLANNING ACT, 1971

7 MAR 1988

Notice under Section 27 of application for planning permission

TP880633

Proposed development at Chelsea College, Hortensia Road, London SW10.

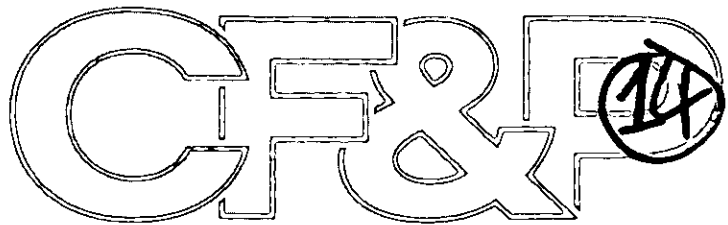
TAKE NOTICE that application is being made to the Royal Borough of Kensington and Chelsea Council by Colwyn Foulkes and Partners (Architects) for planning permission to demolish existing buildings and build a mixed development comprising residential and office B1.

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 a Partners*

on behalf of (Colwyn Foulkes & Partners)

Date: *4/3/88*

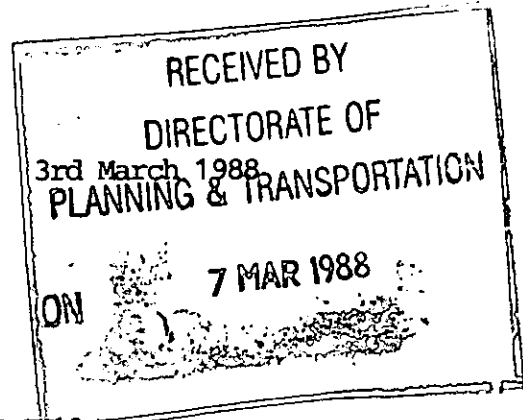


Colwyn Foulkes and Partners
Chartered Architects Planning and Landscape Consultants

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

TP880633

HIN/LA/al/jw



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, 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.

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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

TP880633

CHELSEA COLLEGE SITE

DRAWING LIST FOR PLANNING SUBMISSION

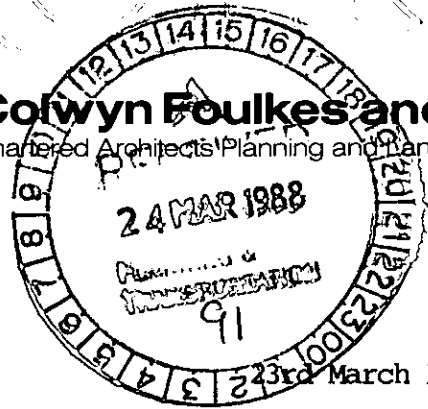
MOST
RECENT

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

17

The Royal Borough of Kensington & Chelsea
Dept of Planning and Transportation
Town Hall
Hornton Street
London W8 7NX
Attn: Mr. J. Shearman

Colwyn Foulkes and Partners
Chartered Architects' Planning and Landscape Consultants



HTN/LA/al/rp

Dear Sir,

TP880633

RE: CHELSEA COLLEGE SITE, HORTENSIA ROAD

In reply to your letter of the 17th March 1988, we enclose as requested, two copies of photographs showing the existing building.

Also enclosed are eight copies of drgs no HTN/01/54A, 59A, 60C, 61A, 64A, 65A and 67A, all of which have been amended, and supercede those drawings with the same number previously submitted to you.

Eight copies of drawing HTN/01/71 B are enclosed, which describe the House Type A no 2, which was not previously submitted to you.

We hope that the above enclosures satisfy any outstanding queries you have, but should there be any further problems, please do not hesitate to contact us.

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, 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.



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

COUNCIL NOTIFICATION OF DEVELOPMENT

Telephone: 01-937 5464
Extension: 2079/2080

THE OCCUPIER
FILE COPY

TP

Date: 31/03/88

My reference: TP/88/0632/JW

Your reference:

Please ask for: Town Planning
Information Office

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

Yours faithfully

E.A. SANDERS

Director of Planning and Transportation.

PLEASE SEE OVERLEAF.

TOWN AND COUNTRY PLANNING ACTS, 1971/74

The Council is required by the Secretary of State for the Environment to consider all planning applications expeditiously. Any letter of support or objection should be received as soon as possible within 14 days of the date of this letter, although later objections, if received in time, will be reported to the Council Committee meeting which decides the application. An early response gives the Council's officers the opportunity to encourage applicants to amend their plans in the light of objections received, and the application may therefore be amended before it is decided. If you cannot formulate your detailed objections within 14 days you should acknowledge this letter so that your interest can be noted.

The reasons for any objection should be clearly stated.

Objections relating to party walls and inconveniences which may be caused by building operations should however be taken up, either by yourself or your professional representative, with the applicant.

All correspondence received will be available to members of the determining Committee when the application is considered.

It must be clearly understood that any comments you may choose to make will be made available to the applicant, his agent and any other interested party, pursuant to the requirements of the Local Government (Access to Information) Act, 1985.

Should there be any tenants in the buildings or other persons likely to be affected by this application, would you please be good enough to bring this letter to their attention.

If you are not the owner of the property to which this notice is addressed will you kindly forward this letter to the owner.

WHERE TO EXAMINE THE PLANS

The plans and/or application details referring to this proposal may be inspected at the Planning Information Office on the 3rd floor at the Town Hall, Hornton Street, W8 7NX, between the hours of 9.15 a.m. and 4.45 p.m., Mondays to Fridays. Alternatively, copies of all planning applications relating to:

- (a) the Chelsea area can be examined at the Information Office, Chelsea Old Town Hall, King's Road, SW3. Tel. 01-352 1856.
- (b) the postal areas W10, W11, or W2 can be examined at the Borough Council's Advisory Service Office, The Information and Aid Centre, 140 Ladbrooke Grove, W10 (under Westway, opposite Ladbrooke Grove tube station. Tel. 01-969 2433).

Please telephone the Chelsea and Westway offices to check opening times.

Please quote the T.P. reference number on all written replies.

Please note: In the interest of economy, letters in agreement or without objection to the proposals will not be acknowledged.

20

Attch / 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

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

	<p>RECEIVED BY</p> <p>DIRECTORATE OF</p> <p>PLANNING & TRANSPORTATION</p>	
ON	14 APR 1988	
14		

PC
AL
14.4.88

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

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

15. 4/88
M. J. R.
DIAL/AC
98/632/JW

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 hoarding etc.
- (3) It could affect residential street parking, and cause local traffic jams.
- (4) Because of the noise level, dust, dust etc, and mental strain there should be a reduction in rates.

yours faithfully
R. L. Barrett.

Mr. Wells
Royal Borough of Kensington & Chelsea
Planning Department
Town Hall
Hornton Street
London W8 7NX

RECEIVED BY
DIRECTORATE OF
PLANNING & TRANSPORTATION
Colwyn Foulkes and Partners
Chartered Architects Planning and Landscape Consultants
ON 43
13th April 1988

22

HTN/LA/al/rp

Dear Mr. Wells,

RE: CHELSEA COLLEGE SITE, HORTENSIA ROAD

WAH
Copy of revision
6 LWS please

As discussed earlier with you, we would like to submit some revised drawings for this scheme. The revisions we have made are not substantial, but represent the scheme more clearly that we would like to build.

With respect to comments made by yourselves, we have lowered the houses nearest to Gunter Grove and re-worked the elevation facing Gunter Grove, to reduce its impact to the houses facing it. The elevation to Hortensia Road has also been amended, particularly the central block of flats which now has a stronger, more formal response to the Chelsea School opposite.

A porter's lodge has been added, and this is situated within the substantial planting that provides a visual barrier between this site and the Hortensia House site.

The rear offices have been amended to allow an improved elevational treatment, more pleasant workspaces and a better relationship to the site boundaries.

The materials for the building finishes remain unchanged as does the overall layout of the scheme and the accommodation provided.

With regard to the detail of the proposal, we would welcome the opportunity to sit down with the Design Group and run through the proposals.

Please find enclosed a list of the new drawings, and these will supercede their respective numbered drawing previously submitted.

Finally, having regard to the size and importance of this scheme we are anxious to know your department's formal views at the earliest stage and would request that you contact the writer, Anthony Leslie, prior to preparation of your formal report to committee.

Could these be stamped up please

1/2 88/632

TP880632

1/2 88/633

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

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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.

23

Thank you for your help with this. If you require any further information, do not hesitate to contact us.

Yours sincerely,

Colwyn Foulkes

COLWYN FOULKES & PARTNERS

Encs.

RECEIVED BY
DIRECTORATE OF
PLANNING & TRANSPORTATION
ON 15 APR 1988

24

HORTENSIA ROAD

CHELSEA COLLEGE SITE

RECEIVED BY
DIRECTORATE OF
PLANNING & TRANSPORTATION
ON 15 APR 1988

REVISE DRAWING LIST FOR PLANNING SUBMISSION

<u>Drawing No</u>	<u>Title</u>	<u>Scale</u>
HTN/01 54 D	B1 Office Plans	1:100
57 D	Basement Plan	1:100
58 D	Site Plan	1:200
59 B	Location Plan	1:500
60 E	House Type B	1:100
61 C	Flat Plans	1:100
64 C	House Type A No. 1	1:100
66 B	Site Sections	1:100
67 B	Elevations	1:100
68 A	Elevations	1:100
69 D	B1 Office Plans	1:100
71 D	House Type A No. 2	1:100

CFP:

25

HORTENSIA ROAD

CHELSEA COLLEGE SITE

RECEIVED BY
DIRECTORATE OF
PLANNING & TRANSPORTATION
ON 15 APR 1986

REVISE DRAWING LIST FOR PLANNING SUBMISSION

<u>Drawing No</u>	<u>Title</u>	<u>Scale</u>
HTN/01 54 D	B1 Office Plans	1:100
57 D	Basement Plan	1:100
58 D	Site Plan	1:200
59 B	Location Plan	1:500
60 E	House Type B	1:100
61 C	Flat Plans	1:100
64 C	House Type A No. 1	1:100
66 B	Site Sections	1:100
67 B	Elevations	1:100
68 A	Elevations	1:100
69 D	B1 Office Plans	1:100
71 D	House Type A No. 2	1:100

CFP:

RBK & C DISTRICT PLAN OBSERVATIONS

T.P. Number 88 / 0633.	Address Chelsea College Site, Hortensia Road, SW10.	Date of Obs. 22/04/88		
Development Demolition of existing building and erection of 12 houses, 9 flats and 684sm of office floorspace		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Obj. ✓?</td> <td style="width: 50%;">No Obj.</td> </tr> </table>	Obj. ✓?	No Obj.
Obj. ✓?	No Obj.			
District Plan Paras. 5.6.4(i) / 13.3.2. 13.5.7.	Ward	Devt. Code	D.C. Officer JW.	D.P. Officer GF.

Other Information
H = A₁ (4x7), A₂ (4x8), B (4x8), flats (6x4) (2x3) (1x7)

Comments

The proposal is to change from a D1 non-residential institutional use to a Class C3 Dwelling houses use and Class B1 Business use.

I have calculated that there are 129 habitable rooms in the development on a gross residential area of approx 0.225 hectares (extending the residential site to the middle of the road). This gives a figure of 516 hrh. The GLDP densities for family sized houses and flats are 175 hrh to 210 hrh (b.p. 5.6.4(i) refers) - but it all depends on the architectural character and scale of the surroundings - so design obs are important.

Although this is not a preferred office location (b.p. 13.3.2.) ~~and~~, B1 Business use is acceptable here. Can we seek an assurance about the provision of small office suites (13.5.7.). If the development provided small office suites it would help to limit further pressure in the area to replace residential units, or shops, within or above shopping frontages.

Any reduction in the residential density should also be reflected in a lowering in the office content - perhaps to the front of the site.

Graham Foster

RBK & C DISTRICT PLAN OBSERVATIONS

T.P. Number 88 / 0633	Address Chester College Site, Martensia Road, SW10	Date of Obs. 8/5/89			
Development Demolition of existing building and erection of 12 houses, 9 flats, and 694 m ² office floorspace (use class B1).				Obj. 	No Obj.
District Plan Paras. /	Ward	Devt. Code	D.C. Officer JW	D.P. Officer Traffic.	

Other Information

Comments

- ① Details regarding the crossovers, ramp to the basement car park, sightlines, service yard access and service yard dimensions have already been discussed and agreed with the developers. (See attached correspondence - Traffic section File Tm/102/H).
- ② The amount of residential off-street car parking provision is adequate (i.e. one space per flat and two spaces per house), as are the dimensions of the parking spaces. However the access to the parking spaces for the flats is sub-standard and would require vehicles to make awkward manoeuvres. In particular spaces numbered 5, 6 and 7 on drawing No. HTR/01/57D would be difficult to access.
- ③ The provision of 13 visitor parking spaces, although welcomed to relieve the demand for on-street parking, would appear to be over-generous. There may therefore be some scope for the 'reallocation' of parking spaces between the flats and visitors, so as to overcome the objection in ② above.
- ④ According to D.P. 17.16.1., not more than one off-street parking space should be provided per 750m² of offices, and in this case, two are proposed. However, the likely daily traffic generation of the offices is only 8 cars per day, with a maximum accumulation of 2-3 cars at any one time. Therefore no traffic objection on office parking provision.

CONTINUED

Don Murchie
8/5/89.

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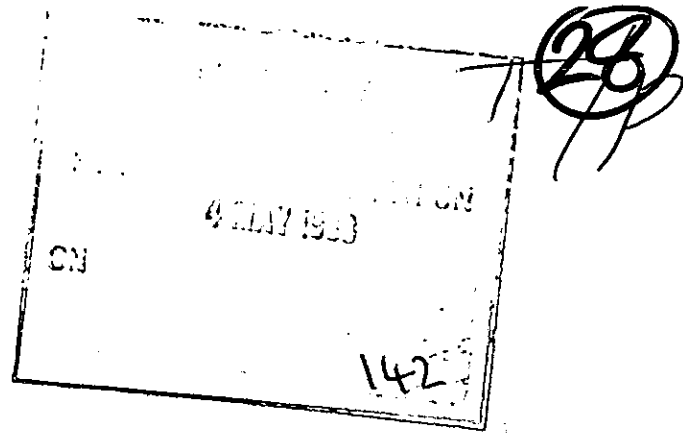
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John Trott and Son

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.



~~BC~~
JW

Our Ref: NJP/MLS/2128

29th April 1988

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

Dear Mr. Wells,

Hortensia Road, London: SW10

Further to yesterday's telephone conversation regarding the above site,
we write to confirm the meeting arranged for 3.00pm on Thursday, 5th May,
1988.

Yours faithfully,

John Trott & Son

John Trott & Son

cc N. Colwyn Foulkes Esq.
Gavin Thomas
Peter Hardy

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

29

RBK & C DISTRICT PLAN OBSERVATIONS

T.P. Number 88 / 0633	Address Cheba College Site, Mortmain Road, SW10	Date of Obs. 5/5/88.
--------------------------	--	-------------------------

Development	Obj.	No Obj.

District Plan Paras. /	Ward	Devt. Code	D.C. Officer	D.P. Officer
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Other Information

Comments

⑤ Meeting held on 5/5/88. - ① Mr. Leslie of CFP confirmed that he would investigate the revision of the layout of the basement car park to overcome the problem of ②.

② He also pointed out that the Mens will not be used for parking - but would only be used by delivery vehicles to houses, refuse vehicles etc.

③ He also thought that access to car park would be controlled by a barrier operated by a electronic card.

→ will come back to us with revised details.

Don Murchie
5/5/88.

30

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

2738

23rd March 1988

TM/102/H/lhc

HTN/LA

M.W. Smith

Dear Mr Leslie,

NEW DEVELOPMENT IN HORTENSIA ROAD, SW10

I refer to your copy of the Minutes dated 12th February 1988, of a meeting held in my offices on 12th February 1988, and to the telephone conversation between my assistant and yourself. My Minutes are substantially in agreement with your own. I record that the access to the basement area was proposed to be 4.8 m in width and that the parking area was to serve 12 residential units. There was discussion as to a suitable width for the access to the service yard and (your minute number 5) later in a telephone conversation on the same day, you tentatively proposed a width of 4.5 m. There has of course been a follow up meeting and subsequent correspondence regarding this southern access to the service yard.

Yours faithfully,

Director of Planning & Transportation

MOS
A 113

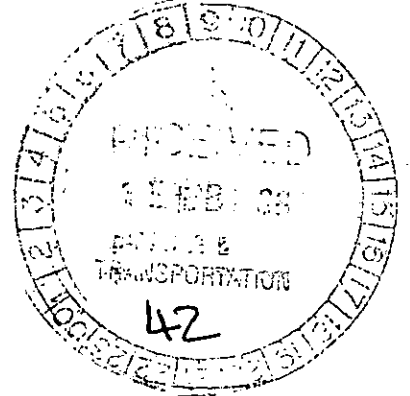
21

Mr Smith
Directorate of Town Planning & Transport
Royal Borough Kensington & Chelsea
Town Hall
Hornton Street
LONDON W8

Colwyn Foulkes and Partners
Chartered Architects Planning and Landscape Consultants

Ref: HTN/LA/al/el

12th February 1988



Dear Mr Smith

NK

RE: HORTENSIA ROAD LONDON SW10

Further to our meeting of Friday 12th February 1988, I would like to confirm the following:

1. The radius of the kerbs forming the crossovers can be 3 metres
2. The ramp down to the basement comprising the first 4 metres back from the kerb at 1 in 20; the last 2.4 metres at 1 in 10 and the length in between at 1 in 7 is acceptable.
3. The sight-lines can be calculated from a point 3 metres back from the kerb line for both the ramp and the services yard access.
4. The proximity of the ramp to the minor access point for Hortensia Road is not a problem.
5. The proximity of the service yard access to Knight House may involve some extra works to avoid an over-large crossover.
6. The sight lines as measured from 3 metres back from the kerb provided a satisfactory distance of view.
7. The service yard provides sufficient areas for service vehicles to turn and the width of the access was considered generous.

We trust the above concurs with your view of the meeting.

Yours faithfully

COLWYN FOULKES AND PARTNERS

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.
M. R. T. Williams, B.Sc., B.Arch., R.I.B.A.
R. Colwyn Foulkes, Dip. Arch. R.I.B.A.

Consultants:

32

SUBJECT SITE

FILE REFERENCE

R.B.K. & C. Planning Service.

NOTES OF MEETING

DATE: 12.2.88

NAMES OF PERSONS ATTENDING:

Mr Leslie of Colwyn Faulkes + Partners

OFFICERS:

M. W. Smith

MATTERS DISCUSSED:

Access to Chelsea College Annex from Hortensia Road

1. Site is to be used for housing development — 12 residential units
2. Mr Leslie queried radius of kerb to crossover access. There is an existing crossover at the northern boundary which it is proposed to slightly adjust in position, to serve a ramp down to basement parking level. It was agreed that any newly formed radius should be to a minimum i.e. 3m
3. The existing boundary wall between the Site & Hortensia House would remain. A sight-line 3m from the kerbline is the maximum practically achievable, which would be adequate in Hortensia Road.
4. The closeness of the two individual crossovers to each of the College Site & Hortensia House might indicate a review as to whether a northside radius kerb is completely necessary.
5. Mr Leslie reported that the width of the access ramp is 4.8m — which is generous considering it will serve just 12 cars.
- * 6. Similarly the architects would offer 6m wide access from Hortensia at the southern end — which is equally generous. This crossover would offer surface level access to the fronts of these properties.
7. The ramp dimensions are as follows: — the first 4m back from the property boundary is 1 in 20, then some 7m @ 1 in 7 followed by 2.4m @ 1 in 10. Although it is not clear why the ramp needs to be of a slope of this shape, the length of 1 in 7 is so short that it could not be judged as being impracticable.

LITERATURE: POLICY, PAPERS, ETC.

SIGNATURES:

* In a subsequent telephone call, Mr Leslie asked if the proposed width could be reduced to 4.5m, which was agreed to

Chelsea College Site
Hortensia Road

(Previous) Meeting 5/5/88.

I J. Wade (K. & C.)

- A Very dense development
In excess of D.P. standards
- B Concern over impact on Gunter Grove
Loss of light / Overlooking / Obtrusive.
- C Site very different to Hollywood Rd.
- D Large building to front of site likely acceptable. Problem @ Mensⁿ e rear.
Loss of light - intra site - large block to mens.
- E Amnds:
 - i Delete Mens e rear.
 - ii Resid only (pref / negotiable).
 - iii Reduce density.

II Mr Prior (J. Trott)

- A Resid dent. @ per D.P.
- B Office B1 - acceptable in resid. area.
- C ltr. objections from A/Occupiers.
- D No loss of privacy
comparing proposed and extg.
- E Shadow caused by extg high bldg.
Proposal improves situation.
- F Improvements to security
No concern over loss of privacy from resid.

III Mr Prior

- A Benefits from scheme
More resid. Better street scene
ENV / EMP benefits.



IV Ian Parry

- A Inappropriate Design for area.
- B Block @ rear unnecessary
- C Quality of dev't. - D.P. influence.

V Mr Prier

- A If nothing @ rear waste of rear of site.
- B Client not able to develop site unless block at rear included.
- C Appeal likely.
- D Meeting with Mr French re:gd.

(Arranged 6/5 for 17/5 @ 11:00).

J.W.



SUBJECT-SITE Mortensia Road.

FILE REFERENCE:

R.B.K. & C. Planning Service.

NOTES OF MEETING

DATE:

NAMES OF PERSONS ATTENDING:

i M. J. F.	} K. J. C.	i Mr Foulkes	} <u>Dev.</u>
ii B. Coey		ii Mr Lesley	
iii J. White		iii Mr Hantie ?	
iv I Parry			

OFFICERS:

MATTERS DISCUSSED:

Proposed Redevelopment

I Scheme - previously discussed.

A Arnds made.

B Rear block

i Rooms @ rear right use

II M J. F.

A Nobj to loss of eqty. bldg.

B Loss of amenity to Gunder Grove is main concern.

C Compliance with standards may not be sufficient.

D Low rise development @ rear may be acceptable.

III B. C.

A Rear block.

If complies with parameters of b A Queensdale Place Rear block may be acceptable.

LITERATURE: POLICY, PAPERS, ETC.

SIGNATURES:

● FINAL PARAGRAPH to

No 8 of Consideration (88/0633)

The design of the commercial element of the front block is not considered satisfactory and a set back from the Knights House boundary would be preferred.

In order to form a coherent pavilion building ~~with~~ with the character of Hortensia Road both residential and commercial elements should be of ~~uniform~~^{consistent} appearance.

~~AB DELETE word 88~~

~~Residential FROM~~

~~("Reason for refusal AND")~~

~~grounds is~~

~~is in relation to (neighbouring) part residential properties.~~



SUBJECT-SITE

FILE REFERENCE:

R.B.K. & C. Planning Service.

NOTES OF MEETING

DATE:

NAMES OF PERSONS ATTENDING:

OFFICERS:

MATTERS DISCUSSED:

IV Demonstrable harm (Mr Priors) Q.

A Overbearing effect - full width bldg.
 (although appears to satisfy
 L.P.A. sunlight/daylight stats.)

B Overdwell. of site.

V B.C. / M.J.F.

A Principle of bldg. @ rear
 not likely acceptable - Unless
 complies with D.O.E.
 guidelines.
 (GAINS)

B Smaller bldg.
 reqd. @ rear.

CONC.

Mr Faulkes

i May reduce rear blocks
 by 1 + storey ie



ii Appeal to be submitted
 by 19/5 + 20/5.

LITERATURE: POLICY, PAPERS, ETC.

SIGNATURES:

SUBJECT-SITE Chelsea College Site
Hortensia Rd S.W. 10

FILE REFERENCE: 88/635 (38)

R.B.K. & C. Planning Service.
NOTES OF MEETING

DATE: 5/5

NAMES OF PERSONS ATTENDING:

Mr Foulkes, Mr Prier, Mr Marche, Mr. Thomas
Mr Lesley + 2

OFFICERS:

J. Wade I. Parry - K. & C. []
D. Murchie

MATTERS DISCUSSED:

Redevelopment of site.

I Proposal

A V. dense development re D. Plan standards.
ie 500-600 h.r. ha. (D.P. 175-210 h.r. ha.)

B Concern over impact on Gunter Grove properties. (Policies

C Daylight ^{was} acceptable off site. (20°/30°)
(30°/49°) Unacceptable ON site. (49°)

D This site v. different to Hollywood Rd (P.P. granted).

E Large bldg. to front of site acceptable. Problems re "Mews" @ rear.
i Relationship within site.
ii Density of development - D. Plan/Traffic.

II Amendments Proposed

A Delete rear "mews" terrace. *

B Resid ONLY (negotiable).

C Reduce density / appropriate in design / area terraces / retain open space about dept. as per locat~~ion~~.

D Tree Map reqd.

LITERATURE: POLICY, PAPERS, ETC.

SIGNATURES:

SUBJECT-SITE

FILE REFERENCE:

R.B.K. & C. Planning Service.

NOTES OF MEETING

DATE:

NAMES OF PERSONS ATTENDING:

OFFICERS:

MATTERS DISCUSSED:

M Meeting.

- 1 Loss of light - off site.
- 2 Loss of light - problem
- 3 Not preferred office locat~~ion~~
 - Prefer resid devt.

JW.

* Need to see where sections are take.

Mr Prior.

TANDEM Devt. What did they mean

- 1 Resid devt. - largely as per D.P.
- 2 Office B1 - O.K. in resid area. (May discuss with elects - changes).
- 3 Ltd objection from resid. nearby! (3 to J.W., 4 to App.)

No loss of privacy re proposed + extra (family - out to work to school etc) (Ech: - cloud + ltd. hours)

- 5 Shadow caused by higher bldg also - physical improves posit.
- 6 Impairments in resid No concern over loss of privacy from resid.

Don Munro

- 1 Party - largely O.K.

Mr Prior

- 1 Benefits of schemes.
 - i More resid, better street scene (!?) Even benefit EMP benefits.
- JW - highly rec. negative.
- ANY likely to improve resid is reduce height of devt.
- Prudential with PRINCIPLE, (TS. 134) D4/304

LITERATURE: POLICY, PAPERS, ETC.

SIGNATURES:

* Appeal - Greensdale Place *
? No. not sure. $\frac{6A}{2}$ 8/11

(40)

85/821
822

I. Pamy

- 1 Appropriate Jersey
- 2 Best-block to front of site. - Discuss detailing.
- 3 Unnecessary block a rear.
Impact on properties a rear.

Mr Prier

- 1 If nothing a rear.
Waste of site a rear..

I Pamy

- 1 Townscape - Justifying proposal is v. diff.
- 2 Proposal - Detrimental to properties a rear.
- 3 K+C Brief.
Retain quality of rural spaces around.
Proposal - overdevelopment / shoe horn.

Mr Prier

- 1 Client not able to dev. site unless
able to develop site a rear too.

* Mr P - hobby appeal
Mr P. + J

MEET - Bmce
TOO
Dist not
instead.

JW. Need to arrange meeting with M.J.f.
J.W. + I.P. - Positive input.

41

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

Colwyn Foulkes and Partners
Chartered Architects Planning and Landscape Consultants

RECEIVED BY
DIRECTORATE OF
PLANNING & TRANSPORTATION
16th May 1988
ON

Your Ref: TP/88/0632/S
Our Ref: HTN/LA/al/fjh

Dear Sir,

RE: HORTENSIA ROAD

Please find enclosed 8 copies of our drawing HTN/01/58F which supercedes the same drawing number issued to you.

Also included are 8 copies of drawings HTN/01/96A (which supercedes drawing HTN/01/66), 97, 98 (which demonstrates our compliance with the necessary sunlight conditions) and 99 which illustrates the view of our elevation from the Gunter Grove gardens.

Yours faithfully,

COLWYN FOULKES AND PARTNERS

encs.

[Handwritten notes and scribbles]

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

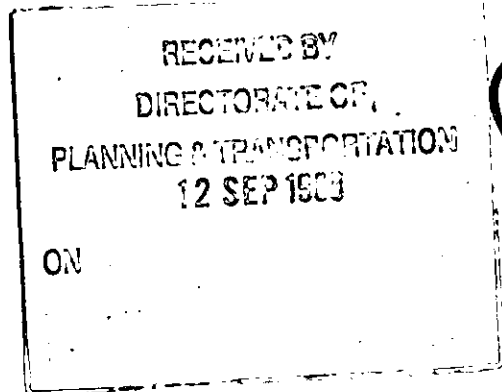
Merton Place, Colwyn Bay LL29 7BY Tel: 0492 53 2735
Telex: 8950511 ONEONE G Att: 16403

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.



SUPPORTING STATEMENT

Prepared on behalf of Colwyn Foulkes and Partners

for

Application for development comprising

694 sq.m. Office Space "B1", 12 Houses and 9 Flat Units.

(Local Authority Ref. TP88/0632) and

Application for development comprising

767 sq.m. Office Space "B1", 12 Houses and 10 Flat Units

(Local Authority Ref. ~~TP~~88/1410)

CHELSEA COLLEGE SITE, HORTENSIA ROAD,

LONDON, S.W.10.

June, 1988

John Trott and Son

Chartered Valuation Surveyors : Town Planning Consultants

Barnard House, The Drive, Great Warley,

Brentwood, Essex. CM13 3DJ

1.00 INTRODUCTION

1.01 This report has been prepared on behalf of Colwyn Foulkes and Partners to accompany a planning application submitted on 3rd March, 1988 for development comprising 694 sq.m. Office Space "B1", 12 Houses and 9 Flat Units (Local Authority Ref . TP88/0632) and a second application submitted on 23rd June, 1988 for development comprising 767 sq.m. Office Space "B1", 12 Houses and 10 Flat Units (Local Authority Ref. ~~TP88/1410~~)

1.02 The report provides an assessment of the merits of the proposals with particular regard to the implications for residents in the vicinity of the site.

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2.00 FACTUAL BACKGROUND

Location

- 2.01 The site is located on the East side of Hortensia Road, London, S.W.10., between Knight's House, to the South, and Hortenia House, to the North.
- 2.02 The site is in a predominantly residential area of Chelsea, between Fulham Road and King's Road.

Description of Site

- 2.03 The Site extends to an area of approximately 2,250 sq.m. and currently accommodates the former Hudson's Depository. The building is used by the University of London as research laboratories.
- 2.04 The main building on the site is a five-storey structure with a plant room occupying part of the flat roof at fifth floor level. The building has an exposed concrete frame with brick elevations.
- 2.05 Other structures on the site include a prefabricated classroom unit, immediately to the North of the main building, and a greenhouse, immediately to the South.

The Proposals

- 2.06 The two planning applications submitted are for primarily residential schemes with the accommodation centred on a new open space between two terraces. The second application was submitted in response to initial Officer concern as to the massing of the rear block and the treatment of that block represents the only significant change to the original proposal.
- 2.07 The principal elevation of the proposed residential development is to Hortensia Road and a block of flats are centrally located with two town houses at either end. The commercial element of the schemes is located at the Southern end of the block facing Hortensia Road. The block keeps to the building line formed by 49-56, Hortensia House and Knight's House.
- 2.08 There is a pedestrian access from Hortensia Road to the rear block of eight houses. The rear block provides a smaller scale development and each house has its own garden. The block follows the building line formed by 41-48, Hortensia House.
- 2.09 Parking for residents is to be provided at basement level and will be in excess of the Local Authority requirement. Parking for the office element of the scheme is to be provided at ground floor level. There will be an arched entrance from Hortensia Road to the parking area and to a turning area for service vehicles.
- 2.10 The buildings are to be constructed in new London bricks with slate roofs and timber frame windows.

3.00 PLANNING BACKGROUND

3.01 Although the site is not currently in residential use, the planning applications for residential development were submitted because the University of London no longer require the site and the suitability of the location for such development was recognised.

3.02 The applicants have had regard to the location of the site and the surrounding land uses in their assessment of the most appropriate form of development. A small element of office floorspace has been incorporated within the schemes, as it is considered that it can be accommodated consistent with the aims of Circular 22/80.

3.03 The proposed development conforms with national policy to make the best use of land and it would be satisfactory in land use planning terms. Paragraph 4 of Circular 15/84 states that:

"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.... Developments of this kind can make a useful contribution to house production and to the regeneration of older urban areas".

3.04 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".

3.05 In our opinion, the proposals satisfy all the above criteria and the schemes would be well integrated with other land uses in the vicinity of the site.

3.06 The Principal aim of the Royal Borough of Kensington and Chelsea District Plan, as set out in Paragraph 3.1.1., is to maintain and enhance the status of the Borough as an attractive place in which to live and work. It is noted under the Conservation and Development chapter that the Council's overriding policy, as indicated in paragraph 4.1.8. of the District Plan, is to maintain the historical and social identity of the Borough and to see that it retains and enhances its environmental attraction as a residential area close to the heart of London. Paragraph 3.1.3. states that the housing policies are designed to increase the total stock of dwellings, improve the housing environment and slow the out-flow of population from the Borough or promote a compensating inflow.

3.07 The policies in the District Plan accord with those of the Greater London Development Plan, which states, in paragraph 2.10. that the Council's overriding aim, in collaboration with the Borough

Council's, was to secure a progressive improvement of the area so that London as a whole becomes a much more attractive place to live in than it is at present. Paragraph 3.1 (iii) states that the Council will seek to improve housing conditions by adding new dwellings to the existing stock.

- 3.08 We consider that the replacement of the existing buildings on the subject site with a high-quality residential development scheme would accord with all the aims and policies described above. It would provide a mix of housing type including town houses and flats for which there is great demand.

4.00 ENVIRONMENTAL AND PLANNING GAINS

Design

- 4.01 The removal of the existing five-storey building from the site would substantially enhance the quality of the environment. The existing building is an unsightly structure which detracts from the appearance of neighbouring properties and dominates views for many local residents. It has no architectural merit and displays no features worthy of retention.
- 4.02 The design of the proposed schemes reflects the Georgian proportions of the buildings to the rear of the site and is of a scale appropriate to the surrounding residential building mass. The schemes have been sensitively designed and the elevational drawings submitted with the applications reveal that particular regard has been had to the architectural features of Hortensia House and the former Carlyle School opposite the site. Views along Hortensia Road would be enhanced by the use of traditional design features.
- 4.03 The applicants acknowledge that the adjacent buildings on Gunter Grove have architectural merit and consider that views of the site from nearby streets could be significantly enhanced by the proposed schemes.
- 4.04 A brochure has been prepared by the development team for the original scheme and a copy is attached as **Appendix A**. The brochure incorporates a photograph of the existing building taken from Edith Terrace. It reveals the dominating and featureless

appearance of the existing building. There is no doubt that the proposed schemes would be a major improvement to the area.

4.05 The replacement of surface car parking with parking at basement level is a significant planning gain. The schemes provide parking in excess of the Local Authority requirement for residents and visitors and there would consequently be no requirement for on-street parking in the area.

4.06 There is adequate amenity land incorporated within the schemes and all the houses have rear gardens. The gardens are of reasonable size for a townhouse scheme of this nature and the rear building line respects the amenities and privacy of Gunter Grove residents more than the existing building which is built much tighter to the rear boundary. The existing tree belt would be retained, thus preserving the privacy enjoyed by Gunter Grove residents.

4.07 In addition to the amenity land, the schemes would provide landscaping in the form of sensitively located tree and shrub planting.

Sunlighting/daylighting

4.08 A Schedule of sunlight conditions at those properties on Gunter Grove adjacent to the site is attached as **Appendix B**. The Schedule has been prepared in respect of the original application for the higher scheme. It is considered that all the properties referred to in the Schedule would benefit from improved sunlighting if the scheme proposed in the second application was

selected.

- 4.09 The Schedules show the potential hours of sunlight on 1st March before and after redevelopment of the site. The analysis of the sunlight conditions was based on the Department of the Environment publication entitled "Sunlight and Daylight". Sunlight indicator S200 for latitude 51°N was utilised for the exercise.

- 4.10 Of the seven properties shown on Schedule No. 1 for the original scheme it may be noted that four are expected to experience significant gains. Of the three that are expected to experience a loss of sunlight, one would only lose approximately eleven minutes and another would suffer a minimal loss of approximately thirty-one minutes.

- 4.11 Daylight to the properties on Gunter Grove is not affected by the redevelopment proposals.

- 4.12 It is important to stress that the advice given in the Department of the Environment publication is not mandatory. Paragraph 1.2 of the document states that the criteria put forward do not constitute a set of overriding rules. It states that provision for good sunlight and daylight in buildings is important but not necessarily more important than other requirements - such as the economic use of urban land, good views from windows and quiet rooms - and may sometimes be difficult to reconcile with these. Paragraph 2.2 states that the aims of planning for sunlight and daylight must be integrated with the aims of planning generally, not pressed too far, not forgotten, and not allowed to obscure

other aims.

- 4.13 It is pointed out that the Schedule makes no allowance for the shading of the existing mature tree line and in particular the large tree on the rear boundary of No. 40 Gunter Grove. We are advised by the occupier of this property that the sun does in fact disappear behind this tree for a large proportion of the day. We are of the firm opinion that there is no material harm caused to this property and, indeed, the occupier is in support of the scheme.

Public Consultation

- 4.14 The applicants have endeavoured to ensure that local residents have ample opportunities to express their views on the proposals.
- 4.15 A brochure for the original proposal was prepared by the applicants and distributed to local residents. The brochure was an invitation to an open evening where the public could discuss the proposals with the development team. The brochure also sought the opinions of local residents unable to attend the open evening by providing a tear-off slip for written comments.
- 4.16 A statistical analysis of the comments received was undertaken by A.B.S. Communications and a summary of the results incorporating the brochure, is provided in Appendix C, together with sample copy of the consultation exercise carried out.

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4.17 The results clearly demonstrate the overwhelming support of local residents for the proposed development. No objections to the scheme were received.

4.18 A model of the initial scheme has been prepared by the applicants which shows that the building form relates well to other building masses. The model is available for public inspection and has been presented as additional illustrative material.

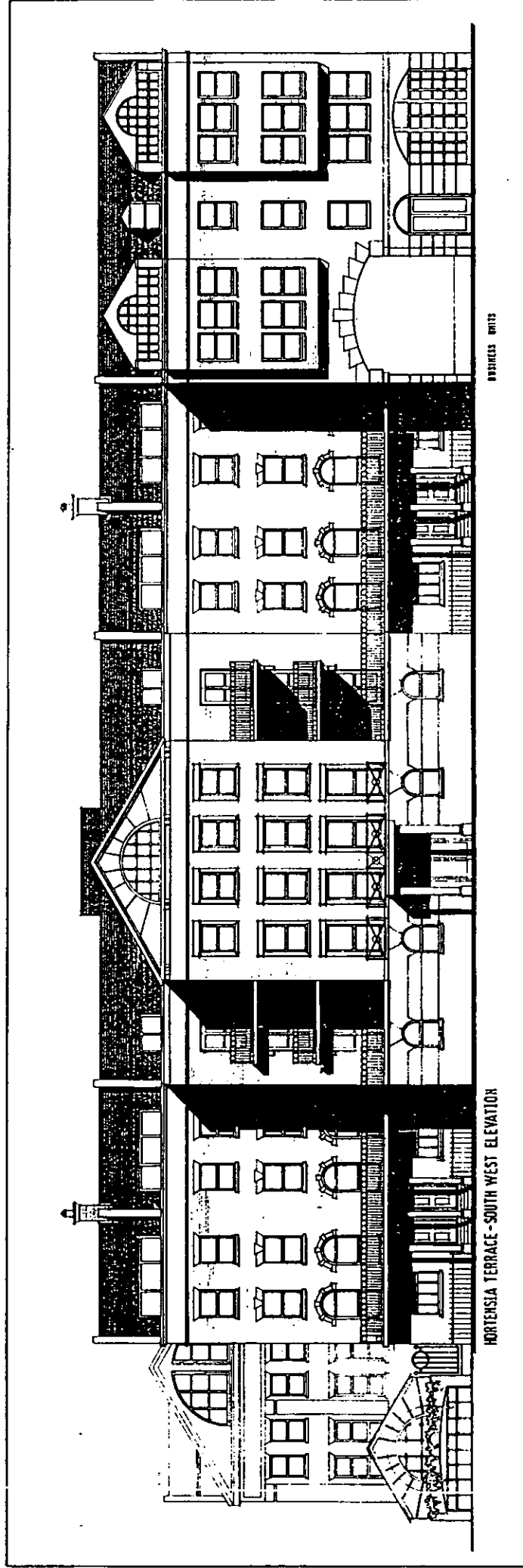
5.00 CONCLUSIONS

- 5.01 This report has provided an analysis of various aspects of the proposed development and, in our opinion, provides adequate justification for granting planning permission.
- 5.02 The applicants have made every effort to take into account the comments expressed by the Council and interested parties. We reaffirm our view that the original proposal is entirely appropriate for the site and, although an alternative scheme has been presented in response to initial Officer concern, we consider that there are no sound and clear cut planning reasons for refusing either application.
- 5.03 We understand that the Council have not received any formal objections to the proposals and the support of local residents has been forthcoming as a result of the applicants public participation exercises.
- 5.04 The proposals for the site are consistent with the objectives of national policy and also those aims of the Royal Borough of Kensington and Chelsea as set out in the District Plan.
- 5.05 The redevelopment of the site as proposed would result in the creation of a high-quality scheme and the removal of a particularly unattractive building which no longer fulfils a useful function.

APPENDIX A

CARLYLE PLACE

HORTENSIA ROAD
CHELSEA



ARCHITECT'S IMPRESSION OF HORTENSIA ROAD ELEVATION

A PROPOSED RESIDENTIAL DEVELOPMENT BY



London & Edinburgh Trust PLC

243 Knightsbridge, London SW7 1DH





London & Edinburgh Trust PLC

INTRODUCTION

London & Edinburgh Trust PLC is a leading property development company and has a long experience across all sectors of the property market including city office development, city centre and out-of-town retail and residential development.

LET has a number of well-known buildings to its credit including the redevelopment of Billingsgate fish market in London.

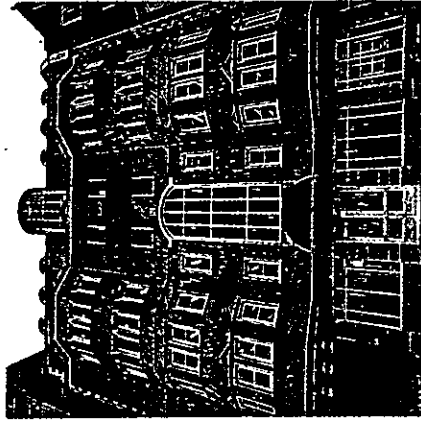
Amongst the Company's current projects are the redevelopment of the Spitalfields market site and a new business and residential village at Glengall Bridge in Docklands. LET is also planning the redevelopment of the Richmond Ice Rink site for residential use and is in equal partnership in the development of the former Unigate Dairy site in Hollywood Road, Chelsea, together with other substantial residential schemes in Bayswater and Little Venice.

These reflect LET's use of respected architects to ensure that its buildings are attractive and complement their surroundings and continue to do so for many years ahead. Residential schemes are designed for living in as homes and not merely as houses or flats.

It is for these reasons that LET has recently been described as perhaps the UK's most 'sensitive' developer by a quality Sunday newspaper.



BILLINGSGATE REDEVELOPMENT



OFFICES AT CURZON STREET W1

THE PROPOSAL

A detailed application was submitted on 3rd March 1988 for development comprising nine flat units, twelve houses and 694m² of office space. All dwellings are to have three bedrooms. Parking for residents is to be provided at basement level whilst parking and a service yard for the office element of the scheme is to be provided at ground floor level with a separate access via an arched entrance from Hortensia Road.

THE SITE AND SURROUNDING AREA

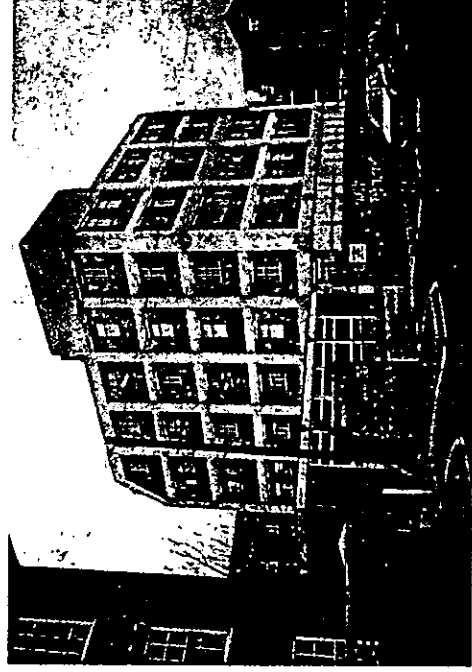
The site is located in a predominantly residential area of Chelsea, between Fulham Road and Kings Road. On the opposite side of Hortensia Road is the ILEA Chelsea Youth Centre (formerly Carlyle School).

The Georgian style of the dwellings at Hortensia House, immediately to the north of the site, and villas on Gunter Grove, to the east of the site, is a particularly attractive feature of the area.

The site accommodates a five-storey building reaching a height of approximately 72ft with exposed concrete frame and a number of small single-storey outbuildings, including a prefabricated classroom unit and a greenhouse.

The main building on the site is unsightly and has no features of architectural or historical merit. It is currently utilised by Kings College (University of London) for educational use, but is now surplus to the college's requirements and the site is being purchased by London & Edinburgh Trust PLC.

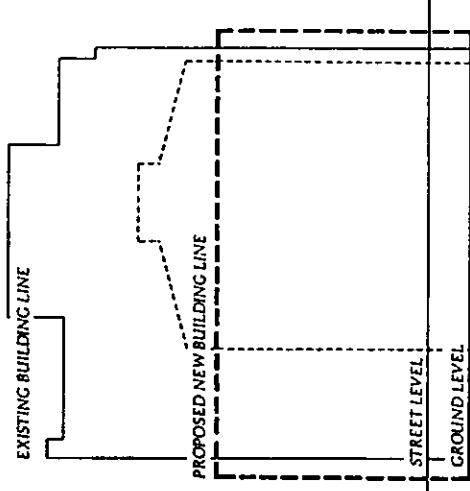
The existing main structure is clearly visible from surrounding streets as an unattractive building with a dominating appearance. There is a marked impact upon adjoining properties, in particular the villas within Gunter Grove.

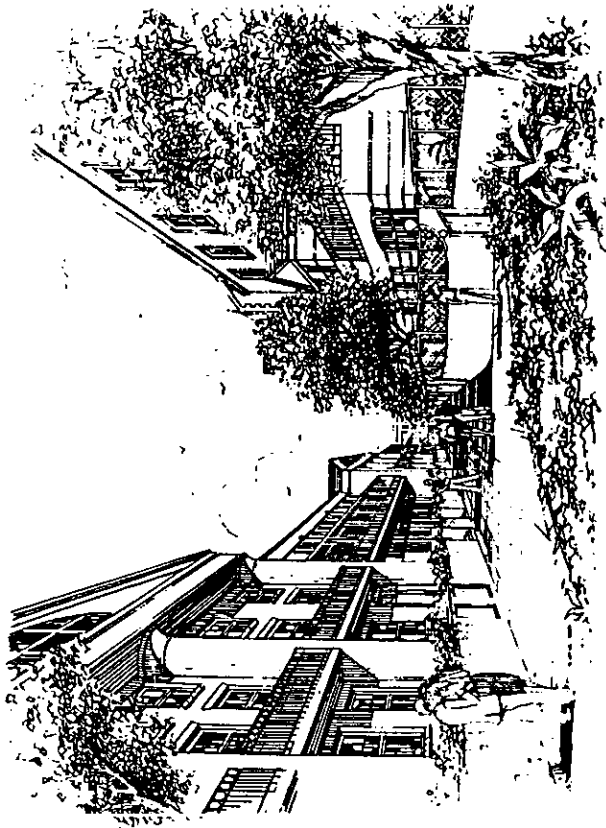


EXISTING VIEW OF SITE FROM HORTENSIA ROAD



GUNTER GROVE VILLAS OVERSHADOWED BY THE FIVE-STOREY BUILDING

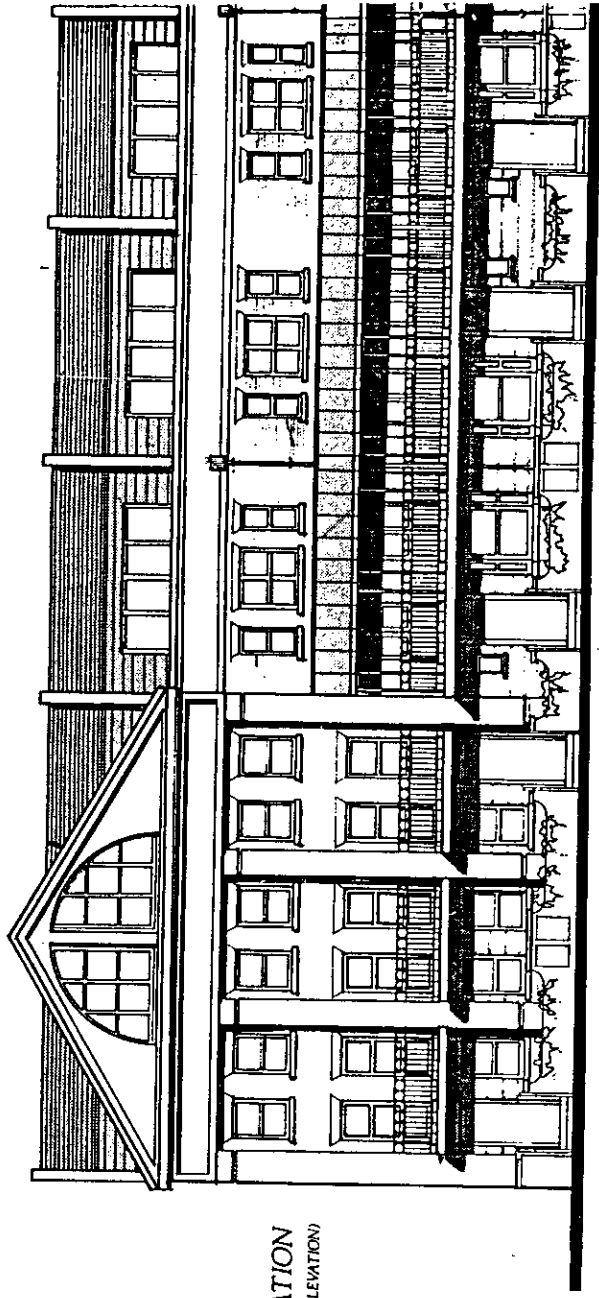




VIEW LOOKING SOUTH-WEST DOWN THE MEWS FROM HORTENSIA HOUSE

DESIGN AND LAYOUT

The proposed 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 49-56 Hortensia House and Knight's House. A pedestrian access is provided to a mews development behind providing a smaller-scale development of eight houses, each with its own garden. These properties follow the building line of 41-48 Hortensia House, thus enabling the retention of the mature tree line along the northern boundary. There is significant improvement by stepping back of the new building elevation from that currently existing, which also allows increased landscaping.



MEWS ELEVATION
(SEE FRONT COVER FOR HORTENSIA ROAD ELEVATION)

MEWS TERRACE - SOUTH WEST ELEVATION

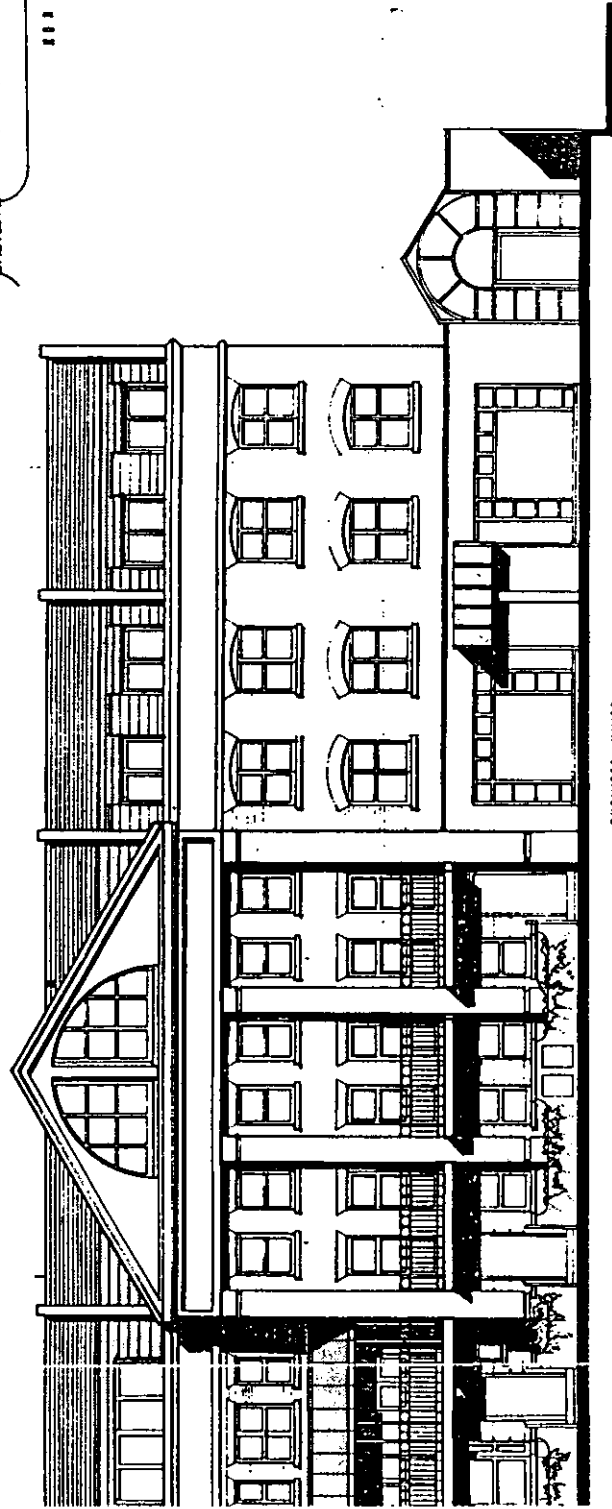
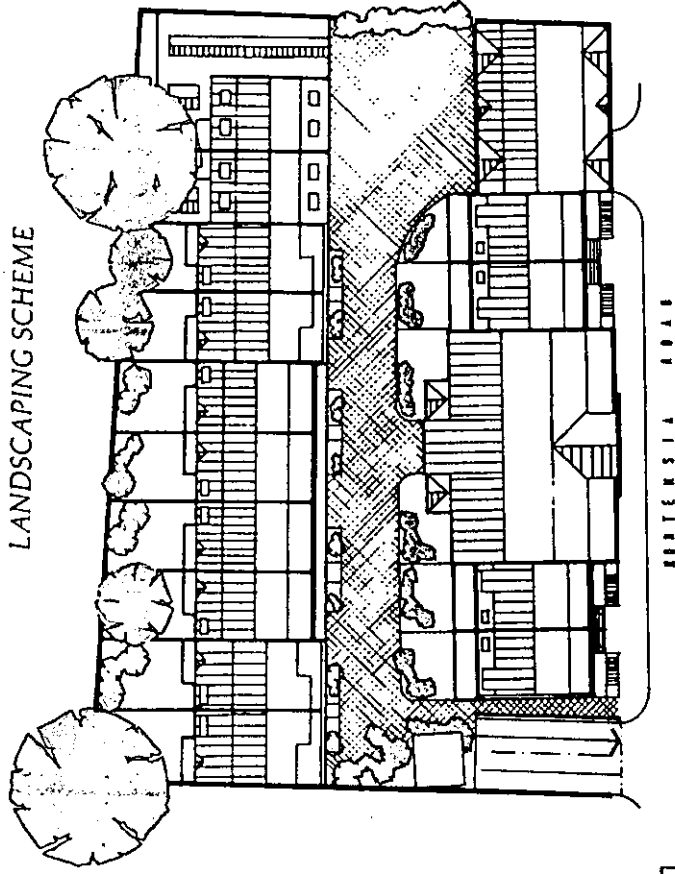


The design of the scheme reflects the Georgian proportions of the buildings to the rear of the site and is of a scale appropriate to the surrounding residential building mass.

The commercial element of the scheme is located at the eastern end of the site and will provide for small business opportunities which will integrate satisfactorily in this location.

Parking for the development exceeds the Local Authority requirement, and the mix of uses creates a plot ratio of 1.79:1 which is well within the Council's guidelines.

LANDSCAPING SCHEME

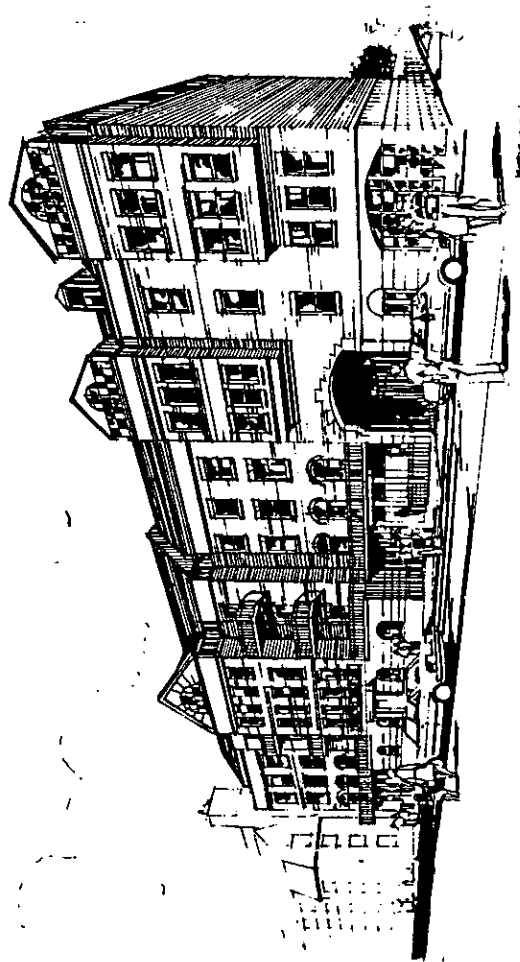


BUSINESS UNITS

SUMMARY

The proposed development will

- replace unsightly buildings with a high-quality development which will enhance the environment;
- increase the housing stock in accordance with the aims of the Royal Borough of Kensington and Chelsea as outlined in the District Plan;
- substantially improve the outlook for residents of dwellings adjacent to the site.



VIEW OF HORTENSIA ROAD ELEVATION

THE DEVELOPMENT TEAM

Developer

London & Edinburgh Trust PLC
 243 Knightsbridge
 London
 SW7 1DH

Architect

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

Planning Consultant

John Trott & Son
 Barnard House
 The Drive
 Great Warley
 Brentwood
 Essex
 CM13 3DJ

Agents

Allsop & Co.
 100 Knightsbridge
 London SW1X 7LB

LAYOUT OF PROPOSED SCHEME

KINGS ROAD

GUNTER GROVE

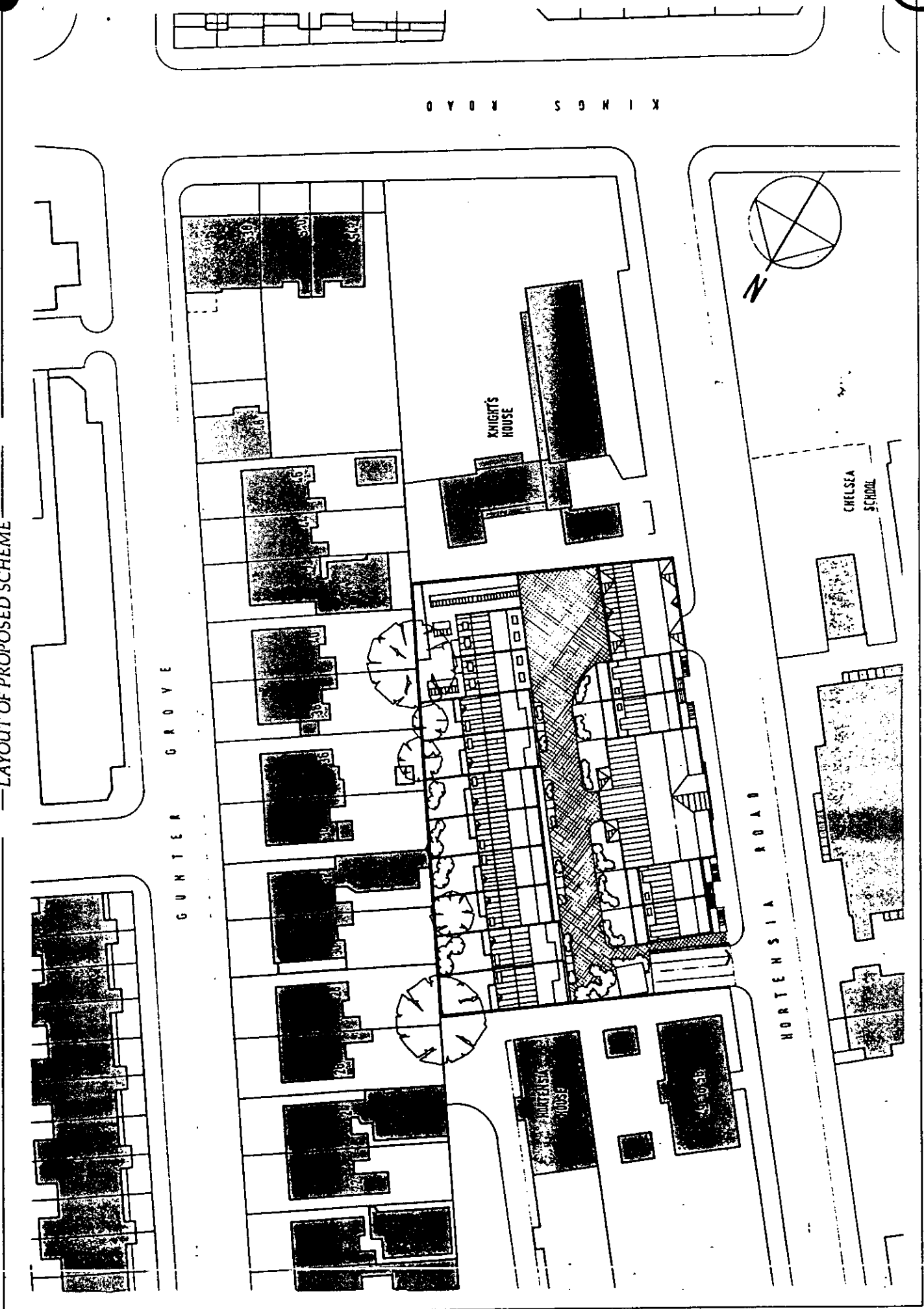
HORTENSIA ROAD

CHELSEA SCHOOL

KNIGHTS HOUSE

HORTENSIA HOUSE

6-10-50



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APPENDIX B

Schedule of Sunlight Conditions at
Properties on Gunter Grove, London, S.W.10.

(Application Ref. TP88/0632)

Property	Potential Hours of Sunlight on 1st March		
	Existing Scheme	Proposed Scheme	Change
28, Gunter Grove	1 hr. 49 mins.	4 hrs. 3 mins.	2 hrs. 14 mins. gain.
30, Gunter Grove	2 hrs. 50 mins.	3 hrs. 10 mins.	20 mins. gain
32, Gunter Grove	3 hrs. 11 mins.	3 hrs.	11 mins. loss
34, Gunter Grove	2 hrs. 40 mins.	4 hrs. 9 mins.	1 hr. 29 mins. gain
36, Gunter Grove	2 hrs. 50 mins.	4 hrs. 10 mins.	1 hr. 20 mins. gain
38, Gunter Grove	3 hrs. 21 mins.	2 hrs. 50 mins.	31 mins. loss
40, Gunter Grove	4 hrs. 50 mins.	3 hrs. 20 mins.	1 hr. 30 min loss

APPENDIX C

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**HORTENSIA ROAD
LONDON SW10**

**Report of public meeting
Wednesday 1 June 1988**

**ABS Communications
14 Kinnerton Place South
Kinnerton Street
London SW1X 8EH
Tel: 01-245 6262
Fax: 01-235 3916**

**HWP/MEJ/MM
14 June 1988**

1. OBJECTIVES

- 1.1 London & Edinburgh Trust plc (LET) seek to redevelop the site in Hortensia Road, currently occupied by Kings College Science Department and known as the Hudsons Depository Building.
- 1.2 The architects - Colwyn Foulkes & Partners (CF&P) - together with LET have been sensitive to the wishes and needs of the communities that might be affected through redevelopment on this site.
- 1.3 Therefore, on Wednesday 1 June 1988, an open evening/public consultation was held at the Hamilton Suite in Stanley House, Kings College, Kings Road, London SW10 to seek detailed views and attitudes of the immediate community regarding this proposed development.
- 1.4 This report provides the detailed views of the local residents. It is hoped that it will be of benefit to both the Planning Department and the Planning Committee of Royal Borough of Kensington & Chelsea.
- 1.5 This report is divided into the following sections:
 - Section 2 Execution
 - Section 3 Results and conclusions
 - Appendix 1 Sample of door-to-door mailshot leaflet
 - Appendix 2 Précis of written comments
 - Appendix 3 Précis of verbal comments

2. EXECUTION

- 2.1 A preliminary mailshot to residents in Gunter Grove in March 1988 produced very little response. Indeed, interest in the development appeared to be either negative or absent. This was to be expected, as there were no suitable drawings or models of the development available to residents.
- 2.2 It was decided to undertake a full community relations exercise to seek more detailed comments and attempt to raise interest levels in the adjacent communities.
- 2.3 The community relations exercise was broken down into the following activities.
 - 2.3.1 The preparation and printing for 200-300 leaflets (see Appendix 1 for sample).
 - 2.3.2 A door-to-door mailshot drop of 140-150 leaflets to addresses in Gunter Grove and Hortensia Road. Only properties which would be directly affected by this development were targeted. The drop was made one week before the open evening/public consultation.
 - 2.3.3 The open evening/public consultation was held at the Hamilton Suite - a few minutes' walk away for the residents of Gunter Grove and Hortensia Road. At the open evening/public consultation, there was a scale model of the proposed development and the existing structure for comparison, together with plans, coloured elevations, sectional drawings and perspectives.

2.3.4 Also present - and acting as hosts - were representatives from LET, CF&P and estate agents Allsop & Co (A&Co). They were there to explain the scheme and consult with the residents on specific aspects of the proposed designs.

2.3.5 A Comments Box at the open evening/public consultation allowed residents to express their own views about the proposed development. Written comments were put in the box that evening or mailed to the architects directly.

2.4 A local venue was chosen. The timing of the exhibition - from 4 o'clock in the afternoon through to 8 o'clock in the evening - allowed both families with children to attend as well as office workers.

3. RESULTS AND CONCLUSIONS

- 3.1 LET sought to generate further community interest through the open evening/public consultation.
- 3.2 Eight residents of Gunter Grove and Hortensia Road attended, amongst whom were 'community leaders' - treasurer and members of tenants' associations and neighbourhood watch schemes.
- 3.3 On seeing the model and illustrations of the proposed development, the general feeling was very favourable.
- 3.4 Positive written and verbal statements were received and recorded at the meeting. (See Appendices 2 and 3.) Further written comments are still being received.
- 3.5 Residents were able to discuss the detailed elements of the proposed designs with the architects CF&P, agents A&Co and developers LET. Their specific concerns were noted and, where feasible, design details were reviewed accordingly.
- 3.6 The change in the community's attitude to the proposed development was very noticeable. The initial mailshot on 11 March - unsupported by graphic material - produced, at best, either indifference or a negative response. In contrast, the more recent assessment of community opinion - through the second mailing and the open evening/public consultation - showed a high level of interest and a very positive response to the proposed development. It is believed that this was due to the graphic and visual content of the printed material and displays.



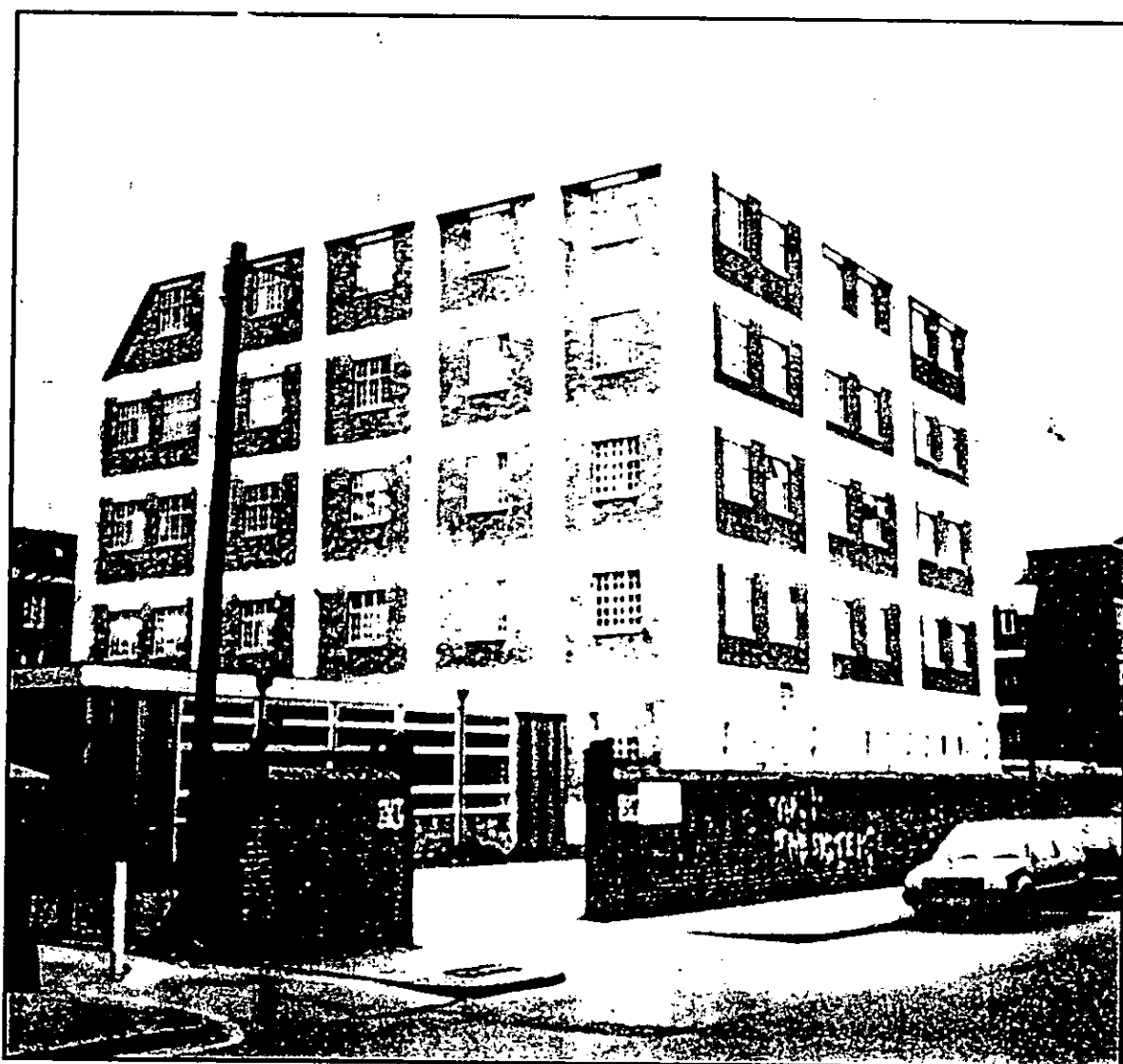
- 3.7 The efforts made by the developers and the architects to consult with the local community were commented on. Residents expressed their gratitude for being consulted in this manner. They greatly appreciated the opportunity to speak with the developers and their architects directly.
- 3.8 Furthermore, it is interesting to note that public meetings of this kind have a tendency to attract the "anti's". In this case, it was quite the reverse with the general consensus showing an unusual level of positive support.
- 3.9 However, it has to be noted that despite the distribution of 140-150 leaflets a week prior to the public exhibition, the turnout was low. This may indicate a certain amount of indifference.
- 3.10 Certain residents were most helpful during discussions on design details and how it would affect their view. The architects have noted these and are considering ways of amending design details to accommodate these needs.
- 3.11 The architects and developers paid special attention to residents' comments on the proposed development's impact, massing, the effect on sunlight and daylight. It can be reported that concerns in these areas have been allayed.

APPENDIX 1

Sample of door-to-door mailshot leaflet

The
HUDSON'S DEPOSITORY
BUILDING

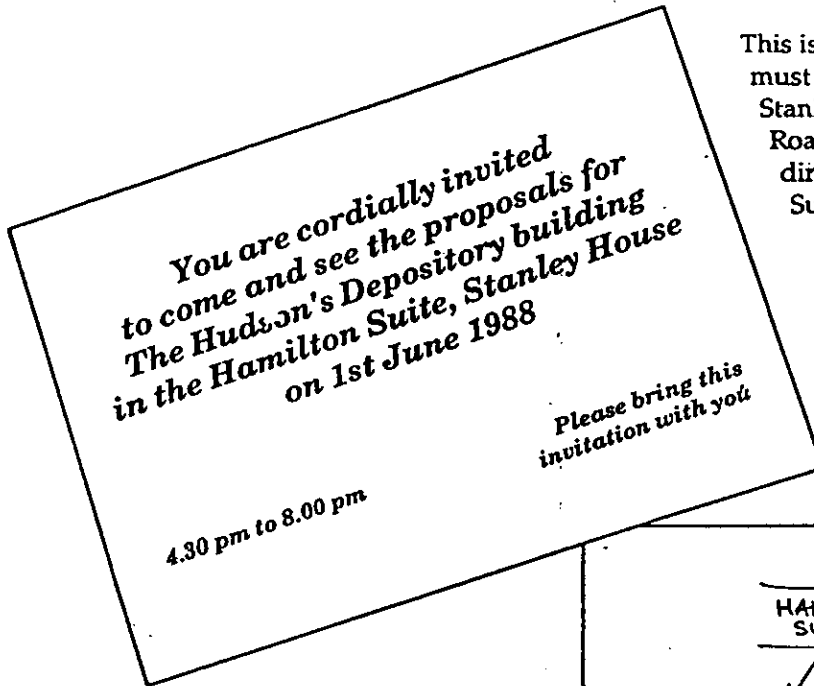
Hortensia Road, London SW10



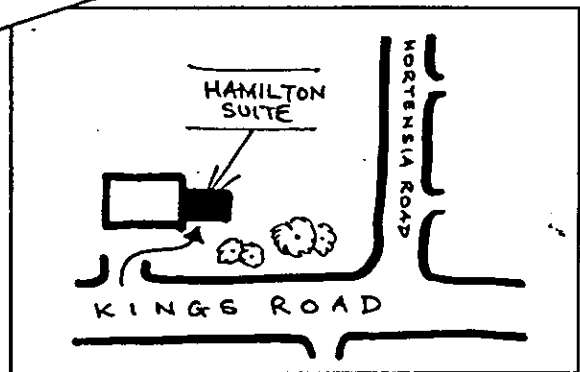
*By July, this building will be redundant.
Do you know what's going to replace it?*



Sample of door-to-door mailshot leaflet cont/...



This is your invitation (which you must bring with you). Come to Stanley House at 522 Kings Road and the gatekeeper will direct you to the Hamilton Suite.



COMMENTS BOX

A large empty rectangular box for writing comments.

This is a space in which you may write your comments. Either send your completed comments box by post to:

Colwyn Foulkes & Partners
(Architects) [Ref ABS/HR]
229 Kensington High Street
London W8 6SA

- or bring it with you on the evening and put it in the ballot box. All constructive comments will be greatly appreciated.

APPENDIX 2

Précis of written comments

Mr Wilson - 33 Hortensia House,
London SW10

Dear Sir/Madam

I cannot attend the meeting on 1 June but wished you to know that I appreciated being informed of the development very much. The proposal sounds good and it is awful, as is more usual, to be kept in the dark about what is happening.

Yours faithfully

M Wilson

COMMENTS BOX 33 Hortensia Hse.
Hortensia Rd
SW10

Dear Sir/Madam,

I cannot attend the meeting on 1st June but wished you knew that I appreciated being informed of the development very much. The proposal sounds good & it is awful, as is more usual, to be kept in the dark about what is happening.

Yours faithfully
M. Wilson

Anthony Boyd - 4 Knights House

This can only be a great improvement, and a removal of an eyesore. Improvement of parking is also very desirable, and the removal of the wall.

Anthony Boyd

COMMENTS BOX

This can only be a great improvement, and a removal of an eyesore. Improvement of parking is also very desirable, and the removal of the wall.

