



The Oratory

BROMPTON

EGERTON GARDENS

EGERTON GARDENS

EGERTON GARDENS

Empire House

206

B. 1m

B. 0m

132

73

R.C.

Bank

K.C.

81

82

83

84

85

86

87

88

89

90

91

92

93

94

95

1 to 12
14 to 26
31

220 to 226

230 to 244

T.C.B.

L.O.I.

T.C.B.

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L.O.I.

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PLANNING SERVICES APPLICATION CONSULTATION SHEET

APPLICANT:

Mr. M. Gabriele,
239 Brompton Road,
London SW3

Application No:
DPS/DCS/TP/97/1787
SITE:
239 BROMPTON ROAD,
S.W.3

Application dated
02/08/97

NATURE OF PROPOSAL:
Change of use from A1 Shop to
A3 Food & Drink - food shop.

Application complete 06/08/97
Date to be decided by 01/10/97
Date Acknowledged

	Address to be consulted	Letter sent	Reply received	Observations		Decision letter sent
				For	Against	
1	235 BROMPTON ROAD, SW3 ①					
2	237 " - MYLANI BANK					
3	241 " - STOP NOTICED					
4	243 " - DEPT. OF TRANSPORT					
5	81 EGERTON GARDENS, SW3					
6	83 "					
7	85 " ✓ S.A. 18/8					
8						
9						
10						

HANS TOWN

⑧

✓ S.A. 18/8

CHECK Section 65 certificate/Environmental Impact Statement

CONSULT STATUTORILY (GDO)

1. **HBMC**
 - (a) Circ. 8/87 (Para. 82) Listed Buildings
 - (b) Circ. 8/87 (Para. 28) Setting of Grade I or II
 - (c) Demolition in Conservation Area
2. Demolition Bodies - Circ. 8/87 (para 81)
3. Department of Transport
 - (a) Trunk Road - increased traffic
 - (b) Westway etc.
4. Neighbouring Local Authority
5. Strategic View Authorities
6. Department of Environment (Kensington Palace)
7. Civil Aviation Authority (over 300')
8. Development affecting Theatres (Theatre Trust)
9. National Rivers Authority
10. Thames Water
11. Crossrail Project Team
12. LRT - Chelsea/Hackney Line

ADVERTISE

- Effect on CA*
 - Setting of Listed Building*
 - Works to Listed Building*
 - Demolition in CA*
 - Departure from DP†
 - "Major" Development
 - Environmental Assessment†
- Note:** *Site Notice is required
†Site Notice or Neighbour Notification required (GDO)
A Site Notice will normally be produced if advert requested
- If no Site Notice required

OTHER SITE NOTICES

If Site Notice required for case not in above categories

OTHER CONSULTATION

1. Police
2. L.P.A.C.
3. British Waterways Board
4. Environmental Health

① 18/8

> Subject: RE: A3 Exhaustion
>
>
>> Chairman:
>>
>> 1. Would that we all had perfect sight. The permission granted in
October
>> 1997 was for an A3 use open from 6 a.m. until 7 p.m. - only one
objection
>> received.
>>
>> 2. In February 1999 this was varied to allow opening until 23.30 p.m.;
> this
>> time with four objections, including Mr. Trian who spoke at Committee
> mainly
>> on rubbish and late night activity.
>>
>> 3. On all applications for change of use to A3 we do liaise with
>> Environmental Health on extract ducts, air conditioning etc. and
> appropriate
>> conditions are imposed, some of which act as safeguards for any further
>> breaches.
>>
>> M. J. French
>>
>> c.c. Councillor L.A. Holt
>>
>> -----Original Message-----
>> From: Barry PHELPS [mailto:ribstone@ribstone.worldonline.co.uk]
>> Sent: 01 November 2000 09:33
>> To: French Michael
>> Cc: Horton Rima; Holt Tony
>> Subject: A3 Exhaustion
>>
>>
>> MJF
>>
>> With the benefit of hindsight, mine's wonderful, we should not have
> granted
>> A3 on 239 Brompton Road without much greater consideration of extractor
> and
>> ventilation problems than we gave it. I suspect that this was because
both
>> global warming and kitchen technology have advanced rapidly over the
last
>> decade and we have not yet caught up.
>>
>> In future we must pre-empt the problem. Perhaps advising all A3
>> applications, as standard procedure, that they must provide with their
>> application fully detailed plans, agreed with freeholders and any others
>> whose consents might be required, for noiselessly and effectively coping
>> with all heat and smells arising from A3 operation of the premises.
> Perhaps
>> this could be supplemented by a condition that the permission shall not
> take
>> effect until such agreed works have been installed and are fully
>> operational.
>>
>> Maybe you have this in hand already?
>>
>> BP
>>
>>
>>
>>
>>

French, Michael: PC-GrpSvc

From: Barry PHELPS [ribstone@ribstone.worldonline.co.uk]
Sent: 03 November 2000 17:55
To: Michael.French@rbkc.gov.uk
Cc: Holt Tony
Subject: Re: A3 Exhaustion

Your latest reply continues to be unsatisfactory - I assume because of your loyally refusing to be critical of fellow officers. As 239(?) Brompton Road will now be added to Paper A14 for P&C, with a note of a verbal report, we can take this matter further then. The point is that EH&L let us down with inadequate advice based on out of date attitudes and poor understanding of modern kitchen and related equipment, let alone of continuing trends. We saw the proof of that on Tuesday night.

You are right to say that "until the use starts and heat and smells emanate, we cannot judge how effective it is in practice". But we should be able to say, or EH&L should, something like "There could well be/are likely to be/will probably be serious problems with heat and smell although we cannot yet judge the extent of these with any accuracy at present".

Planning let the residents of 239 down because EH&L let Planning down . That cannot continue. Planning must not let residents down again because of inadequate advice from EH&L and I look to you come up with arrangements/proposals to ensure this.

BP

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

From: <Michael.French@rbkc.gov.uk>
To: <ribstone@ribstone.worldonline.co.uk>
Sent: Friday, November 03, 2000 4:46 PM
Subject: RE: A3 Exhaustion

> Chairman: I thought I had answered the point, but, yes, a condition is
> included that the equipment will work, but until the use starts and heat
and
> smells emanate, we cannot judge how effective it is in practice. Much
> tighter controls now than some years ago.
> M.J. French

> -----Original Message-----

> **From:** Barry PHELPS [mailto:ribstone@ribstone.worldonline.co.uk]
> **Sent:** 02 November 2000 16:15
> **To:** Michael.French@rbkc.gov.uk
> **Cc:** Holt Tony; r.horton@kingston.ac.uk
> **Subject:** Re: A3 Exhaustion

> Quite clearly we were inadequately advised by EH when the hours of these
> premises were varied.

