

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 EI)

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) 51, 2, 3 Knight House, Hortensia Road, SW10					
17	24-48 (res) Brunter Grove, SW10					
32						

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



Hortensia House

Sloane School

Sloane Cottage

Tennis Courts

Stone

College of
St Mark & St John

Chelsea School

Stone

The Studio

Chelsea College

Sub Sta

Knight's House

EDITH TERRACE

GUNTER GROVE

B.M. 6.23m

5.5m

P. 105 106



MEMORANDUM

To: From:

Subject Ref: Your Ref: Date:

Subject: T.P. Apple Ltd - Cttee 22/11/88 (contd)

By applicants [Signature]

OUTH

486 - Chelsea College, - withdrawn

~~+897
+905 - 87 135 Brompton Rd - Admt. inf. (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 proposed electrical drawing. Such alterations should form the subject of a separate planning application.~~

~~504 - Dorset House, 61/73 Skene St - withdrawn~~

~~513 - 50 Gyle Place - Informal notice to allow work for kitchen~~

~~Reply: 1514 - 31 Drington Square - Applicants Dir No^s - BM212/10/11, 12 x 13 [Signature]~~

~~1516
1517 - 34 Royal Avenue - Applicants Dir No^s - A/PO1A/PO2A/PO3A/PO4/PO5A~~

[Signature]

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 are 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

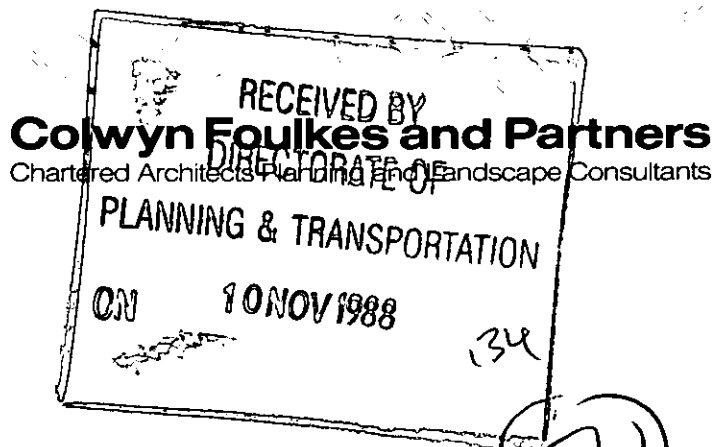
The Committee is recommended to refuse permission.

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



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

HTN/LA/ncf/fjh

10th November, 1988.

Dear Sirs,

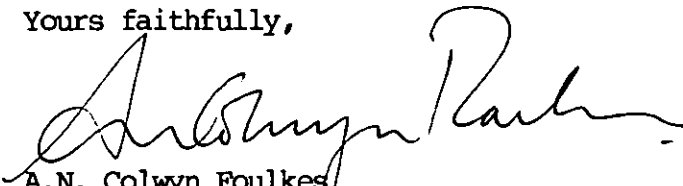
RE: TOWN AND COUNTRY PLANNING ACT 1971 - APPLICATION BY COLWYN FOULKES & PARTNERS FOR DEVELOPMENT COMPRISING 767 SQUARE METRES OFFICE SPACE 'B1', 12 HOUSES, 9 FLATS - CHELSEA COLLEGE SITE, HORTENSIA ROAD, LONDON, SW10.
APPLICATION REF. TP88/1410

We refer to a recent meeting between our Planning Consultants, John Trott and Son, and Planning Officers from your Department regarding the above application.

We understand that the application is likely to be considered by the Sub-Committee on 22nd November, 1988, and we therefore agree an extension of time for determination of the application until the following day.

We understand that the closing date for submission of Reports for the November Committee meeting is 4th November, 1988, but we would be grateful for the opportunity to discuss the Report with your Officers prior to that date.

Yours faithfully,


A.N. Colwyn Foulkes
COLWYN FOULKES AND PARTNERS

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

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

Partners:

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

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

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

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

Consultants:

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



RECEIVED BY
Colwyn Foulkes and Partners
 Chartered Architects, Planners and Landscape Consultants
 DIRECTORATE OF
 PLANNING & TRANSPORTATION
 ON 10 NOV 1988
 134

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

HTN/LA/ncf/fjh

10th November, 1988.

JW
AF

Dear Sirs,

RE: TOWN AND COUNTRY PLANNING ACT 1971 - APPLICATION BY COLWYN FOULKES & PARTNERS FOR DEVELOPMENT COMPRISING 767 SQUARE METRES OFFICE SPACE 'B1', 12 HOUSES, 9 FLATS - CHELSEA COLLEGE SITE, HORTENSIA ROAD, LONDON, SW10. APPLICATION REF. TP88/1410

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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 LA A



Planning Inspectorate

Department of the Environment

Room *12402(w)* Tollgate House Houlton Street, Bristol BS2 9DJ

Telex 449321

RECEIVED BY D. P. T.
12 OCT 1988

Direct Line N 0272-218 240
Switchboard 0272-21881
GTN 1374 (L.F.A.S.)

Your reference 0238	TP 88/1490	TRANS.	ENV'D CONTROL	AO ACK
------------------------	------------	--------	---------------	--------

*Director of Planning /
Transportation*
R.B. Kensington + Chelsea,
Town Hall,
Hornton Street,
KENSINGTON, London W8 7NX

APP/K5700/A/88/103080

Date
11 OCT 88

Dear Sir(s)/Madam

TOWN AND COUNTRY PLANNING ACT 1971
INQUIRIES PROCEDURE RULES 1974 AND 1988

APPEAL BY: *Colwyn Fowkes + Partners*

RE: SITE AT *Chelsea College Site, Hortensia Road, London, SW10*

1. I am writing to confirm the arrangements made by telephone/~~letter~~ for the local inquiry into the above appeal, in accordance with the relevant Inquiries Procedure Rules.

2. The inquiry will be held at 10.00 am/pm on _____

Tuesday 17 January 1989 at _____

The Town Hall, Hornton Street, Kensington

and is expected to last for 2 days.

Yours faithfully

L D Haines

L D. HAINES

206B/88

HMSO Bt1 013514/1



Planning Inspectorate

Department of the Environment

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

Telex 449321

DIRECTORATE
Direct Line 0272-218
Switchboard 0272-218811
GTN 1374

JW -
* Statement
865
1/11/88

PLANNING & TRANSPORTATION

BOROUGH PLANNING CONTROL OFFICER Your reference

ROYAL BOROUGH OF KENSINGTON AND CHelsea

DEPT 701

THE TOWN HALL

HORTON STREET

LONDON W8

Our reference

APP/KS600/A/88/103080

Date

19 OCT 1988

TP/88/1410

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1971

APPEAL BY:

RE: SITE AT *Chelsea College site. JW10*

JC

1. I refer to the above appeal which is to be the subject of a local inquiry.

* 2. The council are reminded of the provisions of the Inquiries Procedure Rules under which the local planning authority must serve on the Department, appellant and any section 29(3) parties a written statement of the submissions which they propose to put forward at the inquiry, no later than 6 weeks from the "relevant date",

3. If your Council are unable to comply with the Rules in this respect please let me know why immediately.

Yours faithfully

Col Jackson

** Letter
Committee*

*22/11
OK
17/12*

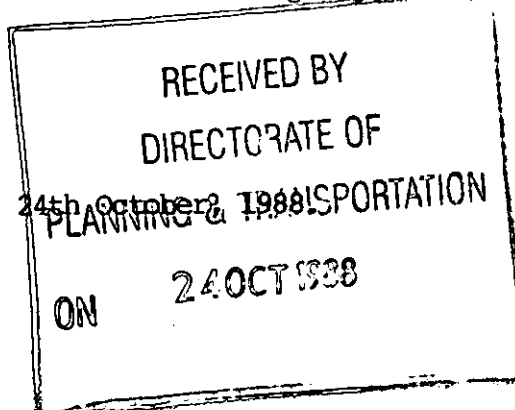
315/88

HMSO Bt1 013514/13

ATTN: Mr. French,
Director 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

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
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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

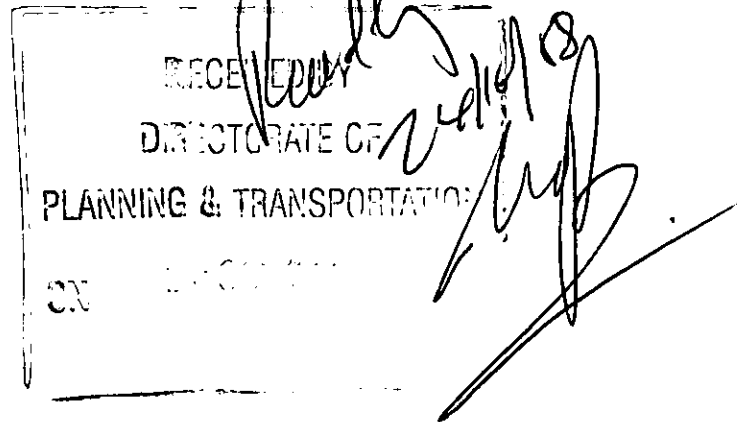
and at Barnard House, The Drive, Great Warley, Brentwood, Essex (0277) 224664
and Hinton House, Station Road, New Milton, Hants. (0425) 617207

Our Ref: PH/RC/2128

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

21st October 1988

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



For the attention of Mr D Haines

Dear Sirs,

Town and Country Planning Act 1971

Appeals by Colwyn Foulkes and Partners for mixed residential and office development at Chelsea College Site, Hortensia Road, London, SW10

Appeals Refs: APP/K5600/A/88/093986 and APP/K5600/A/88/103080

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

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

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

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

Continued/..

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

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

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

Secretary: Margaret Rees

21st October 1988

2

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

Yours faithfully,

John Trott and Son

John Trott and Son

Enc:

cc: Royal Borough of Kensington & Chelsea

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) 224684
and Hinton House, Station Road, New Milton, Hants. (0425) 817207

ALCANTO D.V.D. P. T.				
65 7 OCT 1988				
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FACSIMILE COVER SHEET

To: MR. FRENCH - PLANNING DEPT.

From: P. J. HARDY

Date: 6.10.88

Total Number of Pages Including Cover Sheet: 4

Message (if any): _____

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

John Trott and Son

Chartered Valuation Surveyors Town Planning Consultants

Interlock Business Centre,
Knight Road, Rochester, Kent ME2 2EL
Telephone: Rochester (0634) 290790
FAX: (0634) 290792

and at Denford House, The Drive, Great Warley, Brentwood, Essex (0277) 224884
and Hinton House, Station Road, New Milton, Hants. (0425) 617207

Our Ref: PH/GH/2128

6th October 1988

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

For the attention of Mr. French

Dear Sirs,

RE: Town and Country Planning Act 1971.
Appeals by Colwyn Foulkes and Partners for
Mixed development at Chelsea College Site,
Hortensia Road, London SW10.
Department of Environment Refs: App/K5600/A/88/93986
and App/5600/A/88/103080
Local Authority Refs: TP88/632 and TP88/1410

We refer to recent telephone conversations between Mr. French of your department, and Mr. Hardy of this office concerning the public inquiry on 8th November 1988.

We received a letter from the Department of the Environment dated 20th September 1988 confirming that the above mentioned appeals would be considered at a joint inquiry on 8th November 1988. A copy of the letter is enclosed. We were naturally very concerned to receive a further letter from the Department, dated 22nd September 1988, that stated that the appeals could not be considered at a joint inquiry because your Authority were not agreeable.

Mr. Pryor and Mr. Hardy of this firm have discussed the matter with Mr. French. Mr. French advised that, as far as his Authority was concerned, there would be no problem if the Department of the Environment had no objection.

/Cont'd

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.

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



Planning Inspectorate
Department of the Environment

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

Telex 449321

Direct Line 0272-218 865
Switchboard 0272-218811
GTN 2074

* See message on file PH.

RECEIVED
21 SEP 1988

John Trott & Son
Interlock Business Centre
KNIGHT ROAD
ROCHESTER.
KENT. ME2 2EL

Your reference
PH/RS/2128

Our reference
AAP/KS600/A/PH/093986
Date
PH/103000

20 Sep. 1988

Dear Sirs,

Town & Country Planning Act 1971

Re Appeals - Chelsea College Site. London SW10

We write to advise you that both of the above appeals will be dealt with jointly at the local inquiry due to be held on Tues 8 November 1988

Yours faithfully

J Jackson



The Departments case officer, Mr. Jackson, appeared to have been advised by an officer from your Authority that such a joint inquiry would not be acceptable.

We are most anxious that the matter is resolved as soon as possible and, in accordance with our original request, we would be grateful if you could also confirm your agreement to linking any appeal that may be lodged if either of the two applications on the agenda for the 13th October 1988 Committee are refused.

We confirm that we would be pleased to dispense with the requirement for pre-inquiry statements. We are of the opinion that the issues are similar with all the applications submitted to date and that there is no justifiable reason for delaying determination of the appeals by insisting on another inquiry.

We trust that you will immediately notify the Department of Environment of your agreement to the joint inquiry sought by our clients.

We are also extremely anxious to receive copies of the Report to Committee prepared by Mr. Wells for the next Committee Meeting. We have left numerous messages for both Mr. Wells and Mr. French and eagerly await the opportunity to discuss the content of the Report.

Yours faithfully,

John Trott and Son

John Trott & Son

Enc

cc Department of the Environment
H Peel
N Colwyn Foulkes
G Thomas

MEMORANDUM

From: Deputy Town Clerk
and Borough Solicitor

To: Director of Planning
fao Jim Wild

My Ref: AJC/ajg/cf7
Room No. 251

Your ref:
Room No.

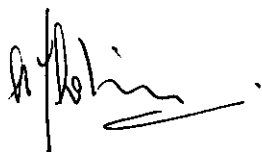
P.A.X. No. 2256

Date: 3rd October,

RECEIVED BY D. P. T. <i>AW</i>				
On 05 OCT 1988				
1988 N	DC C	DC S	DC E	DC
ARD	D. PLAN	RECORDS	EPT	ENV. PLAN
DDPT	LO	TRANS.	BUILD CONTROL	AD AGK

CHELSEA COLLEGE SITE

I refer to the forthcoming inquiry on the 8th and 9th November and would be grateful if you could contact me as a matter of urgency with regard to the Draft Rule Statement so that I can consider it before it is despatched.



Deputy Town Clerk and Borough Solicitor



MEMORANDUM FOR THE RECORD			
SUBJECT: [Illegible]			
[Illegible]	[Illegible]	[Illegible]	[Illegible]
[Illegible]	[Illegible]	[Illegible]	[Illegible]
[Illegible]	[Illegible]	[Illegible]	[Illegible]
[Illegible]	[Illegible]	[Illegible]	[Illegible]

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) 224684
and Hinton House, Station Road, New Milton, Hants. (0425) 617207

RECEIVED BY D. P. T.				
66 7 OCT 1988				
DE H	DE C	DE S	DE E	DE
APP	D. PLAN	RECORDS	OPT	GENL PLAN
REPT	IC	GENL	GENL RECORDS	IC

FACSIMILE COVER SHEET

To: MR. WELLS - PLANNING DEPT.

From: P. J. HARDY

Date: 6.10.88

Total Number of Pages
Including Cover Sheet: 4

Message (if any):

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



Planning Inspectorate
Department of the Environment

Room 13/16 Tollgate House, 16th Street Bristol BS2 9DJ

Telex 449321

Direct Line 0272 210 865
Switchboard 0272-218811
GTN 2074

* See message on file. PH.

RECEIVED
21 SEP 1988

John Trott & Son
Dartford Business Centre
KNIGHT ROAD
ROCHESTER.
KENT. ME2 2EL

Your reference
PH/AS/2128

Our reference
APP/K5600/A/14/093986
Date
17/9/88 103000
20 Sep. 1988

DEAR SIR,

Town & Country Planning Act 1971

Re Appeals - Chelsea College Site London SW10

We write to advise you that both of the above appeals will be dealt with jointly as the local inquiry due to be held on Tues 8 November 1988

Yours faithfully

J Jackson



The Departments case officer, Mr. Jackson, appeared to have been advised by an officer from your Authority ~~that such a joint inquiry would not be~~ acceptable.

We are most anxious that the matter is resolved as soon as possible and, in accordance with our original request, we would be grateful if you could also confirm your agreement to linking any appeal that may be lodged if either of the two applications on the agenda for the 13th October 1988 Committee are refused.

We confirm that we would be pleased to dispense with the requirement for pre-inquiry statements. We are of the opinion that the issues are similar with all the applications submitted to date and that there is no justifiable reason for delaying determination of the appeals by insisting on another inquiry.

We trust that you will immediately notify the Department of Environment of your agreement to the joint inquiry sought by our clients.

We are also extremely anxious to receive copies of the Report to Committee prepared by Mr. Wells for the next Committee Meeting. We have left numerous messages for both Mr. Wells and Mr. French and eagerly await the opportunity to discuss the content of the Report.

Yours faithfully,

John Trott and Son

John Trott & Son

Enc

cc Department of the Environment
H Peel
N Colwyn Foulkes
G Thomas

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/GH/2128

6th October 1988

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

For the attention of Mr. French

Dear Sirs,

RE: Town and Country Planning Act 1971.
Appeals by Colwyn Foulkes and Partners for
Mixed development at Chelsea College Site,
Hortensia Road, London SW10.
Department of Environment Refs: App/K5600/A/88/93986
and App/5600/A/88/103080
Local Authority Refs: TP88/632 and TP88/1410

We refer to recent telephone conversations between Mr. French of your department, and Mr. Hardy of this office concerning the public inquiry on 8th November 1988.

We received a letter from the Department of the Environment dated 20th September 1988 confirming that the above-mentioned appeals would be considered at a joint inquiry on 8th November 1988. A copy of the letter is enclosed. We were naturally very concerned to receive a further letter from the Department, dated 22nd September 1988, that stated that the appeals could not be considered at a joint inquiry because your Authority were not agreeable.

Mr. Pryor and Mr. Hardy of this firm have discussed the matter with Mr. French. Mr. French advised that, as far as his Authority was concerned, there would be no problem if the Department of the Environment had no objection.

/Cont'd

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.

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



Planning Inspectorate
Department of the Environment

Room 13/16 Tollgate House, 14016 Street Bristol BS2 9DJ

Telex 449321

Direct Line 0272-218 865
Switchboard 0272-218811
GTN 2074

RECEIVED
21 SEP 1988

* See message on file. PH.

John TROTT & SON
Enterprise Business Centre
KNIGHT ROAD
ROCHENTER.
KENT. ME2 2EL

Your reference PH/AS/2128

Our reference ADP/K.S.6.03/PH/093986
Date 19/08/103000

20 Sep. 1988

DEAR SIR,

Town and Country Planning Act 1971

Re Appeals - Chelsea College Site, London SW10

We write to advise you that both of the above appeals will be dealt with jointly at the local inquiry due to be held on Tues 8 November 1988

Yours faithfully

J Jackson





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

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.

Tracy
Please Date & stamp up
88/1410/S
Thaler
T.W.

Rev 2 Chelsea TH

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.

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.

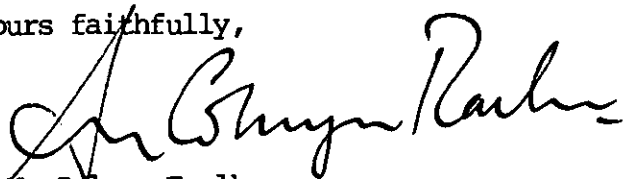
Could you please register these new drawings as supporting information and note the following revised drawings. I have supplied four copies of each drawing. Could you remove the old drawings from the application.

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.

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

14/10/88

HTN/LA/ncf/fjh

20th September, 1988.

Dear Sirs,

RE: CHELSEA COLLEGE SITE, HORTENSIA ROAD, SW10

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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:

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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.

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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.

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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.

E.A. SANDERS, A.R.I.C.S.,
Director of Planning and Transportation

M.J. FRENCH, A.R.I.C.S., Dip. T.P.,
Deputy Director of Planning and Transportation

FAO Mr C Jackson
Planning Inspectorate
Department Of The Environment
Room 13/16
Houlton Street
Bristol BS2 9DJ

2189

23rd September 1988

TP/88/0632/SH &
TP/88/1410/SH

APP/K5600/A/093986
APP/K5600/A/88/163080

Mr J D Wells

Dear Sirs

Town & Country Planning Act 1971
The Town & Country Planning (Enquiries Procedure) Rules 1988
Chelsea College Site Hortensia Road SW10

I refer to your note dated 20th September 1988 and your subsequent telephone conversations with my assistant Mr Wells. Because of the requirements of the new enquiry rules it is not felt to be possible to combine the enquiry meetings with regards to the appeals submitted at the above mentioned site.

it is regretted that it is not possible to combine the meetings but the duplicate applications originally submitted require considerable care and attention with regards to the proposed date for the first enquiry on the 8th/9th November 1988.