Anthony Boyd
4 Knights House



Précis of written comments cont/...

Teresa Wyatt - 54 Hortensia House,
London SW10

Dear Sir

I thank you for your invitation to view and comment on the plans for the new site in Hortensia Road.

- 1) I like the design but think it would be better to keep the development completely residential and more spacious.
- 2) On looking at the Plans and the model, it seems rather crowded and too near to the existing flats.
- 3) I would like to see the entrance to the Car Park on the right, as this would enable you to keep the trees on the left.

4) There is one point to make about the road. Hortensia is the last through Road until you reach Fulham Broadway, and at various times it can be jammed from end to end with nothing moving. If you build office studios this will add to the congestion.
Thank you.

Your sincerely

Teresa Wyatt

352 c316

54 Hortensia House
Hortensia Road
Chelsea
S.W.10 C.Q.P.
6. 6. 85.

Dear Sir, I thank you for your invitation to view & comment on the plans for the new site in Hortensia Rd.

- 1) I like the design but think it would be better to keep the development completely residential and more spacious.
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Thank you.

Yours sincerely

Teresa Wyatt

Précis of written comments cont/...

R L Barrett - 11 Knights House,
London SW10

Dear Sir

In reference to your letter dated 17th June 1988, my written comments regarding the Chelsea College site are.

- (1) The buildings are terminating up to the boundary wall, you should be careful not to block the light to flats I, 6, 11, 16.
- (2) Make sure your lorrys or trucks do not block the entrance to Knights House.
- (3) Builders Trucks could effect residential street parking.
- (4) There should be a reduction in rates.
- (5) The building of your flats, offices etc, will be at the same time as the council are refurbishing Knights House, this could cause excess dust dirt, and traffic jams, could effect your building programme.

Yours sincerely

R L Barrett

RECEIVED 23 JUN 1988

CFPL
RECEIVED
21 JUN 1988

		M	V

20/6/88
your ref 11/17/1/1/88

R. L. Barrett
11, Knight House
Horton Road
Chelsea
S.W.10

Dear Sir
In reference to your letter dated 17th June 1988, my written comments regarding the Chelsea College site are.

(1) The buildings are terminating up to the boundary wall, you should be careful not to block the light to flats 1, 6, 11, 16.

(2) Make sure your lorries or trucks do not block the entrance to Knight House.

3) Builders Trucks could effect residential street parking.

4) There should be a reduction in rates.

5) The building of your flats, offices etc, will be at the same time as the council are refurbishing Knights House, this could cause excess dust dirt and traffic jams, could effect your building programme.

Yours Sincerely
R. L. Barrett.

APPENDIX 3

Précis of verbal comments noted at the open evening/public consultation

1. Residents of Hortensia House

Mrs Wyatt of 54 Hortensia House was concerned about the loss of trees adjacent to the boundary with her apartment. The architects suggested screen planting along this boundary as an acceptable alternative. The existing fence would be replaced with a brick wall. The same resident thought that the underground carpark was a very good feature although some attempt should be made to improve the appearance of the north west gable-end wall with both planting, creepers and brick detailing.

Another resident of Hortensia House - Carmen O'Connor - was surprised to see that scheme was not as close to her property as the plans at the Town Hall had suggested. She was happy that the proposed redevelopment was a far better use of the site than the present building. They liked the look of the scheme and thought it was architecturally in keeping with the area.

2. Residents of Knights House

Mr Barrett - of 11 Knights House - was content that the proposed redevelopment would not interfere with the enjoyment of his property. As a home owner, he was aware of the benefits that this development would have on his flat.

Next door to Mr Barrett is Miss Starr at 12 Knights House. She understood that her view would be improved by the proposed redevelopment and was in favour of the scheme as it would be 'not too tall and was in keeping with neighbouring properties'.

Mr Boyd of Knights House expressed his approval of the scheme and its designs. He added that it would considerably improve the ambience of the street and that parking for vehicles belonging to residents of the proposed development would not interfere with existing demand.

3. Residents of Gunter Grove

Veronica Hall of 40 Gunter Grove was initially concerned about privacy and security. She has a balcony flat at first floor level. She was relieved to find that the scheme was smaller than had been suggested by the Town Hall plans and that the buildings opposite were to be offices and not houses. She concluded they would not be in occupation when she was at home.

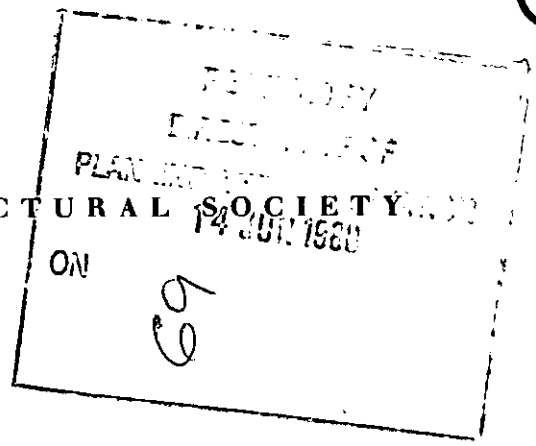
Précis of verbal comments cont/...

Originally, she had written in response to the initial residents survey in Gunter Grove back on 11 March 1988. At that time, she had objected to the proposed redevelopment. But now, having seen the model, plans and perspectives, she had changed her views.

Parking caused her concern. However, she had noted the underground parking feature of proposed redevelopment and commended this feature.

She had also been in discussion with Mrs Coe - her neighbour in the bottom flat of 40 Gunter Grove. Although Mrs Coe was concerned about the mice when the building was demolished, they both felt that the proposed redevelopment would be a great improvement to the area, particularly from the security angle. They added that evening sunlight would be increased as it presently went behind the existing structure. The proposed redevelopment would give them both longer hours of sunlight and more daylight.

79



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

14/633

~~AS~~ 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.

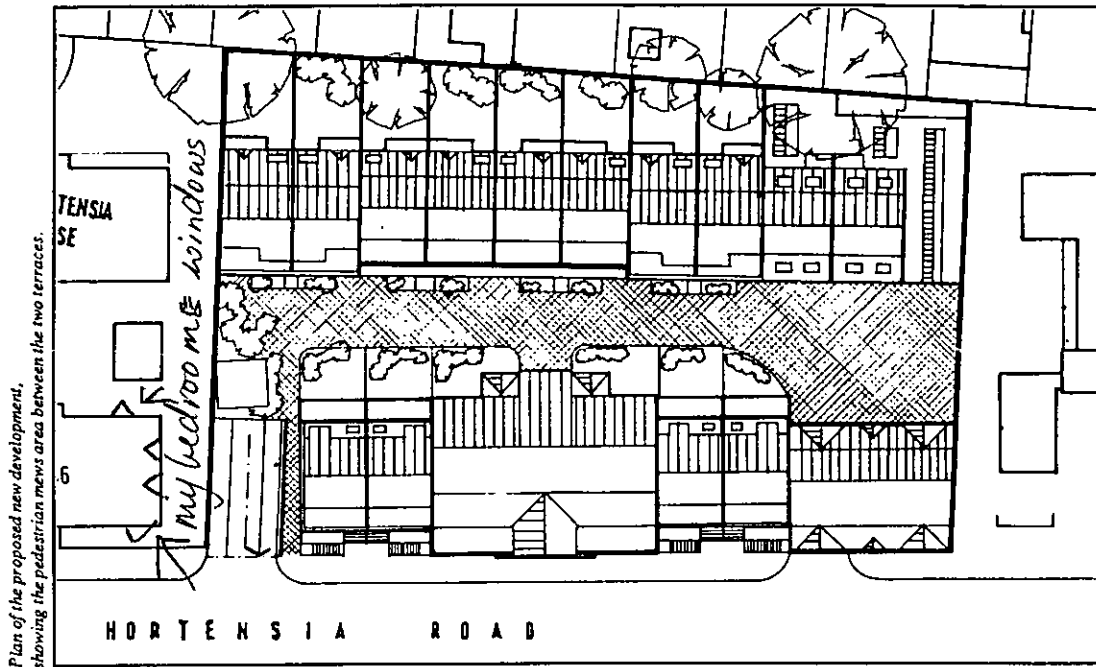
The elevations to the front block suffer from an overdose of variety with their banal historical references. One only has to look at all the different window surrounds to appreciate the problem.

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 OXD



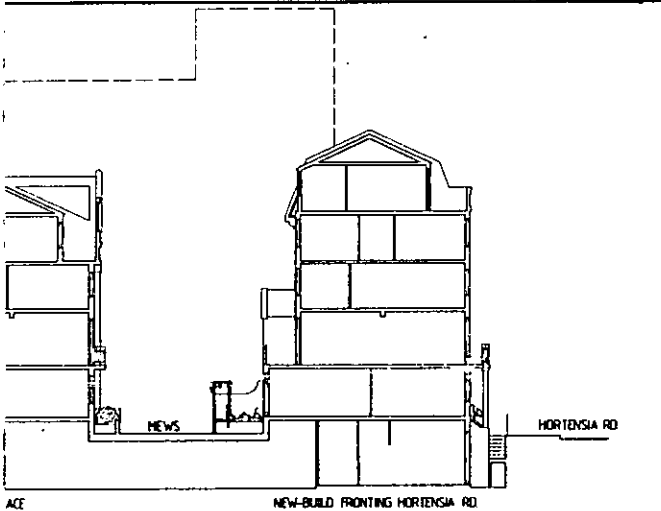
Plan of the proposed new development, showing the pedestrian news area between the two terraces.

London bricks with slate roofs and wood frame windows. Every attempt has been made to ensure that the design details harmonise with the traditional architecture of the area.

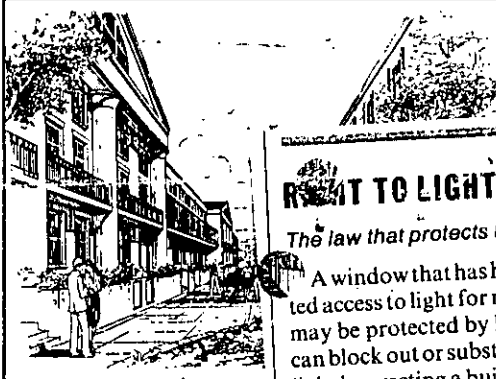
RECEIVED BY
DIRECTORATE OF
PLANNING & TRANSPORTATION

QN 18 JUL 1988

part of the existing building (in a dotted line)



A view down the new open pedestrian news area.



RIGHT TO LIGHT

The law that protects the view

A window that has had an uninterrupted access to light for more than 20 years may be protected by law so that no one can block out or substantially reduce the light by erecting a building or high fence in front of it. The glass of a greenhouse could also be protected, with a right to receive sunlight.

It is a right, however, that exists only on older properties. The deeds of many modern homes – on residential estates, for example – include a clause excluding the possibility of any house buyer acquiring rights of light.

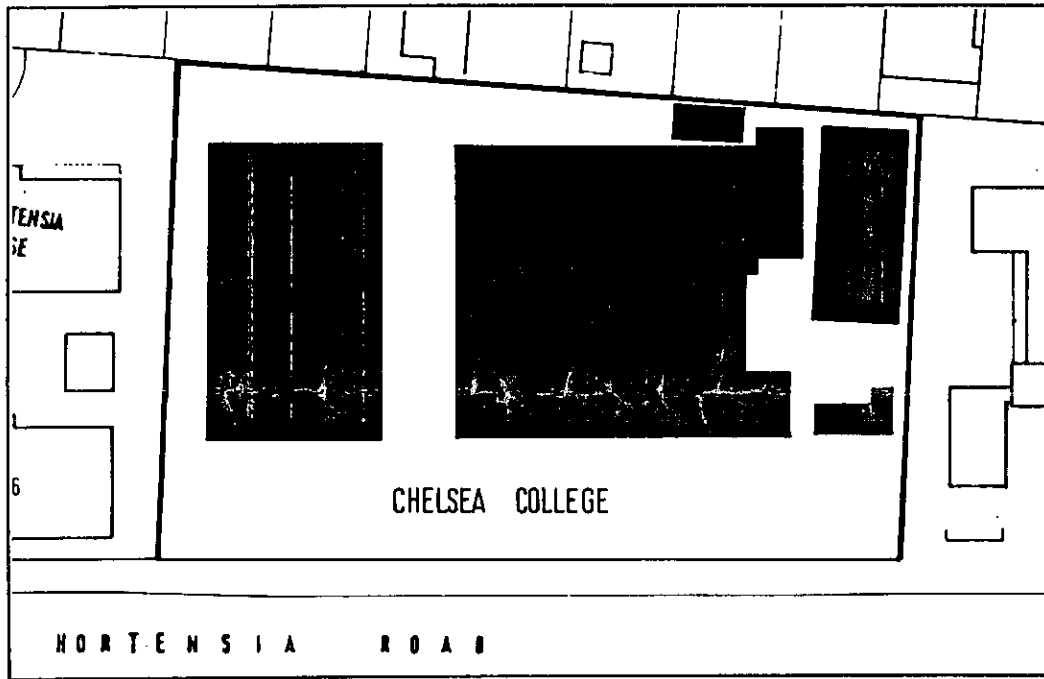
An owner of vacant land that is overlooked by the windows of a neighbour's property may wish to protect his right to build there at some future date. He can take steps to stop his neighbour acquiring a right to light by lodging a light obstruction notice in the local land charges register.

The dimensions of a 'notional' building should be entered in the register – which is maintained by the district council – and notice must be served on the owner of the neighbouring property. This notice in the land charges register lasts for a year and effectively 'blocks' the window for that period. The process must be repeated regularly at least once every 20 years to prevent the neighbour acquiring a right to light. If the window has had uninterrupted light for more than 20 years, however, he will already have acquired rights.

How can you help?

On Wednesday 1 June, open evening in the H; Stanley House - just ar will be open from 4.30 You are most welcome what is proposed and c with the project team. I will be served.

We want to hear what y After all, it's your street right to know what mig area.



Plan of the existing site, showing the bulk of the main and ancillary buildings.

The Opportunity

There is an opportunity to rebuild the former Hudson's Depository in Hortensia Road to provide more appropriate buildings for the area. Currently, the site is used by the University of London as research laboratories. In July this year, it will be surplus to their needs and therefore become another redundant London building. Your views are sought on the following proposal.

At the southern end of the site, a few small office studios will be provided for professional or craft occupation. These will have their own separate entrance, enclosed off-street parking and turning areas.

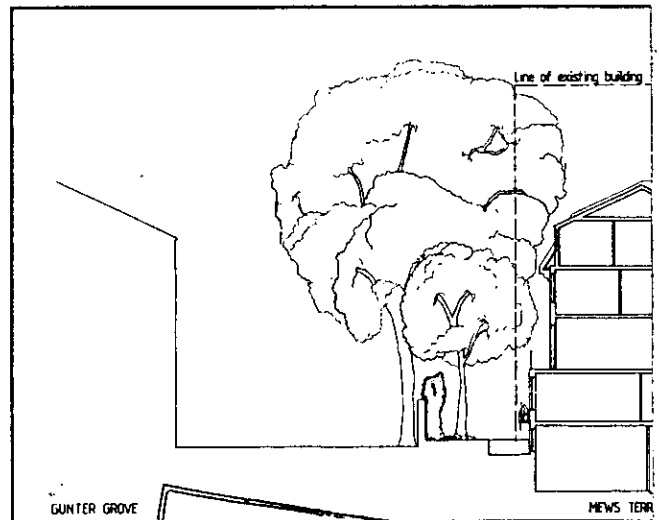
The Proposal

The present structure cannot boast any architectural merit - indeed, it is an eyesore. It is our hope that it will be replaced by new houses, apartments and some office studios.

The whole project has been designed to meet the local planning requirements. The buildings will be constructed in new

On this and the facing pages are plans and drawings of the new scheme. There are to be 12 town houses and nine apartments - all centred on a new open space between two terraces. Car parking for the residents and their visitors will be off-street and underground.

A cutaway section drawing of the proposed development, illustrating the comparative im



RECEIVED BY
 DIRECTORATE OF
 PLANNING & TRANSPORTATION
 ON 28 JUL 1986



Colwyn Foulkes and Partners
Chartered Architects, Planning and Landscape Consultants

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

RECEIVED BY
DIRECTORATE OF
PLANNING & TRANSPORTATION
ON 9 AUG 1988
8th August, 1988. 80

HTN/LA/dw/fjh

JW

Dear Sirs,

RE: CHELSEA COLLEGE SITE, HORTENSIA ROAD, SW10

Further to our planning application for the above development dated 4th March, 1988, with amendments covered by our letter dated 13th April, 1988, and our further application dated 23rd June, 1988, the following is a resume of progress on this project, for your information:

1. Arrangement of vehicular ramp from Hortensia Road to basement agreed with Mr. Smith of the Planning Department confirmed by letter to Royal Borough of Kensington & Chelsea dated 12th July, 1988.
2. Drainage layout including provision of petrol interceptor sent to L.F.C.D.A. (Petroleum Branch) on 12th July, 1988. No reply received so far. ?
3. Below ground drainage scheme approved in principle by Mr. Beddoe of Planning Department. Confirmed by letter to Royal Borough of Kensington & Chelsea dated 22nd July, 1988.
4. Scheme for method of refuse disposal sent to Mr. O'Donnell of the Cleansing Department. No reply received so far. ?
5. Letter dated 11th July, 1988 received from Director of Engineering and Works Services stating that application for 1 no. crossover will be dealt with on 12th August, 1988. ?
6. Letter dated 4th July, 1988 received from L.F.C.D.A. regarding Means of Escape, etc. These matters are also referred to in a letter dated 9th May, 1988 from Mr. Rice of Planning. These items relating to Building Regulations are now being incorporated in to our proposed scheme.

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.



7. Letter dated 26th July, 1988 received from Borough Environmental Health Officer, the details requested have been forwarded.

If you require any further information or clarification on any of the foregoing items, please contact the writer.

Yours faithfully,

Colwyn Foulkes & Partners
COLWYN FOULKES & PARTNERS

cc: Mr. Gavin Thomas - London & Edinburgh Trust
Mr. Nick Pryor - John Trott & Sons

RECEIVED BY
DIRECTORATE OF
PLANNING & TRANSPORTATION
ON 9 AUG 1988

John Trott and Son

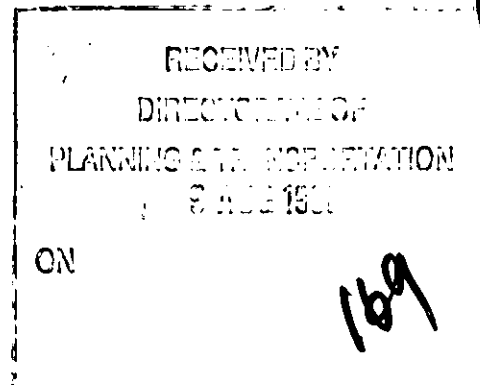
Chartered Valuation Surveyors - Town Planning Consultants

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/GC/2128

8 August 1988

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

For the attention of Mr Wells

Dear Sirs

Hortensia Road, Chelsea
Planning application references TP88/0633 and TP88/14105

We refer to our letter of 25 July 1988 and to a telephone conversation on 3 August 1988 between Mr Wells of your Department and Mr Hardy of this office regarding the above applications.

We understand that the Reports to Committee are currently being prepared and that the closing date for submission of Reports being presented at the next Committee Meeting is Friday 12 August 1988.

We also understand that recommendations have not yet been determined for either application. In view of the fact that our clients were endeavouring to ensure that the applications were considered at the Committee Meeting on 9 August 1988, they are most anxious that the Reports are prepared in time for the next Committee Meeting on 30 August 1988.

We confirm that Mr Hardy of this office will be contacting your Department early next week for advice on progress.

Yours faithfully

John Trott and Son

John Trott and Son

CC: Mr Coey
N Colwyn Foulkes
G Thomas

H 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

John Trott and Son

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Barnard House, The Drive, Great Warley,
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and at Hinton House, Station Road, New Milton, Hants.

Our Ref: PJH/GC/2128

8 August 1988

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Royal Borough of Kensington and Chelsea
Town Hall
Hornton Street
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W8

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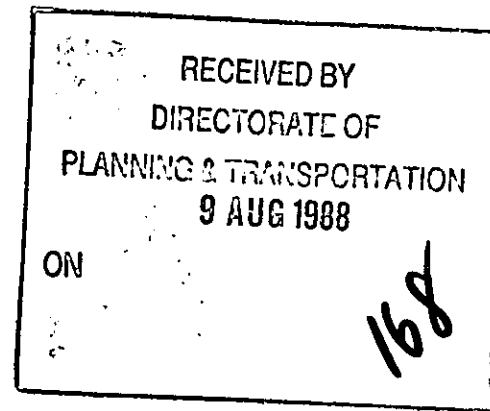
John Trott and Son

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CC: Mr Coey
N Colwyn Foulkes
G Thomas

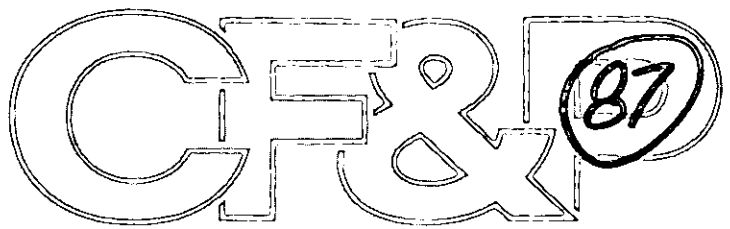
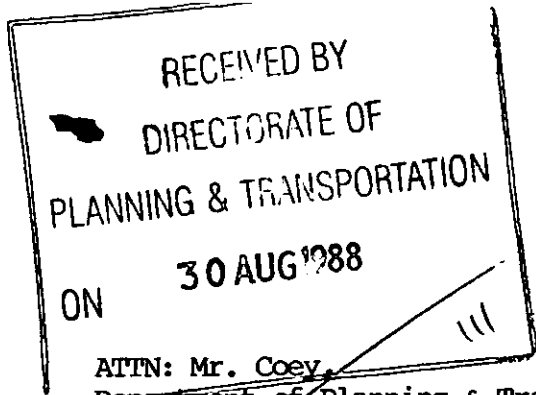
H Peel

L. J. Trott, F.R.I.C.S., F.R.V.A.
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Secretary: Margaret Rees

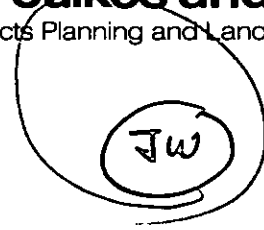


[Handwritten signature]
[Handwritten initials JW]

85



Colwyn Foulkes and Partners
Chartered Architects Planning and Landscape Consultants



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

HTN/LA/rw/fjh

26th August, 1988.

Dear Sirs,

RE: CHELSEA COLLEGE SITE, HORTENSIA ROAD, SW10

Further to our recent conversation with Mr. Wells of your office, we would confirm that we wish to withdraw our applications for detailed planning (ref: TP/88/1410/A/26 and TP/88/0633/A/21) from the sub committee meeting on 30th August, 1988, and would request that they are both resubmitted to the next committee which we have been informed is 19th September, 1988.

We would apologise for the late instruction, but as the planning report was not made available to us until 25th August, 1988, we require more time to respond to the points raised.

Yours faithfully,

H.R.T. Williams

H.R.T. Williams
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**

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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.O. F.R.S.A.

Consultants:

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

THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA

TOWN PLANNING (APPLICATIONS) SUB-COMMITTEE 30/08/88

APPLICATION NO.
TP/88/0633/A/21

AGENDA ITEM
4376

W/D J. Foulkes (88)

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 PA

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

District Plan Proposals Map:

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

RECOMMENDED DECISION :-

REFUSE 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/88/0633 and TP/88/0633/A
Applicants drawing(s) No(s) : HTN/01/54D, 57D, 58F, 59B,
60E, 61C, 64C, 65A, 66B, 67B, 68B, 69D
and 71D

REASON FOR REFUSAL

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.

89

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 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

There is no relevant planning history.

see ATTACHED plans

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 in the rear block 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."

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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.

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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 550 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 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.

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 one of the duplicate applications (Ref. No. 88/0632).

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.

Recommendation

The Committee is recommended to refuse 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.

REPORT PREPARED BY: JDW
REPORT APPROVED BY: MJF
DATE REPORT APPROVED: 12/08/88

SUBJECT-SITE Chelsea College Site

88/632 (96)
FILE REFERENCE: +1410

R.B.K. & C. Planning Service. Hertenston Rd.

NOTES OF MEETING

DATE: 1 | 9 | 88

NAMES OF PERSONS ATTENDING:

Mr Prior
Mr Paulks
A.N. O'Brien Mr Miller - (L.E.T.)

OFFICERS:

E.A.S.
JW } K & C
IP }

MATTERS DISCUSSED:

Proposed redevelopment / Reasons for Refusal.

I Detailed concerns.

- A Design - scale & character (Density)
- B Impact on Gunder Grove, Knights House & Hertenston House.
 - i height / Privacy
 - ii Overbearing effect.
- C Internal arrangement (Juxtaposition of front & rear blocks)
 - i No gardens for properties in front block

II Meeting.

- A To discuss why app refused. (Mr Prior)
 - i Design / Footprint of development.
- B Problem of density (E.A.S.)
 - i High density not likely acceptable to committee.
 - ii Resolve problems.
 - iii ~~Solutions~~ - Not for us to answer. - Various acceptable alternatives.
 - iv Front block - creates problem for rear block devt.
- C Clients view (Mr. Prior)
 - i Viable proposal
 - ii Density similar to Hollywood Rd.
 - iii Ltd objections (Some need by L.B.A.)
- D Design of proposal - well detailed (I.P.)
 - i 4 storey acceptable (with rear set-back).
- E Market for proposal (Mr F. + E.A.S.)
 - i Mkt. for Victoria back str back house stop.

LITERATURE: POLICY, PAPERS, ETC.

SIGNATURES:

F Smaller block @ rear may be OK (E.A.S.)
ie 1 way light infringement only.

G Light - check details of properties @ rear of Gunter Grove
ie basement. (E.A.S.)

H Problem of "cliff-like" devt. on Gunter Grove.

I Mr P. What would be OK.
E.A.S. Large front block.
Studio-type devt @ rear.

J Concern re. density - always N.D.
Offices on site - releases pressure
re density - yet spec said for offices.

K Light to Gunter Grove - may be improved
in part.
i Problem of privacy & shading effect.

II Revision

A To be submitted
perhaps on late scheme

B No costs appeal & inquiry.

C Committee 11/10 - Rule 6?
Soon
after
committee
report.

John Trott and Son

Chartered Valuation Surveyors · Town Planning Consultants

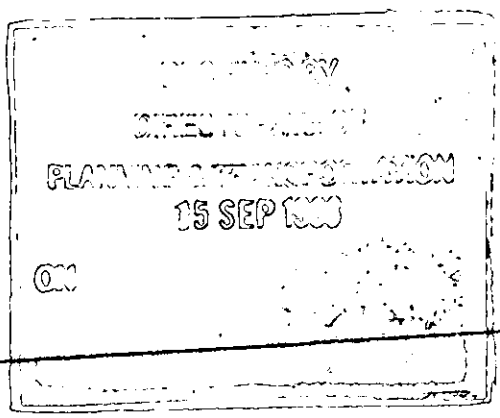
Interlock Business Centre,
Knight Road, Rochester, Kent ME2 2EL
Telephone: Rochester (0634) 290790
Fax No. (0634) 290783

and at Barnard House, The Drive, Great Warley, Brentwood, Essex (0277) 224664
and Hinton House, Station Road, New Milton, Hants. (0425) 817207

Direct C.J.

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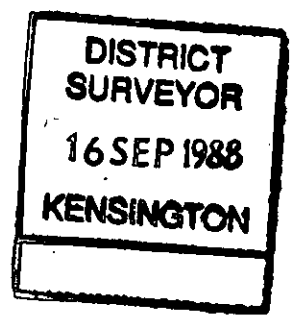
FACSIMILE COVER SHEET

To: MR. SANDERS, RBKC

From: P. J. HARDY

Date: 14.9.88

Jw



~~Tu~~

Total Number of Pages including Cover Sheet: 3

Message (if any):

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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and at Barnard House, The Drive, Great Warley, Brentwood, Essex (0277) 224864
and Hinton House, Station Road, New Milton, Hants. (0425) 617207

PH/PS/2128

14th September 1988

For the attention of Mr C Jackson

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

0272 218865

Dear Sirs

TOWN AND COUNTRY PLANNING ACT 1971.
APPEALS BY COLWYN FOULKES AND PARTNERS FOR MIXED OFFICE AND
RESIDENTIAL DEVELOPMENT.
CHELSEA COLLEGE SITE, HORTENSIA ROAD, LONDON SW10.
DEPARTMENT OF THE ENVIRONMENT REFERENCE APP/K5600/A/88/93986.

We refer to a recent telephone conversation between Mr Jackson of your Department and Mr Hardy of this office concerning the inquiry into the above appeal on 8th November 1988.

We confirm that another appeal was lodged on 8th September 1988, on a deemed refusal of application Ref. TP88/1410 (application dated 23rd June 1988). We formally request that this appeal also be considered at the inquiry on 8th November 1988.

A duplicate of the application on which the first appeal was lodged is due to be considered by the Planning Committee on 11th October 1988 but the drawings accompanying that application were substituted on 13th September 1988 by drawings illustrating a reduced scheme.

A copy of a letter recently sent to the Director of Planning at the Royal Borough of Kensington & Chelsea is enclosed and provides details of the substitution drawings.

A further application for a scheme similar to that development which is the subject of the second appeal (Local Authority Ref. TP88/1410) is due to be submitted to the Council shortly and will also be considered at the Committee

/Cont'd.

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



-2-

To: Dept of Environment

14.9.88

Meeting on 11th October 1988.

Should the two applications be refused by the Committee, we would immediately lodge appeals and hope that the appeals may also be heard at the inquiry on 8th November 1988.

As the various schemes do not differ substantially and the issues are the same, we consider that there is sufficient time for the necessary action to be taken to enable the joint inquiry sought by the appellant. We have been advised by the Director of Planning that a joint inquiry would be acceptable to the Council.

We trust that this letter and the enclosed letter to the Director of Planning clearly explain the wishes of the appellant but we would be pleased to discuss any concerns in due course.

Yours faithfully

John Trott and Son

John Trott & Son

Enc

cc Royal Borough of Kensington & Chelsea

John Trott and Son

Chartered Valuation Surveyors · Town Planning Consultants

Interlock Business Centre,
Knight Road, Rochester, Kent ME2 2EL
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and at Barnard House, The Drive, Great Warley, Brentwood, Essex (0277) 224664
and Hinton House, Station Road, New Milton, Hants. (0425) 617207

NJP/SMC/2128

12th September 1988

Mr. Sanders
Director of Planning,
Royal Borough of Kensington and Chelsea,
Town Hall,
Hornton Street,
London W8 7NX.

Dear Sir,

**Development at Hortensia Road by London and Edinburgh Trust
- Planning Application Local Authority Reference Number
TP88/633.**

Further to the meeting between yourself and Mr. Pryor of this office on 1st September and subsequent telephone conversation, we write to confirm that the architects will be substituting revised drawings for the above scheme at the beginning of this week.

- ① The drawings will seek to show a revised rear block demonstrating a more traditional news development. The front block remains similar to that shown on the scheme deposited with your Authority since March of 1988. It will be seen however, that the storey added to the front block on the second scheme as submitted to your Authority in June, has been lost. Other minor
- ② alterations have also been carried out to take account of representations received from residents of Hortensia House.

Notwithstanding that the scheme is the same principle of development with improvements and appreciable lowering of density, It is now our understanding that your department would wish to reconsult and therefore, it will not prove possible to take the application to committee until the 11th October.

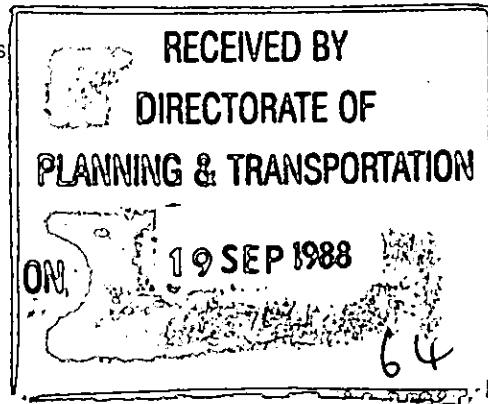
In the light of our discussion and the weight of supporting background information provided to your department, we are hopeful that on this revised application you may be able to recommend for approval. In the event that this application is refused, we confirm your Authority's willingness to consider the application at a joint inquiry with those already scheduled for an Appeal on the 8th November, subject to the Department of Environment accepting the appeal.

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



101

NB 6 The
Balters
(Recent
Committee
decisions)

JW

We should be grateful for your early written confirmation of the above matters.

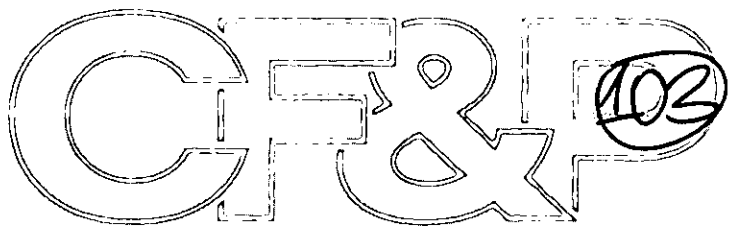
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Yours faithfully,
for JOHN TROTT & SON

John Trott and Son

Nicholas J. Pryor

c.c. Mr. G Thomas, London & Edinburgh Trust,
Mr. P. Shadarevian, Messrs. Norton Rose,
Mr. Hugo Peel, ABS Communications,
Mr. N. Foulkes, Colwyn Foulkes and Partners.



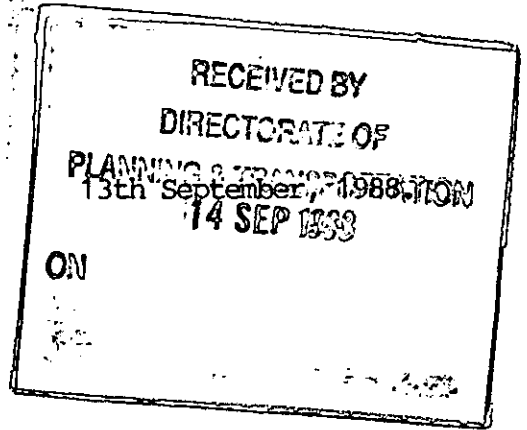
Colwyn Foulkes and Partners
Chartered Architects Planning and Landscape Consultants

(49)

Attention: Mr. Sanders,
Royal Borough of Kensington & Chelsea,
Planning Department,
Town Hall,
Hornton Street,
London W.8

HIN/LA/NCF/adr

FULL SET
REVISED
DRAWING
15/9 JW



Dear Sir,

HUDSONS DEPOSITORY, HORTENSIA ROAD

Following our meeting with Mr. Sanders to discuss the proposals for the site we would like to resubmit drawings based upon our discussions and the various points raised at the meeting, and via correspondence with the neighbours.

Could you arrange to remove the following drawings:

HIN 01/57D, 67B, 61C, 68A, 66B, 58D, 59B, 64C, 71D, 60E, 69D, 54D

and replace them with the enclosed four sets of drawings:

* HIN/L (1-) 01H, HIN/01/101, 102, 103, 104, 105, 106, 107, 108, 110, *
111, 112, 113, 114

which illustrate our revised scheme 3. The significant changes are as follows.

The rear block has been reduced in size. The upper part is now reduced in depth to align with the rear boundary of Hortensia House. The scale of the buildings is now reduced to two storeys above ground and a mansard roof. This proposal falls well within the D.O.E. guideline for sunlight and daylighting as it effects the neighbouring properties. This gives a distance of 20m. from first floor windows to the main part of the Gunter Grove properties.

The front block is reduced in overall width by 600mm. and the end house adjacent to Hortensia House has had a hipped roof added to reduce impact on Hortensia House. The end elevation has also been detailed showing blanked off window reveals with flat brick arches and a rusticated base. The block of flats no longer has the additional storey as shown in the alternative scheme submitted.

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.

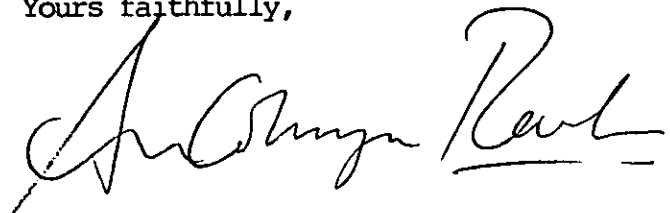
The ramp to the car park has been moved over adjacent to the first of the proposed new houses giving pedestrian access adjacent to the boundary. This layout allows us to retain the existing trees adjacent to the boundary and moves the ramp further from Hortensia House by 2 metres, in addition our revised landscape drawing will show extensive screen planting along this boundary.

We believe that these revisions answer the main points raised by the neighbours, and should go a long way towards answering the points raised by your officers concerning the scale of the development.

As discussed, all the proposed schemes fall well below the overall development ratio exercised by the Council of 2:1. The proposal answers the earlier concerns about daylighting and sunlighting levels to neighbouring properties.

Please let me know if there are any further details that you would like us to provide.

Yours faithfully,



A.N. Colwyn Foulkes
COLWYN FOULKES & PARTNERS

Enclosures



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

TOWN HALL KENSINGTON W8 7NX 01-937 5464

JW
(105)

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.

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/PS/2120/
Your ref: APP/5600/A/88/103080

19th September 1988

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

For the attention of C Jackson Esq

Dear Sirs

TOWN AND COUNTRY PLANNING ACT 1971
APPEALS BY COLWYN FOULKES AND PARTNERS FOR MIXED OFFICE AND
RESIDENTIAL DEVELOPMENT.
CHELSEA COLLEGE SITE, HORTENSIA ROAD, LONDON SW10.
DEPARTMENT OF THE ENVIRONMENT REF. APP/5600/A/88/103080.

We refer to your letter of 16th September 1988 and note that the Rule 6 Statement should be served on the Department by 25th November 1988.

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Yours faithfully

John Trott and Son

John Trott & Son

cc Royal Borough of Kensington & Chelsea
G Thomas
H Peel
N Colwyn Foulkes
P Shadarevian

L.J.Trott, F.R.I.C.S., F.R.V.A.
G.D.Fratt, 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
ON 20 SEP 1988

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107

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 Minton House, Station Road, New Milton, Hants. (0425) 617207

RECEIVED BY
DIRECTORATE OF
PLANNING & TRANSPORTATION

ON 20 SEP 1988

33

FACSIMILE COVER SHEET

To: MR SANDERS, RBKC

From: P. J. HARDY

Date: 19.9.88

Total Number of Pages
Including Cover Sheet: 2

Message (if any): _____

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

C. 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. I. Vidler B.Sc. (Urban), A.R.I.C.S.
Consultant: P. M. Hill B.Sc. (Urban), A.R.I.C.S.

108

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and Hinton House, Station Road, New Milton, Hants. (0425) 617207

Our ref: PH/PS/2128/
Your ref: APP/5600/A/88/103080

19th September 1988

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

For the attention of C Jackson Esq

Dear Sirs

TOWN AND COUNTRY PLANNING ACT 1971
APPEALS BY COLWYN FOULKES AND PARTNERS FOR MIXED OFFICE AND
RESIDENTIAL DEVELOPMENT.
CHELSEA COLLEGE SITE, HORTENSIA ROAD, LONDON SW10.
DEPARTMENT OF THE ENVIRONMENT REF. APP/5600/A/88/103080.

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John Trott & Son

cc Royal Borough of Kensington & Chelsea
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L.J. Trott, F.R.I.C.S., F.R.V.A.
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Associates:
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P.N. d'Arcy, B.Sc., A.R.I.C.S.

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

Secretary: Margaret Rees

109

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Associates:
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P.N. d'Arcy, B.Sc., A.R.I.C.S.

Consultant: D. Mallett F.R.I.C.S.
Secretary: Margaret Rees

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111

John Trott and Son

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Secretary: Margaret Rees

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TR/JW



Planning Inspectorate
Department of the Environment

Room 13/16 Tollgate House, 111, Tollgate Street, Bristol, BS2 9DJ
Telex 449321

RECEIVED BY
DIRECTORATE OF
PLANNING & TRANSPORTATION

21 SEP 1988

ON

113

Direct Line 0272-218865
Switchboard 0272-218811
GTN 2074

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

Your reference 88/1410
2/0632

Our reference
Date

File noted

AR0/K5600/A/01/093986
103080
20 Sept 1988

DEAR SIR.

Town & Country Planning Act 1971

Re Appeals - Chelsea College Site, Horton St Rd. SW10

We write to advise you that both of the above appeals will be jointly dealt with at the local inquiry fixed for

Tues. 8 November 1988

Phoned
Mr Jackson
22/9

Yours faithfully

to Jackson

NOT ACCEPTABLE TO L.P.A.

~~Reply~~
NO! Direct 22/9 J.W.

J.W.



88/633

114

REC'D.

20/9

J.W.

**HORTENSIA ROAD REDEVELOPMENT
LONDON SW10**

CANVAS OF GUNTER GROVE RESIDENTS

Prepared for London & Edinburgh Trust plc and Colwyn Foulkes & Partners by

ABS Communications
14 Kinnerton Place South
Kinnerton Street
London SW1X 8EH
Tel: 01 - 245 6262
Fax: 01 - 235 3916

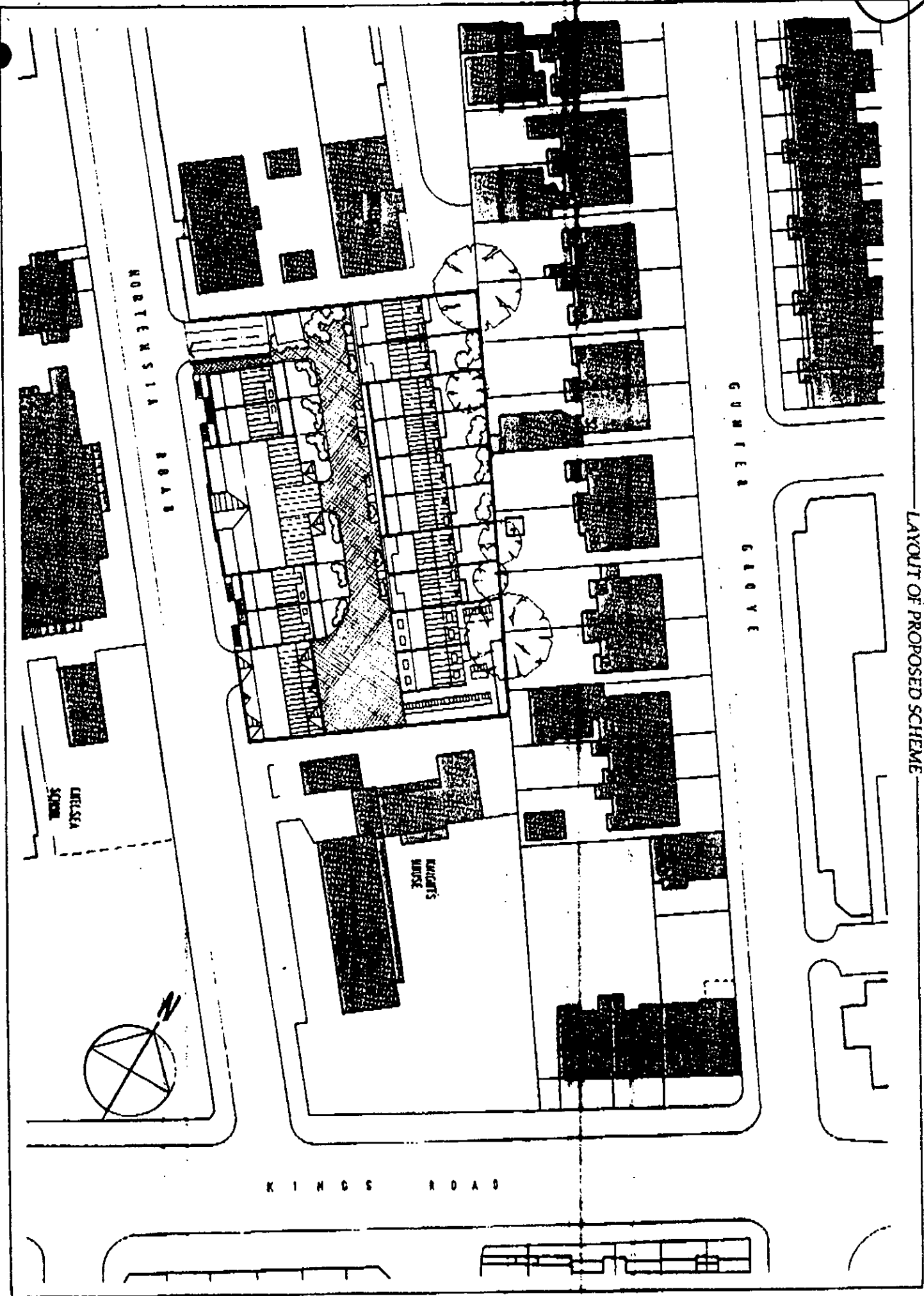
IIWP/VCB
31 August 1988

REDEVELOPMENT OF THE FORMER HUDSONS DEPOSITORY BUILDING,
HORTENSIA ROAD, LONDON SW10

CANVAS OF GUNTER GROVE RESIDENTS: TUESDAY 30 AUGUST 1988

1.0 BRIEF AND METHODOLOGY

- 1.1 Residents of Gunter Grove, London SW10 - affected by the proposed development of the former Hudsons Depository building in Hortensia Road - appeared to be unable or unwilling to attend the June open evening to view the plans, model and discuss the details with the architects and the site owner.
- 1.2 Architects Colwyn Foulkes & Partners therefore ^{? SOUNDMT?} sought detailed opinions from the residents of Gunter Grove.
- 1.3 A door-to-door mailshot distributed 5 days before the canvas, detailed topics which required discussion and giving approximate times for a visit.
- 1.4 Teams from the architects visited 11 houses in Gunter Grove (numbers 26 to 46 inclusive) between 6.30pm and 9.00pm as indicated on the door-to-door mailshot.



LAYOUT OF PROPOSED SCHEME

APPENDIX 1

SAMPLE QUESTIONNAIRE AND SUMMARY OF CANVAS

2.0 SUMMARY OF THE QUESTIONNAIRE

- 2.1 The architects sought an indication of interest and awareness levels among the residents of Gunter Grove and an assessment of local feeling about the proposed development.
- 2.2 A brief questionnaire was drawn up so that comments and views could be correlated in a consistent method for statistical purposes.
- 2.3 A copy of the questionnaire can be found in appendix 1.
- 2.4 Conversations with residents were conducted around the basic questionnaire. Illustrations and photographs of the proposed development model shown and discussed.

3.0 SUMMARY OF FINDINGS

3.1 Of the 11 houses canvassed in Gunter Grove, the architects and their team of canvassers managed to undertake 9 detailed discussions with residents.

3.2 There were no dissenting voices among any of the interviewees. Except for one resident (who had "no objection"), all of the residents interviewed indicated their strong approval of the scheme both in principal and in design.

3.3 Positive comments received from residents included:

"Its got to be better than the existing eyesore."

"The underground car park is a good idea."

"Houses will be much better than the depository."

"Designs are good."

"Quite nice - classical in a way."

"Architecture in keeping with character of the Edwardian houses."

". . . Its quite lovely . . ."

"Exisiting building is hideous."

3.4 Most residents expressed gratitude to the architects and their teams for taking the time to consult them in detail on this planning matter.

3.5 A number of buildings were either unoccupied as recently completed developments or simply derelict.

3.6 In conclusion, all the residents interviewed showed overwhelming support for the principal of redevelopment on the site as well as for style and designs proposed by architects, Colwyn Foulkes & Partners. There were no dissenting voices and individual comments received are detailed in appendix 2.

120

NAME:

TIME:

ADDRESS:

.....

.....

DATE:

1. ARE YOU AWARE OF THE DEVELOPMENT PROPOSED ON THE SITE OF THE OLD HUDSON'S DEPOSITORY ON HORTENSIA ROAD? YES/NO*

2. HAVE YOU SEEN THE PLANS OR THE MODEL? YES/NO*

3. ARE YOU IN FAVOUR OF THE PROPOSAL? YES/NO

4. IF NOT, WHICH ASPECTS DO YOU DISLIKE?

.....

.....

.....

.....

5. IF THE POINTS RAISED ABOVE WERE SUCCESSFULLY TACKLED WOULD YOU THEN BE IN FAVOUR OF THE PROPOSAL? YES/NO

* SHOW BLUE BROCHURE WITH PLANS AND ILLUSTRATIONS AND PHOTOGRAPHS OF MODEL.

1) RESIDENTS NOT AT HOME

11) RESIDENTS NOT WILLING TO DISCUSS

121

SUMMARY OF GUNTER GROVE CANVAS - 30 AUGUST 1988

<u>House Number</u>		<u>Objection</u>	<u>No objection</u>	<u>In favour</u>
26	At home (single resident)			x
28	At home (single resident)	x		
30	At home (4 residents)			x x x x
32	Not in (recently developed building: unoccupied)			
34	" " " "			
36A	At home (single resident)			x
36C	" " " "			
36(top flat)	" " " "			x
38	Not in - returns 12/9/99			
38A	Not in			
40A	Not in			
40B	At home (single resident)			x
42	Not in			
44	Not in			
46	Not in			

APPENDIX II

COMPLETED QUESTIONNAIRES AND RESIDENTS COMMENTS

123

NAME: MRS E. DALTON.....

TIME: ...10.00 AM..

ADDRESS: FLAT 1, 30 GUNTER CRIVE
BASEMENT FLAT
(HOUSE-MANAGER)

DATE: 31/8/88

1. ARE YOU AWARE OF THE DEVELOPMENT PROPOSED ON THE SITE OF THE OLD HUDSON'S DEPOSITORY ON HORTENSIA ROAD? YES/NO*
2. HAVE YOU SEEN THE PLANS OR THE MODEL? YES/NO*
3. ARE YOU IN FAVOUR OF THE PROPOSAL? YES/NO
4. ~~IF NOT, WHICH ASPECTS DO YOU DISLIKE?~~

COMMENT: MRS DALTON FEELS THAT ANYTHING THAT REPLACES THE PRESENT BUILDING WILL BE AN IMPROVEMENT. SHE ALSO WELCOMES THE PROSPECT OF UPMARKET RESIDENTIAL BUILDINGS ON THIS SITE.

5. ~~IF THE POINTS RAISED ABOVE WERE SUCCESSFULLY TACKLED WOULD YOU THEN BE IN FAVOUR OF THE PROPOSAL?~~ YES/NO

* SHOW BLUE BROCHURE WITH PLANS AND ILLUSTRATIONS AND PHOTOGRAPHS OF MODEL.

- 1) RESIDENTS NOT AT HOME
- 11) RESIDENTS NOT WILLING TO DISCUSS

194

NAME: J B Phillips Esq

TIME: 7.20

ADDRESS: 30 Gummer Grove

DATE: 36/8/88

1. ARE YOU AWARE OF THE DEVELOPMENT PROPOSED ON THE SITE OF THE OLD HUDSON'S DEPOSITORY ON HORTENSIA ROAD? YES NO*

2. HAVE YOU SEEN THE PLANS OR THE MODEL? YES NO*

3. ARE YOU IN FAVOUR OF THE PROPOSAL? YES NO

4. ~~IF NOT~~ WHICH ASPECTS DO YOU ~~DIS~~ LIKE?

Better than Hud's Dep - design good - in keeping with "Edwardian character" of area - ex. architectural student/graduate -

5. IF THE POINTS RAISED ABOVE WERE SUCCESSFULLY TACKLED WOULD YOU THEN BE IN FAVOUR OF THE PROPOSAL? YES NO

* SHOW BLUE BROCHURE WITH PLANS AND ILLUSTRATIONS AND PHOTOGRAPHS OF MODEL.

1) RESIDENTS NOT AT HOME

11) RESIDENTS NOT WILLING TO DISCUSS

125

NAME: Eaida Jacobs

TIME: 7.20

ADDRESS: 30 Gunkler Grove

DATE:

1. ARE YOU AWARE OF THE DEVELOPMENT PROPOSED ON THE SITE OF THE OLD HUDSON'S DEPOSITORY ON HORTENSIA ROAD? YES/NO*

2. HAVE YOU SEEN THE PLANS OR THE MODEL? YES/NO*

3. ARE YOU IN FAVOUR OF THE PROPOSAL? YES/NO

4. IF NOT, WHICH ASPECTS DO YOU DISLIKE?

likes idea of development - design
look attractive - dust / noise
during demolition / building - CFP
to talk to her administrator

5. IF THE POINTS RAISED ABOVE WERE SUCCESSFULLY TACKLED WOULD YOU THEN BE IN FAVOUR OF THE PROPOSAL? YES/NO

* SHOW BLUE BROCHURE WITH PLANS AND ILLUSTRATIONS AND PHOTOGRAPHS OF MODEL.

- 1) RESIDENTS NOT AT HOME
- 11) RESIDENTS NOT WILLING TO DISCUSS

126

NAME: John Patterson

TIME: 7.45

ADDRESS: 28 Gunter Gravel
Ground Floor Flat

DATE: 30th Aug

1. ARE YOU AWARE OF THE DEVELOPMENT PROPOSED ON THE SITE OF THE OLD HUDSON'S DEPOSITORY ON HORTENSIA ROAD?

YES/NO*

2. HAVE YOU SEEN THE PLANS OR THE MODEL?

YES/NO*

3. ARE YOU IN FAVOUR OF THE PROPOSAL?

YES/NO

4. IF NOT, WHICH ASPECTS DO YOU DISLIKE?

No objection

5. IF THE POINTS RAISED ABOVE WERE SUCCESSFULLY TACKLED WOULD YOU THEN BE IN FAVOUR OF THE PROPOSAL?

YES/NO

* SHOW BLUE BROCHURE WITH PLANS AND ILLUSTRATIONS AND PHOTOGRAPHS OF MODEL.

1) RESIDENTS NOT AT HOME

11) RESIDENTS NOT WILLING TO DISCUSS

127

NAME: Mrs P Mott

TIME: 8.50

ADDRESS: 26 Gunter Grove

DATE: 30/8/82

1. ARE YOU AWARE OF THE DEVELOPMENT PROPOSED ON THE SITE OF THE OLD HUDSON'S DEPOSITORY ON HORTENSIA ROAD?

YES

2. HAVE YOU SEEN THE PLANS OR THE MODEL?

NO

3. ARE YOU IN FAVOUR OF THE PROPOSAL?

YES

4. IF NOT, WHICH ASPECTS DO YOU DISLIKE?

There are no steps + its a long way to walk - need a wheelchair / bins

5. IF THE POINTS RAISED ABOVE WERE SUCCESSFULLY TACKLED WOULD YOU THEN BE IN FAVOUR OF THE PROPOSAL?

YES/NO N/A

* SHOW BLUE BROCHURE WITH PLANS AND ILLUSTRATIONS AND PHOTOGRAPHS OF MODEL.

1) RESIDENTS NOT AT HOME

11) RESIDENTS NOT WILLING TO DISCUSS

128

NAME:

TIME:

ADDRESS: 46 Grange Grove
.....
.....

DATE: 30/8/88

1. ARE YOU AWARE OF THE DEVELOPMENT PROPOSED ON THE SITE OF THE OLD HUDSON'S DEPOSITORY ON HORTENSIA ROAD? YES/NO*

2. HAVE YOU SEEN THE PLANS OR THE MODEL? YES/NO*

3. ARE YOU IN FAVOUR OF THE PROPOSAL? YES/NO

4. IF NOT, WHICH ASPECTS DO YOU DISLIKE?
.....
.....
.....
.....

5. IF THE POINTS RAISED ABOVE WERE SUCCESSFULLY TACKLED WOULD YOU THEN BE IN FAVOUR OF THE PROPOSAL? YES/NO

* SHOW BLUE BROCHURE WITH PLANS AND ILLUSTRATIONS AND PHOTOGRAPHS OF MODEL.

- 1) RESIDENTS NOT AT HOME ✓
- 11) RESIDENTS NOT WILLING TO DISCUSS

129

NAME:

TIME: 17:18

ADDRESS: 44 GUNTER GARDEN

DATE: 30 / 08 / 88

1. ARE YOU AWARE OF THE DEVELOPMENT PROPOSED ON THE SITE OF THE OLD HUDSON'S DEPOSITORY ON HORTENSIA ROAD? YES/NO*

2. HAVE YOU SEEN THE PLANS OR THE MODEL? YES/NO*

3. ARE YOU IN FAVOUR OF THE PROPOSAL? YES/NO

4. IF NOT, WHICH ASPECTS DO YOU DISLIKE?

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

5. IF THE POINTS RAISED ABOVE WERE SUCCESSFULLY TACKLED WOULD YOU THEN BE IN FAVOUR OF THE PROPOSAL? YES/NO

* SHOW BLUE BROCHURE WITH PLANS AND ILLUSTRATIONS AND PHOTOGRAPHS OF MODEL.

1) RESIDENTS NOT AT HOME ✓

11) RESIDENTS NOT WILLING TO DISCUSS

(130)

NAME: *Mrs Dolbe-Hyginson*TIME: *7.20*ADDRESS: *403 Bottom flat*DATE: *30th August 88*

1. ARE YOU AWARE OF THE DEVELOPMENT PROPOSED ON THE SITE OF THE OLD HUDSON'S DEPOSITORY ON HORTENSIA ROAD? YES/NO*

2. HAVE YOU SEEN THE PLANS OR THE MODEL? YES/NO*

3. ARE YOU IN FAVOUR OF THE PROPOSAL? YES/NO

4. IF NOT, WHICH ASPECTS DO YOU DISLIKE?

Prefer the lower scheme

Want to know if taking fence out because of

the cost.

5. IF THE POINTS RAISED ABOVE WERE SUCCESSFULLY TACKLED WOULD YOU THEN BE IN FAVOUR OF THE PROPOSAL? YES/NO

* SHOW BLUE BROCHURE WITH PLANS AND ILLUSTRATIONS AND PHOTOGRAPHS OF MODEL.

1) RESIDENTS NOT AT HOME

11) RESIDENTS NOT WILLING TO DISCUSS

131

NAME:

TIME:

ADDRESS: 40 A (100 401)

DATE:

1. ARE YOU AWARE OF THE DEVELOPMENT PROPOSED ON THE SITE OF THE OLD HUDSON'S DEPOSITORY ON HORTENSIA ROAD? YES/NO*

2. HAVE YOU SEEN THE PLANS OR THE MODEL? YES/NO*

3. ARE YOU IN FAVOUR OF THE PROPOSAL? YES/NO

4. IF NOT, WHICH ASPECTS DO YOU DISLIKE?

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

5. IF THE POINTS RAISED ABOVE WERE SUCCESSFULLY TACKLED WOULD YOU THEN BE IN FAVOUR OF THE PROPOSAL? YES/NO

* SHOW BLUE BROCHURE WITH PLANS AND ILLUSTRATIONS AND PHOTOGRAPHS OF MODEL.

1) RESIDENTS NOT AT HOME ✓

11) RESIDENTS NOT WILLING TO DISCUSS

(K32)

NAME:

TIME: 7:15

ADDRESS: 38A

DATE: 30 Aug 88

1. ARE YOU AWARE OF THE DEVELOPMENT PROPOSED ON THE SITE OF THE OLD HUDSON'S DEPOSITORY ON HORTENSIA ROAD? YES/NO*

2. HAVE YOU SEEN THE PLANS OR THE MODEL? YES/NO*

3. ARE YOU IN FAVOUR OF THE PROPOSAL? YES/NO

4. IF NOT, WHICH ASPECTS DO YOU DISLIKE?

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

5. IF THE POINTS RAISED ABOVE WERE SUCCESSFULLY TACKLED WOULD YOU THEN BE IN FAVOUR OF THE PROPOSAL? YES/NO

* SHOW BLUE BROCHURE WITH PLANS AND ILLUSTRATIONS AND PHOTOGRAPHS OF MODEL.

1) RESIDENTS NOT AT HOME ✓

11) RESIDENTS NOT WILLING TO DISCUSS

133

NAME:

TIME: 7.15

ADDRESS: 38 Quaker Grove

DATE: 30 Aug 1988

1. ARE YOU AWARE OF THE DEVELOPMENT PROPOSED ON THE SITE OF THE OLD HUDSON'S DEPOSITORY ON HORTENSIA ROAD? YES/NO*

2. HAVE YOU SEEN THE PLANS OR THE MODEL? YES/NO*

3. ARE YOU IN FAVOUR OF THE PROPOSAL? YES/NO

4. IF NOT, WHICH ASPECTS DO YOU DISLIKE?

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

5. IF THE POINTS RAISED ABOVE WERE SUCCESSFULLY TACKLED WOULD YOU THEN BE IN FAVOUR OF THE PROPOSAL? YES/NO

* SHOW BLUE BROCHURE WITH PLANS AND ILLUSTRATIONS AND PHOTOGRAPHS OF MODEL.

1) RESIDENTS NOT AT HOME

Return on 12th Sept

11) RESIDENTS NOT WILLING TO DISCUSS

134

NAME:

TIME: 7:20

ADDRESS: 36 Top floor 3rd

DATE: 30 August

1. ARE YOU AWARE OF THE DEVELOPMENT PROPOSED ON THE SITE OF THE OLD HUDSON'S DEPOSITORY ON HORTENSIA ROAD? YES/NO*

2. HAVE YOU SEEN THE PLANS OR THE MODEL? YES/NO*

3. ARE YOU IN FAVOUR OF THE PROPOSAL? YES/NO

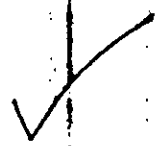
4. IF NOT, WHICH ASPECTS DO YOU DISLIKE?

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

5. IF THE POINTS RAISED ABOVE WERE SUCCESSFULLY TACKLED WOULD YOU THEN BE IN FAVOUR OF THE PROPOSAL? YES/NO

* SHOW BLUE BROCHURE WITH PLANS AND ILLUSTRATIONS AND PHOTOGRAPHS OF MODEL.

1) RESIDENTS NOT AT HOME



11) RESIDENTS NOT WILLING TO DISCUSS

135

NAME: Mrs Healey + Mr Healey TIME: 7.20

ADDRESS: 36c

DATE: 30 Aug 88

1. ARE YOU AWARE OF THE DEVELOPMENT PROPOSED ON THE SITE OF THE OLD HUDSON'S DEPOSITORY ON HORTENSIA ROAD? YES/NO*

2. HAVE YOU SEEN THE PLANS OR THE MODEL? YES/NO*

3. ARE YOU IN FAVOUR OF THE PROPOSAL? YES/NO

4. IF NOT, WHICH ASPECTS DO YOU DISLIKE?

Comment - got to be better
dust + noise - for demolition
all for it

5. IF THE POINTS RAISED ABOVE WERE SUCCESSFULLY TACKLED WOULD YOU THEN BE IN FAVOUR OF THE PROPOSAL? YES/NO

* SHOW BLUE BROCHURE WITH PLANS AND ILLUSTRATIONS AND PHOTOGRAPHS OF MODEL.

- 1) RESIDENTS NOT AT HOME
- 11) RESIDENTS NOT WILLING TO DISCUSS

Chelsea College Site,
SUBJECT-SITE Hortensia Road

88/633 (136)
FILE REFERENCE: (88/1410)

R.B.K. & C. Planning Service.

NOTES OF MEETING

DATE: 20/9

NAMES OF PERSONS
ATTENDING:

Mr Hardy ~~Mr Prior~~
Mr ~~Gibson~~ Furlles

OFFICERS:

J. Wells

MATTERS
DISCUSSED:

Revised Proposals (88/633)

I Concerned re other? I. Parry
back
3-10-88
A Design of front block.
i Offices - delete step floor
set back to respect
Knights Hse Dlg line.

B Density - reduction?
i Basement accomodation
ii Hab Rooms figures

C Plot Ratio.

D Internal relationship

E Discrepancies between
original & amnd. dmp.

LITERATURE:
POLICY, PAPERS, ETC.

SIGNATURES:

II Revised proposals (88/1410)
A Proposals

SUBJECT-SITE Chelsea College site

88/632 (137)
FILE REFERENCE:

R.B.K. & C. Planning Service.

NOTES OF MEETING

DATE: 20 / 9

NAMES OF PERSONS ATTENDING:

Mr Mandy ~~Mr Price~~ Mr Colwyn Foulkes

JWale (Mr Mandy)

OFFICERS:

Revised proposals (88/632)

MATTERS DISCUSSED:

A Density / Plot Ratio

- i Density 538 or 25. (Plot 1/4 ha.)
- ii Plot Ratio - Increase agreed!
1.79 \Rightarrow 1.87
(NB 2.15)

Disagree over
Nos of
rooms
 $\frac{134}{112}$ JW
? $\frac{103}{103}$ - C.F.

B Discrepancies between dmgs.

- i Explained because of O.P. errors & supplied dmgs NOT to be scaled. NB B/A section

C Light / Sun / Day

- i Internal ~~interior~~ - 30° line still infringed
- ii External

① Mr C.F. Think I.P. satisfied with the front block.

② Mr C.F. think R.A.S. satisfied with the front block.

Amnds to front block

- i Top ~~storey~~ storey deleted
- ii Set back front elev.

MRC.F. - No change

to ~~submit~~ respect Knight the

LITERATURE: POLICY, PAPERS, ETC.

SIGNATURES:

- ① Office / Front block
Amnd. Not discussed before
+ oo assumed O.K.
- ② Lee understood comments
of Mr C. F.

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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) 224864
and Hinton House, Station Road, New Milton, Hants. (0425) 617207

RECEIVED BY
DIRECTORATE OF
PLANNING & TRANSPORTATION
20 SEP 1988
ON
TL 98

FACSIMILE COVER SHEET

To: MR. SANDERS, RBKC

From: P. J. HARDY

Date: 19.9.88

Total Number of Pages
Including Cover Sheet: 2

Message (if any):

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.



140

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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: DEPT OF PLANNING - TRANSPORTATION, (MR. WALLS)

From: PETER HARDY.

Date: 21.9.88.

Total Number of Pages
Including Cover Sheet: 2

Message (if any):

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

L.L.Trott, F.R.I.C. (Est. FRSA), F.R.I.C.S., F.R.I.C.S.
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 **Colwyn Foulkes and Partners**
 Chartered Architects Planning and Landscape Consultants
 DIRECTORATE OF
 PLANNING & TRANSPORTATION
 22 SEP 1988

Tracy (14)
 Please
 stamp up
 88/0633/B
 Copy to Kate +
 Chelsea T.H.
 Date 21. /sept 88

Contract

HYRTENSIA ROAD.

Job No.

TP/88/0633/S

Copies to

4 x Mr. Wells, R.B.K+C Planning Dept

Title

- 104A Site Sections
- 105A Site Plan
- 107A Part Site Plan

Remarks

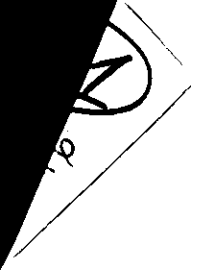
Please find enclosed our revised drawings to replace drawings of the same number with previous revision prefix

104A replaces 104
 105A replaces 105

For information we also provide
 HTN/01/107A SITE PLAN SURVEY.

Queries to

N. COLWYN FOULKES.



John Trott and Son

Chartered Valuation Surveyors · Town Planning Consultants

Interlock Business Centre,
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Telephone: Rochester (0634) 290790
Fax No. (0634) 290783

and at Barnard House, The Drive, Great Warty, Brantwood, Essex (0277) 224864
and Hinton House, Station Road, New Milton, Hants. (0425) 617207

Our ref: PH/PS/2128

21st September 1988

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

For the attention of Mr Wells

Dear Sirs

TOWN AND COUNTRY PLANNING ACT 1971
APPLICATION BY COLWYN FOULKES AND PARTNERS FOR MIXED RESIDENTIAL AND
COMMERCIAL DEVELOPMENT AT
CHELSEA COLLEGE SITE, HORTENSIA ROAD, LONDON SW10.
APPLICATION REF: TP 88/633

Further to our meeting of 20th September 1988, we confirm that we would like the report entitled "Canvas of Gunter Grove Residents" to be considered in the preparation of the Report to Committee on the above application.

We will be forwarding further copies in due course for distribution to Committee Members.

Yours faithfully

John Trott & Son

John Trott & Son

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

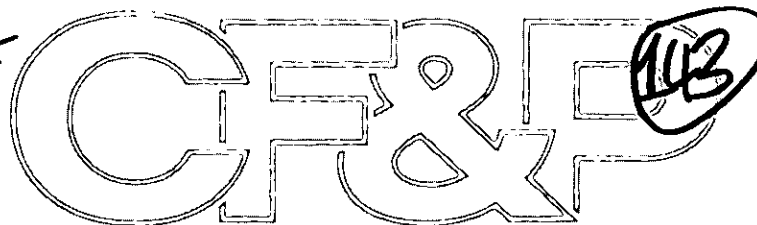
Secretary: Margaret Rees

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DTR - ~~Leaves to his /ail~~ *u/bknt*
Plans to SW. *u/bknt*
21/9/88



Colwyn Foulkes and Partners
Chartered Architects Planning and Landscape Consultants

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

*Jim, can we discuss these in
the light of the site plan - the data
Libb*

HTN/LA/ncf/fjh

21st September, 1988.

21/9/

Dear Sirs,

RE: CHELSEA COLLEGE SITE, HORTENSIA ROAD, SW10

I am writing to you in the absence of Mr. Sanders on holiday.

Following our meeting with Mr. Wells yesterday to consider our revised application, a number of points of small discrepancy were identified. The principle problem would appear to be measuring off undimensioned drawings. The Ordinance Survey map for the area is not very accurate and we have therefore had a full survey undertaken. The area that concerned Mr. Wells appeared to be the rear boundary with Gunter Grove and the fact that our sections were not identified accurately on the site plan.

!!
SECTIONS MARKED BUT DID NOT "ADD" UP.

We have now amended section lines and the accuracy can now also be checked by reference to the survey of the rear portion of the site on which the sections are also marked. We are submitting this drawing as supporting information.

There seemed to be considerable discrepancy on measurement of the building. I would suggest that measurements are taken from the detail sheets for each building which include the basement for each unit. From the figures Mr. Wells quoted, it would appear the basement was counted twice.

NOT SO!

On the habitable room count, we were able to identify the principle difference between the counts. We are counting living rooms, some including dining alcoves as one room, we are not including utilities, very small study rooms, basement games rooms or kitchens under 13m² as set down in the R.B.K.C. District Plan.

ROOMS OVER 18m² CAPABLE OF INDIV! = 2

0.00 Agreed.

We did advise Mr. Wells that we were going to issue some minor amendments taking account of the neighbours comments and officers views on TP/88/1410/S and hand them to him today.

*I WAS ADVISED ON WED. 14th SEPT
DRAWN TO ME BY MON 19TH SEPT!*

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

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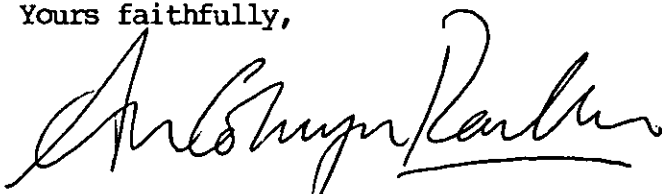
TIME LAG
CAUSING CONCERN!

However, I gather from the D.O.E. this morning that this may cause Mr. Wells a problem and mean that this scheme may not be able to be heard at the appeal date set which was our original intention when talking to Mr. Sanders (see John Trott's letter to Mr. Sanders dated 12th September, 1988).

If there are any problems that mean the minor amendments we are proposing could prevent the scheme going either to the 13th October planning meeting or being enjoined at the appeal, we will drop these alterations in order to have the scheme heard.

Can you please ensure this action is taken if necessary.

Yours faithfully,



A.N. Colwyn Foulkes
COLWYN FOULKES AND PARTNERS

cc. - J. TROTT.
- L.E.T.

John Trott and Son

Chartered Valuation Surveyors · Town Planning Consultants

Inlock Business Centre,
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Telephone: Rochester (0634) 290790
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Our ref: PH/PS/2128

21st September 1988

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

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Yours faithfully

John Trott & Son

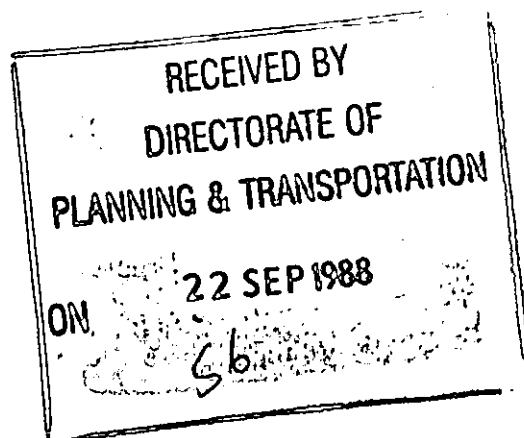
John Trott & Son

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.

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





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

COUNCIL NOTIFICATION OF DEVELOPMENT

Telephone: 01-937 5464
Extension: 2079/2080

FILE COPY

TP

Date: 22/09/88

My reference: TP/88/0633/S

Your reference:

Please ask for: Town Planning
Information Office

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, KENSINGTON, S.W.10

Proposal for which permission is sought

Erection of 12 houses, 9 flats and 694 square metres of
office floor space (Use Class B1)

REVISED DRAWINGS RECEIVED.

Yours faithfully

E.A. SANDERS

Director of Planning and Transportation.

PLEASE SEE OVERLEAF.



TOWN AND COUNTRY PLANNING ACTS, 1971/74

The Council is required by the Secretary of State for the Environment to consider all planning applications expeditiously. Any letter of support or objection should be received as soon as possible within 14 days of the date of this letter, although later objections, if received in time, will be reported to the Council Committee meeting which decides the application. An early response gives the Council's officers the opportunity to encourage applicants to amend their plans in the light of objections received, and the application may therefore be amended before it is decided. If you cannot formulate your detailed objections within 14 days you should acknowledge this letter so that your interest can be noted.

The reasons for any objection should be clearly stated.

Objections relating to party walls and inconveniences which may be caused by building operations should however be taken up, either by yourself or your professional representative, with the applicant.

All correspondence received will be available to members of the determining Committee when the application is considered.

It must be clearly understood that any comments you may choose to make will be made available to the applicant, his agent and any other interested party, pursuant to the requirements of the Local Government (Access to Information) Act, 1985.

Should there be any tenants in the buildings or other persons likely to be affected by this application, would you please be good enough to bring this letter to their attention.

If you are not the owner of the property to which this notice is addressed will you kindly forward this letter to the owner.

WHERE TO EXAMINE THE PLANS

The plans and/or application details referring to this proposal may be inspected at the Planning Information Office on the 3rd floor at the Town Hall, Hornton Street, W8 7NX, between the hours of 9.15 a.m. and 4.45 p.m., Mondays to Fridays. Alternatively, copies of all planning applications relating to:

- (a) the Chelsea area can be examined at the Information Office, Chelsea Old Town Hall, King's Road, SW3. Tel. 01-352 1856.
- (b) the postal areas W10, W11, or W2 can be examined at the Borough Council's Advisory Service Office, The Information and Aid Centre, 140 Ladbrooke Grove, W10 (under Westway, opposite Ladbrooke Grove tube station. Tel. 01-969 2433).

Please telephone the Chelsea and Westway offices to check opening times.

Please quote the T.P. reference number on all written replies.

Please note: In the interest of economy, letters in agreement or without objection to the proposals will not be acknowledged.

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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.

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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.

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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

Stat Rec
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MISS C. M. DENT, BSc, M Phil, FRICS, FRTPI
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

Councillor Sir Anthony Coates,
135 Gloucester Road,
LONDON, SW7 4TH.

Telephone: (01) 937 5464
Extension: 3265
Facsimile: 01 - 938 1445

24th October 1989

My reference:

Your reference:

Please ask for:

TP/86/0633/MW

Mr. Walsh

Dear Councillor Sir Anthony Coates,

file it

Standing Order 47
Enforcement Notice pursuant to Section 87 of the
Town and Country Planning Act 1971 - Former Hudson's Depository,
Hortensia Road, S.W.10. (Carlyle Place)

A complaint was received from residents in Gunter Grove that the works being carried out at the above site did not comply with the scheme that received planning permission from this Council dated 22nd December 1988.