> However you fail to answer the points raised in the second paragraph of my
> letter. Your response eagerly awaited.

> Chairman

> ----- Original Message -----

> **From:** <Michael.French@rbkc.gov.uk>
> **To:** <ribstone@ribstone.worldonline.co.uk>
> **Cc:** <r.horton@kingston.ac.uk>
> **Sent:** Thursday, November 02, 2000 2:17 PM

Ally
Copy to Mrs
for comments please
[Signature]

[Signature]
24/11

PLANNING AND CONSERVATION

THE TOWN HALL • HORNTON STREET • LONDON W8 7NX

THE ROYAL
BOROUGH OF

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Director of Planning Services



Mr. M. Gabriele,
239 Brompton Road,
London SW3

Switchboard: 0171-937 5464

Direct Line: 0171-361 2086

Facsimile: 0171-361 3463

16 OCT 1997

KENSINGTON
AND CHELSEA

My reference:

Your reference:

Please ask for:

DPS/PA/TP/97/1787/L/32/4311

South Area Team

Dear Sir/Madam,



TOWN AND COUNTRY PLANNING ACT, 1990
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER, 1988

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

Change of use from a shop (Class A1) to food and drink (Class A3) of the Town and Country Planning (Use Classes) Order 1987, at 239 BROMPTON ROAD, KENSINGTON, S.W.3, as shown on submitted drawing(s) No(s). TP/97/1787, Applicant's drawing(s) No(s). MCC402937, in accordance with your application dated 02/08/97, completed 06/08/97.

/ CONDITIONS ...

CONDITIONS

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission. (C.1)
2. The use hereby permitted shall only be carried out between the hours of 6am and 7pm on any day. (C.45)

REASONS FOR THE IMPOSITION OF CONDITIONS

1. As required by Section 91 of the Town and Country Planning Act 1990 to avoid the accumulation of unexercised planning permissions. (R.1)
2. To safeguard the amenities of neighbouring properties. (R.42)

INFORMATIVES

1. Approval under the Planning Acts is hereby granted for the development as shown on the approved drawings and subject to the conditions. Any alteration to the approved scheme, resulting from the requirements of the Building Regulations or for any other reason, may require further approval. You are advised to consult the Directorate of Planning Services before commencing work. (I.9)
2. Your attention is drawn to the conditions of this approval and to the Council's powers of enforcement, including the power to serve a Breach of Condition Notice under the Town and Country Planning Act, 1990, as amended. (I.10)
3. Before placing any structures, including chairs or advertisements, on the public highway, you are advised to consult the Director of Transportation & Highways, Council Offices, 37 Pembroke Road, W8 6PW regarding consent under the Highways Act, which may be required. (I.25)

Yours faithfully,

A handwritten signature in black ink, appearing to read "M. J. French". The signature is written in a cursive style with a large, sweeping initial "M".

Executive Director, Planning & Conservation

THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA

PLANNING SERVICES COMMITTEE

14/10/97

APPLICATION NO.
TP/97/1787/ /

AGENDA ITEM
4311

REPORT BY THE EXECUTIVE DIRECTOR OF PLANNING AND CONSERVATION

APPLICANTS NAME/ADDRESS

Mr. M. Gabriele,
239 Brompton Road,
London SW3



Application dated 02/08/97

Revised

Completed 06/08/97

Polling Ward R

ON BEHALF OF : Metro Coffee Company Ltd.
INTEREST : Leaseholder

District Plan Proposals Map: CONSERVATION AREA

Cons.Area	CAPS	Article 4 Direction	Listed Building	HBMC Direction	A/O Consulted	Objectors (to date)
13A	YES	NO	NO	N/A	8	1

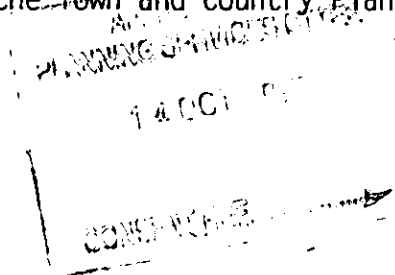
RECOMMENDED DECISION :-

GRANT planning permission for change of use from A1 (shop) to A3 (food and drink) of the Town and Country Planning (Use Classes) Order 1987.

At: 239 BROMPTON ROAD, KENSINGTON, S.W.3

As shown on submitted drawing(s) No(s): TP/97/1787

Applicant's drawing(s) No(s) : MCC402937



CONDITIONS

1. C.1
2. C.45 - "The use hereby permitted shall only be carried out between the hours of 6am and 7pm on any day."

REASONS FOR THE IMPOSITION OF CONDITIONS

1. R.1
2. R.42

INFORMATIVES

1. I.9
2. I.10
3. I.25

TP/97/1787 : 2

1.0 Site

- 1.1 The property consists of basement, ground, and four upper floors, and is situated on the South side of Brompton Road. The property lies within the Thurloe/Smith's Charity Conservation Area and within the non-core frontage of the Knightsbridge Principal Shopping Centre.
- 1.2 The application relates to the use of the ground floor of the property only.

2.0 Proposal

- 2.1 The applicant proposes a change of use of the premises from Class A1 (shop) to Class A3 (food and drink).

3.0 Planning History

- 3.1 There is no relevant planning history.

4.0 Planning Considerations

- 4.1 The main issues for consideration are the impact of the proposal, in terms of a reduction in the number of retail units within the non-core frontage, upon the character and function of the principal shopping centre; upon parking in the area and on residential amenity.

- 4.2 The relevant policies are expressed in the "Shopping" Chapter of the Unitary Development Plan. Policy S1 states:

"Normally to resist the loss of shop units and floorspace."

- 4.3 The proposal, which involves the loss of a retail unit to a non-shop use, clearly contravenes Policy S1. However, this change of use class from Class A1 to A3 must be considered in relation to Policy S15:

"Normally to permit uses falling within Use Classes A2 and A3 in a Principal Shopping Centre unless the proposal would threaten the character or function of the centre or would result in:

- (a) Less than 75% of the total core ground floor units being in shop (A1) use; or
- (b) less than 65% of the total non-core ground floor units being in shop (A1) use; or
- (c) three or more non-shop uses in adjacent units at ground floor level; or
- (d) significant increase in traffic or parking; or

(e) any significant reduction in an area's residential character and amenity including by smells or late night noise."

4.4 In this instance, the change of use from A1 to A3 would not result in three or more non-shop uses. Additionally, the latest annual shopping survey shows that the proposed change of use would not result in the percentage of retail units falling below 65% in the non-core frontage. Therefore, the proposal is not considered likely to adversely affect Policy S15.