Yours faithfully

E A Sanders
Director of Planning & Transportation



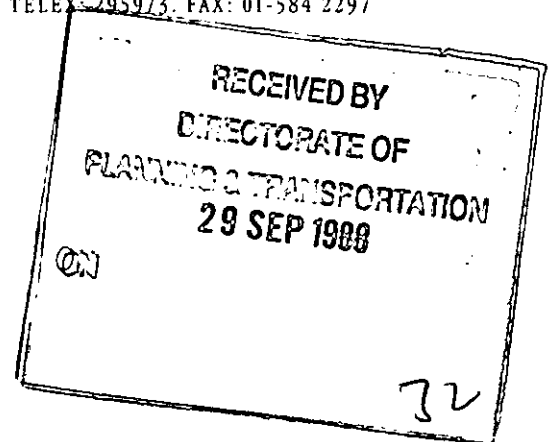
LONDON & EDINBURGH TRUST PLC

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



LBC
Jw

Dear Mr Sanders,

TP88/1410 - Hortensia Road, Chelsea

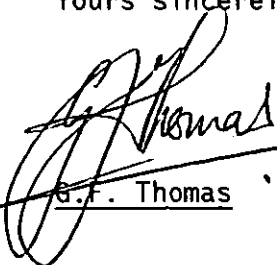
As you know, through our architects, Colwyn Foulkes & Partners we have submitted three schemes to your department as applications for planning consent.

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,

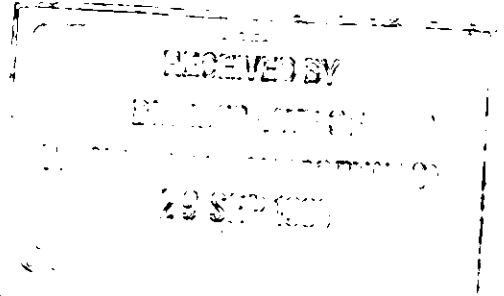

G.F. Thomas

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/O1 - 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

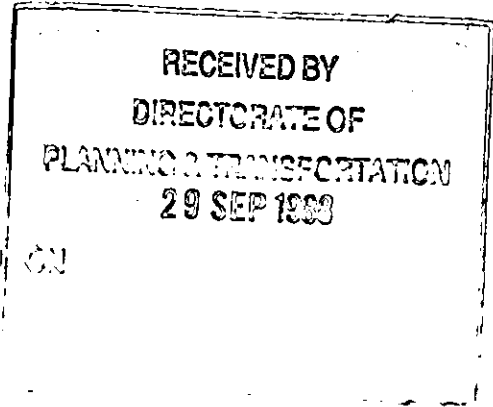
Mary and Teresa Wyatt.

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



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.

54, Hortensia House,
Hortensia Road,
London,
S.W.10 OQP

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

22/9
M/AG/BC
/SW

RECEIVED BY DIRECTORATE OF PLANNING & TRANSPORTATION ON 27 SEP 1988 OQP

Dear Mr. Sanders,

Ref. TP88/1410/JW/ College Site. Hortensia Road, London, S.W.10

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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.

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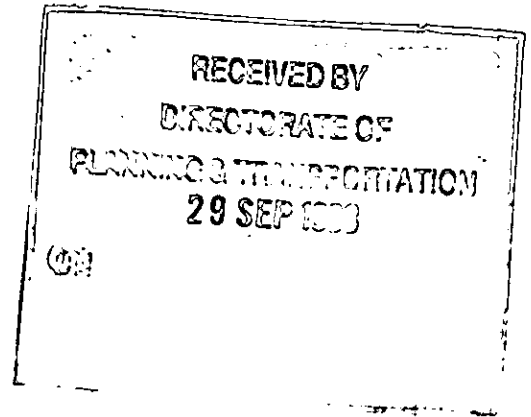
LONDON & EDINBURGH TRUST PLC

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

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

Norton, Rose, Botterell and Roche,
Kempson House,
Camomile Street,
London.
EC3

Telephone: (01) 937 5464
Extension: 2189
Facsimile: 01-938 1445

21st September, 1988.

My reference:

Your reference:

Please ask for:

TP/Appeal/88/1410/JW
D of E Reference: APP/K5600/A/88/103080

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT, 1971

TOWN AND COUNTRY PLANNING (INQUIRIES PROCEDURE) RULES, 1988

NOTICE OF A PLANNING APPEAL

A planning appeal has been made in respect of the property and proposal referred to on the notice overleaf. This notice sets out the reasons put forward by the Council for refusing planning permission, and I attach a copy of the appeal and appellants grounds of appeal.

It has been agreed that this appeal should proceed by way of a Public Inquiry, and I therefore write to afford you an opportunity to make your views known to the Secretary of State. Any representations that you may wish to make should be sent to this office and to the Department of the Environment (Room 13/16), Tollgate House, Houlton Street, Bristol BS2 9DJ, but if you so do, it will be assumed that you are willing for a copy thereof to be supplied to any other interested party including the Inspector at the inquiry. Such correspondence should quote the Department's reference number above and be sent not later than 21 days from the date of this letter. You are requested to note that a copy of the Inspector's report will only be forwarded to those who ask for one.

E.A. SANDERS
Director of Planning and Transportation

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, Tile Drive, Great Warley, Brentwood, Essex (0277) 801001
and Hinton House, Station Road, New Milton, Hants. (0425) 617207

105

RECEIVED BY
DIRECTORATE OF
PLANNING & TRANSPORTATION
15 SEP 1988

ON

FACSIMILE COVER SHEET

To: MR. SANDERS, RBKC

From: P. J. HARDY

Date: 14-9-88

Jw
TL

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.
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
Telephone: Rochester (0634) 290790
Fax No. (0634) 290783

and at Barnard House, The Drive, Great Warley, Brentwood, Essex (0277) 224884
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

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

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

/Cont'd.



Planning Inspectorate
Department of the Environment

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

Telex 449321

Direct Line
 Switchboard
 GTN

0272-218 ⁸⁶⁵
 0272-218811
 1374

TR/JW

BOROUGH PLANNING CONTROL OFFICER
 ROYAL BUREAU OF KENSINGTON
 DEPT 701
 TOWN HALL
 HORTON STREET
 LONDON W8

RECEIVED BY 43
 DIRECTORATE OF
 PLANNING & TRANSPORTATION
 20 SEP 1988
 ON

Your reference

TP88/1410

Our reference

APP/K5600/A88/103080

Date

16 Sept 1988

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1971

APPEAL BY: COLWYN FOULKES AND PARTNERS

RE: SITE AT CHELSEA COLLEGE, HORTENSIA RD, LONDON SW10

1. I refer to the above planning appeal. The appeal forms and accompanying documents will be examined to make sure that the appeal is valid. Unless you hear to the contrary you may assume that the appeal is in order.

Special letter to sect. 27 parties
 (2) X

2. At the request of the appellant an inquiry is to be held and, from the date of this letter (the 'relevant date') the timetable for this appeal, under the Inquiries Procedure Rules*, begins. Rule 6 requires that a written statement containing full particulars of the case you propose to put forward at the inquiry with a list of any documents - including maps and plans - which you intend to refer to or put in evidence (your statement of case) must be served on the Department, the appellant and any 'Section 29(3) parties' not later than 6 weeks from today, (ie by 4 NOV 1988) X
 It would be helpful if you could provide us with copies of the documents you intend to refer to at the same time.

Send 16/9/88

3. The Council are now asked to complete an appeal questionnaire in respect of this appeal, and return it to me by A.S.A.P.. Please quote the Department's appeal reference number on the questionnaire. A copy of the appeal questionnaire and enclosures must also be sent direct to the appellant/agent. At the same time, details of any Section 29(3) parties (paragraph (b) of the definition in the Rules) will be forwarded to the Department and the appellant/agent in accordance with Rule 4(1) as these are identified at Question 21b on the appeal questionnaire. Please ensure that the names and addresses of these parties are easily identifiable from the papers enclosed with the appeal questionnaire. There may also be additional Section 29(3) parties (paragraph (a) of the definition in the Rules) and if so, you will be notified of these by the Department before your statement is due to be served.


4. The appellant is required to serve a statement of case on the Department and all parties not later than 9 weeks from the date of this letter. This should enable them to take your case into account when finalising their own statement.

5. Your attention is drawn to the requirement in the Inquiries Procedure Rules that if it is proposed to give evidence at the inquiry by reading a written statement, a copy of that statement must be sent to the Department for the Inspector

(and copied to the appellant) at least 3 weeks before the inquiry.

6. If the appeal is to be withdrawn we would welcome any advance warning you may be able to give.

Yours faithfully

Herricombe


PP C. JACKSON.

301/88

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

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

THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA



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

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

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

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

Telephone: (01)937 5464
Extension: 2189

16 Sept 1988

My reference: DPT 88/1410/JW your reference:

Please ask for:

Town and Country Planning Act 1971/74

Appeal on: Chelsea College Site Hertsia Rd, SW10

- With reference to the appeal on the above premises
- I return the completed questionnaire
- In the event of this appeal proceeding by way of a local Inquiry the Inspector should be advised that Committee Rooms in the Town Hall must be vacated at 5.00 p.m. unless prior arrangements have been made for the Inquiry to continue after 5.00 p.m.
- I enclose a copy of the site location and photographs in respect of the above appeal.
- I enclose copies of representations which have been received from third parties following the Council's public consultations on this appeal.
- I attach a copy of this Council's statement. The appellant has been sent a copy direct.
- I enclose a copy of a further representation on this appeal.
-

Yours faithfully,

E.A. Sanders

Director of Planning and Transportation.

THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA



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

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

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

John Trott & Co
Interlock business Centre,
Kings Road,
Rocheester
Kent ME2 2EL.

Telephone: (01)937 5464

Extension: 2189

16th Sept 1988

My reference: TP&R/14-10/JW Your reference: PH/SMC/2128 Please ask for:

Dear Sir/Madam,

Town and Country Planning Act 1971/74

Appeal on: Chelsea College Site Holmsia Rd, SW10.

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

Yours faithfully,

E.A. Sanders,

Director of Planning and Transportation.

B

On Her Majesty's Service

1

POSTAGE
PAID
PHQ 410

(40) Planning Central office
 Kensington + RECEPTION
 Dept 701 DIRECTORATE OF
 The Town Hall PLANNING & TRANSPORTATION
 Toronto St. 16 SEP 1988
 LONDON ON W8 7NX

TR/W

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

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

IN ANY ENQUIRY PLEASE QUOTE
APP/ K5600-A88-103080

Applicant/Agent to complete:

1. APPLICANT/APELLANT'S NAME

Colwyn Foulkes + Partners

2. SITE ADDRESS

Chelsea College site Hortensia Rd.
LONDON SW10

3. LPA Ref No.

TP88/1410

THE DEPARTMENT HAS RECEIVED AN APPEAL FROM THE ABOVE NAMED

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

29 SEP 88

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

B

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

APPEAL BY COLWYN FOUCHES & PARTNERS

GRID REF _____

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

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

1. Do the Council agree to the written representations procedure?	<input checked="" type="radio"/> YES <input type="radio"/> NO
2. Could the Inspector see the site clearly enough from the road or other public land to make an unaccompanied site visit?	<input checked="" type="radio"/> YES <input type="radio"/> NO
3. Does the appeal relate to an application for approval of reserved matters?	<input checked="" type="radio"/> YES <input type="radio"/> NO
4. Was a Section 27 (or Regulation 6 for listed building and conservation area consent appeals) certificate submitted with the application?	<input checked="" type="radio"/> YES <input type="radio"/> NO
5. Was a notice and certificate under Section 26 submitted with the application?	<input checked="" type="radio"/> YES <input type="radio"/> NO <input type="radio"/> NA
6. Is the site within a Conservation Area? (If no, go to Q.9)	<input checked="" type="radio"/> YES <input type="radio"/> NO
7. Has a grant under Section 10 of the Town and Country Planning (Amendment) Act 1972, as amended, been paid in respect of a scheme in the Conservation Area?	<input type="radio"/> YES <input type="radio"/> NO
8. Does the appeal relate to an application for conservation area consent?	<input type="radio"/> YES <input type="radio"/> NO
9. Does the development involve the alteration/extension/demolition (delete as appropriate) of a Grade I/II*/II listed building? (Delete as appropriate) (If no, go to Q.12)	<input checked="" type="radio"/> YES <input type="radio"/> NO
10. Was the Secretary of State or the Historic Buildings and Monuments Commission consulted?	<input type="radio"/> YES <input type="radio"/> NO
11. Has a grant been made under Sections 3A or 4 of the Historic Buildings and Ancient Monuments Act 1953?	<input type="radio"/> YES <input type="radio"/> NO
12. Was it necessary for the Council to advertise the proposals under Section 28 of the 1971 Act?	<input checked="" type="radio"/> YES <input type="radio"/> NO <input type="radio"/> NA
13. Is the proposed development likely to affect an Ancient Monument? (If no, go to Q.15)	<input checked="" type="radio"/> YES <input type="radio"/> NO
14. Has an application for Scheduled Monument Consent been made?	<input checked="" type="radio"/> YES <input type="radio"/> NO
15. Is the appeal site included within an approved Green Belt? (If yes, go to Q.17)	<input checked="" type="radio"/> YES <input type="radio"/> NO
16. Are there any proposals to include the appeal site in the Green Belt? (If yes, give details)	<input checked="" type="radio"/> YES <input type="radio"/> NO
17. Would consultation under Article 15 of the General Development Order 1977 (as amended) or under Departmental Circulars (including Circular 9/84 Planning Control over Hazardous Development) have been necessary before granting permission? (Please state consultee and reason here:)	<input checked="" type="radio"/> YES <input type="radio"/> NO
18. Does the development directly affect the line of a footpath, bridleway or highway? (Please state number here:)	<input checked="" type="radio"/> YES <input type="radio"/> NO
19. Is there a known surface or underground mineral interest at or near (within 400 metres of) the appeal site which is likely to be a material consideration in determining the appeal?	<input checked="" type="radio"/> YES <input type="radio"/> NO
20. Are there any other appeals relating to the same site or neighbourhood still before the Secretary of State for consideration? (Please state appeal reference numbers here: APP/ K5600/A/88/103086.....)	<input checked="" type="radio"/> YES <input type="radio"/> NO

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

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

the number of documents enclosed	not applicable
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

the number of documents enclosed	not applicable
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

tick if enclosed
<input checked="" type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>

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

YES NO

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

Council's reference

21P88/1410/JW

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

Signature

T. West

on behalf of

R B K & C

Council

Date of Despatch

16/9/88

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

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

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

APPEAL BY COLWYN FOULHES & PARTNERS GRID REF _____

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

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

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4. Was a Section 27 (or Regulation 6 for listed building and conservation area consent appeals) certificate submitted with the application?	<input checked="" type="radio"/> YES <input type="radio"/> NO
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6. Is the site within a Conservation Area? (If no, go to Q.9)	<input checked="" type="radio"/> YES <input type="radio"/> NO
7. Has a grant under Section 10 of the Town and Country Planning (Amendment) Act 1972, as amended, been paid in respect of a scheme in the Conservation Area?	YES/NO
8. Does the appeal relate to an application for conservation area consent?	YES/NO
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10. Was the Secretary of State or the Historic Buildings and Monuments Commission consulted?	YES/NO
11. Has a grant been made under Sections 3A or 4 of the Historic Buildings and Ancient Monuments Act 1953?	YES/NO
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19. Is there a known surface or underground mineral interest at or near (within 400 metres of) the appeal site which is likely to be a material consideration in determining the appeal?	YES <input type="radio"/> NO <input checked="" type="radio"/>
20. Are there any other appeals relating to the same site or neighbourhood still before the Secretary of State for consideration? (Please state appeal reference numbers here: APP/ <u>K5600/A/88/093986</u>)	<input checked="" type="radio"/> YES <input type="radio"/> NO

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

the number of documents enclosed

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

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

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

the number of documents enclosed

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

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

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- (d) details of any minerals interest (see Q. 19);
- (e) details of any other applications currently before the Council relating to the same site;
- (f) a list of any conditions or limitations your Council would favour if the appeal were to be allowed;
- (g) in the case of appeals against non-determination, details of considerations likely to have been relevant to the Council's decision;
- (h) any other relevant information which the Council consider the Secretary of State should be aware of.

tick if enclosed

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

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

YES/NO

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

Council's reference

TP88/14-10/JW

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

Signature

[Signature]

on behalf of

R B K & C

Council

Date of Despatch

16/9/88

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

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

MEMORANDUM

To: D.D.P. & T.

To: S.A.X.O. *[Signature]*

My ref: DDPT/MJF/MS
Room No. 324A

Your ref:
Room No.

P.A.X. No. 2081

Date: 13/9/88

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

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

(1) Accommodation Required:-

Small Hall

Council Chamber

Committee Room 1

Other - please specify

(2) Anticipated Duration:-

1 day

2 days

3 days

Other -

(3) The Officer preparing the Statement is JW

The Officer taking the Inquiry will be JW

MEMORANDUM

From: DIRECTOR OF PLANNING AND TRANSPORTATION	To: BOROUGH SOLICITOR
My ref: DPT / TP/88/1410 Room No. 324A	Your ref: Room No.

P.A.X. No. 2081

Date: 13/9/88

Town and Country Planning Act, 1971/4

Appeal on CHELSEA COLLEGE SMC,
WORMEYNSIA ROAD, S.W.10

I have now been informed by the Department of Environment that

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

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

S. A. Sanders.

Director of Planning and Transportation.

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

PH/SMC/2128

8th September 1988.

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

Dear Sirs,

Town and Country Planning Act 1971. Appeal by Colwyn Foulkes and Partners for development comprising 767 m² Office Space 'B1', 12 Houses and 10 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

(TC)

John Trott & Son

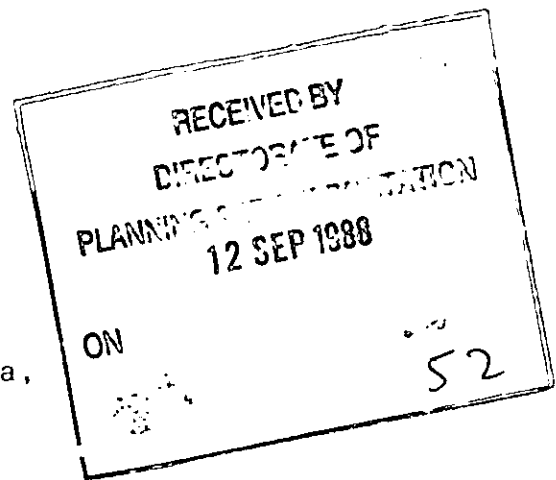
Enc.

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

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



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. 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.

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

Yours faithfully,

John Trott and Son

John Trott & Son.

Enc:

C.C. Royal Borough of Kensington & Chelsea.

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

FOR DOE USE ONLY	
Date received	
Date acknowledged	

2.1 Appeal to the Secretary of State

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

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

1. Full Name(s) COLWYN FOULKES & PARTNERS

2. Address 229 KENSINGTON HIGH STREET, LONDON

Daytime Telephone Number _____ Postcode WB 6SA

Reference _____

2.9 3. Agent's name (if any) JOHN TROTT AND SON

Agent's address INTERLOCK BUSINESS CENTRE,
KNIGHT ROAD, ROCHESTER, KENT, SE 26L

Daytime Telephone Number _____ Postcode ME2 2EL

Reference _____

B. Details of the appeal

4. Name of local planning authority (LPA)
ROYAL BOROUGH OF KENSINGTON & CHELSEA.

5. Description of the development
767m² OFFICE SPACE 'B1'
12 HOUSES.
10 FLAT UNITS.

6. (a) Address of the site <u>CHELSEA COLLEGE SITE,</u> <u>HORTENSIA ROAD,</u> <u>LONDON, SW10</u>	6 (b) National Grid Reference (see key on Ordnance Survey Map for instructions). Grid letters: Grid Numbers e.g. TQ <u>TQ : 2677 SW</u>
--	---

1.4 7. Date and reference no. of application against which you are appealing. 23RD JUNE 1988. TP88/1410

8. Date of decision (if any).
N/A

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. APPLICATION DATED 4TH MARCH 1988 (REF: TP 88/632) - APPEAL LODGED 19TH MAY 1988, ON DEEMED REFUSAL (IDENTICAL APPLICATION SUBMITTED 7TH MARCH 1988 (REF: TP88/633)).