A site inspection was carried out on 17th October 1989. From measurements taken on site, it appears that the height of the structure is 350mm. higher than that approved. To this must be added the roof structure which is not yet in place.

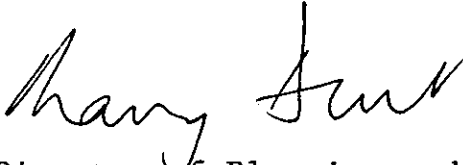
The architects were advised that there were deviations from the approved scheme at a meeting on 17th October 1989 and were advised to submit proposals showing how they were to correct the deviations. This they agreed to do.

At a meeting between the architects and planning officers on the 19th October 1989 to discuss other aspects of the development, it was discovered that further deviations were occurring to the front elevation from the scheme that received planning permission from this Council. Also Condition No's. 2, 5 and 10 have not been complied with prior to works commencing on site.

This was pointed out in a letter to the architects dated 20th October 1989. The architects were requested to reply by the 23rd October 1989, but as yet no reply has been received. No proposals have been received showing how the structure, which backs onto Gunter Grove, is to be reduced.

The structure is currently being constructed at raised ground floor level and concrete is being poured daily. The contractors are moving quickly and "time is of the essence". The residents of Gunter Grove have suffered loss of light and of amenity, and if the structure is raised any higher will suffer a corresponding loss.

Yours sincerely,



Director of Planning and Transportation.

Standing Order 47
Enforcement and Stop Notices
Former Hudson's Depository, Hortensia Road, S.W.10. (Carlyle Place)

I endorse the proposals summarised below.

Anthony Coates

.....
Councillor Sir Anthony Coates,
Chairman - Town Planning Committee.

Date ... *27/10/89*

Acting under Standing Order 47, as a matter of urgency, I authorise the Borough Solicitor to issue enforcement notices under Section 87 and stop notices under Section 90 of the Town and Country Planning Act 1971.

The stop notice is to include only a 5.000m. strip of land which adjoins Gunter Grove and a 3.000m. strip of land which adjoins Hortensia Road shown red on the attached plan.

Notice to allow 28 days for compliance. Reasons for the issue of the enforcement and stop notices:

1. The structure which adjoins the properties in Gunter Grove is 350mm. higher than the scheme that received planning permission from this Council.
2. The scheme, which adjoins Hortensia Road, is not being constructed in accordance with the approved drawings.
3. Condition Nos. 2, 5 and 10 have now been complied with prior to the commencement of works on site.

With regard to the stop notice, if the architects and solicitors acting for the contractors and developers give an undertaking not to carry out any works in the area shaded in red, and remove the unauthorised works, the stop notice need not be served.

Mary Dent

.....
C. M. Dent,
Director of Planning and Transportation

Date ... *27th October 1989*

THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA



MISS C. M. DENT, BSc, M Phil, FRICS, FRTPI
Director of Planning and Transportation

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

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

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

Telephone: (01) 937 5464
Extension: 2012
Facsimile: 01 - 938 1445

For the attn of A.N. Colwyn Foulkes

20th October 1989

My reference:
TP/88/0633

Your reference:

Please ask for:

C. Zacharia

Dear Sir,

Town and Country Planning Act 1971 (as amended)
Chelsea College Site, Hortensia Road, S.W.10.

It has been brought to the Council's attention that works have commenced on site that clearly contravene the planning permission granted on the 22nd December 1988 (ref. TP/88/0633) for the erection of 12 houses, 9 flats and 675 square metres of office floor space (B1); in particular, Conditions 02, 05 and 10 that request details of facing materials, landscaping and details of the access ramp to the basement car park before any work is commenced on site.

Furthermore, Condition 08 states:

"The new buildings hereby approved shall relate to adjoining premises, Hortensia House and Knights House, in height and plan exactly as shown on the drawings now approved, and if for reasons of different levels, or any cause it is subsequently found not possible to comply with this requirement, the permission hereby granted becomes null and void".

Since the works taking place appear to be different from the approved plans by way of the height and plan of the new buildings, you are requested to cease works on the areas shaded in red on the attached plan immediately, until these issues are considered and resolved. Otherwise the Council may be minded to take enforcement action and serve relevant stop notices.

I look forward to your reply by 23rd October 1989.

Yours faithfully,

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

160

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

Telephone: (01) 937 5464
Extension: 2081
Facsimile: 01-938 1445

24 OCT 1988

Miss P. Valtely

My reference: TP/PP/88/0633/A/38/4421 Your reference:

Please ask for:

Dear Sir/Madam,

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

Permission for development (Conditional) (TP6a)

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

SCHEDULE

DEVELOPMENT

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 drawings Nos. TP/88/0633/B, Applicant's drawings Nos. HTN/01/101, /102, /103, /104A, /105A, /106, /107, /108, /110, /111, /112, /113, /114 and HTN/L (1-)01H, in accordance with your application dated 04/03/88, completed 24/03/88, revised 14/09/88 and 22/09/88.

/ CONDITIONS ...

CONDITIONS

1. The development to which this permission relates shall be begun before the expiration of five years from the date of this permission. (C.22)
2. The facing materials to be used on the building shall not be otherwise than those approved by the Council before any work on the site is commenced, and samples of such facing materials, including details of any pointing shall be submitted for the Council's consideration. (C.8)
3. No plumbing or pipes, other than rainwater pipes, shall be fixed on the external faces of the building. (C.11)
4. The garage accommodation shall not be adapted for living, commercial or other purposes and shall be available at all times for car parking. (C.14)
5. No development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; and all planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation. (C.25)
6. No water tank, lift motor room or other roof structure shall be erected which rises above the level of the roof hereby approved. (C.34)
7. The premises subject of this permission shall not be used at any time for any purpose specified in Section 4 of the Greater London Council (General Powers) Act, 1983, shall not be used for any purpose specified in Section 5 of the Greater London Council (General Powers) Act, 1984, and shall not be used at any time for the purpose of holiday lettings (explanatory note : this condition prohibits the use of the premises for the purposes of temporary sleeping accommodation for periods of less than 90 days, and prohibits use for time sharing and holiday lettings). (C.48)

/ 8. The new buildings...

8. The new buildings hereby approved shall relate to adjoining premises, Hortensia House and Knights House, in height and plan exactly as shown on the drawings now approved, and if for reasons of different levels, or any cause, it is subsequently found not possible to comply with this requirement, the permission hereby granted becomes null and void. (C.51)
9. No lift motor room, tank enclosure, flue or other structure shall be erected on or above the roof of the building or its additions, and any proposals shown on the drawings now approved which would necessitate such a structure do not form part of this permission. (C.52)
10. Details of access ramp to the basement car park shall be submitted to and approved by the Director of Planning and Transportation, in writing, before any work is commenced on site. (C.57)

REASONS FOR THE IMPOSITION OF CONDITIONS

1. To prevent an accumulation of permissions which have not been acted upon, and as required by Section 41 of the Town and Country Planning Act, 1971. (R.13)
2. In order that the Council may be satisfied as to the detail of the proposal. (R.4)
3. It is considered that external plumbing would seriously detract from the appearance of the building and injure visual amenities. (R.6)
4. To ensure the permanent retention of the garages and parking spaces for parking purposes, to avoid obstruction of the surrounding streets by waiting vehicles, and to safeguard the amenities of adjacent premises. (R.7)
5. In order that the Council may be satisfied as to the detail of the proposal. (R.4)
6. To ensure that the external appearance of the building is satisfactory. (R.5)
7. To ensure the permanent retention of the accommodation for normal residential purposes. (R.21)
8. To ensure that the proposed work is carried out exactly in accord with the intentions shown on the approved drawings. Any variation from those drawings may not be acceptable to the Council. (R.28)

/ 9. To ensure a...

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9. To ensure a reasonable standard of visual amenity in the scheme. (R.27)
10. In order that the Council may be satisfied as to the detail of the proposal. (R.4)

INFORMATIVES

1. Refuse storage accommodation and access thereto must be provided to the Council's satisfaction. You are therefore advised to consult with the Director of Engineering and Works Services, Central Depot, Warwick Road, W14. (01-373-6099) who has a code of practice available. Advice can also be given on certain aspects of industrial and commercial waste, as well as household waste. The Council operates a trade refuse service on a rechargeable basis. (I.3)
2. Your attention is drawn to the provisions of Section 60 of the Control of Pollution Act, 1974, which imposes requirements as to the way in which building works are implemented, including the hours during which the work may be carried out. This Act is administered by the Borough Environmental Health Officer, and you are advised to consult with his Department at an early stage. (I.44)
3. Your attention is drawn to the Building Act, 1984, the Building Regulations, 1985, and, insofar as they are applicable, the London Building Acts, 1930-39. The Council's District Surveyors (01-373-7702), must be consulted in these respects.

In the case of new residential accommodation (or works to existing residential premises) attention is drawn also to the Housing Act, 1985, and to the Council's Underground Rooms regulations. The Borough Environmental Health Officer (01-937-5464) can advise on requirements necessary to satisfy this legislation. (I.12)

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

/ 5. The Borough...

5. The Borough Environmental Health Officer, at the Town Hall, Hornton Street, London, W8 7NX, should be consulted concerning the provisions of the Health and Safety at Work etc. Act 1974 which must be complied with where applicable. (I.7)
6. Any proposed signs may need consent under the Town and Country Planning (Control of Advertisement) Regulations, 1984. The Director of Planning and Transportation at the Town Hall, Hornton Street, London, W8 7NX, will be pleased to advise in this respect. Proposals to place signs on the public highway must be checked also with the Director of Engineering and Works Services, Central Depot, Warwick Road, W14 8PT. (I.1)
7. The Director of Engineering and Works Services whose office is situated at Warwick Road, W14 (01-373-6099) shall be advised 7 days before any earth moving or abnormal use of adjacent highways commences in order to discuss arrangements for the routing of earth removing vehicles and for ensuring cleansing of the carriageway. Contractors are reminded that it is an offence to deposit mud upon the public highway. In the event that any spillage etc. is not immediately cleared, the Council will carry out the necessary cleansing and re-charge the cost of the work to the Contractor. (I.33)
8. Your attention is drawn to the relevant provisions of the Chronically Sick and Disabled Persons Act, 1970 (as referred to in Section 3 of the Disabled Persons Act, 1981) which place an obligation on a developer and his representatives to provide easy access for the disabled. In the case of development for office, shop, or factory purposes, or for buildings or premises to which the public are admitted, you should refer to the Code of Practice for Access for the Disabled to Buildings BS 5810 : 1979. In the case of university, college, or school buildings, to Design Note 18 "Access for the Physically Disabled to Educational Buildings." (I.34)
9. Your attention is drawn to the British Standards Institution Code of Practice for Demolition (CP 94 : 1971) the observance of which should considerably reduce the risks inherent in demolition work (particularly in relation to fire hazards arising from the practice of burning materials on site) both to operatives on the site and to the general public. (I.35)

/ 10. The development...

10. The development hereby approved must be carried out in strict compliance with the plans referred to in this permission. Any alteration to the approved scheme resulting either from the requirements of the District Surveyor, or for any other cause, must not take place except with the written agreement of the Council as local planning authority. (I.36)

Yours faithfully,



Director of Planning and Transportation

APPENDIX A (166)

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

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

Telephone: (01) 937 5464
Extension: 2081
Facsimile: 01-938 1445

22 DEC 1988

My reference: PV/TP/88/0633/A/38/4421 Your reference: Please ask for: Miss P.Vallely

THIS SUPERSEDES DECISION LETTER DATED 24/10/88, REFERENCE AS ABOVE AND SHOWS AMENDMENT TO "DEVELOPMENT" (675 SQ.M. OF OFFICE FLOORSPACE IN LIEU OF THE 600 SQ.M. PREVIOUSLY STATED.)

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING ACT, 1971
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER, 1977
Permission for development (Conditional) (TP6a)**

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

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/ CONDITIONS ...

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3. No plumbing or pipes, other than rainwater pipes, shall be fixed on the external faces of the building. (C.11)
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5. No development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; and all planting, seeding or turving comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation. (C.25)
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/ 8. The new buildings...

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- 10. Details of access ramp to the basement car park shall be submitted to and approved by the Director of Planning and Transportation, in writing, before any work is commenced on site. (C.57)

REASONS FOR THE IMPOSITION OF CONDITIONS

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- 2. In order that the Council may be satisfied as to the detail of the proposal. (R.4)
- 3. It is considered that external plumbing would seriously detract from the appearance of the building and injure visual amenities. (R.6)
- 4. To ensure the permanent retention of the garages and parking spaces for parking purposes, to avoid obstruction of the surrounding streets by waiting vehicles, and to safeguard the amenities of adjacent premises. (R.7)
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- 8. To ensure that the proposed work is carried out exactly in accord with the intentions shown on the approved drawings. Any variation from those drawings may not be acceptable to the Council. (R.28)
- /9. To ensure a...

9. To ensure a reasonable standard of visual amenity in the scheme. (R.27)
10. In order that the Council may be satisfied as to the detail of the proposal. (R.4)

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1. Refuse storage accommodation and access thereto must be provided to the Council's satisfaction. You are therefore advised to consult with the Director of Engineering and Works Services, Central Depot, Warwick Road, W14. (01-373-6099) who has a code of practice available. Advice can also be given on certain aspects of industrial and commercial waste, as well as household waste. The Council operates a trade refuse service on a rechargeable basis. (I.3)
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3. Your attention is drawn to the Building Act, 1984, the Building Regulations, 1985, and, insofar as they are applicable, the London Building Acts, 1930-39. The Council's District Surveyors (01-373-7702), must be consulted in these respects.

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

/5. The Borough....

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9. Your attention is drawn to the British Standards Institution Code of Practice for Demolition (CP 94 : 1971) the observance of which should considerably reduce the risks inherent in demolition work (particularly in relation to fire hazards arising from the practice of burning materials on site) both to operatives on the site and to the general public. (I.35)

/10. The development....

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TP/88/0633 : 6

10. The development hereby approved must be carried out in strict compliance with the plans referred to in this permission. Any alteration to the approved scheme resulting either from the requirements of the District Surveyor, or for any other cause, must not take place except with the written agreement of the Council as local planning authority. (I.36)

Yours faithfully,

F.A. Sanders

Director of Planning and Transportation

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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: M. J. FRENCH
Name:
Location: RBKC
Department: PLANNING & TRANSPORTATION
Extn. 2078

To: S. WILKINSON
Name:
Location: ROYDS BARFIELD
Department:
FAX No. (if known) 583 2034

Date: 28 FEBRUARY 1990

No. of Pages to follow: 8

COMMENTS - If any
INSTRUCTIONS - If any

P. Jensen 24/10/88
P. Jensen 22/12/88 a refact
+ T.P. / for new
app. 13/2/90

4A
5A

S. Winwood

F (173)



TOWN HALL KENSINGTON W8 7NX 01-937 5464

Messrs. John Trott & Son,
Sheridale Business Centre,
Knight Road,
Rochester,
Kent,
ME2 2EL.

24th April, 1990.

Dear Sirs,

Chelsea College Site, Hortensia Road, London, S.W.10.

Thank you for your letter of 11th April. The information contained in it is helpful and I will ensure that the members of the Town Planning Committee are made aware of it when the matter is further considered.

Yours faithfully;

Councillor Sir Anthony Coates
Chairman - Town Planning Committee

John Trott and Son

Chartered Valuation Surveyors · Town Planning Consultants

Sheridale 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: NJP/JW/2523

11th April, 1990

Councillor Anthony Coates, Chairman,
Planning and Transportation Committee,
Royal Borough of Kensington & Chelsea,
The Town Hall,
Hornton Street,
London W8 7NX

Dear Mr Chairman,

CHELSEA COLLEGE SITE, HORTENSIA ROAD, LONDON SW10
MIXED OFFICE AND RESIDENTIAL DEVELOPMENT BY TRUST ESTATES
PLANNING APPLICATION TP/88/0633 AND REVISED APPLICATION TP/89/2137/A/03

Following on from our meeting on the 27th March between representatives for the applicants and Mr French and Mr Fonchini for your Authority, we write to set the record straight, with respect to the above applications, which we trust will be of assistance both to the Planning Department and to Planning Committee Members.

PLANNING BACKGROUND APPLICATION TP/88/0633

A planning application was submitted by Colwyn Foulkes & Partners on the 4th March, 1988, for development mistakenly described on the application forms as 694 sq. metres of office space (B1), 12 houses and 9 flat units. A copy of the covering letter and schedule of drawings originally submitted with that application is attached as Appendix A. It may be seen from the covering letter that it was always intended there would be commercial development at the east end of the site in a line with the front town houses and rear mews houses.

It is accepted that an error was made on Part III of the form as was explained at the recent meeting.

Unfortunately, when the plans were first submitted, one floor of office accommodation on the front block was omitted from the drawings. Also, there was only one set of drawings to illustrate each of two identical office units comprising part of the rear block. Sadly, when the area was first calculated, the measurement was taken directly from these plans without allowance for the omissions from the original drawings.

/...

Partners:

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:

P.N. d'Arcy, B.Sc., A.R.I.C.S.
K.A. Fuller, A.R.I.C.S., M.C.I.O.B.
A.L. Vidler, B.Sc. (Hons), A.R.I.C.S.
Mrs. S.J. Vincent, Dip. T.P., M.R.T.P.I.

Administrator:

R.H. Willan, A.C.I.S.

Consultant:

D. Mallett, F.R.I.C.S.



Director of Planning and Transportation
Royal Borough of Kensington & Chelsea

11th April, 1990

- 2 -

Detailed discussions and negotiations commenced with your Authority in March of 1988 and these were followed by a complete substitution of plans submitted by way of a covering letter dated 13th April, 1988 (see copy attached Appendix B).

Extensive consultation and negotiation with the Authority continued from April through to September, 1988, during which time other applications were also submitted. On the 13th September, 1988, revised drawings were again substituted, with three further drawings being substituted on the 21st September, 1988 (Appendix C).

We draw particular attention to the fact that the applicant's letter of the 21st September, 1988 advised that measurements should be taken from the detail sheets for each building. Such detail drawings were those drawings at a scale of 1:100.

We would advise that throughout our negotiations with the Local Authority, the overall floor space of the office element was not at any time expressed to be a concern to the Local Authority. The Officers and Committee were always prepared to see an element of commercial use on this site, having regard to its background planning history. At no time throughout discussions with the Council did we debate the floor area of the commercial element to the scheme; nor were we invited to.

The application was reported to the Town Planning (Applications) Sub-Committee on the 13th October, 1988, and it is quite clear from the Report to Committee that the Committee were made aware of the fact that there was office development at the southern end of each block and that there was a separate vehicular access from Hortensia Road to the rear block via an arched entrance. The various references to the office element are summarised below.

In the fifth paragraph of the second page of the Report to Committee it is stated:

"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 eighth paragraph of the Report also makes specific reference to the front and rear offices:

"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."

/...

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The Director of Planning and Transportation,
Royal Borough of Kensington & Chelsea

11th April, 1990

- 3 -

Other references to the office element in the Committee Report were as follows:

1. "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)."
2. "The office element of the scheme includes parking at ground floor level with a turning area for service vehicles."

The floor space figure actually reported to Committee Members was not a figure given by the applicants. The applicants having realised that the decision letter had been issued dated 22nd October, 1988, with an incorrect floor space figure, took legal advice on the matter and were advised that the permission they had obtained for development was that shown on the plans. This firm further reported to the applicants and had recommended obtaining a reissue of the decision letter with the correct floor space shown thereon.

Our client's solicitors, Messrs Norton Rose, spoke with Mr French on the 14th December, 1988, and advised him that it was an incorrect figure. Mr French stated that he would remeasure the plans and Messrs Norton Rose spoke again on the 15th December, 1988 and was advised that Mr French was reissuing the decision letter showing an office floor space of 675 sq. metres.

Such floor space figure came to the attention of the applicant's architects, Messrs Colwyn Foulkes & Partners, who wrote on the 21st December, 1988, i.e., before the issue of the 22nd December decision, advising the Royal Borough of Kensington & Chelsea that the overall office floor space figure should be 1,038 sq. metres. In the final paragraph of that letter it was intended that this matter be rectified as an amendment to the original permission, along with the revision of houses to flats and other minor details raised earlier in the same letter.

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Director of Planning and Transportation,
Royal Borough of Kensington & Chelsea

11th April, 1990

- 4 -

SUMMARY OF OFFICE FLOOR SPACE ISSUE

The original floor space given in Part III of the application was a genuine mistake. It was a mistake that was subsequently repeated by Officers of the Planning Department and because office floor space as shown by the front and rear office blocks on the plans was not expressed to be a concern to the Local Authority, it was not picked up in the early stage of negotiations. Notwithstanding the applicants had received legal advice that what was permitted was that shown on the detailed plans, they did nevertheless take up the matter with the Deputy Director and prior to the issue of the 22nd December decision notice, had written confirming that the floor space was in excess of 1,000 sq. metres. It is clear therefore, that there had been no intention to ever mislead either the Officers or the Committee, a conclusion that we understand is accepted by the Deputy Director.

DETAILED DRAWINGS

We believe it is helpful to explain to Members that the floor space figure can only be achieved by measuring or scaling from plans. The scale 1:100 drawings approved by Committee in October, 1988, show in great detail that there were rear and front office blocks. The drawings were to scale and at 1:100 comply with the Local Authority requirements for such applications. The architects letter of the 21st September, 1988 had made it clear that measurements should be taken from the detail scale drawings.

At the time of the approval of the original application, the Authority's concern that the development should be built in complete accordance with the plans is demonstrated by the wording of Condition 08. Further, all the approved plans are of course listed on the decision notice.

ALTERNATIVE DEVELOPMENT

It is our understanding that in response to your Authority's own legal opinion, Committee Members have suggested that the developers should promote no more than 675 sq. metres of office floor space and therefore, Officers are to negotiate an alternative use for the rear block which is residential. This request takes no account of the fact that the developers have already removed floor space from the rear part of this site and have made amendments which substantially improve the outlook of the adjoining neighbour, Mr Stoop. The applicants had also agreed to a condition for fixed vertical blinds, which would further protect the privacy of adjoining neighbours and which is an imposition not required by the original consent. Such considerations and improvements should be viewed against your own Authority's conclusions that the applicants could still build the original envelope permitted under reference 88/0633.

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Director of Planning and Transportation,
Royal Borough of Kensington & Chelsea

11th April, 1990

- 5 -

Committee Members requirements will mean that the additional privacy gained by such a condition referred to above, will be lost. It will impose a use, which will cause a greater degree of loss of privacy and overlooking, with activity at times of the day when Mr Stoop would most likely be at home. The benefit of commercial use is that at week-ends and evening time, there would be little or no activity at the permitted offices.

Members' suggestions will therefore not assist Mr Stoop and we understand that Mr French agrees on this point.

A letter is being sent to you separately to suggest a way forward. The purpose of this letter is to stress that at no time has our client or any member of their professional team sought to mislead either the Council Officers or it's Members. There have been mistakes, and we must accept that and apologise; in turn, we must ask that the Local Authority accept that these were genuine mistakes and that no deception was intended.

Yours faithfully,



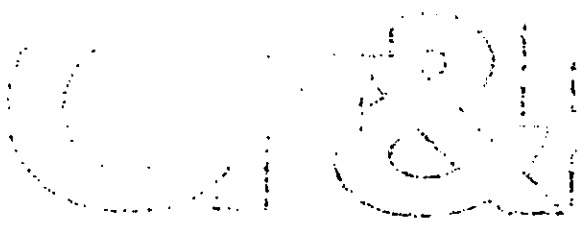
JOHN TROTT & SON

Att.

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APPENDIX A

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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.
M. R. T. Williams, B.Sc., B.Arch., R.I.B.A.
R. Colwyn Foulkes, Dip. Arch. R.I.B.A.

Consultants:

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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:

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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

APPENDIX B

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5
Royal Borough of Kensington & Chelsea
Planning Department
Town Hall
Hornton Street
London W8 7NX

HTN/LA/al/rp

13th April 1988

Dear Mr. Wells,

RE: CHELSEA COLLEGE SITE, HORTENSIA ROAD

As discussed earlier with you, we would like to submit some revised drawings for this scheme. The revisions we have made are not substantial, but represent the scheme more clearly than we would like to build.

With respect to comments made by yourselves, we have lowered the houses nearest to Gunter Grove and re-worked the elevation facing Gunter Grove, to reduce its impact to the houses facing it. The elevation to Hortensia Road has also been amended, particularly the central block of flats which now has a stronger, more formal response to the Chelsea School opposite.

A porter's lodge has been added, and this is situated within the substantial planting that provides a visual barrier between this site and the Hortensia House site.

The rear offices have been amended to allow an improved elevational treatment, more pleasant workspaces and a better relationship to the site boundaries.

The materials for the building finishes remain unchanged as does the overall layout of the scheme and the accommodation provided.

With regard to the detail of the proposal, we would welcome the opportunity to sit down with the Design Group and run through the proposals.

Please find enclosed a list of the new drawings, and these will supercede their respective numbered drawing previously submitted.

Finally, having regard to the size and importance of this scheme we are anxious to know your department's formal views at the earliest stage and would request that you contact the writer, Anthony Leslie, prior to preparation of your formal report to committee.

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Thank you for your help with this. If you require any further information, do not hesitate to contact us.

Yours sincerely,

COLWYN FOULKES & PARTNERS

Encs.

HORTENSIA ROAD

CHELSEA COLLEGE SITE

REVISE DRAWING LIST FOR PLANNING SUBMISSION

<u>Drawing No</u>	<u>Title</u>	<u>Scale</u>
HTN/01 54 D	B1 Office Plans	1:100
57 D	Basement Plan ✓	1:100
58 D	Site Plan ✓	1:200
59 B	Location Plan ✓	1:500
60 E	House Type B ✓	1:100
61 C	Flat Plans ✓	1:100
64 C	House Type A No. 1 ×	1:100
66 B	Site Sections ✓	1:100
67 B	Elevations ✓	1:100
68 A	Elevations ✓	1:100
69 D	B1 Office Plans	1:100
71 D	House Type A No. 2	1:100

CFP:

APPENDIX C

100
100

Attention: Mr. Sanders,
Royal Borough of Kensington & Chelsea,
Planning Department,
Town Hall,
Hornton Street,
London W.8

HIN/LA/NCF/adr

13th September, 1983.

Dear Sir,

HUDSONS DEPOSITORY, HORTENSIA ROAD

Following our meeting with Mr. Sanders to discuss the proposals for the site we would like to resubmit drawings based upon our discussions and the various points raised at the meeting, and via correspondence with the neighbours.

Could you arrange to remove the following drawings:

HIN 01/57D, 67B, 61C, 68A, 66B, 58D, 59B, 64C, 71D, 60E, 69D, 54D

and replace them with the enclosed four sets of drawings:

HIN/L (1-) 01H, HIN/01/101, 102, 103, 104, 105, 106, 107, 108, 110,
111, 112, 113, 114

which illustrate our revised scheme 3. The significant changes are as follows.

The rear block has been reduced in size. The upper part is now reduced in depth to align with the rear boundary of Hortensia House. The scale of the buildings is now reduced to two storeys above ground and a mansard roof. This proposal falls well within the D.O.E. guideline for sunlight and daylighting as it effects the neighbouring properties. This gives a distance of 20m. from first floor windows to the main part of the Gunter Grove properties.

The front block is reduced in overall width by 600mm. and the end house adjacent to Hortensia House has had a hipped roof added to reduce impact on Hortensia House. The end elevation has also been detailed showing blanked off window reveals with flat brick arches and a rusticated base. The block of flats no longer has the additional storey as shown in the alternative scheme submitted.

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The ramp to the car park has been moved over adjacent to the first of the proposed new houses giving pedestrian access adjacent to the boundary. This layout allows us to retain the existing trees adjacent to the boundary and moves the ramp further from Hortensia House by 2 metres, in addition our revised landscape drawing will show extensive screen planting along this boundary.

We believe that these revisions answer the main points raised by the neighbours, and should go a long way towards answering the points raised by your officers concerning the scale of the development.

As discussed, all the proposed schemes fall well below the overall development ratio exercised by the Council of 2:1. The proposal answers the earlier concerns about daylighting and sunlighting levels to neighbouring properties.

Please let me know if there are any further details that you would like us to provide.

Yours faithfully,

A.N. Colwyn Foulkes
COLWYN FOULKES & PARTNERS

cc: Gavin Rowan - LET
enclosures

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

HTN/LA/ncf/fjh

21st September, 1988.

Dear Sirs,

RE: CHELSEA COLLEGE SITE, BORTENSIA ROAD, SW10

I am writing to you in the absence of Mr. Sanders on holiday.

Following our meeting with Mr. Wells yesterday to consider our revised application, a number of points of small discrepancy were identified. The principle problem would appear to be measuring off undimensioned drawings. The Ordnance Survey map for the area is not very accurate and we have therefore had a full survey undertaken. The area that concerned Mr. Wells appeared to be the rear boundary with Gunter Grove and the fact that our sections were not identified accurately on the site plan.

We have now amended section lines and the accuracy can now also be checked by reference to the survey of the rear portion of the site on which the sections are also marked. We are submitting this drawing as supporting information.

2/10/104A
105A

There seemed to be considerable discrepancy on measurement of the building. I would suggest that measurements are taken from the detail sheets for each building which include the basement for each unit. From the figures Mr. Wells quoted, it would appear the basement was counted twice.

On the habitable room count, we were able to identify the principle difference between the counts. We are counting living rooms, some including dining alcoves as one room, we are not including utilities, very small study rooms, basement games rooms or kitchens under 13m2 as set down in the R.B.K.C. District Plan.

We did advise Mr. Wells that we were going to issue some minor amendments taking account of the neighbours comments and officers views on TP/88/1410/S and hand them to him today.

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However, I gather from the D.O.E. this morning that this may cause Mr. Wells a problem and mean that this scheme may not be able to be heard at the appeal date set which was our original intention when talking to Mr. Sanders (see John Trott's letter to Mr. Sanders dated 12th September, 1988).

If there are any problems that mean the minor amendments we are proposing could prevent the scheme going either to the 13th October planning meeting or being enjoined at the appeal, we will drop these alterations in order to have the scheme heard.

Can you please ensure this action is taken if necessary.

Yours faithfully,

A.N. Colwyn Foulkes
COLWYN FOULKES AND PARTNERS

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Mr French
Royal Borough of Kensington & Chelsea
Planning Department
Town Hall
Borton Street
London
W8 7NX

BTN/ncf/pl

21 December 1988

Dear Mr French

Hudsons Depository, Hortensia Road, SW10

Thank you for seeing me at such short notice before Christmas to discuss the project. As mentioned on the telephone last week we are now getting into the working drawings of the scheme and have started the detail design of the rear houses. The alterations we propose are principally elevation treatment and do not effect the size or massing. These minor alterations can hopefully be dealt with by delegated powers. We enclose a drawing showing the revised elevations proposed.

On a more significant matter our client is now considering adjusting the content of the terrace to Hortensia Road.

The approved scheme has 4 large houses, a block of flats and an office building. The client has asked us to investigate replacing the 4 town houses with another block of flats. The revised scheme we propose is attached. You will note that the depth of the new flats is less than originally proposed and so makes the "news" wider to the rear. The overall mass of the building is reduced. The effect on the neighbours has not changed.

We hope that you are able to view these alterations as fairly minor in terms of the impact on the neighbourhood and the neighbours.

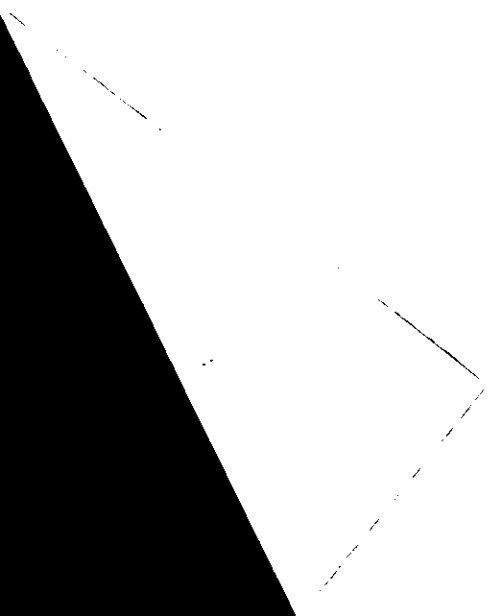
We can still achieve the parking standards required and would suggest that the traffic generation is the same for both schemes.

I understand that the proposed alterations will need to be shown to the Planning Committee in view of the permission granted.

Your departments view was that flats were preferable in this location when we discussed the project with them at an earlier stage.

Thank you for your help in this matter. I would appreciate an early indication of your thoughts as this would assist us in the progress of working drawings.

/continued....



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- 2 -

One other aspect that has caused some confusion is the difference between the approved drawings for the office content and the approval document. There seems to be a significant difference that may be due to the fact that the original planning forms did refer to a very different office scheme. We enclose a schedule of areas measured from the approved plans. In gross area terms the approved scheme measures 1038m sq. and the approval document shows 600m sq.

Hopefully we can sort this out at the same time.

Yours sincerely

A N Colwyn Foulkes

Encs:





LILLEY LILLEY

LILLEY LILLEY

LILLEY LILLEY

LILLEY LILLEY



CHELSEA COLLEGE SITE, HORTENSIA ROAD

TP/89/2137

Drawing No. HTN/01/105H
 " HTN/01/101P
 " HTN4/L(1-)011A
 " HTN/L(1-)04
 " HTN/01/122A
 " HTN/01/120A
 " HTN/01/119A
 " HTN/01/115B
 " HTN/01/114 (REV F)
 " HTN/01/113 (REV F)
 " HTN/01/107

~~HTN/01/106B~~

TP/88/0633

Drawing No. HTN/01/113 ✓
 " HNT/01/114 ✓
 " HTN/01/106 ✓
 " HTN/01/101 ✓
 " HTN/01/102 ✓
 " HTN/01/103 ✓
 " HTN/01/104A ✓
 " HTN/01/105A ✓
 " HTN/01/107 ✓
 " HTN/01/108 ✓
 " HTN/01/110 ✓
 " HTN/01/111 ✓
 " HTN/01/112 ✓
 " HTN/L(1-)01A ✓

offices Front - 662 } = 1087 sq. m.
 Rear - 425 }

Improved 675 sq. m.

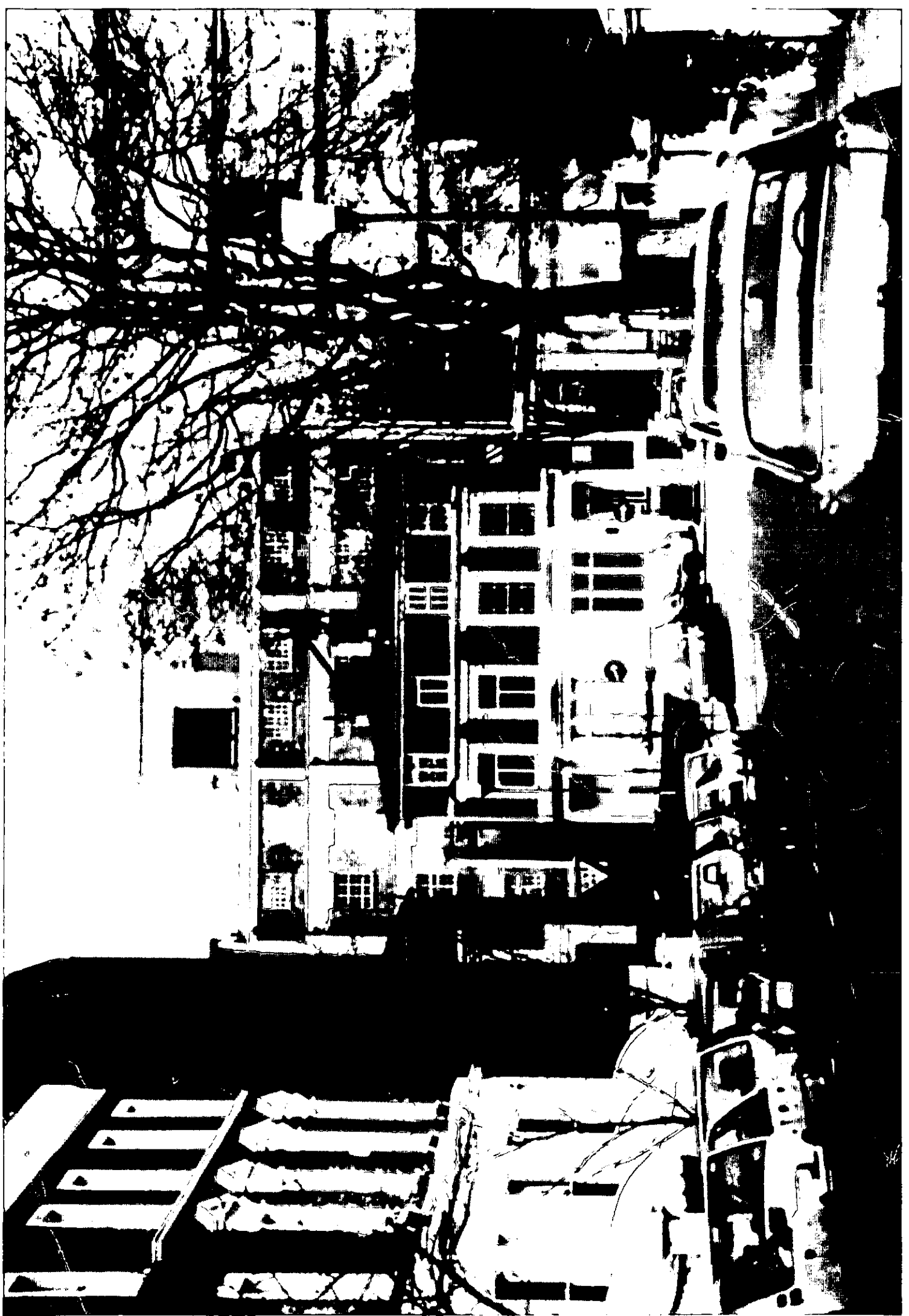
unagreed = 412 sq. m.

The above drawings have been collected for copying and will be returned to the Council's Planning Department no later than 11 ~~10~~ a.m. on ~~Tuesday~~, 16th March 1990.

FRIDAY, 16th

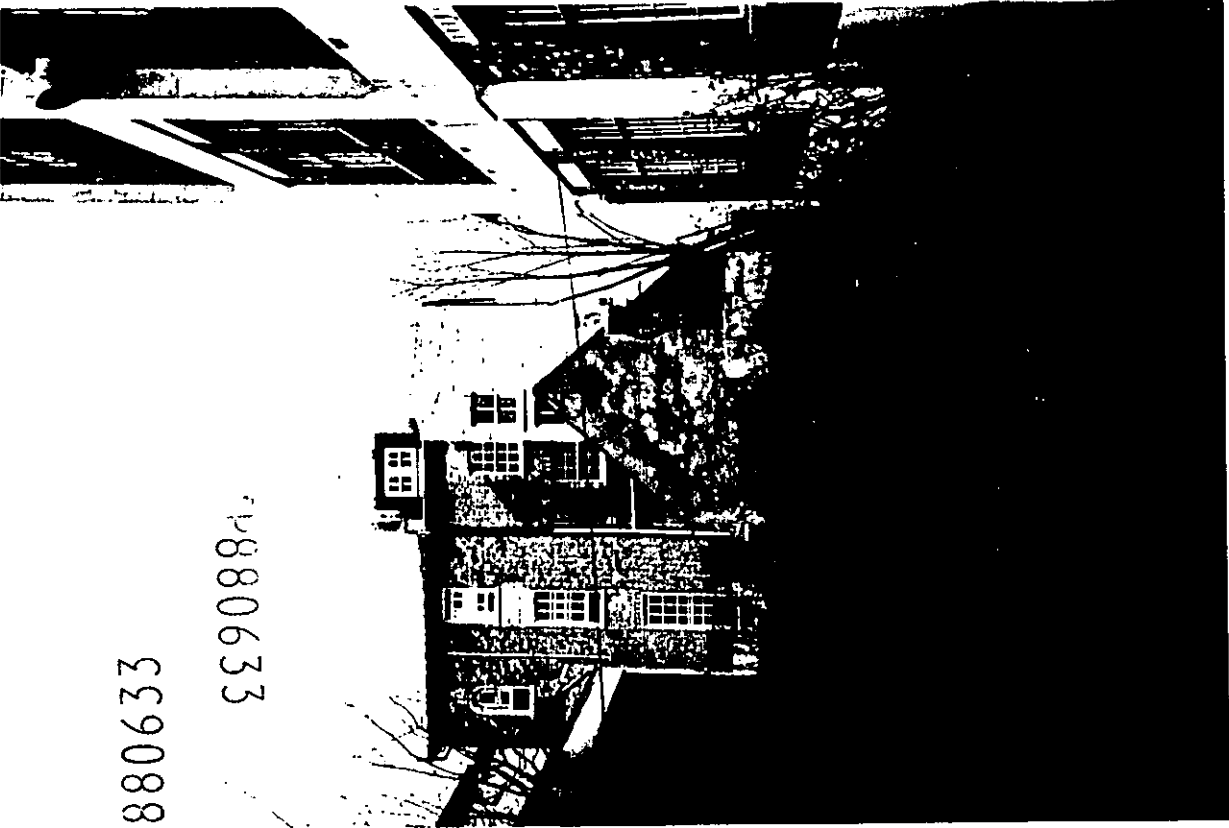
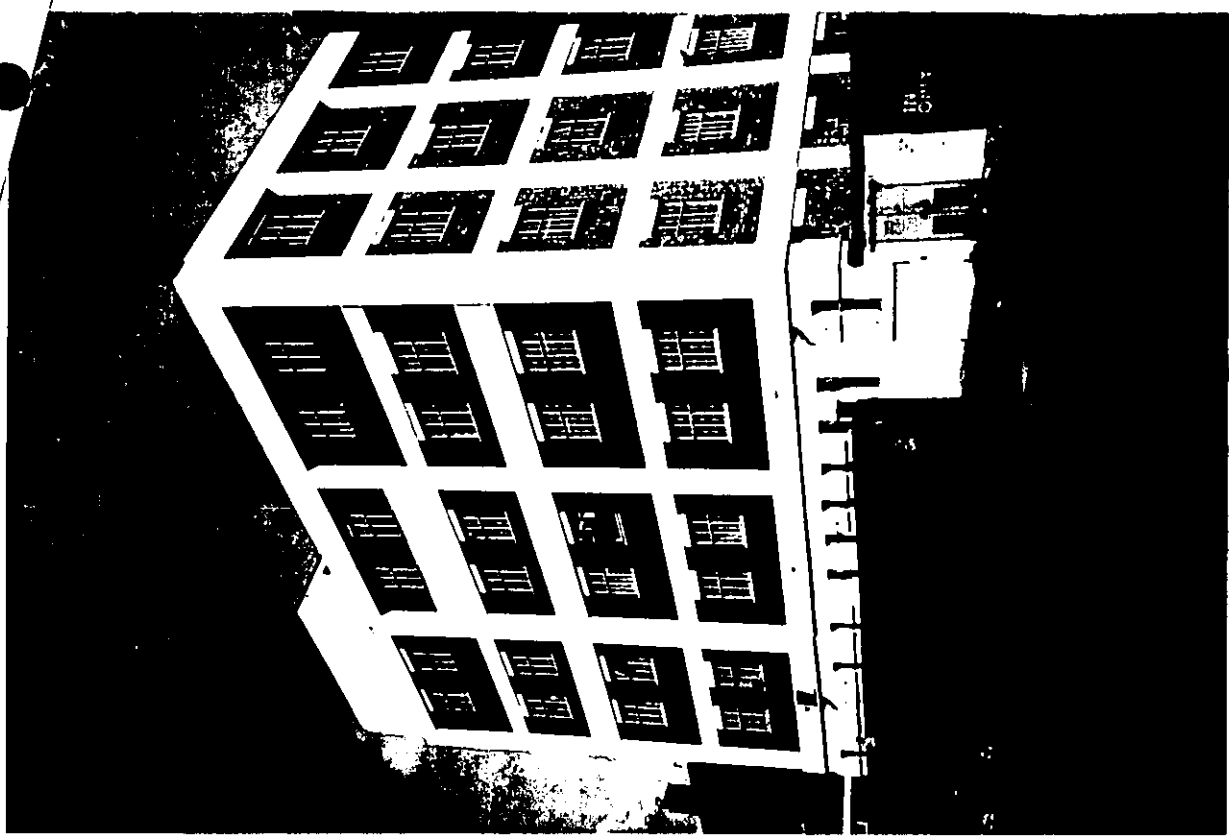
Signed.....

Dated.....



1

14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31
MAR 1988
TRANSPORTATION



880633

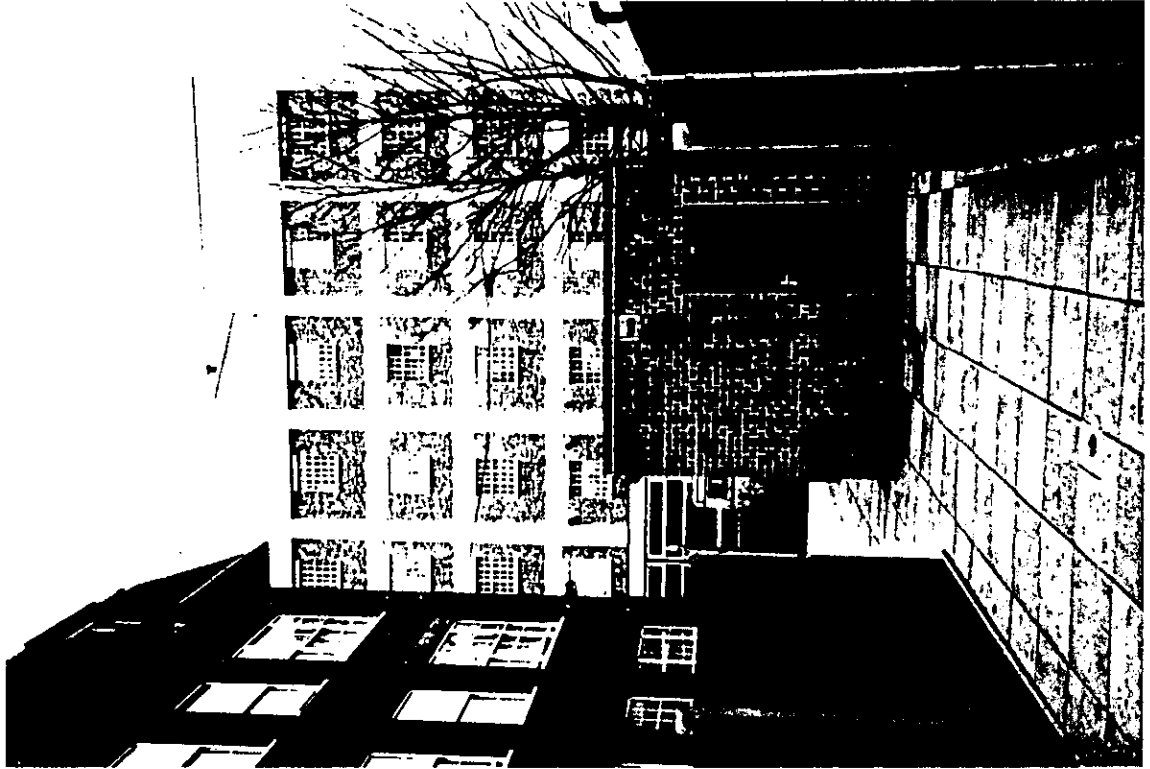
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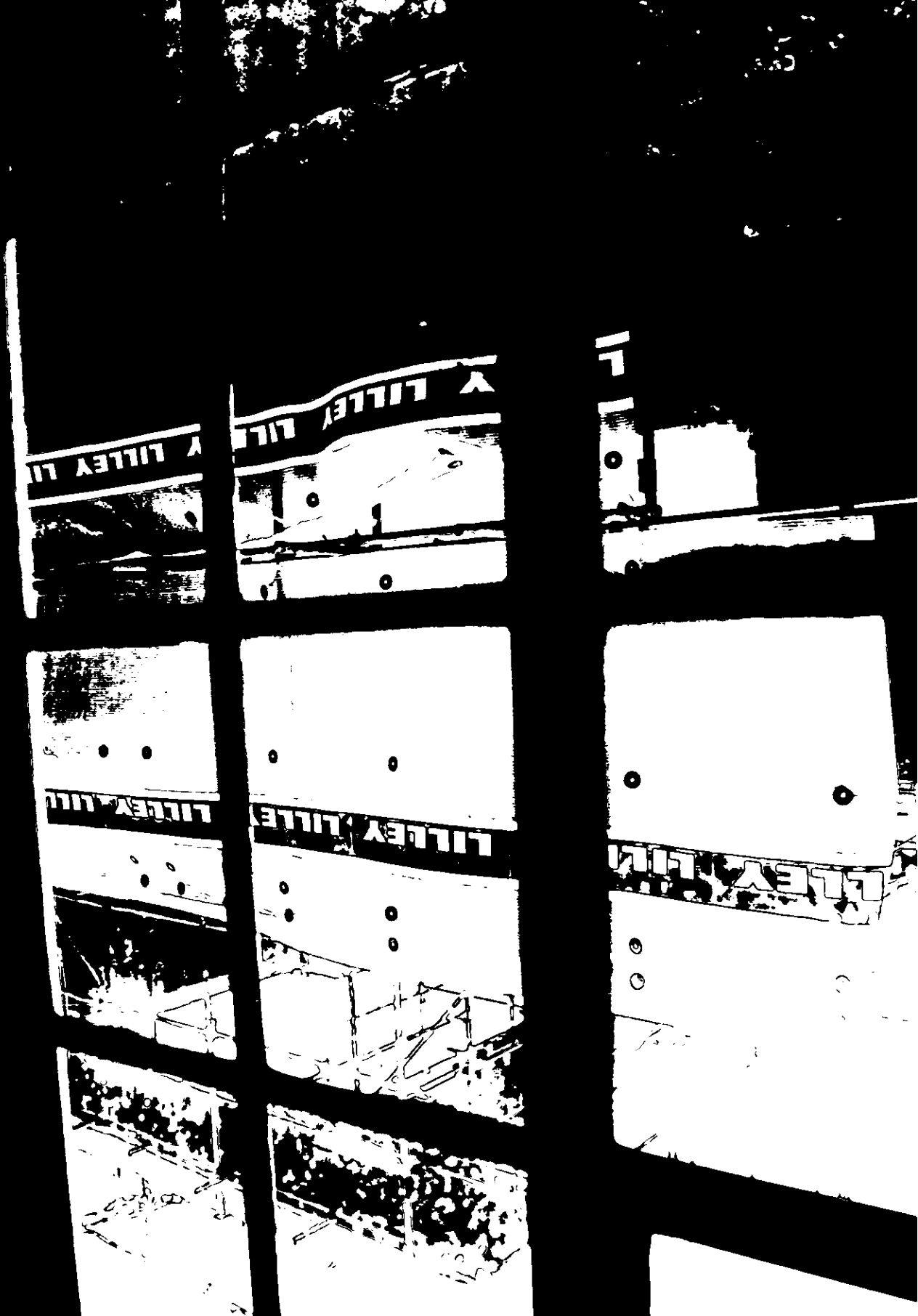


④



880633

Rear Offices seen from 1st (Top) Floor bedroom at the cottage, 42 Gunter Grove
Previously an unrestricted view, the outlook has drastically deteriorated, e
sunlight, daylight and privacy are lost.





Rear Offices viewed from Knight's House (2nd Floor). This block blots the sun from nearby homes, and destroys peace and privacy



View (Section) of Rear Offices along garden walls.
The Offices are right on top of homes and gardens.

OMBUDSMAN COMPLAINT BY MR. N. STOOP RELATING TO
CHELSEA COLLEGE, HORTENSIA ROAD, S.W.10

ATTACHMENTS CROSSREFERENCED BY PARAGRAPH AND SUB-PARAGRAPH

WF

A
B
C
D
E
F
G
H

IN THE HIGH COURT OF JUSTICE

CO/1795/90

QUEEN'S BENCH DIVISION

Royal Courts of Justice,

Tuesday, 23rd July 1991.

Before:

MR. JUSTICE OTTON

- - - - -

Crown Office List

NICHOLAS JOHN STOOP

-v-

THE COUNCIL OF THE ROYAL BOROUGH
OF KENSINGTON AND CHELSEA

and

LONDON AND EDINBURGH TRUST PLC

- - - - -

(Computer-aided Transcript of the Stenograph Notes of Marten, Walsh Cherer Ltd. Pemberton House, East Harding Street, London, EC4A 3AS. Telephone No: 071-583 7635. Shorthand Writers to the Court.)

- - - - -

MR. G. LAURENCE QC (instructed by Royds Treadwell, EC4) appeared on behalf of the Applicant.

MR. A. WILKIE (instructed by The Legal Director, The Royal Borough of Chelsea and Kensington, W8) appeared on behalf of the First Respondent.

MR. B. ASH QC and MR. P. VILLAGE (instructed by Norton, Rose, EC3) appeared on behalf of the Second Respondent.

- - - - -

J U D G M E N T
(As approved by Judge)

- - - - -

A
B
C
MR. JUSTICE OTTON: This is an application for judicial review of the decision of the Royal Borough of Kensington and Chelsea by its town planning committee on 9th July 1990 to adopt the recommendation of the Council's Director of planning services to grant conditional planning permission for the development of the land known as the Chelsea College site, Hortensia Road, London, SW10 by the erection of buildings comprising 27 residential flats, 8 houses and office accommodation being a nett lettable area of 530 square metres (overall gross 752 square metres) with basement car parking for 28 cars for the flats, 16 for the houses and 2 for the offices.

D
E
The applicant, Mr. Nicholas John Stoop, is the occupier of 42A Gunter Grove and is a representative of the Gunter Grove Residents Association. The first respondents are the Council of the Royal Borough of Kensington and Chelsea. The second respondents are the London and Edinburgh Trust PLC who, through one of their associated companies, were the developers of this particular site.

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To the rear of 42A Gunter Grove is the block of land known as the old Chelsea College site and it is clearly marked on the maps which were produced for me. It was a substantial area and extended to the Hortensia Road which runs parallel to Gunter Grove in this part of Chelsea. The history of redevelopment proposals for this site goes back to the early part of 1988.

H
On 13th October 1988 the Royal Borough granted planning

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B permission for the erection of 12 houses, 9 flats and 600 square metres of office floor space [Class B1 use] on this site which was confirmed in a decision letter of 24th October 1988.

C On 22nd December, however, the Royal Borough varied the planning permission to permit the erection of 12 house, 9 flats and 675 square metres of office floor space on the same site which permission was stated to "supersede the decision letter dated 24th October 1988 and shows amendment to 'development' [675 square metres of office floor space in lieu of the 600 square metres previously stated]".

D In March 1988 demolition commenced of the old horticultural college including the low level greenhouses that adjoined a wall of some 2.4 metres in height separating the relevant part of the site from the houses in Gunter Grove. E Development then proceeded but it was alleged by the planning authorities not in accordance with the planning permission.

F Enforcement notices were served on the developers on 31st October 1989 and appeals were to be subject to a public enquiry to be heard on 26th June 1990. On 12th February 1990 a further and different application for planning permission was considered by the town planning application sub-committee. G The sub-committee had a report before it from the director of planning and transportation dated 26th January 1990.

H The meeting on 12th February referred the application to the town planning committee for determination and a report was

A prepared by the town clerk chief executive for the forthcoming committee meetings.

B Mr. Stoop, in his affidavit, records the position so far as he was concerned at the end of 1989. Permission had been granted for a significant development immediately next door to his home. He had not been consulted on the proposals. He was advised that the development committee was inconsistent with standards of the planning authority. What was being constructed was inconsistent with the plans which had been put before the planning authority and included a sizable building which significantly reduced the sunlight reaching his property. As for office content, the permission and the plans were mutually inconsistent.

C The advice put before the sub-committee by its officers was, in Mr. Stoop's view and that of a Mr. de Lothbiniere, inadequate. They took the view that this advice would still be inadequate if put before the full committee. Therefore proceedings were instituted against the council by writ seeking an injunction and a declaration with the aim of preventing the committee from considering the application with less than full and correct information before it. In the event, when the proceedings came before the court, the council gave assurances not to determine the application prior to 13th March 1990 and the action was adjourned.

F Mr. Stoop instructed his planning consultant, Mr. Powdrill, to prepare the detailed submission on his behalf at

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its meeting for 13th March. Mr. Powdrill duly produced the
B submission dated 14th May 1990. That document set out in
considerable detail the history and the planning implications
of the development. It was very critical of what had
occurred and of the proposals. It went into matters such as
density of the residential development, the office plot ratio,
the building heights and sunlighting with appendices and
C conclusions as follows.

"It cannot now be denied that this project has been
beset from the outset by confusion, errors of judgment,
errors of fact, misinterpretations, and breaches of
planning control. The four comprehensive
D recommendations for refusal of the earlier schemes
(632/A/2, 633/A/21 and the two 1410s), the reasons for
which are equally applicable to the present two
applications (0296 and 2137), and the serving of two
enforcement notices, makes it incredible to suppose that
the present schemes are now held to surmount all those
obstacles and somehow to become both acceptable and
appropriate, without any convincing explanation and in
defiance of the borough council's adopted planning
E policies and of good planning standards.

4.2. The project should now be re-examined in its
entirety. It is the objector's opinion that the likely
outcome of such a review would seek to regularise in a
proper manner, and by references to the council's
adopted environmental policies, the development on
F Hortensia Road and behind 28-38 Gunter Grove, to omit
the rear block entirely because of its adverse
environmental consequences on adjoining residential
properties, and to reduce the front block by one storey.
Action of this nature will not only seem to bring the
building back to what was permitted in 1988 (633/A/37),
but would still be in excess of what was permitted by
reason of increased office floor space and residential
G density.

4.3 The committee should now become aware of all that
has transpired and should look at what is happening with
fresh eyes. Not to do so will imperil the environmental
standards of adjoining residents, and would run counter
to the aims clearly expressed in the Royal Borough of
H Kensington and Chelsea's approved district plan at

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paragraph 2.1.4 which supports the aims of the Greater London development plan at section 2.1, which state that:

B

'The essential purpose of the Greater London development plan is to create a physical environment ... which will conserve and improve the standards of life in London ...'

C

and which, in more detailed form, are to be found in the committee reports dealing with the four refused applications. The development at Hortensia Road that is now proceeding does not accord with these aims as is evidenced by the committee's decisions to comprehensively refuse earlier attempts to produce an unacceptable development, and then to have served two enforcement notices.

D

4.4. The committee is therefore invited to take all these matters into account as being matters of material consideration, and to take the appropriate action."

E

By its very terms one can see the highly critical appraisal by its author and it accurately reflects the anguish, anxiety and frustration which I have no doubt that the applicant has felt throughout the history of this unhappy affair.

F

In 1990 a yet further planning application was made. This was for 21 self-contained flats and was expressed as being as an amendment to the permission already granted. This application did not cover the whole of the site but only the rear part of the site where it abuts the Gunter Grove properties.

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On 29th April both outstanding applications were referred to the town planning application sub-committee. The sub-committee was informed that officers had decided to and had, in fact, withdrawn the enforcement notices without

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reference to the members. The fact that the enforcement
notices had been withdrawn was no doubt a further cause of
anxiety for the applicant. The sub-committee did not decide
B the applications before it. The developers' proposals as they
then stood were referred to the planning applications
committee on 12th June 1990.

C This committee did not determine the applications but
remitted them to the planning and conservation committee
("PCC").

D The PCC committee met on 9th July. It is what occurred
on that occasion which forms the subject matter of this
application. It did not consider proposals identical to those
considered by the planning application's committee because the
proposals had in the meantime been amended. The committee
E had available to it the submissions already made on behalf of
the applicant and other objectors (notably Mr. Powdrill's
report) reports of officers made to the planning application's
committee, a report by the town clerk and chief executive on
what had occurred at the planning application's committee, a
F report by the director of planning services and a report by
the director of legal services. The committee also had before
it three letters, each dated 9th July from Messrs. Royds
G Treadwell, the applicant's solicitors, from Mr. Powdrill, and
a Mr. Rowe, a surveyor. These were all referred to in
evidence and I need not refer to them.

H It is interesting however to see what the attitude of the

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officers of the council were and the flavour of their
recommendation. In the document which was the report
prepared by the director of planning and transportation for
B the sub-committee on 12th February the recommended decision
was that subject to the applicant entering into a section 52
agreement permission should be granted in relation to the rear
office block and for the development of the site to provide 21
C flats, 8 houses and 1,110 square metres of office (B.1 use)
including the approval of details relating to access ramp,
landscaping and facing materials. Paragraph 2.2 states:

D "When the scheme was considered in 1988 and subsequently
approved, the decision letter referred to 675 square
metres of office and this reflected that stated on the
application as rear office space; this did not include
any figure for office space in the original building
used by the University of London. The total area of
office should in fact have been 1100 square metres of
office."

E The figure of 1100 would, of course, have struck even
more horror in the mind of the applicant and the other
occupants of the besieged Gunter Grove.

F No doubt if that had been made clear at the time then it
would have been a matter to exercise the minds of those who
were charged with granting or withholding planning permission
in 1988. Paragraph 7.2 continues:

G "Rear Office Block

The rear office block has been the subject of concern
with the residents of 40 and 42 Gunter Grove, by way of
its height and close proximity to the existing
residential houses. These concerns are supported (my
emphasis). Revisions have been actively sought and the

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applicants have made a token modification at the rear by setting the block 8 metres away from the rear of 42 Gunter Grove, originally approximately 4.5 square metres. The revision is welcome but still not acceptable to residents in Gunter Grove. The total office area is 490 square metres. The office space lost by the setting back of the rear office block, has been relocated to the basement area.

8. RECOMMENDATION

8.1. Planning permission be granted subject to a section 52 agreement, whereby the applicants undertake to carry out the revised scheme in relation to the rear office block."

The recommendation included the specific figure of 1110 square metres of office B1 use.

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The report of town clerk and chief executive is at page 160 of the agreed bundle. It contains a recommended decision:

"That in the event of amended drawings being submitted, showing alterations to the rear south block whereby two separate residential units of not less than two bedrooms each are provided, the remainder of the building shown as two separate office suites of 152 sq.m. and 100 sq.m., they would be minded to recommend to the planning and conservation committee that conditional permission be granted for the development of the site for residential and office purposes."

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It is dated 31st May 1990 and was prepared by Mr. French, the director of planning services. He recommended that the PAC inform the applicants that they welcome the offer of the two additional residential units and thereby reduce the sought for office increase from 1,078 square metres to 872 square metres, an increase of the 197 square metres over that agreed in 1988 of 675 square metres and that in the event of such details being submitted causing no serious overlooking

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problems to occupiers of the rear of the site, that they would be minded to recommend the planning and conservation committee on 19th July that conditional permission be granted.

B
There was a further report which was entitled "Observations on the Objector's Submission" referring to Mr. Powdrill's submissions (at T. B. page 170). It accurately summarises the reports and seeks to meet some of the points raised. At page 176 there is a report from the director of legal services with the introduction:

C
"This report deals with the history of the above matter, the status and effect of the December 1988 planning permission and advises members of the considerations that should be taken into account when deliberating on the present application".

D
At paragraph 2.1 the following comment is made on the decision letter of December 1988.

E
"The decision of committee on 13th October was for twelve houses, nine flats and 600 square metres of office space. The decision letter issued on 22nd December 1988 permitted the above with the exception of 675 square metres. Counsel has advised on the effect of the permission. Although the plans are at variance with the decision letter, counsel having taken into account all the circumstances of the case considers that the applicant is only entitled to build twelve houses, nine flats and 675 square metres of office space. It is recognised that there is an argument that the plans having indicated a greater area of office space enlarges that entitlement. However, the decision letter is clear and committee are entitled to hold that no more office space was permitted."

F
There is also a passage at paragraph 3 to which I will return in due course. The conclusions of Mr. Phillips are stated as follows under paragraph 4:

G
"4.1 Planning permission for 1988 is valid for the erection of twelve houses, nine flats, and 675 square metres of office space.

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4.2 The unauthorised element of the present

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construction is contained in the Hortensia Road frontage.

4.3. The 1988 permission should be considered in relation to assessing the relative strength of the Council's position should the matter go to appeal."

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This last remark was ominous and was to have considerable significance as events turned out.

Finally there was the report (at page 180) from the director of planning services which sets out the background of the matter and indicates the nature of the amended proposal.

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At the end the following appears:

"3.1 The planning application now before the Members for determination seeks planning permission for the development of the site by the erection of buildings comprising 27 residential flats, 8 houses and office accommodation being a nett lettable area of 530 sq.m. (overall gross 752 sq.m.) with basement car parking The permission granted in December 1988 allowed for redevelopment of the site by the erection of buildings comprising 9 flats, 12 houses and 675 sq.m. of office accommodation with car parking for 44 cars.

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3.2 The proposed mass of development remains as previously approved, there has been a slight reduction in the gross floor area of the overall development created by the alterations to the rear block, but the development is still below the council's recommended plot ratio standard of 2.1."

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He then goes on to deal with density, daylighting infringements and other matters. At 3.7 he said this:

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"With regard to the increases in height of the building to Hortensia Road, this is stated to be 300mm above the approved height for the residential block, and is 1.4m higher for the office block over that approved.

G

....

RECOMMENDATION

Members are recommended that in the absence of sound and clear cut reasons for refusal that the presumption is in

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favour of development. In this case, no such reasons are considered to exist, and conditional planning permission is recommended.

RECOMMENDED DECISION

B
Grant planning permission for development to provide residential accommodation and offices within integral car parking at Chelsea College site, Hortensia Road, Chelsea, SW10 as shown on submitted drawings

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There was also the letter from Mr. Powdrill dated 9th July which states:

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"You will appreciate, as set out in my original submission on behalf of Mr. Stoop, that the major part of our objection is the sheer physical impact of the development on residential properties on Hortensia Road and No. 42 Gunter Grove in particular. The fact that the rear building is now to be used primarily for residential purposes instead of offices does not diminish [my emphasis] the fundamental objection. Indeed, it could conceivably make the position worse in that overlooking would be possible over longer periods of time, and would not be restricted to business hours.

E
I repeat that our objection to the amount of office development being proposed is that in an area such as this the amount of office development would normally be limited to 200 sq metres. The 1988 permission was for 675 sq metres gross of office floorspace, although in its passage through the committee, the figure under application was 600 sq metres. It is exceedingly difficult to understand how 752 sq metres gross can suddenly become acceptable.

F
All the points raised in my original report still stand. The front block on Hortensia Road is 16.1 metres (15.75 metres according to your officer's measurement) from ground floor to fourth floor ceiling level, which is at least 1.5 metres more than the permitted scheme. I recognise there is a fall in levels across the site, but I am not satisfied this explains the discrepancy. I also see no reason to change my view on the residential density. It has been claimed by your officer that my calculations include an element of double counting, since I have counted lounge-diners as two rooms rather than as one. Although the council's definition of a habitable room does not deal with this matter, it has always been my understanding that as a matter of general practice, any room over 18.6 sq metres (200 sq feet) may

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be counted as two. My objection on grounds of excessive residential density therefore stand as before.

B
There has been much discussion on the arithmetic of the constituent parts of the proposal, but the fundamental point is that the building is too big for the site [my emphasis] having regard to its proximity to long-established residential development. If permitted, it would be contrary to paragraph 3.1.1. of your local plan, which states that the principal aim of the plan 'is to maintain and enhance the status of the Borough as an attractive place to live and work'. I also draw your attention to paragraphs 4.1.1. and, in particular, paragraph 4.1.5. which states:

C
'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.'

D
I request, therefore, that you take all these matters into account by rejecting the proposal, and by taking appropriate action against the matters which are in breach of the 1988 permission."

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There is also a letter, to which I have made reference, from Wilks, Head and Eve, chartered surveyors, dealing with sunlighting.

F
That was the background and thus the stage was set for the meeting on 9th July. Mr. Stoop duly attended and in his affidavit he describes what happened:

"The committee met on 9th July 1990. It did not consider proposals identical to those considered by the planning application committee because the proposals had been amended. [He then sets out, as I have already indicated, the documents which were available.]

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.....

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The chairman declined to permit Mr. Powdrill to address the committee. The committee was then addressed by the director of planning services, Mr. French; the members of the committee then asked questions of Mr. French and discussed the proposals before them."

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Mr. Stoop made notes of what occurred. It runs to some three pages but I pick out one or two of the relevant incidents. The matter was obviously gone into in considerable depth by the committee who were clearly concerned by the history of this matter. Councillor Horton is recorded as saying that she was not happy about the application that the reasons for recommending approval had been fudged and the decision taken in 1988 was a bad one. She noted that the application was for a gross office area of 752 square metres and said that the nett lettable area concept was a red herring. The residential density was more than double the council's recommended maximum and the height was increased by much more than the 300mm constantly referred to by the chairman.

B

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The chairman stated that previous refusals were not to do with the office content. Councillor Horton reminded him that they were now being asked to increase the permission from 675 to 752 square metres. Mr. French said that the height increase was approved by the planning officers. Councillor Horton expressed her concern at the misleading matters before the committee. She repeated her opinion that the proposal presented an overdevelopment of the site in terms of the office content, density and height.

F

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Councillor Boulton said: "If we knew in 1988 what we know now, we would never have allowed this development. We were grossly misled in 1988 To say that the objections

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A have been overcome is nonsense". The chairman interrupted to say that the objections had been addressed, not overcome.

B Councillor Boulton said that the height was too high and there was more bulk, more office content and this was the council's opportunity to put things right.

C Councillor Donaldson said that he welcomed the belated changes. He said that what mattered to people were the location and heights of the walls. He said that if the plans were measured and the height of each floor were looked at, it could be seen that the heights of several floors had increased substantially. He said that the developers had shown a D blatant disregard for the council and its policies. While an increase of 300mm is serious it is not too serious but here can be seen increases of five or six feet.

E Later, Councillor Weatherhead suggested that, considering it was an overdevelopment, the residential building should be reduced into line with the offices, instead of the offices being increased.

F Councillor Corbet-Singleton said that every single possible objection had been met and addressed.

The chairman indicated that his personal feeling was to grant planning permission and the matter was put to vote.

G Councillors Fane, Corbet-Singleton and Harney voted in favour of granting planning permission. Councillors Donaldson, Weatherhead, Boulton, Spry, Horton, Raven and Guildford voted against. They were then called into private H

A session by the borough solicitor.

B Thus at that stage of the proceedings seven of the councillors were in favour of refusing the permission; three were against and two had abstained.

C I now turn to the affidavit which has been put in by the chairman, Councillor Professor Sir Anthony Coates, Baronet. He is a professor of medical microbiology. He records as follows:

D "It is been my practice, in common with other chairmen of committees to hold pre-agenda meetings with senior officers. Prior to the planning and conservation committee's meeting on 9th July 1990 I held such a meeting at approximately 5.30pm. Among those present at the meeting were Mr. Thomson, the committee clerk, and Mr. Phillips the director of legal services.

E 3. The purpose of such meetings is to run through the procedures for handling items on the agenda and to seek clarification on certain points. When this item was reached I mentioned that the matter had been the subject of a great deal of consideration at previous meetings of the committee and was particularly controversial. Mr. Phillips, the director of legal services indicated to me that if members of the committee were minded to refuse the application then he would wish to give advice on the council's position should the matter go to appeal. Given that both applicants and objectors would be present in the open session, it was agreed that this advice should be given in the closed session of the meeting. This was the procedure to be adopted."

F It was that prearrangement which, of course, precipitated what happened thereafter. As I have already indicated, the majority of the committee was minded to refuse the application.

G There is an official report, which records what occurred but without the detail recorded by Mr. Stoop. It states:

A "After further discussion a majority of members to the committee expressed the view that they were minded to refuse planning permission for this scheme.

B The director of legal services then advised the committee that he would wish to give legal advice on this application and that this advice should be given in the private part of the meeting. The chairman said that he would wish to receive such advice and the committee agreed with the chairman's view. It was accordingly:

RESOLVED."

C I pause here to say that it was this resolution and the way that it is phrased which has formed part of the attack upon the proceedings which has led to this matter coming for judicial review. The resolution reads as follows:

D "To transfer the application to the confidential part of the agenda for information to be supplied relating to any instructions to counsel and any opinion of counsel (whether or not in connection with any proceedings) and advice received, information obtained or action to be taken in connection with:

- E (a) any legal proceedings by or against the authority
or
(b) the determination of any matter affecting the authority

F (Whether, in either case, proceedings have been commenced or are in contemplation).

G I infer from the terms in which the resolution is couched that it was not conceived in the course of the meeting but had already been determined by the appropriate officers before the meeting had commenced.

I turn then to the record of the proceedings which took place in the private session. It is recorded as follows:

H "A2. Application transferred from Part A of the Agenda

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-- Agenda item 97, Chelsea College Site, Hortensia Road, SW10

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1. The director of legal services said that he wished to advise the committee of the possibility that costs could be awarded against the council if they refused planning permission in this case. The director of legal services advised that the position was as follows:

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2. Offices -- It could be argued at the appeal that the 675 square metres of offices allowed by the 1988 permission was either a gross or net figure and no doubt the appellants would refer to the plans submitted with that application which they argue referred to 1,100 square metres gross office space. It was likely that the figure of 675 square metres net office space would be held to be correct but even if this was the case the present scheme proposed only 752 square metres gross of offices which would be strongly argued by the appellants was not a material increase."

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He then deals with the density, plot ratio, height, daylight and sunlight which it is not necessary to set out in detail and continues:

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"In conclusion the director of legal services said that in view of the above-mentioned factors it would be very difficult to mount a case to refuse planning permission. The chances of the success on appeal were remote and there was a distinct possibility of a substantial amount of costs being awarded against the council."

Later in this record after discussion it is recorded:

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"In response to a further question by a member the director of legal services said that the residents could possibly take the case to a judicial review and if the council lost that case the costs could be substantial. However, in his opinion, the prospect of the council losing a planning appeal were far higher than the possibility of losing on a judicial review.

G

In conclusion the chairman said that there was very clear legal advice, which had been supported by the executive director of planning and conservation that there were no grounds to substantiate a refusal and in the circumstances he proposed that the committee should grant permissions. It was accordingly:

H

RESOLVED -- (With councillors Boulton, Horton,

A
Raven and Spry dissenting)

(a) That the recommendation to grant conditional planning permission as detailed in the report by the director of planning services (report A2 -- agenda item 97) be adopted.

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(b) That the director of planning services be authorised to seek an assurance from the applicants that they will withdraw the outstanding planning appeal before the decision notice is issued."

C
To complete the picture I return to the chairman's affidavit at paragraph 6 which states as follows:

"6. On a majority of members demonstrating that they were minded to refuse the application, Mr. Phillips immediately stated that he wished to give legal advice. I stated that I wished to receive such advice and the committee agreed. The item was then referred to closed session.

D
7. In the closed session Mr. Phillips gave the committee advice on the council's prospects on appeal should the application be refused. The executive director of planning and conservation, Miss Dent, provided additional observations on the same point. Members of the committee then asked questions of the officers. Having heard the officer's advice I then put the matter formally to committee for a decision. A majority were in favour of granting the application with those dissenting having their names recorded."

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Thus, there was a volte-face. As a result of what transpired in the closed session what had originally been a seven to three clear majority in favour of refusing the planning permission was completely reversed with a majority of eight to four voting in favour of granting the planning permission.

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It is against that background, which I need only say speaks for itself, that the applicant seeks an order for certiorari quashing the decision to adopt the director of

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planning services' recommendation to grant the conditional planning permission for the development.

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The grounds upon which Mr. George Laurence has addressed me on behalf of the applicant are several but fall under 4 broad headings. At the forefront of Mr. Laurence's argument he seeks to advance a case of breach of natural justice of a special kind. He also advances arguments of a technical nature which I shall deal with first as I consider the resolution of those issues has a bearing upon the natural justice issue.

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The first question is whether the council was entitled as a matter of law to adjourn into private session to receive the particular advice it did receive or whether it should have been received in the public session. This depends upon the interpretation of the Local Government Act 1972 and in particular section 100. Section 100A of the Local Government Act 1972 provides as follows.

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"(1) A meeting of a principal council shall be open to the public except to the extent that they are excluded (whether during the whole or part of the proceedings) under subsection (2) below or by resolution under subsection (4) below.

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(2) The public shall be excluded from a meeting of a principle council during an item of business whenever it is likely, in view of the nature of the business to be transacted or the nature of the proceedings, that, if members of the public were present during that item, confidential information would be disclosed to them in breach of the obligation of confidence; and nothing in this part shall be taken to authorize or require the disclosure or confidential information in breach of the obligation of confidence.