4.5 It is important to keep a concentration of shops together at the heart of a shopping centre to make it easy to compare goods between retailer and to encourage vitality. The Borough's concern over this issue is expressed in Policy S6:

"To seek to maintain and improve the vitality, viability and function of the shopping centres throughout the Borough."

Vitality is dependent on high levels of pedestrians activity and shops generally attract more customers than other uses. Class A3 uses generate some pedestrian activity though this is more concentrated around lunch time and evening periods. However, there is an abundance of A1 uses at ground floor level in the vicinity and, consequently, it is unlikely that the introduction of a Class A3 use at this property would significantly reduce vitality or adversely affect Policy S6.

4.6 The area is predominantly commercial and it is considered unlikely that the proposal would result in a significant reduction in the area's residential character and amenity. The Transportation Officer considers that the change of use is unlikely to have a significant impact upon parking pressure, although with high rates of parking occupancy in the area, a condition is recommended limiting the hours of operation in order to prevent any increase in parking pressure in the evening being of detriment to local residents.

4.7 In conclusion, the proposal would result in the loss of a retail unit in a principal shopping centre. However, the shopping centre is vibrant and healthy, and while the proposal initially contravenes Policy S1, it complies with Policies S6 and S15 of the Unitary Development Plan. It is considered unlikely that the proposal would adversely affect the vitality of the shopping centre and therefore a grant of planning permission is recommended.

5.0 Public Consultation

5.1 Seven properties in Brompton Road and Egerton Terrace have been notified of the application. One letter of objection has been received from The Chelsea Society:

"We object strongly to the change of use from retail to restaurant. There is a presumption against loss of shopping in Policy S1 of the Unitary Development Plan. We would draw your attention to PPG6 (the effects of cumulative applications)."

- 5.2 The issue of the proposal contravening Policy S1 has been addressed in the Planning Considerations section of this report.
- 5.3 With regard to the issue of cumulative applications, and ultimately concern over the vitality of the shopping centre due to a gradual erosion of its primary retail function, it is considered that this concern has been addressed with reference to Policies S6 and S15. Cumulative applications for A3 use have not been received in this shopping centre.
- 5.4 No further letters have been received. Any further letters will be reported verbally.
- 6.0 Recommendation
- 6.1 Grant planning permission.

M.J. FRENCH
EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION

Background Papers

The contents of the file number TP/97/1787 referred to at the head of this report save for exempt or confidential information as defined by the Local Government (Access to Information) Act, 1985.

Officer Contact

The above documents can be inspected by prior appointment with Tracey Rust in the Planning Information Office, Room 325, The Town Hall, Telephone 0171-361-2080.

REPORT PREPARED BY: RF
REPORT APPROVED BY: BC/MJF
DATE REPORT APPROVED: 02/10/97

PSC9710/RF.REP



THE CHELSEA SOCIETY

founded by Reginald Blunt in 1927 to protect and foster the amenities of Chelsea

President SIR SIMON HORNBY
Chairman DAVID LE LAY, R.I.B.A., F.R.S.A.

Hon. Secretary HUGH KRALL
51 MILMANS STREET
LONDON SW10 0DA

RF

Michael French Esq., FRICS DipTP MRTPI CertTS
Executive Director of Planning and Conservation
Royal Borough of Kensington and Chelsea
The Town Hall
Hornton Street
LONDON W8 7NX

Planning Secretary
8 Carlyle Square
LONDON SW3 6EX

9th September 1997

Dear Mr. French,

239 Brompton Road SW3 TP reference 971787

We object most strongly to the change of use from retail to restaurant.

There is a presumption against loss of shopping in policy S1 of the UDP.

We would draw to your attention PPG 6 (the effects of cumulative applications).

Yours sincerely,

Andrew Hamilton
Planning Secretary

RECEIVED BY PLANNING SERVICES

DC N	DC C	DC S	E	Ag Ack
15 SEP 1997				
Exec Dir		Records	ARB	Con Des
Appeals Office	IO	Fees Officer	Forward Plan	Head DC

Handwritten notes: A circled 'A' and 'S.A.' next to the stamp.

THE ROYAL
BOROUGH OF

NOTICE OF A PLANNING APPLICATION

TOWN AND COUNTRY PLANNING ACT 1990
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990



KENSINGTON
AND CHELSEA

Notice is hereby given the Royal Borough of Kensington and Chelsea Council have received an application:

(a) for development of land in or adjacent to a Conservation Area.

Details are set out below.

Members of the public may inspect copies of the application, the plans and other documents submitted with it at:

The Planning Information Office, 3rd Floor, The Town Hall, Hornton Street, W8 7NX between the hours of 9.15 and 4.45 Mondays to Thursdays and 9.15 to 4.30 Fridays;

For applications in the Chelsea area: The Reference Library, Chelsea Old Town Hall, Tel. 0171-361-4158.

For postal areas W10, W11, and W2: The 1st floor, North Kensington Library, 108 Ladbroke Grove, W11. Tel. 0171-727-6583.

Anyone who wishes to make representations about this application should write to the Executive Director of Planning and Conservation at the Town Hall (Department 705) within 21 days of the date of this notice.

SCHEDULE

LAMP POST, Et. 22/8/97

Reference: TP/97/1787/S

Date: 22/08/97

239 BROMPTON ROAD,
S.W.3

Change of use from A1 Shop to A3 Food & Drink - food shop.

APPLICANT Metro Coffee Company Ltd.

RBK&C TRANSPORTATION COMMENTS

T.P. Number: 97/1787	Address: 239 Brompton Road	Date of obs. 27/8/97
Development: COU A1 → A3		Obj. <input type="checkbox"/> No obj. <input checked="" type="checkbox"/>
File Number: TM 202/B.	Obs. INITIAL/FULL INITIAL	Transportation officer: GP
Other Information:		D.C. officer: Rf

Comments:

This coffee shop seems to have a floor area of approx 40sqm (seating area) which would seat 50 approx. This is unlikely to be used as a destination type restaurant. As a usual type of restaurant it may generate 50 x 20% car drivers x 50% new trips = 5 cars at the kerbside at peak time of 9-30.

Do you want to condition the use to coffee shop i.e. limit hours of opening?

I think it is unlikely to have a large affect on parking pressure although it must be borne in mind that parking occupancy in the area is high, and any evening A3 use will increase this pressure.