2.4.2.8

C. Procedure

(tick appropriate box)

4.4

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

YES NO

2.10-2.15

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.

- 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:

~~XX~~We Appeal Against

~~the decision of the local planning authority~~
~~refusing to grant planning permission for the development described above~~
~~refusing to grant reserved matters permission for the matters reserved under an outline planning permission~~
~~refusing to approve any matter other than those mentioned in the above requirements of a condition of a planning permission~~

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

*~~X~~We confirm that~~X~~/we have enclosed a copy of each of the supporting documents indicated above and that~~X~~/we have clearly marked the relevant plans. ~~X~~/We also certify that ~~X~~/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 8TH SEPTEMBER 1988

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

2.3
App. IV

Grounds of appeal

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

1. THE FAILURE OF THE LOCAL PLANNING AUTHORITY TO GIVE NOTICE OF THEIR DECISION WITHIN THE EIGHT WEEK STATUTORY PERIOD.

continue overleaf, if necessary

CERTIFICATE B

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

WE
X hereby certify that:

1 WE
X have _____ given the requisite notice to all the persons other
*the appellants has

† See note (a) to
Certificate A.

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

Name of owner	Address	Date of service of notice
KINGS COLLEGE LONDON (KQC)	KINGS COLLEGE LONDON (KQC), CHELSEA CAMPUS, 552 KINGS ROAD, LONDON, SW10 0UA. (FOR THE ATTENTION OF: P.A. UPTON).	8TH SEPTEMBER 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 appellants 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:—

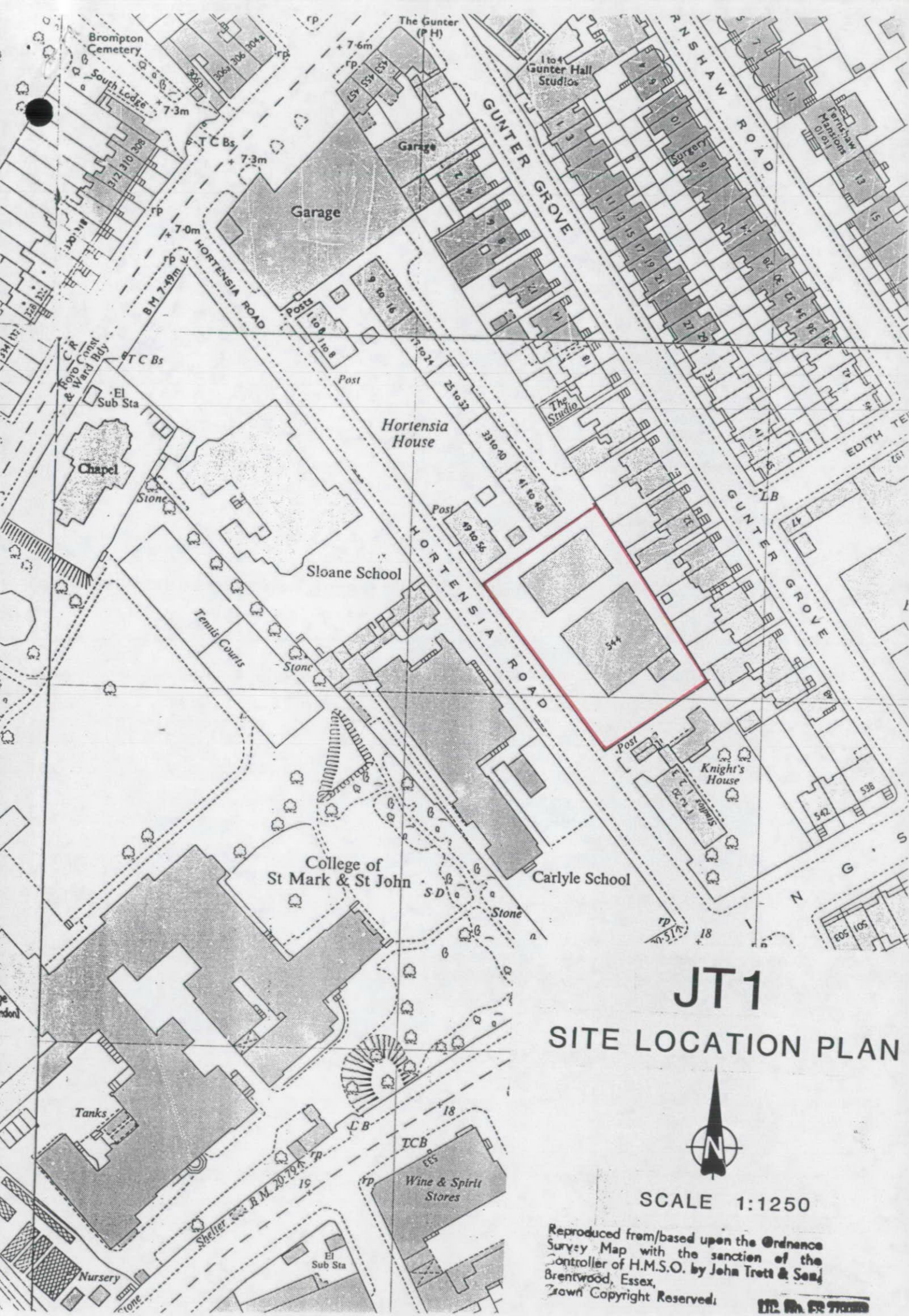
(a) If you are the
sole agricultural
tenant, enter
"NONE"

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

Signed John Toff and Son

AGENTS *On behalf of ...COLWYN FOULKES & PARTNERS

Date8TH SEPTEMBER 1988.....



JT1

SITE LOCATION PLAN



SCALE 1:1250

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

102. 00. 00. 0000

THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA

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

APPLICATION NO.
TP/88/1410/A/26

*WTD from
Cllr by applicants.*
AGENDA ITEM
4375

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

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

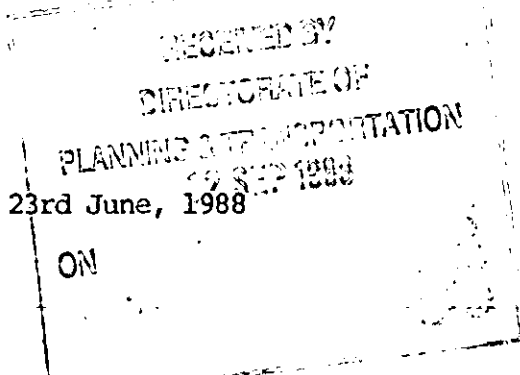
- i) The contents of the file number TP/88/1410 referred to at the head of this report.
- ii) The contents of the file number TP/88/0633

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

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

HTN/LA/al/fjh



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: 0-192'53 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.

Consultants

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,

A handwritten signature in cursive script, appearing to read 'Colwyn Foulkes', with a small mark below the end of the signature.

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

Drawing register for planning submission 23.6.88.

HTN/01/54 D	Front Offices	1:100
57 E	Basement	1:100
58 H	Site Plan	1:200
59 C	Location Plan	1:500
60 E	House Type B	1:100
61 F	Flat Plans/section	1:100
64 E	House Type A No. 1	1:100
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

TOWN & COUNTRY PLANNING ACT 1971

FORM TP1

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

FOR OFFICE USE ONLY

Fee £.....

Cheque/Postal Order/Cash

Receipt No. Issued.....

Borough Ref.

Registered No.

Date Received

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)	£

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

(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.

<u>767 m2</u>	<u>Office Space 'B1'</u>
<u>12</u>	<u>Houses</u>
<u>10</u>	<u>Flat units</u>

(d) State whether applicant owns or controls any adjoining land and if so, give its location.

No

(e) State whether the proposal involves:—

(i) New building(s) or extension(s) to existing building(s)	State Yes or No	<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		
(iv) Construction of a new access to a highway		<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
	vehicular... pedestrian	<input checked="" type="checkbox"/> YES <input checked="" type="checkbox"/> YES		
(v) Alteration of an existing access to a highway		<input checked="" type="checkbox"/> YES		
	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

State Yes or No

NO

(ii) Full planning permission

YES

(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

(iv) Consideration under Section 72 only (Industry)

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

IF 20 SIGN For

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

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. 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 *Robert Patrick* 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:-

(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 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

* strike out whichever is inapplicable

Date of Service of Notice

Signed on behalf of Date

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

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

PLEASE READ THE NOTES OVERLEAF BEFORE FILLING IN PART TWO.

CERTIFICATE B

I hereby certify that:

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 Cammole 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.....

† see note (a) to Certificate A

*strike out whichever is inapplicable

Signed *Colwyn Foulkes & Partners* on behalf of Colwyn Foulkes & Partners Date 23.6.88.

CERTIFICATE C

I hereby certify that:

~~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.

*strike out whichever is inapplicable

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

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)

<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>	<p>State Yes or No</p> <div style="border: 1px solid black; padding: 2px; display: inline-block;">NO</div>																																		
<p>4. Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory?</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> <div style="border: 1px solid black; padding: 2px; display: inline-block;">NO</div>																																		
<p>5.</p> <p>(a) What is the total floor space of all buildings to which the application relates?</p> <p>(b) What is the amount of industrial floor space included in the above figure?</p> <p>(c) What is the amount of office floor space?</p> <p>(d) What is the amount of floor space for retail trading?</p> <p>(e) What is the amount of floor space for storage?</p> <p>(f) What is the amount of floor space for warehousing?</p>	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:50%;"></th> <th style="width:25%; text-align: center;">Existing (if any) <i>(See General Notes)</i></th> <th style="width:25%; text-align: center;">Proposed new floor space</th> </tr> </thead> <tbody> <tr> <td>(a) approx. 3,469</td> <td style="text-align: center;">$m^2/sq.ft.$</td> <td style="text-align: center;">3,931 $m^2/sq.ft.$</td> </tr> <tr> <td>(b)</td> <td style="text-align: center;">$m^2/sq.ft.$</td> <td style="text-align: center;">$m^2/sq.ft.$</td> </tr> <tr> <td>(c)</td> <td style="text-align: center;">$m^2/sq.ft.$</td> <td style="text-align: center;">767 $m^2/sq.ft.$</td> </tr> <tr> <td>(d)</td> <td style="text-align: center;">$m^2/sq.ft.$</td> <td style="text-align: center;">$m^2/sq.ft.$</td> </tr> <tr> <td>(e)</td> <td style="text-align: center;">$m^2/sq.ft.$</td> <td style="text-align: center;">$m^2/sq.ft.$</td> </tr> <tr> <td>(f)</td> <td style="text-align: center;">$m^2/sq.ft.$</td> <td style="text-align: center;">$m^2/sq.ft.$</td> </tr> </tbody> </table>		Existing (if any) <i>(See General Notes)</i>	Proposed new floor space	(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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(e)	$m^2/sq.ft.$	$m^2/sq.ft.$																																	
(f)	$m^2/sq.ft.$	$m^2/sq.ft.$																																	
<p>6. How many (a) office (b) industrial and (c) other staff will be employed on the site as a result of the development proposed?</p> <p>(ii) If you have existing premises on the site, how many of the employees will be new staff?</p> <p>(iii) If you propose to transfer staff from other premises, please give details of the numbers involved and of the premises affected.</p>	<table border="1" style="width:100%; border-collapse: collapse; text-align: center;"> <thead> <tr> <th rowspan="2"></th> <th colspan="2">(a) Office</th> <th colspan="2">(b) Industrial</th> <th colspan="2">(c) Other staff</th> </tr> <tr> <th>M</th> <th>F</th> <th>M</th> <th>F</th> <th>M</th> <th>F</th> </tr> </thead> <tbody> <tr> <td>(i)</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>(ii)</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>(iii)</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p style="text-align: center;">NOT ASSESSABLE</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> <div style="border: 1px solid black; padding: 2px; display: inline-block;">NO</div> <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</p> <p>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</p> <p>2/3 VEHICLES PER DAY</p>																																		

10. What is the nature volume and means of disposal of any trade effluents or trade refuse?	VOLUME NOT ASSESSABLE PALLADINS - STORAGE PROVIDED ON SITE
11. Will the proposed use involve the use or storage of any of the materials of type and quantity mentioned in General Notes for Applicants. (see note 11) If 'Yes' state materials and approximate quantities.	State Yes or No <input type="checkbox"/> YES <input checked="checked" type="checkbox"/> NO
12. State details of any processes sub-contracted, the percentage sub-contracted and the location of sub-contractors.	N/A
13. List materials used, giving source (locality in Great Britain or port of entry) and transport used.	N/A
14. State approximate percentages of turnover to markets under (a), (b), (c) and (d) and transport used in each case. *State name of docks or airport.	(a) Greater London Council Area: (b) Elsewhere in Great Britain: (c) Exports through London Docks: N/A other Docks: (d) Exports through airports:

15. State reasons in full for desiring location first in Greater London and then on the proposed site.
(Continue on a separate sheet if necessary)

Signed *Colwyn Foulkes* Partner On behalf of *COLWYN FOULKES +* Date *23.6.88*
PARTNERS

NOTE

Question 2 overleaf Grant of the permission now sought would in no way commit the local planning authority in respect of any proposed ultimate development which the applicant may mention in answer to this question.

Further detailsThe premises

The premises, which are situated on the north east side of Hortensia Road, adjacent to Hortensia House, comprise a 5 storey building and a single storey annexe, which are occupied by the Biological Sciences Group of Chelsea College.

History

The five storey building, which was formerly known as 'Hudsons Depository' was originally used for the storage of furniture by John Lewis & Co. On 4th December 1966 planning permission was granted to Chelsea College for use of the building for educational purposes for 10 years. The permission was renewed in July 1976 for a further limited period and is due to expire on 23rd June 1987.

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

The proposal

Chelsea College now seek permanent planning permission for educational purposes.

Considerations

The primary reason for imposing time limits on the previous permissions was the residential zoning of the site in the Initial Development Plan for Greater London and, in the case of the annexe, its nature and construction. Now that the I.D.P. is no longer valid, that reason needs to be reassessed. The annexe will have a limited life anyway, governed by the permission for its retention under the London Building Acts.

Chelsea College have a current consolidation programme on the adjacent site of the former College of St. Mark and St. John and a permanent consent in respect of the Depository building will aid this programme. The District Plan, in Chapter 8, para. 4.49 states "The Council recognises the needs of Chelsea College, University of London, to consolidate and improve its accommodation within the Chelsea area." It is considered that a permanent consent would, therefore, be consistent with the aims of the Plan.

Public participation

One resident in Gunter Grove objects to the loss of the buildings, which he mistakenly believes are to be demolished.

No other objections have been received and approval is recommended.

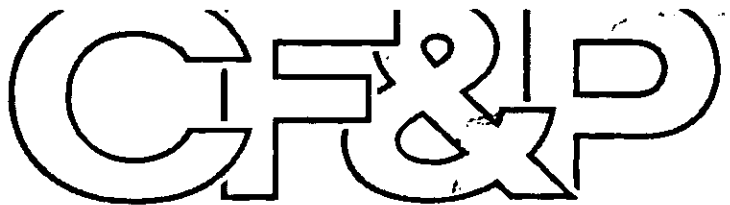
E.A. SANDERS
BOROUGH PLANNING OFFICER

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

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., RIBA
H. R. T. Williams, B.Sc., B.Arch., RIBA

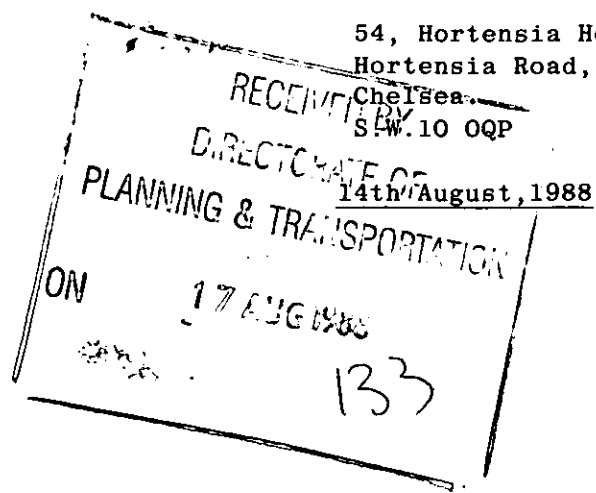
R. Colwyn Foulkes, Dip. Arch., RIBA

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

Consultants:

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

54, Hortensia House,
Hortensia Road,
Chelsea
S.W.10 0QP



Please file this file

Mr. E. A. Sanders,
Director of Planning and Transportation,
Town Planning Information Office,
Department 705,
The Town Hall,
Hornton Street,
London, W.8 7NX

Dear Mr. Sanders,

Ref. TP88/1410/JW/ College Site, Hortensia Road, London, S.W.10

Thank you for your letter of 20th July, 1988. We are pleased to know that our views will be considered when you deal with the application for planning permission, and fully understand that it is not possible to make an immediate decision.

A meeting of the tenants most likely to be affected by the proposed development was held in Hortensia House on the evening of the 10th August, 1988.

The following objections to the proposed development were discussed and agreed unanimously.

1. The intended development abutts too closely to the boundary of Hortensia Estate leading to:-
 - (a) A reduction in the amount of light enjoyed by tenants in their flats, due to the proposed height and proximity of the new development.
 - (b) Increased disturbance, particularly at night, due to the proposed situation of the garages and drive-in adjoining the Hortensia Estate.
- 2 (a) The proposed development which is to include offices and industrial premises as well as residential property will add greatly to the traffic, in an already congested road, used as a feeder - route between Fulham Road and Kings Road. It was suggested that a zebra crossing would add to the safety of children and adults wishing to cross near the proposed entrance to the garage, and should be clearly sign-posted "SLOW DOWN" - "CHILDREN CROSSING". Additional street lighting will be an asset.
- (b) During the actual construction of the proposed development - the removal of earth etc. and the delivery of materials will add to the problems already experienced at this particularly bad junction.
3. The proposed removal of the trees on the boundary of the land adjoining the proposed site would also be a source of regret.

We enclose a list of names of those tenants most likely to be affected, who were able to be present, who wish to register an objection to the proposed development.

Would you please let us know when the Planning Committee is likely to consider this application and whether the group of tenants or representatives of the group may be present?

If the Planning Committee give approval to the current application, we would be pleased if they would bear in mind the points already raised and would consider restrictions on the hours to be worked, and permitted noise levels. Also worthy of consideration, due to the number of children on the Estate, are the possible dangers open to them from building materials and equipment.

We will be grateful to receive your official acknowledgment of the objection and points raised.

3 637 (

Yours faithfully,

Teresa Wyatt and Mary Wyatt

Teresa and Mary Wyatt.

Handwritten notes:
K
D
B
M
10/8

HORTENSIA HOUSE
RESIDENTS

- 49 J.A. Ferrandez
 - 50 J. Boyle
 - 51 P. M. Dainton
 - 52 MR & MRS Sketton on Holiday
 - 53 M Dennis. E. J. Dennis
 - 54 Teresa Wyatt and Mary Wyatt
 - 55 Sheila Cross R. Cross.
 - 56 M. M. M. T. Jettis
-

- 41 S. Gillen
- 42 M. M. M.
- 43 P. Jones
- 44 MR & MRS Kelleher on Holiday.
- 45 M. M. M. M. M. M.
- 46 P. M. M. M. M. M.
- 47 Miss & MR Mayhew on holiday but in agreement.
- 48 Theresa Georgian.