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(4) A principal council may by resolution exclude the public from a meeting during an item of business whenever it is likely, in view of the nature of the business to be transacted or the nature of the proceedings, that if members of the public were present during that item there would be disclosure to them of exempt information, as defined in section 100I below.

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(5) A resolution under subsection (4) above shall --

(a) identify the proceedings, or the part of the proceedings, to which it applies, and

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(b) state the description, in terms of Schedule 12A to this Act, of the exempt information giving rise to the exclusion of the public

and where such a resolution is passed this section does not require the meeting to be open to the public during proceedings to which the resolution applies."

D

This situation was one to which sub paragraph (4) related. I turn then to section 100I which provides:

"Exempt information and power to vary Schedule 12A

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(1) The descriptions of information which are, for the purposes of this Part, exempt information are those for the time being specified in Part 1 of Schedule 12A to this Act, but subject to any qualifications contained in Part II of that Schedule; and Part III has effect for the interpretation of that Schedule."

Part III is an interpretation part and at paragraph 1(2)

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the following appears:

"(1) Any reference in the schedule to 'the authority' is a reference to the principal council or, as the case may be, the committee or sub-committee in relation to whose proceedings or documents the question of whether information is exempt or not falls to be determined and includes a reference --

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(a) in the case of a principal council to any committee or sub-committee of the council; and

(b) in the case of a committee to any constituent principal council

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(2) any other principal council by which appointments are made, ...

(3) any other committee or sub-committee of a principal council falling within sub-paragraph (1) and (2) above."

B

The rest is not relevant. I turn to schedule 12A which is entitled "Access to Exempt Information. Part I, Descriptions of Exempt Information. At paragraph 12 the following appears:

C

"12. Any instructions to counsel and any opinion of counsel (whether or not in connection with any proceedings) and any advice received, information obtained or action to be taken in connection with --

(a) any legal proceedings by or against the authority, or

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(b) the determination of any matter affecting the authority

(whether, in either case, proceedings have been commenced or are in contemplation)."

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It is immediately apparent that it is the language within which the resolution was couched which led to the council going into private session. In the skeleton argument counsel on behalf of the applicants set out the relevant part of paragraph 12 but, by way of emphasis, seek to direct my attention, for the purposes of construction, along these lines. They acknowledge that this is a subsection (4) situation which led to the transfer to the confidential part of the agenda and that under section 100I this was information to be supplied relating to schedule 12A, paragraph 12:

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"(A) any instructions to counsel and any opinion of counsel (whether or not in connection with any proceedings) and

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(B) any

(i) advice received

(ii) information or

(iii) action to be taken

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in connection with

(a) any legal proceedings by or against the authority or

(b) the determination of any matter effecting the authority

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[then the qualifying words] (whether, in either case [i.e. case (a) or (b)] proceedings have been commenced or are in contemplation)."

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It is submitted that the 1972 Act does not allow a committee to adjourn into private for legal advice to be taken then and there. On a proper construction of the statutory provisions the question is whether the council was entitled to adjourn in view of the likelihood of exempt information being disclosed. Leading counsel emphasises the word "disclosed".

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He argues that the only passage the council could pray in aid here would be that underlined (i.e. "any legal proceedings by or against the authority". That does not cover the case for two reasons. (1) Mr. Phillips did not disclose any advice received in connection with anything; he actually gave it.

F

(2) In any event the qualifying words mean the proceedings must at least be in contemplation whether subparagraph (a) or (b) is relied on for the information supplied to count as exempt information. On 9th July 1990 no proceedings were in contemplation by anybody, either by way of appeal by the

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second respondents or by way of judicial review by the applicant.

B
He submits therefore that the council acted unlawfully in adjourning any part of its proceedings into private. He further submits that none of the advice as to whether there were sound and clear cut reasons for refusal amounted to legal advice.

C
He also takes a subsidiary point that in any event the vote should not have been taken in private but should have, in its final resolution, been taken in public.

D
On reading my conclusions on this final submission I commence by looking at precisely what Mr. Phillips did as recorded in his affidavit. Having referred to the pre-agenda meeting he recalls:

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"The purpose of providing such advice [that is the advice which he intended to give] would be to give committee my views on the prospects of any refusal of this application being upheld on appeal. I stated that such advice should be given in the closed session of the meeting. The practice of the Royal Borough's planning and conservation committee and its former town planning committee is to consider as much of the agenda as possible in the open session. Sometimes legal advice is given in open session. However, on other occasions legal advice is given in closed session, albeit that discussion and consideration of the item has taken place in open session. If it is considered detrimental to the council's position for committee to receive advice in the open session, then the item will be moved to the closed session. In this instance, the item was controversial and the applicant for planning permission and his representatives were present in the open session. It clearly would not have been in the council's interest to receive advice on the relative strengths and weaknesses of its position in the open session. Accordingly the committee adopted its usual practice in these circumstances of referring the matter to the closed session for receiving and considering

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legal advice."

Also at paragraph 7 he states:

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"In the closed session of the meeting I provided the committee with my views on the planning submissions that could be made on the council's behalf if the matter went to appeal following a refusal of the application. I based my advice on the report, letters and other material that was before the planning and conservation committee in its open session. I confirm that the minute of the closed sessions of the meeting as exhibited to Mr. Thomson's affidavit and marked 'SJT1' is an accurate record of my advice and of the comments made by the executive director of planning and conservation."

C

Later he says:

D

"The applicant seeks relief on the ground that the committee took into account an immaterial consideration or considerations. I consider that the provision of legal advice on the council's position should the matter proceed to an appeal is a material consideration for the committee to take into account".

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I have already referred to the resolution and the accounts of what occurred. I am satisfied that the reasons which led to the passing of the resolution fell within the power of the legislation. The resolution was passed in good faith to enable the Committee under section 100A to exclude the public from an item of business where it was likely that if members of that public were present there would be disclosure to them of exempt information as defined in section 100I as specified in Schedule 12A, paragraph 12 of the Act.

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It follows that the resolution was capable of being lawfully passed and I have no reason to believe or suspect that it was not.

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The second point taken by Mr. Laurence relates to the advice actually given. He accepts that part of the advice was

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legitimate legal advice, namely (1) the council prospects on
B appeal if planning permission were refused; (2) the prospect
of having to pay costs and (3) the prospect that Mr. Stoop
might move for judicial review. He submits that none of the
C advice as to whether there were sound and clear cut reasons
for the refusal was legal advice. The reasons for refusal
amounted to planning advice all of which should have been
D given in public. The council thus acted unlawfully in
tendering such advice in private and Mr. Stoop was prejudiced
in that a decision vitally affecting his interests was taken
following, inter alia, privately given planning advice which
he was entitled to see members receive and consider in public
and which he ought to have been given in advance so that Mr.
Powdrill could respond to it.

E On this issue I have considered in detail the advice as
recorded. However, I am satisfied that the advice given went
predominantly to the prospects on appeal and to the
possibility of an award of costs against the council. There
F was some advice on the planning issue but in my judgment it
only went to reinforce the views of the officers on the
prospect of appeal and its consequent risk as to costs.

G It is clear beyond doubt that it would have been
imprudent for such advice to have been tendered in the
presence of the developer, the applicant for planning
H permission (who will become the appellant in the event of an
appeal) and in the presence of their advisers.

A

I have studied the terms in which that advice was given. I am satisfied that the officers did not abuse their position. The advice was not improperly couched. I reject the suggestion that Mr. Phillips used language which was meant to and might have frightened the members into changing their minds. In summary the receipt of advice on the prospects of an appeal and costs falls within the statutory provisions. The fact that some planning advice was given did not amount to a material irregularity or flaw the decision. Such advice was a material fact to be taken into account by the committee and it was a reasonable exercise of their discretion to receive the advice in private session.

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In coming to that conclusion I bear in mind the language of the Departmental Circular 2/87 and in particular paragraph 7 which is headed "Unreasonable Refusal of Planning Permission" and states:

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"A planning authority should not prevent, inhibit or delay development which could reasonably be permitted. In accordance with the advice given in Circular 22/80 (WO 40/80) a planning authority should refuse planning permission only where this serves a sound and clear planning purpose and the economic effects have been taken into account. As stated in circular 14/85 (WO 38/85) 'There is always a presumption in favour of allowing applications for development, having regard to all material considerations, unless that development would cause demonstrable harm to interests of acknowledged importance'. In any appeal proceedings authorities will be expected to produce evidence to substantiate their reasons for refusal. If they cannot do so, costs may be awarded against them. Indeed, this is the ground on which costs are most commonly awarded against a planning authority. In a case of this nature, each of the reasons given for refusal will be examined to see whether there is evidence to show that the relevant advice given in

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Departmental circulars and relevant judicial authority were properly taken into account, and that the application was considered on its merits in the light of these and other material considerations. Where one reason for refusal cannot be supported in this way but evidence has been produced to substantiate other reasons for refusal, a partial award may be made in respect of the costs of opposing that reason. While planning authorities are not bound to follow advice from their officers, ... they will be expected to show that they had reasonable planning grounds for a decision taken against such advice and that they were able to produce evidence to support those grounds. If they fail to do so costs may be awarded against them."

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This was such a position. The officers were advising the committee not to refuse the planning permission but to grant it. If the committee chose to go against the advice of their officers they were thereby making the local authority vulnerable as to costs. In my judgment, the officers were doing no more than giving "sound and clear cut reasons for refusal" and that to refuse would put the Royal Borough in a position whereby they were vulnerable as to costs. In my judgment, there was nothing wrong with this procedure or in the advice that was given or the consequences that flowed from the acceptance of that advice.

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The officers gave the advice prudently and reasonably and there was nothing improper in their doing so. I do not regard the manner or form in which the advice was given as being such as to flaw the decision taken by the committee. I therefore reject the narrow interpretation contended for by Mr. Laurence and take a broader view on the general interpretation and application of schedule 12A and, in particular, paragraph 12. I see nothing wrong in taking the

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final vote in private session. As I explain later there was
no obligation to return to public session for this purpose.

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I turn then to the third complaint that the advice which
was given on that occasion from both the legal advisers and
from the planning official was differing or contradictory
advice to that which had been contained in the original
reports which had been seen, of course, by the parties. It
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is put in the skeleton argument as follows.

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"It is also acknowledged that in cases of the present
type, the relevant omission will often consist in
failing to give the objector an opportunity to comment
on factual matters, or inferences from factual matters,
which could have affected the decision under challenge.
Here, complaint is primarily directed at the advice
tendered to the committee, which differed from that
previously given. It is submitted that no legally
relevant distinction can be drawn between depriving an
objector of an opportunity to comment on relevant facts
(on the one hand) and relevant advice (on the other)."

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I turn then to look at the report which Mr. Phillips had
prepared for the purpose of this meeting and turn to paragraph
3 which I omitted when I first introduced this document.

Paragraph 3 states as follows:

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"Approach to the present application

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3.1 The first point to deal with is the status of the
1988 permission. For the purposes of deliberating on
this application, the 1988 permissions should be taken
as being valid. As such, the relevance of the
permission in your deliberations goes to determining the
strength or otherwise of the council's position should
the present application be refused. It should be made
clear though that the 1988 permission does not prevent
committee deciding either to refuse or to grant the
present application.

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3.2. With regard to the present application, members
have before them not only the officer's views but the
benefit of the objector's comments and his back-up

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evidence and analysis. Clearly, there are differences of views albeit both views are validly held. However, all relevant areas of concern are referred to and in such circumstances, provided committee carefully consider the material arguments put before it, there is no reason to doubt that a valid and proper decision cannot be made.

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.....

4.3 The 1988 permission should be considered in relation to assessing the relative strength of the council's position should the matter go to appeal."

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One has to bear in mind the recommendation from Mr.

French which was that:

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"Members are recommended that in the absence of sound and clear cut reasons for refusal the presumption is in favour of development. In this case no such reasons are considered to exist, and conditional planning permission is recommended."

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Thus, the position of the two officials was clear beyond doubt from the reports. Admittedly Mr. Phillips' language is perhaps a little more circumspect, guarded and subtle; Mr. French is more forthright but they do not disagree with each other.

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I have come to the conclusion that there is no substance in this criticism. I accept Mr. Phillips (an officer of the Royal Borough and a solicitor of the Supreme Court) when he says on oath:

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"In the closed session of the meeting I provided the committee with my views on the planning submissions that could be made on the council's behalf if the matter went to appeal following a refusal of the application. I based my advice on reports, letters and other material that was before the planning and conservation committee in its open session."

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It seems to me that he did not abuse his position. He

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did not give inconsistent advice as to the differences between the applications and I specifically reject the suggestion contained in Mr. Powdrill's affidavit to that effect. There was undoubtedly a difference in emphasis because the officials were at pains to point out to the committee what the consequences could be and were likely to be if permission were refused. That is wholly different from asserting, as the applicant does, that this was inconsistent or different advice from that which had been contained in the reports and advice prior to the meeting. I see no major or material inconsistency or contradiction. That different emphasis within the private session was understandable and reasonable. I do not consider that any of the officers abused the opportunity of the private session to press home their point.

I turn then to the final point which concerns natural justice. Leading counsel puts the matter in this attractive way:

"1. Persons in the position of Mr. Stoop (viz occupiers adjoining sites in respect of which applications for planning permission are made) are given no right under the Town and Country Planning legislation to be consulted or to have their views taken into account save in so far as such views form part of the material considerations to which the authority must have regard in determining any planning application.

2. Where, however, as here, the authority had followed its familiar practice of carrying out such consultations and Mr. Stoop's views had been invited and he has expressed them, he had a legitimate expectation that they would be properly taken into account.

3. In the particular circumstances of this case, natural justice required:

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- (i) that Mr. Stoop should be given a proper opportunity to comment on the developers' application.
 - (ii) that Mr. Stoop should be given a proper opportunity to comment on the true views held and advanced by the authority's officers in support of the application. The true views held and advanced by the authority's officers were those advanced in private
- B

He further submits that he was denied the opportunity to give his views on what he called the "true views" of the officers. Had he been given such an opportunity there was a sufficient likelihood of the committee refusing planning permission or the court to grant judicial review. He relies upon what happened in the private session and the swing from a refusal to a decision in favour of granting the permission. Had Mr. Stoop been given that opportunity, he submits, he would have been able to adduce and would have adduced "additional material of probative value which, had it been placed before the decision-maker might have deterred the [council from granting planning permission] even though it cannot be predicted that it would inevitably have had that result." He relies for the substance of that submission upon the dictum of Lord Diplock in Mahon v. Air New Zealand [1984] AC 808 at 821. He also submits that he would have made representations which might have affected the outcome of the application for planning permission. Here he relies upon the dictum to that effect of Woolf J (as he then was) in R v. Monmouth District Council [1985] Vol. 53 P&CR 108 at 115.

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That then is the substance of his submission. He took

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me through some 12 or more authorities and with great care,
erudition and scholarship. I am grateful to him for it; it
is not necessary to set them out.

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I have to consider whether or not there was a breach of
the duty of fairness against the statutory background of
section 100 of the Local Government Act 1972 and also the Town
and Country Planning Act 1971, in particular section 26 and
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section 29(2). The latter section provides:

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"(2) In determining any application for planning
permission for development of a class to which section
26 of this Act applies, the local planning authority
shall take into account any representations relating to
that application which are received by them before the
end of the period of twenty-one days beginning with the
date of the application."

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Thus, Mr. Stoop and the other occupiers of adjoining
sites are given no right under the legislation to be consulted
or to have their views taken into account save in so far as
such views do form part of the material considerations to
which the authority must have regard in determining any
planning applications. Similarly there is no obligation
under this legislation or the rules of natural justice to
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afford a hearing to an objector -- see Gaiman and Others v.
National Association for Mental Health [1971] Ch. 317. The
applicant did not have a legitimate expectation to address the
committee on the arguments of the officers in private session,
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or again in public thereafter. This was because (1) he had
no enforceable right which was being affected by the planning
permission and (2) he had not been given any expectation to
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address the committee further after his case had been presented or at any time by virtue of any previously enjoyed right, promise or undertaking.

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I have already indicated that the committee were entitled to (1) receive the advice of their officers, (2) on the matters they addressed and (3) in private. In principle there can be no obligation upon a local planning authority to expose in public for comment by the applicant or the objectors the legal advice on its prospects (1) on appeal if it were to refuse planning permission or, (2) of success in judicial review proceedings, if it were to give permission. This is particularly so where the matter is expressly covered by statute as here, as I have found, by virtue of paragraph 12 of schedule 12A.

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In the Monmouth case Woolf J (as he then was) recognized that even within, or concurrent with, the statutory framework a local planning authority could be under a duty or an obligation to act fairly to both the applicant and objectors. He recognized that the court should be astute not to intervene and quash planning permissions which have been granted.

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At page 109 he said:

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"..... I accept that the court must exercise circumspection about intervening to quash planning permissions which have been granted to owners or persons interested in property. After all, unlike a refusal to a planning permission, there is no right of appeal in respect of the grant of a planning permission provided by parliament. So parliament clearly did not intend that, in the ordinary circumstances, there should be relief in respect of the grant of planning permission available to objectors. However, where a complaint of

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that sort which is made in this case is clearly established, I have no doubt that the court has power to intervene".

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In R v. Great Yarmouth Borough Council ex parte Botton Brothers Arcades Ltd, and others [10th July 1987] I adopted the same approach as Woolf J and his reasoning. I emphasized however that whether a local planning authority had acted fairly or not was a question of fact in each individual case. Mr. Wilkie accurately (if perhaps unkindly) observed that neither of the decisions nor the principle had been confirmed by the Court of Appeal. This is so (it may be that the planning authorities concerned received legal advice on their prospects of success!)

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Even so I venture to proceed on the basis that the principle is now recognized and that it is appropriate to ask the question whether, in all the circumstances, Mr. Stoop did receive a fair crack of the whip. The circumstances in the Monmouth case were materially different in that it was a section 26 case and there was a promise which gave rise to the duty of fairness. Mr. Laurence relies heavily on the Great Yarmouth case but that was decided on its unique combination of circumstances in particular the fact that no opportunity at all was given to object or to make representations. Here there undoubtedly was.

H
In my judgment, the duty of fairness did not require the committee either (1) to adjourn the closed session, return into public session and repeat the advice it had received and

A permit further representations from either the objector or the
applicant or to invite further written representations or (2)
to adjourn the private session, inform the parties of the
B advice in writing and invite further representations in
writing or orally in a later public session before reaching
their decision. Merely to adumbrate the protracted procedure
which would result if Mr. Laurence were correct illustrates
C that such requirements would impose an intolerable and
unreasonable burden on local planning committees if they had
to conduct their business in this manner in order to discharge
the duty of fairness to the extent contended for by Mr.
D Laurence.

I would therefore refuse the application.

E The question of discretion was raised before me. If I
had been persuaded that I should grant judicial review I would
have had to consider whether I should grant the relief sought,
namely certiorari to quash the decision. I have read with
considerable care Mr. Hoyer-Miller's affidavit which suggests
F that the second respondents would have good prospects of
success if the matter were returned to the committee for
reconsideration or, if the renewed application was refused,
that there would be good prospects of success by way of appeal
G against that refusal to the Secretary of State.

H He further points out that the building is complete,
that there has already been a loss of revenue while this
matter has been investigated which would continue until the

A matter was finally regularized. I have come to the conclusion
that had I been persuaded that judicial review should lie I
would have exercised my discretion in the applicants' favour.
B This unhappy saga stems from the muddle and ineptitude on the
part of the developers in the first place compounded by the
lack of diligence and consistency of the first respondents.
C An explanation was given as to how the original application
came to be for only 600 square metres and I was unimpressed by
the answer which was that somebody had forgotten to multiply
the figures by two. The applicant was not a contributor to
this state of affairs nor did he play any part in determining
D the conduct or outcome of the meeting on 9th July.

E It is not my task to determine whether or not the second
respondents would succeed on appeal to the Secretary of State
or indeed before the borough council if the matter were to be
returned to them. I am certainly not so convinced that it
would be a foregone conclusion that I would be justified in
refusing relief. The fact still remains that before the
F events occurred to which exception has been taken there was a
clear majority in favour of refusal. It was only what
occurred thereafter that transferred it into the majority for
granting the permission.

G However, the grounds for judicial review have not
succeeded and so the question as to how I would have exercised
my discretion is largely academic. For those reasons the
H application is refused.

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MR. PAPPS for Mr. Wilkie: My Lord, I apply for the first respondents' costs.

MR. KERR for Mr. Ash: I appear on behalf of the second respondent and I apply for their costs as well.

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MR. JUSTICE OTTON: On what basis does the second respondent say that they should have their costs against the applicants?

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MR. KERR: We say that there is a practice in planning appeal cases to which the present case is closely analogous. Where there is a contest, if you like, of the validity of the planning application being determined by way of -- in this case -- judicial review but in analogous proceedings way of statutory appeal a practice has grown up -- supported by authority which I can briefly show your Lordship -- to the effect that a person challenging a refusal or grant of planning permission must expect, if unsuccessful, to have to pay two sets of costs.

MR. JUSTICE OTTON: I am aware of the authority.

D

MR. KERR: I could add that they were served with these proceedings at the outset and although not named as a party in the application for leave we curiously were named as a party in the title to the affidavit. We later applied to be joined and were joined with the consent of the applicant. In those circumstances we say that this was a case where it was proper for us to be served and we were an interested party almost by definition and our interest was not -----

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MR. JUSTICE OTTON: The most interested party next to Mr. Stoop I would think.

F

MR. KERR: But crucially, my Lord, our interest potentially was not at all the same as the local authority's interest. One only has to imagine if your Lordship held that the prospects of an appeal would not have been very good at all and that the advice given was not good advice Had that been the position, of course matters would be very different. We say it was wholly justified for us to have been separately represented. It would not have been possible for the developers to be represented by the same solicitors and council as the local authority. In those circumstances it is proper, having been served with proceedings for the applicant, to pay two sets of costs and not one.

G

MR. JUSTICE OTTON: I still have a discretion, do I not?

MR. KERR: It is quite right, your Lordship has a discretion. The practice in 0.53 cases is that of course one does not normally get two sets of costs but in this case, where there

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are two clear diverging interests and two proper respondents, I would urge the court to exercise the discretion in favour of granting two sets of costs and not one.

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MR. JUSTICE OTTON: In the course of my judgment, particularly in the last part about the exercise of my discretion, I have been critical of the part played by your clients.

C
MR. KERR: That is quite correct. Since I am holding this brief temporarily I have to accept the criticism that your Lordship has made. When one is considering, in the cold light of day, the question of proceedings having been brought which are not successful, the fact that they are not successful is not, as it were, altered by the fact that prior to the issue of proceedings a party in the proceedings may behave in a manner which may attract criticism in the court. That does not detract from the fact that I have been successful as has the local authority and the applicant is not.

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MR. JUSTICE OTTON: I do not think you can say you have been successful. I do not think that there was ever any relief sought against you.

MR. KERR: We are certainly a lot better off than we would have been if the council had lost.

MR. JUSTICE OTTON: You would have been much better off if you had got your application and your block and tackle in order 1988.

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MR. KERR: My Lord, that is a criticism I have to accept.

MR. LAURENCE: Does your Lordship want to hear me other than to say that I cannot resist an application on the part of the first respondent that Mr. Stoop pay its costs.

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MR. JUSTICE OTTON: Am I erring in principle in the exercise of my discretion along the lines that I have indicated in respect of the second respondent's costs?

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MR. LAURENCE: If your Lordships were to refuse the application on behalf of the second respondent -- that the applicant should pay its costs as well -- your Lordship would by no means be refusing the principle in the exercise of your discretion. It would be following what the note to O.53 says is indeed the usual practice. In my respectful submission there is nothing sufficiently exceptional about the circumstances of this case to displace that usual practice.

H
The second respondent no doubt had submissions that it wanted to put before your Lordship and it is quite right that it had an opportunity to put those submissions forward having

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applied to be made a party. It simply does not follow that under those circumstances the challenge to the first respondent's decision having failed your Lordship should proceed to say, in effect, the second respondent has been here, has taken part and under those circumstances should have his costs. I invite your Lordship in the circumstances not to order Mr. Stoop to pay the second respondent's costs in addition to the those of the first which I think I have to accept I cannot resist your Lordship making an order against Mr. Stoop in respect of them.

B

MR. JUSTICE OTTON: I think there should be one order as to costs and that order should be confined in its terms to the applicant paying the first respondents costs alone. There is no basis at all either through a single order or through two orders which would justify Mr. Stoop having to pay anything towards the costs of the second respondent and I so find.

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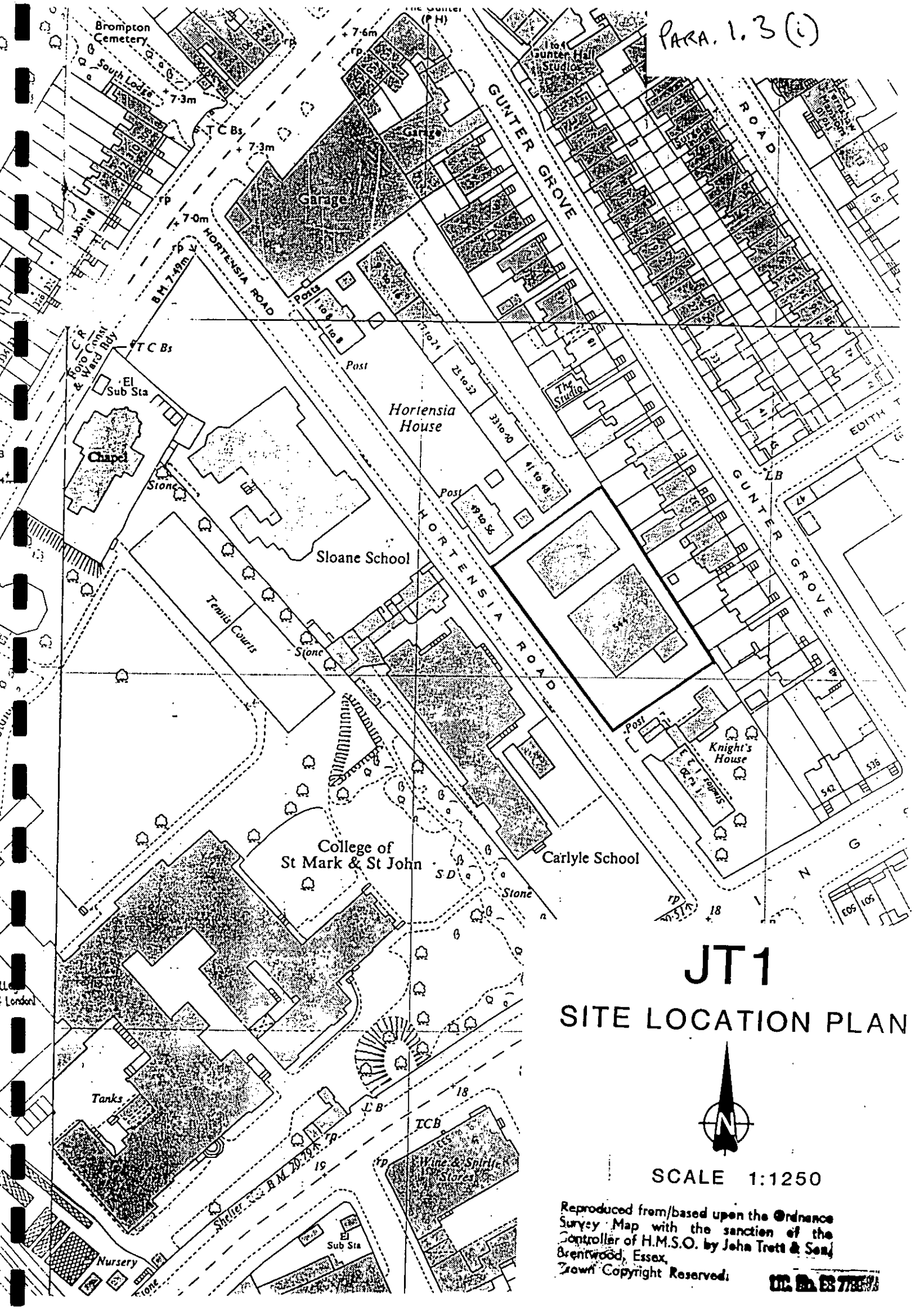
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CHELSEA COLLEGE SITE,

HORTENSIA ROAD, SW10

PARA. 1.3 (i)



JT1

SITE LOCATION PLAN



SCALE 1:1250

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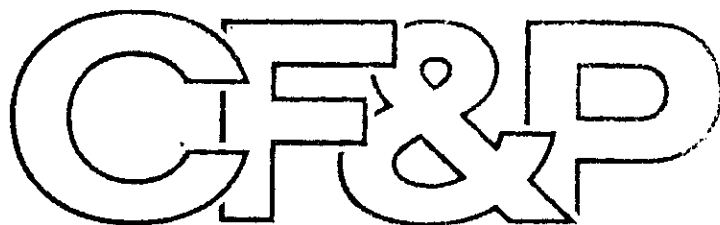


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Colwyn Foulkes and Partners
Chartered Architects Planning and Landscape Consultants

Mr Wells
Planning Department
Town Hall
Royal Borough of Kensington & Chelsea
Hornton Street
LONDON W8

RECEIVED BY
DIRECTORATE OF
PLANNING & TRANSPORTATION
8 MAR 1988
ON March 1988

Ref: HTN/CL/rw/el

Dear Sirs

RE: CHELSEA COLLEGE SITE, HORTENSIA ROAD LONDON SW10

TP880632 / 33

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

Pma 2.1. (2).

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
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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. F.R.S.A. Consultants:
Jane Coy, Dip. Arch., Dip. L.A., A.L.I.

TOWN & COUNTRY PLANNING ACT 1971

FORM TP1

Part 2.1
(3)

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

FOR OFFICE USE ONLY

B.D. 50 TOWN PLANNING
Cheque/Postal Order/Cash
Receipt No. 14010030 8/3/88

Borough Ref. DIRECTORATE OF
Registered No. PLANNING & TRANSPORTATION
Date Received 8 MAR 1988

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) **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 Be

(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.
 694 m2 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:-

(i) New building(s) or extension(s) to existing building(s)	State Yes or No <input checked="" type="checkbox"/> Yes	If "Yes" state gross floor area of proposed building(s). 4,028 m ² 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 ²
(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

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
- 2 design
- 3 landscaping
- 4 external appearance
- 5 means of access

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 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:-

- 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~~ *I have given the requisite notice to every person other than myself 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 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 Cannonmole 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

(ii) 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.....

Signed on behalf of Date

*strike out whichever is inapplicable

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)

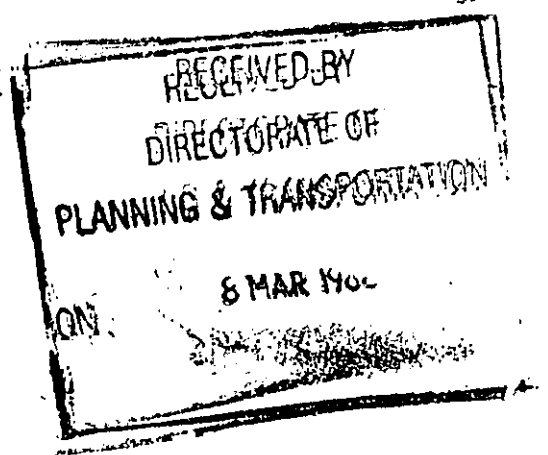
(Those questions relevant to the proposed development to be answered)

TP890632

<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 <input type="text" value="No"/>																																			
<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 <input type="text" value="No"/>																																			
<p>5. (a) What is the total floor space of all buildings to which the application relates? (b) What is the amount of industrial floor space included in the above figure? (c) What is the amount of office floor space? (d) What is the amount of floor space for retail trading? (e) What is the amount of floor space for storage? (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 ² /sq.ft.	4,028 m ² /sq.ft.																																		
	(b) m ² /sq.ft.	m ² /sq.ft.																																		
	(c) m ² /sq.ft.	694 m ² /sq.ft.																																		
	(d) m ² /sq.ft.	m ² /sq.ft.																																		
	(e) m ² /sq.ft.	m ² /sq.ft.																																		
	(f) m ² /sq.ft.	m ² /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? (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.</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 <input type="text" value="No"/> Less than 10,000 sq ft																																			
<p>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

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

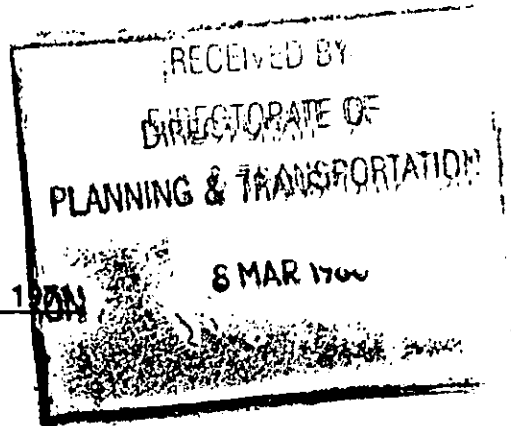
CAR PARKING

- 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

TP880632

NOTICE NO. 1



TOWN AND COUNTRY PLANNING ACT, 1967

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 a. Partners*

on behalf of (Colwyn Foulkes & Partners)

Date: *4/3/68*

CERTIFICATE B

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

I hereby certify that:

We

1 ~~*Khave~~ given the requisite notice to all the persons other
~~*the appellant has~~

† See note (a) to
Certificate A.

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

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 given the requisite notice to every person other than ~~*myself~~
~~*The appellant has~~ ~~*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 Foulkes and Son

Agents

*On behalf of Colwyn Foulkes & Partners

Date 19th May 1988

*Delete where inappropriate

TOWN & COUNTRY PLANNING ACT 1971

FORM TP1

Area 2.1
(4)

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

FOR OFFICE USE ONLY

B.B.60 TOWN PLANNING
 Receipt No. **AP010080 8/3/88**

Borough Ref. **R.B.K.C.**
 Registered No. **AP**
 Date Received **8 MAR 1988**

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) **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**

(F)

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**

TP880633

(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.
694 m2 Office Space 'B1'
12 Houses
9 Flat units
Demolition of existing building and erection of 12 houses, 9 flats and 694 m² office floorspace (Use class B1)

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

(e) State whether the proposal involves:-

(i) New building(s) or extension(s) to existing building(s)	State Yes or No <input checked="" type="checkbox"/> Yes	If "Yes" state gross floor area of proposed building(s).	4,028 m²
		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/m²
(iv) Construction of a new access to a highway } vehicular... pedestrian.	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes		
(v) Alteration of an existing access to a highway } vehicular... pedestrian.	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes		

* Strike out whichever is inapplicable

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
- 2 design
- 3 landscaping
- 4 external appearance
- 5 means of access

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 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 If Yes complete **PART FOUR** of this form
- (c) Does the proposed development involve the felling of any trees Yes 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
- (d) (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.

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. ~~The applicant has~~ ^{I have} given the requisite notice to every person other than ~~himself~~ ^{myself} 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 11'880633

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, Camomile Street, EC3 Date of service of notice 4.3.88

Norton Rose Botterell & Roche

*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).

† 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

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)

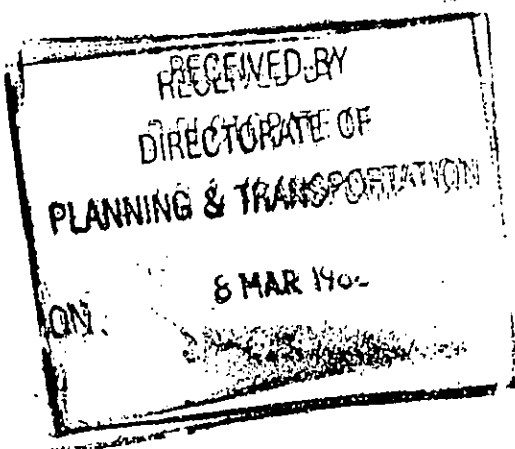
(Those questions relevant to the proposed development to be answered)

IP880633

<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. (See Note overleaf)</p>	No						
<p>3. Is the proposal related to an existing use in Greater London? If so, please explain the relationship.</p>	<p>State Yes or No <input type="checkbox"/> No</p>						
<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>	<p>State Yes or No <input type="checkbox"/> No</p>						
<p>5. (a) What is the total floor space of all buildings to which the application relates? (b) What is the amount of industrial floor space included in the above figure? (c) What is the amount of office floor space? (d) What is the amount of floor space for retail trading? (e) What is the amount of floor space for storage? (f) What is the amount of floor space for warehousing?</p>	Existing (if any) (See General Notes)			Proposed new floor space			
	(a)	approx 3,469	m ² /sq.ft.	4,028		m ² /sq.ft.	
	(b)		m ² /sq.ft.			m ² /sq.ft.	
	(c)		m ² /sq.ft.	694		m ² /sq.ft.	
	(d)		m ² /sq.ft.			m ² /sq.ft.	
	(e)		m ² /sq.ft.			m ² /sq.ft.	
	(f)		m ² /sq.ft.			m ² /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? (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.</p>	(i) (ii) (iii)	(a) Office		(b) Industrial		(c) Other staff	
		M	F	M	F	M	F
<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>	<p>State Yes or No <input type="checkbox"/> No Less than 10,000 sq ft</p>						
<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

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

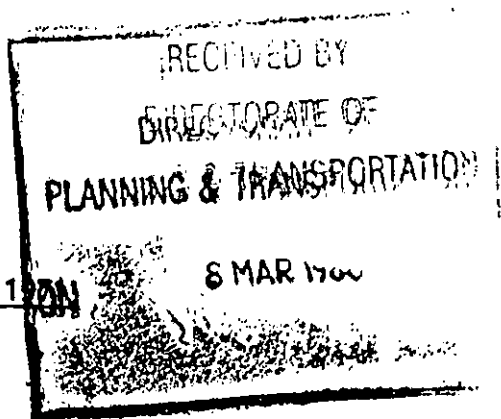
CAR PARKING

- 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

TP880633

NOTICE NO. 1



TOWN AND COUNTRY PLANNING ACT, 1967

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 a. Partners*

on behalf of (Colwyn Foulkes & Partners)

Date: ... *4/3/68*

Department of the Environment

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
~~*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 Trott and Son

Agents

*On behalf of Colwyn Foulkes & Partners

Date 19th May 1988

*Delete where inappropriate

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

COUNCIL NOTIFICATION OF DEVELOPMENT

THE OCCUPIER
FILE COPY

Telephone: 01-937 5464
Extension: 2079/2080

TP

Date: 31/03/88

My reference: TP/88/0632/JW

Your reference:

Please ask for: Town Planning
Information Office

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

Yours faithfully

E.A. SANDERS

Director of Planning and Transportation.

TOWN PLANNING APPLICATION
CONSULTATION SHEET

Application Number: TP. TP/88/0632/S
 Officer Responsible: HTN/CL/rw/el
 Ext. 2086
 Application Dated: 04/03/88

APPLICANT

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

SITE

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

NATURE OF PROPOSAL

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

~~(DUPLICATE APPLICATION)~~

Application Complete: 24/03/88
 Date to be decided by: 19/05/88
 Date Acknowledged: 29/03/88

	Address to be Consulted	Letter Sent	Reply Received	Observations		Decision Letter Sent
				For	Against	
1	The Principal, Chelsea School, Hortensia Road, SW10					
2	41-56 Hortensia House, Hortensia Road, SW10					
3	1-20 and Studios 2, 3, Kn. Mt. House, Hortensia Road, SW10					
4	26-44 (over) Greater Green, SW10					
5						
6						
7						
8						
9						
10						

OBJECTORS NOTIFIED 18 OCT 1988

CHECK SECTION 26 certificate/Section 27 certificate.

CONSULT STATUTORILY

- 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*
- Circ. 23/77 (para.54) bodies
- Dept. Transport (Trunk Roads)
Art. 15 (i) (b) 1977 GDO
- Neighbouring local authority
Dept. of Environment (Kensington Palace)
- 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

19c

~~XXXXXXXXXX~~

88 632

~~DATA~~

Also notified

26

26a

28

28 - Basement.

flats 1-4, 30

36a

36b

36c

36d

32,

38

40

40a

40 B.

42 flat 1

42 flat 2

42 B

26/5/88

THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA

CHELSEA CONSTITUENCY

NORTH STANLEY WARD • POLLING DISTRICT P

Register of Electors

(Qualifying date, 10th October, 1987)

IN FORCE 16TH FEBRUARY, 1988 to 15th FEBRUARY 1989



NOTE: A date printed before a name indicates that the elector reaches voting age on that date and is entitled to vote in elections held on or after that date.

E printed before a name indicates an "Overseas Elector" who is ONLY entitled to vote in respect of that entry at European Assembly Elections.

F printed before a name indicates an "Overseas Elector" who is ONLY entitled to vote in respect of that entry at European Assembly and United Kingdom Parliamentary Elections.

L printed before a name indicates that the elector is NOT entitled to vote in respect of that entry at United Kingdom Parliamentary Elections.

The Town Hall
Hornton Street
Kensington, W8

R.S. WEBBER
Electoral Registration Officer

PARA 2.3.

John Trott and Son

Chartered Valuation Surveyors · Town Planning Consultants

Arnard 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

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 694m² Office Space 'B1',
12 Houses and 9 Flat Units.
Chelsea college Site, Hortensia Road, London: SW10

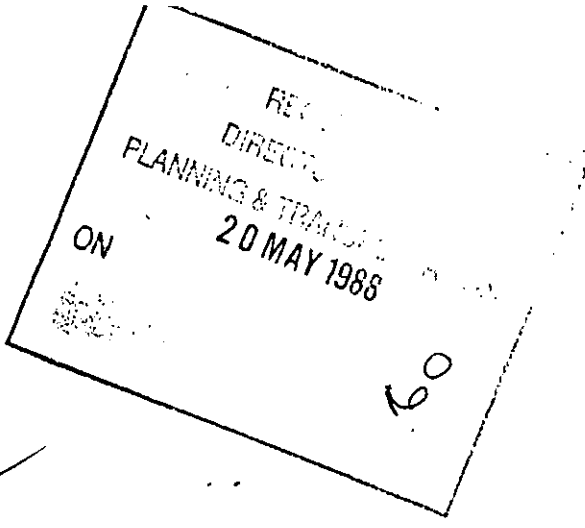
Please find enclosed copies of documentation lodged today with the Department
of the Environment in respect of an appeal for the development detailed above.

Yours faithfully,

John Trott and Son

John Trott & Son

Enc.



TL



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.
J. Pryor, B.Sc. (Est. Man.), A.R.I.C.S.
ate: A.L. Vidler, B.Sc. (Hons), A.R.I.C.S.
ultant: D. Mallett F.R.I.C.S.

John Trott and Son

Registered Valuation Surveyors · Town Planning Consultants

Starnard 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
694m² 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. 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.

c.c. Royal Borough of Kensington & Chelsea.

RECEIVED BY
DIRECTORATE
PLANNING & TRAFFIC
ON
20 MAY 1988

Department of the Environment

Town and Country Planning Act 1971 Town and Country Planning General Development Orders 1977 to 1985 Appeal to the Secretary of State

FOR DOE USE ONLY	
Date received	
Date acknowledged	

- 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
694m² 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

Procedure

(tick appropriate box)

D. 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

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.

- 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.~~

We confirm that I/we have enclosed a copy of each of the supporting documents indicated above and that I/we have clearly marked the relevant plans. I/We also certify that I/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.

Grounds of appeal

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

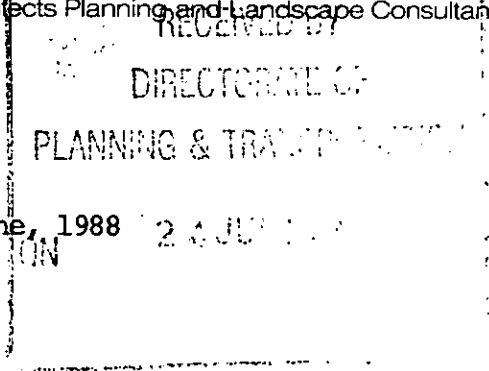
1. The failure of the Local Planning Authority to give notice of their decision within the eight week statutory period.

C
o.
(1
di

(a) s
sole t
tenan
"NOI

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

Colwyn Foulkes and Partners
Chartered Architects Planning and Landscape Consultants



TP881410

HTN/LA/al/fjh

23rd June, 1988

Dear Sirs,

RE: TOWN & COUNTRY PLANNING ACT 1971 - APPLICATION BY COLWYN FOULKES AND PARTNERS FOR DEVELOPMENT COMPRISING 767m2 OFFICE SPACE 'B1', 12 HOUSES AND 10 FLAT UNITS - CHELSEA COLLEGE SITE, HORTENSIA ROAD, LONDON, SW10

We are formally submitting a detailed application for the development described above.

Accordingly, we enclose the following documentation:

1. Planning application form TP1 (4 copies).
2. Site location plan (drawing no. HTN/01/59B - 4 copies).
3. 12 no drawings (excluding location plan) as described on the drawing schedule (4 copies of each drawing).
4. Certificate B under section 27 of the Town and Country Planning Act 1971 (4 copies).

The application is submitted in response to the Planning Officer's comments during negotiations on another application (Local Authority Ref: TP88/0632-dated 4th March 1988) for a similar development proposal. The Officer initially expressed concern on the massing of the rear block shown on the submitted drawings. The Officer's comments have been taken into consideration and the new application proposes a similar form of development without the third floor shown on the original drawings.

In our opinion, however, the concern expressed by the Officer was unjustified. A public consultation exercise has been undertaken and all adjoining residents were invited to an exhibition of the original scheme by representatives of the development team. Residents were overwhelmingly in support of the scheme.

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., RIBA
H. R. T. Williams, B Sc., B Arch., RIBA
R. Colwyn Foulkes, Dip. Arch. RIBA
E. M. Foulkes, MBE., B Arch. RIBA, Dip. CD. FRSA
Consultants:
Jane Coy, Dip. Arch., Dip. L.A., A.L.I.

A statement is currently being prepared by the team's planning consultants, John Trott & Son, which will consider the merits of both schemes in detail. The statement, which will include a statistical analysis of the public consultation exercise, will be forwarded to you at the earliest opportunity.

We would be grateful for your acknowledgement of receipt of the enclosed documentation in due course.

Yours faithfully,



COLWYN FOULKES AND PARTNERS

P.S. This approval is for the same site currently at appeal and, therefore, we understand that no cheque is required.

encs.

HORTENSIA ROAD
CHELSEA COLLEGE SITE

RECEIVED BY
DIRECTORATE OF
PLANNING & TRANSPORTATION
ON 24 JUN 1988

Drawing register for planning submission 23.6.88.

HTN/01/54 D	Front Offices	1:100 ✓
57 E	Basement	1:100 ✓
58 I		
58 H	Site Plan	1:200 ✓
59 C	Location Plan	1:500 ✓
60 E	House Type B	1:100 ✓
61 G		
61 F	Flat Plans/section	1:100 ✓
64 E	House Type A No. 1	1:100 ✓
67 G		
67 F	Hortensia Road Elevations	1:100 ✓
69 E	Rear Offices	1:100 ✓
71 F	House Type A No. 2	1:100 ✓
96 D	Site Sections	1:100 ✓
99 B	Mews Elevations	1:100 ✓
HTN/L(1-)02 A	Landscape	1:100

TP881410

HTN/01/108 + 115

TOWN & COUNTRY PLANNING ACT 1971

FORM TP1

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

FOR OFFICE USE ONLY

Fee £ 103.50 *Following Appeal Against Non-Det of previous application*
 Receipt No. Issued APPLICATION

Borough Ref. Uxbridge
 Registered No. PLANNING & TRANS
 Date Received 24 JUN 1971

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) £ 103.50

1. **APPLICANT (in block capitals)** Name COLWYN FOULKES & PARTNERS
 Address 229 KENSINGTON HIGH STREET
LONDON W8 6SA
 Tel. No. 01 938 2464

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

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 TP881410

(b) Site area 2250 m² .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 buildings and erection of 12 houses, 10 flat units and 767 m² office
Roofspace (Use class B.1)

(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).	3,931 m ²
		↓	
		If residential development state number of dwelling units proposed and type if known, e.g. houses, bungalows, flats.	12 houses 10 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).	3,931 hectares/m ² .
(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

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

Drawings HTN/01 - see enclosed schedule

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 9 no. Ref. Drawing 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, RE-CONSTITUTED STONE, LONDON STOCK BRICK
 (ii) Roof SLATE AND LEAD
 (iii) Means of enclosure

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 [Signature] on behalf of CFP Date 23.6.88.

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:-

- ~~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~~
- ~~*I have given the requisite notice to every person other than myself 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

(a) "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which was not less than 7 years.

*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.

TP001410

DIRECTORATE OF

PART TWO

TOWN AND COUNTRY PLANNING ACT 1971 CERTIFICATE UNDER SECTION 27

PLANNING & TRANSPORT

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 23.6.88. Norton Rose Botterell & Roche Cammophile 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 [Signature] on behalf of Colwyn Foulkes & Partners Date 23.6.88.

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

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')

PLANNING & TRANSPORTATION

Application No.
(For Official Use Only)
2/4/1999

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

<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. (See Note overleaf)</p>	<p>NO</p>																																		
<p>Is the proposal related to an existing use in Greater London? If so, please explain the relationship.</p>	<p>State Yes or No <input type="checkbox"/> NO</p>																																		
<p>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>	<p>State Yes or No <input type="checkbox"/> NO</p>																																		
<p>(a) What is the total floor space of all buildings to which the application relates? (b) What is the amount of industrial floor space included in the above figure? (c) What is the amount of office floor space? (d) What is the amount of floor space for retail trading? (e) What is the amount of floor space for storage? (f) What is the amount of floor space for warehousing?</p>	<table border="1"> <thead> <tr> <th colspan="2">Existing (if any)</th> <th colspan="2">Proposed new floor space</th> </tr> <tr> <th colspan="2"></th> <th colspan="2">(See General Notes)</th> </tr> </thead> <tbody> <tr> <td>(a) approx. 3,469</td> <td>m²/sq.ft.</td> <td>3,931</td> <td>m²/sq.ft.</td> </tr> <tr> <td>(b)</td> <td>m²/sq.ft.</td> <td></td> <td>m²/sq.ft.</td> </tr> <tr> <td>(c)</td> <td>m²/sq.ft.</td> <td>767</td> <td>m²/sq.ft.</td> </tr> <tr> <td>(d)</td> <td>m²/sq.ft.</td> <td></td> <td>m²/sq.ft.</td> </tr> <tr> <td>(e)</td> <td>m²/sq.ft.</td> <td></td> <td>m²/sq.ft.</td> </tr> <tr> <td>(f)</td> <td>m²/sq.ft.</td> <td></td> <td>m²/sq.ft.</td> </tr> </tbody> </table>	Existing (if any)		Proposed new floor space				(See General Notes)		(a) approx. 3,469	m ² /sq.ft.	3,931	m ² /sq.ft.	(b)	m ² /sq.ft.		m ² /sq.ft.	(c)	m ² /sq.ft.	767	m ² /sq.ft.	(d)	m ² /sq.ft.		m ² /sq.ft.	(e)	m ² /sq.ft.		m ² /sq.ft.	(f)	m ² /sq.ft.		m ² /sq.ft.		
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(f)	m ² /sq.ft.		m ² /sq.ft.																																
<p>How many (a) office (b) industrial and (c) other staff will be employed on the site as a result of the development proposed? (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.</p>	<table border="1"> <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>NOT ASSESSABLE</p>		(a) Office		(b) Industrial		(c) Other staff		M	F	M	F	M	F	(i)							(ii)							(iii)						
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(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>	<p>State Yes or No <input type="checkbox"/> NO LESS THAN 10,000 sq. ft.</p>																																		
<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>	<p>TWO PARKING SPACES LOADING AND TURNING HEAD ALL WITHIN SITE</p>																																		
<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>	<p>MINIMAL 2/3 VEHICLES PER DAY</p>																																		

P/25A 2.5.

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

COUNCIL NOTIFICATION OF DEVELOPMENT

Telephone: 01-937 5464
Extension: 2079/2080

THE OCCUPIER
FILE OCPY

TP

Date: 04/07/88

My reference: TP/88/1410/JW

Your reference:

Please ask for: Town Planning
Information Office

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

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

Proposal for which permission is sought

Demolition of existing buildings and erection of 12
houses, 10 flat units and 767m² office floorspace
(use Class BI)

Yours faithfully

E.A. SANDERS

Director of Planning and Transportation.

PLEASE SEE OVERLEAF.

**TOWN PLANNING APPLICATION
CONSULTATION SHEET**

Application Number

TP/88/1410/S

Officer Responsible

Ext.2086

Application Dated

23/06/88

APPLICANT

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

SITE

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

NATURE OF PROPOSAL

Demolition of existing buildings and erection of 12 houses, 10 flat units and 767m² office floorspace (use Class BI)

Application Complete
30/06/88

Date to be decided by

25/08/88

Date Acknowledged

30/06/88

	Address to be Consulted	Letter Sent	Reply Received	Observations		Decision Letter Sent
				For	Against	
16	41-56 (Comm) Hortensia House, Hortensia Road, SW10					
3	1-20+ stud. 1, 2, 3 Knight's House, Hortensia Road, SW10					
17	24-48 (over) Hunter Grove, SW10					
32						
5						
7						
8						
9						
10						

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

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.

District Plan Proposals Map:

<u>Cons. Area</u>	<u>CAPS</u>	<u>Article 4 Direction</u>	<u>Listed Building</u>	<u>HBMC Direction</u>	<u>A/O Consulted</u>	<u>Objectors (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

Minded to.

RECEIVED
T.P. SUBJECT
13 OCT 1998
T.P. OFF

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 BI 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 constricted 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



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.

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.

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

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 OXD

RECEIVED
ON
69

14/6

88/632
1/633

As Aeb/ Jw

Attch / 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. Barrett.
11, Knights House.
Hortensia Rd
Chelsea.
S.W.10

15. 4/88
M. J. - R

RECEIVED BY
DIRECTORATE OF
PLANNING & TRANSPORTATION

ON 15 APR 1988

109 12/4/88.

~~BLACK/BC~~

98/632/JW x 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 hoards 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. Barrett.

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 OF
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

*AD/AC4
BC
JW*

Date: 31/03/88

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.*

ED

Following
the

Referred in error on TP/88/~~632~~¹⁴¹⁰/~~33~~
Noly. Sells of 4/7/88 referred to TP/88/1410

Mrs Naima Kelly
10a Gunther Grove
London
SW10

2189

16 August 1988

TP/88/632/JW

Mr J D Wells

Dear Madam

Town and Country Planning Act 1971
(Chelsea College Site, Hortensia Road, SW10)

Thank you for your letter dated 21 July 1988. With regard to the comments you have made, I must point out that the matters raised are either private legal matters or the concern of the Borough Environmental Health Officer.

If you wish to discuss these matters further and require advice as to who to contact in the future, please telephone my assistant, Mr Wells (937 5464 ext 2189) who will advise you in this regard.

Yours faithfully

A J Sanders
Director of Planning and Transportation

R

July 1988

D. + Siv, Ab/Act/BC
re. Hortensia Road
Site) SW10

RECEIVED BY
DIRECTORATE OF
PLANNING & TRANSPORTATION
ON 22/7/88

Further to your letter dated 14/7/88
I would like to comment as
follows:

1. I note that this is a laboratory -
I assume that there will be
no danger from any chemicals.
2. I care very much about my garden -
a lot of time & money has been
spent on this by me over the
last couple of years, can you
guarantee that it will not be

Handwritten initials and scribbles

damaged in any way by falling
masonry, dust etc. & if so then
I could expect to be immediately
compensated.

I would also like to point out
that my son & I cannot afford
to go away on holiday &

constantly use the garden, can
I assume that we will be able
to continue doing this whilst
the demolition and building
work is in progress?

I look forward to hearing from
you.

Yours faithfully,

Naima Kelly (Mrs)



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

PARA 3.1.3.

REC'D
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).
(JAW) (JAW)

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. LA, A.L.I.

RECEIVED
DIRECTOR
PLANNING & TRANSPORT
8 AUG 1988

WEST LONDON ARCHITECTURAL SOCIETY

JA/CMW

5th August 1988

Royal Borough of Kensington & Chelsea
Town Hall
Hornton Street
London W8

As Del / JZ

For the Attention of Mr Saunders

10/8

Dear Sir

1410/Chelsea College Site

Whilst we note that the rear terrace has been reduced by one floor, we still have serious reservations about the scheme and would repeat the comments made in our previous letter:

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 (still at five storeys at the back) and cannot be treated as a serious proposal for a 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.

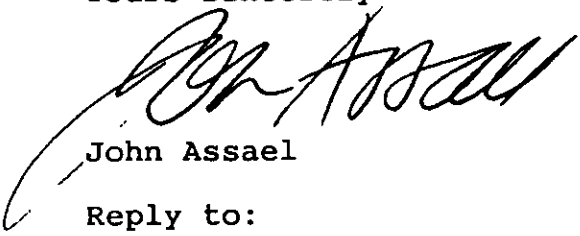
*NO R.4.R
Not specify policies?
Whole D.P.
to policies in D.P.?*

Cont/d....

/2

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.

Yours sincerely



John Assael

Reply to:

2/18 Harbour Yard Studios
Chelsea Harbour
London SW10 0XD

52.0316

54 Hortensia House

19.7.88
M

RECEIVED
 Hortensia Road
 CHELSEA
 DIRECTORATE OF
 PLANNING & TRANSPORTATION
 S.W.10 0.P.
 18 JUL 1988
 13.7.88
 JAN 13 7 88
 A/NA/JSW

Dear Sir/Madam

With reference to your notification of the Hortensia Rd Development (College Site)

S.W.10 Ref. TP/88/1410/JW.

I wish to make the following comments.

I like the design of the Flats, and Town Houses, but there are many aspects I'm not happy about.

Naturally I am not very pleased about the noise and dirt during the demolition which will probably take about a year.

My first objection after seeing the model and the plans which were on view at Stanley House Kings Rd, on June 1st by Colwyn Foulkes and Partners Ref ABS/HR

3) In my opinion the whole plan is being built too close to Hortensia House.

As you can see from the plans the Town Houses at the rear are built right up to the existing fence. Hence more trees destroyed.

4) My last point is that the flats on the front of Hortensia Rd will be higher than Hortensia House.

We will have our light blocked and our bedroom windows will look out on to a Brick wall.

I am enclosing a copy of the plans and a copy of the "Right to light" which have been obtained since

1) I object to the destruction of the trees to make room for the underground Car Park.

2) I object to the entrance to the underground Car Park. It is too close to the flats in Hortensia House. Cars coming up the slope to leave, will be noisy and the fumes will make it impossible to leave the bedroom windows open. These are health hazards. (Fumes and noise)

1959 and would like to claim
the Right to light.

I have checked with the
Citizens advice Bureau, and
they told me we have this
right.

Yours faithfully

Teresa Wyatt.

Mary Wyatt

17-7-88

52 Hortensia Hse
 REC: Hortensia Rd
 CHELSEA SW16
 PLANNING & TRANSPORTATION
 19 JUL 1988 ALB
 ON ~~Hortensia Road~~

Dear Sir

Re the Hortensia Road
 Chelsea College Side SW16 ~~DATE REC~~

Ref TP/88/1410/JW

I wish to Object to the Trees
 being destroyed, also the Car Park
 this will create a lot of noise
 as it is so near Hortensia Hse
 I also Object to the Flats being
 higher than Hortensia Hse
 as we will look out of our
 bedroom windows on to a brick
 wall This will take the light
 from our windows I believe
 we have the Right to light

As we have lived in
Hortensia House for 2 1/2 yrs
I await your reply with
interest

Yours Sincerely

Mrs O. Steffington

falling
TP/88/632

Referred in error on TP/88/0632
Relates to TP/88/1410

Mrs Naima Kelly
35a Gunther Grove
London
SW10

2189

16 August 1988

TP/88/632/JW

Mr J D Wells

Dear Madam

Town and Country Planning Act 1971
Chelsea College Site, Hortensia Road, SW10

Thank you for your letter dated 21 July 1988. With regard to the comments you have made, I must point out that the matters raised are either private legal matters or the concern of the Borough Environmental Health Officer.

If you wish to discuss these matters further and require advice as to who to contact in the future, please telephone my assistant, Mr Wells (937 5464 ext 2189) who will advise you in this regard.

Yours faithfully

E A Sanders
Director of Planning and Transportation

R

July 1988

2. + SV, R/ACT/BC
re. Hortensia Road
Site) SW10

RECEIVED BY
DIRECTORATE OF
PLANNING & TRANSPORTATION
ON 23/07/1988
115
1/22

In reply to your letter dated 4/7/88
I would like to comment as
follows:

11/7
25/7
24/7

1. I note that this is a laboratory.
I assume that there will be
no danger from any chemicals.
2. I care very much about my garden.
A lot of time + money has been
spent on this by me over the
last couple of years, can you
guarantee that it will not be

damaged in any way by falling
masonry, dust etc. & if so then
I could expect to be immediately
compensated.

I would also like to point out
that my son + I cannot afford
to go away on holiday +
constantly use the garden, can
I assume that we will be able
to continue doing this whilst
the demolition and building
work is in progress?

I look forward to hearing from
you.

Yours faithfully
Naime Kelly (Mrs)

THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA

TOWN PLANNING (APPLICATIONS) SUB-COMMITTEE 30/08/88

APPLICATION NO.
TP/88/1410/A/26

AGENDA ITEM
4375

*WTD from
Cllr by applicants*

REPORT BY THE DIRECTOR OF PLANNING AND TRANSPORTATION

Para 3.2.2.

APPLICANTS NAME/ADDRESS

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

Application dated 23/06/88

Revised

Completed 30/06/88

Polling Ward PA

ON BEHALF OF : Colyn Foulkes & Partners
INTEREST : Not known

District Plan Proposals Map:

<u>Cons.Area</u>	<u>CAPS</u>	<u>Article 4 Direction</u>	<u>Listed Building</u>	<u>HBMC Direction</u>	<u>A/O Consulted</u>	<u>Objectors (to date)</u>
NO	NO	NO	NO	NO	32	0

RECOMMENDED DECISION :-

REFUSE PLANNING PERMISSION for the erection of 12 houses, 10 flats and 767 square metres of office floorspace (Use Class B1)

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

As shown on submitted drawing(s) No(s): TP/88/1410
Applicants drawing(s) No(s) : HTN/01/54D, 57E, 58H, 59C, 60E
61F, 64E, 67E, 69E, 71F, 96C, 99B and
HTN/L(1-)02A

REASON FOR REFUSAL

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.

Proposal

The applicants propose to demolish the existing 5 storey and single storey buildings and to erect a five and part six storey block on the Hortensia Road frontage with a three and part four storey block to the rear of the site. The development is for primarily residential accommodation, with the commercial element, comprising 767 square metres of Use Class B1 floorspace, located at the southern end of each block. The residential accommodation proposed comprises 10 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

There is no relevant planning history.

Considerations

1. The proposal varies from the duplicate applications submitted in March 1988 in that the front block proposed includes a sixth storey over part of the block and the rear block has been reduced by a storey. The proposal includes one extra flat unit and an extra 73 square metres of the Class B1 floorspace.
2. Mindful of the above-mentioned variations it is considered that this proposal should be treated in a similar way to the duplicate applications submitted in March 1988 because the overall density of development proposed is similar.

Consultations

One letter of objection has been received to date.

The West London Architectural Society 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 (still at five storeys at the back) and cannot be treated as a serious proposal for a 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."

Any further letters received will be reported verbally to Committee.

Recommendation

The Committee is recommended to refuse permission.

For further details please see report TP/88/0633, Agenda Item No. 4376.

E.A.SANDERS
DIRECTOR OF PLANNING AND TRANSPORTATION

LIST OF BACKGROUND PAPERS

- i) The contents of the file number TP/88/1410 referred to at the head of this report.
- ii) The contents of the file number TP/88/0633

REPORT PREPARED BY: JDW
REPORT APPROVED BY: MJF
DATE REPORT APPROVED: 12/08/88

HORTENSIA HOUSE
RESIDENTS

J.A. Fernandez

B Boyle

51 P. M Dantin

52 MR & MRS Skeffington on Holiday

53 R Dennis. E. J Dennis

54 Teresa Wyatt and Mary Wyatt

55 Sheila Cross R. Cross.

56 A. V. M. T. Petts

41 S. Gillen

42 M. M. J. J.

43 P. Jones

44 MR & MRS Kelleher on Holiday

45 M. Lakinger. P. J. J.

46 P. J. J.

47 Miss & MR Mayhew on holiday but in agreement.

48 Theresa Georgian.

Attached - signatures of all who
attended the meeting in Hortensia House
on 10th August.

PETITION: RE TP 88/1410/JW

COLLEGE SITE - HORTENSIA ROAD - S.W.10

We, the undersigned, wish to register our objections to the proposed re-development of the above site in its present form, due to the height and nearness of the planned buildings, the inevitable increase in traffic....

<u>NAME</u>	<u>ADDRESS</u>	<u>SIGNATURE</u>
Synda Lang	35 Hortensia Hs, Hortensia Rd, SW10.	Synda Lang
Brian Lync	Slome Cottage Hortensia Rd SW10	Brian Lync
J O Dornice	6 HORTENSIA HOUSE	J O Dornice
RITA LARA	11. HORTENSIA HOUSE. FIDELITY	RITA LARA
L LAWRENCE	14 HORTENSIA HOUSE	LAWRENCE
L HART	15 HORTENSIA HOUSE	Losa Hart
M. Webster	2	" "
St Byrne	18 HORTENSIA ROAD	St Byrne
J. Morton	27 Hortensia Hse	J Morton

KNIGHTS HOUSE.

PETITION: RE TP 88/1410/JW

COLLEGE SITE - HORTENSIA ROAD - S.W.10

We, the undersigned, wish to register our objections to the proposed re-development of the above site in its present form, due to the height and nearness of the planned buildings, the inevitable increase in traffic.....

NAME ADDRESS SIGNATURE

M. Lawless. 5 KNIGHTS HOUSE.

M. G.

E. Kelly 6 " "

E. Sharp. 10 knights -

E. Sharp.
K. Kelly
L. Kelly

M. Swetten 9 KNIGHTS "

1 - SIRETTON " "

W. Rocks Sandia 2. Hoboken. N.J.

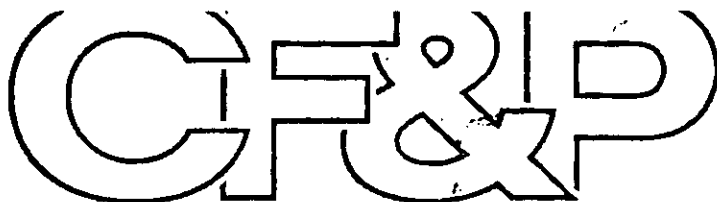
KNIGHTS
HOUSE
in
HORTENSIA
ROAD
SW10

RECEIVED BY
DIRECTORATE OF
PLANNING & TRANSPORTATION

ON 30 AUG 1988

ATTN: Mr. Coey

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



Colwyn Foulkes and Partners
Chartered Architects Planning and Landscape Consultants

JW

3.2.4

HTN/LA/rw/fjh

26th August, 1988.

Dear Sirs,

RE: CHELSEA COLLEGE SITE, HORTENSIA ROAD, SW10

Further to our recent conversation with Mr. Wells of your office, we would confirm that we wish to withdraw our applications for detailed planning (ref: ~~TP/88/1410/A/26~~ and ~~TP/88/0633/A/21~~) from the sub committee meeting on 30th August, 1988, and would request that they are both resubmitted to the next committee which we have been informed is 19th September, 1988.

We would apologise for the late instruction, but as the planning report was not made available to us until 25th August, 1988, we require more time to respond to the points raised.

Yours faithfully,

H.R.T. Williams

H.R.T. Williams
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. FRSA

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

Our Ref: PH/SDI/2128

8th September, 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 767m² office space 'B1',
12 Houses and 10 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 and 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. Planning application dated 23rd June 1988.
4. Plan JT1.
5. Supporting statement.

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

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

3.2.5

Yours faithfully,

John Trott and Son

John Trott & Son.

Enc:

C.C. Royal Borough of Kensington & Chelsea.

PAA 3.2.6.

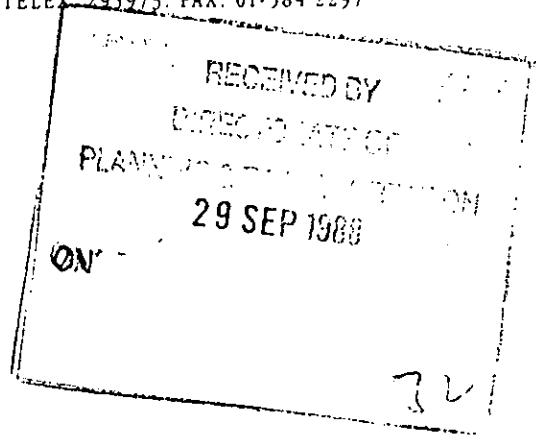


LONDON & EDINBURGH TRUST PLC

243 KNIGHTSBRIDGE, LONDON SW7 1DH. TELEPHONE: 01-581 1322. TELEX: 295973. FAX: 01-584 2297

GFT/dc/10

27th September 1988



E.A. Sanders Esq.
Director of Planning & Transportation
The Town Hall
Horton Street
LONDON
W8 7NX

Handwritten initials 'Jw' inside a circle, with a signature above it.

Dear Mr Sanders,

TP88/1410 - Hortensia Road, Chelsea

As you know, through our architects, Colwyn Foulkes & Partners we have submitted three schemes to your department as applications for planning consent.

Handwritten circled numbers '0635' and '1410'.

I understand that schemes 2 & 3 will now be considered by the subcommittee in October and have been modified in accordance with our further consultations with local residents.

For your information, I enclose copies of correspondence between myself and the residents of the Hortensia estate and hope you agree that we have really tried to take into account their points of objection and concern.

Should you or your officers require any further information, please do not hesitate to let either myself or my consultants know.

Yours sincerely,

Handwritten signature of G. J. Thomas
G. J. Thomas

54, Hortensia House,
Hortensia Road,
London,
S.W.10 OQP

27 SEP 1988

22nd September, 1988

Mr. E.A. Sanders,
Director of Planning and Transportation,
Town Planning Information Office,
Department 705,
The Town Hall,
Hornton Street,
London, W.8 7NX

RECEIVED BY
DIRECTORATE OF
PLANNING & TRANSPORTATION
29 SEP 1988
CV

Dear Mr. Sanders,

Ref. TP88/1410/JW/ College Site, Hortensia Road, London, S.W.10

Thank you for your letter of 26th August, 1988 concerning the above site.

A number of tenants attended a meeting with Colwyn Foulkes and Partners on 14th September, 1988 who detailed amendments which had been made to their plans for the proposed re-development. The tenants present felt that Colwyn Foulkes had done as much as was reasonable to meet the objections to the original plans.

The general opinion was, that no further objections would be raised to the proposed re-development if the promised amendments are implemented.

We would like to thank you for all your help and consideration.

Yours faithfully,

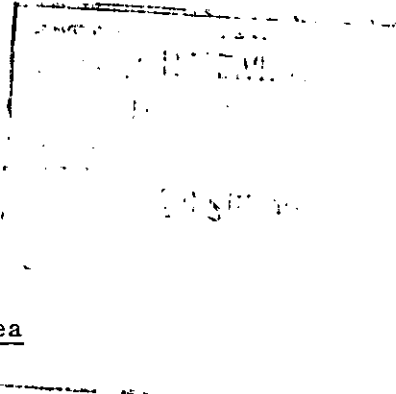
Mary and Teresa Wyatt
Mary and Teresa Wyatt.

27 SEP 1988

54, Hortensia House,
Hortensia Road,
London
S.W.10 0QP

22nd September, 1988

Mr. G.F.Thomas,
London & Edinburgh Trust PLC,
243, Knightsbridge,
London,
S.W.7 1DH



Dear Mr.Thomas,

Ref. GFT/dc/01 - Hortensia Road, Chelsea

Thank you for your letter of 15th September confirming the revised scheme for the above site, as discussed at our meeting on 14th September, 1988.

We are pleased to note that you intend to amend the plans of the proposed re-development to meet the objections previously raised by the tenants of Hortensia Estate.

After consideration, those present felt that if the promised amendments were carried out, no further objections would be raised to the application for planning permission.

We enclose a copy of the letter which we have sent to Mr. Sanders, the Director of Planning and Transportation.

Thank you for inviting us to the meeting on 14th September in Kings College and for giving our views consideration.

Yours faithfully

Mary and Teresa Wyatt

Mary and Teresa Wyatt.



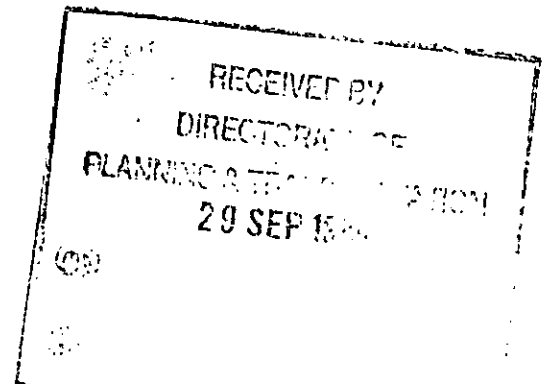
LONDON & EDINBURGH TRUST PLC

243 KNIGHTSBRIDGE, LONDON SW7 1DH TELEPHONE 01-581 1322 TELEX 295973 FAX 01-584 2297

GFT/dc/01

15th September 1988

Ms T. Wyatt
54 Hortensia House
Hortensia Road
Chelsea
SW10



Dear Ms Wyatt,

Hortensia Road, Chelsea

I was delighted to meet both you and your sister together with fellow residents to discuss our proposed scheme for the above site. My consultants and I have seriously and carefully considered your collective points of concern and, we hope, taken your views into account in a modification of our scheme.

At the meeting, we discussed these points with the benefit of the model and I would just like to outline briefly our revisions in the same numerical order as your points:-

1. We have moved the entire front block further away from the Hortensia Estate by approximately 1 metre.
 - a) The height of the end of the terrace has been reduced and a hipped mansard roof substituted to increase daylighting to your Estate.
 - b) The access ramp has been moved 2 metres further away from the Hortensia Estate and the footpath relocated adjacent to the boundary wall. We undertake to install an automatic barrier entry system which does not require a vehicle to stop on the ramp.

We have also moved the position of the barrier further inside the underground car park so that cars will be almost completely within the basement area by the time they reach the barrier. In addition, we undertake to use a nylon coated barrier which is specially designed for silent operation. We shall also provide a level area immediately abutting onto Hortensia Road itself so that cars leaving the garage will not be pointing "up hill".

2. a) The scheme shall only comprise residential and office use (B1) and no industrial users shall be permitted.

The actual number of units within the scheme is only 26, including the B1 users, and should not have a significant effect on the traffic using Hortensia Road.

We are very keen to safeguard young children and would fully support any road improvement schemes such as zebra crossings and additional street lighting.

- b) Unfortunately, during the course of construction, there will be a significant amount of building work although we are committed to ensure that this causes the least amount of aggravation to local residents. We would expect the local authority to require us to work within strictly permitted hours as part of our planning consent. It would be our full intention to closely adhere to these hours and support any complaints from the residents.

The design of the scheme is such that working in close proximity to boundaries is very limited.

3. In the light of your comments, we have relocated and widened the footpath running adjacent to the access ramp to allow the retention of all trees. Furthermore, we are committed to an extensive landscaping scheme within the proposed development which would further improve the boundary planting.

At our meeting there was general discussion concerning daylighting and a general outlook from Hortensia House. I hope we demonstrated through the improvised use of the school projector how sunlight reaching the estate will be greatly increased during the winter months.

We have also applied some detail modelling to the end blank wall to create a more interesting aspect when viewed from your estate. You retained a coloured set of drawings showing the revisions to the scheme, but should you require any further information, please do not hesitate to let either myself or Nick Colwyn-Foulkes know.

I really hope that we have demonstrated our clear intention to fully consult with yourself and your fellow residents and take into account all of your concerns and objections. It is our intention to present our revised scheme to the Planning Subcommittee on the 11th October and we would greatly welcome any support which you might be able to offer.

In view of the short timescale, I would very much appreciate your views as soon as possible and I look forward to hearing from you shortly.