TOWN & COUNTRY PLANNING ACT 1990

FORM TP1

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

FOR OFFICE USE ONLY

Fee £ 180 -

Cheque / Postal Order / Cash 100 34

Receipt No. Issued 1020264

COMPLETE

Borough Ref	Registered No.
RECEIVED BY PLANNING SERVICES	
Date Received	6 AUG 1997
ACK	

PLEASE READ CAREFULLY THE GENERAL NOTES BEFORE FILLING IN THE FORM

PART ONE	To be completed by or on behalf of all applicants as far as applicable	Records	APP	Con
FEE (where applicable)		10	£ 180	

1. APPLICANT (in block capitals)
 Name METRO COFFEE COMPANY LTD
 Address 239 BROMPTON RD
LONDON SW3 2EP
 Tel. No. 071-581-4403

AGENT (if any) to whom correspondence should be sent
 Name MARK GABRIELE
 Address 239 BROMPTON RD SW3
LONDON TP 971787
 Tel. No. 071-581-4403 Ref. ---

2. PARTICULARS OF PROPOSAL FOR WHICH PERMISSION IS SOUGHT

(a) Full address or location of the land to which this application applies
CHANGE OF USE FROM A1 - A3 -
239 BROMPTON RD, LONDON SW3
2EP.

(b) Site area
100 SQ. METERS -

(c) Give details or proposal indicating the purpose for which the land/buildings are to be used and including any change(s) of use.
PROPOSED CHANGE OF USE FROM
A1-SHOP- TO A3 FOOD & DRINK.
- FOOD SHOP.
 TP971787

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

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

(i) New building(s) or extension(s) to existing building(s)	<input type="checkbox"/> NO	► If "Yes" state gross floor area of proposed building(s). ▼	<input type="text" value=""/>
		If residential development state number of dwelling units proposed and type if known, e.g. houses, bungalows, flats.	<input type="text" value=""/>
(ii) Alterations	<input type="checkbox"/> NO		
(iii) Change of use	<input 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).	<input type="text" value="100 M<sup>2</sup>"/>
(iv) Construction of new access to a highway	<input type="checkbox"/>	vehicular pedestrian	<input type="text" value=""/>
(v) Alteration of an existing access to a highway			

Strike out whichever is inapplicable

MC 402239

R.B.K. & C.
TOWN PLANNING
- 5 AUG 1997
RECEIVED

TOWN & COUNTRY PLANNING ACT 1990

FORM TP1

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

FOR OFFICE USE ONLY

Fee £ 180 -

Cheque / Postal Order / Cash 100 34

Receipt No. Issued 1020264

COMPLETE

Borough Ref.	RECEIVED BY PLANNING SERVICES
Registered No.	
Date Received	6 AUG 1997
N	10
E	3
ACK	

PLEASE READ CAREFULLY 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	Records	APP	Con
		FEE (where applicable)	10	£ 180	

1. APPLICANT (in block capitals)
 Name METRO COFFEE COMPANY LTD
 Address 239 BROMPTON RD, LONDON SW3 2EP
 Tel. No. 071-581-4403

AGENT (if any) to whom correspondence should be sent
 Name MARK GABRIELE
 Address 239 BROMPTON RD SW3 LONDON TP71787
 Tel. No. 071-581-4403 Ref. ---

2. PARTICULARS OF PROPOSAL FOR WHICH PERMISSION IS SOUGHT

(a) Full address or location of the land to which this application applies
CHANGE OF USE FROM A1 - A3 - 239 BROMPTON RD, LONDON SW3 2EP.

(b) Site area
100 SQ METERS -

(c) Give details or proposal indicating the purpose for which the land/buildings are to be used and including any change(s) of use.
PROPOSED CHANGE OF USE FROM A1 - SHOP - TO A3 FOOD & DRINK. - FOOD SHOP.

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

(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"/> NO	► If "Yes" state gross floor area of proposed building(s). ▼	<input type="text" value=""/>
		If residential development state number of dwelling units proposed and type if known, e.g. houses, bungalows, flats.	<input type="text" value=""/>
(ii) Alterations	<input checked="" 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).	<input type="text" value="100 M<sup>2</sup>"/>
(iv) Construction of new access to a highway	<input type="checkbox"/>	vehicular } pedestrian }	<input type="text" value=""/>
(v) Alteration of an existing access to a highway	<input type="checkbox"/>		

Strike out whichever is inapplicable

**Royal Borough of Kensington and Chelsea
Directorate of Planning Services - Policy Observations**

TP No: TP/97/4129S	Address: 239 Brompton Road, SW3	Date Received 19/6/97	Date of Obs. 14/7/97
UDP Paras/Policies		Obj.	No obj. <input checked="" type="checkbox"/>
	Development: COU to restaurant with tables and chairs outside.	HMO?	No. of Dwelling Units
			Existing Proposed
		D.C. Officer RF	Policy Officer RG

Comments: 239 Brompton Road is in the non-core of the Knightsbridge PSC. The relevant policy is therefore S15. This sets out certain criteria which need to be satisfied in order for a proposal for an A3 use to be acceptable. In this instance a change of use to a restaurant would not result in three or more non-shop uses nor would it result in the percentage of retail units falling below 65%. To my knowledge there is at least one other proposal in this centre at 132 Brompton Road for an A3 use (also non-core). If both proposals are taken into account then the percentage in the non-core would still be above 65%.

Consequently no objection is raised to the proposal's impact on shopping centre character and function. The impact on parking and amenity remains to be considered.

RF 15.7.97

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Director of Planning Services

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

COUNCIL NOTIFICATION OF DEVELOPMENT
THE OCCUPIER
FILE COPY

Switchboard: 0171 - 937 5464

Direct Line: 0171-361 2079/2080

Facsimile: 0171 - 361 3463

Date: 19/08/97

My reference:

Your reference:

Please ask for:

Planning Information Office

DPS/DCS/S/TP/97/1787

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

Dear Sir/Madam,

The Council has received a planning application for development at a property which is close to yours. The address of that property is set out below, together with brief details of the development for which permission is sought. The Council's Planning Applications Committee, in considering the proposal, will welcome comments, for or against the scheme from those who live in or own property nearby. I should therefore be pleased to know, in writing, if you as the occupier/owner of neighbouring property have any comments.

Address of application property

239 BROMPTON ROAD,
S.W.3

Proposal for which permission is sought

Change of use from A1 Shop to A3 Food & Drink - food shop.

Further details are printed overleaf.

Yours Sincerely,

M.J. FRENCH

Executive Director, Planning and Conservation

TOWN AND COUNTRY PLANNING ACTS, 1990

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 21 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 ^{XX}21 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 of 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 9.00 a.m. and 4.45 p.m., Mondays to Thursdays and 9.00am to 4.15pm Fridays.

Alternatively, copies of all planning applications relating to:

- (a) the Chelsea area can be examined at the Reference Library, Chelsea Old Town Hall, King's Road, SW3. Tel. 0171-361-4157. Any questions you have regarding Planning matters should be directed to the Planning Department at the Town Hall, Hornton Street, W8. Tel. 0171-361-2079/2080
- (b) the postal areas W10, W11, or W12 can be examined at the 1st Floor, North Kensington Library, 108 Ladbrooke Grove, W11. Tel. 0171-727 6583

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

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

- Please note:**
- i) In the interest of economy, letters in agreement or without objections to the proposals will not be acknowledged.
 - ii) Should you be interested in attending the Committee Meeting at which the application is to be determined, you are advised to contact the Planning Information Office.