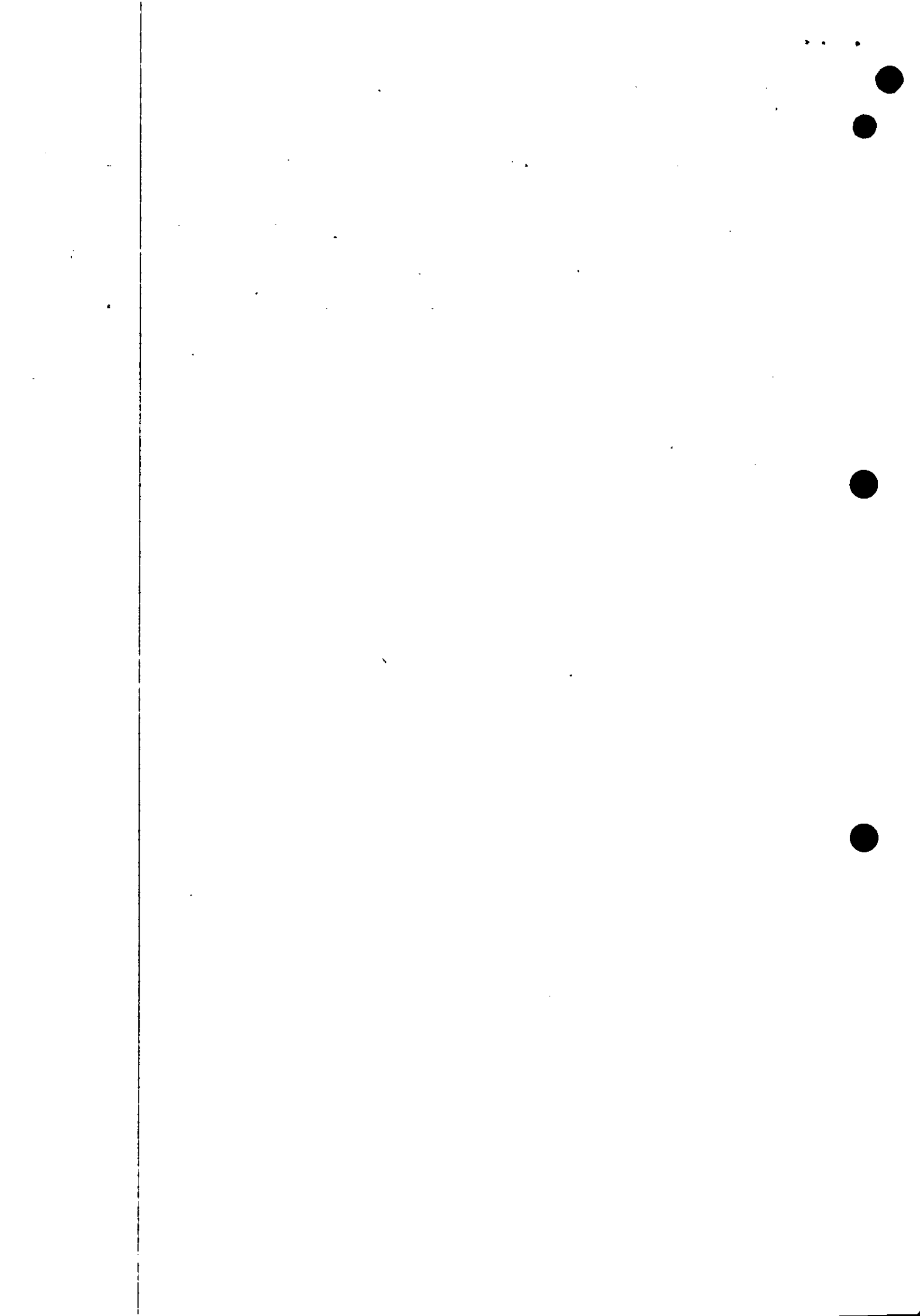
Attached - signatures of all who
attended the meeting in Hortensia House
on 10th August.

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.	S. Lang
Brian Lymn	Slone Cottage Hortensia Rd SW10	S. Lang
J O Darnice	6 HORTENSIA HOUSE	J O Darnice
RITA LARA	11. HORTENSIA HOUSE. FIVE	
L LAWRENCE	14 HORTENSIA HOUSE	Lawrence
L. HART	15 HORTENSIA HOUSE	Looby Hart,
M. Webster	2 "	" "
Ed Byrne	18 HORTENSIA ROAD	Ed Byrne
J. Morton	27 Hortensia Hs	J Morton



KNIGHTS HOUSE.

PETITION: RE TP 88/1410/JW

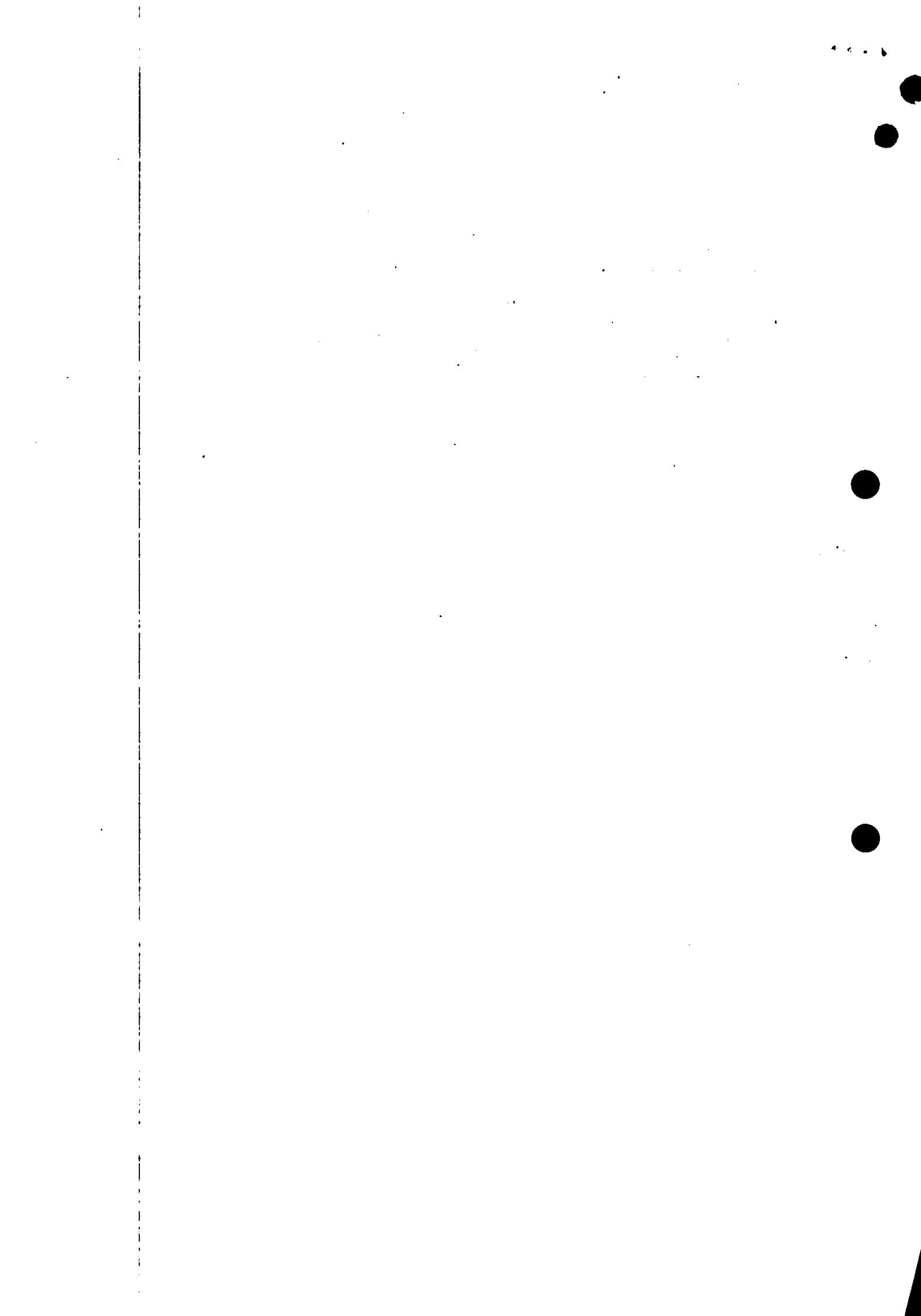
COLLEGE SITE - HORTENSIA ROAD - S.W. 10

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.....

<u>NAME</u>	<u>ADDRESS</u>	<u>SIGNATURE</u>
-------------	----------------	------------------

M. Lawless	5 KNIGHTS HOUSE.	M. G.
E. Kelly	" "	
E. Sharp	10 knights -	E. Sharp
M. Swetten	9 KNIGHTS "	M. Swetten
J. Sirenon	" "	J. Sirenon
W. Sorensen	Stanlio 2 - Hobart	W. Sorensen

KNIGHTS HOUSE IN HORTENSIA ROAD SW10



Referred in error on PP/18/0632

325

Mrs Naïma 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, SW3 0

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

1410
1786/1552/100
July 1988

36A Quince Quate
London SW10

SV, A/ack/BC
re. Hextensia Road
Site) SW10

RECEIVED BY 115
DIRECTORATE OF
PLANNING & TRANSPORTATION
ON 22/07/1988

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

11/7/88

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 (116)



RBKC
District Plan Observations
CONSERVATION AND DESIGN

Address	Appl. No.	JW	L.B.	C.A.	N C S
CHelsea COLLEGE	88/1410				✓
Description	Code				
12 HOUSES, 10 FIATS 767M ² OFFICE SPACE	N				

As stated at earlier meetings I suggest this scheme to be over development for the following reasons:

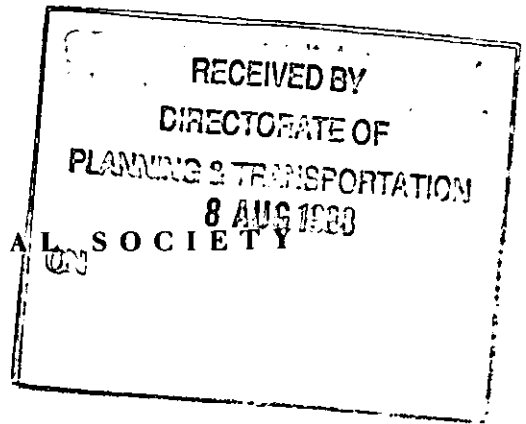
" ONE LARGE FRONT BLOCK APPEARS APPROPRIATE TO THE STREETSCAPE (MADE UP OF A NUMBER OF INDIVIDUAL PERMANENT BUILDINGS) AND ENSURES ADEQUATE ^{AND FEEL} AVENUE / VIEWS / DAYLIGHT SUNLIGHT INTO THE GARDENS OF THE SEMI DETACHED VILLAGES ALONG GUNTER CREVE.

THE PROPOSED REAR BLOCK BEARS NO RESEMBLANCE TO A MANSION IN TERMS OF SCALE, MASS, & ENCLOSURE OR JUXTA POSITION TO THE MAIN BLOCK. THE REAR BLOCK CREATES A CAVINOUS, OVERLOOKED, DARK INTERIOR SPACE AND APPEARS TO OVERSHADOW ALL THE GARDENS BETWEEN THE SITE + GUNTER CREVE.

THIS IS NOT A REASONABLE DEVELOPMENT OF THIS SITE AND SHOULD BE REFUSED PLANNING PERMISSION

IAJ PNEY 2.8.88

Top copy to case file; second retained by Design Officer; third to Survey and Analysis team.



WEST LONDON ARCHITECTURAL SOCIETY

JA/CMW

5th August 1988

Royal Borough of Kensington & Chelsea
Town Hall
Hornton Street
London W8

As Bel / JW

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.

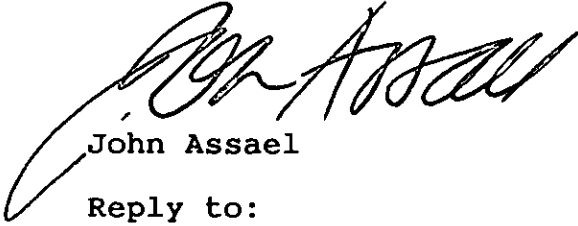
*NO R.4.R
Not specific points?
Whole D.P.
in points -> D.P.?*

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

A handwritten signature in black ink, appearing to read 'John Assael', written in a cursive style.

John Assael

Reply to:

2/18 Harbour Yard Studios
Chelsea Harbour
London SW10 0XD

1959 and would like to claim
the Rights to light.
I have checked with the
Citizens advice Bureau, and
they told me we have this
right.

Yours faithfully
Teresa Wyatt.
Mary Wyatt

52.0316

19.7.
RECEIVED
54 Hortensia House
Road
DIRECTORATE OF
PLANNING & TRANSPORTATION
S.W. 10
18 JUL 1988 7. 58
ALMA [Signature]

Dear Sir / Madam
with reference to
your notification of the Hortensia
Road Development (College Site)
S.W. 10 Ref: TP/88/1410/5W
I wish to make the following
comments.

I like the design of the
flats, and four 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 Youlkes and Partners Ref ABS/HR 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)

Our bedroom windows look out on to this site.

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". We have been tenants since

17-7-88

52 Hortensia Hse
RECEIVED Hortensia Rd
DIRECTOR Chelsea SW16

PLANNING & TRANSPORTATION

Dear Sir

Re the Hortensia Road ^{ON} 19 JUL 1988 ^{ALB}

Chelsea College ~~Side SW16~~

Ref TP/88/1410/JW ~~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

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 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 Ladbroke Grove, W10 (under Westway, opposite Ladbroke Grove tube station. Tel. 01-969 2433).

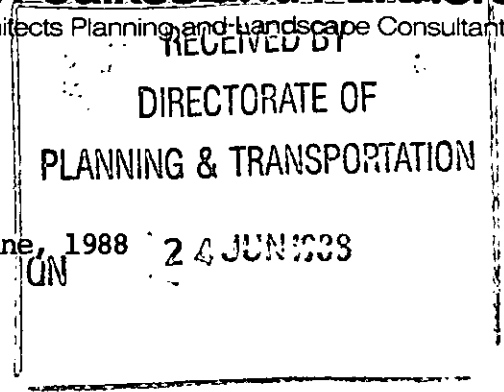
Please telephone the Chelsea and Westway offices to check opening times.

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.

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., 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.

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,

A handwritten signature in cursive script, appearing to read 'Colwyn Foulkes', written in black ink.

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 ✓

TP881410

HTN/L(1-)02 A Landscape 1:100

HTN/01/108 + 115

TOWN & COUNTRY PLANNING ACT 1971

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

RECEIVED BY

FOR OFFICE USE ONLY

Fee *RO3 REG. Additional Appeal Against Non-Det*
 Cheque/Postal Order/Cash *of newcom application*
 Receipt No. Issued **APPLICATION**

Borough Ref. **DIRECTORATE OF**
 Registered No. **PLANNING & TRANSPORTATION**
 Date Received **24 JUN 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)

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 floorspace (Use class B1)

(d) State whether applicant owns or controls any adjoining land and if so, give its location.

No

(e) State whether the proposal involves:-

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

State Yes or No

YES

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

3,931 m²

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

**12 houses
 10 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).

3,931 hectares/m²*

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

YES
 YES

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

YES
 YES

* Strike out whichever is inapplicable

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 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
- (iv) Consideration under Section 72 only (Industry) 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

Drawings HTN/01 - see enclosed schedule

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 9 no. precise position on plan 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)

- (a) planning permission to carry out the development described in this application and the accompanying plans in accordance therewith.
- OR (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 *Chrysanthos Patsouras* 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:-

- (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~~ ^{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

*strike out whichever is inapplicable

~~Date of Service of Notice~~

Signed on behalf of Date

TOWN & COUNTRY PLANNING ACT 1971

FORM T.

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

FOR OFFICE USE ONLY

Borough Ref. DIRECTORATE OF
 Registered No. PLANNING & TRANSPORTATION
 Date Received 24 JUN 1989

Fee for Robt. C. Planning Appeal (Type 1) Non-Dev. K.C. T.C.
 Cheque/Postal Order/Cash of new application
 Receipt No. Issued APPLICATION

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) £

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 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
FUE

(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 floorspace (Use class B1)

(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).	<u>3,931 m²</u>
			▼ If residential development state number of dwelling units proposed and type if known, e.g. houses, bungalows, flats.	<u>12 houses</u> <u>10 flats</u>
(ii)	Alterations	<input type="checkbox"/> NO		
(iii)	Change of use	<input type="checkbox"/> YES		
(iv)	Construction of a new access to a highway	vehicular... <input type="checkbox"/> YES pedestrian <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).	<u>3,931 hectares/m²*</u>
(v)	Alteration of an existing access to a highway	vehicular... <input type="checkbox"/> YES pedestrian <input 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	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 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 9 no. precise position on plan 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:-

(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} 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

*strike out whichever is inapplicable

~~Date of Service of Notice~~

Signed on behalf of Date

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

RECEIVED BY

PLANNING & DEVELOPMENT

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

PLEASE READ THE NOTES OVERLEAF BEFORE FILLING IN PART TWO.

CERTIFICATE B

I hereby certify that:

† see note (a) to Certificate A

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

Name of owner AGENT Address Kempson House, Date of service of notice 23.6.88.
Norton Rose Botterell & Roche Cammome 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 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

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

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

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

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

RECEIVED BY
TPI
Part III
DIRECTORATE OF
OFFICE, WAREHOUSING,
PLANNING & TRANSPORTATION

Application No. 111/1988
For Official Use Only

1. In the case of industrial development, give a description of the processes to be carried on and of the end products, and the type of plant or machinery to be installed.

2. If the proposal forms a stage of a larger scheme for which planning permission is not at present sought, please give what information you can about the ultimate development. (See Note overleaf)

NO

3. Is the proposal related to an existing use in Greater London? If so, please explain the relationship.

State Yes or No
 NO

4. Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory?

If so, please give details including gross floor area of such premises and state your intentions in respect of those premises.

State Yes or No
 NO

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?

Existing (if any) (See General Notes)	Proposed new floor space
(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.

6. 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.

	(a) Office		(b) Industrial		(c) Other staff	
	M	F	M	F	M	F
(i)						
(ii)						
(iii)						

NOT ASSESSABLE

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.

State Yes or No
 NO

LESS THAN 10,000 sq. ft.

8. What provisions have been made for the parking, loading and unloading of vehicles within the curtilage of the site? (Please show the location of such provision on the plans and distinguish between parking for operational needs and other purposes)

TWO PARKING SPACES

LOADING AND TURNING HEAD ALL WITHIN SITE



9. What is the estimated vehicular traffic flow to the site during a normal working day? (Please include all vehicles except those used by individual employees driving to work)

MINIMAL

2/3 VEHICLES PER DAY

<p>10. What is the nature volume and means of disposal of any trade effluents or trade refuse?</p>	<p>VOLUME NOT ASSESSABLE PALLADINS - STORAGE PROVIDED ON SITE</p>
<p>11. Will the proposed use involve the use or storage of any of the materials of type and quantity mentioned in General Notes for Applicants. (see note 11) If 'Yes' state materials and approximate quantities.</p>	<p>State Yes or No <input type="checkbox"/> NO</p>
<p>12. State details of any processes sub-contracted, the percentage sub-contracted and the location of sub-contractors.</p>	<p>N/A</p>
<p>13. List materials used, giving source (locality in Great Britain or port of entry) and transport used.</p>	<p>N/A</p>
<p>14. State approximate percentages of turnover to markets under (a), (b), (c) and (d) and transport used in each case. *State name of docks or airport.</p>	<p>(a) Greater London Council Area: (b) Elsewhere in Great Britain: (c) Exports through London Docks: <u>N/A</u> other Docks: *(d) Exports through airports:</p>

15. State reasons in full for desiring location first in Greater London and then on the proposed site.
(Continue on a separate sheet if necessary)


 Signed Colwyn Foulkes + Partner On behalf of COLWYN FOULKES + PARTNERS Date 23.6.88


NOTE

Question 2 overleaf Grant of the permission now sought would in no way commit the local planning authority in respect of any proposed ultimate development which the applicant may mention in answer to this question.

TP ~~887410~~

THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA

DEVELOPMENT CONTROL

TECHNICAL INFORMATION

P.A
TP
bc
S

ADDRESS

Chelsea College Site
HORTENSIA ROAD

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
PROPOSED
PROPOSED DENSITY

FLOOR AREA
PROPOSED
PROPOSED PLOT RATIO

DAYLIGHTING

CAR PARKING

Complies/Infringes

Spaces required:

Spaces provided:

EIGHT SCHEDULE ADDITIONS

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

SPECIAL CONSIDERATIONS

Schedule 8 tolerance

Compliance with Parker Morris/Housing Art requirements

Density/Plot Ratio Conditions

NUMBER/NAME OF PROPERTY

ADDRESS

HORTENSIA RD. CARD No 1

TP. ARCHIVE NO. 6163

CHELSEA COLLEGE OF SCIENCE & TECHNOLOGY ANNEEXE

formerly HUDSONS DEPOSITORY.