Yours sincerely,


G.F. Thomas



Colwyn Foulkes and Partners
Chartered Architects Planning and Landscape Consultants

ATTN: Mr. Sanders,
Chief Planning Officer,
Royal Borough of Kensington & Chelsea,
Town Hall,
Hornton Street,
London. W8 7NX

Para 3.2.7.

HTN/LA/ncf/fjh

20th September, 1988.

Dear Sirs,

RE: CHELSEA COLLEGE SITE, HORTENSIA ROAD, SW10 - TP 88/1410/S

As discussed with Mr. Wells, we would like to make some minor alterations to the previous revised scheme submitted to the planning department.

The areas that have been amended are principally concerned with points raised by the residents of Hortensia House that the Misses Teresa and Mary Wyatt have written to the Planning Department about.

The alterations to the scheme previously submitted are as follows:

1. The access ramp to the car parking has been moved over adjacent to the first of the proposed town houses facing Hortensia Road. This has the effect of allowing the trees along the boundary to be retained and an extensive landscaping scheme is proposed for this strip from the road back to the inner courtyard.
 2. The Front Building including the town houses, flats and office building is reduced in overall length by 600mm giving an increased gap to Hortensia House which further extends the landscaped, footpath margin adjacent to the boundary.
- At the request of the residents of Hortensia House, we show wall mounted external footpath lights to the Hortensia House side of the boundary. These are for security and safety.
3. The position of the security gate to the underground parking area has been moved further underground and is to be made of a nylon coated material which is the most silent on the market and is triggered electronically by the advancing car, and should therefore avoid stationary cars on the ramp and the fumes build-up raised by Miss Wyatt.

Tracey
Please Date & stamp up Copy to Ruth & Chelsea TH

229 Kensington High St. London W8 6SA Tel: 01 938 24
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: 16402

4. The blank end of the front terrace facing Hortensia House is relieved by blank windows and brick detailing. The roof is hipped with a consequent reduction in parapet height further increasing the daylight and sunlight standards to Hortensia House.
5. Following comments from the Planning Officers, we are now proposing to remove the top layer from the block of flats and return to ground floor and four upper floors including the penthouse.

The scale of the building is now very much in keeping with the neighbouring properties and to illustrate that point, we incorporate a new drawing which extends the street scene and includes our proposals and a further new drawing showing gable elevations and ramp details.

Could you please register these new drawings as supporting information and note the following revised drawings. I have supplied four copies of each drawing. Could you remove the old drawings from the application.

New Drawings - Street Elevation - no. HTN/01/108
Gable Elevation - no. HTN/01/115

<u>Existing Drawing No.</u>	<u>Revised Drawing No.</u>
1. HTN/01/61F	61G ✓
2. HTN/01/67F	67G ✓
3. HTN/01/58H	58I ✓

Thank you for your assistance. Please let me know if I can supply any further information.

Yours faithfully,


A. N. Colwyn Foulkes
COLWYN FOULKES AND PARTNERS

enc.

From:

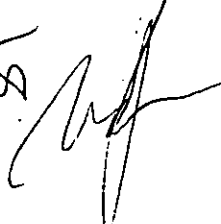
U. Ref:

Your Ref:

Date:

Subject:

T.P. Appeal Sub - Chichester 22/11/88 (contd)

By applicants 

OUTH

486 - Chichester College, - withdrawn

~~+847
+905 - 87-135 Brompton Rd - Advt. infringe. (6) You are advised that this permission relates solely to the alterations at 4th floor level, and no permission is granted for any work to the 5th floor which is included on the affixed architectural drawing. Such alterations should form the subject of a separate planning application.~~

504 - Dorset House, 61/73 Sloane St - withdrawn

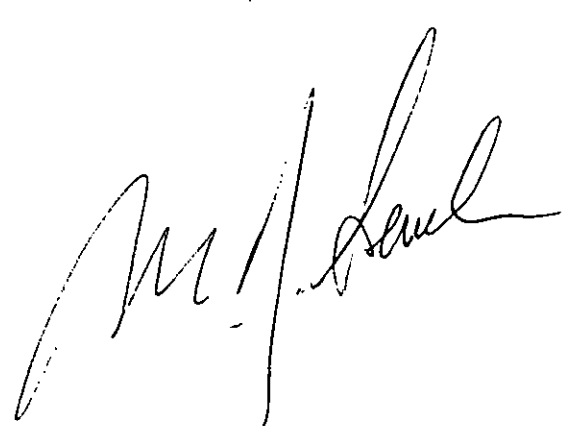
513 - 50 Gylebe Place - infringe notice null and void

Reply:

Date:

~~1514 - 31 Drington Square - Applicants Dry No 5 - B17212/10/11, 12 x 13 3/4~~

~~1516 }
1517 } - 34 Royal Avenue - Applicants Dry No A/P01A/P02A/P03A/P04/P05A~~



THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA

TOWN PLANNING (APPLICATIONS) SUB-COMMITTEE 22/11/88

APPLICATION NO.
TP/88/1410/A/26

AGENDA ITEM
4486

REPORT BY THE DIRECTOR OF PLANNING AND TRANSPORTATION

APPLICANTS NAME/ADDRESS

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

Application dated 23/06/88

Revised 20/09/88

Completed 30/06/88

Polling Ward PA

ON BEHALF OF : Colyn Foulkes & Partners
INTEREST : Not known

District Plan Proposals Map:

<u>Cons. Area</u>	<u>CAPS</u>	<u>Article 4 Direction</u>	<u>Listed Building</u>	<u>HBMC Direction</u>	<u>A/O Consulted</u>	<u>Objectors (to date)</u>
NO	NO	NO	NO	NO	32	1

RECOMMENDED DECISION :-

REFUSE PLANNING PERMISSION for Erection of 12 houses, 9 flats and 767 square metres of office floorspace (Use Class B1)

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

As shown on submitted drawing(s) No(s): TP/88/1410 and TP/88/1410/A
Applicants drawing(s) No(s): HTN/01/54D, /57E, /58I, /59C, /60E
/61G, /64E, /67G, /69E, /71F, /96D, /99B and 115

REASON FOR REFUSAL

The proposal, by virtue of its number of storeys, height, massing and siting in relation to neighbouring 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.

Proposal

The applicants propose to demolish the existing 5 storey and single storey buildings and to erect a five storey block on the Hortensia Road frontage with a three and part four storey block to the rear of the site. The development is for primarily residential accommodation, with the commercial element, comprising 767 square metres of Use Class B1 floorspace, 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 and 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.

Planning permission was granted in October of this year for the erection of 12 houses, 9 flats and 600 square metres of office floor space (Use Class B1) in the form of a five storey block on the Hortensia Road frontage and a simplified and reduced three storey block to the rear of the site (Ref. No. TP/88/0633).

The Town Planning (Applications) Sub-Committee agreed in October of this year to oppose an appeal, submitted on grounds of non-determination, for the erection of 12 houses, 9 flats and 694 square metres of office floor space (Use Class B1) in the form of a five storey block on the Hortensia Road frontage and a four storey block, including grand elements of design, to the rear of the site (Ref. No. TP/88/0632).

Considerations

1. The Committee will recall the pair of applications relating to this site considered in October of this year. This proposal varies from these applications in that the proposed front block includes a raised roof over part of the block, the remainder of which is five storeys in height. The rear block has in part been reduced by a storey but still includes a third floor over four of the eight houses in the rear block, and some of the grand elements of design. The proposal includes an extra 73 square metres of office floorspace.
2. The applicants submitted an appeal on grounds of non-determination in respect of this application in September of this year. Following the grant of permission in October of this year the applicants have withdrawn the appeal and agreed to an extension of time to enable the Royal Borough to determine the application.
3. It is considered that this proposal should be treated in a similar way to the application which was opposed by the Committee in October of this year, mindful that the proposal includes a third floor over part of the rear block and an extra 73 square metres of floorspace. The reduction of part of the rear block by a storey will reduce the extent to which the proposal infringes Council standards of daylight and sunlight (as set out in Figure 17.2 of the District Plan) but the retained third floor and grand elements of design will infringe Council standards.
4. The proposal has been amended in response to objections. The front block includes a hipped roof detail and blind windows in the gable elevation next to Hortensia House. In addition the car park ramp and residential access to the rear block have been handed to take into account the comments of local residents. These revisions and largely welcome but are not considered to alter the reasons why the proposal should be refused.

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.) and on this issue alone we urge the members to reject the scheme."

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 refuse permission.

E.A.SANDERS
DIRECTOR OF PLANNING AND TRANSPORTATION

LIST OF BACKGROUND PAPERS

- i) The contents of the file number TP/88/1410 referred to at the head of this report.
- ii) The contents of the file number TP/88/0633 and TP/88/0632.

REPORT PREPARED BY: JW
REPORT APPROVED BY: MJF
DATE REPORT APPROVED: 26/10/88

Para 3.3.1.

PLAN
ON
69

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

~~88/122~~
653
A. 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 OXD

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

15. 12
M. 4. 82

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

BLACK/JW

98/632/JW 2633

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.

Asst Sec / 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
14.4.88

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 OF
PLANNING & TRANSPORTATION

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

116

Date: 31/03/88

COUNCIL NOTIFICATION OF DEVELOPMENT

THE OCCUPIER
2 KNIGHTS HOUSE
HORTENSIA ROAD
LONDON SW10

TP

*Blacy
P
JW*

My reference: TP/88/0632/JW

Your reference:

Please ask for: Town Planning
Information Office

α 633

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

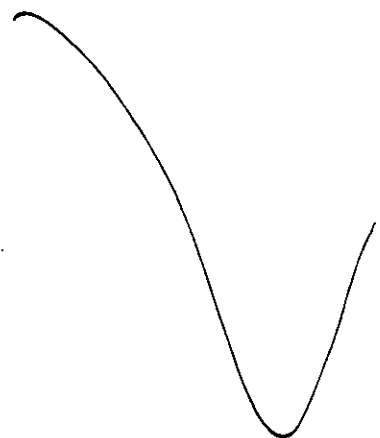
Proposal for which permission is sought

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.*

RFP

for
the
Planning
Dept

Referred in error on PP/88/~~632~~¹⁴¹⁰/33
Notif. ltr of 4/7/88 re: TP/88/1410

Mrs Naima Kelly
36a Gunther Grove
London
SW10

2189

16 August 1988

TP/88/632/JW

Mr J D Wells

Dear Madam

Town and Country Planning Act 1971
Chelsea College Site, Hortensia Road, SW10

Thank you for your letter dated 21 July 1988. With regard to the comments you have made, I must point out that the matters raised are either private legal matters or the concern of the Borough Environmental Health Officer.

If you wish to discuss these matters further and require advice as to who to contact in the future, please telephone my assistant, Mr Wells (937 5464 ext 2189) who will advise you in this regard.

Yours faithfully

S J Sanders
Director of Planning and Transportation

R

17 July 1988

J. + Siv, Ab/ack/BC
12. Hortensia Road (Site) SW10

RECEIVED BY
DIRECTORATE OF
PLANNING & TRANSPORTATION
ON 23/7/88
1988
London SW10

Further to your letter dated 4/7/88
I would like to comment as
follows:

1. I note that this is a laboratory -
I assume that there will be
no danger from any chemicals.
2. I care very much about my garden -
a lot of time & money has been
spent on this by me over the
last couple of years, can you
guarantee that it will not be

W
23/7
M
J

damaged in any way by falling
material, dust etc. & if so that
I could expect to be immediately
compensated.

I would also like to point out
that my son & I cannot afford
to go away on holiday &
constantly use the garden, can
I assume that we will be able
to continue doing this whilst
the demolition and building
work is in progress?

I look forward to hearing from
you.

yours faithfully
Naime Kelly (Mrs)

RECEIVED
PLANNING DEPARTMENT
12 SEP 1988
C/S
PARA 3.3-2.

SUPPORTING STATEMENT

Prepared on behalf of Colwyn Foulkes and Partners
for
Application for development comprising
694 sq.m. Office Space "B1", 12 Houses and 9 Flat Units.
(Local Authority Ref. TP88/0632) and
Application for development comprising
767 sq.m. Office Space "B1", 12 Houses and 10 Flat Units
(Local Authority Ref. TP88/1410)

CHELSEA COLLEGE SITE, HORTENSIA ROAD,

LONDON, S.W.10.

June, 1988

John Trott and Son
Chartered Valuation Surveyors : Town Planning Consultants
Barnard House, The Drive, Great Warley,
Brentwood, Essex. CM13 3DJ

1.00 INTRODUCTION

1.01 This report has been prepared on behalf of Colwyn Foulkes and Partners to accompany a planning application submitted on 3rd March, 1988 for development comprising 694 sq.m. Office Space "B1", 12 Houses and 9 Flat Units (Local Authority Ref. TP88/0632) and a second application submitted on 23rd June, 1988 for development comprising 767 sq.m. Office Space "B1", 12 Houses and 10 Flat Units (Local Authority Ref. ~~TP88/1410~~)

1.02 The report provides an assessment of the merits of the proposals with particular regard to the implications for residents in the vicinity of the site.

2.00 FACTUAL BACKGROUND

Location

2.01 The site is located on the East side of Hortensia Road, London, S.W.10., between Knight's House, to the South, and Hortenia House, to the North.

2.02 The site is in a predominantly residential area of Chelsea, between Fulham Road and King's Road.

Description of Site

2.03 The Site extends to an area of approximately 2,250 sq.m. and currently accommodates the former Hudson's Depository. The building is used by the University of London as research laboratories.

2.04 The main building on the site is a five-storey structure with a plant room occupying part of the flat roof at fifth floor level. The building has an exposed concrete frame with brick elevations.

2.05 Other structures on the site include a prefabricated classroom unit; immediately to the North of the main building, and a greenhouse, immediately to the South.

The Proposals

- 2.06 The two planning applications submitted are for primarily residential schemes with the accommodation centred on a new open space between two terraces. The second application was submitted in response to initial Officer concern as to the massing of the rear block and the treatment of that block represents the only significant change to the original proposal.
- 2.07 The principal elevation of the proposed residential development is to Hortensia Road and a block of flats are centrally located with two town houses at either end. The commercial element of the schemes is located at the Southern end of the block facing Hortensia Road. The block keeps to the building line formed by 49-56, Hortensia House and Knight's House.
- 2.08 There is a pedestrian access from Hortensia Road to the rear block of eight houses. The rear block provides a smaller scale development and each house has its own garden. The block follows the building line formed by 41-48, Hortensia House.
- 2.09 Parking for residents is to be provided at basement level and will be in excess of the Local Authority requirement. Parking for the office element of the scheme is to be provided at ground floor level. There will be an arched entrance from Hortensia Road to the parking area and to a turning area for service vehicles.
- 2.10 The buildings are to be constructed in new London bricks with slate roofs and timber frame windows.

3.00 PLANNING BACKGROUND

3.01 Although the site is not currently in residential use, the planning applications for residential development were submitted because the University of London no longer require the site and the suitability of the location for such development was recognised.

3.02 The applicants have had regard to the location of the site and the surrounding land uses in their assessment of the most appropriate form of development. A small element of office floorspace has been incorporated within the schemes, as it is considered that it can be accommodated consistent with the aims of Circular 22/80.

3.03 The proposed development conforms with national policy to make the best use of land and it would be satisfactory in land use planning terms. Paragraph 4 of Circular 15/84 states that:

"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.... Developments of this kind can make a useful contribution to house production and to the regeneration of older urban areas".

3.04 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".

3.05 In our opinion, the proposals satisfy all the above criteria and the schemes would be well integrated with other land uses in the vicinity of the site.

3.06 The Principal aim of the Royal Borough of Kensington and Chelsea District Plan, as set out in Paragraph 3.1.1., is to maintain and enhance the status of the Borough as an attractive place in which to live and work. It is noted under the Conservation and Development chapter that the Council's overriding policy, as indicated in paragraph 4.1.8. of the District Plan, is to maintain the historical and social identity of the Borough and to see that it retains and enhances its environmental attraction as a residential area close to the heart of London. Paragraph 3.1.3. states that the housing policies are designed to increase the total stock of dwellings, improve the housing environment and slow the out-flow of population from the Borough or promote a compensating inflow.

3.07 The policies in the District Plan accord with those of the Greater London Development Plan, which states, in paragraph 2.10. that the Council's overriding aim, in collaboration with the Borough

Council's, was to secure a progressive improvement of the area so that London as a whole becomes a much more attractive place to live in than it is at present. Paragraph 3.1 (iii) states that the Council will seek to improve housing conditions by adding new dwellings to the existing stock.

3.08 We consider that the replacement of the existing buildings on the subject site with a high-quality residential development scheme would accord with all the aims and policies described above. It would provide a mix of housing type including town houses and flats for which there is great demand.

4.00 ENVIRONMENTAL AND PLANNING GAINS

Design

- 4.01 The removal of the existing five-storey building from the site would substantially enhance the quality of the environment. The existing building is an unsightly structure which detracts from the appearance of neighbouring properties and dominates views for many local residents. It has no architectural merit and displays no features worthy of retention.
- 4.02 The design of the proposed schemes reflects the Georgian proportions of the buildings to the rear of the site and is of a scale appropriate to the surrounding residential building mass. The schemes have been sensitively designed and the elevational drawings submitted with the applications reveal that particular regard has been had to the architectural features of Hortensia House and the former Carlyle School opposite the site. Views along Hortensia Road would be enhanced by the use of traditional design features.
- 4.03 The applicants acknowledge that the adjacent buildings on Gunter Grove have architectural merit and consider that views of the site from nearby streets could be significantly enhanced by the proposed schemes.
- 4.04 A brochure has been prepared by the development team for the original scheme and a copy is attached as Appendix A. The brochure incorporates a photograph of the existing building taken from Edith Terrace. It reveals the dominating and featureless

appearance of the existing building. There is no doubt that the proposed schemes would be a major improvement to the area.

4.05 The replacement of surface car parking with parking at basement level is a significant planning gain. The schemes provide parking in excess of the Local Authority requirement for residents and visitors and there would consequently be no requirement for on-street parking in the area.

4.06 There is adequate amenity land incorporated within the schemes and all the houses have rear gardens. The gardens are of reasonable size for a townhouse scheme of this nature and the rear building line respects the amenities and privacy of Gunter Grove residents more than the existing building which is built much tighter to the rear boundary. The existing tree belt would be retained, thus preserving the privacy enjoyed by Gunter Grove residents.

4.07 In addition to the amenity land, the schemes would provide landscaping in the form of sensitively located tree and shrub planting.

Sunlighting/daylighting

4.08 A Schedule of sunlight conditions at those properties on Gunter Grove adjacent to the site is attached as Appendix B. The Schedule has been prepared in respect of the original application for the higher scheme. It is considered that all the properties referred to in the Schedule would benefit from improved sunlighting if the scheme proposed in the second application was

selected.

4.09 The Schedules show the potential hours of sunlight on 1st March before and after redevelopment of the site. The analysis of the sunlight conditions was based on the Department of the Environment publication entitled "Sunlight and Daylight". Sunlight indicator S200 for latitude 51°N was utilised for the exercise.

4.10 Of the seven properties shown on Schedule No. 1 for the original scheme it may be noted that four are expected to experience significant gains. Of the three that are expected to experience a loss of sunlight, one would only lose approximately eleven minutes and another would suffer a minimal loss of approximately thirty-one minutes.

4.11 Daylight to the properties on Gunter Grove is not affected by the redevelopment proposals.

4.12 It is important to stress that the advice given in the Department of the Environment publication is not mandatory. Paragraph 1.2 of the document states that the criteria put forward do not constitute a set of overriding rules. It states that provision for good sunlight and daylight in buildings is important but not necessarily more important than other requirements - such as the economic use of urban land, good views from windows and quiet rooms - and may sometimes be difficult to reconcile with these. Paragraph 2.2 states that the aims of planning for sunlight and daylight must be integrated with the aims of planning generally, not pressed too far, not forgotten, and not allowed to obscure

other aims.

- 4.13 It is pointed out that the Schedule makes no allowance for the shading of the existing mature tree line and in particular the large tree on the rear boundary of No. 40 Gunter Grove. We are advised by the occupier of this property that the sun does in fact disappear behind this tree for a large proportion of the day. We are of the firm opinion that there is no material harm caused to this property and, indeed, the occupier is in support of the scheme.

Public Consultation

- 4.14 The applicants have endeavoured to ensure that local residents have ample opportunities to express their views on the proposals.
- 4.15 A brochure for the original proposal was prepared by the applicants and distributed to local residents. The brochure was an invitation to an open evening where the public could discuss the proposals with the development team. The brochure also sought the opinions of local residents unable to attend the open evening by providing a tear-off slip for written comments.
- 4.16 A statistical analysis of the comments received was undertaken by A.B.S. Communications and a summary of the results incorporating the brochure, is provided in Appendix C, together with sample copy of the consultation exercise carried out.

4.17 The results clearly demonstrate the overwhelming support of local residents for the proposed development. No objections to the scheme were received.

4.18 A model of the initial scheme has been prepared by the applicants which shows that the building form relates well to other building masses. The model is available for public inspection and has been presented as additional illustrative material.

5.00 CONCLUSIONS

5.01 This report has provided an analysis of various aspects of the proposed development and, in our opinion, provides adequate justification for granting planning permission.

5.02 The applicants have made every effort to take into account the comments expressed by the Council and interested parties. We reaffirm our view that the original proposal is entirely appropriate for the site and, although an alternative scheme has been presented in response to initial Officer concern, we consider that there are no sound and clear cut planning reasons for refusing either application.

5.03 We understand that the Council have not received any formal objections to the proposals and the support of local residents has been forthcoming as a result of the applicants public participation exercises.

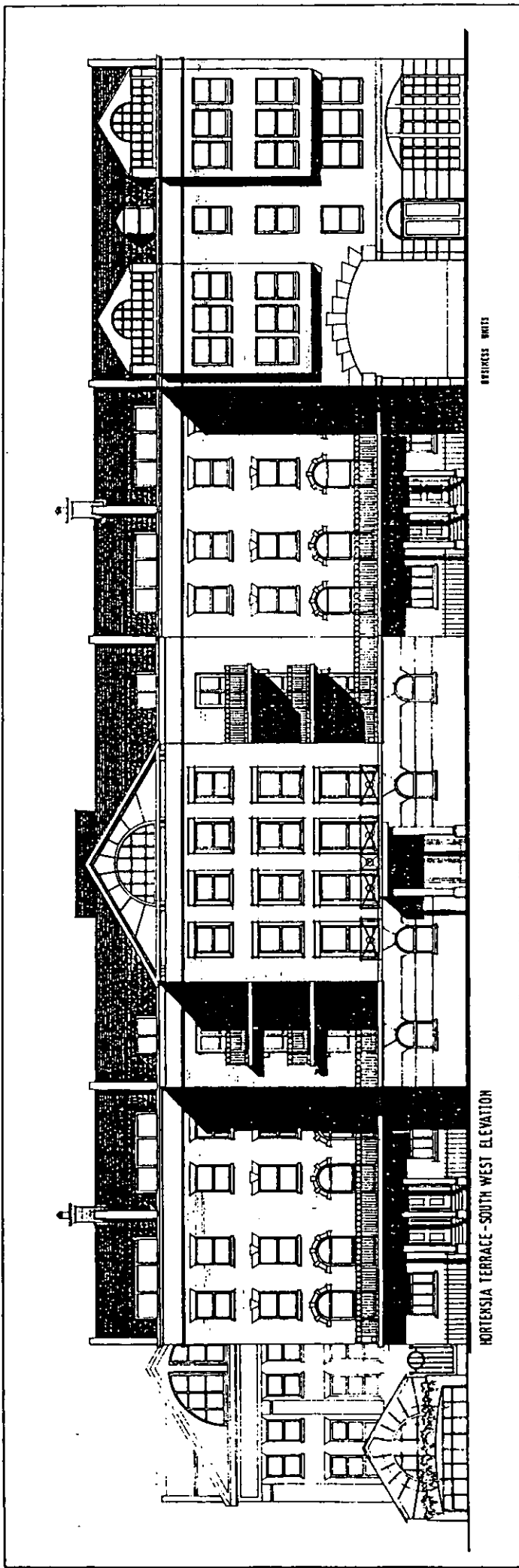
5.04 The proposals for the site are consistent with the objectives of national policy and also those aims of the Royal Borough of Kensington and Chelsea as set out in the District Plan.

5.05 The redevelopment of the site as proposed would result in the creation of a high-quality scheme and the removal of a particularly unattractive building which no longer fulfils a useful function.

APPENDIX A

CARLYLE PLACE

HORTENSIA ROAD
CHELSEA



ARCHITECT'S IMPRESSION OF HORTENSIA ROAD ELEVATION

A PROPOSED RESIDENTIAL DEVELOPMENT BY



London & Edinburgh Trust PLC

243 Knightsbridge, London SW7 1DH



London & Edinburgh Trust PLC

INTRODUCTION

London & Edinburgh Trust PLC is a leading property development company and has a long experience across all sectors of the property market including city office development, city centre and out-of-town retail and residential development.

LET has a number of well-known buildings to its credit including the redevelopment of Billingsgate fish market in London.

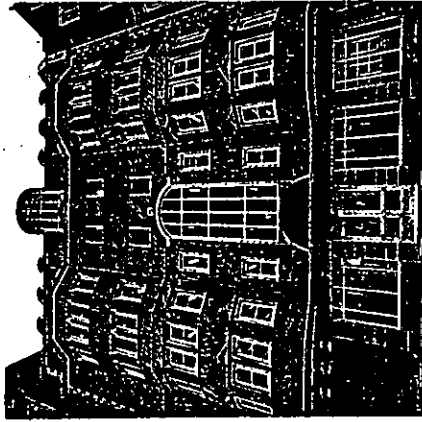
Amongst the Company's current projects are the redevelopment of the Spitalfields market site and a new business and residential village at Glengall Bridge in Docklands. LET is also planning the redevelopment of the Richmond Ice Rink site for residential use and is in equal partnership in the development of the former Unigate Dairy site in Hollywood Road, Chelsea, together with other substantial residential schemes in Bayswater and Little Venice.

These reflect LET's use of respected architects to ensure that its buildings are attractive and complement their surroundings and continue to do so for many years ahead. Residential schemes are designed for living in as homes and not merely as houses or flats.

It is for these reasons that LET has recently been described as perhaps the UK's most 'sensitive' developer by a quality Sunday newspaper.



BILLINGSGATE REDEVELOPMENT



OFFICES AT CURZON STREET W1

THE PROPOSAL

A detailed application was submitted on 3rd March 1988 for development comprising nine flat units, twelve houses and 694m² of office space. All dwellings are to have three bedrooms. Parking for residents is to be provided at basement level whilst parking and a service yard for the office element of the scheme is to be provided at ground floor level with a separate access via an arched entrance from Hortensia Road.

THE SITE AND SURROUNDING AREA

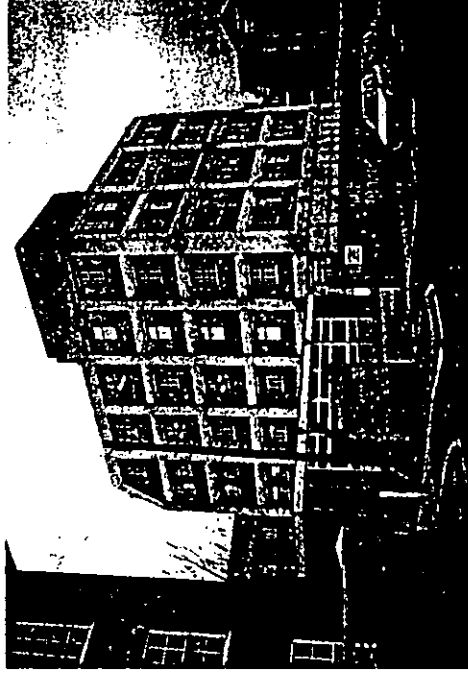
The site is located in a predominantly residential area of Chelsea, between Fulham Road and Kings Road. On the opposite side of Hortensia Road is the ILEA Chelsea Youth Centre (formerly Carlyle School).

The Georgian style of the dwellings at Hortensia House, immediately to the north of the site, and villas on Gunter Grove, to the east of the site, is a particularly attractive feature of the area.

The site accommodates a five-storey building reaching a height of approximately 72ft with exposed concrete frame and a number of small single-storey outbuildings, including a prefabricated classroom unit and a greenhouse.

The main building on the site is unsightly and has no features of architectural or historical merit. It is currently utilised by Kings College (University of London) for educational use, but is now surplus to the college's requirements and the site is being purchased by London & Edinburgh Trust PLC.

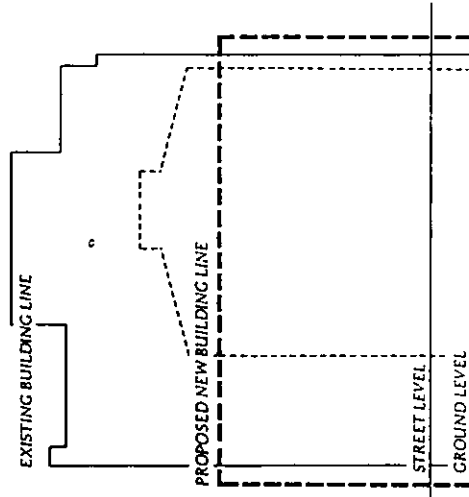
The existing main structure is clearly visible from surrounding streets as an unattractive building with a dominating appearance. There is a marked impact upon adjoining properties., in particular the villas within Gunter Grove.



EXISTING VIEW OF SITE FROM HORTENSIA ROAD

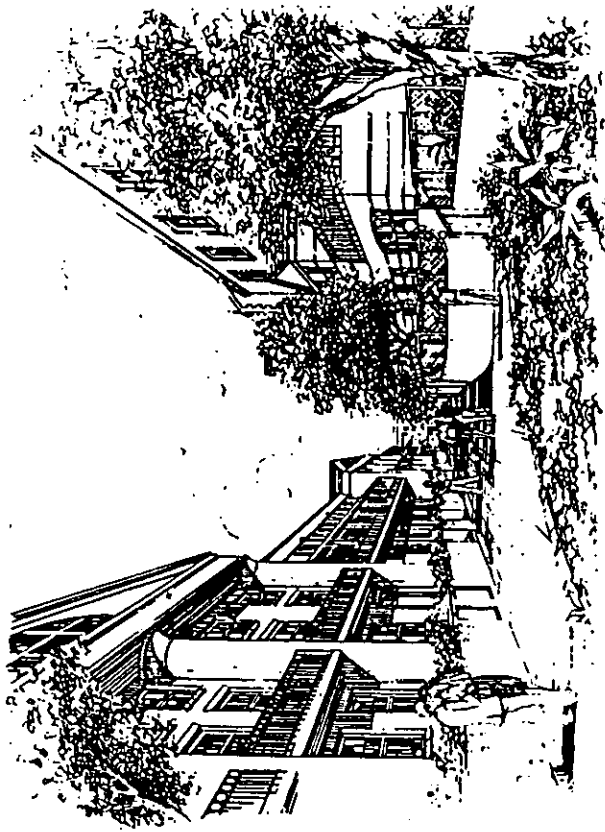


GUNTER GROVE VILLAS OVERSHADOWED BY THE FIVE-STOREY BUILDING

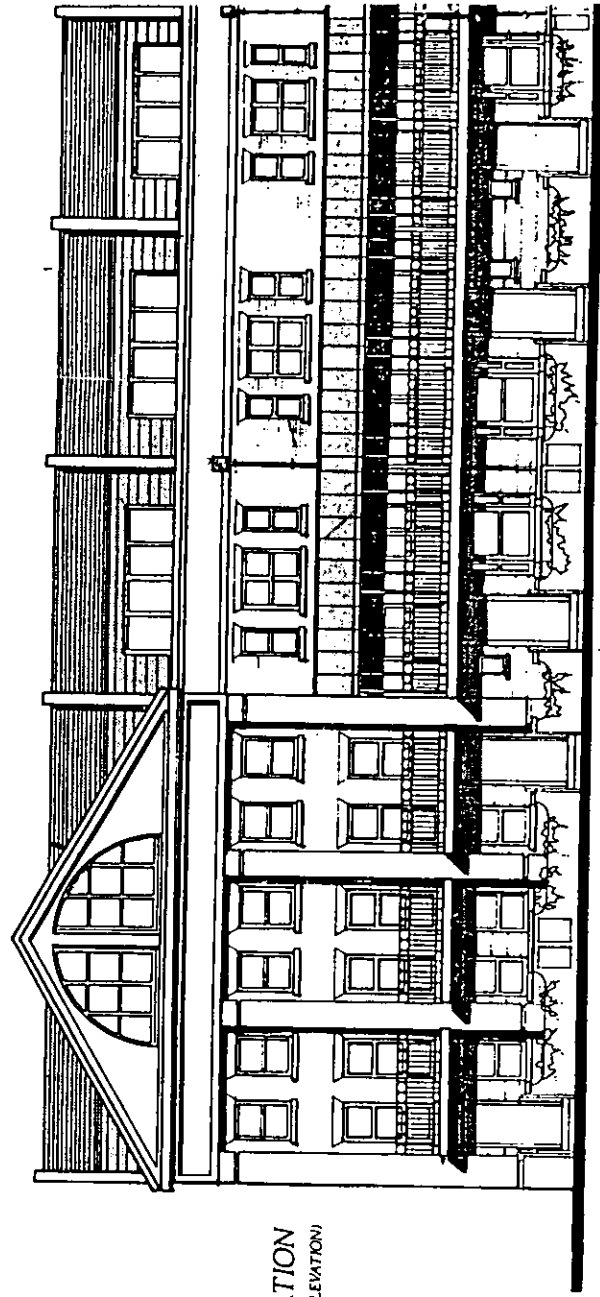


DESIGN AND LAYOUT

The proposed 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 49-56 Hortensia House and Knight's House. A pedestrian access is provided to a mews development behind providing a smaller-scale development of eight houses, each with its own garden. These properties follow the building line of 41-48 Hortensia House, thus enabling the retention of the mature tree line along the northern boundary. There is significant improvement by stepping back of the new building elevation from that currently existing, which also allows increased landscaping.



VIEW LOOKING SOUTH-WEST DOWN THE MEWS FROM HORTENSIA HOUSE



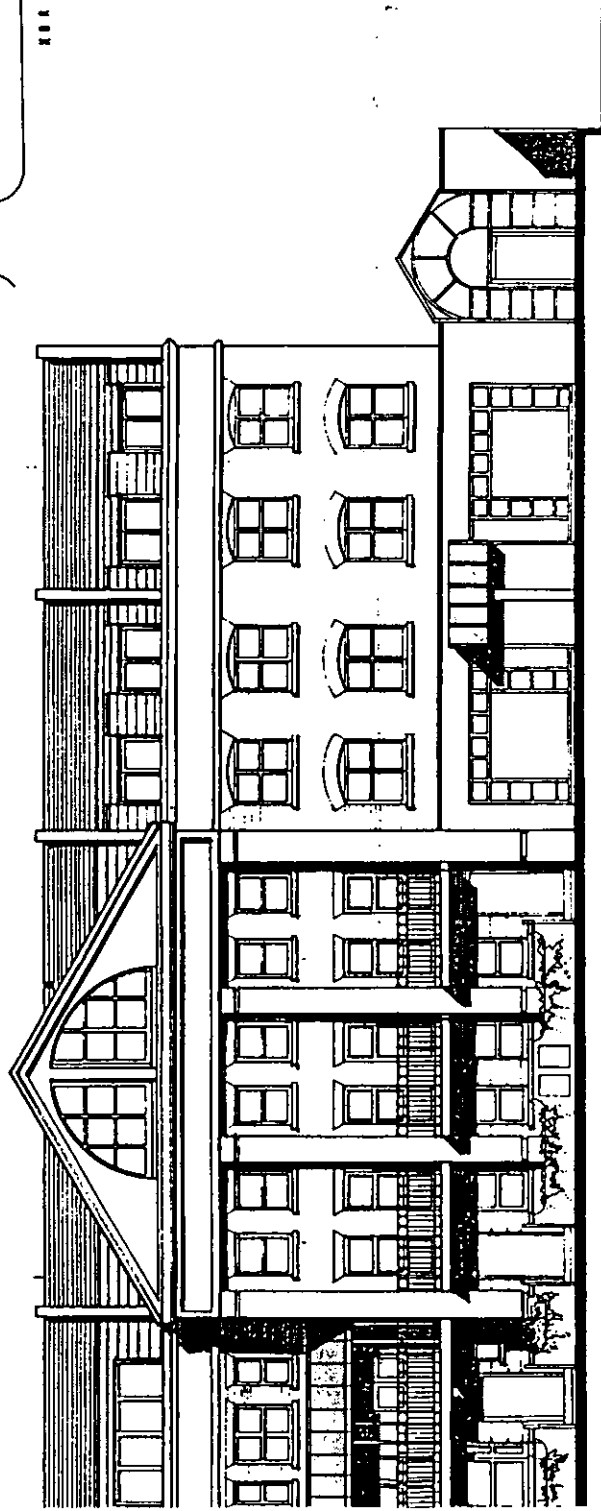
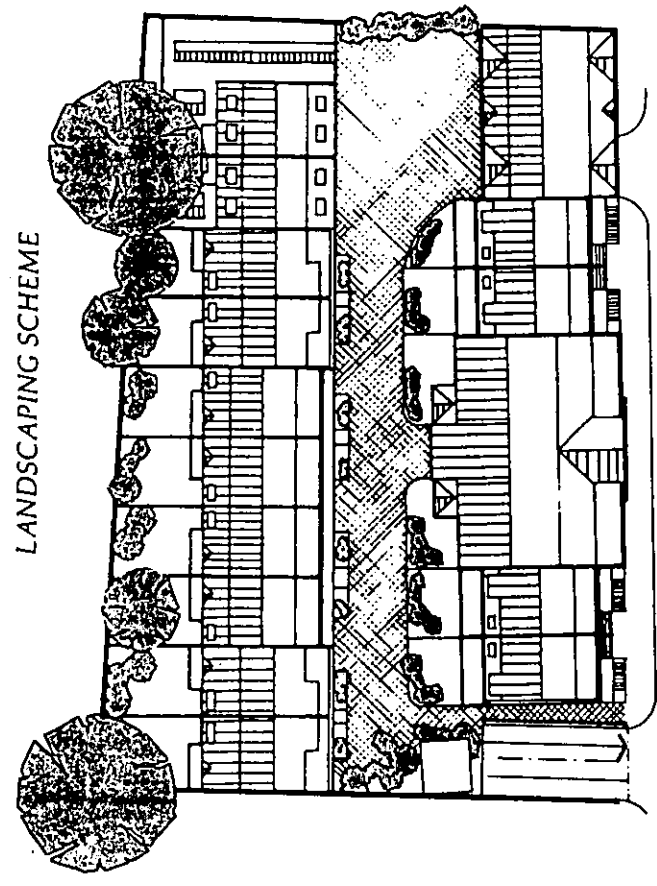
MEWS ELEVATION
(SEE FRONT COVER FOR HORTENSIA ROAD ELEVATION)

MEWS TERRACE - SOUTH WEST ELEVATION

The design of the scheme reflects the Georgian proportions of the buildings to the rear of the site and is of a scale appropriate to the surrounding residential building mass.

The commercial element of the scheme is located at the eastern end of the site and will provide for small business opportunities which will integrate satisfactorily in this location.

Parking for the development exceeds the Local Authority requirement, and the mix of uses creates a plot ratio of 1.79:1 which is well within the Council's guidelines.

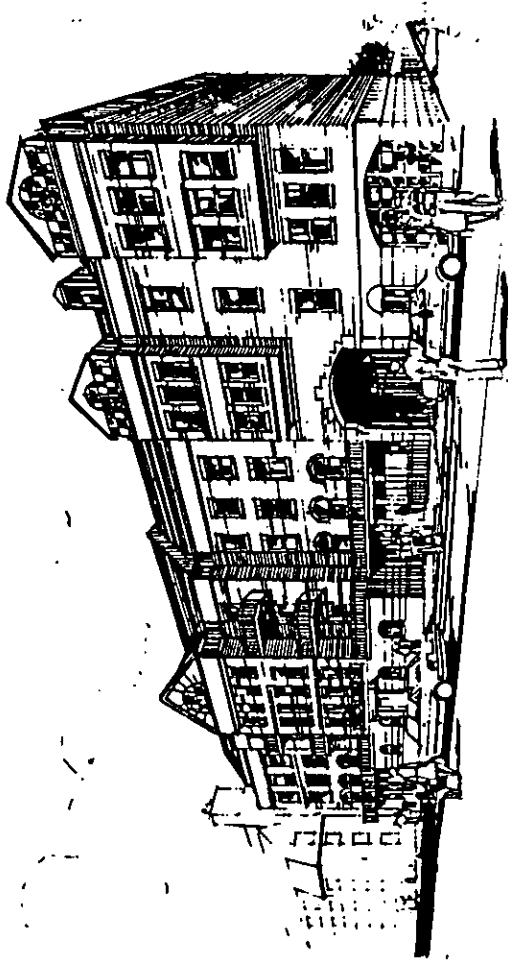


BUSINESS UNITS

SUMMARY

The proposed development will

- replace unsightly buildings with a high-quality development which will enhance the environment;
- increase the housing stock in accordance with the aims of the Royal Borough of Kensington and Chelsea as outlined in the District Plan;
- substantially improve the outlook for residents of dwellings adjacent to the site.



VIEW OF HORTENSIA ROAD ELEVATION

THE DEVELOPMENT TEAM

Developer

London & Edinburgh Trust PLC
243 Knightsbridge
London
SW7 1DH

Architect

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

Planning Consultant

John Trott & Son
Barnard House
The Drive
Great Warley
Brentwood
Essex
CM13 3DJ

Agents

Allsop & Co.
100 Knightsbridge
London SW1X 7LB

LAYOUT OF PROPOSED SCHEME



KINGS ROAD

GUNTER GROVE

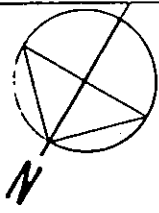
HORTENSIA ROAD

KNIGHTS HOUSE

CHELSEA SCHOOL

HORTENSIA HOUSE

30



APPENDIX B

**Schedule of Sunlight Conditions at
Properties on Gunter Grove, London, S.W.10.**

(Application Ref. TP88/0632)

Property	Potential Hours of Sunlight on 1st March		
	Existing Scheme	Proposed Scheme	Change
28, Gunter Grove	1 hr. 49 mins.	4 hrs. 3 mins.	2 hrs. 14 mins. gain.
30, Gunter Grove	2 hrs. 50 mins.	3 hrs. 10 mins.	20 mins. gain
32, Gunter Grove	3 hrs. 11 mins.	3 hrs.	11 mins. loss
34, Gunter Grove	2 hrs. 40 mins.	4 hrs. 9 mins.	1 hr. 29 mins. gain
36, Gunter Grove	2 hrs. 50 mins.	4 hrs. 10 mins.	1 hr. 20 mins. gain
38, Gunter Grove	3 hrs. 21 mins.	2 hrs. 50 mins.	31 mins. loss
40, Gunter Grove	4 hrs. 50 mins.	3 hrs. 20 mins.	1 hr. 30 min loss

APPENDIX C

**HORTENSIA ROAD
LONDON SW10**

**Report of public meeting
Wednesday 1 June 1988**

**ABS Communications
14 Kinnerton Place South
Kinnerton Street
London SW1X 8EH
Tel: 01-245 6262
Fax: 01-235 3916**

**HWP/MEJ/MM
14 June 1988**

1. OBJECTIVES

- 1.1 London & Edinburgh Trust plc (LET) seek to redevelop the site in Hortensia Road, currently occupied by Kings College Science Department and known as the Hudsons Depository Building.
- 1.2 The architects - Colwyn Foulkes & Partners (CF&P) - together with LET have been sensitive to the wishes and needs of the communities that might be affected through redevelopment on this site.
- 1.3 Therefore, on Wednesday 1 June 1988, an open evening/public consultation was held at the Hamilton Suite in Stanley House, Kings College, Kings Road, London SW10 to seek detailed views and attitudes of the immediate community regarding this proposed development.
- 1.4 This report provides the detailed views of the local residents. It is hoped that it will be of benefit to both the Planning Department and the Planning Committee of Royal Borough of Kensington & Chelsea.
- 1.5 This report is divided into the following sections:
 - Section 2 Execution
 - Section 3 Results and conclusions
 - Appendix 1 Sample of door-to-door mailshot leaflet
 - Appendix 2 Précis of written comments
 - Appendix 3 Précis of verbal comments

2. EXECUTION

- 2.1 A preliminary mailshot to residents in Gunter Grove in March 1988 produced very little response. Indeed, interest in the development appeared to be either negative or absent. This was to be expected, as there were no suitable drawings or models of the development available to residents.
- 2.2 It was decided to undertake a full community relations exercise to seek more detailed comments and attempt to raise interest levels in the adjacent communities.
- 2.3 The community relations exercise was broken down into the following activities.
 - 2.3.1 The preparation and printing for 200-300 leaflets (see Appendix 1 for sample).
 - 2.3.2 A door-to-door mailshot drop of 140-150 leaflets to addresses in Gunter Grove and Hortensia Road. Only properties which would be directly affected by this development were targeted. The drop was made one week before the open evening/public consultation.
 - 2.3.3 The open evening/public consultation was held at the Hamilton Suite - a few minutes' walk away for the residents of Gunter Grove and Hortensia Road. At the open evening/public consultation, there was a scale model of the proposed development and the existing structure for comparison, together with plans, coloured elevations, sectional drawings and perspectives.

2.3.4 Also present - and acting as hosts - were representatives from LET, CF&P and estate agents Allsop & Co (A&Co). They were there to explain the scheme and consult with the residents on specific aspects of the proposed designs.

2.3.5 A Comments Box at the open evening/public consultation allowed residents to express their own views about the proposed development. Written comments were put in the box that evening or mailed to the architects directly.

2.4 A local venue was chosen. The timing of the exhibition - from 4 o'clock in the afternoon through to 8 o'clock in the evening - allowed both families with children to attend as well as office workers.

3. RESULTS AND CONCLUSIONS

- 3.1 LET sought to generate further community interest through the open evening/public consultation.
- 3.2 Eight residents of Gunter Grove and Hortensia Road attended, amongst whom were 'community leaders' - treasurer and members of tenants' associations and neighbourhood watch schemes.
- 3.3 On seeing the model and illustrations of the proposed development, the general feeling was very favourable.
- 3.4 Positive written and verbal statements were received and recorded at the meeting. (See Appendices 2 and 3.) Further written comments are still being received.
- 3.5 Residents were able to discuss the detailed elements of the proposed designs with the architects CF&P, agents A&Co and developers LET. Their specific concerns were noted and, where feasible, design details were reviewed accordingly.
- 3.6 The change in the community's attitude to the proposed development was very noticeable. The initial mailshot on 11 March - unsupported by graphic material - produced, at best, either indifference or a negative response. In contrast, the more recent assessment of community opinion - through the second mailing and the open evening/public consultation - showed a high level of interest and a very positive response to the proposed development. It is believed that this was due to the graphic and visual content of the printed material and displays.

3.7 The efforts made by the developers and the architects to consult with the local community were commented on. Residents expressed their gratitude for being consulted in this manner. They greatly appreciated the opportunity to speak with the developers and their architects directly.

3.8 Furthermore, it is interesting to note that public meetings of this kind have a tendency to attract the "anti's". In this case, it was quite the reverse with the general consensus showing an unusual level of positive support.

3.9 However, it has to be noted that despite the distribution of 140-150 leaflets a week prior to the public exhibition, the turnout was low. This may indicate a certain amount of indifference.

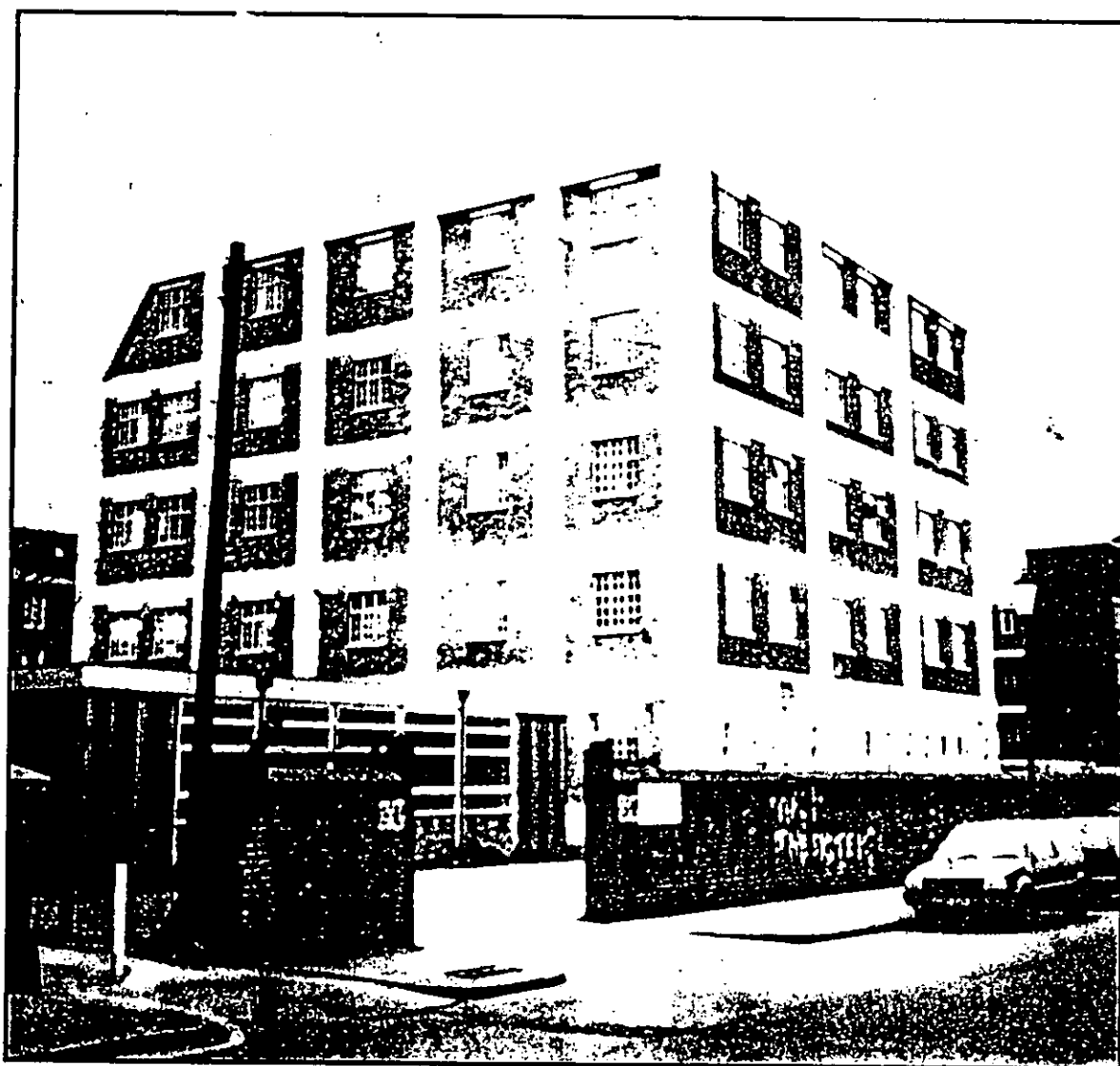
3.10 Certain residents were most helpful during discussions on design details and how it would affect their view. The architects have noted these and are considering ways of amending design details to accommodate these needs.

3.11 The architects and developers paid special attention to residents' comments on the proposed development's impact, massing, the effect on sunlight and daylight. It can be reported that concerns in these areas have been allayed.

APPENDIX 1

Sample of door-to-door mailshot leaflet

The
HUDSON'S DEPOSITORY
BUILDING
Hortensia Road, London SW10



*By July, this building will be redundant.
Do you know what's going to replace it?*

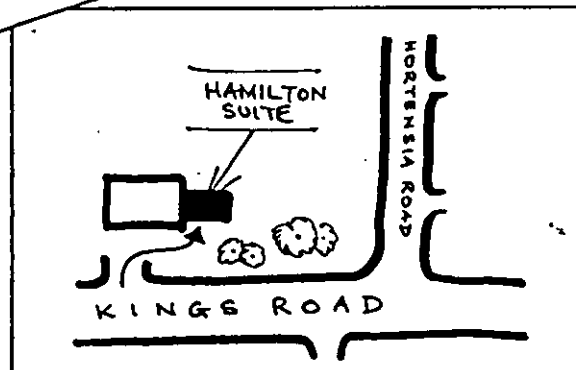
Sample of door-to-door mailshot leaflet cont/...

**You are cordially invited
to come and see the proposals for
The Hudson's Depository building
in the Hamilton Suite, Stanley House
on 1st June 1988**

4.30 pm to 8.00 pm

Please bring this
invitation with you

This is your invitation (which you must bring with you). Come to Stanley House at 522 Kings Road and the gatekeeper will direct you to the Hamilton Suite.



COMMENTS BOX

This is a space in which you may write your comments. Either send your completed comments box by post to:

Colwyn Foulkes & Partners
(Architects) [Ref ABS/HR]
229 Kensington High Street
London W8 6SA

- or bring it with you on the evening and put it in the ballot box. All constructive comments will be greatly appreciated.

APPENDIX 2

Précis of written comments

Mr Wilson - 33 Hortensia House,
London SW10

Dear Sir/Madam
I cannot attend the meeting on 1 June but
wished you to know that I appreciated
being informed of the development very
much. The proposal sounds good and it is
awful, as is more usual, to be kept in the
dark about what is happening.

Yours faithfully

M Wilson

COMMENTS BOX
33 Hortensia Hse.
Hortensia Rd
SW10
Dear Sir/Madam,
I cannot attend the meeting on
1st June but wished you knew
that I appreciated being informed
of the development very much.
The proposal sounds good & it is
awful, as is more usual, to be
kept in the dark about what is
happening. Yours faithfully
M. Wilson

Anthony Boyd - 4 Knights House

This can only be a great improvement, and a
removal of an eyesore. Improvement of
parking is also very desirable, and the
removal of the wall.

Anthony Boyd

COMMENTS BOX
This can only be a
great improvement, and
a removal of an eyesore.
Improvement of parking is
also very desirable, and
the removal of the wall.
Anthony Boyd
4 Knights House

Précis of written comments cont/...

Teresa Wyatt - 54 Hortensia House,
London SW10

Dear Sir

I thank you for your invitation to view and comment on the plans for the new site in Hortensia Road.

- 1) I like the design but think it would be better to keep the development completely residential and more spacious.
- 2) On looking at the Plans and the model, it seems rather crowded and too near to the existing flats.
- 3) I would like to see the entrance to the Car Park on the right, as this would enable you to keep the trees on the left.

4) There is one point to make about the road. Hortensia is the last through Road until you reach Fulham Broadway, and at various times it can be jammed from end to end with nothing moving. If you build office studios this will add to the congestion. Thank you.

Your sincerely

Teresa Wyatt

352 0316

54 Hortensia House
Hortensia Road
Chelsea

S w i c c q p .

6. 6. 85.

- Dear Sir, I thank you for your invitation to view & comment on the plans for the new site in Hortensia Rd.
- 1) I like the design but think it would be better to keep the development completely residential and more spacious.
 - 2) On looking at the Plans and the model, it seems rather crowded & too near to the existing flats.
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Thank you.

Yours sincerely

Teresa Wyatt

APPENDIX 3

Précis of verbal comments noted at the open evening/public consultation

1. Residents of Hortensia House

Mrs Wyatt of 54 Hortensia House was concerned about the loss of trees adjacent to the boundary with her apartment. The architects suggested screen planting along this boundary as an acceptable alternative. The existing fence would be replaced with a brick wall. The same resident thought that the underground carpark was a very good feature although some attempt should be made to improve the appearance of the north west gable-end wall with both planting, creepers and brick detailing.

Another resident of Hortensia House - Carmen O'Connor - was surprised to see that scheme was not as close to her property as the plans at the Town Hall had suggested. She was happy that the proposed redevelopment was a far better use of the site than the present building. They liked the look of the scheme and thought it was architecturally in keeping with the area.

2. Residents of Knights House

Mr Barrett - of 11 Knights House - was content that the proposed redevelopment would not interfere with the enjoyment of his property. As a home owner, he was aware of the benefits that this development would have on his flat.

Next door to Mr Barrett is Miss Starr at 12 Knights House. She understood that her view would be improved by the proposed redevelopment and was in favour of the scheme as it would be 'not too tall and was in keeping with neighbouring properties'.

Mr Boyd of Knights House expressed his approval of the scheme and its designs. He added that it would considerably improve the ambience of the street and that parking for vehicles belonging to residents of the proposed development would not interfere with existing demand.

3. Residents of Gunter Grove

Veronica Hall of 40 Gunter Grove was initially concerned about privacy and security. She has a balcony flat at first floor level. She was relieved to find that the scheme was smaller than had been suggested by the Town Hall plans and that the buildings opposite were to be offices and not houses. She concluded they would not be in occupation when she was at home.

Précis of verbal comments cont/...

Originally, she had written in response to the initial residents survey in Gunter Grove back on 11 March 1988. At that time, she had objected to the proposed redevelopment. But now, having seen the model, plans and perspectives, she had changed her views.

Parking caused her concern. However, she had noted the underground parking feature of proposed redevelopment and commended this feature.

She had also been in discussion with Mrs Coe - her neighbour in the bottom flat of 40 Gunter Grove. Although Mrs Coe was concerned about the mice when the building was demolished, they both felt that the proposed redevelopment would be a great improvement to the area, particularly from the security angle. They added that evening sunlight would be increased as it presently went behind the existing structure. The proposed redevelopment would give them both longer hours of sunlight and more daylight.

THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA

TOWN PLANNING (APPLICATIONS) SUB-COMMITTEE 30/08/88

WTD
PARA 3.3.3
APPLICATION NO. TP/88/0633/A/21 AGENDA ITEM 4376

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 PA

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

District Plan Proposals Map:

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

RECOMMENDED DECISION :-

REFUSE 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/88/0633 and TP/88/0633/A
Applicants drawing(s) No(s) : HTN/01/54D, 57D, 58F, 59B,
60E, 61C, 64C, 65A, 66B, 67B, 68B, 69D
and 71D

REASON FOR REFUSAL

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 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 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

There is no relevant planning history.

See ATTACHED plans

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 in the rear block 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 550 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 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.

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 one of the duplicate applications (Ref. No. 88/0632).

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.

Recommendation

The Committee is recommended to refuse planning permission.

E.A.SANDERS
DIRECTOR OF PLANNING AND TRANSPORTATION

LIST OF BACKGROUND PAPERS

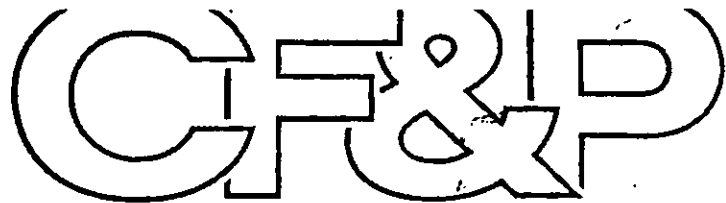
- i) The contents of the file number TP/88/0633 referred to at the head of this report.

REPORT PREPARED BY: JDW
REPORT APPROVED BY: MJF
DATE REPORT APPROVED: 12/08/88

RECEIVED BY
DIRECTORATE OF
PLANNING & TRANSPORTATION

ON 30 AUG 1988

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



Colwyn Foulkes and Partners
Chartered Architects Planning and Landscape Consultants

JW

Para 3.3.4

HTN/LA/rw/fjh

26th August, 1988.

Dear Sirs,

RE: CHELSEA COLLEGE SITE, HORTENSIA ROAD, SW10

Further to our recent conversation with Mr. Wells of your office, we would confirm that we wish to withdraw our applications for detailed planning (ref: TP/88/1410/A/26 and TP/88/0633/A/21) from the sub committee meeting on 30th August, 1988, and would request that they are both resubmitted to the next committee which we have been informed is 19th September, 1988.

We would apologise for the late instruction, but as the planning report was not made available to us until 25th August, 1988, we require more time to respond to the points raised.

Yours faithfully,

H.R.T. Williams

H.R.T. Williams
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

Int. Lock 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/PS/2128

21st September 1988

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

For the attention of Mr Wells

Dear Sirs

TOWN AND COUNTRY PLANNING ACT 1971
APPLICATION BY COLWYN FOULKES AND PARTNERS FOR MIXED RESIDENTIAL AND
COMMERCIAL DEVELOPMENT AT
CHELSEA COLLEGE SITE, HORTENSIA ROAD, LONDON SW10.
APPLICATION REF: TP 88/633

Further to our meeting of 20th September 1988, we confirm that we would like the report entitled "Canvas of Gunter Grove Residents" to be considered in the preparation of the Report to Committee on the above application.

We will be forwarding further copies in due course for distribution to Committee Members.

Yours faithfully

John Trott & Son

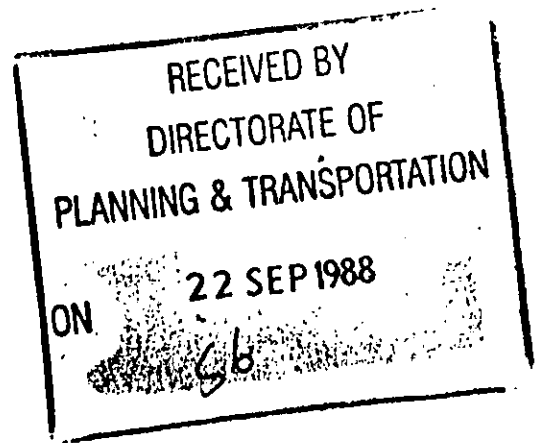
John Trott & Son

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.

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



88/633

REC'D.

20/9

J.W.

**HORTENSIA ROAD REDEVELOPMENT
LONDON SW10**

CANVAS OF GUNTER GROVE RESIDENTS

Prepared for London & Edinburgh Trust plc and Colwyn Foulkes & Partners by

**ABS Communications
14 Kinnerton Place South
Kinnerton Street
London SW1X 8EH
Tel: 01 - 245 6262
Fax: 01 - 235 3916**

**IIWP/VCR
31 August 1988**

REDEVELOPMENT OF THE FORMER HUDSONS DEPOSITORY BUILDING,
HORTENSIA ROAD, LONDON SW10

CANVAS OF GUNTER GROVE RESIDENTS: TUESDAY 30 AUGUST 1988

1.0 BRIEF AND METHODOLOGY

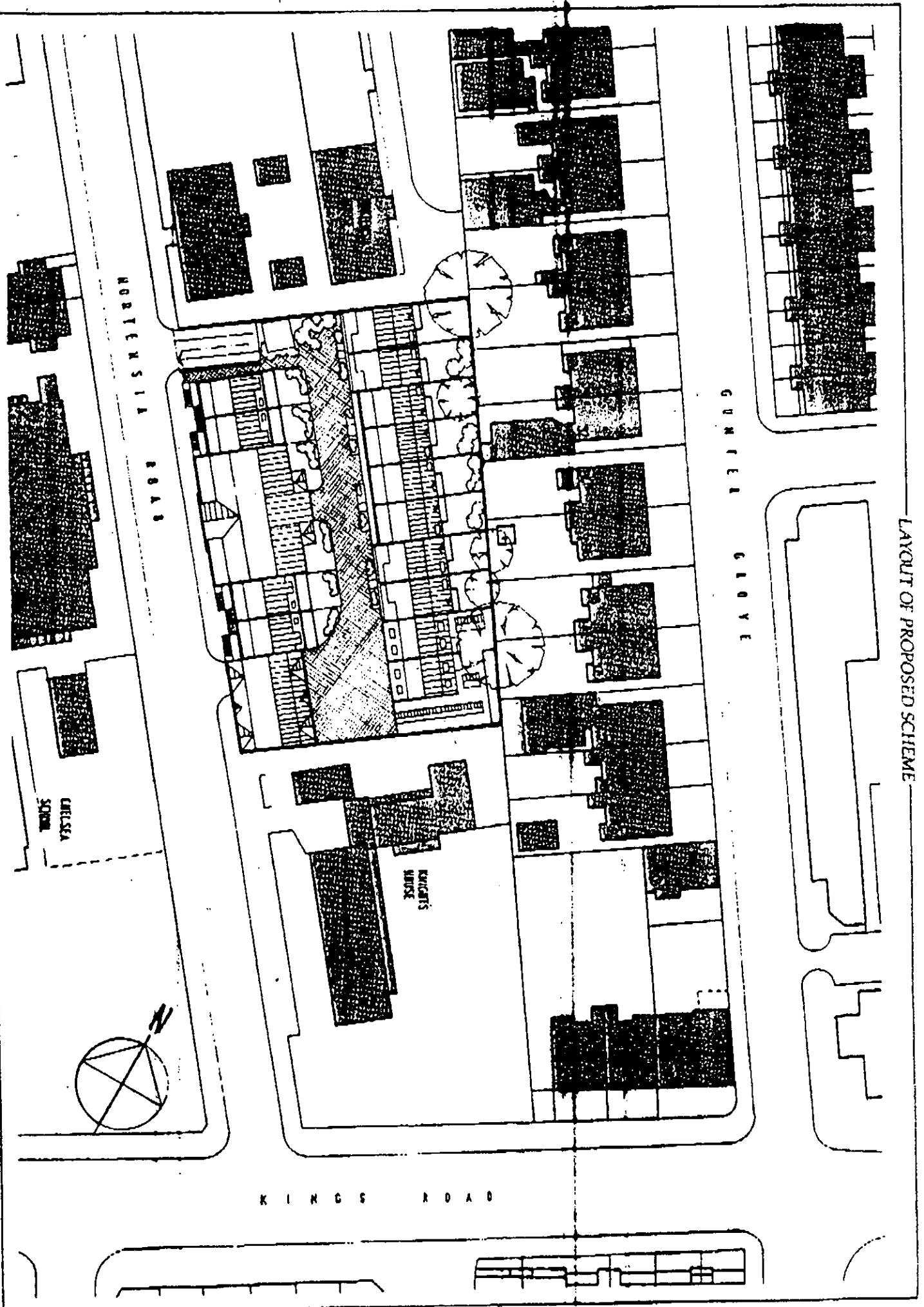
1.1 Residents of Gunter Grove, London SW10 - affected by the proposed development of the former Hudsons Depository building in Hortensia Road - appeared to be unable or unwilling to attend the June open evening to view the plans, model and discuss the details with the architects and the site owner.

1.2 Architects Colwyn Foulkes & Partners therefore sought detailed opinions from the residents of Gunter Grove.

1.3 A door-to-door mailshot distributed 5 days before the canvas, detailed topics which required discussion and giving approximate times for a visit.

1.4 Teams from the architects visited 11 houses in Gunter Grove (numbers 26 to 46 inclusive) between 6.30pm and 9.00pm as indicated on the door-to-door mailshot.

? SOUNDMT?



LAYOUT OF PROPOSED SCHEME

APPENDIX 1

SAMPLE QUESTIONNAIRE AND SUMMARY OF CANVAS

2.0 SUMMARY OF THE QUESTIONNAIRE

- 2.1 The architects sought an indication of interest and awareness levels among the residents of Gunter Grove and an assessment of local feeling about the proposed development.
- 2.2 A brief questionnaire was drawn up so that comments and views could be correlated in a consistent method for statistical purposes.
- 2.3 A copy of the questionnaire can be found in appendix 1.
- 2.4 Conversations with residents were conducted around the basic questionnaire. Illustrations and photographs of the proposed development model shown and discussed.

3.0 SUMMARY OF FINDINGS

3.1 Of the 11 houses canvassed in Gunter Grove, the architects and their team of canvassers managed to undertake 9 detailed discussions with residents.

3.2 There were no dissenting voices among any of the interviewees. Except for one resident (who had "no objection"), all of the residents interviewed indicated their strong approval of the scheme both in principal and in design.

3.3 Positive comments received from residents included:

"Its got to be better than the existing eyesore."

"The underground car park is a good idea."

"Houses will be much better than the depository."

"Designs are good."

"Quite nice - classical in a way."

"Architecture in keeping with character of the Edwardian houses."

"... Its quite lovely ..."

"Existing building is hideous."

3.4 Most residents expressed gratitude to the architects and their teams for taking the time to consult them in detail on this planning matter.

3.5 A number of buildings were either unoccupied as recently completed developments or simply derelict.

3.6 In conclusion, all the residents interviewed showed overwhelming support for the principal of redevelopment on the site as well as for style and designs proposed by architects, Colwyn Foulkes & Partners. There were no dissenting voices and individual comments received are detailed in appendix 2.

NAME:

TIME:

ADDRESS:
.....
.....

DATE:

1. ARE YOU AWARE OF THE DEVELOPMENT PROPOSED ON THE SITE OF THE OLD HUDSON'S DEPOSITORY ON HORTENSIA ROAD? YES/NO*

2. HAVE YOU SEEN THE PLANS OR THE MODEL? YES/NO*

3. ARE YOU IN FAVOUR OF THE PROPOSAL? YES/NO

4. IF NOT, WHICH ASPECTS DO YOU DISLIKE?

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

5. IF THE POINTS RAISED ABOVE WERE SUCCESSFULLY TACKLED WOULD YOU THEN BE IN FAVOUR OF THE PROPOSAL? YES/NO

* SHOW BLUE BROCHURE WITH PLANS AND ILLUSTRATIONS AND PHOTOGRAPHS OF MODEL.

1) RESIDENTS NOT AT HOME

11) RESIDENTS NOT WILLING TO DISCUSS

SUMMARY OF GUNTER GROVE CANVAS - 30 AUGUST 1988

<u>House Number</u>		<u>Objector / No objection / In favour</u>
26	At home (single resident)	x
28	At home (single resident)	x
30	At home (4 residents)	x x x x
32	Not in (recently developed building: unoccupied)	
34	" " " "	
36A	At home (single resident)	x
36C	" " " "	
36(top flat)	" " " "	x
38	Not in - returns 12/9/99	
38A	Not in	
40A	Not in	
40B	At home (single resident)	x
42	Not in	
44	Not in	
46	Not in	

APPENDIX II

COMPLETED QUESTIONNAIRES AND RESIDENTS COMMENTS

NAME: MRS E. DALTON.....

TIME: 10.00 AM.....

ADDRESS: FLAT 1, 30 GUNTER CROVE
BASEMENT FLAT
(HOUSE-MANAGER?)

DATE: 31/8/88.....

1. ARE YOU AWARE OF THE DEVELOPMENT PROPOSED ON THE SITE OF THE OLD HUDSON'S DEPOSITORY ON HORTENSIA ROAD? YES/NO*
2. HAVE YOU SEEN THE PLANS OR THE MODEL? YES/NO*
3. ARE YOU IN FAVOUR OF THE PROPOSAL? YES/NO
4. ~~IF NOT, WHICH ASPECTS DO YOU DISLIKE?~~

COMMENT: MRS DALTON FEELS THAT ANYTHING THAT REPLACES THE PRESENT BUILDING WILL BE AN IMPROVEMENT. SHE ALSO WELCOMES THE PROSPECT OF UPMARKET RESIDENTIAL BUILDINGS ON THIS SITE.

5. ~~IF THE POINTS RAISED ABOVE WERE SUCCESSFULLY TACKLED WOULD YOU THEN BE IN FAVOUR OF THE PROPOSAL?~~ YES/NO

* SHOW BLUE BROCHURE WITH PLANS AND ILLUSTRATIONS AND PHOTOGRAPHS OF MODEL.

- 1) RESIDENTS NOT AT HOME
- 11) RESIDENTS NOT WILLING TO DISCUSS

NAME: J B Phillips Esq

TIME: 7.20

ADDRESS: 30 Gumber Close

DATE: 26/8/88

1. ARE YOU AWARE OF THE DEVELOPMENT PROPOSED ON THE SITE OF THE OLD HUDSON'S DEPOSITORY ON HORTENSIA ROAD? YES/NO*

2. HAVE YOU SEEN THE PLANS OR THE MODEL? YES/NO*

3. ARE YOU IN FAVOUR OF THE PROPOSAL? YES/NO

4. ~~IF NOT~~ WHICH ASPECTS DO YOU ~~DIS~~ LIKE?

Better than Hud's Dep - design good - in keeping with "Edvardian character" of area - ex. architectural student/graduate -

5. IF THE POINTS RAISED ABOVE WERE SUCCESSFULLY TACKLED WOULD YOU THEN BE IN FAVOUR OF THE PROPOSAL? YES/NO

* SHOW BLUE BROCHURE WITH PLANS AND ILLUSTRATIONS AND PHOTOGRAPHS OF MODEL.

- 1) RESIDENTS NOT AT HOME
11) RESIDENTS NOT WILLING TO DISCUSS

NAME: Edida JacobsTIME: 7.20ADDRESS: 30 Gunkel Grove

DATE:

1. ARE YOU AWARE OF THE DEVELOPMENT PROPOSED ON THE SITE OF THE OLD HUDSON'S DEPOSITORY ON HORTENSIA ROAD? YES NO*

2. HAVE YOU SEEN THE PLANS OR THE MODEL? YES NO*

3. ARE YOU IN FAVOUR OF THE PROPOSAL? YES NO

4. ~~IF NOT~~, WHICH ASPECTS DO YOU ~~DIS~~ LIKE?

likes idea of development — design
look attractive — dust / noise
during demolition / building — CFP
to talk to her administrator

5. IF THE POINTS RAISED ABOVE WERE SUCCESSFULLY TACKLED WOULD YOU THEN BE IN FAVOUR OF THE PROPOSAL? YES NO

* SHOW BLUE BROCHURE WITH PLANS AND ILLUSTRATIONS AND PHOTOGRAPHS OF MODEL.

1) RESIDENTS NOT AT HOME

11) RESIDENTS NOT WILLING TO DISCUSS

NAME: John Patterson

TIME: 7.45

ADDRESS: 28 Gunter Gravel
Ground Floor Flat

DATE: 30th Aug

1. ARE YOU AWARE OF THE DEVELOPMENT PROPOSED ON THE SITE OF THE OLD HUDSON'S DEPOSITORY ON HORTENSIA ROAD?

YES/NO*

2. HAVE YOU SEEN THE PLANS OR THE MODEL?

YES/NO*

3. ARE YOU IN FAVOUR OF THE PROPOSAL?

YES/NO

4. IF NOT, WHICH ASPECTS DO YOU DISLIKE?

No Objection

5. IF THE POINTS RAISED ABOVE WERE SUCCESSFULLY TACKLED WOULD YOU THEN BE IN FAVOUR OF THE PROPOSAL?

YES/NO

* SHOW BLUE BROCHURE WITH PLANS AND ILLUSTRATIONS AND PHOTOGRAPHS OF MODEL.

1) RESIDENTS NOT AT HOME

11) RESIDENTS NOT WILLING TO DISCUSS

NAME: John Patterson

TIME: 7.45

ADDRESS: 28 Gunter Gravel
Ground Floor Flat

DATE: 30th Aug

1. ARE YOU AWARE OF THE DEVELOPMENT PROPOSED ON THE SITE OF THE OLD HUDSON'S DEPOSITORY ON HORTENSIA ROAD?

YES/NO*

2. HAVE YOU SEEN THE PLANS OR THE MODEL?

YES/NO*

3. ARE YOU IN FAVOUR OF THE PROPOSAL?

YES/NO

4. IF NOT, WHICH ASPECTS DO YOU DISLIKE?

No Objection

5. IF THE POINTS RAISED ABOVE WERE SUCCESSFULLY TACKLED WOULD YOU THEN BE IN FAVOUR OF THE PROPOSAL?

YES/NO

* SHOW BLUE BROCHURE WITH PLANS AND ILLUSTRATIONS AND PHOTOGRAPHS OF MODEL.

1) RESIDENTS NOT AT HOME

11) RESIDENTS NOT WILLING TO DISCUSS

NAME: Ms. P. Mott

TIME: 8:50

ADDRESS: 26 Gunter Grove

DATE: 30/8/88

1. ARE YOU AWARE OF THE DEVELOPMENT PROPOSED ON THE SITE OF THE OLD HUDSON'S DEPOSITORY ON HORTENSIA ROAD?

YES

2. HAVE YOU SEEN THE PLANS OR THE MODEL?

NO

3. ARE YOU IN FAVOUR OF THE PROPOSAL?

YES

4. IF NOT, WHICH ASPECTS DO YOU DISLIKE?

There are no steps + its a long way to walk... need a wheelchair / bins bins.

5. IF THE POINTS RAISED ABOVE WERE SUCCESSFULLY TACKLED WOULD YOU THEN BE IN FAVOUR OF THE PROPOSAL?

YES NO N/A

* SHOW BLUE BROCHURE WITH PLANS AND ILLUSTRATIONS AND PHOTOGRAPHS OF MODEL.