MEMORANDUM

From: EXECUTIVE DIRECTOR,
PLANNING AND CONSERVATION

To: FOR FILE USE ONLY

My Ref: TP/97/1787/S

Your Ref:

P.A.X.No. 2086

Date: 18/08/97

DEVELOPMENT

239 BROMPTON ROAD, S.W.3

Change of use from A1 Shop to A3 Food & Drink - food shop.

Would you please advertise the above development under:-

1. Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (development affecting the character or appearance of a Conservation Area or adjoining Conservation Area).

M.J. FRENCH
EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION

DEVELOPMENT CONTROL

TECHNICAL INFORMATION

THE ROYAL
BOROUGH OF

ADDRESS 239 Brompton Rd



**KENSINGTON
AND CHELSEA**

- | | | | |
|------------|---|---------------|--|
| HB | Buildings of Architectural or Historic interest | LSC | Local Shopping Centre |
| AMI | Area of Metropolitan Importance | AI | Sites of Archeological Importance |
| MDO | Major Sites with Development Opportunities | SV | Designated View of St. Paul's From Richmond |
| MOL | Metropolitan Open Land | SNCI | Sites of Nature Conservation Importance |
| SBA | Small Business Area | REG 7 | Restricted size and use of Estate Agent Boards |
| PSC | Principal Shopping Centre (Core or Non core) | ART IV | Restrictions of Permitted Development Rights |

Conservation Area	HB	CPO	TPO	AMI	MDO	MOL	SBA	Unsuitable for Diplomatic use	PSC		LSC	AI	SV	SNCI	REG 7	ART IV
									C	N						
13A										✓						

Density	
Site Area	
Habitable rooms proposed	
Proposed Density	

Plot Ratio	
Site Area	
Zoned Ratio	
Floor Area proposed	
Proposed Plot Ratio	

Daylighting	Complies	
	Infringes	

Car Parking	spaces required	
	spaces proposed	

Notes

Address:

239

BROMPTON ROAD

009524600

See Also :

TP No	Brief Description of Proposal	1 of 5	Control of Adverts & History No
	CHANGE OF USE TO BANK.		

Received	Decision & Date	Appeal	Works
/ /	REFUSED		Completed
Completed / /	24/09/73	Lodged	
Revised / /	/ /	/ /	/ /

TP No	Brief Description of Proposal	2 of 5	Control of Adverts & History No
	NEW SHOP FRONTAGE.		

Received	Decision & Date	Appeal	Works
/ /	CONDITIONAL		Completed
Completed / /	28/12/73	Lodged	
Revised / /	/ /	/ /	/ /

TP No	Brief Description of Proposal	3 of 5	Control of Adverts & History No
	USE REAR OF BASEMENT AND GROUND FLOOR AS BANK PREMISES. PERSONAL.		

Received	Decision & Date	Appeal	Works
/ /	CONDITIONAL		Completed
Completed / /	09/01/74	Lodged	
Revised / /	/ /	/ /	/ /

TP No	Brief Description of Proposal	4 of 5	Control of Adverts & History No
TP/97/0240	REMOVAL OF EXISTING SHOP FRONT.		CA/97/029

CONSERVATION AREA CONSENT NO LONGER REQUIRED FOR PROPOSAL APPLICATION WITHDRAWN BY COUNCIL.

Received	Decision & Date	Appeal	Works
03/02/97	WITHDRAWN		Completed
Completed 06/02/97	22/04/97	L Lodged	
Revised / /	/ /	/ /	/ /

Address:

239

BROMPTON ROAD

009524600

See Also :

TP No	Brief Description of Proposal	5 of	5	Control of Adverts & History No
TP/97/0239	INSTALLATION OF NEW SHOP FRONT			

Received	Decision & Date	Appeal	Works
03/02/97			
Completed 06/02/97	CONDITIONAL	01/05/97	Completed
Revised 12/03/97		/ /	/ /

ROYAL BOROUGH OF KENSINGTON AND CHELSEA
PLANNING APPLICATIONS - NOTES FOR APPLICANTS

SUBMITTING A PLANNING APPLICATION

TP971787

All applications must be signed and dated with a covering letter explaining the proposal. The correct fee must be submitted; please see separate list for application fees.

Postal Address:

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

Should you require any help with this form, or have any queries concerning planning matters, our Information Office is staffed by qualified Town Planners. Telephone 361 2080/2079/2977. Four copies of all forms are required except for Advertisement Consent which requires two copies.

There are various types of applications:

1. Outline Application

Outline applications are submitted for major developments if proposals involve the erection of new buildings. Outline applications for change of use or for developments in Conservation Areas cannot be accepted.

2. Full Planning Application

For all development proposals except for those mentioned above for outline permission

3. Conservation Area Consent

If the building/s lies within a Conservation Area and your proposal involves complete or partial demolition, or removal of any external part of the building, you will need to apply for Conservation Area Consent. Applications should state clearly whether the demolition or removal is to be followed by reinstatement or a new building.

There may be a Conservation Area Proposal Statement for your area. This gives guidance and an indication of the Council's views on certain types of design and development.

4. Listed Building Consent

If the building/s is listed, proposals for any works affecting the architectural or historic character will require Listed Building Consent, regardless of the requirement for planning permission or conservation area consent. This applies to internal works as well as external.

5. Advertisement Consent

Applications involving the installation of an advertisement or sign may also need Advertisement Consent

SCALED DRAWINGS AND PHOTOGRAPHS

Planning applications are open to the public for inspection and comment. It is essential that drawings are clear and precise, this will avoid misinterpretation which could delay your application or lead to objections.

1. Drawings

- * All applications require 4 sets of drawings, for major developments 6 sets of drawings are asked for. Under the Applications Regulations a maximum of 4 copies can be asked for. However, the Council carries out extensive consultation on major developments and in order to avoid delays applicants are asked to supply the original plus 5 sets of drawings. Advertisement applications require 2 sets.
- * Drawings should be numbered. Where applicable drawings will include floor plans, sections and elevations of existing and proposed works. Details of the type and colour of materials to be used should also be shown.
- * A scaled site location plan, should be submitted showing the site in relation to surrounding buildings and clearly marked.

3. Scale Measurements for Drawings

- * All drawings must be in **metric** not in imperial measurements.
- * A scale of 1:50 or 1:100 for drawings. Preferably 1:50 for Conservation Area applications and where relevant 1:20 or 1:10 for details.