SK 10

11062

APPLICATION NUMBER	DATE OF APPLICATION/RECEIPT	BRIEF DESCRIPTION OF PROPOSAL	DECISION AND DATE	CONTROL OF ADVERTS & HISTORY NO.
	8 3 66A	use of limited period Hudsons Depository building for educational purposes as per dwg. TP 1192	Con 4 5 66 limited to 5 4 76	✓
	—	Approval to detail dwg. No. 260 (sheet 3) for parking spaces re 4. 5. 66.	Ad. 2 7 7 66	✓
	29 7 66A	revised 1. 9. 66 Erect & retain for limited period single storey pre-fab. bldg. for educational use. Submitted drawing No. 7497, your No. A9	Con 6 10 66 limited to 5 4 76	✓

CROSS REFERENCE

Cont'd over

OFFICES



C4/A03

APPLICATION NUMBER	DATE OF APPLICATION/RECEIPT	BRIEF DESCRIPTION OF PROPOSAL	DECISION AND DATE	CONTROL OF ADVERTS & HISTORY NO.
	14 12 66A	Erect a roof at depository & retain for limited period - single storey greenhouse	Con 16 2 67 limited to 5 4 76	✓
	18 4 67A	Erect & retain for limited period on ground - single storey greenhouse.	Con 13 7 67 limited to 5 4 76	✓
	23 2 68A	Erect 5000 gal. cold water storage tank on land as per dwg. TP 11062/6 your dwg. No. A9: 120B	Con 11 4 68 limited to 5 4 76	✓
	23 11 67A	finally amended 26. 2. 68. Erect electricity sub-station on land as per dwg. TP 11, 062/6 your dwg. No. A9: 120B.	Con 19 4 68 limited to 5 4 76	✓

CROSS REFERENCE

Cont'd on Card No 2

NUMBER/NAME OF PROPERTY

CHELSEA COLLEGE OF SCIENCE & TECHNOLOGY ANNEXE

ADDRESS

HORTENSIA RD.

CARD No 2

TP. ARCHIVE

NO. 6163

formerly HUDSONS DEPOSITORY

SW10

11062

APPLICATION NUMBER	DATE OF APPLICATION/RECEIPT	BRIEF DESCRIPTION OF PROPOSAL	DECISION AND DATE	CONTROL OF ADVERTS & HISTORY NO.
	8 3 68A	Erect a depository roof - single storey ventilation plant room as per dwg TP 11062/7 your dwg. No. A9-190.	On 3.5.68 limited to 5 & 76	✓
	2 1 70A	Erect single storey house house, il flammable material store of gas cylinder store as per dwg. TP 11,062/8 your dwg. Nos. HR 112A, 125A.	On 2 3 70 limited to 5 & 76	✓
	19 3 70A	Erect Manley pre-fab. garage on north west corner as per dwg. TP 11,062/9 your dwg. HR 112B and perspective dwg.	On 28 5 70	✓

CROSS REFERENCE

Cont'd over

OFFICES



CA/403

APPLICATION NUMBER	DATE OF APPLICATION/RECEIPT	BRIEF DESCRIPTION OF PROPOSAL	DECISION AND DATE	CONTROL OF ADVERTS & HISTORY NO.
	6 3 73A	Erect 12'4 1/2" x 7'3 1/2" greenhouse in south west corner of site as per dwg TP 11062/10 your dwg No. HR 128 and manufacturers brochure	On 8 6 73 limited to 5 & 76	✓
	4 12 74A	Erect temporary building on site as per dwg. TP 11062/11 your dwg No. MR 136.	On 24 3 75 limited to 5 & 76	✓
	6 1 76A	Cont'd use for further limited period of Hudsons Depository for educational purposes by Chelsea College.	On 27 7 76 limited to 23 6 87	✓
76/968	2 9 76A	Proposed alterations & additions to docine block. Planning permission not req'd. let down	2 17 9 76	✓

CROSS REFERENCE

Cont'd on Card No 3.

NUMBER/NAME OF PROPERTY
~~CHELSEA~~ COLLEGE OF
 SCIENCE &
 TECHNOLOGY ANNEXE

ADDRESS HORTENSIA RD. ^{CARD No 3}
 Formerly HUDSONS DEPOSITORY SW10

TP. ARCHIVE
 NO. 6163
 11062

APPLICATION NUMBER	DATE OF APPLICATION/ RECEIPT	Card from Card No 2. BRIEF DESCRIPTION OF PROPOSAL	DECISION AND DATE	CONTROL OF ADVERTS & HISTORY NO.
76/1155	13 10 76A	Retain for further limited period single storey building for educational use by Chelsea College.	Con 14 12 76 limited to 23 6 87	✓
76/1379	2 12 76A	Remove boundary gates in wall and brick up with new brickwork as per drawing T/76/1379 your drawing No. HR 149.	Con 21 2 77	✓
82/1286	8.9.82 (completed 13.9.82)	Continued use for educational purposes, at the Former Hudsons Depository, Hortensia Road, Chelsea, SW10 ✓	Grant 10.11.82	✓

CROSS REFERENCE

OFFICES



CA/403

APPLICATION NUMBER	DATE OF APPLICATION /RECEIPT	BRIEF DESCRIPTION OF PROPOSAL	DECISION AND DATE	CONTROL OF ADVERTS & HISTORY NO.
88/1410				

CROSS REFERENCE

TP001410

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.

DIRECTORATE OF

PLANNING & TRANSPORTATION

PART TWO

TOWN AND COUNTRY PLANNING ACT 1971
CERTIFICATE UNDER SECTION 27

24 JUN 1988

PLEASE READ THE NOTES OVERLEAF BEFORE FILLING IN PART TWO.

CERTIFICATE B

I hereby certify that:

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 Cammomile 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.....

Signed *Colwyn Foulkes & Partners* on behalf of Colwyn Foulkes & Partners Date 23.6.88.

† see note (a) to Certificate A

*strike out whichever is inapplicable

CERTIFICATE C

I hereby certify that:

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

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

Name of owner Address Date of service of notice

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

(a)

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

Copy of notice as published.

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

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

Name and Address of Tenant.....

Date of Service of Notice.....

Signed on behalf of Date

† see note (a) to Certificate A

*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.

*strike out whichever is inapplicable

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

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 RECEIVED BY

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

DIRECTORATE OF

PLANNING & TRANSPORTATION

Application No.

(For Official Use Only)



24 JUN 1988

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

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

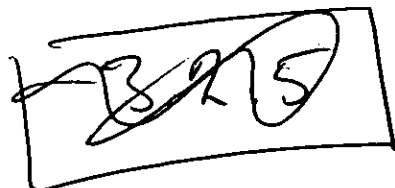
<p>1. In the case of industrial development, give a description of the processes to be carried on and of the end products, and the type of plant or machinery to be installed.</p>																																				
<p>2. If the proposal forms a stage of a larger scheme for which planning permission is not at present sought, please give what information you can about the ultimate development. (See Note overleaf)</p>	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="checkbox"/> 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="checkbox"/> 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) (See General Notes) (a) approx. 3,469 m ² /sq.ft. (b) m ² /sq.ft. (c) m ² /sq.ft. (d) m ² /sq.ft. (e) m ² /sq.ft. (f) m ² /sq.ft.	Proposed new floor space 3,931 m ² /sq.ft. 767 m ² /sq.ft. m ² /sq.ft. m ² /sq.ft. m ² /sq.ft.																																		
<p>6. 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 style="text-align: center;">NOT ASSESSABLE</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="checkbox"/> NO LESS THAN 10,000 sq. ft.																																			
<p>8. What provisions have been made for the parking, loading and unloading of vehicles within the curtilage of the site? (Please show the location of such provision on the plans and distinguish between parking for operational needs and other purposes)</p>	TWO PARKING SPACES LOADING AND TURNING HEAD ALL WITHIN SITE																																			
<p>9. What is the estimated vehicular traffic flow to the site during a normal working day? (Please include all vehicles except those used by individual employees driving to work)</p>	MINIMAL 2/3 VEHICLES PER DAY																																			

<p>10. What is the nature volume and means of disposal of any trade effluents or trade refuse?</p>	<p>VOLUME NOT ASSESSABLE PALLADINS - STORAGE PROVIDED ON SITE</p>
<p>11. Will the proposed use involve the use or storage of any of the materials of type and quantity mentioned in General Notes for Applicants. (see note 11) If 'Yes' state materials and approximate quantities.</p>	<p>State Yes or No <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p>
<p>12. State details of any processes sub-contracted, the percentage sub-contracted and the location of sub-contractors.</p>	<p>N/A</p>
<p>13. List materials used, giving source (locality in Great Britain or port of entry) and transport used.</p>	<p>N/A</p>
<p>14. State approximate percentages of turnover to markets under (a), (b), (c) and (d) and transport used in each case. *State name of docks or airport.</p>	<p>(a) Greater London Council Area: (b) Elsewhere in Great Britain: (c) Exports through London Docks: N/A other Docks: * (d) Exports through airports:</p>
<p>15. State reasons in full for desiring location first in Greater London and then on the proposed site. (Continue on a separate sheet if necessary)</p>	


 Signed Colwyn Foulkes + Partners On behalf of Colwyn Foulkes + PARTNERS Date 23.6.88


NOTE

Question 2 overleaf Grant of the permission now sought would in no way commit the local planning authority in respect of any proposed ultimate development which the applicant may mention in answer to this question.



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

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 TPl (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: 0-192 53 2735
Telex: 8950511 ONEONE G Att: 16403

Partners:

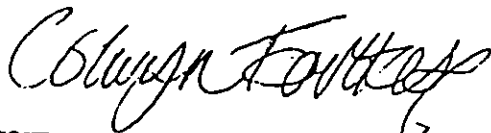
A. N. Colwyn Foulkes, B.Sc. B.Arch. RIBA
H. R. T. Williams, B.Sc. B.Arch. RIBA
R. Colwyn Foulkes, Dip. Arch. RIBA

Consultants

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

Drawing register for planning submission 23.6.88.

HTN/01/54 D	Front Offices	1:100
57 E	Basement	1:100
58 H	Site Plan	1:200
59 C	Location Plan	1:500
60 E	House Type B	1:100
61 F	Flat Plans/section	1:100
64 E	House Type A No. 1	1:100
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



Rear Offices from Gunter Grove Gardens. The cliff-like development so close to garden walls destroys garden amenities for residents, taking away sunlight, peace and privacy.



Planning Inspectorate

Department of the Environment

Room 12/03(w) Tollgate House

Telex 449321

RECEIVED BY D. P. T. 12 OCT 1988				
DC	DC	DC	DC	DC
Houlton Street	Bristol	BS2	9DU	00
Direct Line N	0272-278	240	E	
Switchboard	0272-21881			
CTN	ARR 13/4	D. PLAN	RECORDS	DPT
				ENV. PLAN
Your reference	DDPT	TP 88/1492	TRANS. CONTROL	AD ACK
Our reference				

Director of Planning /
 R.B. Kensington + Chelsea,
 Town Hall,
 Hornpton Street,
 KENSINGTON, London W87NX

APPI K57600/A/88/103080
 Date 11 OCT 88

Dear Sir(s)/Madam

TOWN AND COUNTRY PLANNING ACT 1971
 INQUIRIES PROCEDURE RULES 1974 AND 1988

APPEAL BY: *Colwyn Foulkes + Partners*
 RE: SITE AT *Chelsea College Site, Hortensia Road, London, SW10*

1. I am writing to confirm the arrangements made by telephone/~~letter~~ for the local inquiry into the above appeal, in accordance with the relevant Inquiries Procedure Rules.

2. The inquiry will be held at 10.00 am/pm on Tuesday 17 January 1989 at The Town Hall, Hornpton Street, Kensington

and is expected to last for 2 days.

Yours faithfully

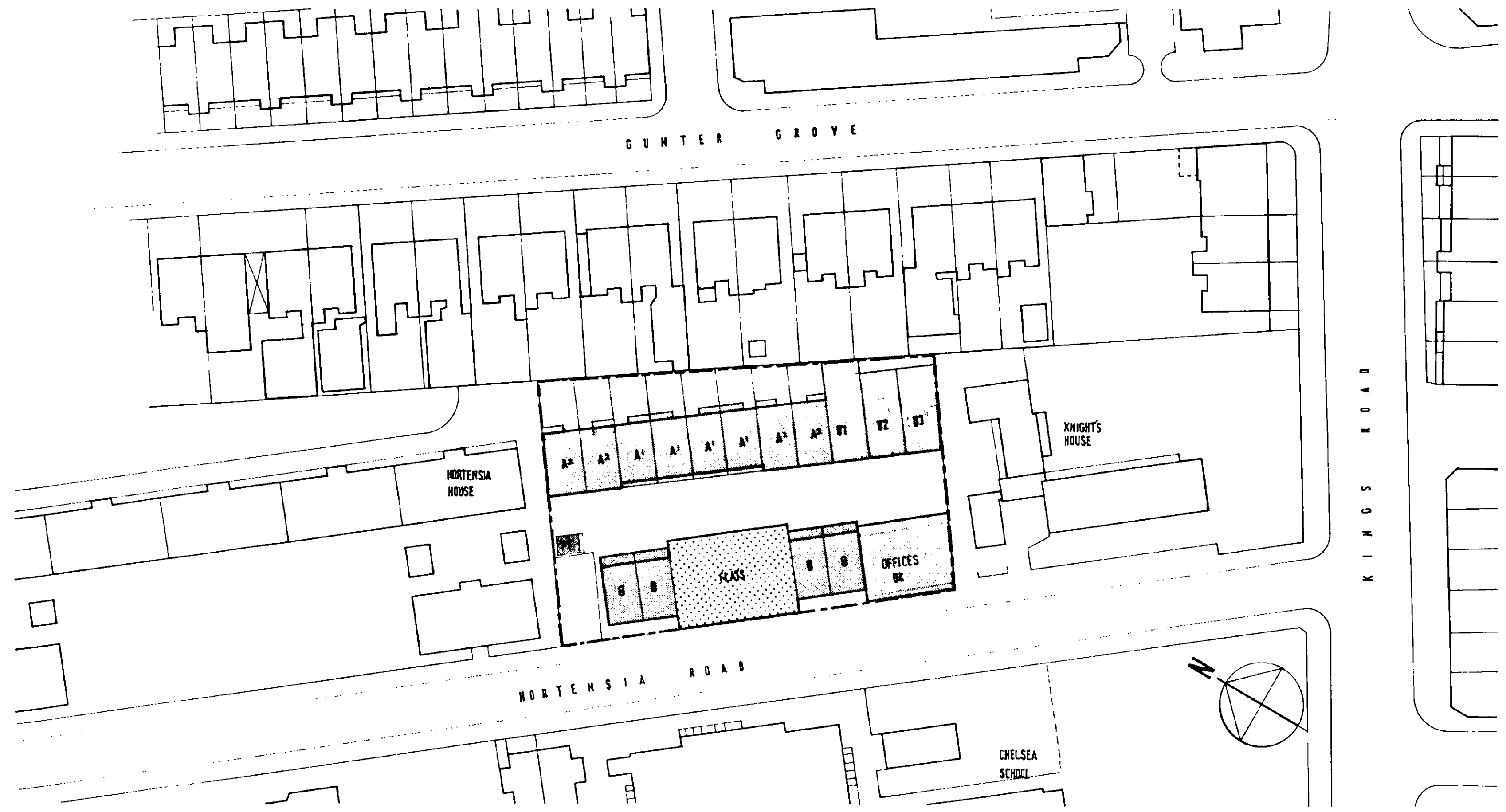
L D Haines
 L D. HAINES

206B/88

HMSO Bt1 013514/1

This drawing must not be scaled.
 Figured dimensions, levels, etc, only
 are to be used.
 Any inaccuracies, etc, must be
 notified to the Architect.
 This drawing is copyright.
 Detail drawings and larger scale
 drawings take precedence over
 smaller scaled drawings.

no	date	revisions
A	MAR '88	HOUSE TYPES AMENDED
B	APR '88	STUDIO/OFFICES AMENDED
C	JUN '88	STUDIO NUMBERING AMENDED BETTES LODGE ADDRESS



RECEIVED BY
 DIRECTORATE OF
 PLANNING & TRANSPORTATION
 ON 24 JUN 1988

CF&P
 Colwyn Foulkes and Partners
 Chartered Architects
 Planning and Landscape Consultants
 Colwyn Bay 0492 632735 | London 01 938 2484

Job
HORTENSIA RD.

Title
LOCATION PLAN

Drawn _____ Date **FEB '88**

Drawing No
HTN/01/59

Scale
1:500

TP881410

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

HTN/LA/al/fjh

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Partners:

A. N. Colwyn Foulkes, B.Sc. B.Arch. RIBA
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encs.

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Drawing register for planning submission 23.6.88.

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HTN/L(1-)-02 A	Landscape	1:100

TC/JW



Planning Inspectorate

Department of the Environment
Room *12/03(w)* Tollgate House
Telex 449321

RECEIVED BY D. P. T. 12 OCT 1988				
DC	DC	DC	DC	DC
0272-21881	0272-21881	0272-21881	0272-21881	0272-21881
ARB	D. PLAN	RECORDS	DPT	ENV. PLAN
YOUR REFERENCE	TRANS.	BUILD CONTROL	ACK	
DPT	TP 88/1490			
OUR REFERENCE				

*Director of Planning /
Transportation
R.B. Kensington + Chelsea,
Town Hall,
Hornpton Street,
KENSINGTON, London W8 7NX*

APPI *K5600/A/88/103080*
Date **11 OCT 88**

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INQUIRIES PROCEDURE RULES 1974 AND 1988
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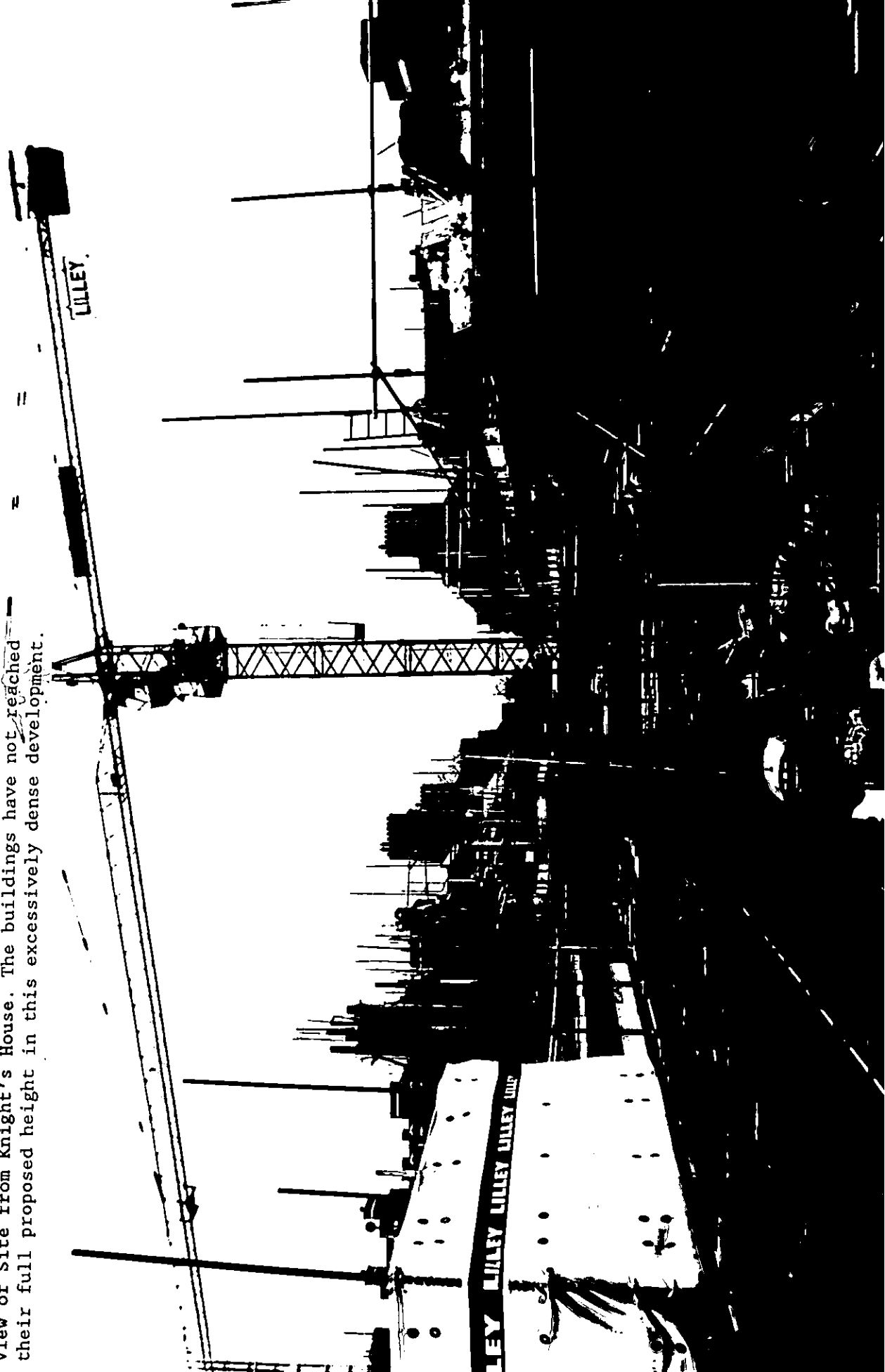
L D Haines
L D. HAINES

206B/88
HMSO Bt1 013514/1



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

View of Site from Knight's House. The buildings have not reached their full proposed height in this excessively dense development.