1) RESIDENTS NOT AT HOME

11) RESIDENTS NOT WILLING TO DISCUSS

NAME:

TIME:

ADDRESS: 46 Santa Cruz
.....
.....

DATE: 30 / 8 / 88

1. ARE YOU AWARE OF THE DEVELOPMENT PROPOSED ON THE SITE OF THE OLD HUDSON'S DEPOSITORY ON HORTENSIA ROAD? YES/NO*

2. HAVE YOU SEEN THE PLANS OR THE MODEL? YES/NO*

3. ARE YOU IN FAVOUR OF THE PROPOSAL? YES/NO

4. IF NOT, WHICH ASPECTS DO YOU DISLIKE?

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

5. IF THE POINTS RAISED ABOVE WERE SUCCESSFULLY TACKLED WOULD YOU THEN BE IN FAVOUR OF THE PROPOSAL? YES/NO

* SHOW BLUE BROCHURE WITH PLANS AND ILLUSTRATIONS AND PHOTOGRAPHS OF MODEL.

- 1) RESIDENTS NOT AT HOME
- 11) RESIDENTS NOT WILLING TO DISCUSS

NAME:

TIME:17:18.....

ADDRESS: 44 Gounter Grant
.....
.....

DATE: 30/08/88

1. ARE YOU AWARE OF THE DEVELOPMENT PROPOSED ON THE SITE OF THE OLD HUDSON'S DEPOSITORY ON HORTENSIA ROAD? YES/NO*

2. HAVE YOU SEEN THE PLANS OR THE MODEL? YES/NO*

3. ARE YOU IN FAVOUR OF THE PROPOSAL? YES/NO

4. IF NOT, WHICH ASPECTS DO YOU DISLIKE?

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

5. IF THE POINTS RAISED ABOVE WERE SUCCESSFULLY TACKLED WOULD YOU THEN BE IN FAVOUR OF THE PROPOSAL? YES/NO

* SHOW BLUE BROCHURE WITH PLANS AND ILLUSTRATIONS AND PHOTOGRAPHS OF MODEL.

1) RESIDENTS NOT AT HOME ✓

11) RESIDENTS NOT WILLING TO DISCUSS

NAME: *Mrs Dolores - Hyman*

TIME: *7.20*

ADDRESS: *403 Bottom flat*

DATE: *30th August 88*

1. ARE YOU AWARE OF THE DEVELOPMENT PROPOSED ON THE SITE OF THE OLD HUDSON'S DEPOSITORY ON HORTENSIA ROAD? YES/NO*

2. HAVE YOU SEEN THE PLANS OR THE MODEL? YES/NO*

3. ARE YOU IN FAVOUR OF THE PROPOSAL? YES/NO

4. IF NOT, WHICH ASPECTS DO YOU DISLIKE?
Prefer the lower scheme.
We want to know if taking fence out because of
heights.

5. IF THE POINTS RAISED ABOVE WERE SUCCESSFULLY TACKLED WOULD YOU THEN BE IN FAVOUR OF THE PROPOSAL? YES/NO

* SHOW BLUE BROCHURE WITH PLANS AND ILLUSTRATIONS AND PHOTOGRAPHS OF MODEL.

- 1) RESIDENTS NOT AT HOME
- 11) RESIDENTS NOT WILLING TO DISCUSS

NAME:

TIME:

ADDRESS: 40 A (no 4/2)

DATE:

1. ARE YOU AWARE OF THE DEVELOPMENT PROPOSED ON THE SITE OF THE OLD HUDSON'S DEPOSITORY ON HORTENSIA ROAD? YES/NO*

2. HAVE YOU SEEN THE PLANS OR THE MODEL? YES/NO*

3. ARE YOU IN FAVOUR OF THE PROPOSAL? YES/NO

4. IF NOT, WHICH ASPECTS DO YOU DISLIKE?

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.....

5. IF THE POINTS RAISED ABOVE WERE SUCCESSFULLY TACKLED WOULD YOU THEN BE IN FAVOUR OF THE PROPOSAL? YES/NO

* SHOW BLUE BROCHURE WITH PLANS AND ILLUSTRATIONS AND PHOTOGRAPHS OF MODEL.

1) RESIDENTS NOT AT HOME ✓

11) RESIDENTS NOT WILLING TO DISCUSS

NAME:

TIME: 7:15.....

ADDRESS: 38A.....

DATE: 30 Aug 88

1. ARE YOU AWARE OF THE DEVELOPMENT PROPOSED ON THE SITE OF THE OLD HUDSON'S DEPOSITORY ON HORTENSIA ROAD? YES/NO*

2. HAVE YOU SEEN THE PLANS OR THE MODEL? YES/NO*

3. ARE YOU IN FAVOUR OF THE PROPOSAL? YES/NO

4. IF NOT, WHICH ASPECTS DO YOU DISLIKE?

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.....
.....

5. IF THE POINTS RAISED ABOVE WERE SUCCESSFULLY TACKLED WOULD YOU THEN BE IN FAVOUR OF THE PROPOSAL? YES/NO

* SHOW BLUE BROCHURE WITH PLANS AND ILLUSTRATIONS AND PHOTOGRAPHS OF MODEL.

1) RESIDENTS NOT AT HOME ✓

11) RESIDENTS NOT WILLING TO DISCUSS

NAME:

TIME: 7:15

ADDRESS: 38 Quaker Grove

DATE: 30 Aug 1988

1. ARE YOU AWARE OF THE DEVELOPMENT PROPOSED ON THE SITE OF THE OLD HUDSON'S DEPOSITORY ON HORTENSIA ROAD? YES/NO*

2. HAVE YOU SEEN THE PLANS OR THE MODEL? YES/NO*

3. ARE YOU IN FAVOUR OF THE PROPOSAL? YES/NO

4. IF NOT, WHICH ASPECTS DO YOU DISLIKE?

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

5. IF THE POINTS RAISED ABOVE WERE SUCCESSFULLY TACKLED WOULD YOU THEN BE IN FAVOUR OF THE PROPOSAL? YES/NO

* SHOW BLUE BROCHURE WITH PLANS AND ILLUSTRATIONS AND PHOTOGRAPHS OF MODEL.

1) RESIDENTS NOT AT HOME

Return on 12th Sept

11) RESIDENTS NOT WILLING TO DISCUSS

NAME:

TIME: 7:20

ADDRESS: 36 Top floor 3rd

DATE: 30 August

1. ARE YOU AWARE OF THE DEVELOPMENT PROPOSED ON THE SITE OF THE OLD HUDSON'S DEPOSITORY ON HORTENSIA ROAD? YES/NO*

2. HAVE YOU SEEN THE PLANS OR THE MODEL? YES/NO*

3. ARE YOU IN FAVOUR OF THE PROPOSAL? YES/NO

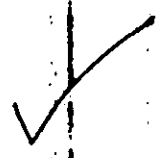
4. IF NOT, WHICH ASPECTS DO YOU DISLIKE?
.....
.....
.....
.....

5. IF THE POINTS RAISED ABOVE WERE SUCCESSFULLY TACKLED WOULD YOU THEN BE IN FAVOUR OF THE PROPOSAL? YES/NO

* SHOW BLUE BROCHURE WITH PLANS AND ILLUSTRATIONS AND PHOTOGRAPHS OF MODEL.

1) RESIDENTS NOT AT HOME

11) RESIDENTS NOT WILLING TO DISCUSS



NAME: Mrs Healey + Mr Healey TIME: 7:20

ADDRESS: 36C

DATE: 30 Aug 88

1. ARE YOU AWARE OF THE DEVELOPMENT PROPOSED ON THE SITE OF THE OLD HUDSON'S DEPOSITORY ON HORTENSIA ROAD? YES/NO*

2. HAVE YOU SEEN THE PLANS OR THE MODEL? YES/NO*

3. ARE YOU IN FAVOUR OF THE PROPOSAL? YES/NO

4. IF NOT, WHICH ASPECTS DO YOU DISLIKE?

Comment - got to be better
dust + noise - for depository
all for it

5. IF THE POINTS RAISED ABOVE WERE SUCCESSFULLY TACKLED WOULD YOU THEN BE IN FAVOUR OF THE PROPOSAL? YES/NO

* SHOW BLUE BROCHURE WITH PLANS AND ILLUSTRATIONS AND PHOTOGRAPHS OF MODEL.

1) RESIDENTS NOT AT HOME

11) RESIDENTS NOT WILLING TO DISCUSS

NAME: Naima Kelly

TIME: 7.30 pm

ADDRESS: 36A

DATE: 30 Aug 1988

1. ARE YOU AWARE OF THE DEVELOPMENT PROPOSED ON THE SITE OF THE OLD HUDSON'S DEPOSITORY ON HORTENSIA ROAD? YES NO*

2. HAVE YOU SEEN THE PLANS OR THE MODEL? YES NO*

3. ARE YOU IN FAVOUR OF THE PROPOSAL? YES NO

4. IF NOT, WHICH ASPECTS DO YOU DISLIKE?

Comments
Demolition - Hoardings.
Garden plants etc
Chemicals.

5. IF THE POINTS RAISED ABOVE WERE SUCCESSFULLY TACKLED WOULD YOU THEN BE IN FAVOUR OF THE PROPOSAL? YES NO

* SHOW BLUE BROCHURE WITH PLANS AND ILLUSTRATIONS AND PHOTOGRAPHS OF MODEL. ✓

- 1) RESIDENTS NOT AT HOME
- 11) RESIDENTS NOT WILLING TO DISCUSS



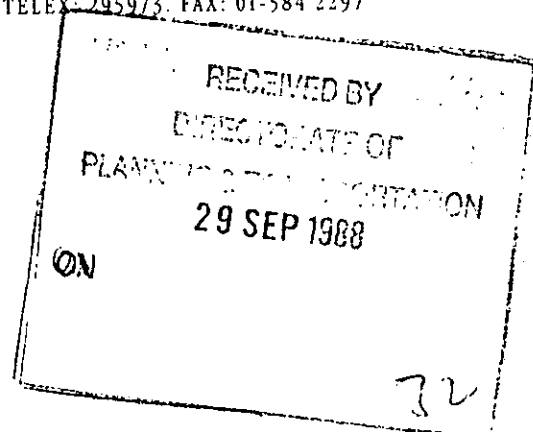
LONDON & EDINBURGH TRUST PLC

243 KNIGHTSBRIDGE, LONDON SW7 1DH. TELEPHONE: 01-581 1322. TELEX: 295973. FAX: 01-584 2297

GFT/dc/10

27th September 1988

E.A. Sanders Esq.
Director of Planning & Transportation
The Town Hall
Horton Street
LONDON
W8 7NX



WBC
Jw

Dear Mr Sanders,

TP88/1410 - Hortensia Road, Chelsea

As you know, through our architects, Colwyn Foulkes & Partners we have submitted three schemes to your department as applications for planning consent.

(0633) & (4110)

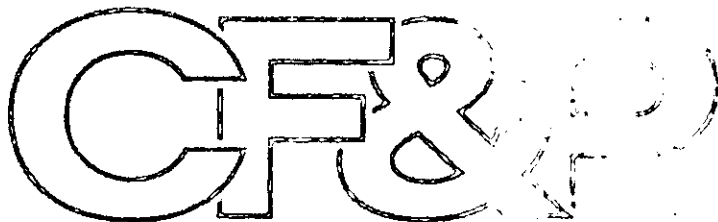
I understand that schemes 2 & 3 will now be considered by the subcommittee in October and have been modified in accordance with our further consultations with local residents.

For you information, I enclose copies of correspondence between myself and the residents of the Hortensia estate and hope you agree that we have really tried to take into account their points of objection and concern.

Should you or your officers require any further information, please do not hesitate to let either myself or my consultants know.

Yours sincerely,


G.F. Thomas



Colwyn Foulkes and Partners
Chartered Architects Planning and Landscape Consultants

(49)

PARA 3.3.7

Attention: Mr. Sanders,
~~Royal Borough of Kensington & Chelsea,~~
Planning Department,
Town Hall,
Hornton Street,
London W.8

FULL SET
REVISED
DRAWING
15/9 JW

RECEIVED BY
DIRECTORATE OF
PLANNING & TRANSPORT
13th September, 1988. GON
14 SEP 1988
ON

HIN/LA/NCF/adr

Dear Sir,

HUDSONS DEPOSITORY, HORTENSIA ROAD

Following our meeting with Mr. Sanders to discuss the proposals for the site we would like to resubmit drawings based upon our discussions and the various points raised at the meeting, and via correspondence with the neighbours.

Could you arrange to remove the following drawings:

HIN 01/57D, 67B, 61C, 68A, 66B, 58D, 59B, 64C, 71D, 60E, 69D, 54D

and replace them with the enclosed four sets of drawings:

* HIN/L (1-) 01H, HIN/01/101, 102, 103, 104, 105, 106, 107, 108, 110, 111, 112, 113, 114 *

which illustrate our revised scheme 3. The significant changes are as follows.

The rear block has been reduced in size. The upper part is now reduced in depth to align with the rear boundary of Hortensia House. The scale of the buildings is now reduced to two storeys above ground and a mansard roof. This proposal falls well within the D.O.E. guideline for sunlight and daylighting as it effects the neighbouring properties. This gives a distance of 20m. from first floor windows to the main part of the Gunter Grove properties.

The front block is reduced in overall width by 600mm. and the end house adjacent to Hortensia House has had a hipped roof added to reduce impact on Hortensia House. The end elevation has also been detailed showing blanked off window reveals with flat brick arches and a rusticated base. The block of flats no longer has the additional storey as shown in the alternative scheme submitted.

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.

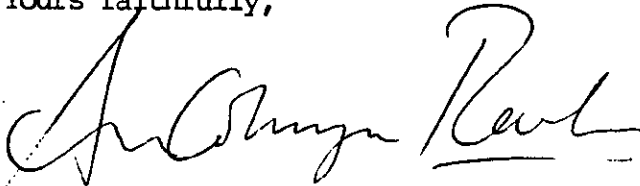
The ramp to the car park has been moved over adjacent to the first of the proposed new houses giving pedestrian access adjacent to the boundary. This layout allows us to retain the existing trees adjacent to the boundary and moves the ramp further from Hortensia House by 2 metres, in addition our revised landscape drawing will show extensive screen planting along this boundary.

We believe that these revisions answer the main points raised by the neighbours, and should go a long way towards answering the points raised by your officers concerning the scale of the development.

As discussed, all the proposed schemes fall well below the overall development ratio exercised by the Council of 2:1. The proposal answers the earlier concerns about daylighting and sunlighting levels to neighbouring properties.

Please let me know if there are any further details that you would like us to provide.

Yours faithfully,

A handwritten signature in cursive script, appearing to read 'A.N. Colwyn Foulkes', written in dark ink.

A.N. Colwyn Foulkes
COLWYN FOULKES & PARTNERS

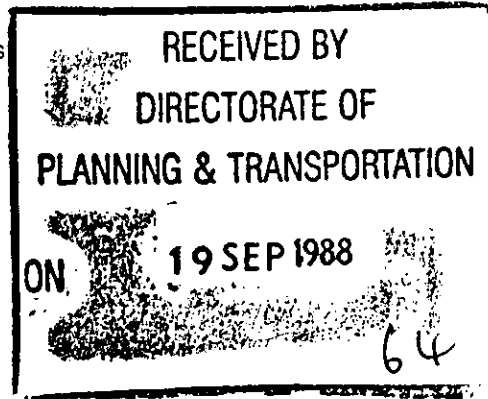
Enclosures

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) 817207



NJP/SMC/2128

12th September 1988

Mr. Sanders
Director of Planning,
Royal Borough of Kensington and Chelsea,
Town Hall,
Hornton Street,
London W8 7NX.

NB 6 The
Balters
(Recent
Committee
decisions)

Dear Sir,

**Development at Hortensia Road by London and Edinburgh Trust
- Planning Application Local Authority Reference Number
TP88/633.**

Further to the meeting between yourself and Mr. Pryor of this office on 1st September and subsequent telephone conversation, we write to confirm that the architects will be substituting revised drawings for the above scheme at the beginning of this week.

- ① The drawings will seek to show a revised rear block demonstrating a more traditional mews development. The front block remains similar to that shown on the scheme deposited with your Authority since March of 1988. It will be seen however, that the storey added to the front block on the second scheme as submitted to your Authority in June, has been lost. Other minor alterations have also been carried out to take account of representations received from residents of Hortensia House.
- ②

③ Notwithstanding that the scheme is the same principle of development with improvements and appreciable lowering of density. It is now our understanding that your department would wish to reconsult and therefore, it will not prove possible to take the application to committee until the 11th October.

In the light of our discussion and the weight of supporting background information provided to your department, we are hopeful that on this revised application you may be able to recommend for approval. In the event that this application is refused, we confirm your Authority's willingness to consider the application at a joint inquiry with those already scheduled for an Appeal on the 8th November, subject to the Department of Environment accepting the appeal.

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

We should be grateful for your early written confirmation of the above matters.

Yours faithfully,
for JOHN TROTT & SON

John Trott and Son

Nicholas J. Pryor

c.c. Mr. G Thomas, London & Edinburgh Trust,
Mr. P. Shadarevian, Messrs. Norton Rose,
Mr. Hugo Peel, ABS Communications,
Mr. N. Foulkes, Colwyn Foulkes and Partners.

PARA 3.3.9.

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

COUNCIL NOTIFICATION OF DEVELOPMENT

Telephone: 01-937 5464
Extension: 2079/2080

FILE COPY

TP

Date: 22/09/88

My reference: TP/88/0633/S

Your reference:

Please ask for: Town Planning
Information Office

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, KENSINGTON, S.W.10

Proposal for which permission is sought

Erection of 12 houses, 9 flats and 694 square metres of
office floor space (Use Class B1)

REVISED DRAWINGS RECEIVED.

Yours faithfully

E.A. SANDERS

Director of Planning and Transportation.

PLEASE SEE OVERLEAF.

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

HTN/LA/ncf/fjh

21st September, 1988.

Dear Sirs,

RE: CHELSEA COLLEGE SITE, BORDENSIA ROAD, SW10

I am writing to you in the absence of Mr. Sanders on holiday.

Following our meeting with Mr. Wells yesterday to consider our revised application, a number of points of small discrepancy were identified. The principle problem would appear to be measuring off undimensioned drawings. The Ordnance Survey map for the area is not very accurate and we have therefore had a full survey undertaken. The area that concerned Mr. Wells appeared to be the rear boundary with Gunter Grove and the fact that our sections were not identified accurately on the site plan.

We have now amended section lines and the accuracy can now also be checked by reference to the survey of the rear portion of the site on which the sections are also marked. We are submitting this drawing as supporting information.

101/104A
105A

There seemed to be considerable discrepancy on measurement of the building. I would suggest that measurements are taken from the detail sheets for each building which include the basement for each unit. From the figures Mr. Wells quoted, it would appear the basement was counted twice.

On the habitable room count, we were able to identify the principle difference between the counts. We are counting living rooms, some including dining alcoves as one room, we are not including utilities, very small study rooms, basement games rooms or kitchens under 13m2 as set down in the R.B.K.C. District Plan.

We did advise Mr. Wells that we were going to issue some minor amendments taking account of the neighbours comments and officers views on TP/88/1410/S and hand them to him today.

However, I gather from the D.O.E. this morning that this may cause Mr. Wells a problem and mean that this scheme may not be able to be heard at the appeal date set which was our original intention when talking to Mr. Sanders (see John Trott's letter to Mr. Sanders dated 12th September, 1988).

If there are any problems that mean the minor amendments we are proposing could prevent the scheme going either to the 13th October planning meeting or being enjoined at the appeal, we will drop these alterations in order to have the scheme heard.

Can you please ensure this action is taken if necessary.

Yours faithfully,

A.N. Colwyn Foulkes
COLWYN FOULKES AND PARTNERS

RECEIVED BY **Colwyn Foulkes and Partners**
 DIRECTORATE OF Chartered Architects Planning and Landscape Consultants
 PLANNING & TRANSPORTATION
 22 SEP 1988

Tracy
 Please Date

Stamp up
 88/0633/B
 Copy to Kate +
 Colleen T.H.
 Date *21. /sept 88*

Contract *HIRTENSA ROAD.* Job No. *TP/88/0633/S*

Copies to *4 x Mr. Wells, R.B.K+C Planning Dept*

Title	
104A	Site Sections
105A	Site Plan
107A	Part Site Plan

Remarks *Please find enclosed our revised drawings to replace drawings of the same number with previous revision prefix*

104A replaces 104
105A replaces 105

For information we also provide
HTN/01/107A SITE PLAN SURVEY.

Queries to *N. COLWYN FOULKES.*

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 Direction</u>	<u>Listed Building</u>	<u>HBMC Direction</u>	<u>A/O Consulted</u>	<u>Objectors (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.

17/09/88 - 3

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.

TP/88/0633 : 8

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



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.

At a meeting of the Town Planning (Applications) Sub-Committee held at The Town Hall, Hornton Street, Kensington, W8, on Thursday, 13th October 1988, at 6.00 p.m.

PRESENT:

- Councillor Gerald Gordon (Chairman)
- Councillor Mrs. Elizabeth Russell
- Councillor Stuart H. Shapro
- Councillor Miss Doreen M. Weatherhead, D.C.R., S.R.R.

The interleaved Agenda and Schedules (A1, A3, A5) with reports (A2, A4, A6) were before the meeting. Copies of the reports of the Town Clerk and Chief Executive on applications referred from this meeting of the Sub-Committee to the meetings of the Town Planning Committee held on 18th October 1988 and 7th November 1988, are also interleaved herewith as A7 and A8.

PROCEEDINGS DURING WHICH THE PUBLIC WERE ABLE TO BE PRESENT

MINUTES

The Minutes of the meetings held on 30th August and 19th September 1988, were confirmed by the Sub-Committee and signed by the Chairman.

APOLOGIES FOR ABSENCE

No apologies for absence were received.

A1.- TOWN AND COUNTRY PLANNING ACT 1971 - APPLICATIONS

A6.

With the permission of the Sub-Committee, the Director of Planning and Transportation withdrew his reports in respect of Agenda Items 421 (82 Addison Road W14), 434 and 435 (19 and 21 Phillimore Place, W8), 436 (70 Cambridge Gardens, W11), 437 (4 Horbury Mews W11) 4409 (25 Carlyle Square, SW3) and 4428 (29 Slaidburn Street, SW10). The Sub-Committee noted that no reports were submitted in respect of Agenda Items 442 (Kensington Palace, W8), 447 and 448 (15B Kensington Palace Gardens, W8), 2360 and 2361 (19 Queen's Gate Gardens, SW7).

The Sub-Committee were advised of the receipt of additional representations in the cases referred to in Agenda Items 395, 420, 425, 451, 2350, 2374, 2375, 4429, and 4444.

(xxx) Agenda Item 4412 (Former Unigate Dairy Site;
248 Fulham Road, SW10)

The Director of Planning and Transportation requested the imposition of an additional informative to read as follows:-

Informative

13. You are advised that in submitting details pursuant to Condition 1, you are asked to pay regard to the elevational treatment of nearby premises especially the roof profiles where flat roofs are the generally accepted built form.

RESOLVED-

(u) That the recommendation, as amended, be adopted.

(xxxii) Agenda Item 4413 (1 Godfrey Street, SW3)
(xxxii) Agenda Item 4414 (1 Godfrey Street, SW3)

The Sub-Committee expressed unease at adopting the officers recommendation to grant planning permission in view of the implications on the Chelsea Conservation Area Policy Statement on additional storeys and it was agreed that the applications be referred to the Town Planning Committee for determination.

(xxxiii) Agenda Item 4415 (Albert Wharf, Nester Road, SW11)

The Director of Planning and Transportation reported the receipt of a letter from West London Architectural Society objecting to this proposal.

RESOLVED-

(v) That the recommendation be adopted.

(xxiv) Agenda Item 4416 (6 First Street, SW3)

The Sub-Committee expressed concern at the proposal to allow the satellite dish for a period of five years and consequently agreed that Condition 1 be amended to 31st October 1991 thereby reducing the time-limit to three years.

RESOLVED-

(w) That the recommendation, as amended, be adopted.

(xxxv) Agenda Item 4421 (Chelsea College Site Hortensia Road SW10)
(xxxvi) Agenda Item 4422 (Chelsea College Site Hortensia Road SW10)

Members indicated that they had received submissions in support of the proposal from the applicant.

The Director of Planning and Transportation advised the Sub-Committee that the applicant had agreed that, should planning permission be granted in respect of Agenda Item 4421, then they would withdraw the appeal in respect of Agenda Item 4422. He went on to say that if the Sub-Committee were to agree the recommendations he would not issue the permission in Agenda Item 4421 until the appeal in respect of Agenda Item 4422 had been withdrawn.

The Sub-Committee indicated that they did not wish to refer the matter to the Town Planning Committee for determination, and it was

RESOLVED-

(x) that the recommendations be adopted.

~~(xxxvii) Agenda Item 4429 (35 and 36 Walpole Street, SW3)~~

~~(xxxviii) Agenda Item 4430 (35 and 36 Walpole Street, SW3)~~

~~The Director of Planning and Transportation reported the receipt of six further letters of objection and one repeated letter of objection. The Sub-Committee also noted that Councillor Miss M.G. Massy, the Ward Councillor for the Royal Hospital Ward, had requested that consideration of the applications be referred to the Town Planning Committee.~~

~~Accordingly, it was agreed to refer the applications to the Town Planning Committee for determination.~~

~~(xxxix) Agenda Item 4431 (39 Godfrey Street, SW3)~~

~~The Director of Planning and Transportation requested that Condition No. 3 be amended to read as follows:-~~

~~Condition~~

~~3. Obscured glass shall be fitted to the first floor bathroom window and so maintained.~~

~~RESOLVED-~~

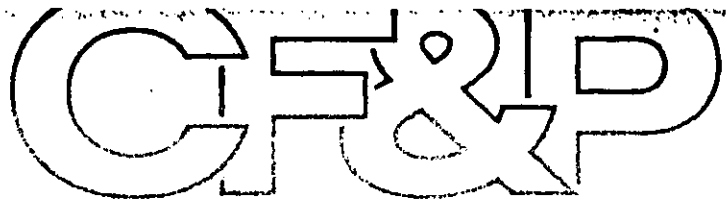
~~(z) That the recommendation, as amended, be adopted.~~

~~(xl) Agenda Item 4437 (104A Cheyne Walk, SW3)~~

~~The Director of Planning and Transportation requested the imposition of an additional condition, reason and informative to read as follows:-~~

~~Condition~~

~~6. Details of the proposed north-east elevation shall be submitted and approved before any work takes place on site by the Director of Planning and Transportation, and shall show the flank wall sloped parallel with the mansard roof slope.~~



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

REC- [Handwritten: P/100A 3.3.15]
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. LA, A.L.I.

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

APPENDIX A
PARA 3.3.16
Department

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

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

Telephone: (01) 937 5464
Extension: 2081
Facsimile: 01-938 1445

22 DEC 1988

My reference:

PV/TP/88/0633/A/38/4421

Your reference:

Please ask for:

Miss P. Vallely

THIS SUPERSEDES DECISION LETTER DATED 24/10/88, REFERENCE AS ABOVE
AND SHOWS AMENDMENT TO "DEVELOPMENT" (675 SQ.M. OF OFFICE FLOORSPACE
IN LIEU OF THE 600 SQ.M. PREVIOUSLY STATED.)

Dear Sir/Madam,

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

Permission for development (Conditional) (TP6a)

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

SCHEDULE

DEVELOPMENT

Erection of 12 houses, 9 flats and 675 square metres of office floor space (Use Class B1), at CHELSEA COLLEGE SITE, HORTENSIA ROAD, KENSINGTON, S.W.10, as shown on submitted drawings Nos. TP/88/0633/B, Applicant's drawings Nos. HTN/01/101, /102, /103, /104A, /105A, /106, /107, /108, /110, /111, /112, /113, /114 and HTN/L (1-)01H, in accordance with your application dated 04/03/88, completed 24/03/88, revised 14/09/88 and 22/09/88.

/ CONDITIONS ...

CONDITIONS

1. The development to which this permission relates shall be begun before the expiration of five years from the date of this permission. (C.22)
2. The facing materials to be used on the building shall not be otherwise than those approved by the Council before any work on the site is commenced, and samples of such facing materials, including details of any pointing shall be submitted for the Council's consideration. (C.8)
3. No plumbing or pipes, other than rainwater pipes, shall be fixed on the external faces of the building. (C.11)
4. The garage accommodation shall not be adapted for living, commercial or other purposes and shall be available at all times for car parking. (C.14)
5. No development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; and all planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation. (C.25)
6. No water tank, lift motor room or other roof structure shall be erected which rises above the level of the roof hereby approved. (C.34)
7. The premises subject of this permission shall not be used at any time for any purpose specified in Section 4 of the Greater London Council (General Powers) Act, 1983, shall not be used for any purpose specified in Section 5 of the Greater London Council (General Powers) Act, 1984, and shall not be used at any time for the purpose of holiday lettings (explanatory note : this condition prohibits the use of the premises for the purposes of temporary sleeping accommodation for periods of less than 90 days, and prohibits use for time sharing and holiday lettings). (C.48)

/ 8. The new buildings...

8. The new buildings hereby approved shall relate to adjoining premises, Hortensia House and Knights House, in height and plan exactly as shown on the drawings now approved, and if for reasons of different levels, or any cause, it is subsequently found not possible to comply with this requirement, the permission hereby granted becomes null and void. (C.51)
9. No lift motor room, tank enclosure, flue or other structure shall be erected on or above the roof of the building or its additions, and any proposals shown on the drawings now approved which would necessitate such a structure do not form part of this permission. (C.52)
10. Details of access ramp to the basement car park shall be submitted to and approved by the Director of Planning and Transportation, in writing, before any work is commenced on site. (C.57)

REASONS FOR THE IMPOSITION OF CONDITIONS

1. To prevent an accumulation of permissions which have not been acted upon, and as required by Section 41 of the Town and Country Planning Act, 1971. (R.13)
2. In order that the Council may be satisfied as to the detail of the proposal. (R.4)
3. It is considered that external plumbing would seriously detract from the appearance of the building and injure visual amenities. (R.6)
4. To ensure the permanent retention of the garages and parking spaces for parking purposes, to avoid obstruction of the surrounding streets by waiting vehicles, and to safeguard the amenities of adjacent premises. (R.7)
5. In order that the Council may be satisfied as to the detail of the proposal. (R.4)
6. To ensure that the external appearance of the building is satisfactory. (R.5)
7. To ensure the permanent retention of the accommodation for normal residential purposes. (R.21)
8. To ensure that the proposed work is carried out exactly in accord with the intentions shown on the approved drawings. Any variation from those drawings may not be acceptable to the Council. (R.28)

/9. To ensure a...

9. To ensure a reasonable standard of visual amenity in the scheme. (R.27)
10. In order that the Council may be satisfied as to the detail of the proposal. (R.4)

INFORMATIVES

1. Refuse storage accommodation and access thereto must be provided to the Council's satisfaction. You are therefore advised to consult with the Director of Engineering and Works Services, Central Depot, Warwick Road, W14. (01-373-6099) who has a code of practice available. Advice can also be given on certain aspects of industrial and commercial waste, as well as household waste. The Council operates a trade refuse service on a rechargeable basis. (I.3)
2. Your attention is drawn to the provisions of Section 60 of the Control of Pollution Act, 1974, which imposes requirements as to the way in which building works are implemented, including the hours during which the work may be carried out. This Act is administered by the Borough Environmental Health Officer, and you are advised to consult with his Department at an early stage. (I.44)
3. Your attention is drawn to the Building Act, 1984, the Building Regulations, 1985, and, insofar as they are applicable, the London Building Acts, 1930-39. The Council's District Surveyors (01-373-7702), must be consulted in these respects.

In the case of new residential accommodation (or works to existing residential premises) attention is drawn also to the Housing Act, 1985, and to the Council's Underground Rooms regulations. The Borough Environmental Health Officer (01-937-5464) can advise on requirements necessary to satisfy this legislation. (I.12)

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

/5. The Borough....

5. The Borough Environmental Health Officer, at the Town Hall, Hornton Street, London, W8 7NX, should be consulted concerning the provisions of the Health and Safety at Work etc. Act 1974 which must be complied with where applicable. (I.7)
6. Any proposed signs may need consent under the Town and Country Planning (Control of Advertisement) Regulations, 1984. The Director of Planning and Transportation at the Town Hall, Hornton Street, London, W8 7NX, will be pleased to advise in this respect. Proposals to place signs on the public highway must be checked also with the Director of Engineering and Works Services, Central Depot, Warwick Road, W14 8PT. (I.1)
7. The Director of Engineering and Works Services whose office is situated at Warwick Road, W14 (01-373-6099) shall be advised 7 days before any earth moving or abnormal use of adjacent highways commences in order to discuss arrangements for the routing of earth removing vehicles and for ensuring cleansing of the carriageway. Contractors are reminded that it is an offence to deposit mud upon the public highway. In the event that any spillage etc. is not immediately cleared, the Council will carry out the necessary cleansing and re-charge the cost of the work to the Contractor. (I.33)
8. Your attention is drawn to the relevant provisions of the Chronically Sick and Disabled Persons Act, 1970 (as referred to in Section 3 of the Disabled Persons Act, 1981) which place an obligation on a developer and his representatives to provide easy access for the disabled. In the case of development for office, shop, or factory purposes, or for buildings or premises to which the public are admitted, you should refer to the Code of Practice for Access for the Disabled to Buildings BS 5810 : 1979. In the case of university, college, or school buildings, to Design Note 18 "Access for the Physically Disabled to Educational Buildings." (I.34)
9. Your attention is drawn to the British Standards Institution Code of Practice for Demolition (CP 94 : 1971) the observance of which should considerably reduce the risks inherent in demolition work (particularly in relation to fire hazards arising from the practice of burning materials on site) both to operatives on the site and to the general public. (I.35)

/10. The development....

10. The development hereby approved must be carried out in strict compliance with the plans referred to in this permission. Any alteration to the approved scheme resulting either from the requirements of the District Surveyor, or for any other cause, must not take place except with the written agreement of the Council as local planning authority. (I.36)

Yours faithfully,

F.A. Sanders

Director of Planning and Transportation

At a meeting of the Town Planning (Applications) Sub-Committee held at the Town Hall, Hornton Street, Kensington, W8 on Tuesday 22nd November 1988 at 6.00 p.m.

PRESENT

Councillor Mrs. Elizabeth Russell (Chairman of the meeting)
Councillor Andrew W. M. Fane, M.A., F.C.A.,
Councillor Desmond Harney, O.B.E.
Councillor Timothy Boulton

The interleaved Agenda and Schedules (A1, A3, A5) and Reports (A2, A4, A6) were before the meeting. A copy of the report of the Town Clerk and Chief Executive on applications referred from this meeting of the Sub-Committee to the meeting of the Town Planning Committee held on 29th November, 1988 is also interleaved herewith as A7.

PROCEEDINGS DURING WHICH THE PUBLIC WERE ABLE TO BE PRESENT

MINUTES

The Minutes of the meetings of the Sub-Committee held on 13th and 31st October 1988 were confirmed by the Sub-Committee and signed by the Chairman.

APOLOGIES FOR ABSENCE

No apologies for absence were received.

A1- TOWN AND COUNTRY PLANNING ACT 1971 - APPLICATIONS
A6

With the permission of the Sub-Committee the Director of Planning and Transportation withdrew his reports in respect of Agenda Items 2439 and 2440 (15 Pelham Crescent, SW7), 4486 (Chelsea College Site, Hortensia Road, SW10) and 4504 (Basement Garage, Bristol House, 61-73 Lower Sloane Street, SW1). The Sub-Committee noted that no reports were submitted in respect of Agenda Items 500 (11/13 Ladbroke Terrace, W11) and 517 (1 Ledbury Mews West, W11).

The Sub-Committee were advised of the receipt of additional representations in the cases referred to in Agenda Items 482, 483, 488, 489, 494, 497, 502, 509, 2427, 2430, 2445, 2446, 4493, 4502, 4503 and 4505.

RESOLVED -

- a) That the recommendation of the Director of Planning and Transportation be adopted in the following cases:-

CONCEPT

Issue two summer 1997



THE BROMPTONS:

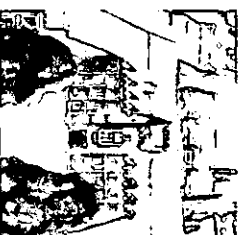
Chelsea Landmark

Institute of Architecture Exhibition
of The Royal
Sponsors
Chelsea's





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2

It's got to be Chelsea



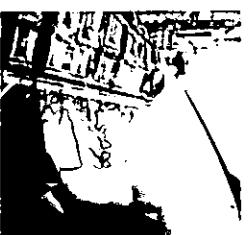
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The Bromptons:
The Address



16

Escape in a landscape



20

Jackie Stewart
moves up a gear



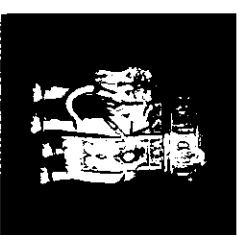
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Millionaires' row



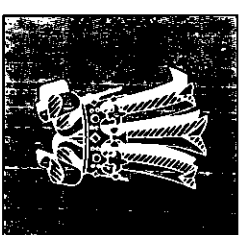
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Northacre's nerve centre



32

Goode heavens



36

Northacre: Official
Exhibition sponsors

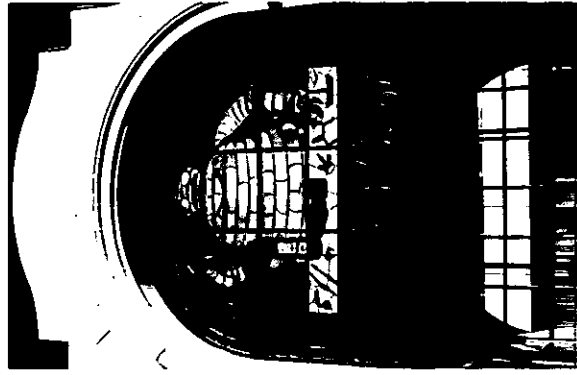
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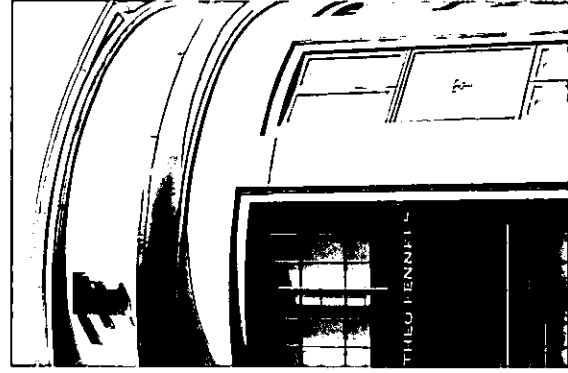
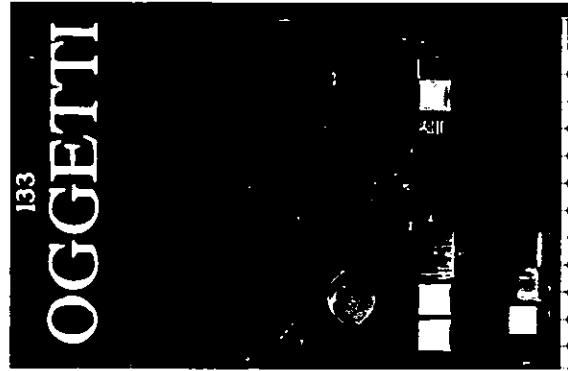
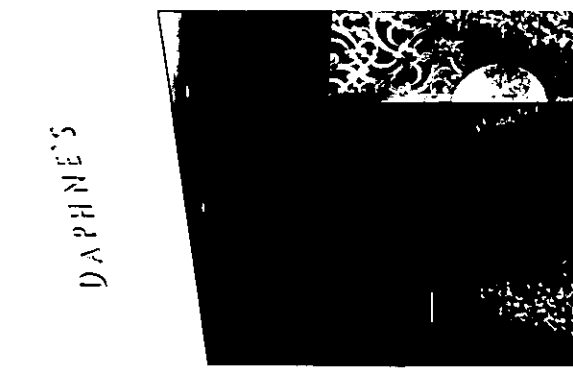
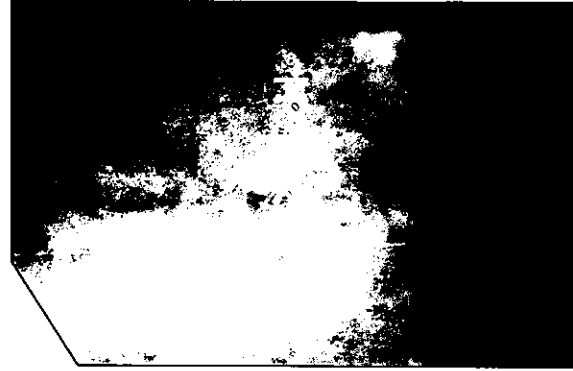
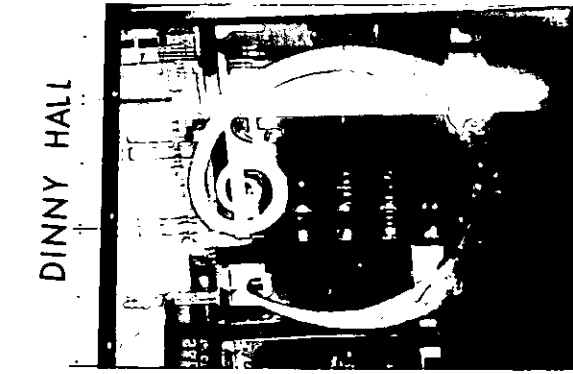
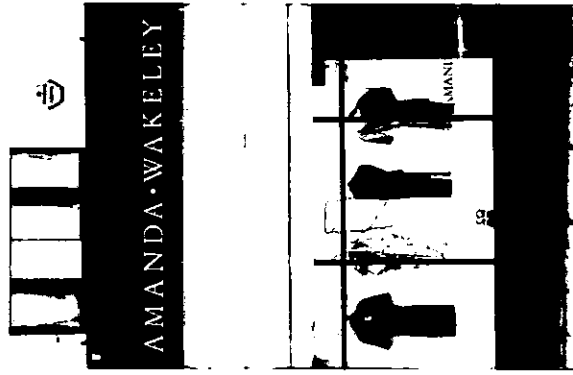
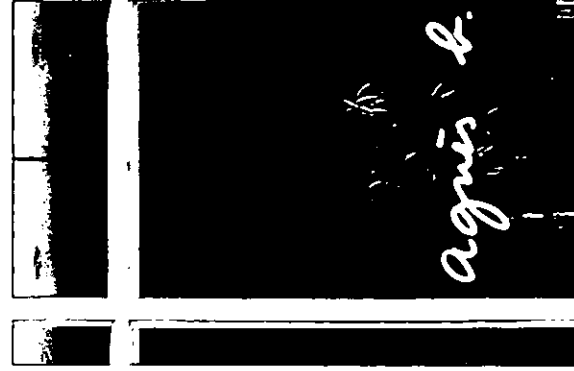
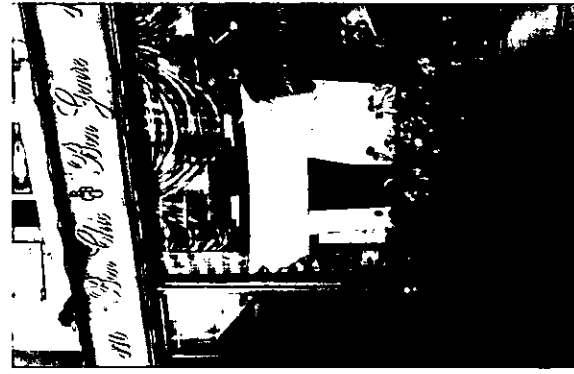
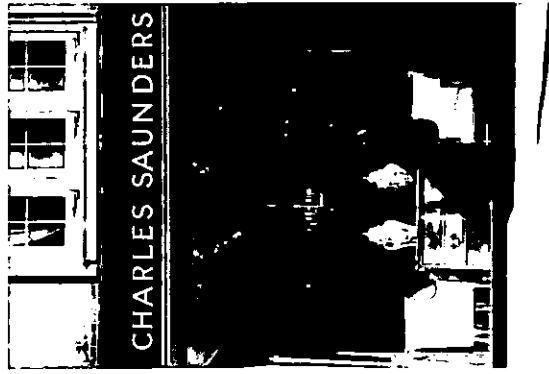
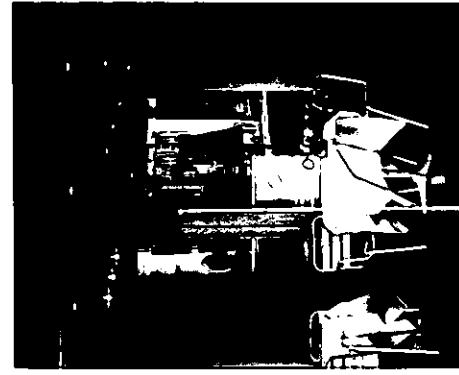
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JOE'S



it's got to be

Chelsea

Kenneth Powell, formerly
architecture correspondent
of The Daily Telegraph,
defines Chelsea...

Chelsea is not so much a place as a state of mind. London's largest village is associated with red-coated pensioners, the fashionable bustle of the King's Road and Brompton Cross, artists and writers, the Royal Court Theatre, a football club (which actually plays in Fulham), the Flower Show, pottery, buns... Chelsea is a microcosm of London itself – truly international, yet equally intimate and familiar, a place for outsiders and for locals where you could spend a lifetime and still discover new delights.

Defining Chelsea as a place has never been easy. The tiny village mentioned in The Domesday Book was an obscure place, a long trek across the fields from Royal Westminster, Sir Thomas More (who moved there in 1520) was probably the first famous resident. Today a statue outside Chelsea Old Church – where he worshipped – commemorates this great martyr for conscience. Henry VIII took

a fancy to the neighbourhood and built himself a palatial house there. Over the centuries, many more notable personalities followed.

From its ancient core, Chelsea grew – along the King's Road and river, northwards to Knightsbridge, touching the fringes of Kensington, Belgravia and Pimlico. The fields disappeared under streets of stucco and red brick houses.

“stylish shoppers head for Brompton Cross, where top fashion stores are interspersed with bars, brasseries and some of the best restaurants in Europe...”

Yet there was always something special about Chelsea. The pensioners came in 1689, 476 old soldiers to the Royal Hospital designed by Sir Christopher Wren “quiet and dignified and the work of a gentleman”, as Thomas Carlyle, another local resident, called it. (Nell Gwynne was one of the early benefactors of the Hospital). In the 18th century, Chelsea was a playground for Londoners – the famous Chelsea buns were first made in a “Bun House” on the Pimlico Road. Chelsea porcelain was made only between the 1740s and 1780s, so that now it is eminently collectible.

Even Chelsea could not escape being engulfed in the sprawl of Victorian London, but its special places – like the Physic Garden and the Old Church – survived, while enlightened

developers laid out squares and gardens, punctuating the rows of houses with green oases. The improving Victorians built churches, schools, hospitals - the complex around the Fulham Road and Sydney Street began with the original Brompton Hospital in the 1840s (now transformed into The Bromptons).

There was nothing ordinary about Victorian Chelsea, however. It was a place for creative people – Carlyle, Whistler, Henry James, Oscar Wilde, Rossetti, Swinburne, George Eliot and William de Morgan lived here. (Rossetti kept an exotic menagerie in the garden of his Cheyne Walk house, enraging the neighbours, while Oscar Wilde was arrested in the Cadogan Hotel on Sloane Street). So plentiful were the artists and writers that they formed their

own club and the Chelsea Arts Club – still flourishing a hundred yards from The Bromptons – has entertained every British artist of note from Whistler and Augustus John to Lucian Freud and Damien Hirst. The Chelsea School of Art is there to train the artists (and designers) of the future, adding another lively element to the local scene. Chelsea and the arts are inseparable.

Chelsea has never ceased to be a village, yet it welcomes millions of visitors every year. Locals may complain about the crowds who throng to the annual Flower Show – the first was held in 1913 – but nobody could imagine it taking place anywhere else but in the grounds of the Royal Hospital. The Royal Court, currently being lavishly improved with the aid of Lottery funds, is a star

attraction on the world theatrical circuit. Famous people - amongst thousands of more ordinary mortals - choose to get married at the registry office in the Old Town Hall. And every day of the week the King's Road is busy with people from all over the world who come to shop or just look. The “Swinging Sixties” made the King's Road famous. This was the era of Mary Quant and the young Terence Conran, and the glamour has not faded in thirty years, though chain stores jostle with the King's Road boutiques of yesterday. (Peter Jones on Sloane Square is traditionally the supplier of everything from a reel of cotton to the furnishings of a complete house). Today, stylish shoppers head for Brompton Cross, where top fashion stores are interspersed

with bars, brasseries and some of the best restaurants in Europe – the extraordinary, colourful Michelin Building, beautifully converted for shopping and eating out, is the natural focus of the area.

In Knightsbridge, ever-modish, the monumental pile of Harrods presides over another run of top-of-the-range international shops, including the much-favoured Harvey Nichols with its floors of fashions, spectacular food hall and stylish restaurant.

When the shopping is done, there is always somewhere to relax – maybe one of the numerous corner pubs. The best are hard to find, but worth the effort – real locals, where the regulars are evident but the outsider is welcome, mostly set on street corners in the hinterland of the main streets. The

old-established Anglesey Arms, just off the Fulham Road in Selwood Terrace, is one of the best, a place for all generations from the Chelsea pensioner to the twenty-something City broker. On the way home, you can buy some flowers from the ever-colourful stall on the corner of Old Church Street.

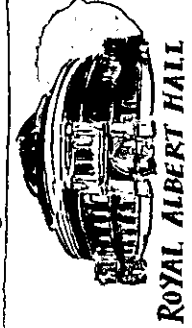
But then Chelsea is a place for anyone who enjoys living life in London to the full, enjoying the capital's immense variety and vitality. A short hop from Heathrow is the real London, worth getting to know.

The idea of Chelsea has a perennial appeal, today as in the time of Thomas More and Henry VIII. Close to the heart of things, yet a place apart with a strong personality of its own. There is nowhere quite like it.



Hyde Park Road

Exhibition Rd



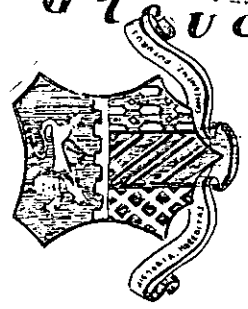
ROYAL ALBERT HALL



NATURAL HISTORY MUSEUM

Queen's Gate

Kensington



Gloucester Road

Cromwell Road



GLoucester ROAD

Stanhope Gdns

Road

Harrington Rd

Road

Road

Brompton

Onslow Gdns

Onslow Sq

Onslow Square

Drayton Gdns

Beaufort

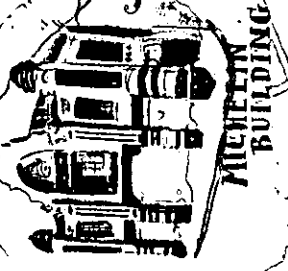
Foulis Terr.



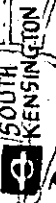
Sydney Street

The Colonnades

Brompton



MICHELIN BUILDING



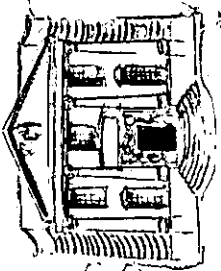
SOUTH KENSINGTON

Pelham St

Road

Smith St

Flood Street



CHELSEA TOWN HALL

Oakley St

Carlyle's House



Chelsea Old Church



Old Church Street



THOMAS MORE

St

Walk

Albert

Walk

Chelsea

Chelsea Embankment



CHELSEA EMBANKMENT



Chelsea

mapped out

Illustrated by Michael A. Hill

Chelsea is packed with variety and vitality, top international shops and exclusive restaurants. Here are just a few...



RESTAURANTS

- Aubergine, Park Walk
- Birkenlun & Birkenlun Oyster Bar, Fulham Road
- The Collection, Brompton Road
- Daphne's, Brompton Road
- Emporio Armani Express, Brompton Road
- The English House, Milner Street
- The Fifth Floor, Harvey Nichols
- The Fulham Road, Fulham Road
- Kartouche, Fulham Road
- Shaw's, Old Brompton Road
- Tables, Fulham Road
- La Brasserie, Brompton Road
- Poissonnerie de l'Avenue, Sloane Avenue
- Hilaire, Old Brompton Road



WINE BARS

- Cafe O, Draycott Avenue
- pi's
- Foxtrot Oscar, Royal Hospital Road
- Havana, Fulham Road
- Macmillan's, Fulham Road
- POW, Dovehouse Street



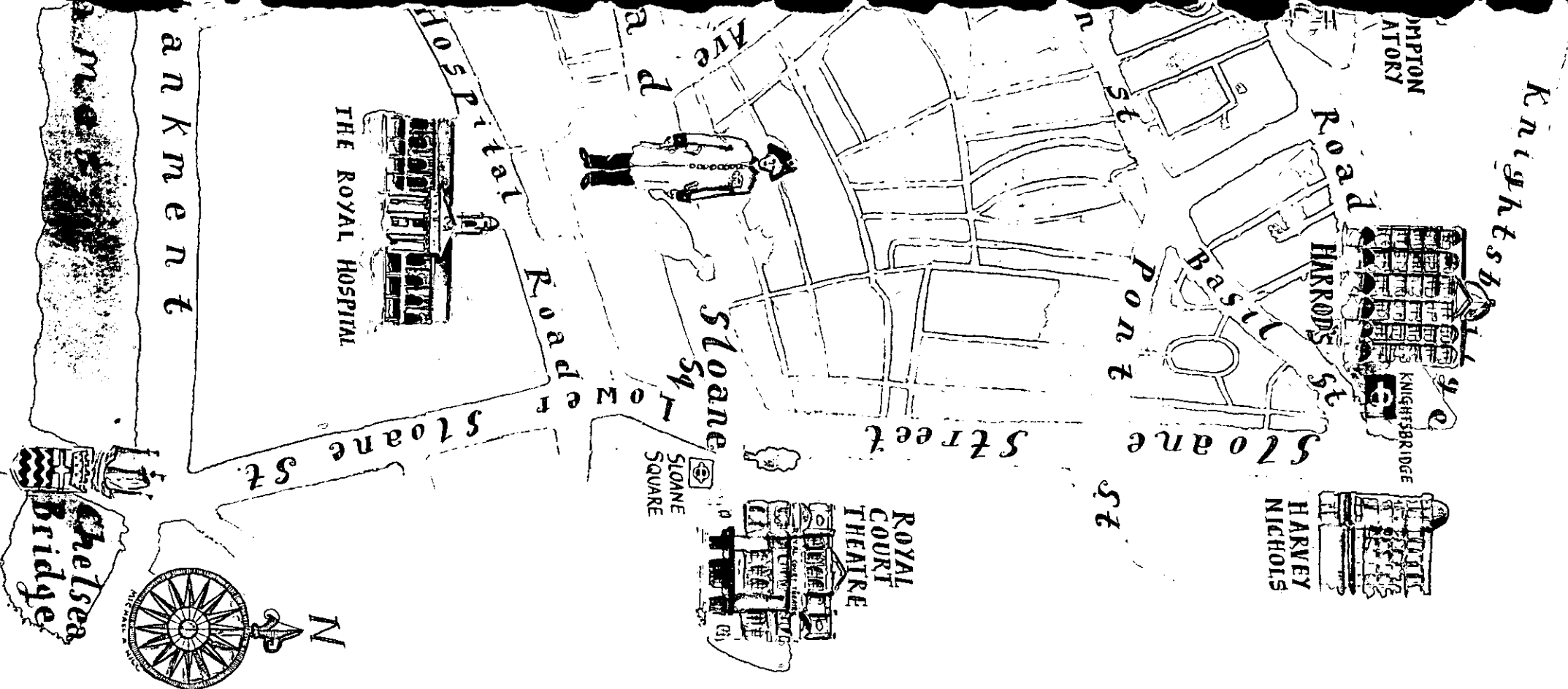
SHOPPING- Brompton Cross

- Agnès B
- Amanda Wakeley
- The Conran Shop
- Divertimenti
- Joseph
- Ganlier
- Oggetti
- Jerry's Home Store
- Voyage



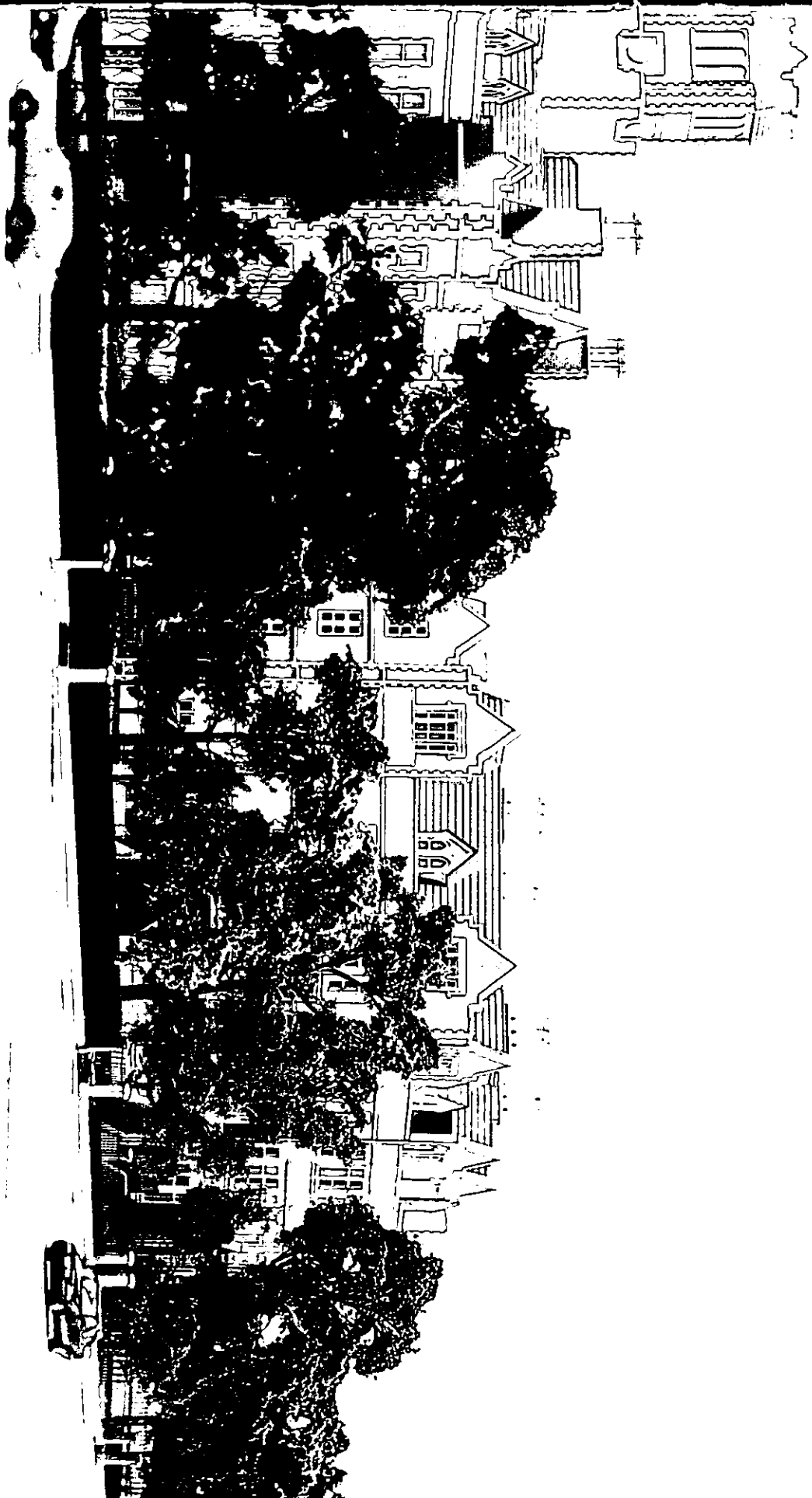
ANTIQUES

- Charles Saunders
- Michael Foster
- Robert Dickson



THE BROMPTONS

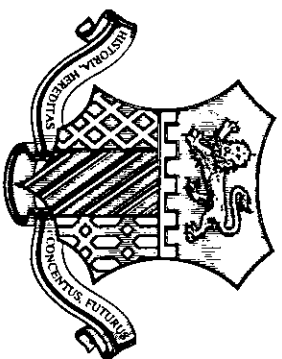
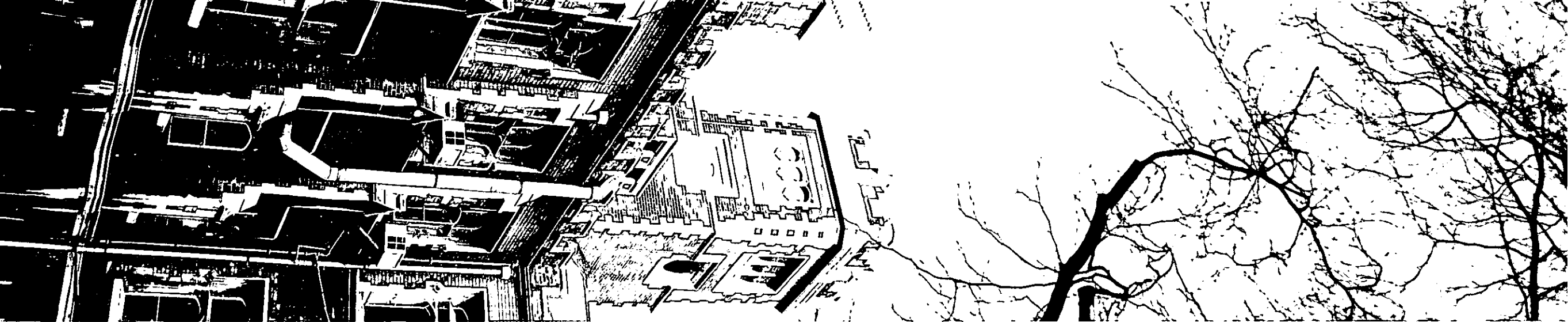




THE ADDRESSES

Northacre's project to transform the old Brompton Hospital into The Bromptons was rooted from the start in the belief that this could become "one of the finest addresses in the world". Now that the scheme is on site, that ambition looks set to be realised. The Bromptons is genuinely unique, a fact reflected in the exceptional interest which the development has generated.





THE

BROMPTONS

- Close to South Kensington underground station and the shops and restaurants of Chelsea and Knightsbridge.
- Landscaped gardens and private grounds.
- 1-5 bedroom apartments.
- Secure underground parking.
- 24 hour uniformed portage.
- Closed circuit television.
- 50ft swimming pool and gymnasium.
- 999 year leases with freehold share.
- Passenger lifts.
- Limestone, marble and oak flooring.
- Marble bathrooms.
- Handcrafted kitchens.
- Marble or stone fireplaces with gas coal effect fires.
- Intruder and fire alarms.
- Video entrance system.
- Comfort cooling to most apartments.
- NHBC warranty.



“The Bromptons will provide a new lease of life for a familiar local landmark... a place for individuals with a taste for the exceptional – and the unique.”

John Hunter, Northacre.



The raw material was, of course, excellent; a handsome listed building of the 1840s in Tudor collegiate style, built to last and incorporating the best of Victorian craftsmanship, prominently located in one

of the most favoured residential quarters in London and surrounded by gardens. Now that Northacre has demolished the makeshift and unworthy 20th century additions which defaced F. H. Francis's building, its inherent qualities are more apparent than ever. Next year, the first residents will begin to occupy the 73 apartments being created on the site. Nearly half of these will be in the old building, the remainder in the new additions designed by Northacre's own architects in the manner of the original.

The old hospital was itself completed over a period of some years. Architect Edward B. Lamb, who also designed the remarkable detached chapel,

deterred to Francis when he added the east wing in the 1850s. Klas Nilsson and his colleagues at Northacre are happy to do the same, so that the completed Bromptons will have a seamless appearance.

The restoration of the original buildings is, of course, a particular challenge, with the local authority and English Heritage anxious to preserve as many of the original features as can be reconciled with an entirely new use. Northacre's policy is always to work with old buildings, accepting their quirks and eccentricities while remedying genuine deficiencies. Anyone who wants an entirely modern environment will not choose to live here, but most potential top-of-the-market buyers in London value the history and character of the capital - which is why they choose to live in Kensington and Chelsea. They equally want up-to-date amenities.

“The Bromptons is living history. Not just a place to live but a way of life.”

Richard Osborne-Young, Northacre.

John Hunter and Klas Nilsson of Northacre specialise in adapting historic buildings to present day needs. The Bromptons will be a built statement of what Northacre stands for.

The basic plan of the old hospital will not change. You will be able to ascend the steps to the front entrance - disfigured for many years by a hideous lean-to shack - and pass through the original entrance hall into the impressive staircase hall. With the gloss paint removed and original features reinstated, the great staircase will be as impressive as that of a country house, but can be enjoyed by anyone lucky enough to own an apartment in the development. Beyond, what were once “institutional” corridors will be transformed: compared to the spaces in any newly-built scheme, those at The Bromptons are, of course, exceptionally generous, evoking strong memories of the expansive Victorian age. One of the two secondary staircases will be retained, though a complex underpinning operation is needed on account of its location on top of the new underground parking

area. Original chimney-pieces, where they survive, are being retained and others replicated to the original pattern. The essence of the apartments is individuality, some have vast reception rooms which were once wards; another makes use of the elegant hospital board room, another features a unique study, located inside the brick tower of the east wing and lit from above. “Our approach is to keep everything we can and make good”, says Klas Nilsson. “But sometimes we need to make adjustments”. The heavy wooden ceiling over the main stair, for instance, is to lose its dark varnish in favour of a bold colour scheme.

The condition of the old buildings was generally good, but 150 years of London air have taken their toll. Around 50% of the stone roof parapet is badly decayed and has to be replaced, using real stone. Northacre has brought in respected stone consultants, John and Nicolle Ashurst, to give detailed advice on the stonework.

Nothing is being needlessly replaced. The roof of the main

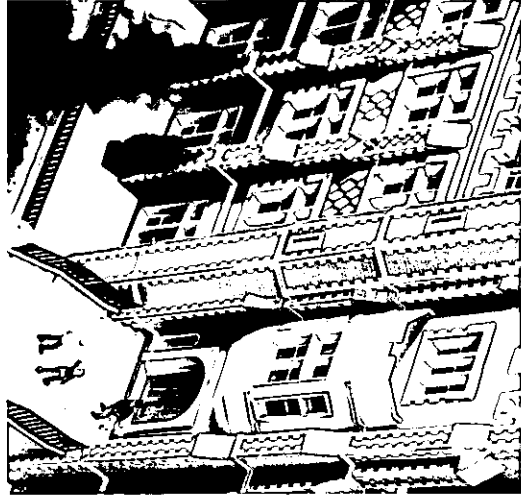
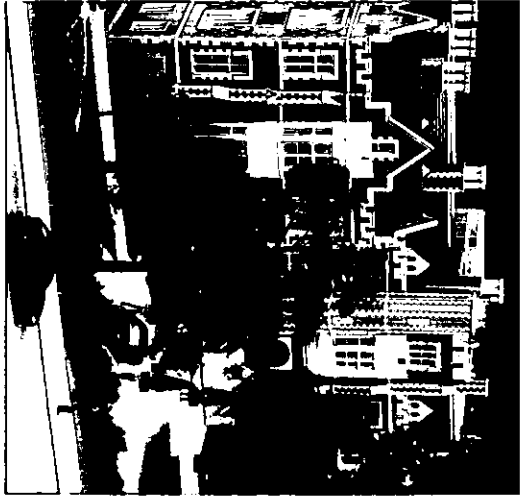
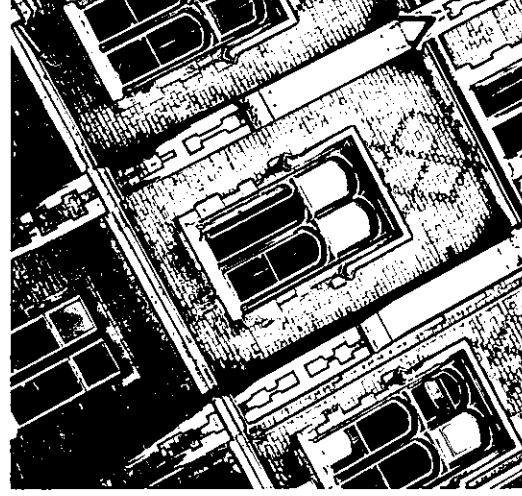
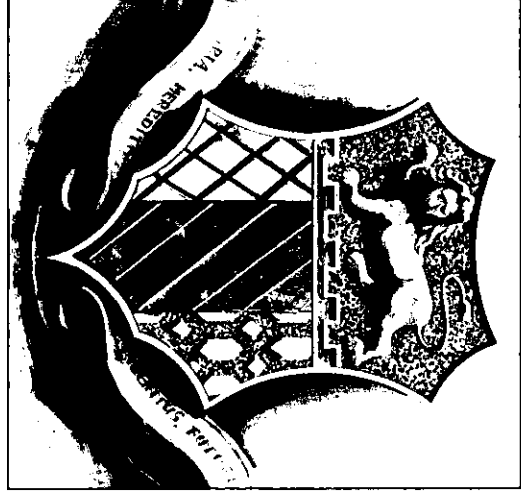
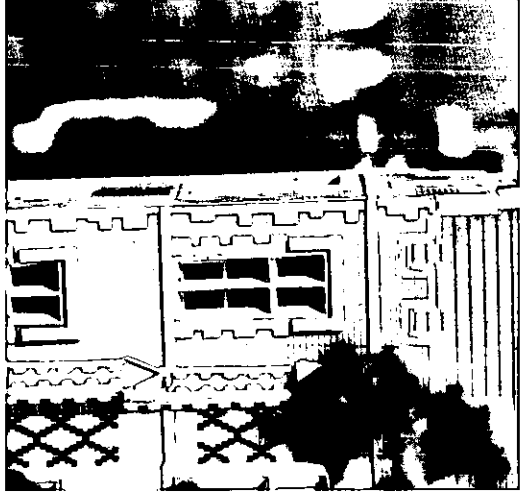
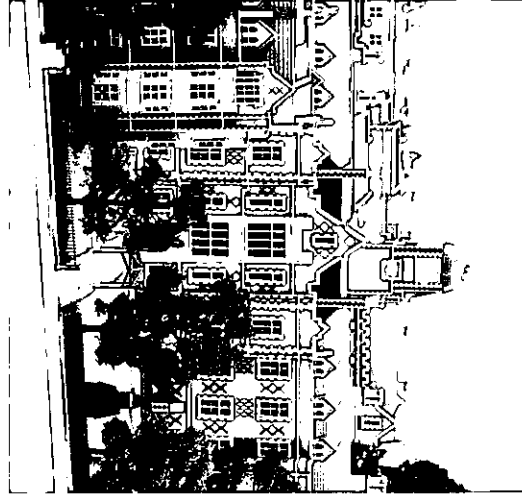
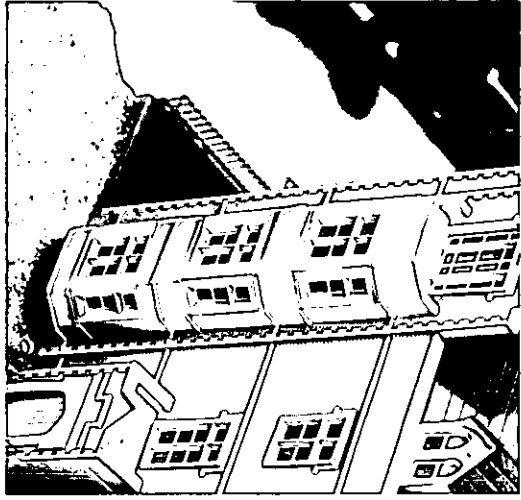
tower, for example, is roofed in solid stone and good for centuries, an example of the Victorians’ belief in building for posterity. Some of the elaborate chimney pots have gone missing over the years: exact replicas are being made to replace them, a costly operation. The old hospital is being externally cleaned using a fine abrasive, in accordance with the advice of English Heritage. When the operation is finished, it should look as good as new.

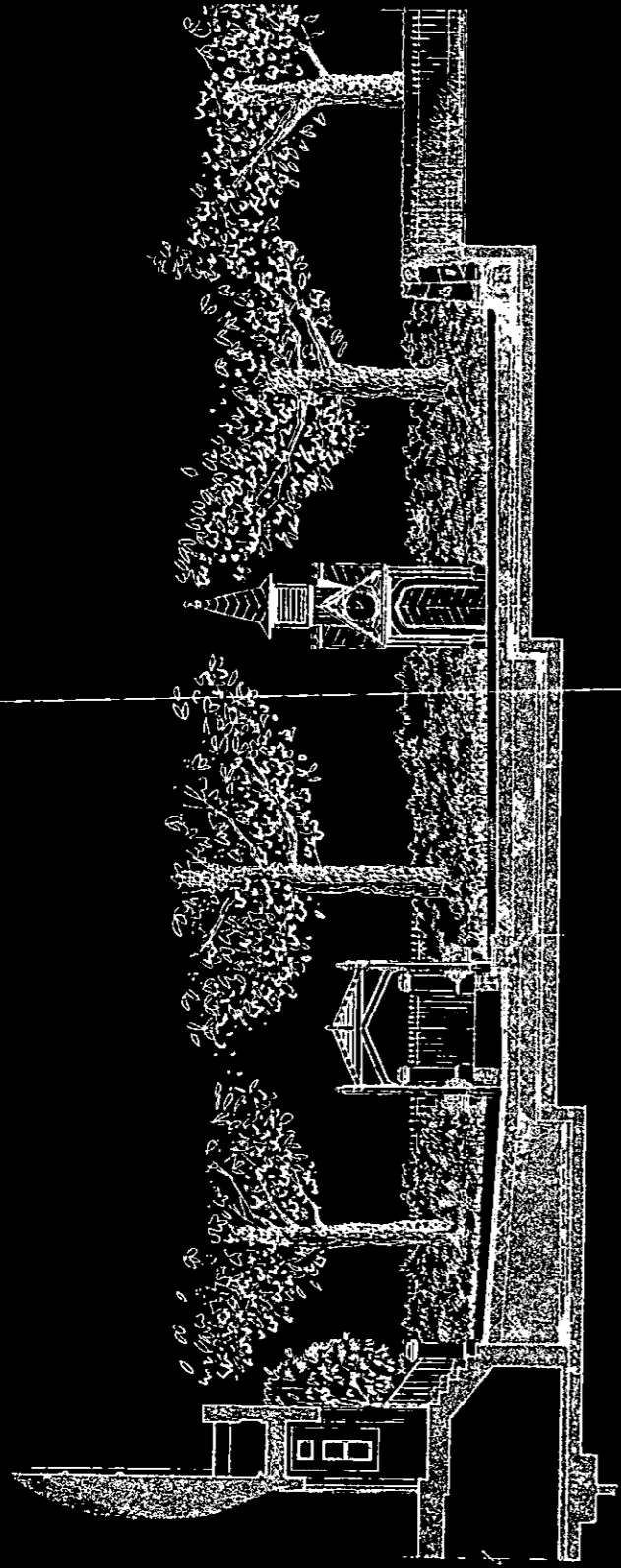
One of the more surprising discoveries of the thorough survey done on the old building was that some of the diapered brickwork was painted on - even the Victorians occasionally faked appearances.

There will be no shams in the new buildings on the site. Brickwork is specified “to match original”, not so difficult a task as one might imagine. Present day Leicester red bricks are very close in appearance to those used in the 1840s and 50s and a suitable blue brick has also been identified. The reconstituted stone chosen for the new buildings looks and performs like the real thing.