2. Photographs

- * Two sets of photographs showing the property and those adjoining.

CERTIFICATE OF OWNERSHIP

Under Section 66 of the Town and Country Planning Act 1990, all applications must be accompanied by a completed certificate of ownership; either A, B, C or D as shown on forms.

An owner is the freeholder, or a leaseholder with an unexpired lease of 7 years or more.

1. Certificate A: Form TP1 Part 1

If the applicant is the sole owner of the entire building or land, with no 7 year leaseholders, Certificate A can be completed.

2. Certificate B Form TP1 Part 2

Where the applicant isn't an owner or is part owner of the building or land and the names and addresses of the other owners are known, they should be notified using Notice No. 1 followed by completion of Certificate B.

3. Certificate C and D: Form TP1 Part 2

Certificate C is used when only some of the owners are known and can be notified as above. Certificate D is for when none of the owners are known and cannot be notified. In both these cases you will need to place an advertisement in the Kensington and Chelsea Times using Notice No. 2.

OTHER APPROVALS

The Director of Building Control
102-108 Warwick Road
London
W14 8PT
Tel 0171 341 5290

Please contact the above to find out if your proposal will require consent under the Building Regulations 1991.

The Director of Environmental Services
Council Offices
37 Pembroke Road
London
W8 6PW
Tel 0171 341 5282

Please contact the above for:

Proposals involving the preparation and sale of food to the public.
Construction or demolition works which may cause disturbance.

Applicants providing new or modifying existing refuse storage facilities, should refer to the Council's Code of Good Practice for Guidance. For further information, contact the Cleansing Enforcement Officer at the Council Offices in Pembroke Road.
Tel 0171 341 5266

TOWN & COUNTRY PLANNING ACT 1990

FORM TP1

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

FOR OFFICE USE ONLY

Fee £ 180-

Cheque / Postal Order / Cash 100 344

Receipt No. Issued 1020264

COMPLETE

Borough Ref. _____
 RECEIVED BY PLANNING SERVICE
 Registered No. _____
 Date Received 6 AUG 1997
 N I C S
 AD
 TICK

PLEASE READ CAREFULLY THE GENERAL NOTES BEFORE FILLING IN THE FORM

PART ONE	To be completed by or on behalf of all applicants as far as applicable	Records	ARR	Con
	FEE (where applicable)	Appeals	£ 180	

1. APPLICANT (in block capitals)
 Name METRO COFFEE COMPANY LTD
 Address 239 BROMPTON RD
LONDON SW3 2EP
 Tel. No. 071-581-4403

AGENT (if any) to whom correspondence should be sent
 Name MARK GABRIELE
 Address 239 BROMPTON RD SW3
LONDON TP071787
 Tel. No. 071-581-4403 Ref. _____

2. PARTICULARS OF PROPOSAL FOR WHICH PERMISSION IS SOUGHT

(a) Full address or location of the land to which this application applies
CHANGE OF USE FROM A1 - A3 -
239 BROMPTON RD, LONDON SW3
2EP.

(b) Site area
100 SQ. METERS -

(c) Give details or proposal indicating the purpose for which the land/buildings are to be used and including any change(s) of use.
PROPOSED CHANGE OF USE FROM
A1-SHOP- TO A3 FOOD & DRINK.
- FOOD SHOP.

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

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

(i) New building(s) or extension(s) to existing building(s) NO If "Yes" state gross floor area of proposed building(s). m²

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

(ii) Alterations NO

(iii) Change of use YES If "Yes" state gross area of land or building(s) affected by proposed change of use (if more than one use involved state gross area of each use). 100 m²

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

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

Strike out whichever is inapplicable

3. PARTICULARS OF APPLICATION

State whether this application is for: State Yes or No

(I) Outline planning permission NO

(II) Full planning permission YES

(III) Renewal of 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)

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 previous condition.

Date Number

The Condition

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

State :-

(I) Present use of buildings/land AL SHOP USE - FOOD SHOP -

(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

PLAN NO. MCC 402937 - PHOTO - NO. 3465.
SITE PLAN NO MCC 401239

6. ADDITIONAL INFORMATION State Yes or No

(a) Is the application for non-residential development 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 NO If "Yes" state numbers and indicate precise position on plan

(d) (i) How will surface water be disposed of? SAME

(ii) How will foul sewage be dealt with? AS EXISTING -

(e) Materials - Give details (unless the application is for outline permission) of the colour and type of materials to be used for:

(I) Walls CREAM - PAINT -

(II) Roof SAME

(III) Means of enclosure ---

We hereby apply for (strike out whichever is inapplicable)

(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 the land already instituted as described in this application and accompanying plans.~~

Signed [Signature] on behalf of METRO COFFEE CAMP. Date 2/8/97

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 day before the date of application, complete Certificate A. If otherwise see PART TWO of this form.

CERTIFICATE A - Certificate under Section 66 of the Town & Country Planning Act 1990. I hereby certify that:-

- *Strike out whichever is unapplicable.
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 / the applicant has given 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:-

(a) "Owner" means a person having freehold interest or a leasehold interest the unexpired term of which was not less than 7 years.

Name and Address of Tenant

Date of Service of Notice

Signed [Signature] on behalf of METRO COFFEE CAMP. LTD - Date 2/8/97

IF 20 DAYS BEFORE MAKING THE APPLICATION YOU ARE NOT THE ONLY OWNER OF ALL THE LAND AND HAVE SIGNED A CERTIFICATE 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 1990
CERTIFICATE UNDER SECTION 66**

PLEASE READ THE NOTES OVERLEAF BEFORE FILLING IN PART TWO.

11977787

CERTIFICATE B

I hereby certify that:

† See note (a) to Certificate

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

Name of Owner WELCOME TRUST LTD Address 40 CLUTTONS
48 PELHAM STREET SW3 Date of Service of Notice 2/7/57

*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 METRO OFFICE COMP. LTD
239 BROMPTON RD, LONDON SW3

Date of Service of Notice 2/7/57

Signed [Signature] on behalf of METRO OFFICE LTD Date 2/8/57

* Strike out whichever is inapplicable

CERTIFICATE C

I hereby certify that:

† See note (a) to Certificate

1. (i) I am/the applicant is* unable to issue a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66 (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 able to do so:

(a)

*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 been 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

(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).

* Strike out whichever is inapplicable

CERTIFICATE D

I hereby certify that:

† See note (a) to Certificate

1. (i) I am/the applicant is* unable to issue a certificate in accordance with Section 66 (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)

(iii) 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 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

(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).

* Strike out whichever is inapplicable

APPLICATION FOR CHANGE OF USE FROM A1 TO A3 (FOOD & DRINK).

METRO COFFEE COMP. LTD,
239 BROMPTON ROAD, LONDON
SW3 2EP.