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

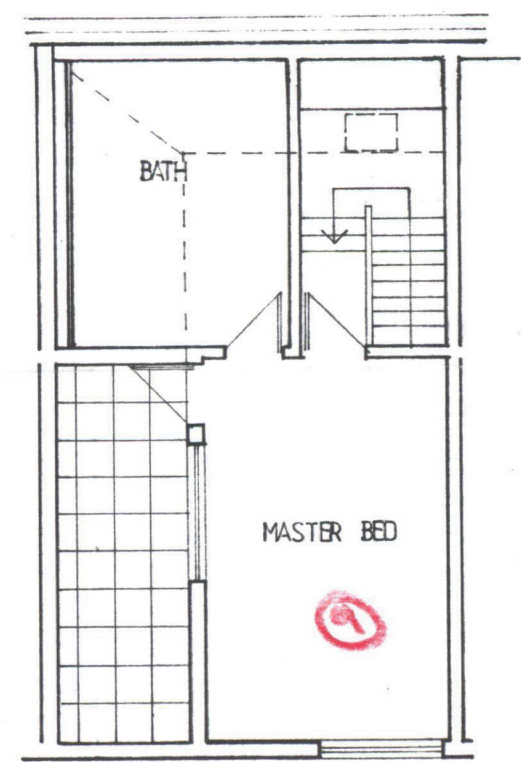
Rear Offices seen from 1st (Top) Floor bedroom at the Cottage, 42 Gunter Grove, and Previously an unrestricted view, the outlook has drastically deteriorated, and sunlight, daylight and privacy are lost.



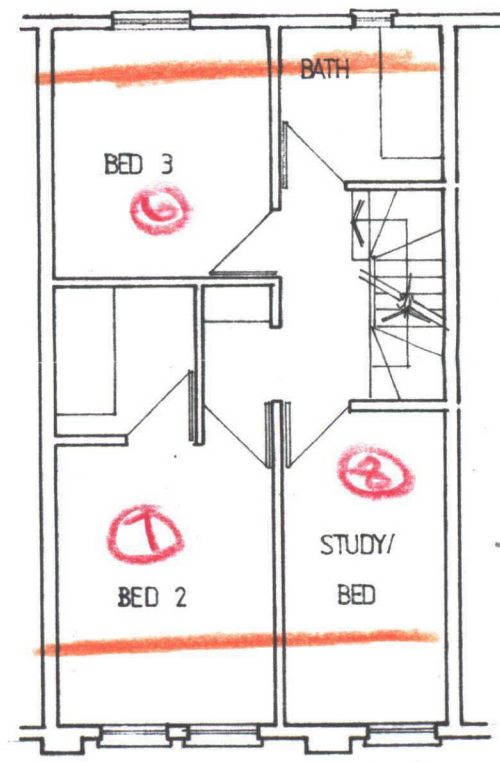
View of Front Offices from Hortensia Road (South). This block will be 6 storeys high when completed, dwarfing existing buildings. Criticised in 1988 Directors Report recommending it be set back and reduced in height.



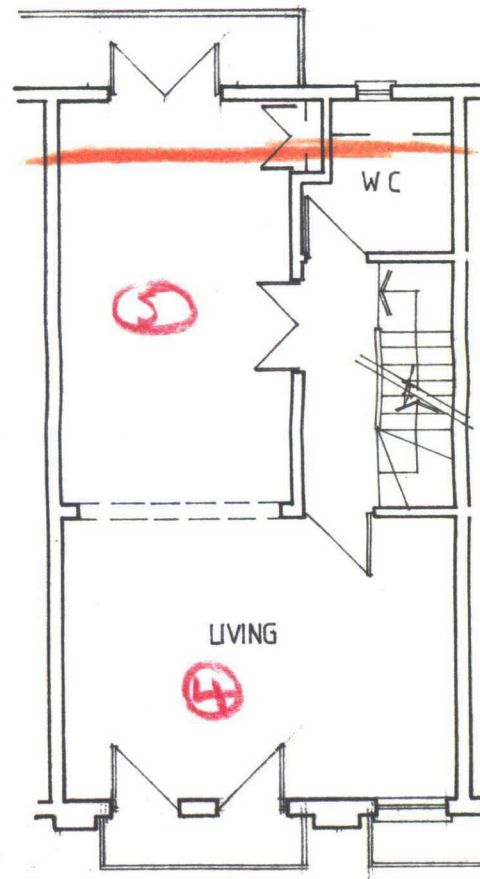
This drawing must not be scaled.
 Figured dimensions, levels, etc, only
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 drawings take precedence over
 smaller scaled drawings.



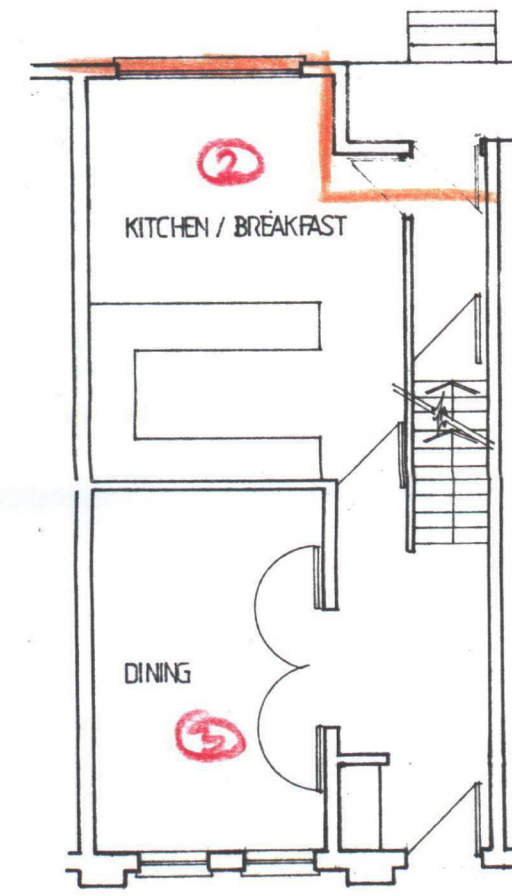
THIRD FLOOR



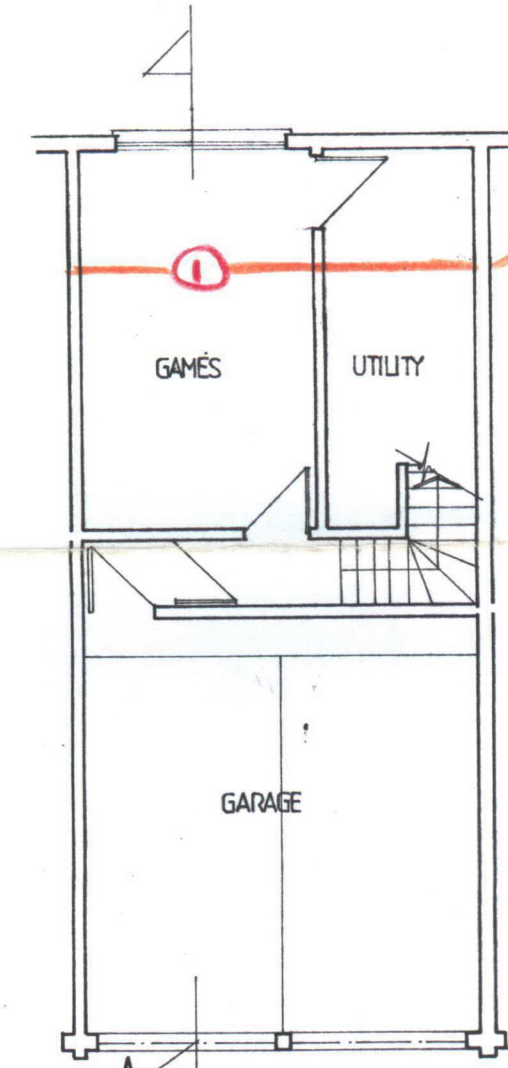
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

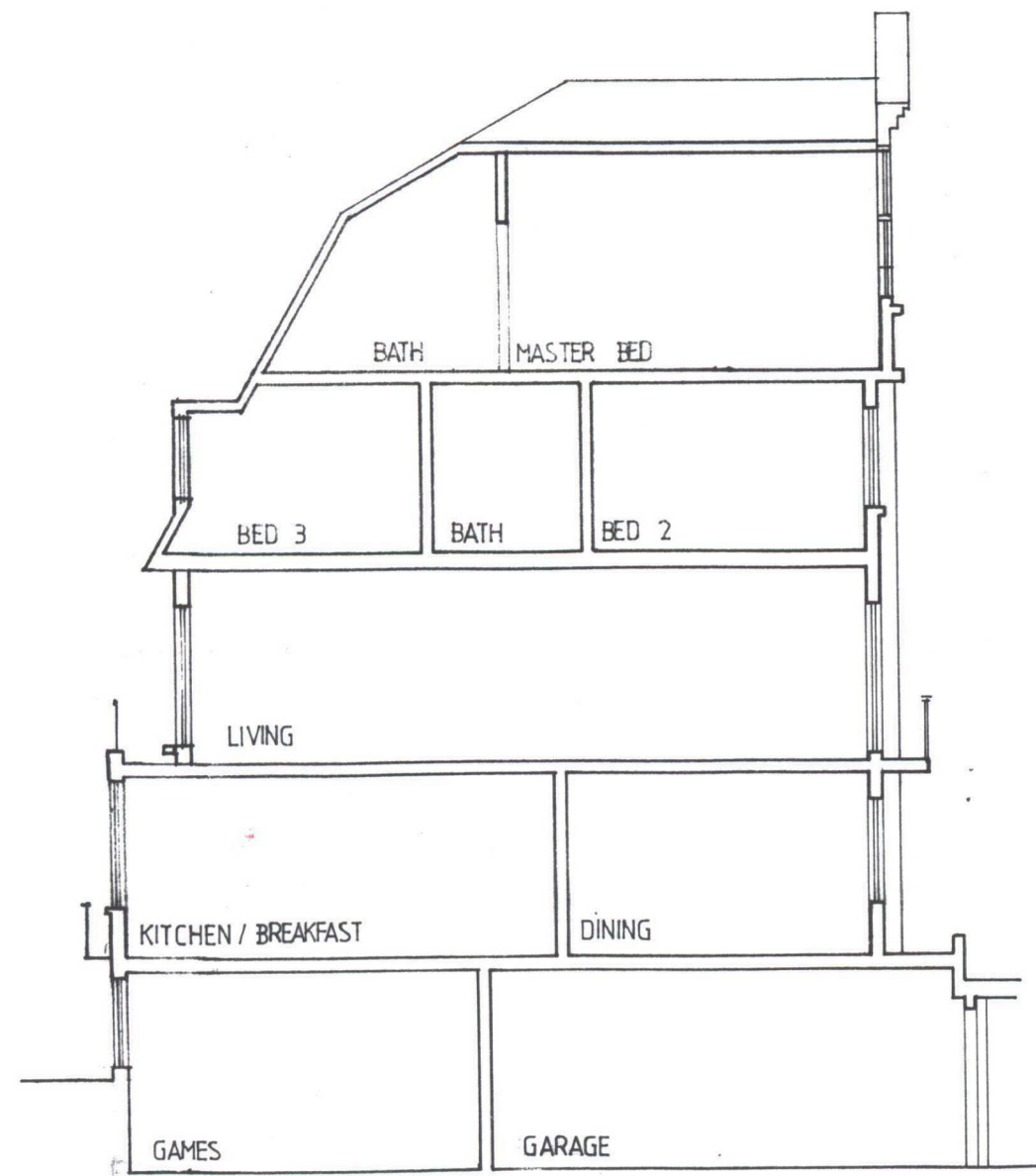


LOWER GROUND FLOOR

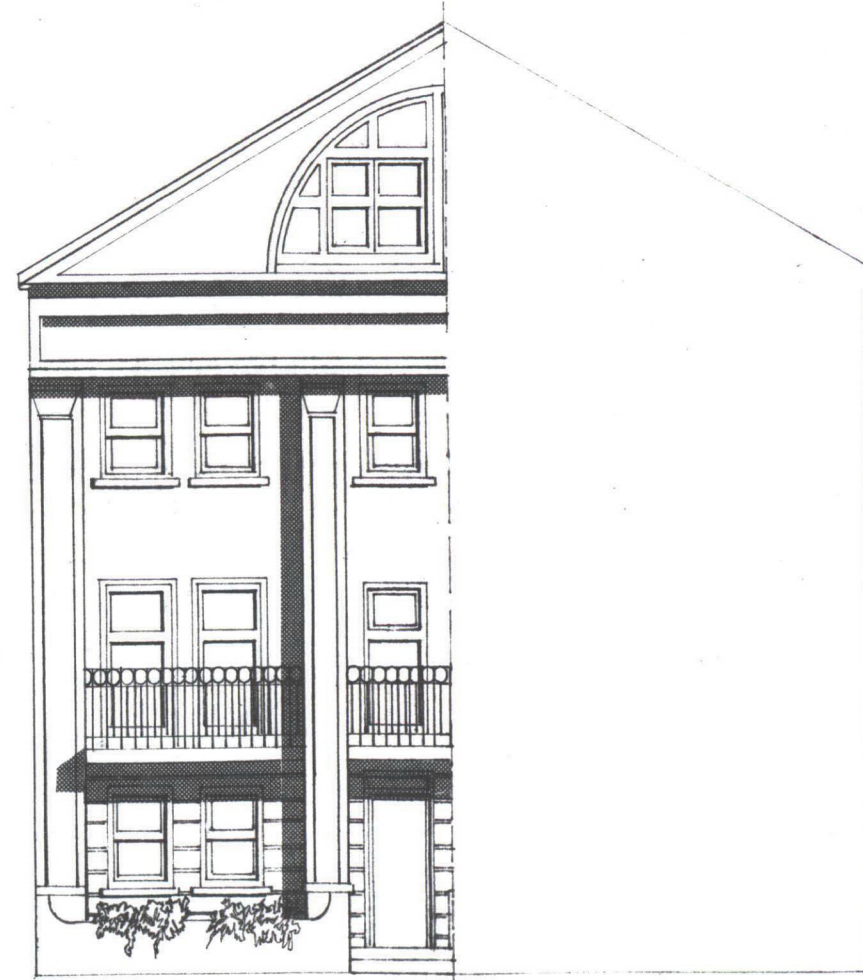
88
0633

no	date	revisions
E	1/1/88	TRIED FLOOR AMENDED AND PLAN HANDED
F		SECTION AMENDED

RECEIVED BY
 DIRECTORATE OF
 PLANNING & TRANSPORTATION
 ON 24 JUN 1988



SECTION A-A



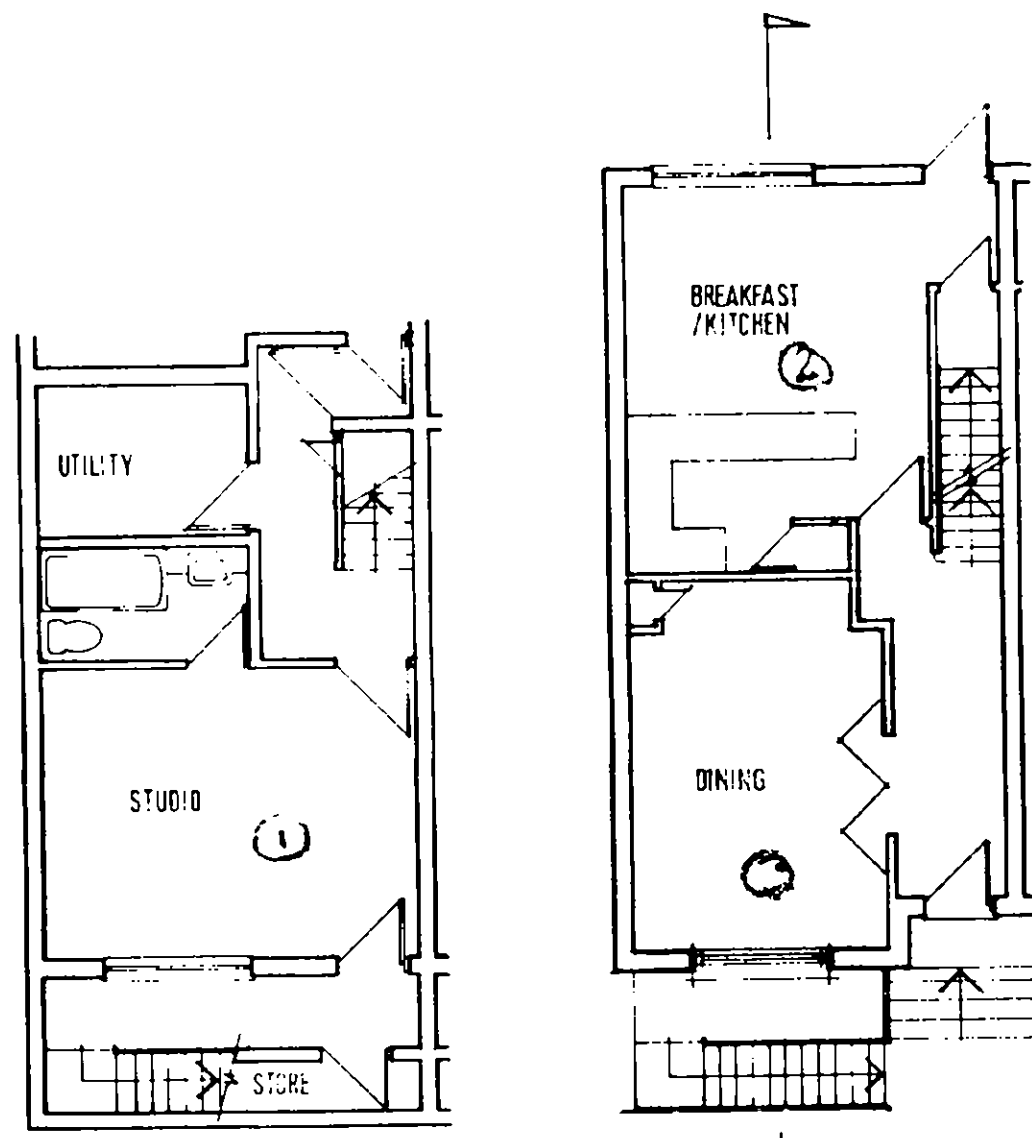
TP081410

CF&P

Colwyn Foulkes and Partners
 Chartered Architects
 Planning and Landscape Consultants
 Colwyn Bay 0492 532735 | London 01-938 2464

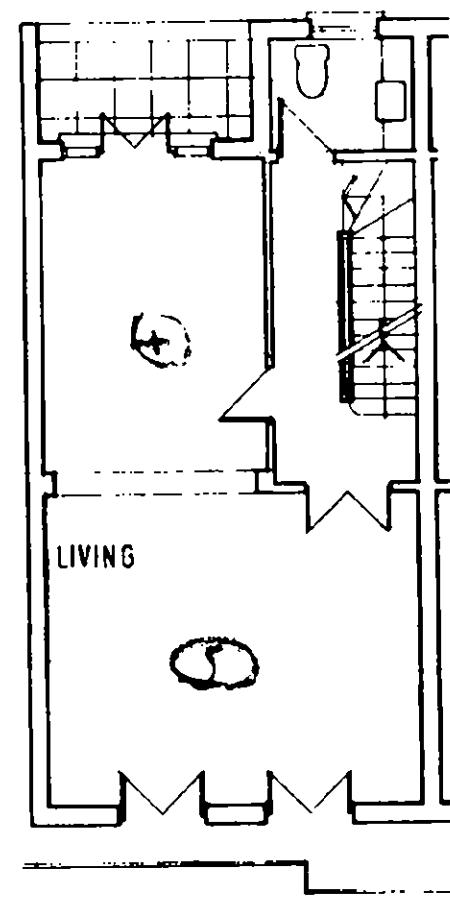
Job	
HORTENSIA ROAD	
Title	
HOUSE TYPE A Nº 2	
Drawn	Date
Drawing No	
HTN/01/71F	
Scale	
1:100	