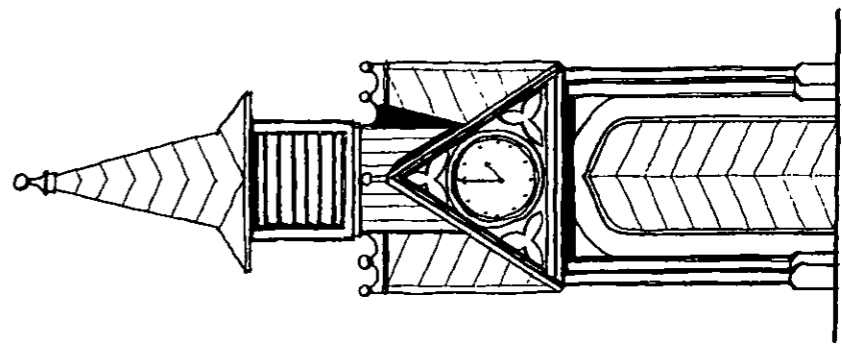
The former chapel, the best building on the site, posed something of a problem.. Continued religious use was not practical: there are churches of every denomination within easy walking distance. The chapel’s original fittings had to be retained, so that radical conversion was impossible. The building is therefore to become an amenity for residents and for the neighbourhood - it will be possible to hire it for suitable social occasions or meetings.

The completed Bromptons project will produce something more than a residential development. The original buildings were inspired by the architecture of Oxbridge colleges and it is natural for the site to grow as colleges once grew, by adding new quads and wings in an “organic” fashion. The Bromptons will provide a new lease of life for a familiar local landmark and a new focus for one of London’s most dynamic residential locations. It will be a place for individuals with a taste for the exceptional and the unique.





Section through croquet lawn



Croquet lawn clock tower detail

“The sheltered secluded rose garden, is a sumptuous place to sit, being backed by a trellis of ramblers and climbers, rich scent being the absolute key.”

John Wyer, Bowles & Wyer.



The garden's most wonderfully striking feature is the virtually total hedged-in privacy, created by huge walls of wonderful Plane trees (*Platanus x hispanica*), some 140 years old, with sprays of glossy, lobed leaves. And the sense of stately privacy is being bolstered by an extra 20, 40 year old trees being specially shipped over from Germany: 4.5m high, with massive, chunky root balls weighing about 3 tons, they will be lifted up and over the Victorian railings by a giant crane. (It's just like planting a tree in your own garden – someone makes sure it's vertical, and that it's in the right place – except with these giant woody specimens you dare not get it wrong!)

What marks out The Bromptons design is the fantastic attention to detail. Night lighting the trees does not mean stark angled beams pointing up at the crowns but rich warm 'moon lights' that gently shine down from foliage giving a far subtler, more soothing effect. Everything has been transformed into art, especially the stately main entrance.

Recessed like an Oxbridge college with big, bold, white bay windows and topped by basket-weave chimney pots, there's stylish shapely elegance from pointed cones of box, specially imported from Holland, and a geometric parterre de broderie, with coloured gravel inside clipped walls of box. It's a dual purpose garden, to be seen from above and at ground level. No detail has been spared, the paths being York stone and patterned arrangements of brick. Like Northacre, Bowles & Wyer are sparing no expense at giving a sensitive, historic touch.

Most eminent Victorian gardens spring a terrific surprise. Look out for the brand new Gothic folly made from Brompton's reclaimed brick. It adds a touch of the spooky, close to the childrens play area which echoes the Gothic idea with a wonderful miniature castle, and all kinds of timber play structures on a playpark safety surface. It's a garden for every age, and one for every mood.

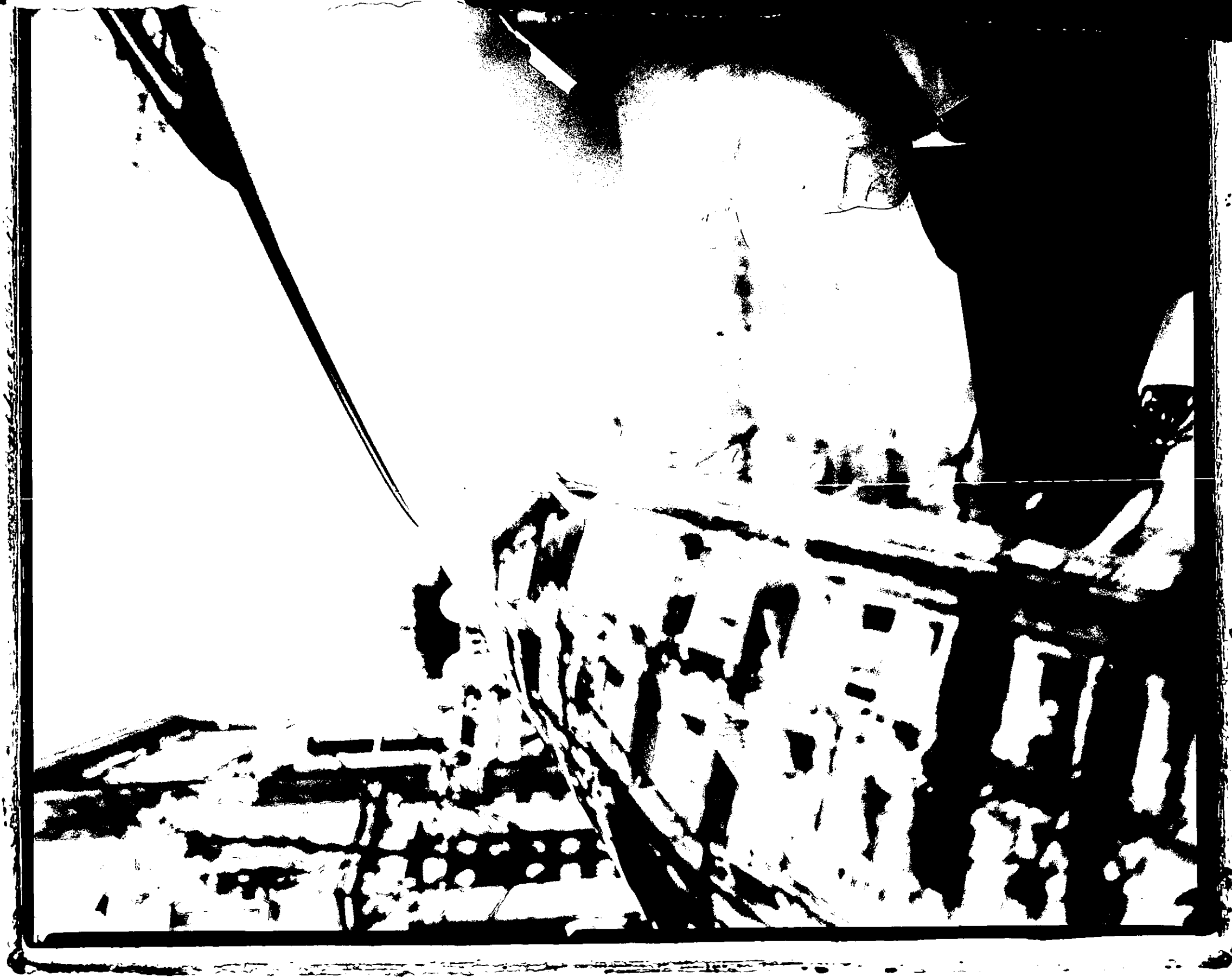
“The secret garden has a marvellous Gothic groto with a

crenellated roof, the mask of Neptune in a rocky, man-size wall spouting water into a pond. The sheltered, secluded rose garden close by, is a sumptuous place to sit, being backed by a trellis of ramblers and climbers, rich scent being the absolute key” says John Wyer. The designers have refused to be handcuffed by any kind of needless, period-piece, and will be including disease-free modern roses that flower over a long summer period, provided they have a shapely Victorian feel, bearing rich bold clusters of flowers. Bourbons (which descend from a chance seedling found on the Ile de Bourbon in 1817), moss (first recorded in 1720), and centifolias (which date from the 16th century) all appear beside modern roses like ‘Constance Spry’ with its large cupped flowers and ‘Chianti’, with its powerful old rose scent.

Victorian gardens were famously adorned with swags and garlands of roses in reds, pinks and whites, and it's no exception here. The most engaging feature? The pleached lime walk – an aerial hedge on stilts – in a courtyard,

quiet, reflective and gentle with eye-catching urns and pots. And the most magical? The mosaic base to the pool which glints under lights at night.

The best thing about The Bromptons garden is that it's not the landscaped world of a small rectory, where everything is immediately visible. And it avoids the 'rooms' of a Hidcote or Sissinghurst where visitors are propelled round, through openings and exits. It is rather, 11 colourful separate areas linked by informal walkways taking you on a mini tour, if you wish, past the building and chapel, the pergola and the mock-Victorian clock tower, the fountain and sculptures. Like all the very best gardens, what makes it so appealing is the amazing attention to detail, and the genus locii. Except this one has an added bonus. The characterful use of Victorian plants. And it's a private secret garden, rich and scented and flourishing, amongst London's finest shops and streets.



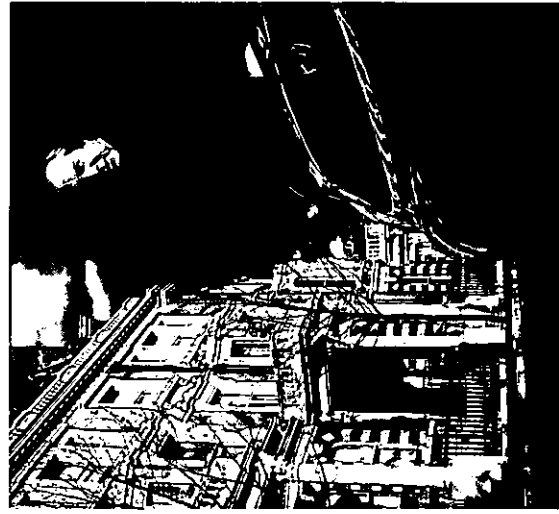


Moving up a Gear

Jackie Stewart talks to Amanda Evans, former Editor of Homes & Gardens, about the personal attraction of owning an apartment at The Bromptons.

Jackie Stewart, already a resident of Observatory Gardens, has now bought, site unseen, an apartment in Northacre's latest flagship project, The Bromptons. This says as much about Jackie Stewart's commitment to achieving the best as it does about Northacre's unparalleled quality of apartment building.

As anyone who has ever met Jackie Stewart will tell you, his uncompromising attention to detail is palpable. Nothing less than first-class is acceptable. He is still one of the most successful racing drivers of all time, having been World Champion three times and winner of 27 Grand Prix. These days he is a businessman. His most recent venture epitomises his dedication to achieving the very best. The Stewart Ford team, the organisation run by himself and his eldest son is, as he says, "the most dynamic new arrival in Grand Prix with a high level of sponsors including Ford, the government of Malaysia and the Hong Kong & Shanghai Bank". He is a very busy man. Wall to wall meetings: several mobile phones in the car, little time for socialising. "Going into an endeavour like this is a big venture", he admits "it takes up all my time". Striving for this level of excellence does not merely manifest itself in his business life. Indeed, he has a reputation for focusing



“The property did it for me.
My immediate reaction was that it was
impressive and well finished.
From there it only got better.”

Jackie Stewart

scrupulous professionalism to any task and that includes house hunting. When he moved to Britain from Geneva, Jackie Stewart decided that as well as his rented apartment in Sunningdale he needed a London flat. With his desire for nothing less than the best it was natural that he should find himself looking round Observatory Gardens. He hadn't looked at much else. But, he says, he didn't need to. “The property did it for me” he explains. “My immediate reaction was that it was impressive and well-finished. From there it only got better”. Given his frantic schedule he wanted not just a flat but a whole infrastructure around him that would ensure his life was as hassle-free as possible. Thus security, underground parking and a substantial building, vital to Stewart, but not always high on the list of priorities for developers in Britain, were already in place. For Northacre such elements are naturally an integral part of their philosophy for producing luxury

apartments. “I really liked the fact that there was underground parking. It means that my wife and I can just drive in at any time and leave our cars for as long as we want without worrying about security or finding a space. In London that's a rare commodity”. There were other important ingredients that affected his decision: the quality of finish on the building's exterior, for instance. This really appealed to Stewart. He liked the way Northacre had retained the period details, had copied and perfectly matched any that were missing, had, in short, retained the inherent character of the building, whilst offering buyers all the qualities and luxuries they would expect in a new building. “Look up there” Jackie Stewart points to the wrought iron window sill details, the cornice that has been so meticulously renovated. “These details are important. You could do without them. But then how many such details are you prepared to do

without before the building becomes ordinary? Faceless”. Inside the apartment, the dominating feeling was one of quietness and comfort. Important features such as the bathrooms were impressive he says. More particularly, so were the doors. “That's something I always look at”, explains Jackie Stewart. “At Observatory Gardens they are solid, well built quality. This is not something I see much of in the UK”.

When it came to the interior design, given that only the finest would do, Jackie and Helen Stewart decided to work with Helen Green of Lifestyles to create the sort of environment in which both of them would feel relaxed. As Northacre's in-house design team, Lifestyles was a more than appropriate choice, and Helen Green's depth of understanding of both the overall development concept and what the Stewarts wanted meant that the transition from new flat to a real home was effortless

for them. Says Stewart, “she and my wife had created a really warm and comfortable apartment”. It might, therefore, seem surprising that they now intend to move. Why? I asked Stewart. “The Bromptons just adds another dimension to my quality of life” he explains. “I feel comfortable with the calibre of building and amenities I perceive will be there - thanks to my experience at Observatory Gardens”. At The Bromptons he will again, have the sort of back-up every busy person would love to enjoy in London such as underground parking and good security. But there's more. The interesting neo-gothic building set well back from the road in peaceful gardens, provides the sort of retreat from a frenetic business life that Jackie Stewart really appreciates. “The Bromptons offers just that little bit more, the feeling that I'm not in the city - I think it will give me a sense of freedom while I'm in London”.



To Jackie Stewart the Northacre philosophy provides more than just a roof over his head. It's a way of life that encompasses everything from the aesthetics to the practical. "This is important to any discriminating purchaser", says Stewart, "but most of all to a Scot who is always looking for value for money". Interestingly, he had never owned a flat in London before buying at Observatory Gardens, but in making this next move, it didn't occur to him to look further than Northacre. His expectations by any standards are tough, but having lived around the world he

adds another measure to what he expects from a property; Stewart's readiness therefore to buy, sight unseen, into The Bromptons is a powerful endorsement of Northacre's belief that here they have created one of the finest addresses in the world.

Life for Jackie Stewart in London is no holiday. What about local restaurants, the movies, walking in the park? I asked him. "My work load is huge", he says. "So when I am in London I really try to simplify my evenings". He is up early and onto the phone almost before his feet have hit the

ground. He works right through the day until dinner which is usually with business colleagues. Only occasionally, he says, is it a social event. But he keeps his flat private. "I don't use it for business, and it is really important for me to have somewhere in London where I can relax."

For a man who believes he is breaking new ground in his own field with his racing team, it is perhaps inevitable that Jackie Stewart should find himself at one with the Northacre belief which is that they are building a new

concept in luxury apartments.

He was attracted to Northacre, initially, because of their brochure. "I reckoned if they went to that much trouble with their literature they might do the same with their properties", he explains. "As soon as I saw their developments I knew they matched the literature. Some people try to sell you the moon, but you only buy a reflection of it. With Northacre", he says, "they have delivered for me". Surely there can be no greater recommendation from a man who strives for better than best.

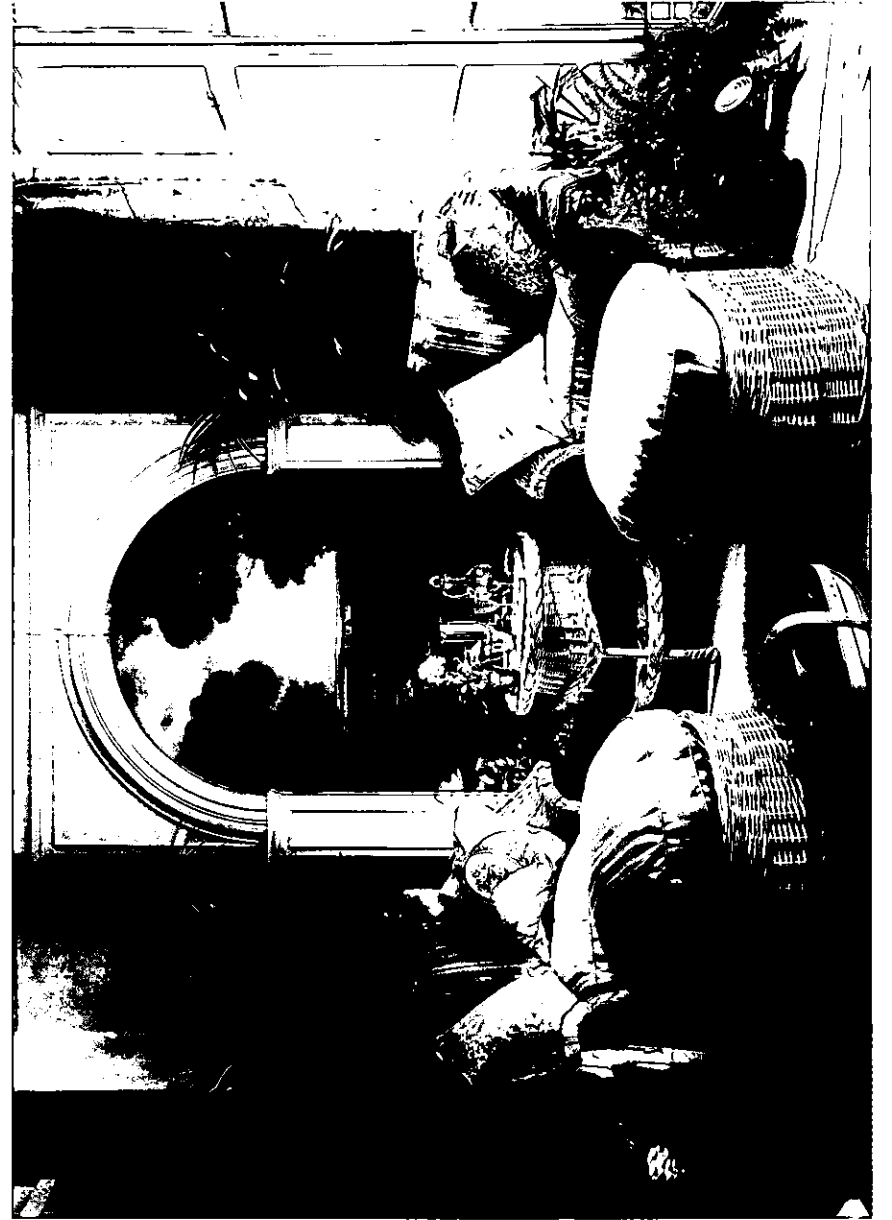
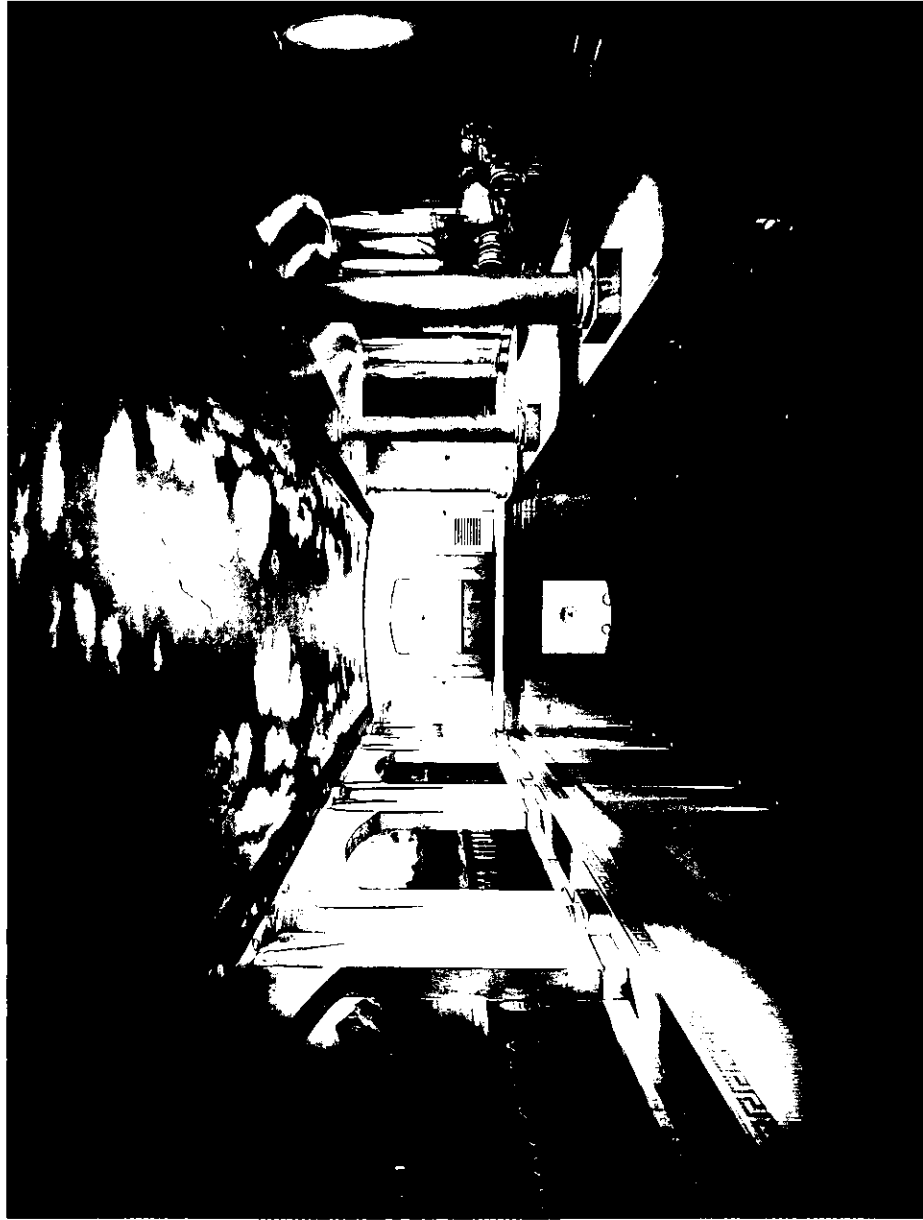


EXCERPT FROM THE TIMES, OCTOBER 23, 1996

Live like a Lord in MILLIONAIRES' ROW

BY RACHEL KELLY

To find one, house in London with an underground swimming pool is rare. To find 25 in a row is exceptional. Earls Terrace, which is parallel to Kensington High Street in west London, lies tucked behind trees. The six-storey houses enjoy the three-acre gardens of Edwardes Square, plus their own 100ft² south facing gardens. The pools lie hidden beneath...



“Northacre has retained, restored and reinstated the houses’ architectural features...”

Rachel Kelly, The Times

WELL, THEY WILL DO. AS YET, ONLY THE SHOW HOUSE IS COMPLETED AND FOR SALE AT £3.5 MILLION, WITHOUT ITS ANTIQUES, BUT THE PRICE DOES INCLUDE SOFT FURNISHINGS, CURTAINS AND CARPETS.

The contrast is vivid between the perfectly restored house at one end of the terrace and the chaos of a mammoth building site that is the rest. Would-be buyers be warned: don't get lost as I did on the building site. The project is expected to take two years to complete.

The idea is that buyers will be able to choose between an underground pool plus sauna and spa bath, and a sports room. Houses with a swimming pool cost £250,000 more than houses with a billiard room.

The grade II listed Georgian terrace has been restored by Northacre, the developers, led by John Hunter. The terrace was developed in May 1811, ten years after 24 year old William Edwardes, the second Baron Kensington, inherited a 250 acre rural estate.

The second baron granted a

99 year lease to a Frenchman; Lois Leon Changeur, and in October 1811, Daniel Sutton, a Wilton carpet manufacturer, brought the ground rents on the terraces.

Subsequent residents included Mrs Elizabeth Inchbald, the novelist, dramatist and actress, who lived at No. 4 in 1816; Thomas Daniell, the painter, who lived at No. 14; the architect George Ledwell Taylor, who lived at No. 10; and William Hasleline Pepys, the man of science, who lived at No. 11; and finally, George MacDonald, poet and novelist, who lived at No. 12.

In 1910 Earls Terrace was split into 125 self-contained one-bedroom flats, a warren of glorified bedsits. When Northacre bought the properties there were still 36 tenants. Only one complained about the development. Those who wished to stay have been rehoused in newly converted flats at the end of the terrace. House prices start at £2.75 million.

Northacre has retained, restored and reinstated the houses' architectural features and

period details from the classical facades, studded front doors and limestone and slate entrance halls, to the gently curving wood and wrought-iron staircases. Upstairs, the first-floor drawing room sports a corniced ceiling and marble fireplaces, with three pairs of French windows which open onto an ornamental balcony to the front of the house.

Each house is equipped with fire alarms, video entry systems, hi-fi wired on every floor, TV and cable connections and the latest “scene setting” lighting systems. The main rooms have air-conditioning which can, if need be, supplement the gasfired centrally heated radiators and underfloor heating.

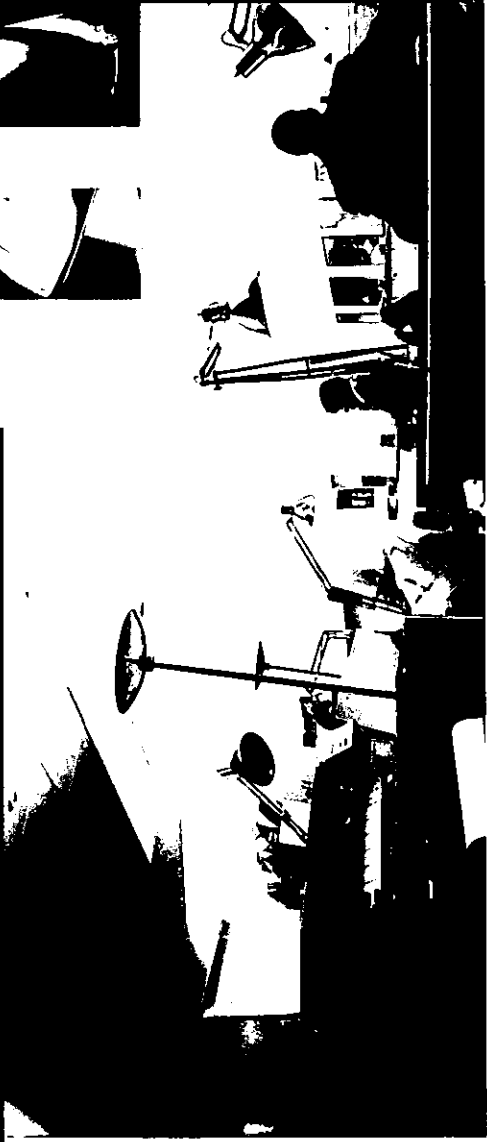
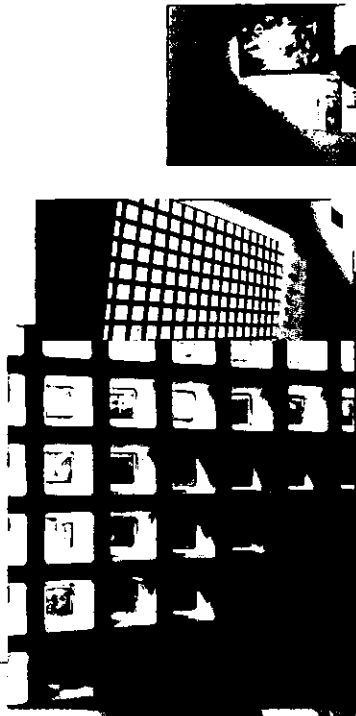
To the front of the terrace the cellars will be excavated and extended to create an underground car park, which will doubtless be a selling point particularly with foreign buyers. The ground floor houses the dining room and a kitchen and study overlooking the gardens. The master bedroom suite, with a fireplace, marble bathrooms and a dressing room, takes up the second floor. The top storey has

three bedrooms and two more bathrooms. There are two extra bedrooms in the basement.

The show house has been decorated by Lifestyles, Northacre's inhouse design company. A team of 60 people - from specialist painters and muralists to curtain hangers and carpet makers - worked for 4 weeks under the eye of Helen Green, the head of the design company. The cost was about £200,000.

“My idea of designing was that the interiors should compliment the impressive architectural details,” Ms Green says. “The contents, silk, damask or tafteta, and the antique furniture came from all over the world. A lot of the wallpapers and carpets have been specially designed by me”.

The gilt mirrors have been aged and the bedroom furniture prettily painted. Ms Green rummaged in antique shops and hunted out bargains in Bernmondsy's Friday market. There is pink and white sprigged Sevres porcelain in the Kitchen and cloth-bound old books in the sitting room. The idea is to create a lived-in look.



NORTHACRE'S

nerve centre

Photography by Marty Forsyth



the new offices

Northacre believes passionately in the importance of “building on history”, a philosophy which underlies everything the company has achieved over the last decade. Building on history means respect for the past - reflected, for example, in Northacre's painstaking restoration work at Observatory Gardens and Earls Terrace - but equally a belief in the future and the conviction that what is built today will be part of the heritage of the future.

“It took an act of faith to believe that it could work.
The transformation was achieved,
in fact, in record time.”

John Hunter, Northacre

Standing in Northacre's new offices, you could be in any great city in the world, but the location is, in fact, the very heart of what once was the village of Chelsea. Old Church Street begins at the river, where the Old Church (Sir Thomas More's local church) still stands. Further up is the Old Rectory (splendidly restored in recent years) and across the fashionable King's Road, more interesting houses. Including pioneering Modern Movement designs of the 1930s, and the famous Chelsea Arts Club. The context could not be more historic, yet Old Church Street has always moved with the times.

The new offices are tucked away behind Old Church Street, part of a discreet development of the early Seventies which Northacre recently acquired in its entirety. The first time visitor might find this an odd location for one of the London's most dynamic residential developers, but if you press on, through a sunken piazza, you get a glimpse inside. Klas Nilsson of Northacre, himself a architect trained in the Modern tradition and an enthusiast for the best work of any period, is full of praise for the original concept, not least the way in which natural light is drawn down into the office space from above to provide a congenial environment. But when Northacre first saw the space, Nilsson admits, "it looked like an underground car-park", disused, dirty and frankly depressing." It has now been transformed.

Northacre's John Hunter explains that "this had to be achieved while we were busier than we'd ever been before - the place had been empty for five years and was damp and filthy. It took an act of faith to believe that it could work. The transformation was achieved, in fact, in record time" - Northacre badly needed a new base and the Chelsea offices embodied a new vision of the company.

"The new office is intended to be seen", says John Hunter. "It's a workplace, but also, in a sense, a showplace. Our customers come here and obviously what they see affects their view of us - we wanted to make sure that they went away with a very positive impression". Northacre is a unique operation. Not only does it develop, it equally designs. Under Klas Nilsson's direction, the company has built up an architectural team capable of responding to the challenges which Northacre regularly takes up. A typical Northacre project - if there is such a thing - can involve both "keeping in keeping" (adding imperceptibly to an historic building) and radical new interventions - Klas Nilsson's own instinct is often to be innovative.

The architects and designers at Northacre are very important people. In the office, they occupy a prime position in an open-plan area behind the reception desk, making maximum use of natural light both from above and from the full height windows which look out on to the entrance courtyard. Their work space is intended to be inter-active, encouraging discussion and the exchange of ideas. Customers sometimes come to the office to discuss work on the properties they are buying - which can be fine-tuned to their requirements on the drawing board. "This is really a one-stop shop for residential property". John Hunter explains. In one place, you can select an apartment, discuss its detailed design, and arrange for it to be decorated and furnished - Northacre's Lifestyles is on site and well able to tackle the latter task. "The only thing we don't do is sell properties", says Hunter, who believes that "agents still do the job best - we are committed to the present system".

Goode heavens

It will surely come as no surprise to those who know both companies that Thomas Goode & Co. and Northacre have joined forces. For here are two companies whose products so compliment each other, whose ideals and philosophies are so similar that one might be forgiven for wondering whether they are, in fact, part of the same organisation.

Both companies believe in preserving the very best of the past whilst investing in the present to preserve the heritage of the future. Northacre, for instance, say they are “building on history” when they take on listed buildings with beautiful architectural features and combine them with the very latest in design, convenience and luxury to produce some of the finest addresses in the world.

Similarly, Thomas Goode & Co., renowned the world over for its exquisite china, glass and silver

has a history that dates back to 1827, three Royal warrants and a reputation that establishes it as the most prestigious china shop in the world. Anyone walking into the shop today, however, cannot fail to notice the interest and investment being made in young designers. Amongst the elegant show of traditional china and glass the shop floor now boasts tabletop displays of bright colourful glassware: exciting designs on china and exotic candleware.

The coming together of these





two companies in their newly created Thomas Goode Lifestyles - a total design service which combines the best interior design skills from Northacre's Lifestyle division with the quality merchandise from Thomas Goode - is an example of the sort of synergy that many management consultants only dream about.

There is, as one might have suspected, more to this link between Thomas Goode and Northacre than meets the eye. Rumi Verjee, a quiet, unassuming man, is the extra dimension that pulls these forces together. His involvement in both companies is explained simply: "I like backing people and investing in different

projects," he explains. Thus when Northacre came to him with The Bromptons proposal he immediately saw it as an interesting project. "It is a unique location. With its tradition, history and architecture it felt like an Oxbridge college and it reminded me of my Cambridge days," says Mr Verjee. But there has to be more than just a few happy memories to make such a serious investment. Why would Rumi Verjee team up with Northacre to invest in The Bromptons? "With property deals like this of course location is the key," he says, "but it is the quality of the management team that I consider to be absolutely vital. I knew that with the

“Thomas Goode stands for heritage, British tradition and high quality. This ties-up perfectly with Northacre...”

Rumi Verjee - Chairman, Thomas Goode & Co.

combined talents of Northacre, The Bromptions was backed up with excellent experience and high quality work, something in which I wanted to invest.”

The link with Thomas Goode seems almost too perfect but it is no coincidence that Rumi Verjee is also Chairman of that company. Indeed before getting involved with Northacre he had been thinking about moving house and had looked around Earls Terrace. He was naturally pleased to see that they were already using merchandise from Thomas Goode to provide the finishing touches to their show apartments and houses. Rumi Verjee believes that Thomas Goode stands for heritage, British tradition and

high quality. This ties-up perfectly with Northacre because both companies work on the same premise: “knowing the customer, wanting to please the customer,” says Mr Verjee. Quite simply “wanting to be the best”.

His plans for Thomas Goode stem from his personal interest in retaining heritage whilst promoting contemporary British design. So serious is he about this that he has formed a Board of Advisors which includes such luminaries as Lord Snowdon and Lord Gowrie to advise on Goode’s heritage and also on the way forward. “After all,” he enthuses, “Thomas Goode, in its heyday was avant-garde. It is our responsibility to be a trend-

setter.” Thus the exciting plans for a new Gallery of Design in the shop’s basement will be a unique showcase for young designers. He has been particularly impressed with the work coming out of the Royal College of Art and felt that those young people had no commercial space in which to exhibit. He also aims to open Thomas Goode shops around the world and to be the pre-eminent British designer and manufacturer of high quality china and tableware.

Such plans can only bode well for customers of Thomas Goode. Lifestyles who will be buying into “a lifestyle, an image,” says Rumi Verjee. An image of such high quality and design standards that

their lives will be transformed.

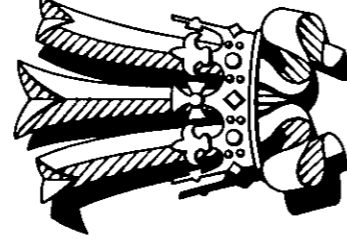
And if anyone doubts Mr Verjee’s respect for tradition they only have to walk past the front of the shop. That London landmark, the vast china elephants made by Royal Minton in 1889 have been moved back to their rightful place in the window. “They are the soul of this business,” Rumi Verjee says. “I’ve put them back where they belong.” And for the first time in 100 years they have been painstakingly cleaned and restored thus substantiating his claims that, with one hand firmly on the heritage rudder, he is driving with enthusiasm towards the next millennium.

“the overriding aim of my Institute is to... heal
the wounding fragmentation of building disciplines
characteristic of our century...”

HRH The Prince of Wales.

THE PRINCE OF WALES'S INSTITUTE OF ARCHITECTURE

NORTHACRE:



official exhibition sponsors

Northacre has just become the official sponsor of The Prince of Wales's Institute of Architecture's end of year exhibition. The key to understanding the reason for this relationship is that both organisations are concerned with sustainability. Northacre's creative renewal of old buildings is entirely in line with The Institute's objectives. The development of the built environment must be rooted in the past if it is to be in harmony with what has been before. In addition, the restoration of buildings means that vital materials are not wasted.

The Institute teaches and explores ways of improving the built environment at foundation and graduate level, the skills required by a company such as Northacre. By ensuring that

its students are taught the basic principles of tradition, mathematics and geometry they are able to tackle the design of any new building and the restoration of existing buildings. They are taught a wide range of crafts which enables the students to contribute to the ornament of building, whatever its style. They get to deal with real materials, both modern and old.

The Institute also teaches the underlying factors about 'human' architecture. By studying the human form through life drawing its students learn about human spatial concept. By observing nature they become sensitive to their environment, both built and unbuilt.

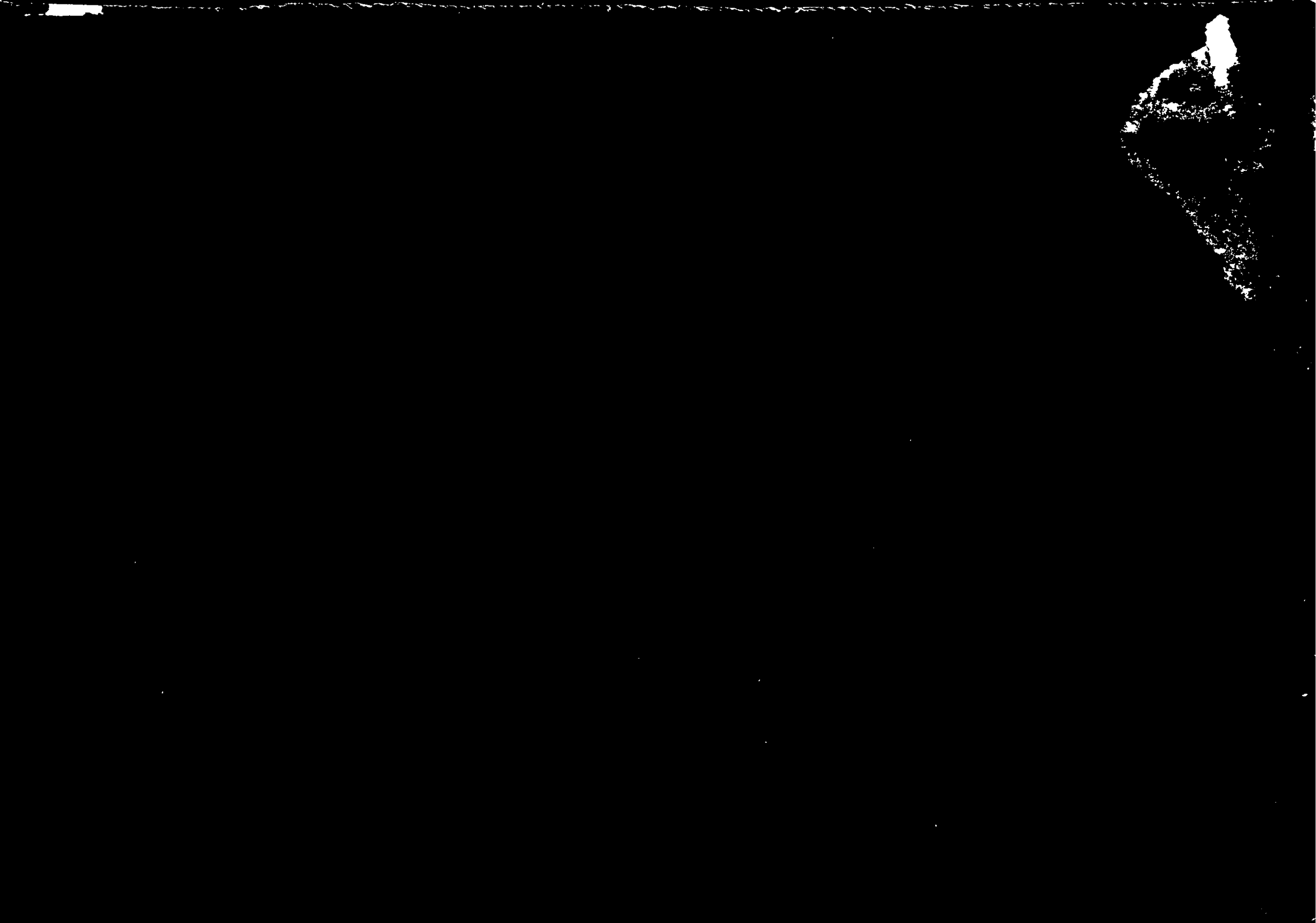
Working with communities throughout the world, The

Institute empowers people to have a say in what happens in their environment. There is a full public programme of events from exhibitions to lectures and seminars which look at major issues, for example the future of conservation, reconstructing buildings and the re-use of offices in London.

Northacre and The Institute will be working together not only on the end of year exhibition. They have had discussions on how both organisations can have an impact on what goes on in the planning process of buildings. How they go about this will be the subject of further discussions. The Institute is moving towards an exciting new phase when it will be carrying out vital research into the policy which affects the environment. Working in

partnership with developers, planners, politicians at local and central level, a wide range of professional and commercial organisations and lay people, The Institute helps to further the mission of His Royal Highness The Prince of Wales. When he founded The Institute he said, “the overriding aim of my Institute is to bring people together, both to heal the wounding fragmentation of building disciplines characteristic of our century, and to break down the demoralising barriers between the professional experts and those shared by the great body of people affected by developments of various kinds”

(The Prince of Wales's Institute of Architecture's end of year exhibition takes place from the 19th to the 26th of June. For more information on The Institute, please call Charlotte Langley on 0171 916 7380)



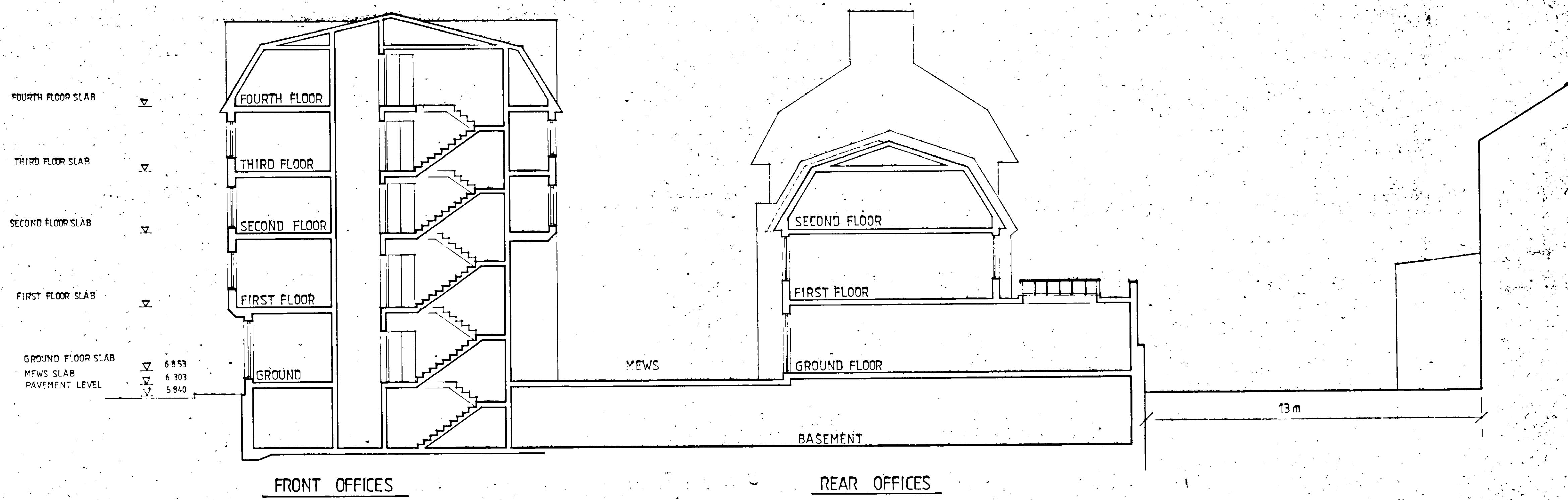


NORTHACRE

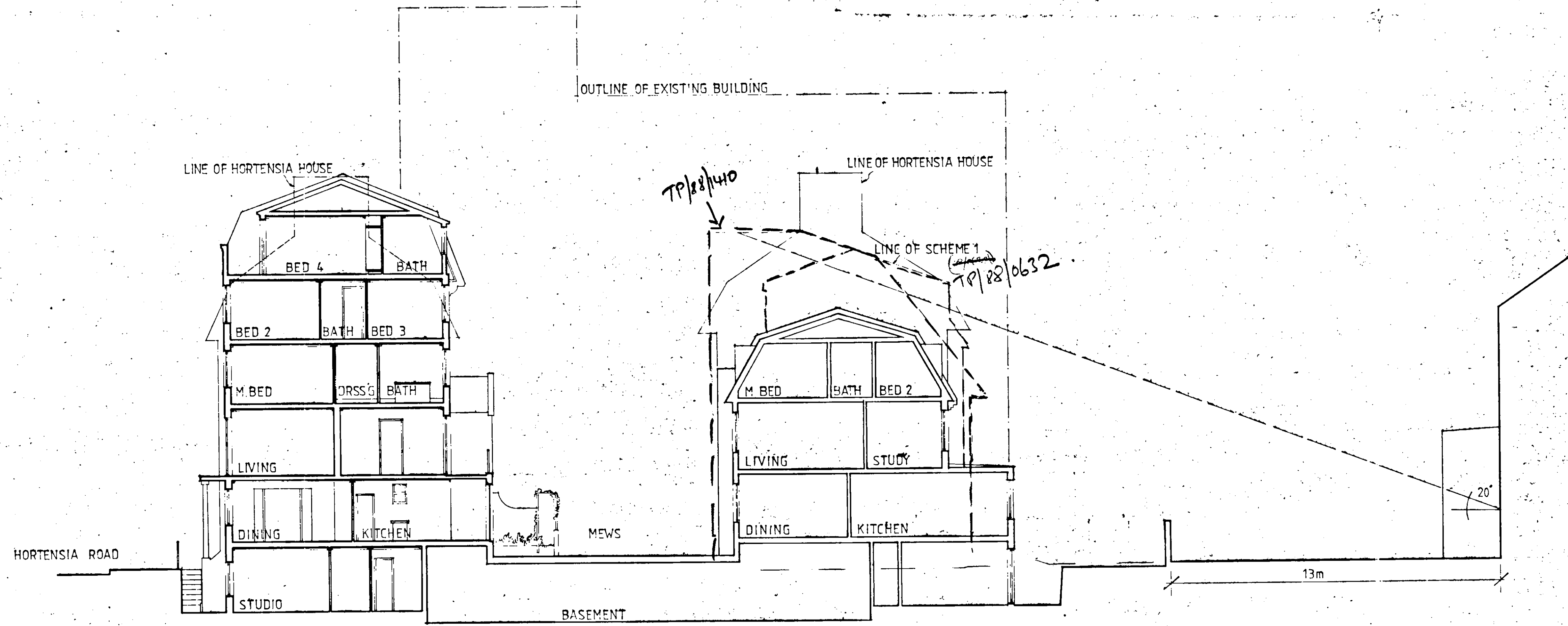
FOR MORE INFORMATION ABOUT ANY OF THE PROJECTS FEATURED, PLEASE CONTACT:
NORTHACRE LIMITED 48 OLD CHURCH STREET LONDON SW3 5BY
TEL: +44 (0) 171 349 8000 FAX: +44 (0) 171 349 8001

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no	date	revisions
A	20/1/88	REVISION TO GARDEN WALL POSITION IN SECTION BB - DIMENSIONS ADDED



SECTION B-B



SECTION A A

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Job
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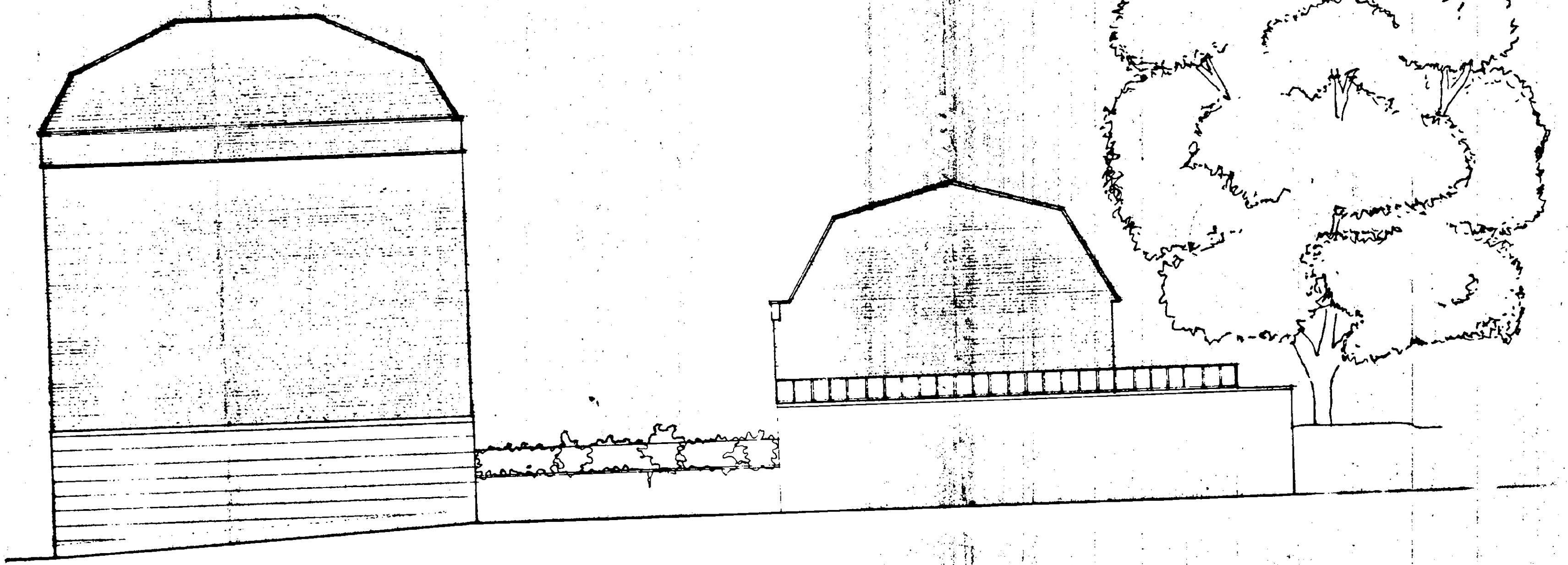
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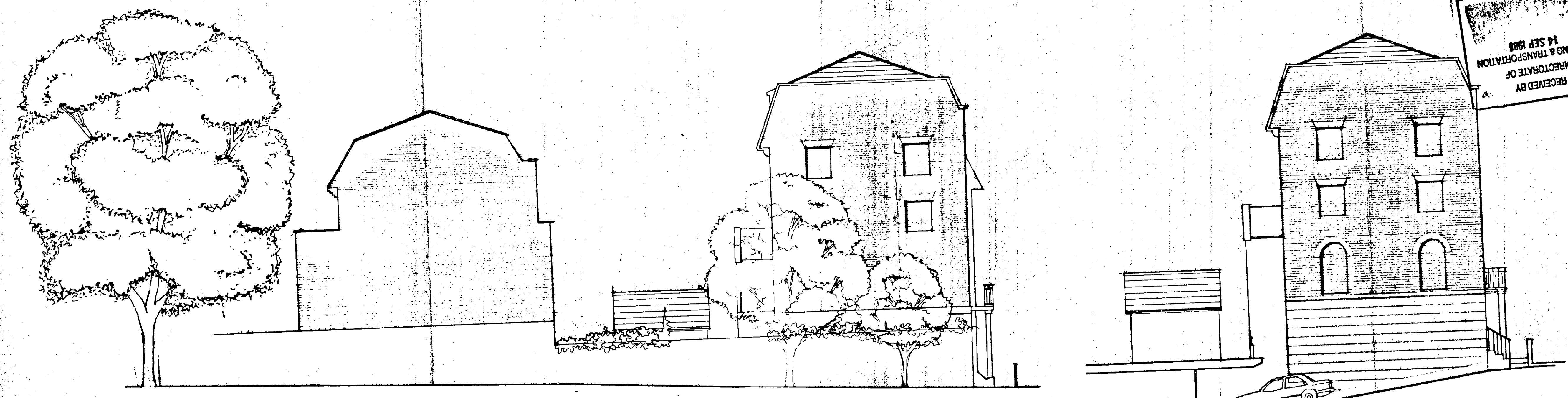
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SOUTH EAST ELEVATION

SECTION THROUGH RAMP



NORTH WEST ELEVATION

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Job
HORTENSIA ROAD

Title
GABLE ELEVATIONS

Drawn
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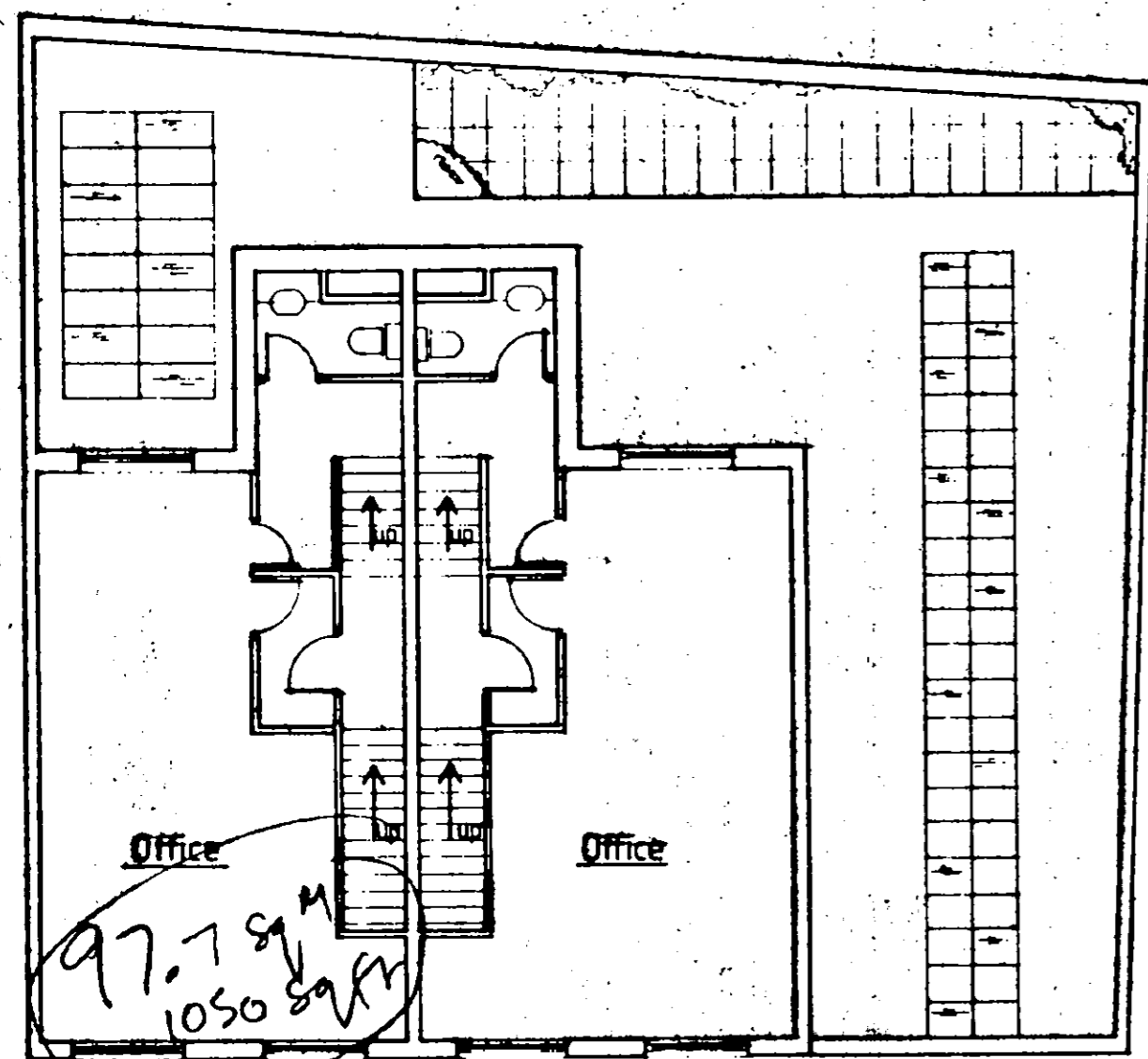
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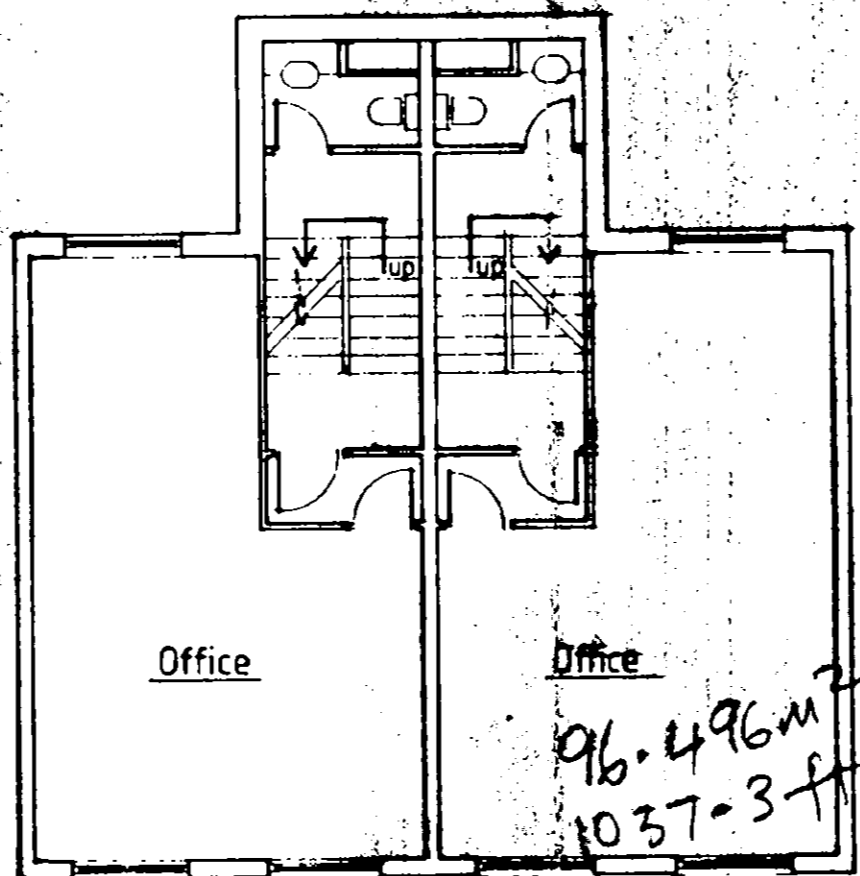
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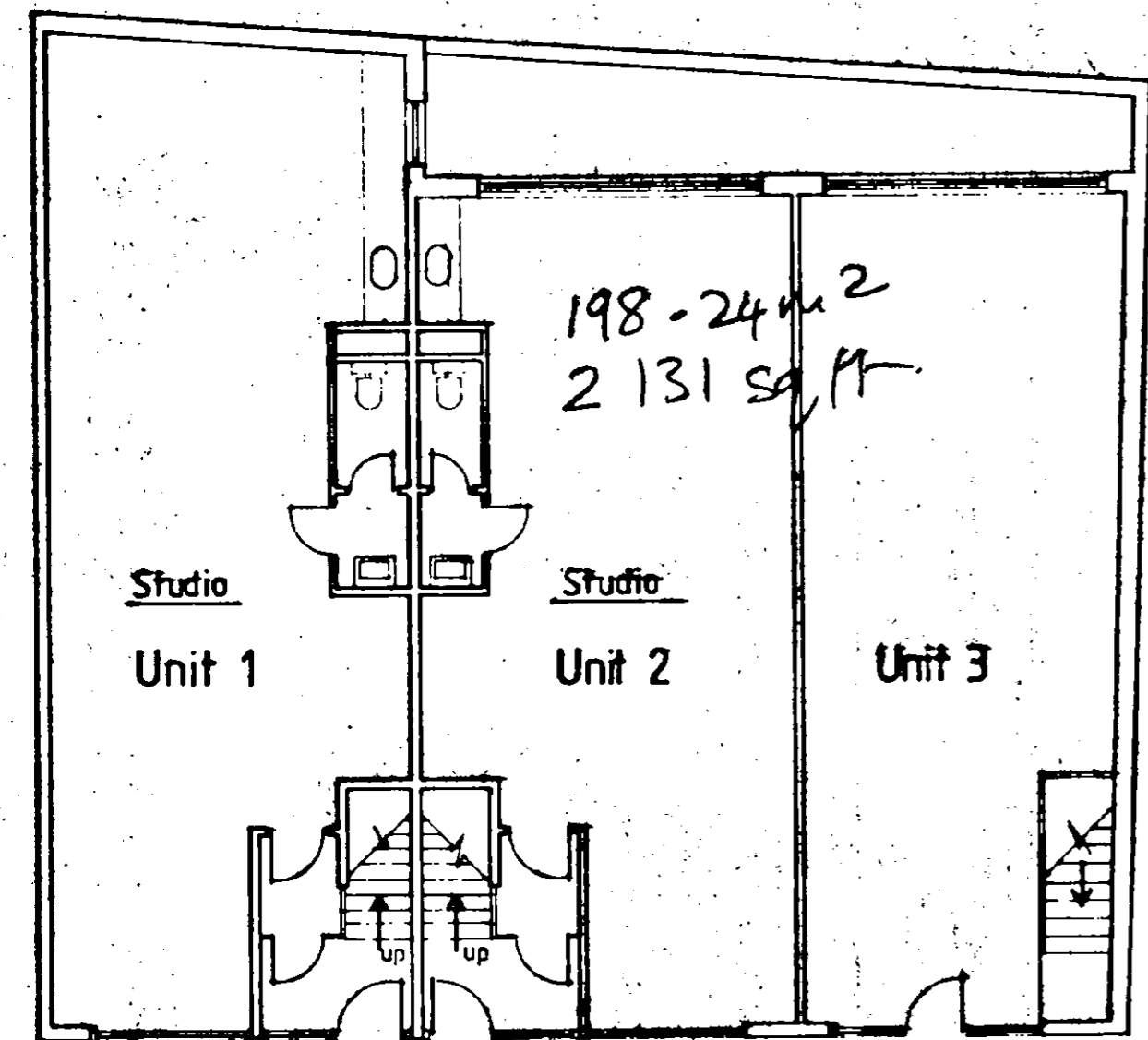
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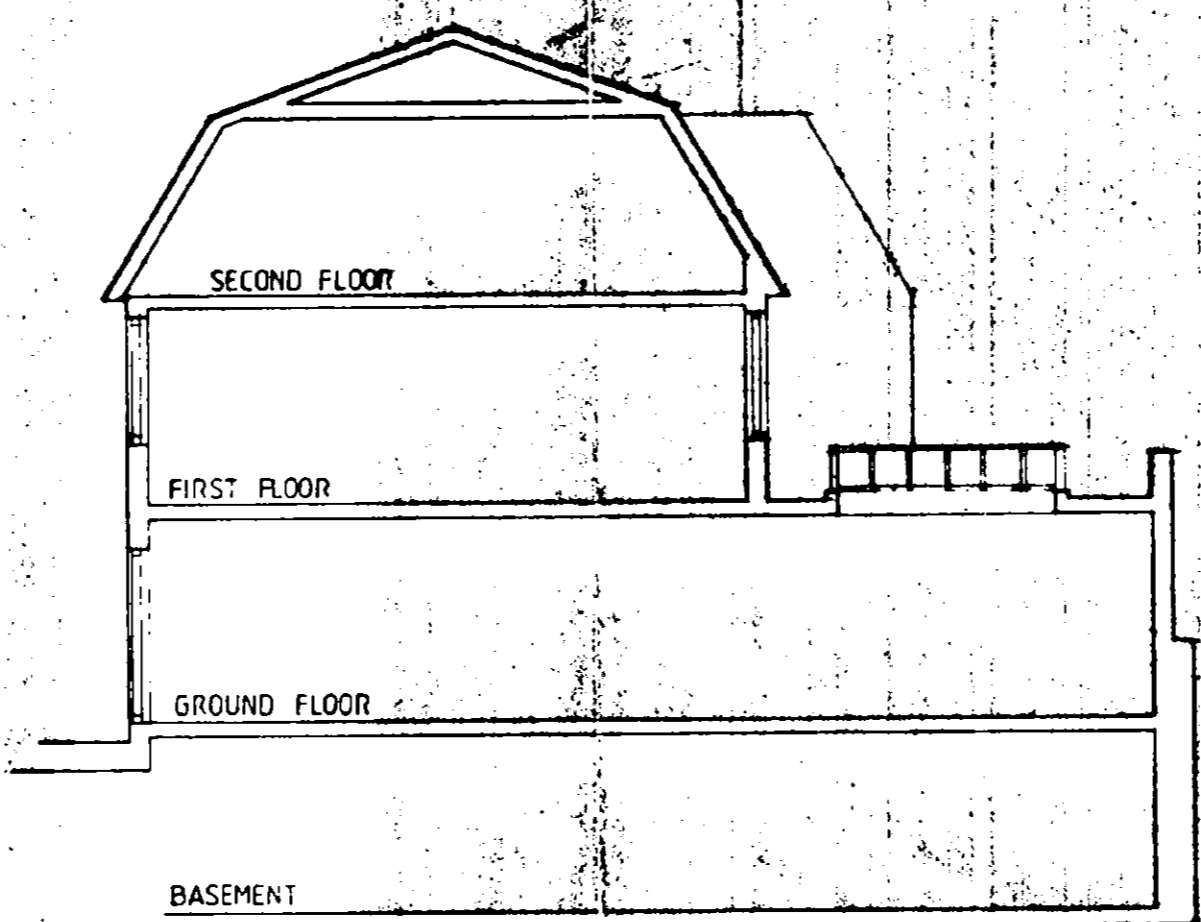
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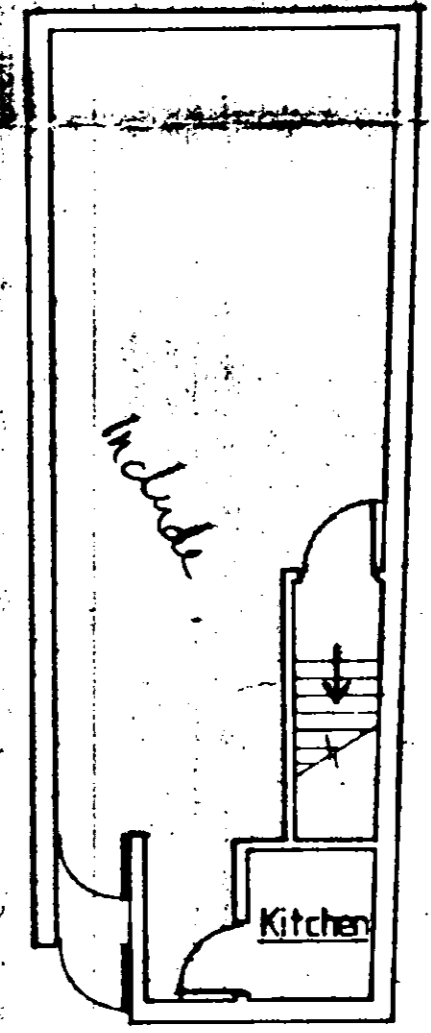
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Job
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Title
 Rear Office
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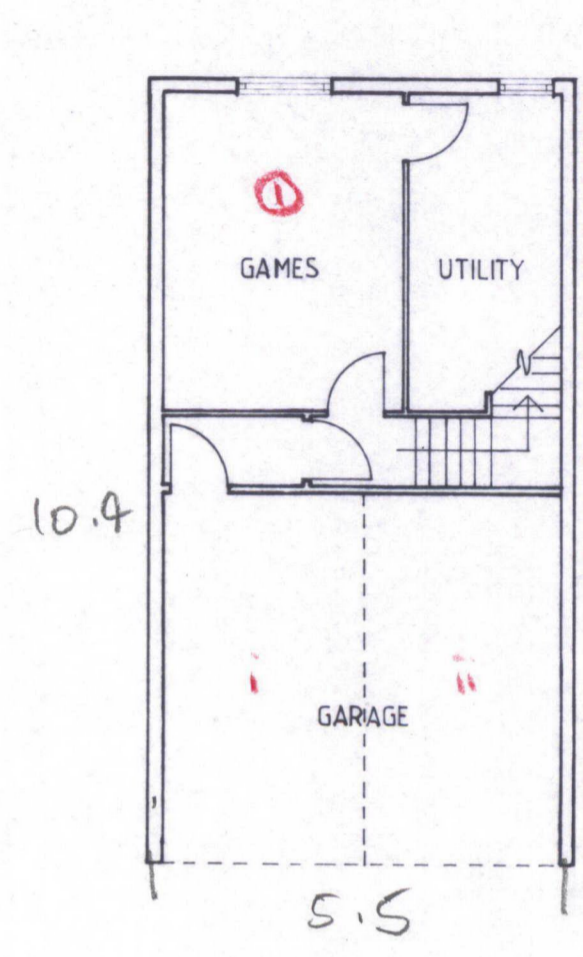
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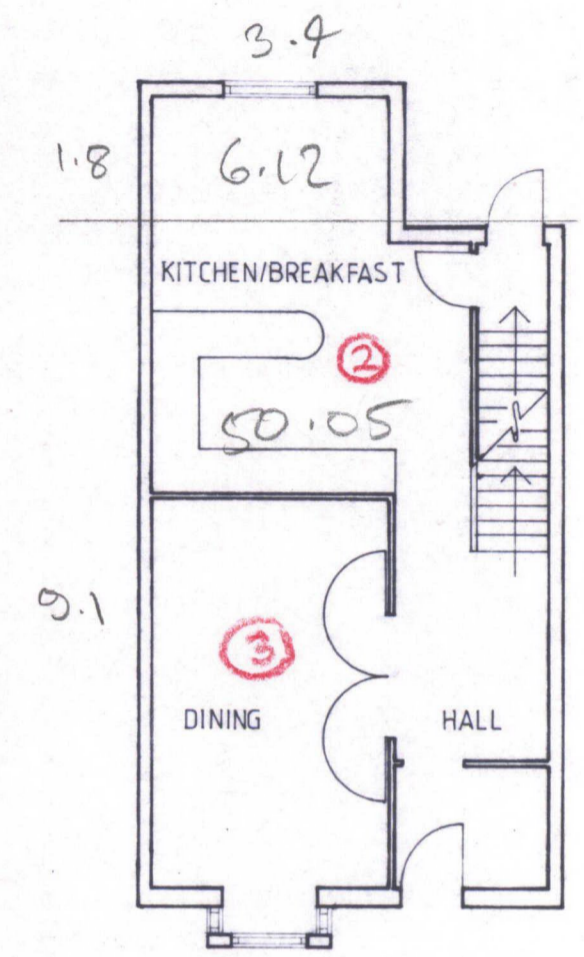
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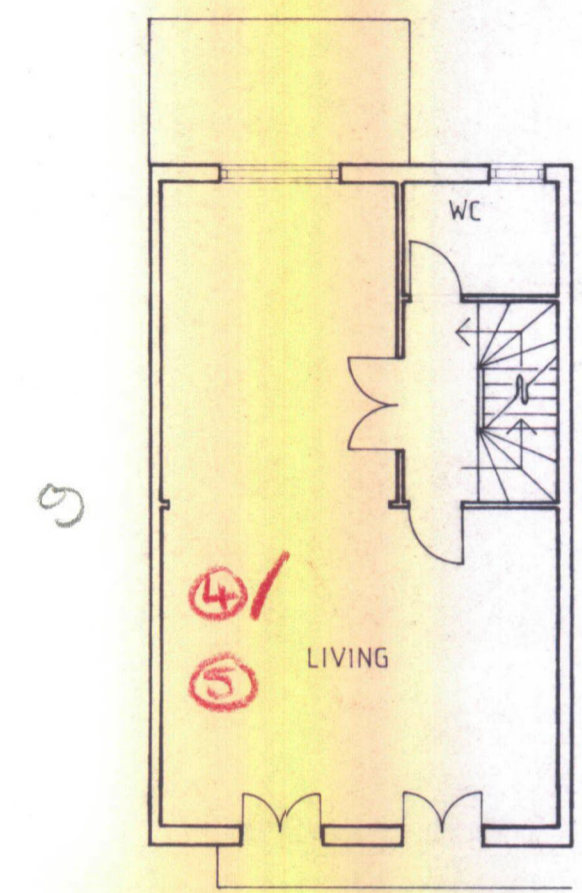
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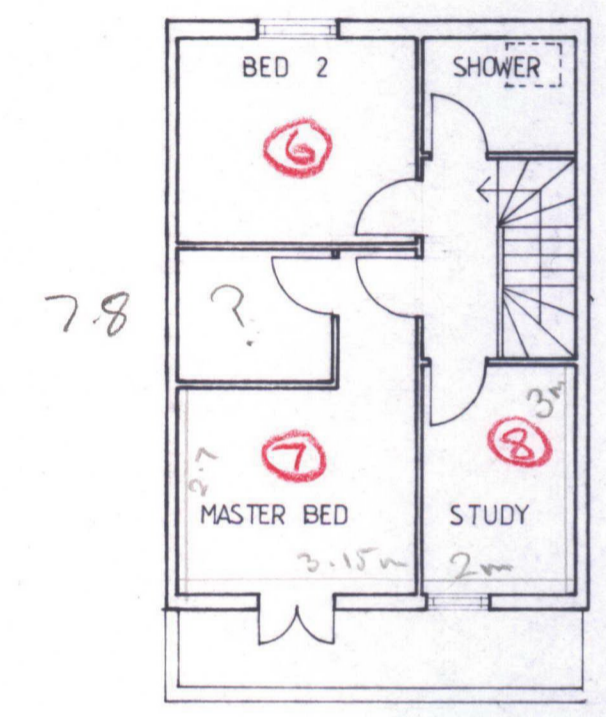
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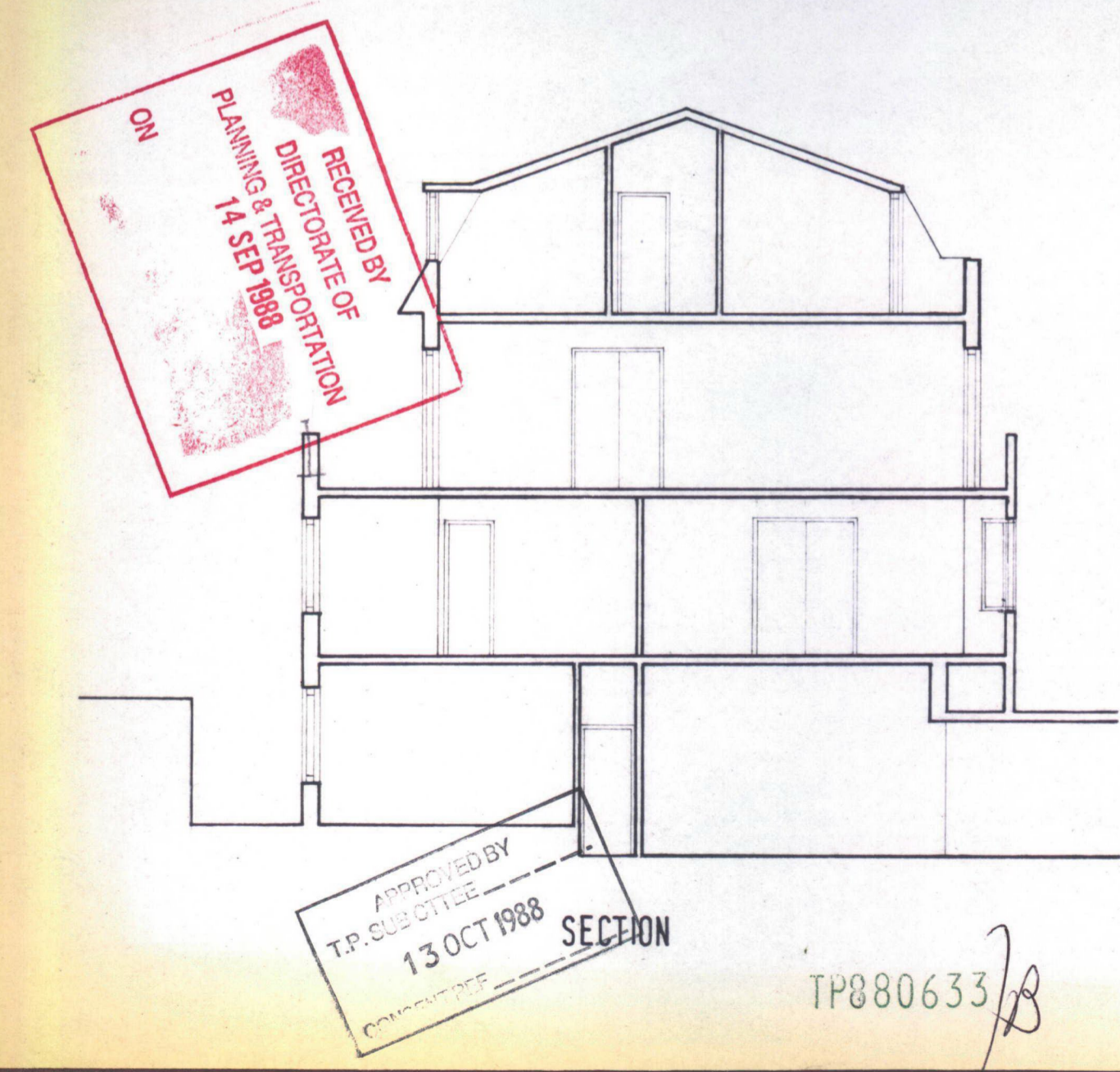
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Job
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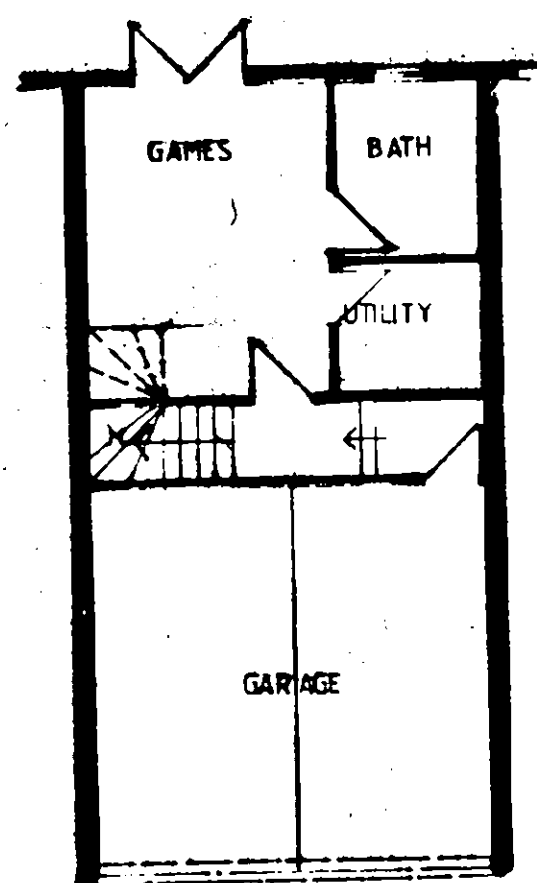
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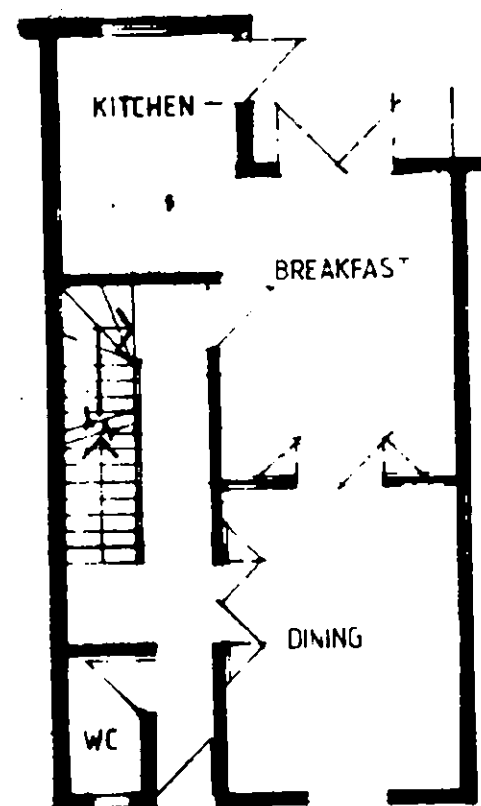
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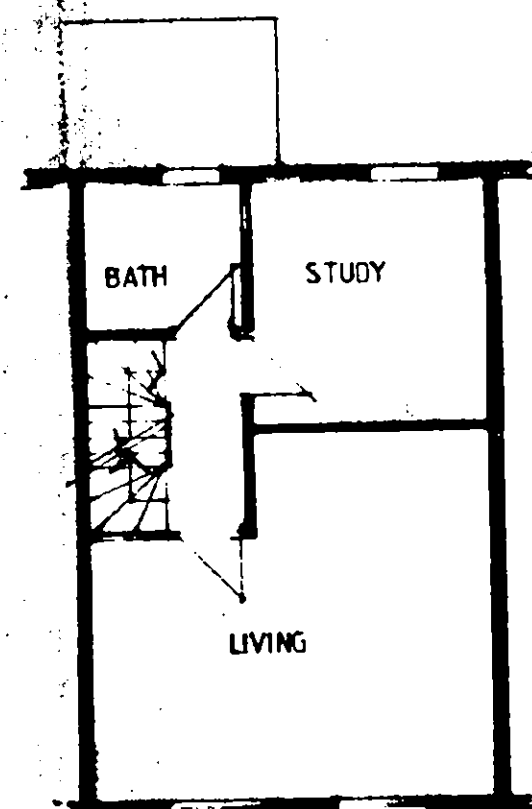
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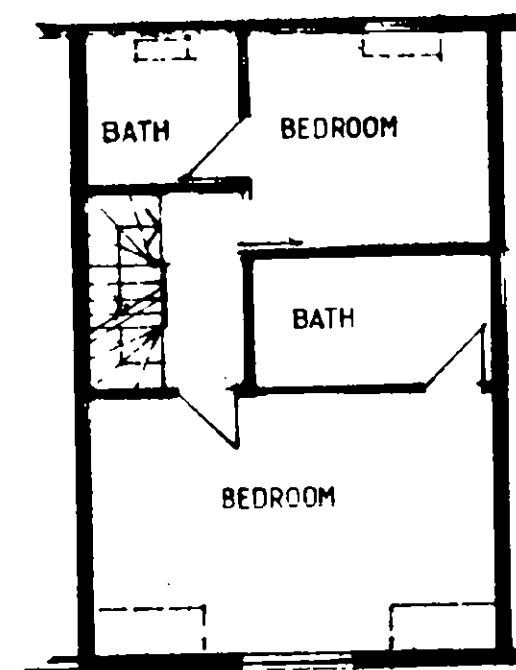
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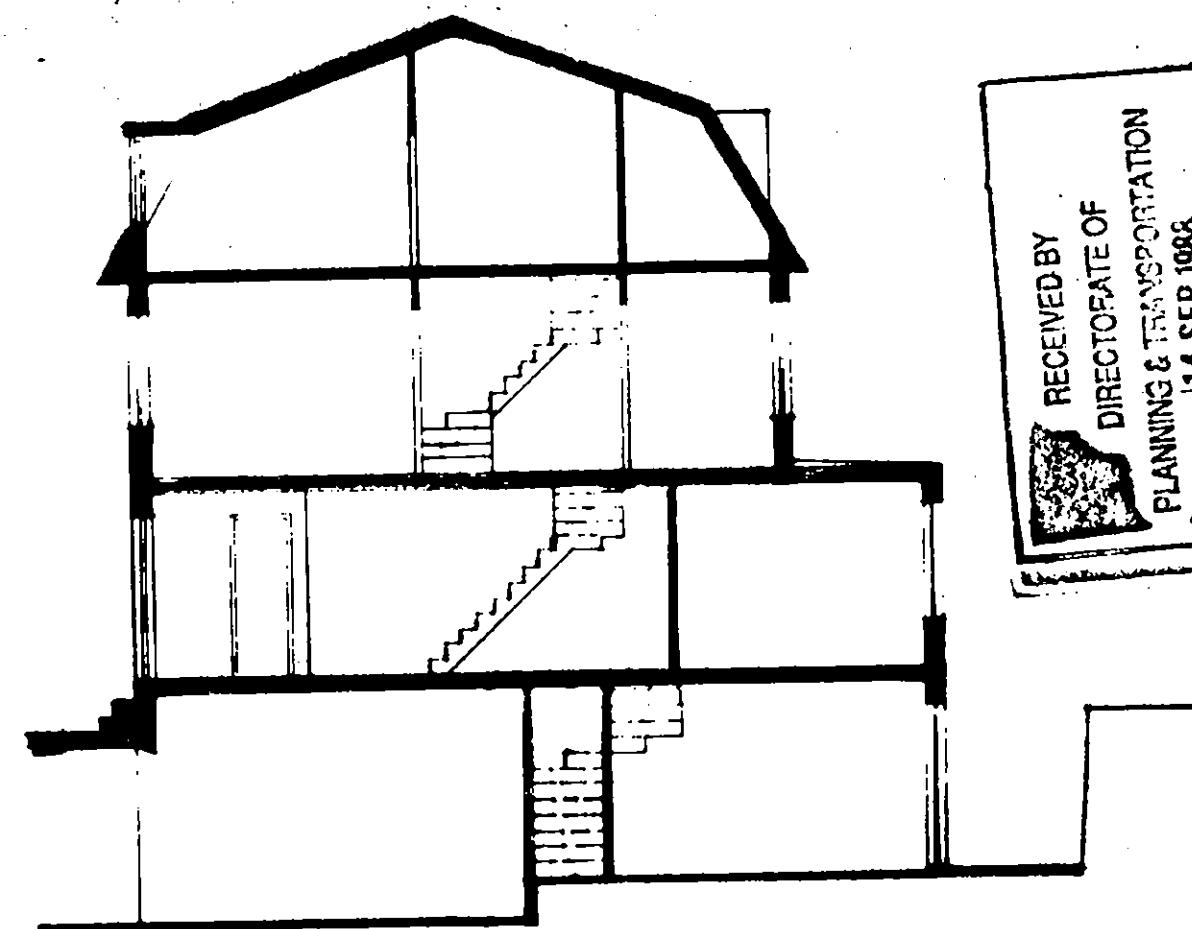
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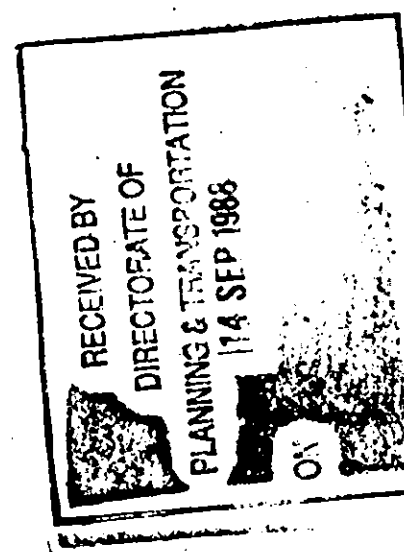
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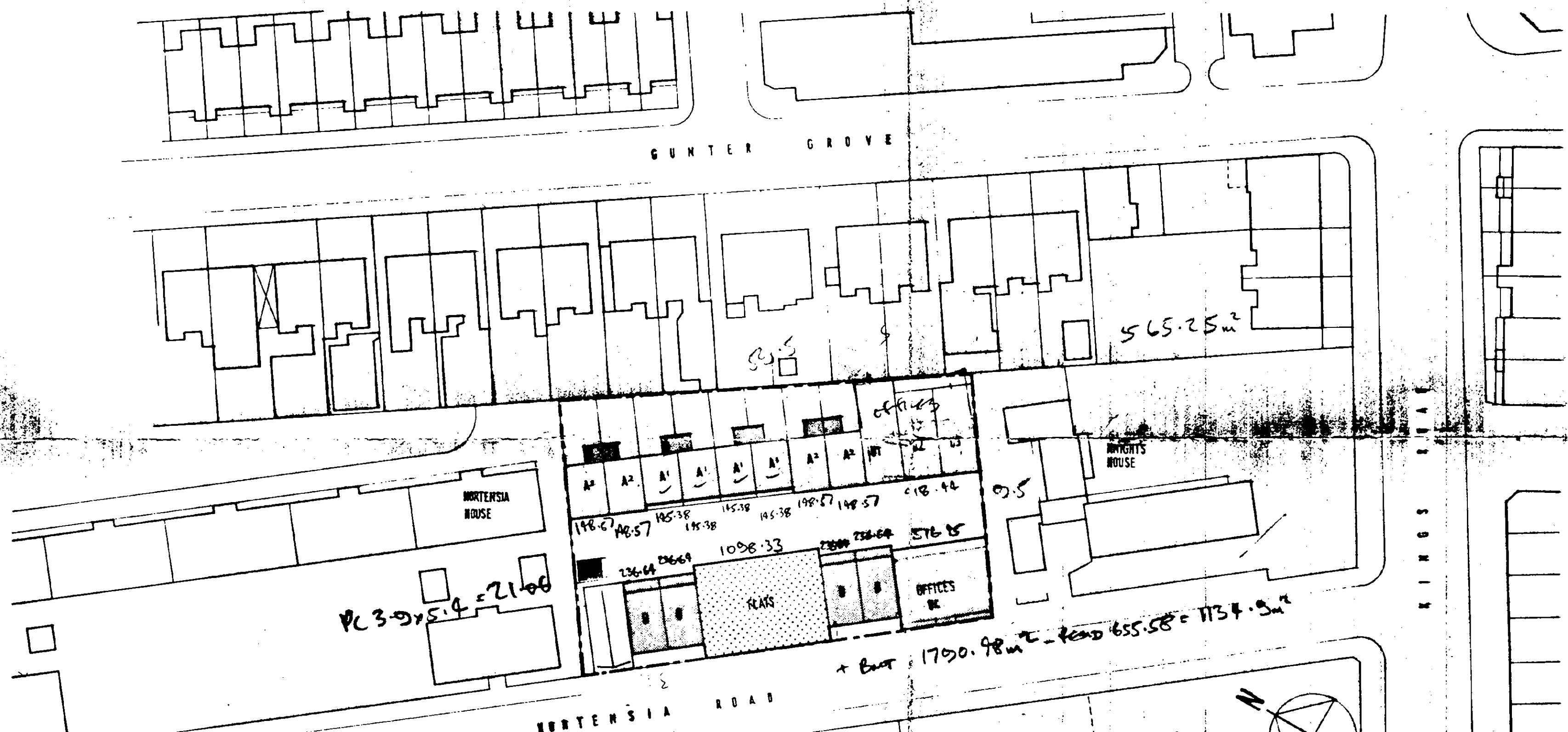
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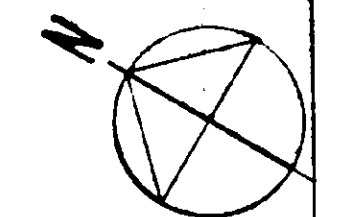
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no	date	revisions