TRADING AS "HEDIMARD" PARIS.

CONTACT: M. GABRIELE

TEL: 0171-581-4403.

DATE: 1/08/97

SCALE: 1:25 CONTACT: MR. RICHARD FOWLER
E.T.C.

- 1) COLD FOOD WINDOW DISPLAY
- 2) 2m COLD FOOD DISPLAY
- 3) TILL COUNTER
- 4) COLD DRINKS COUNTER
- 5) PATISSERIE FRIDGE 2m.
- 6) COFFEE BAR WITH 5 BAR STOOLS
- 7) COFFEE MACHINE.
- 8) BACK COUNTERS FOOD PREP.
- 9) WINE STORE (OFF SALES)
- 10) STAIR TO BASEMENT STORAGE.
- 11) STORE ROOM
- 12) PUBLIC & STAFF TOILETS.

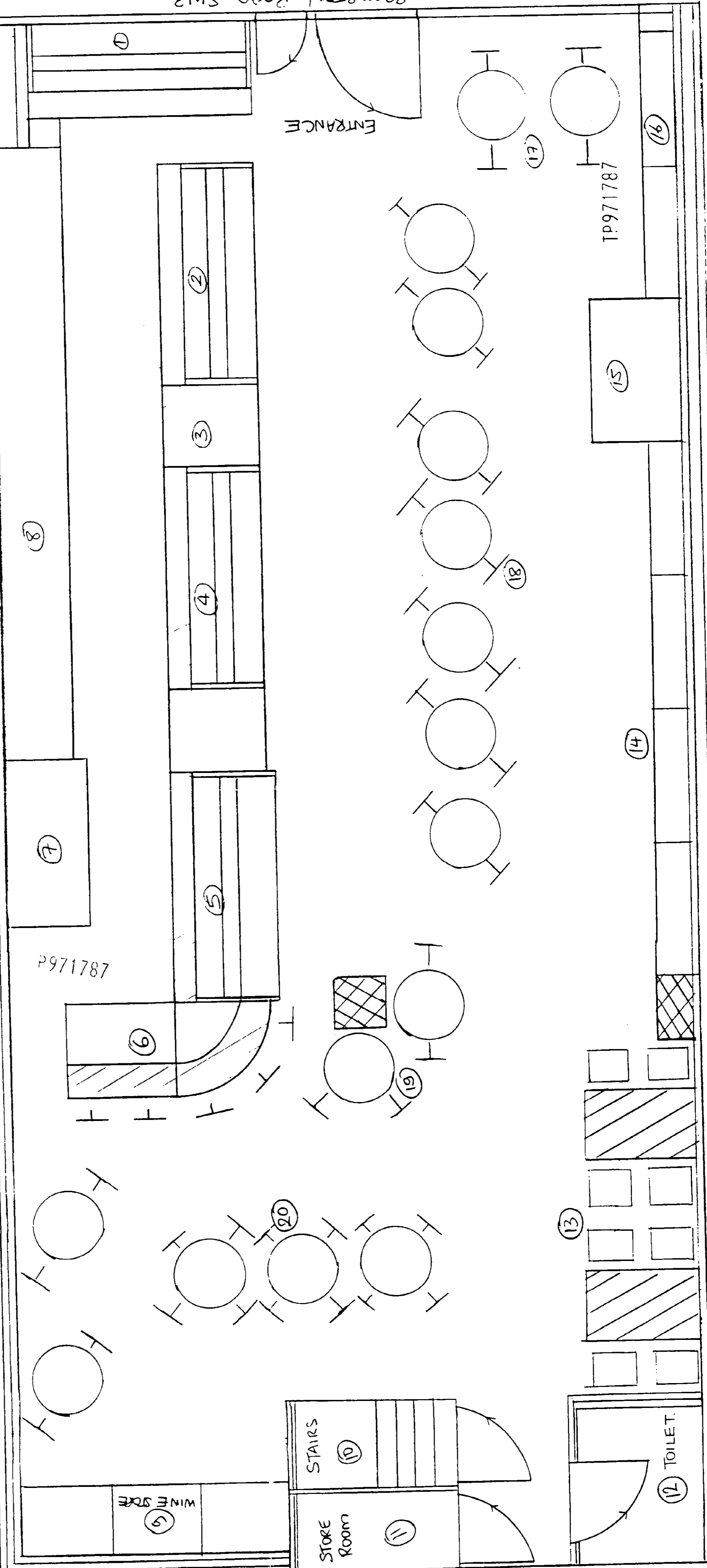
- 13) SEATING AREA FOR 5 PERSONS HEDIMARD FOOD PRODUCTS.
- 14) COLD DRINKS TRADING
- 15) LIGONARD TEA & COFFEE
- 16) SEATING AREA - ROUND TABLES, - 2
- 17) SEATING AREA - ROUND TABLES - 7
- 18) SEATING - ROUND TABLES, - 2
- 19) SEATING - ROUND TABLES - 5

NOTES - ON APPLICATION.

AFTER TRADING FOR 3 MONTHS.

UNDER A1 USE, RESIDENT ABOVE

SITE COMPLAINED ABOUT USE TO LOCAL AUTHORITY, WHEN INSPECTED BY LOCAL AUTHORITY - THEY WERE HAPPY WE WOULD READING UNDER A1 - BUT OFFERED US TO APPLY FOR CHANGE OF USE TO A3 TO KEEP EVERYBODY HAPPY. (MR R. FOWLER) - THE BUSINESS WILL NOT CHANGE, NIK THE STYLE OF TRADING, THE DEMAND HAS INCREASED DAILY I AMU LOCAL RESIDENCE HAVE COMPLAINED US ON ONE SIDE OF SERVICE AND QUANTITY OF FOOD. (ORIGINAL SHOP PLANS NOT CUMULATED). NO CHANGE TO VENTILATION.



SCALE: 1:25.

PLAN NO. MCC 402937.

FLOOR PLAN.

METRO COFFEE COMPANY LTD. TA - HEDIMARD
239 BROMPTON ROAD LONDON SW3.

TOWN PLAN NO. 1/25

APPLICATION FOR CHANGE OF USE FROM A1 TO A3 (FOOD & DRINK).

METRO COFFEE COMP LTD,
239 BREMPTON ROAD, LONDON SW3 2EP.

TRADING AS "HEDIMARD" PARIS.

CONTACT: M. GABRIELE

TEL: 0171-581-4403

DATE: 1/08/97

SCALE: 1:25
CONTACT: MR. RICHARD FOWLER K+C.