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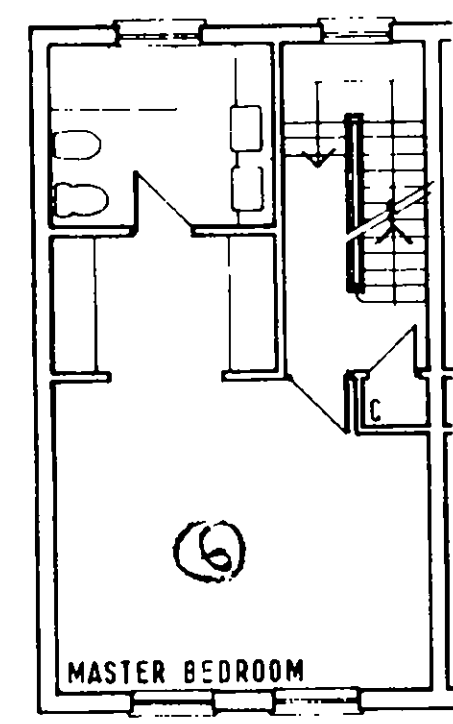


LOWER GROUND

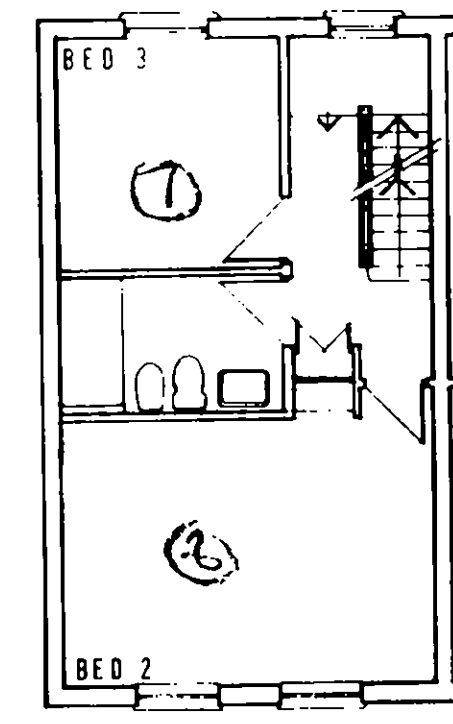
GROUND FLOOR



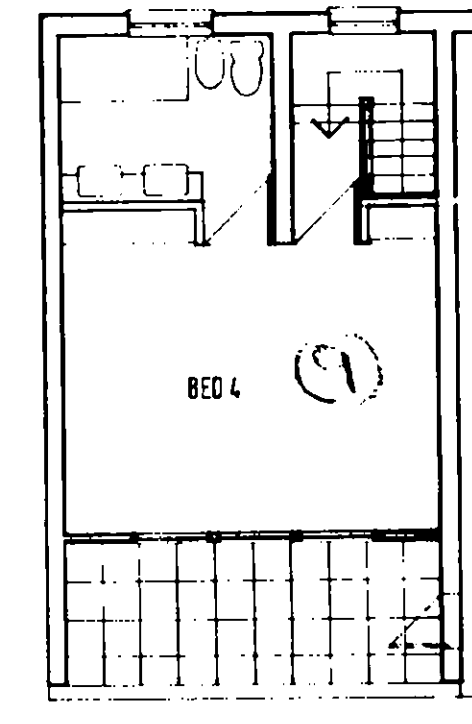
FIRST FLOOR



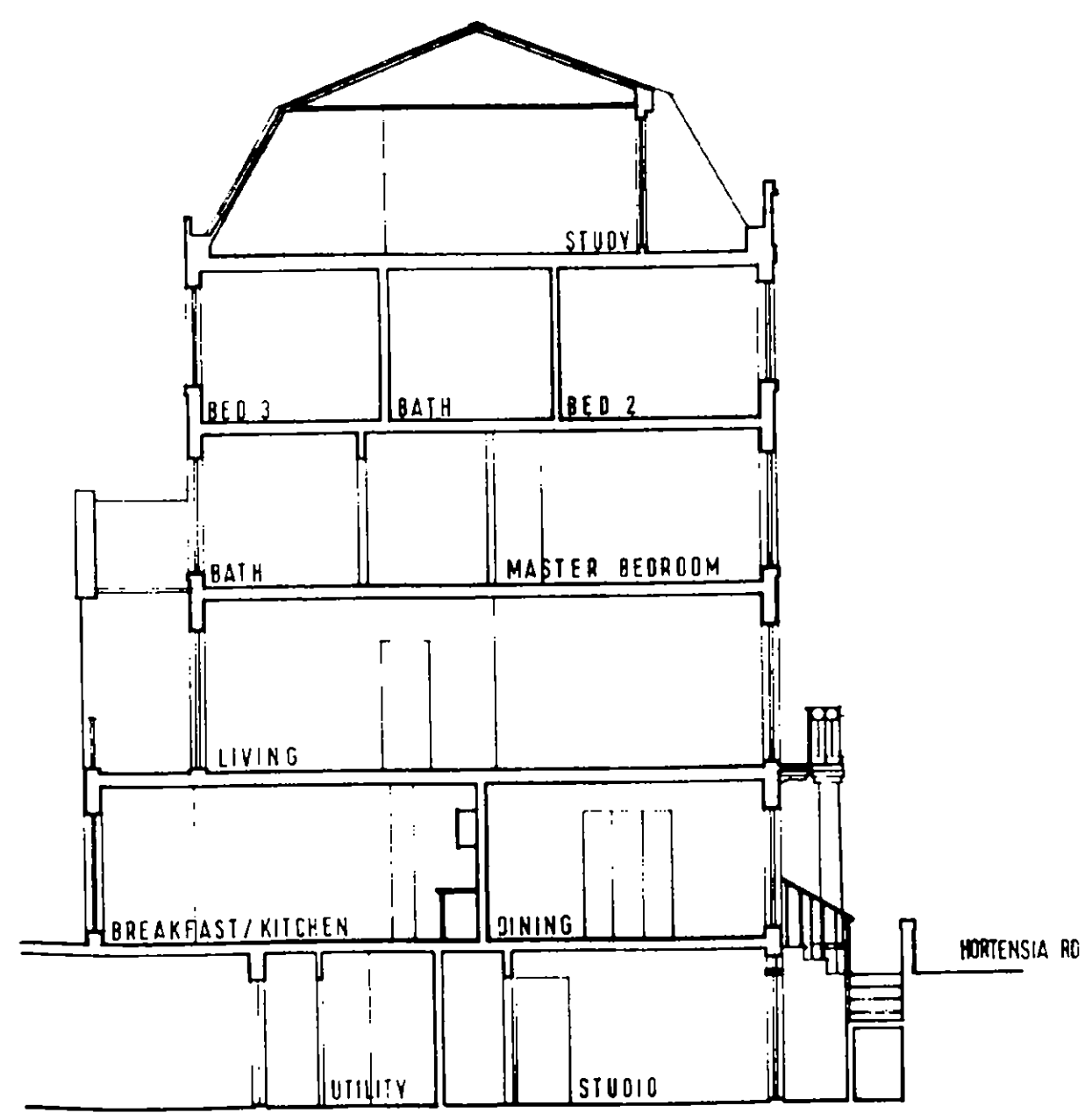
SECOND FLOOR



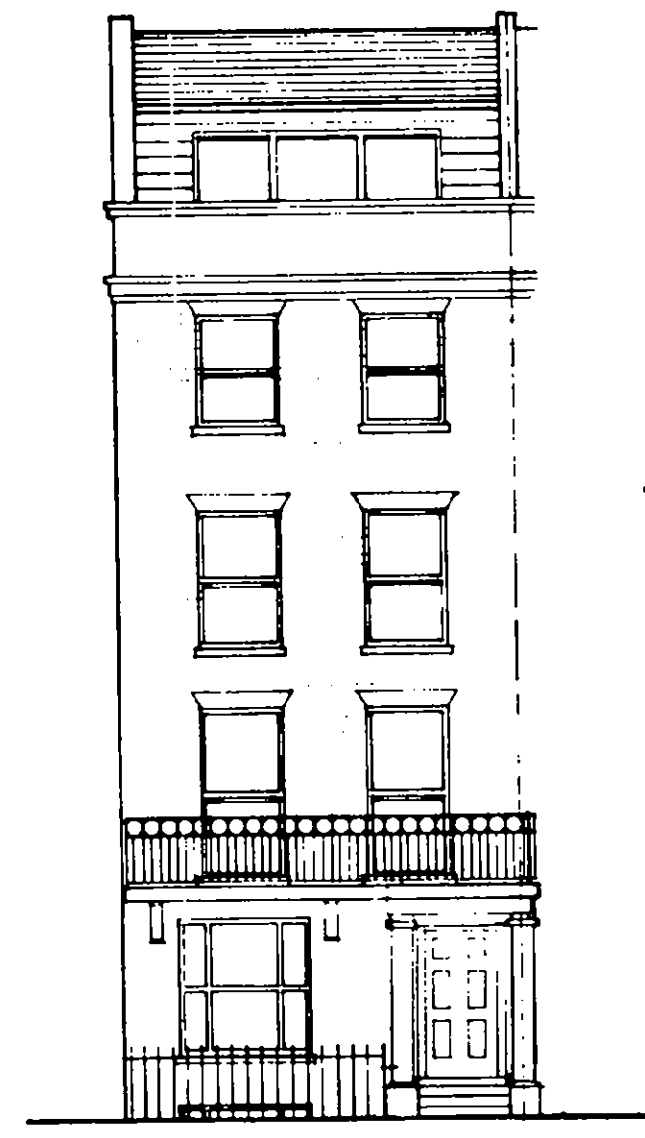
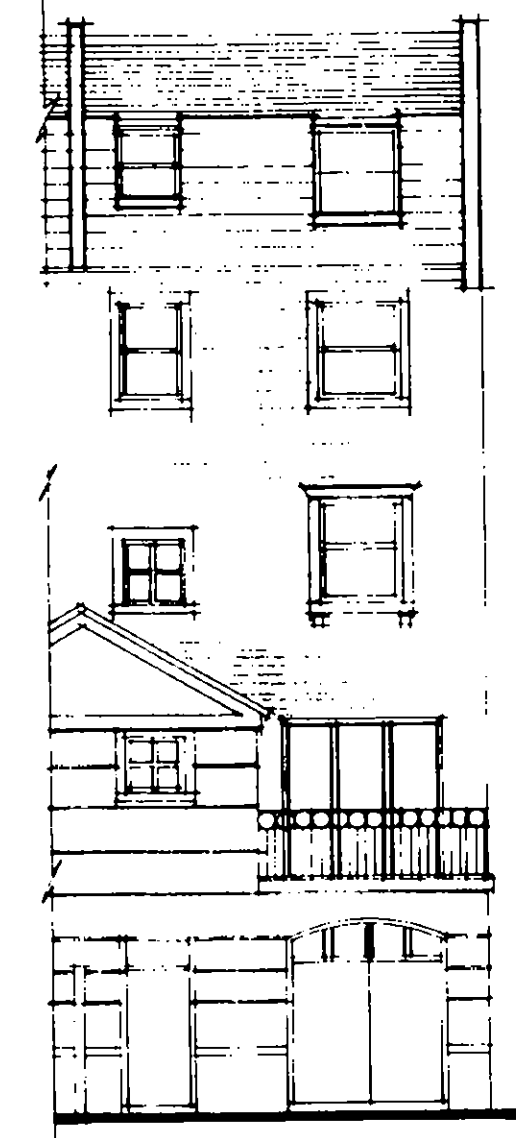
THIRD FLOOR



FOURTH FLOOR



SECTION A A



FRONT ELEVATION

no	date	revisions
A	MAR '88	FRIDGE ROOM REMOVED
B	MAR '88	LWR GRND & GRND FLOORS REVISED
C	MAR '88	WINDOWS AMENDED
D	MAR '88	PLANS AMENDED AND ROAD ELEVATION GIVEN
E	APR '88	REAR ELEVATION AMENDED

RECEIVED BY
DIRECTORATE OF
PLANNING & TRANSPORTATION
ON 24 JUN 1988

CF&P
Colwyn Foulkes and Partners
Chartered Architects
Planning and Landscape Consultants
Colwyn Bay 0492 532735 | London 01-938 2464