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 NO



SITE AREA $2295.3m^2$

$5967.17m^2$ TOTAL F. AREA

Plot Area 1:2066
 INCLUDING ADJACENT

TP880633/8 INCLUDING ADJACENT
 RESID. PORTION of B.M. 1:2015

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 Chartered Architects
 Planning and Landscape Consultants
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Job
HORTENSIA RD.

Title
LOCATION PLAN

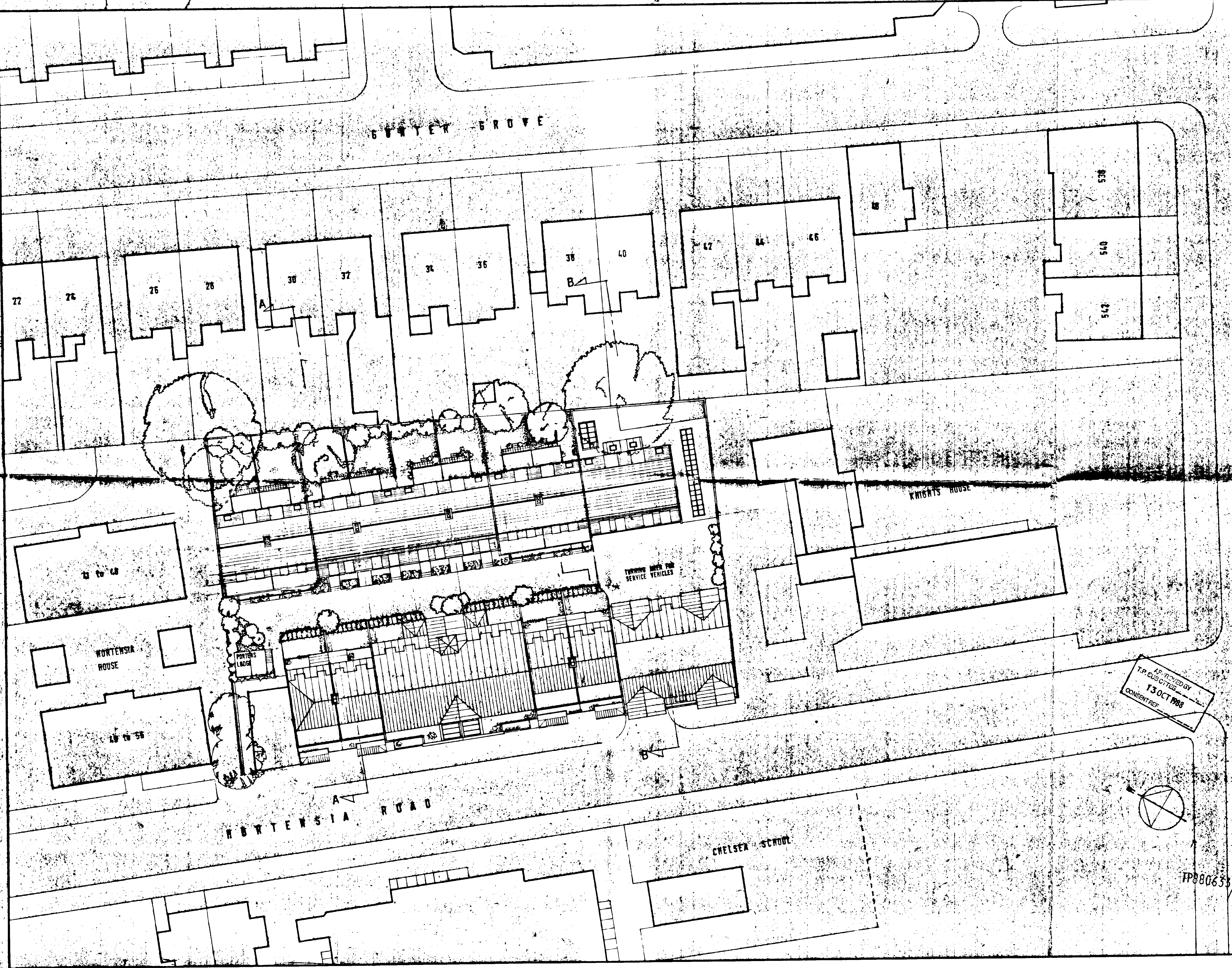
Drawn	Date
	8 '88

Drawing No
HTN/01/106

Scale
1:500

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1	Sep 88	Sections A-B shown



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SECTION LINES REFER TO
DRAWING NO. HTN/01/96

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London, SW8 5NF

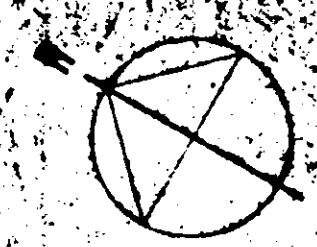
Job
MORTENSIA RD.

Title
SITE PLAN

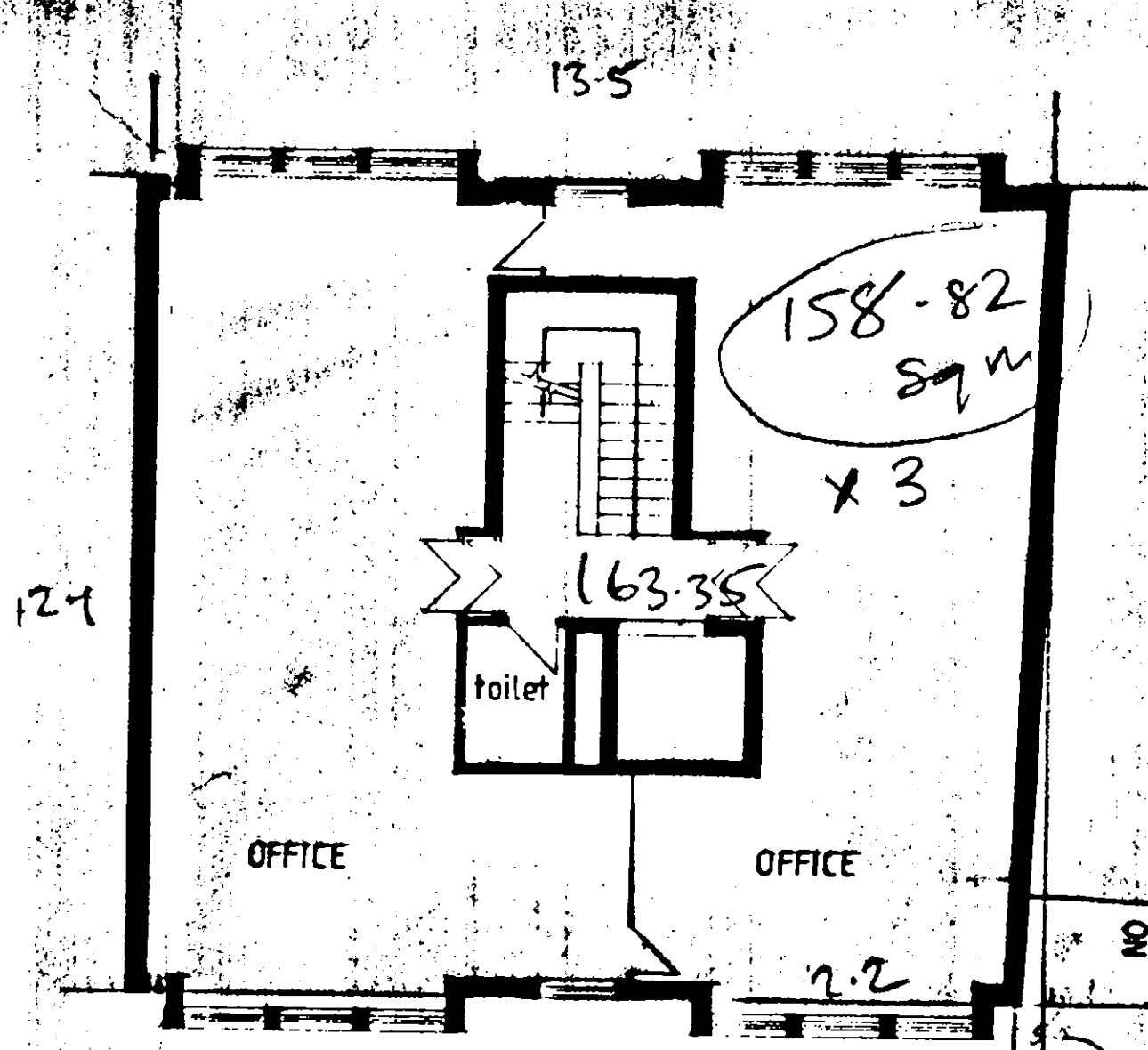
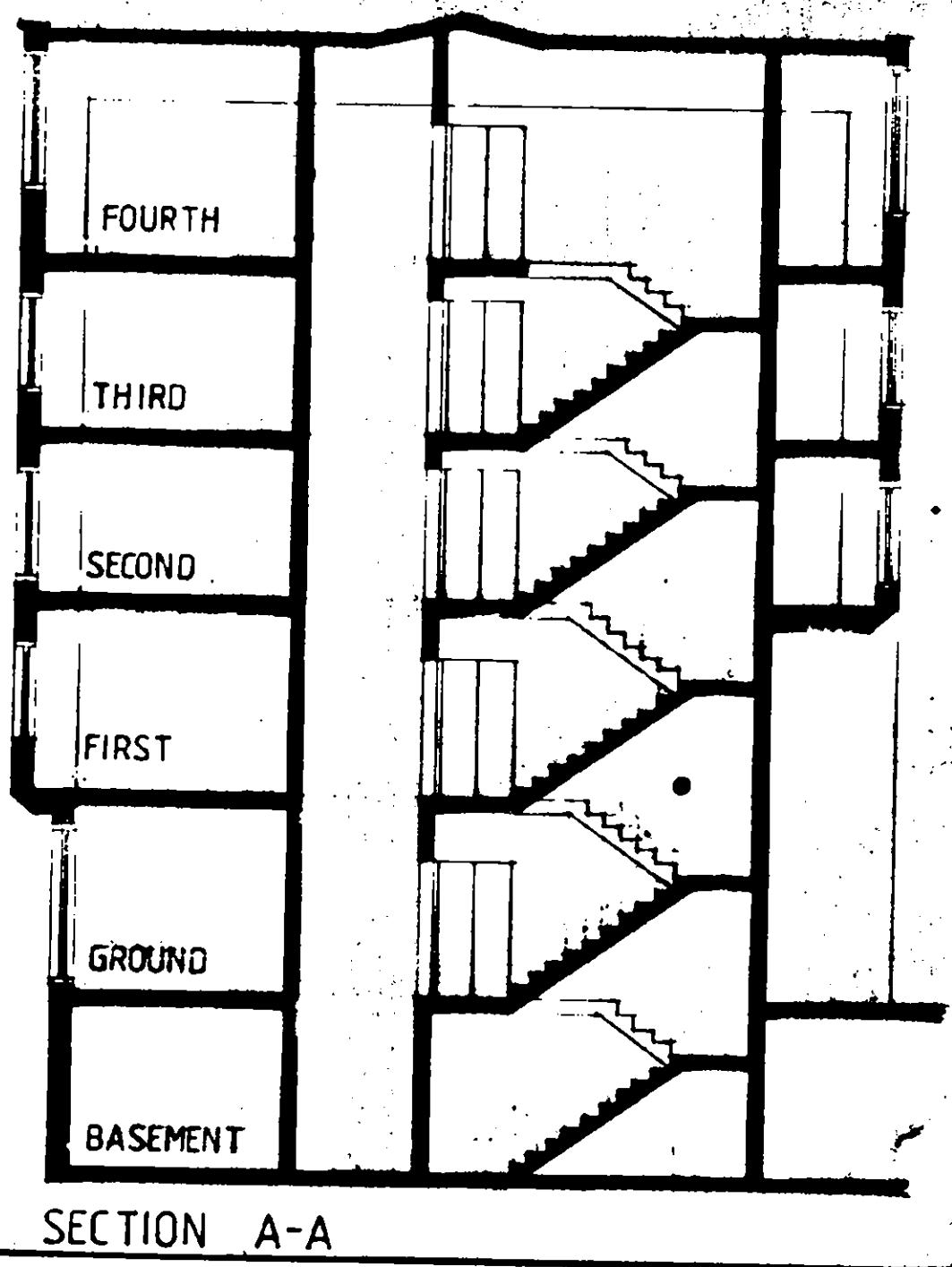
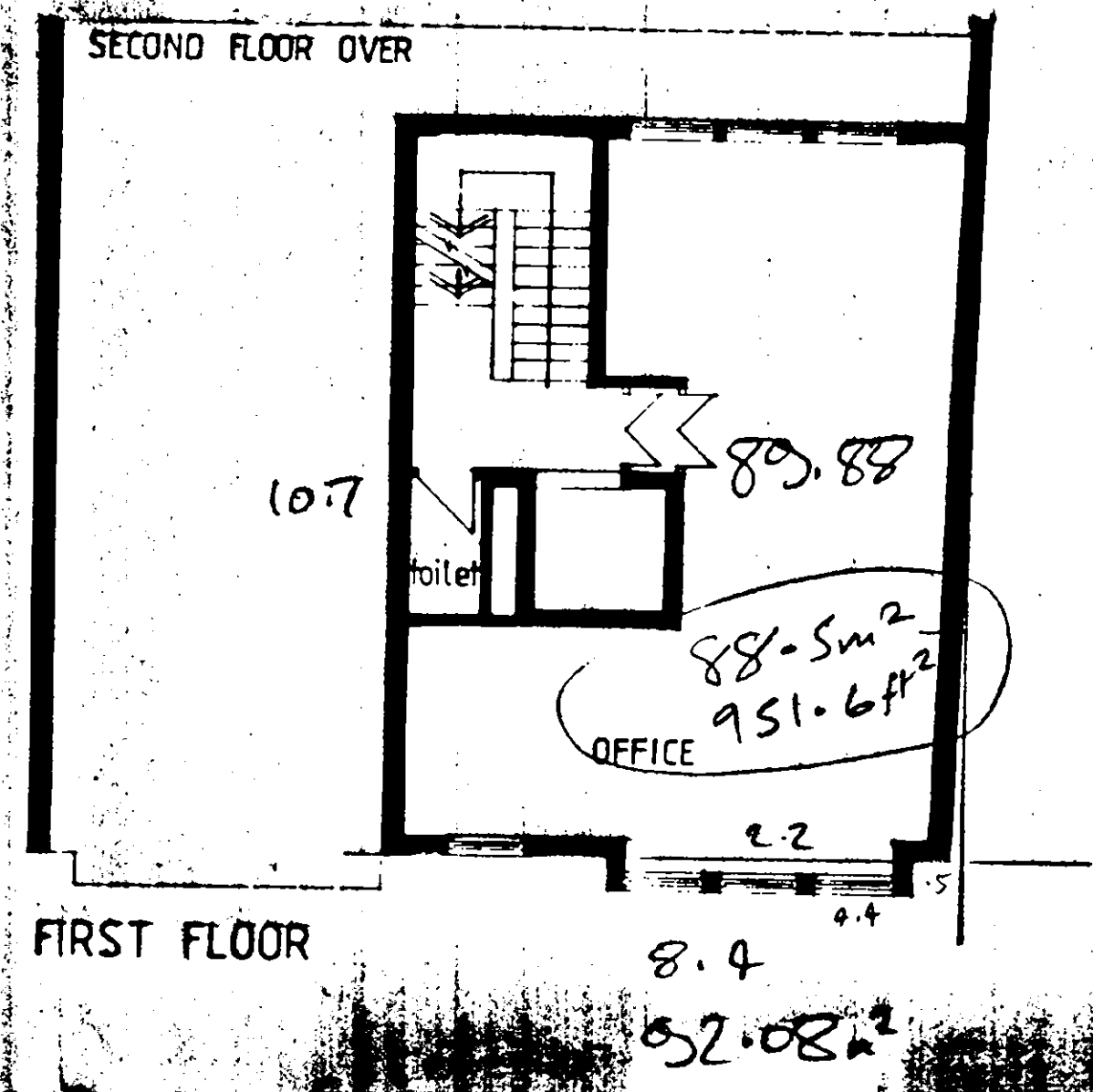
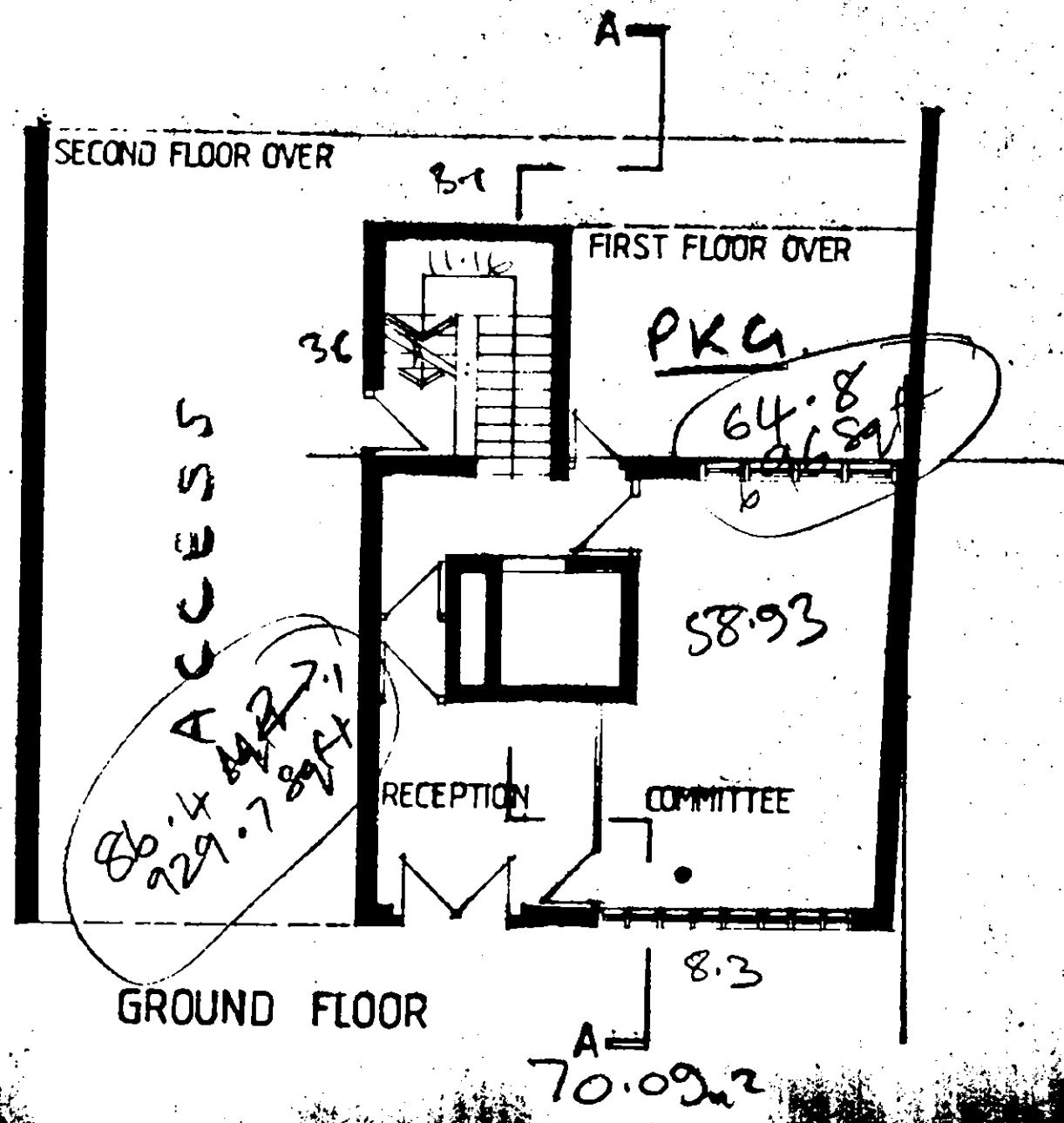
Drawn
Date
MAY 88

Drawing No
HTN/01/105 A

Scale
1:200



TP880653/5



SECOND: THIRD and FOURTH FLOORS
 3x 172.45 163.35 + ...
 = 516.95 + 490.05 + ...
 653.30

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TP 80633

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?
 4 OFFICE SUITES
 1 per floor

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no	date	revisions

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Job
 HORTENSIA ROAD

Title
 FRONT OFFICES
 (662m²)

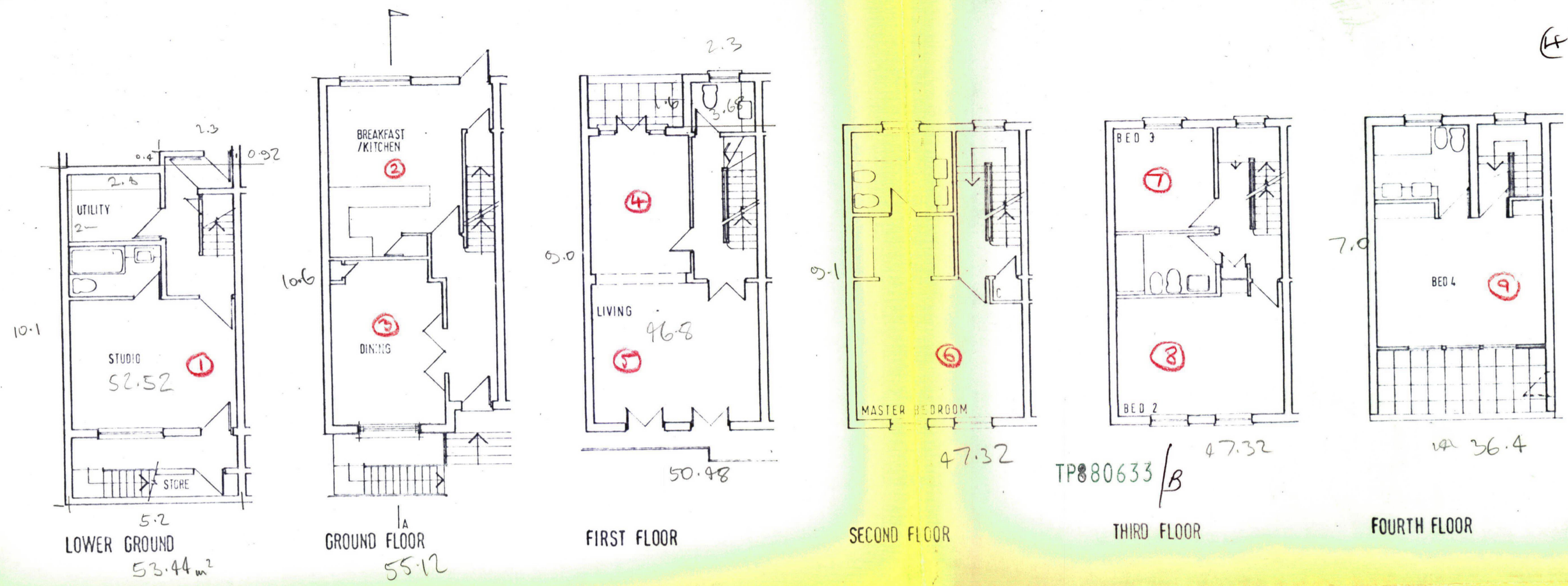
Drawn
 Date
 sept 88

Drawing No
 HNT / 01 / 114

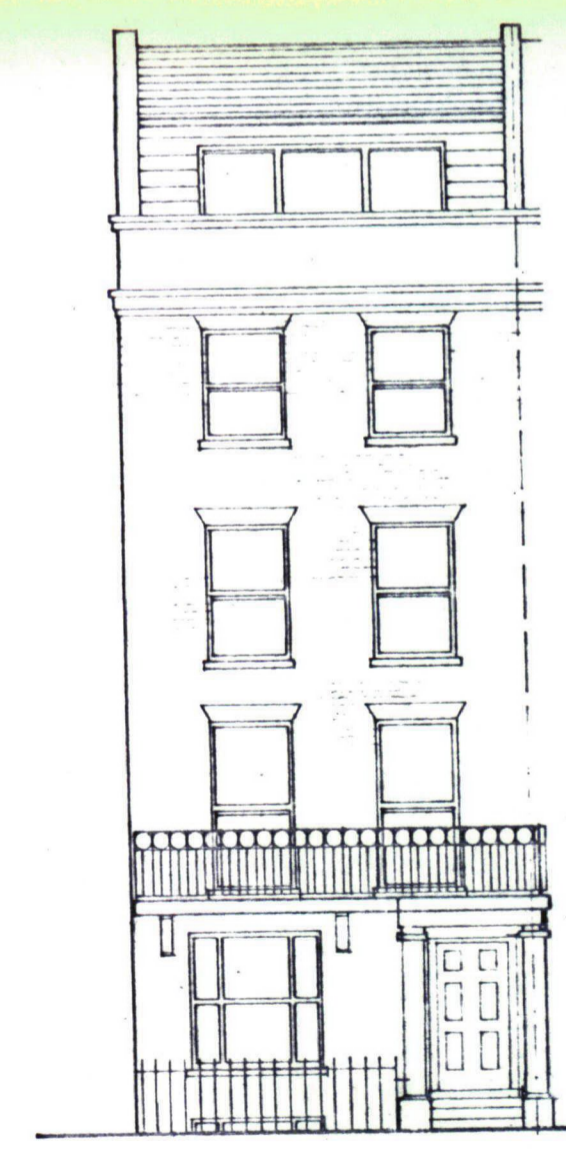
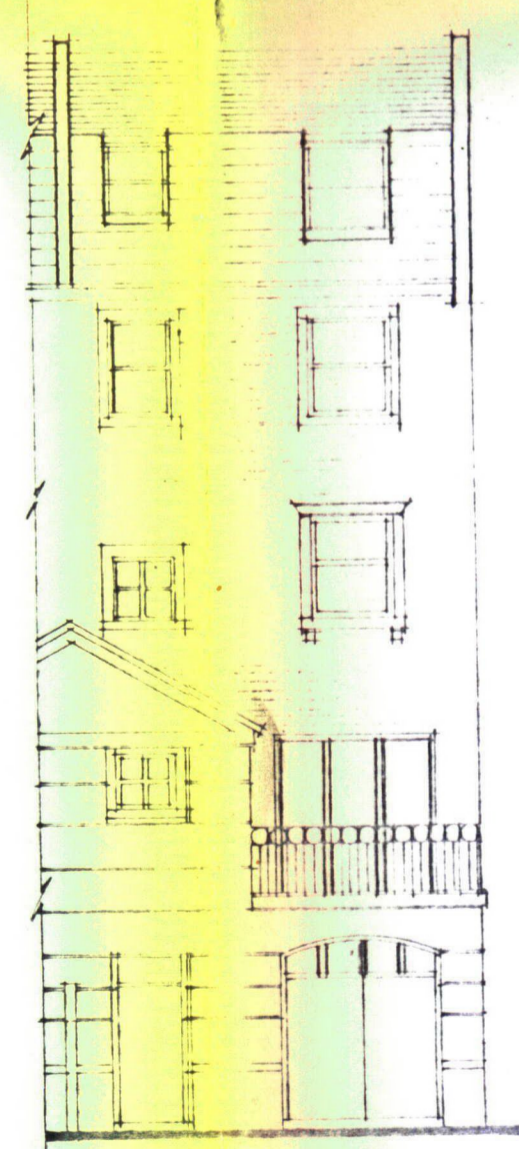
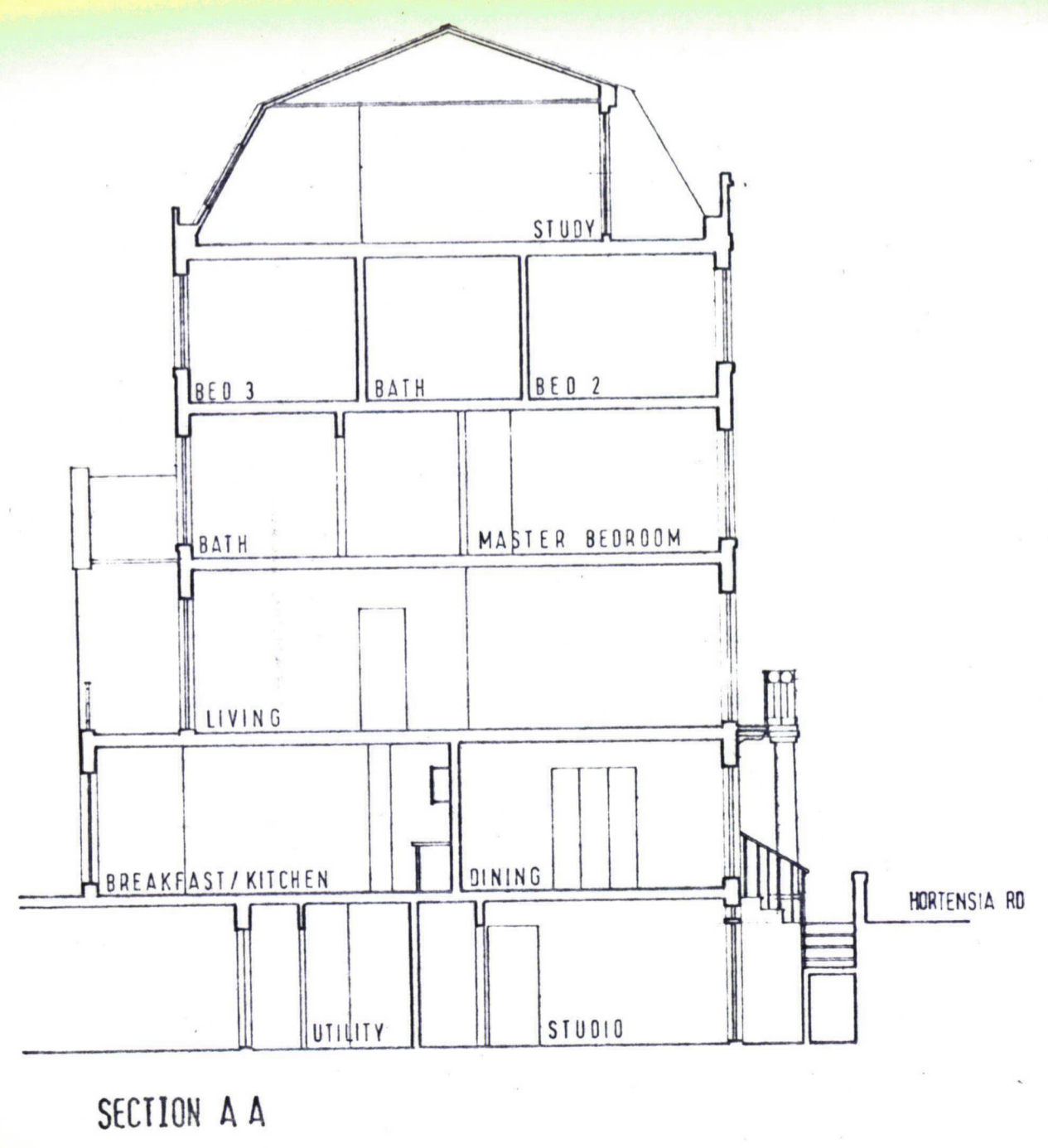
Scale
 1:100

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(H Room)



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	FLOORS AMENDED AND LWR SECOND GRND
E	MAR '88	RENT SCHEDULE AMENDED



FRONT ELEVATION

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Planning and Landscape Consultants
Colwyn Bay 0492 532735 London 01 938 2464

Job
HORTENSIA RD

Title
HOUSE TYPE B
290.08m²

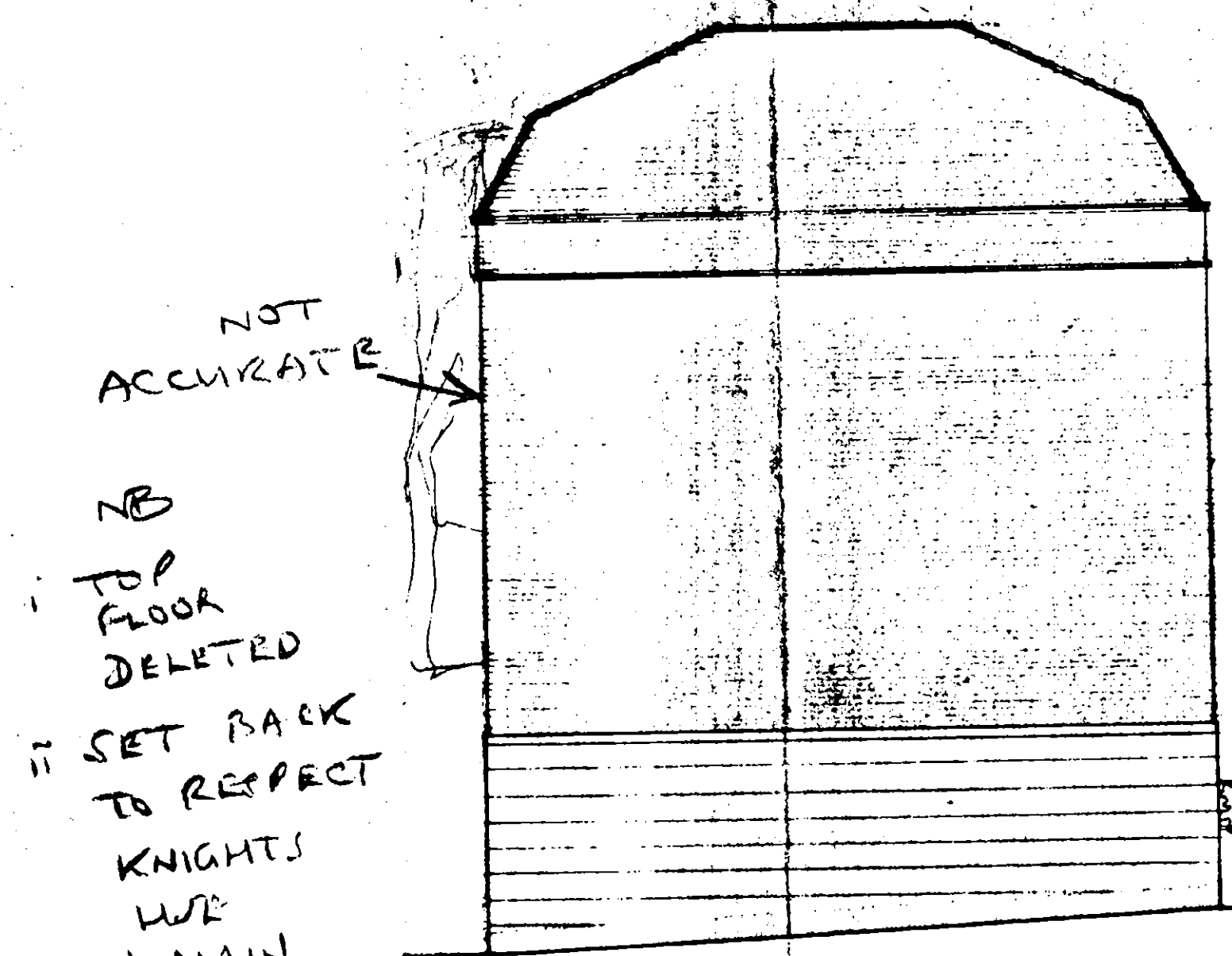
Drawn
Date
FEB 88

Drawing No
HTN/01/112

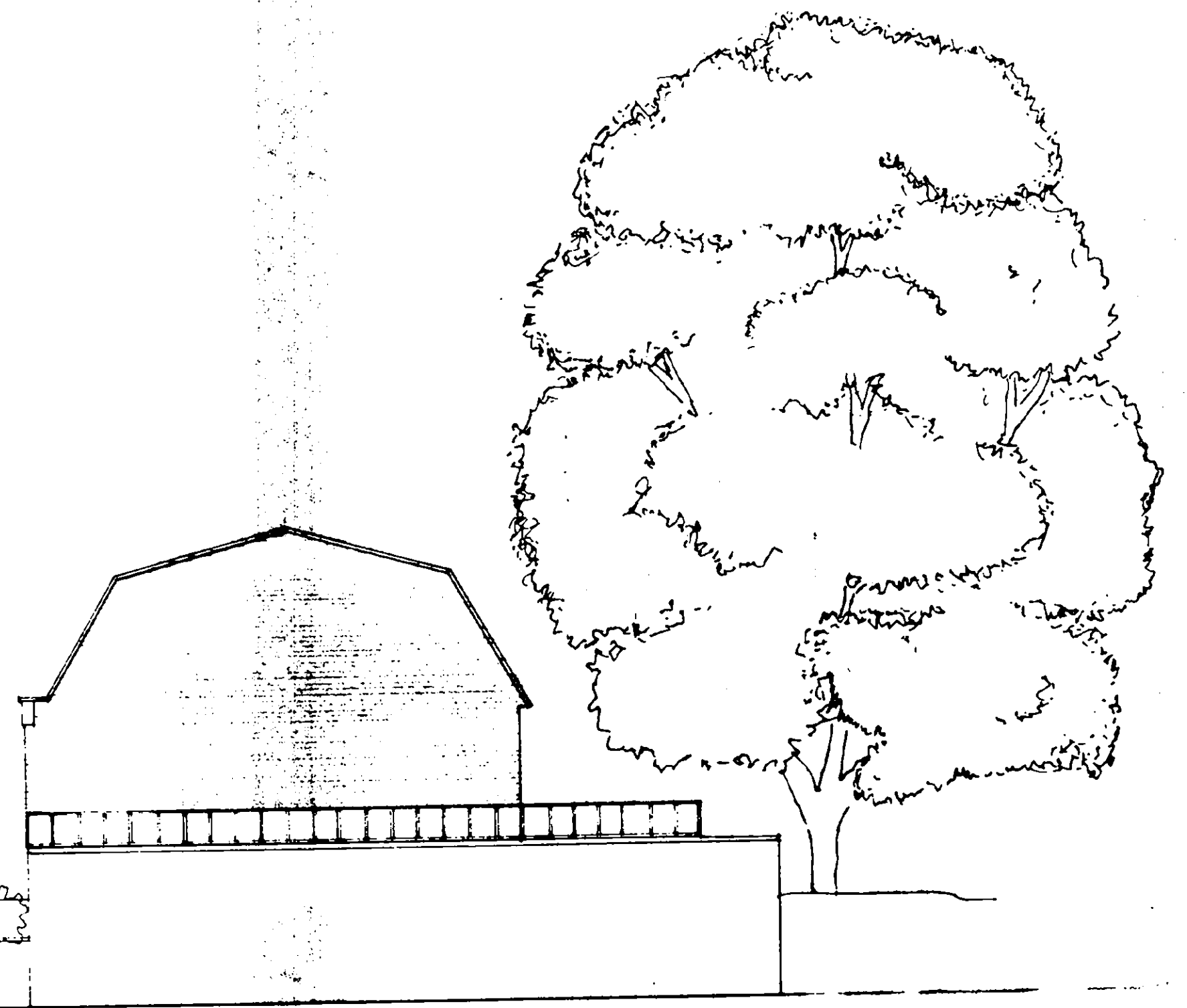
Scale
1:100 236.64
MMS BAR

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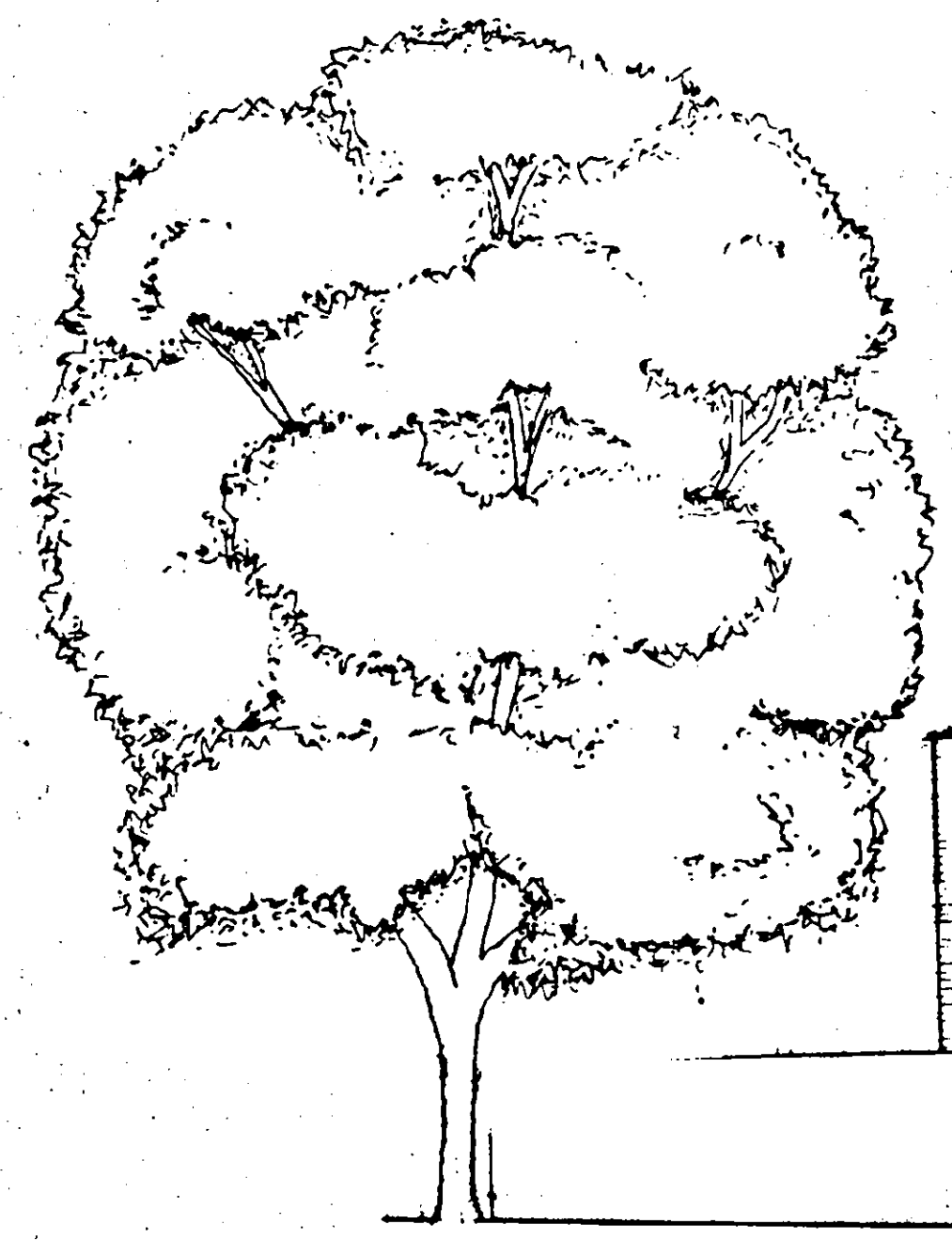
no	date	revisions



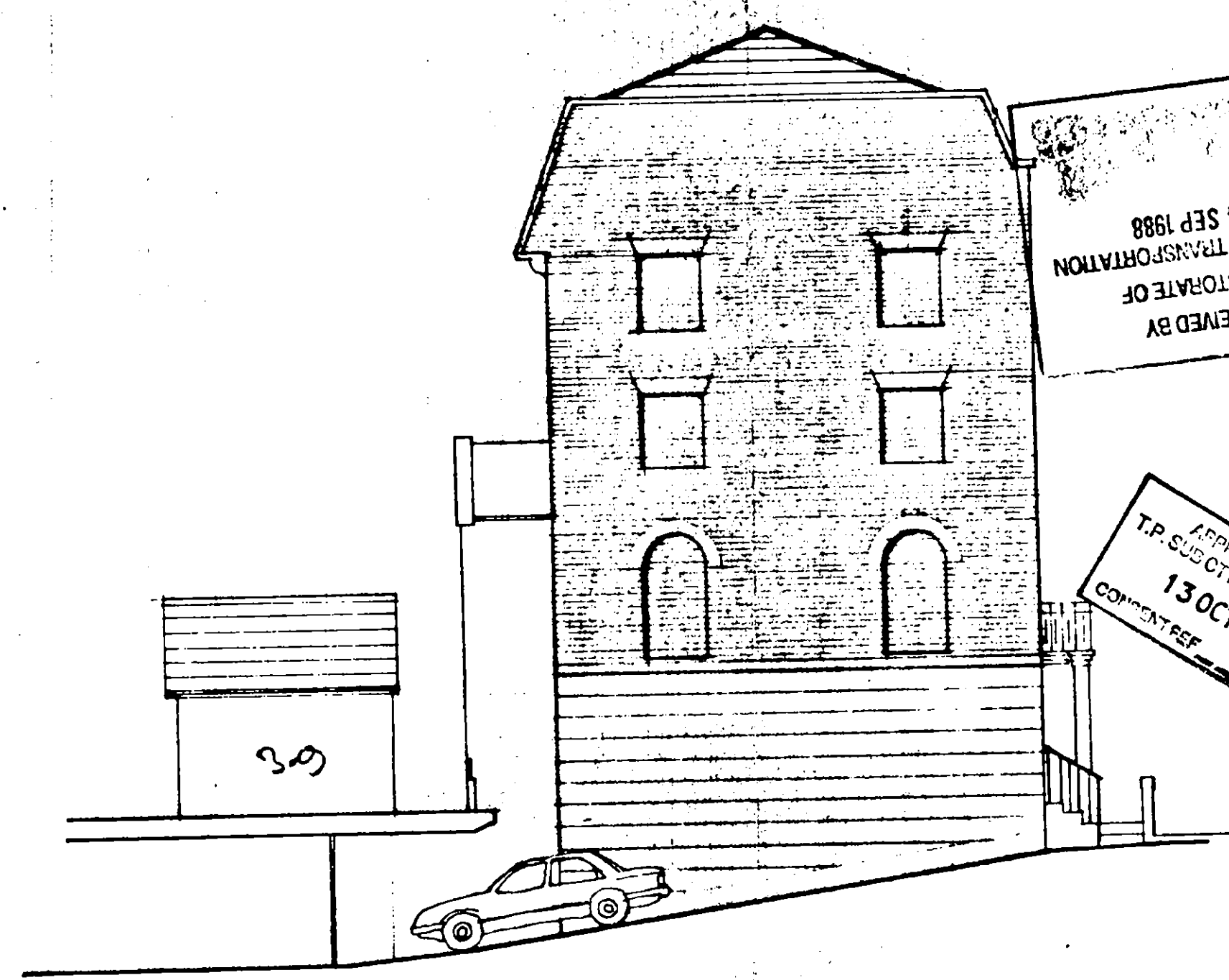
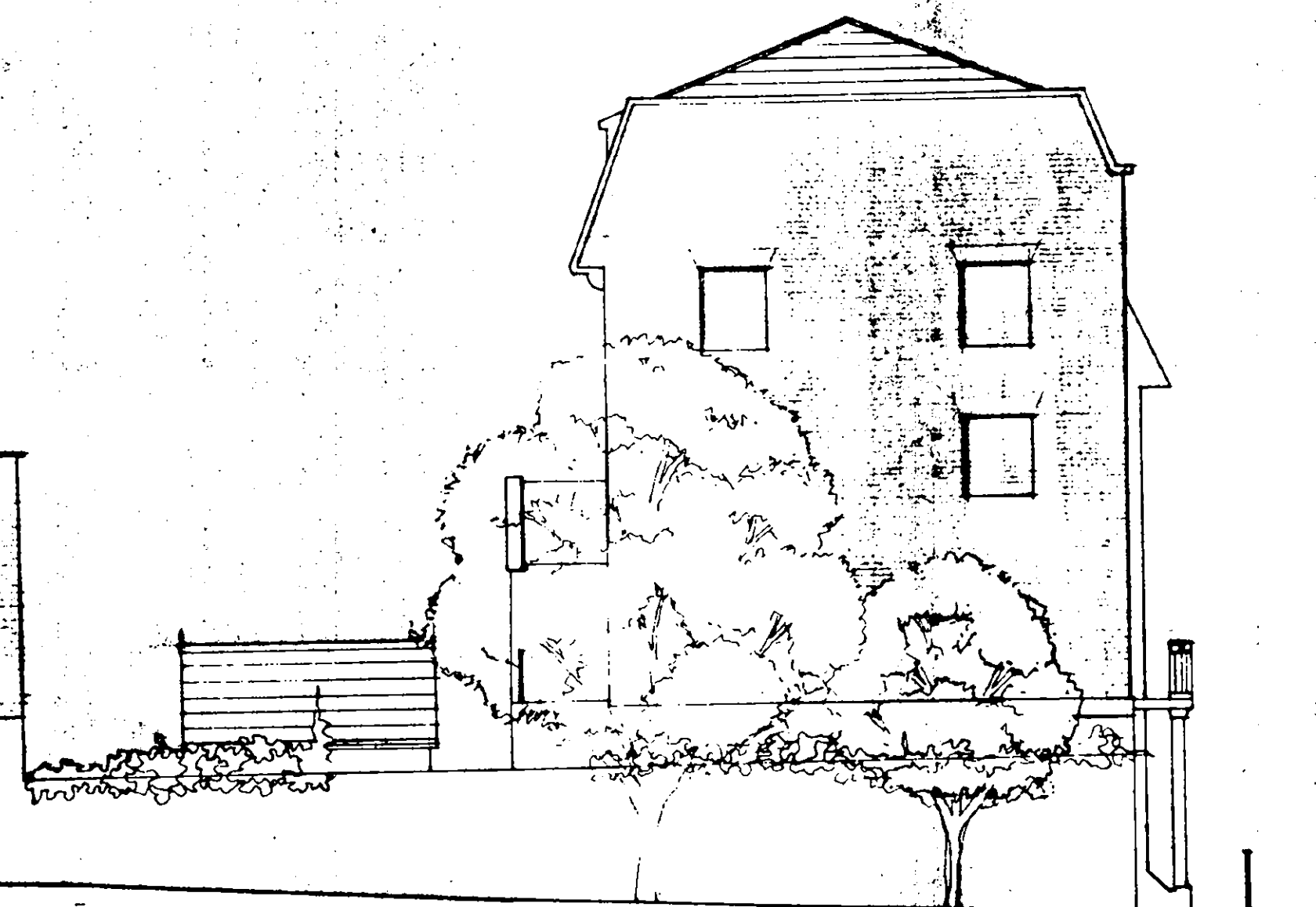
SOUTH EAST ELEVATION



SECTION THROUGH RAMP



NORTH WEST ELEVATION



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APPROVED BY
TP SUB OFFICE
13 OCT 1988
COMBAT ESP

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Planning and Landscape Consultants
Colwyn Bay London
0492 532735 01-958 2464

Job
HORTENSIA ROAD

Title
GABLE ELEVATIONS

Drawn Date
8-88

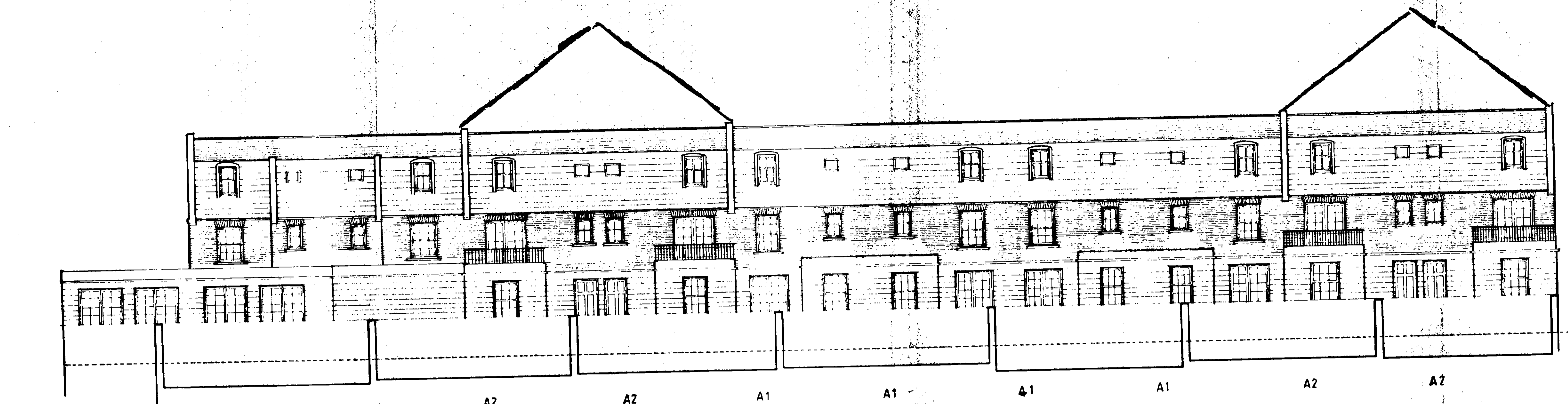
Drawing No
HTN/01/107

Scale
1:100

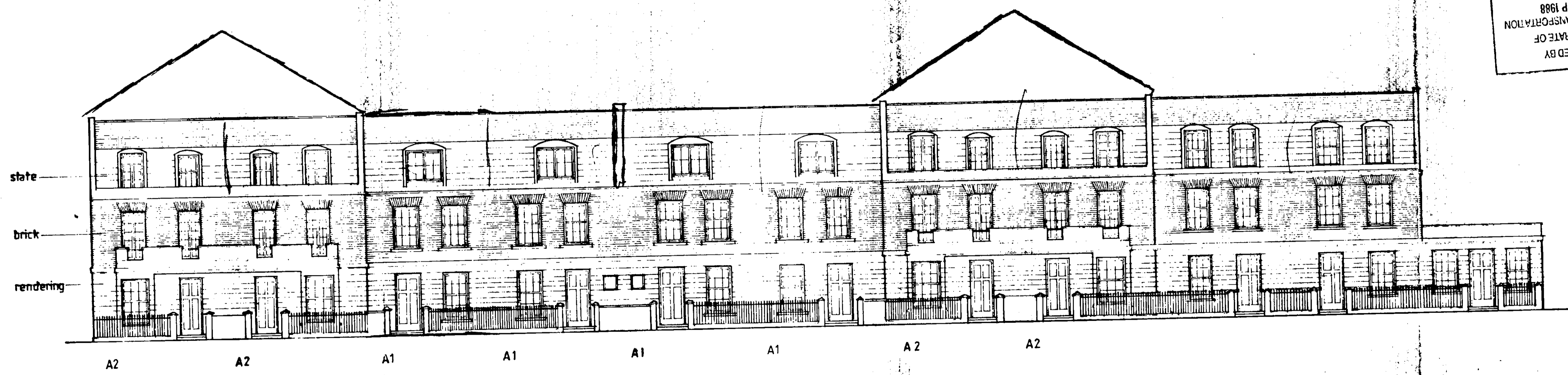
TP880633 JB

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no	date	revisions



MEWS TERRACE NORTH-EAST ELEVATIONS



MEWS TERRACE SOUTH-WEST ELEVATION

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 NO

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 0482 632736 | 01-938 2404

Job
HORTENSIA. RD.

Title
MEWS ELEVATIONS

Drawn DM	Date 14.9.88
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Drawing No
HTN /01/103

Scale
1:100

TP880633/8

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no	date	revisions



HORTENSIA TERRACE - NORTH EAST ELEVATION



HORTENSIA TERRACE - SOUTH WEST ELEVATION

BUSINESS UNITS

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FINISHES
 Roof to be reconstituted stone slates
 Walls to be London stock and rusticated stucco
 Doors and window frames to be painted wood

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Job
HORTENSIA RD.

Title
ELEVATIONS

Drawn
 Date
8-'88

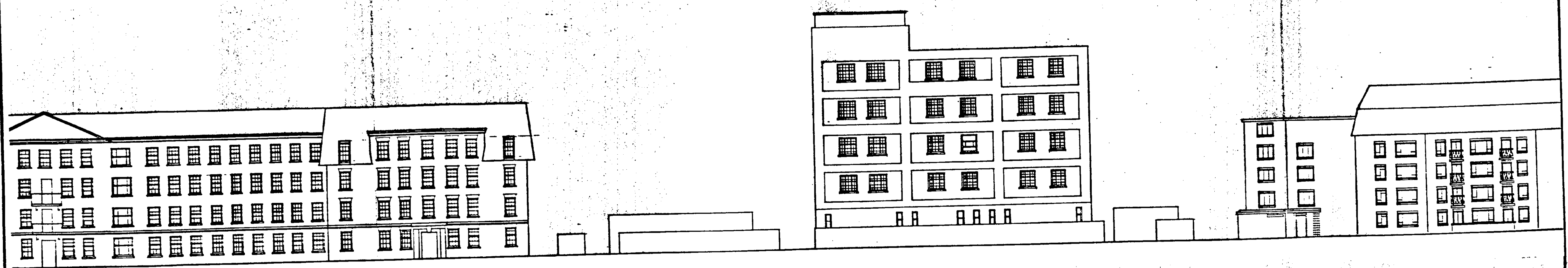
Drawing No
HTN/01/101

Scale
1:100

TP080633/18

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no	date	revisions



TP880633/B



Job
HORTENSIA ROAD

Title
**EXISTING AND PROPOSED
 SOUTH WEST ELEVATIONS.**

Drawn	Date
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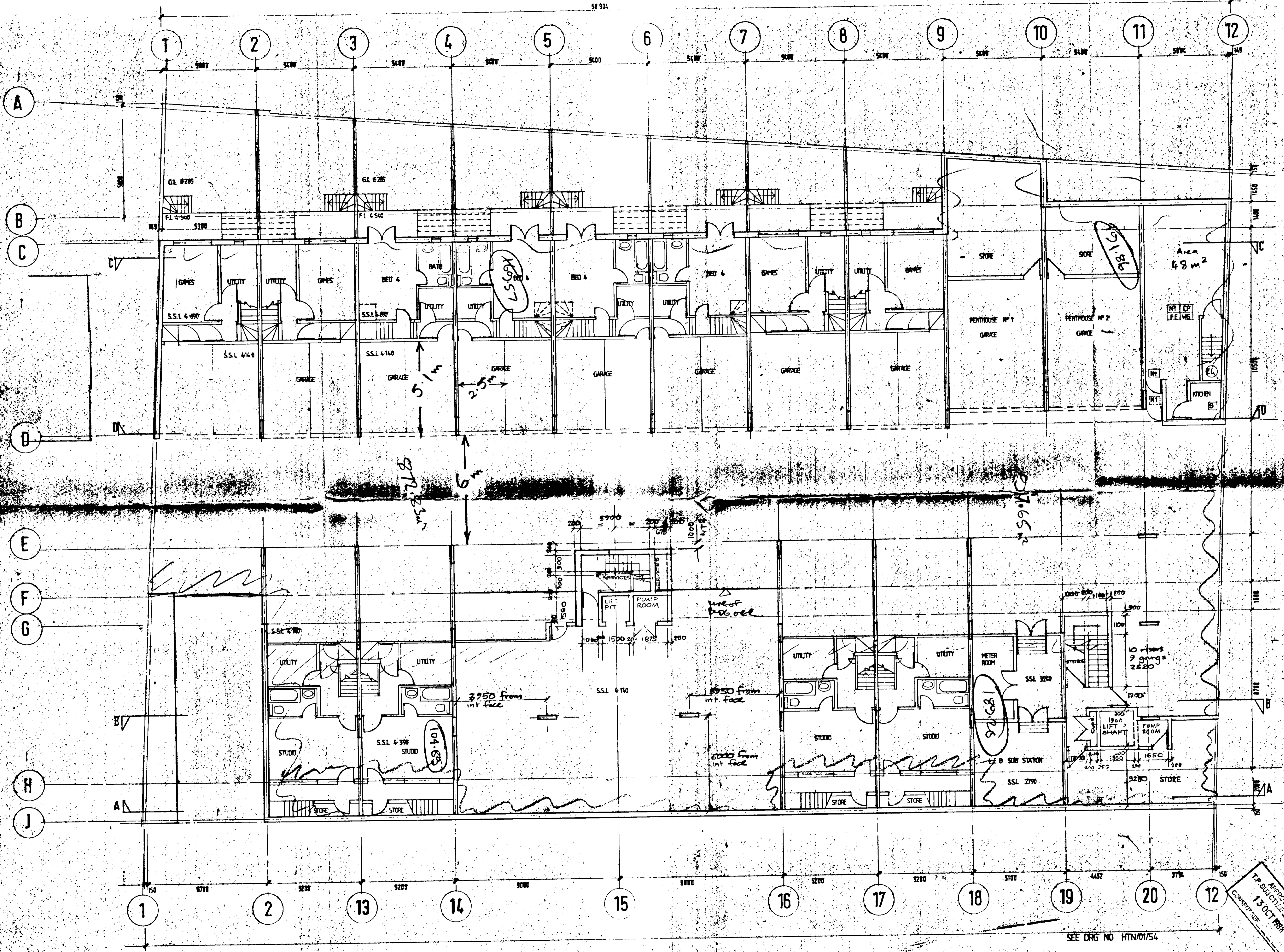
Drawing No
HTN/01/108

Scale
1:200

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no	date	revisions
A	JUN 88	Plot numbers amended
B	JUN 88	Grid lines & garages amended
C	JUL 88	Wn. grd. floor included
D	JUL 88	PLANS AMENDED & TERRACE ADDED
E	JUL 88	LIFT SHAFT AND PENTHOUSE GARAGE ADDED
F	JUL 88	L.E.B. SUBSTATION, METER ROOM, CHANGING ROOMS, BATHS ADDED
G	JUL 88	DOORS BETWEEN PENTHOUSE GARAGE & STORES ADDED
H	JUL 88	STAIRS & LIFT AREAS AMENDED, CLATS & FRONT OFFICES
H	JUL 88	Wn. AMENDED

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Job
HORTENSIA RD.

Title
SETTING OUT BASEMENT

Drawn Date
1790.92 m²

Drawing No
HTN/L(1-)-01 H

Scale
1:100

APPROVED BY
13 OCT 1988
CONSENT

10000 = 655.58 m²

10000633/8