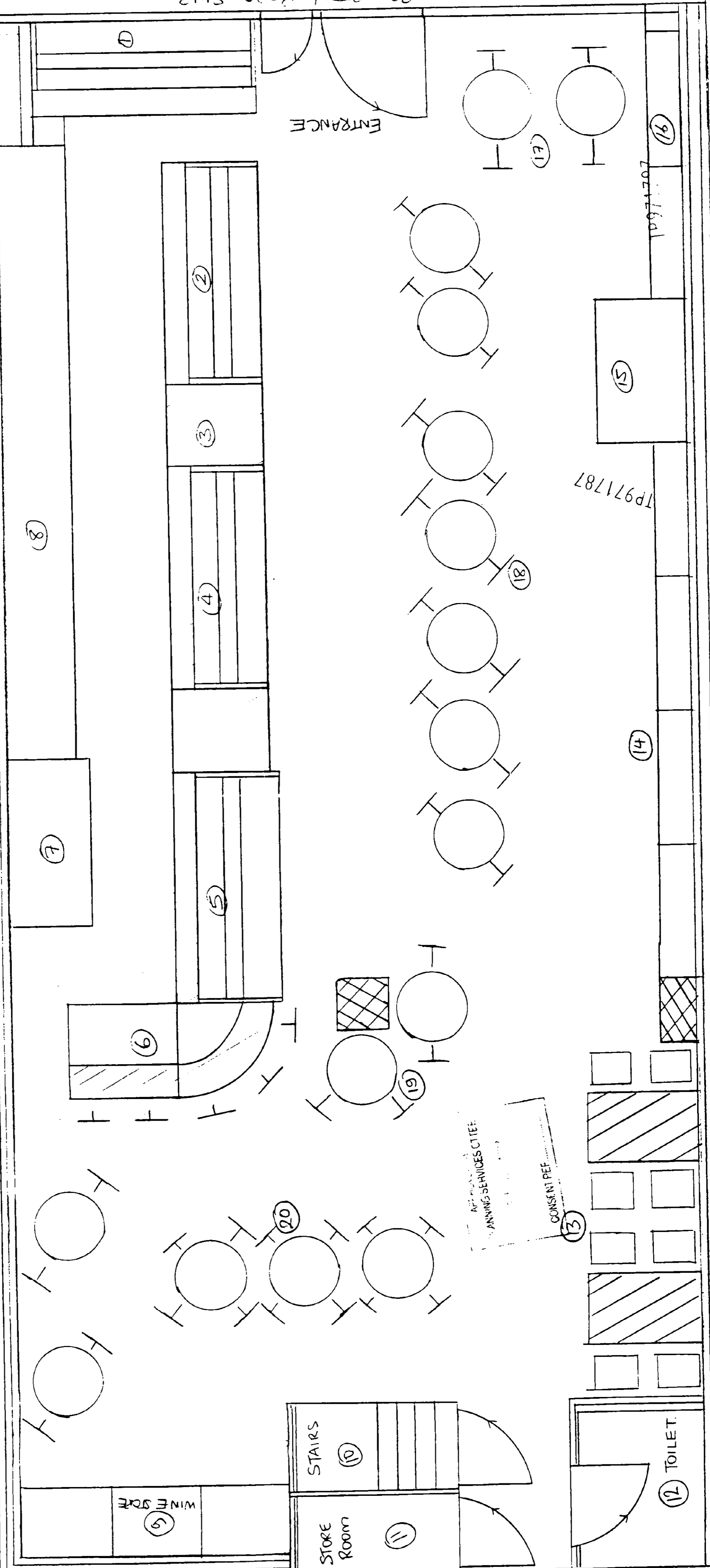
- 1) COLD FOOD WINDOW DISPLAY
- 2) 2m COLD FOOD DISPLAY
- 3) TILL COUNTER
- 4) COLD DEL. COUNTER
- 5) PATISSERIE FRIDGE 2m
- 6) COFFEE BAR WITH 5 BAR STOOLS
- 7) COFFEE MACHINE
- 8) BACK COUNTERS FOOD PREP.
- 9) WINE STORE (OFF SALES)
- 10) STAIR TO BASEMENT STORAGE.
- 11) STORE ROOM
- 12) PUBLIC & STAFF TOILETS.

- 13) SEATING AREA FOR 8 PERSONS
- 14) HEDIMARD FOOD PRODUCTS
- 15) COLD DRINKS FRIDGE
- 16) LEGS/STAND TEA & COFFEE
- 17) SEATING AREA - ROUND TABLES - 2
- 18) SEATING AREA - ROUND TABLES - 7
- 19) SEATING - ROUND TABLES - 2
- 20) SEATING - ROUND TABLES - 5.

NOTES - ON APPLICATION.

AFTER TRADING FOR 3 MONTHS, UNDER A1 USE, RESIDENT ABOVE

SHOP CONTAINED ABOUT USE TO LOCAL AUTHORITY, WITH INSPECTION BY LOCAL AUTHORITY. MY WHOLE FAMILY WOULD BE READING UNDER A1 - BUT OF COURSE VS TO APPLY FOR CHANGE OF USE TEAS TO KEEP EVERYBODY HAPPY. (MR. R. FOWLER) - THE BUSINESS WILL NOT CHANGE, NOR THE STYLE OF TRADING, THE DEMAND HAS INCREASED DAILY I AMO LOCAL RESIDENCE HAVE COMPLAINED VS ON OUR STYLE OF SERVICE AND QUANTITY OF FOOD. (ORIGINAL SHOP PLANS NOT CHANGED). NO CHANGE TO VENTILATION



SCALE: 1:25.
PLAN NO. MCC402937.

FLOOR PLAN.

METRO COFFEE COMPANY LTD: TA - HEDIMARD
239 BREMPTON ROAD LONDON SW3.

RECEIVED

D

CLUTTONS

SHOP TO LET
TOTAL AREA 1000 SQ FT
SITING ON A HIGH STREET
WITH GREAT VISIBILITY
CONTACT: 011 581 3651

THE EDWARD

TONI
& GUY

TONI & GUY

Only the
best for
you
COMING SOON



MIDLAND

HEATSE

TONEGUY

SA. FRANCIS

15



Good Earth 大三元

JAS. HARDY & CO

MIDLAND

Hedon



HARDY & CO

MIDLAND

HOLLAND

TONE & GUY

St. Nicholas

Ripley

WATERLOO



CAUTIONS
CAUTIONS

HOLLY

TONI & GUY

TONI & GUY

M467 AHL

GB

PHOTO'S ARE
BEFORE AUTRYATIONS
BEGAN MARCH 97.



Highgate

BROMPTON

Kensington

A

B

64

Duke
Yorks

KING'S CROSS

28

Burton's
Court

Royal
Brompton
Hosp.

SEA

MC-401 239

R.B.K. & C.
TOWN PLANNING
- 5 AUG 1997
RECEIVED