Job
HORTENSIA RD

Title
HOUSE TYPE B

Drawn
Date
FEB 88

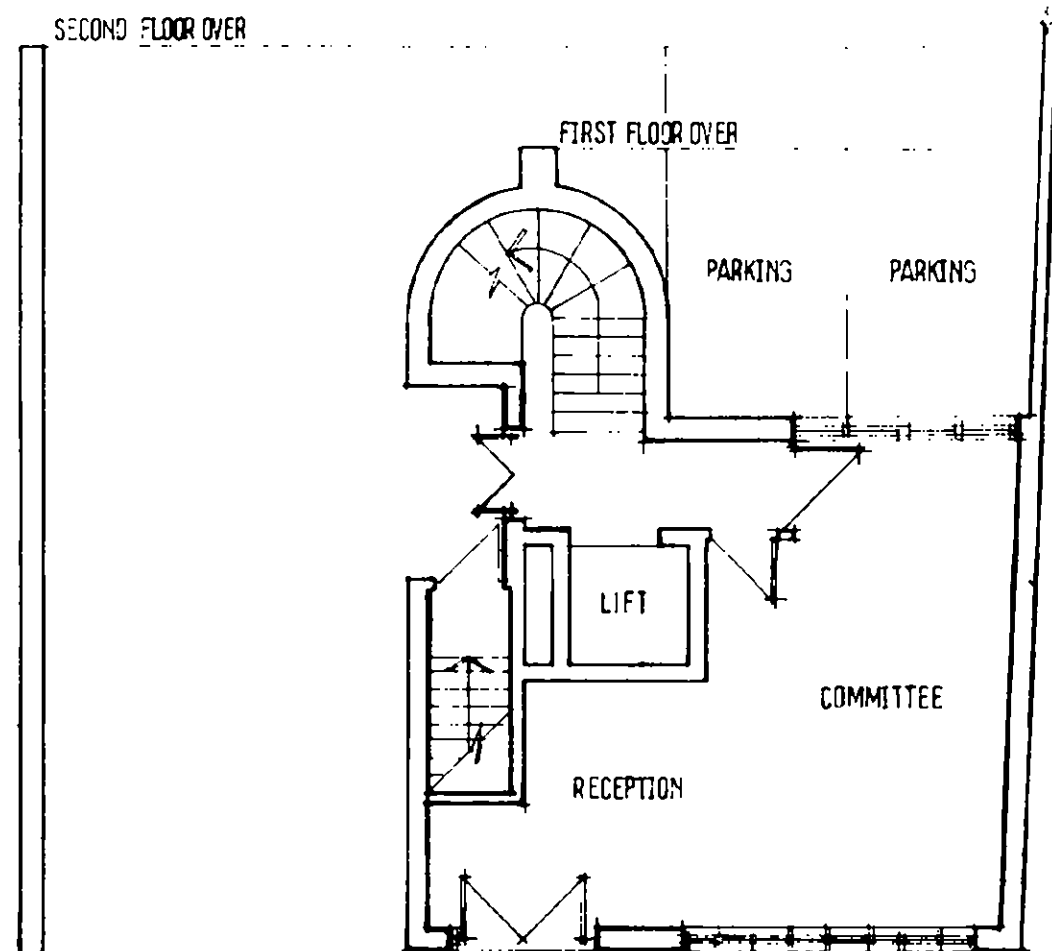
Drawing No
HTN/01/60

Scale
1:100

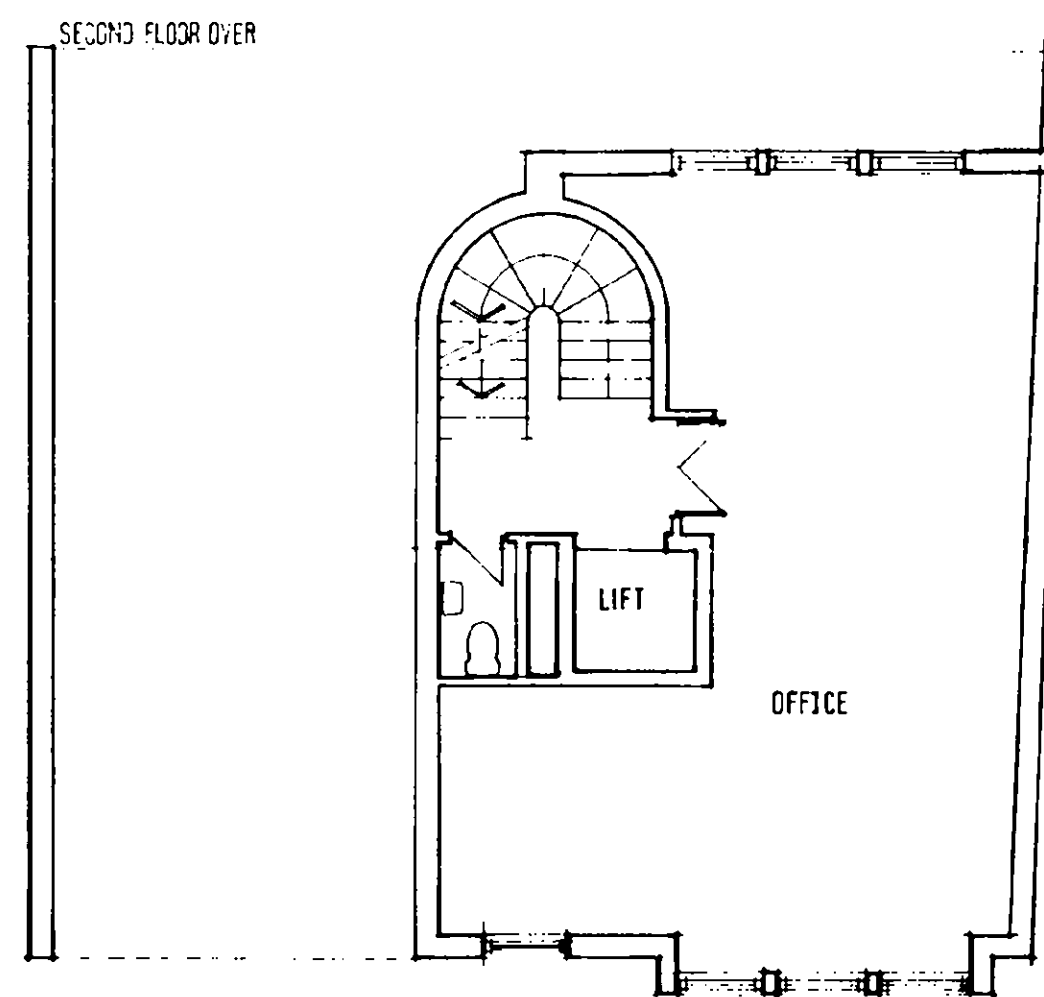
IP81410

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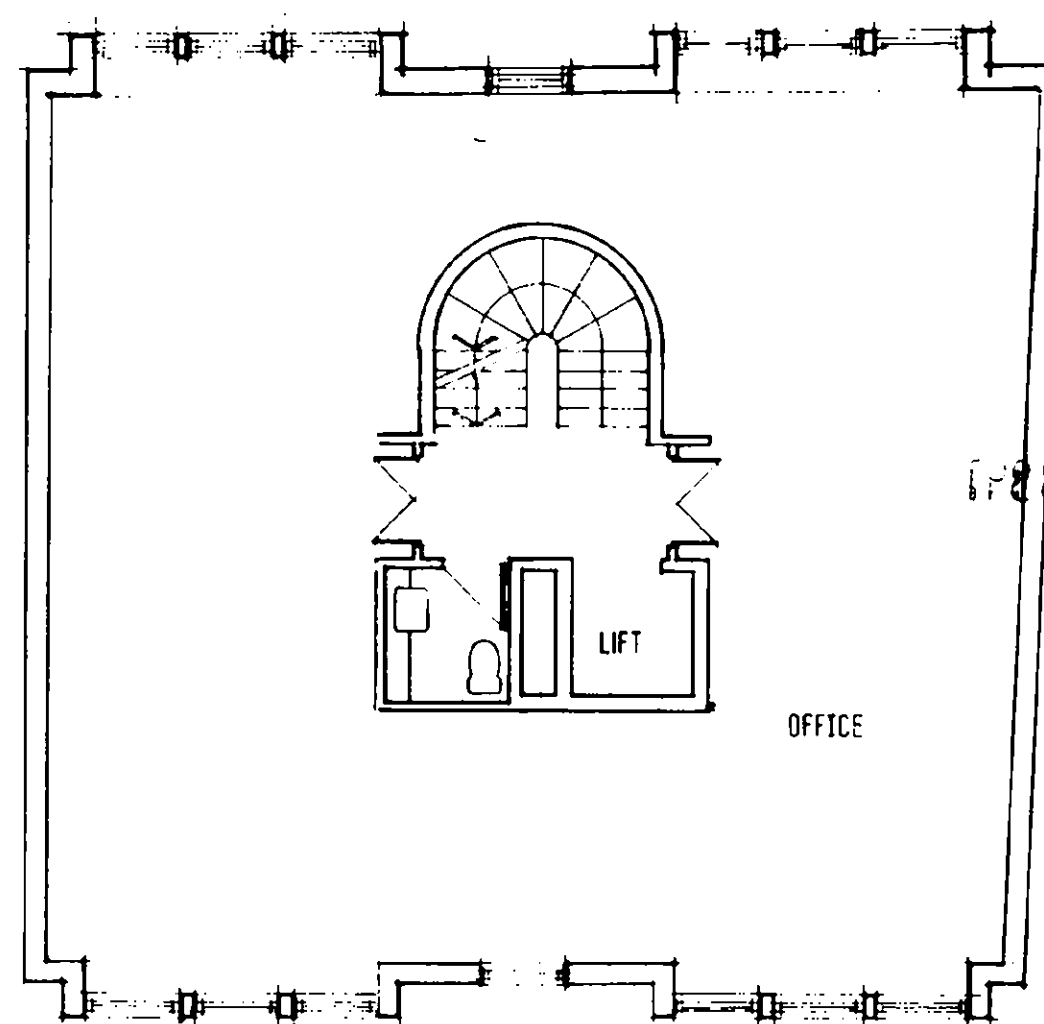
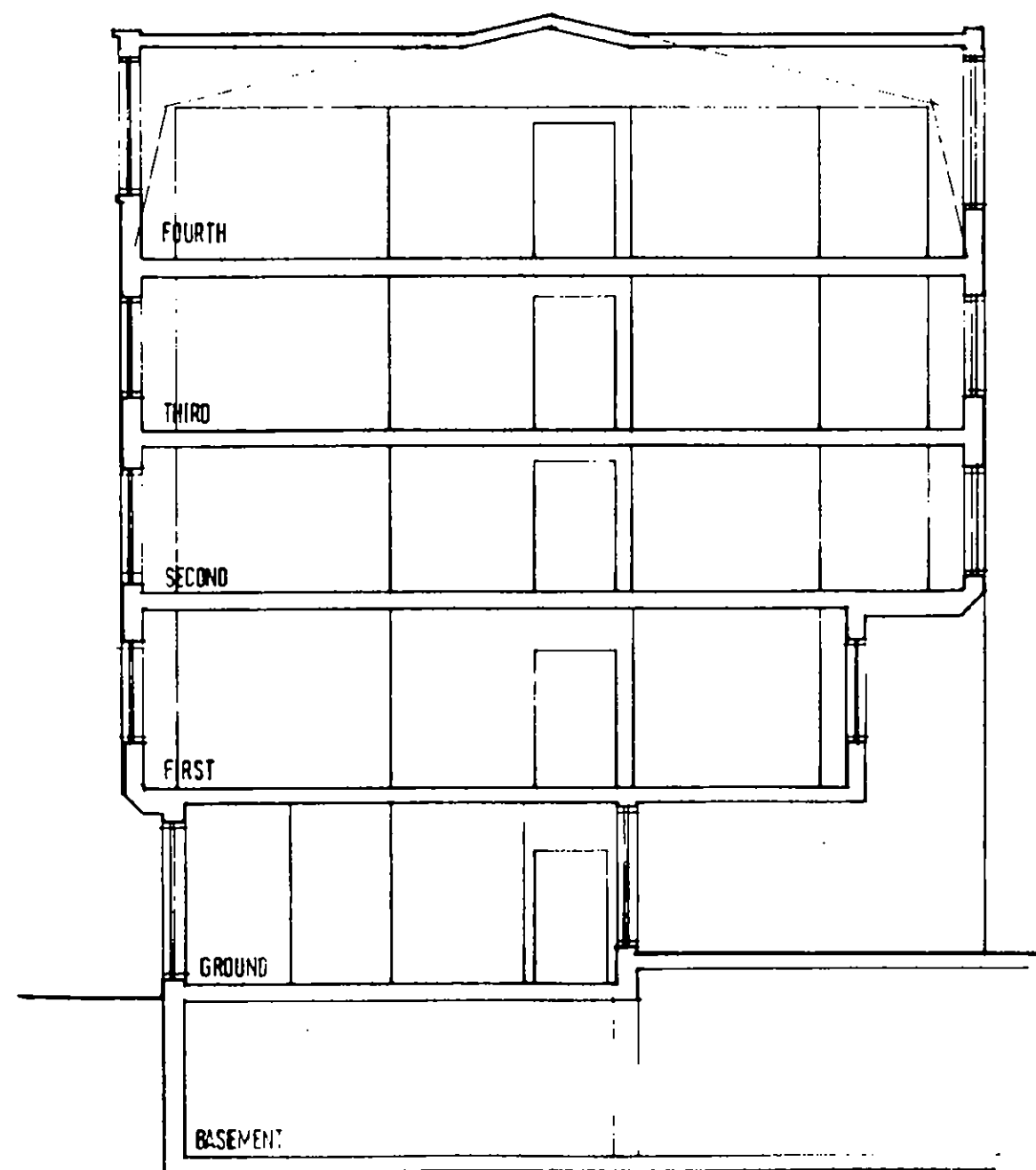
no	date	revisions
1	MAR 88	COMPLETE BY REVISION
2	APRIL 88	EXTERNAL SIGNING AMENDED
3	APRIL 88	SECTIONAL PLANS



GROUND FLOOR



FIRST FLOOR



SECOND THIRD & FOURTH FLOOR

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 PLANNING & TRANSPORTATION
 24 JUN 1988

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 Chartered Architects
 Planning and Landscape Consultants
 Colwyn Bay 0492 832735 | London 01-938 2464

Job
HORTENSIA RD.

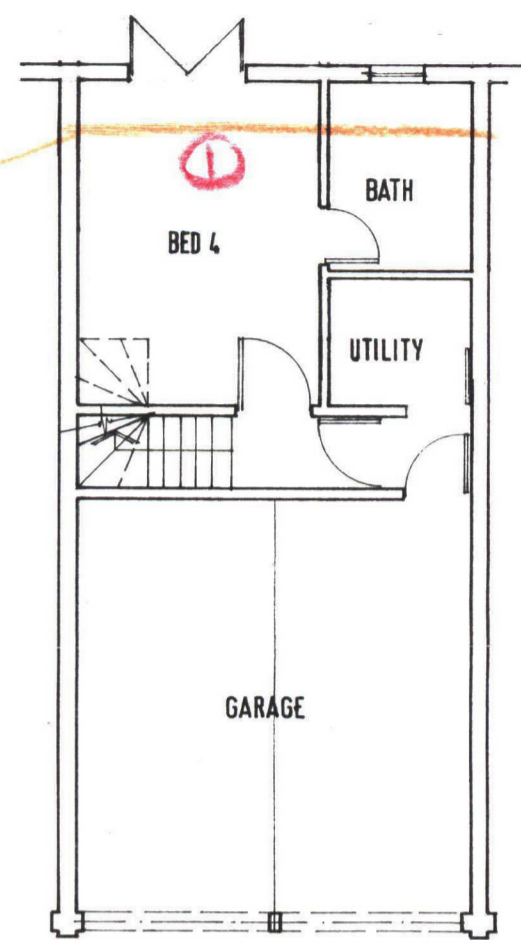
Title
FRONT OFFICES
U4

Drawn
 Date
MAR '88

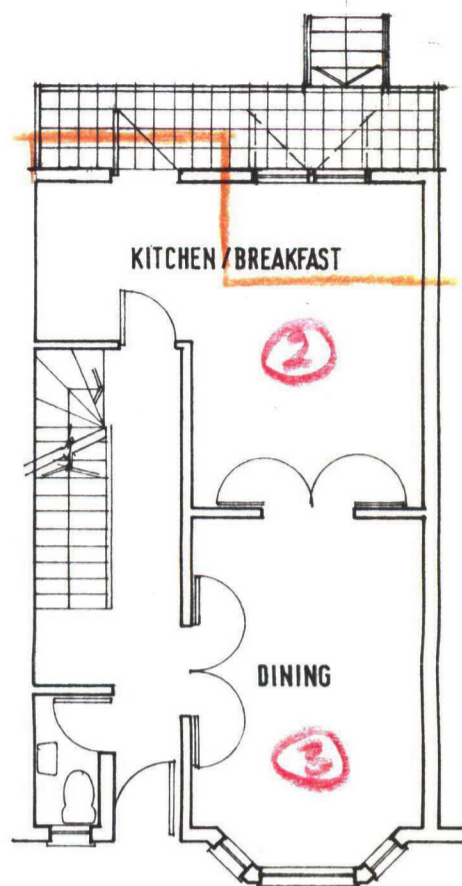
Drawing No
HTN/01/54 B

Scale
1:100

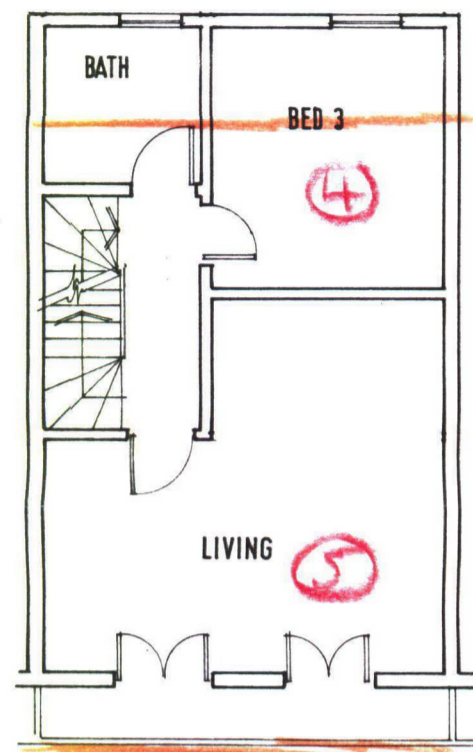
88/0633



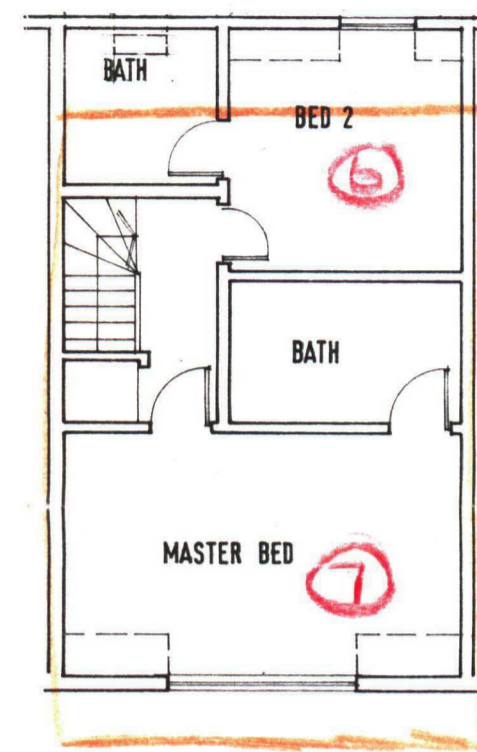
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



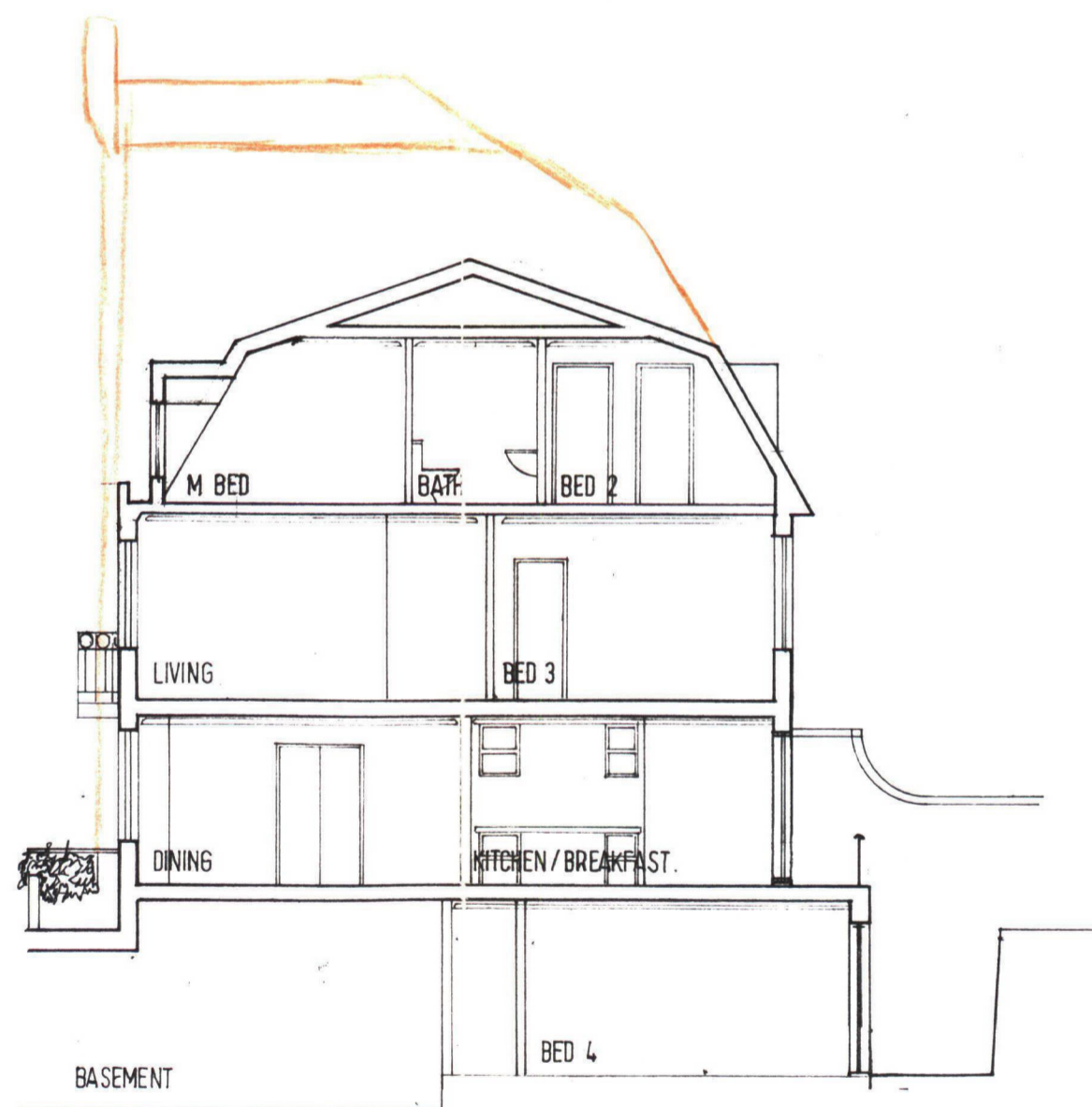
SECOND FLOOR



FRONT ELEVATION



REAR ELEVATION



SECTION

88/0633

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no	date	revisions
D	MAY'88	HOUSE REDUCED BY ONE STOREY
E	JUN'88	PLANS AND ELEVATIONS AMENDED

RECEIVED BY
DIRECTORATE OF
PLANNING & TRANSPORTATION
ON 24 JUN 1988

CF&P
Colwyn Foulkes and Partners
Chartered Architects
Planning and Landscape Consultants
Colwyn Bay 0492 532735 | London 01-938 2464

Job
HORTENSIA RD.

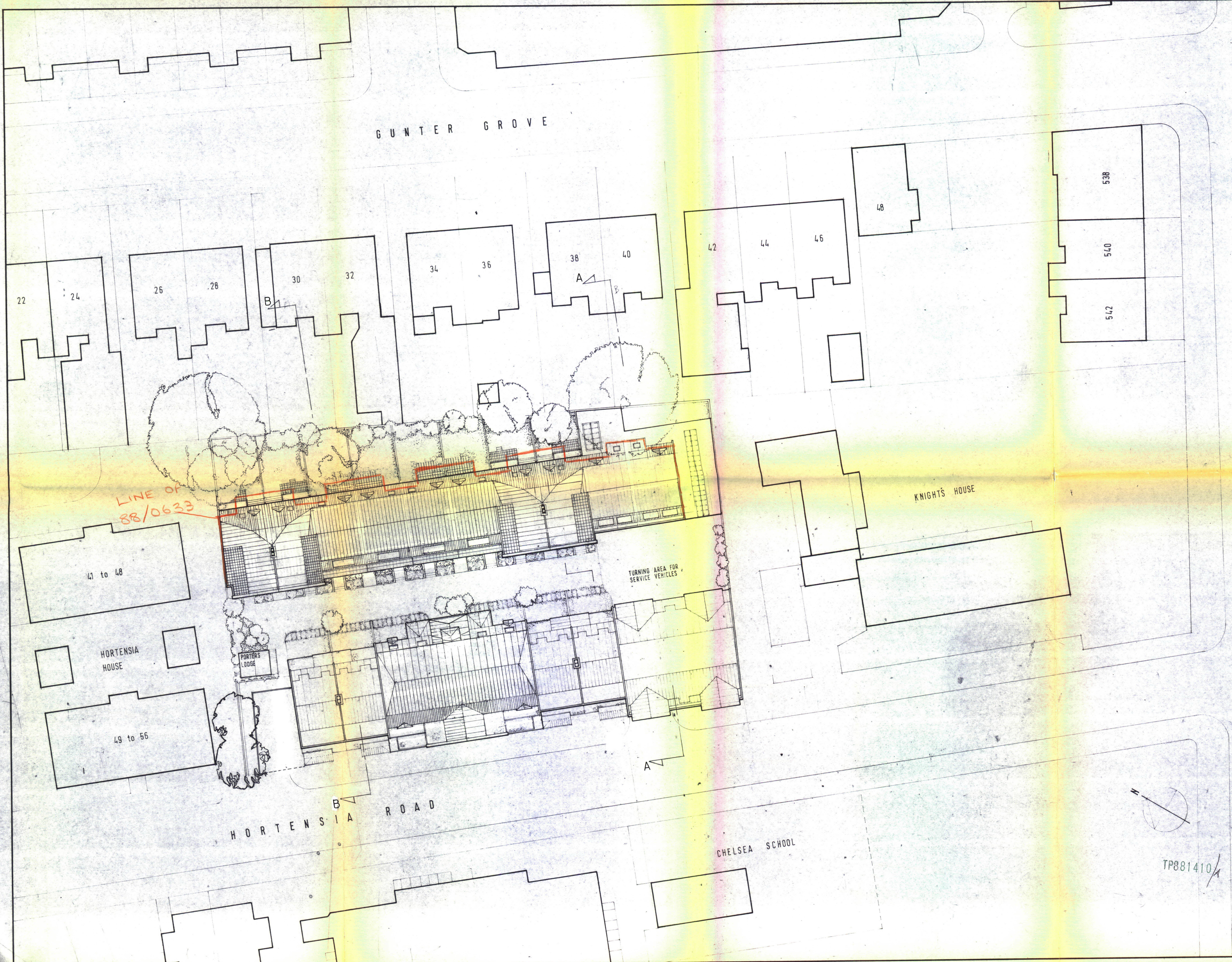
Title
**HOUSE TYPE A
No 1**

Drawn _____ Date _____

Drawing No
HTN/01/64 E

Scale
1:100

TP881410



LINE OF 88/0633

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no	date	revisions
	MAY 88	REDRAWN
Q	MAY 88	FLATS ROOF AND END OF NEWS TERRACE ROOFS AMENDED
H	JUN 88	FLATE ROOF AMENDED. HOUSE A2 ROOFS AMENDED.
I	SEP 88	RAMP TO CAR PARK AMENDED. SECTIONS 4 & 5

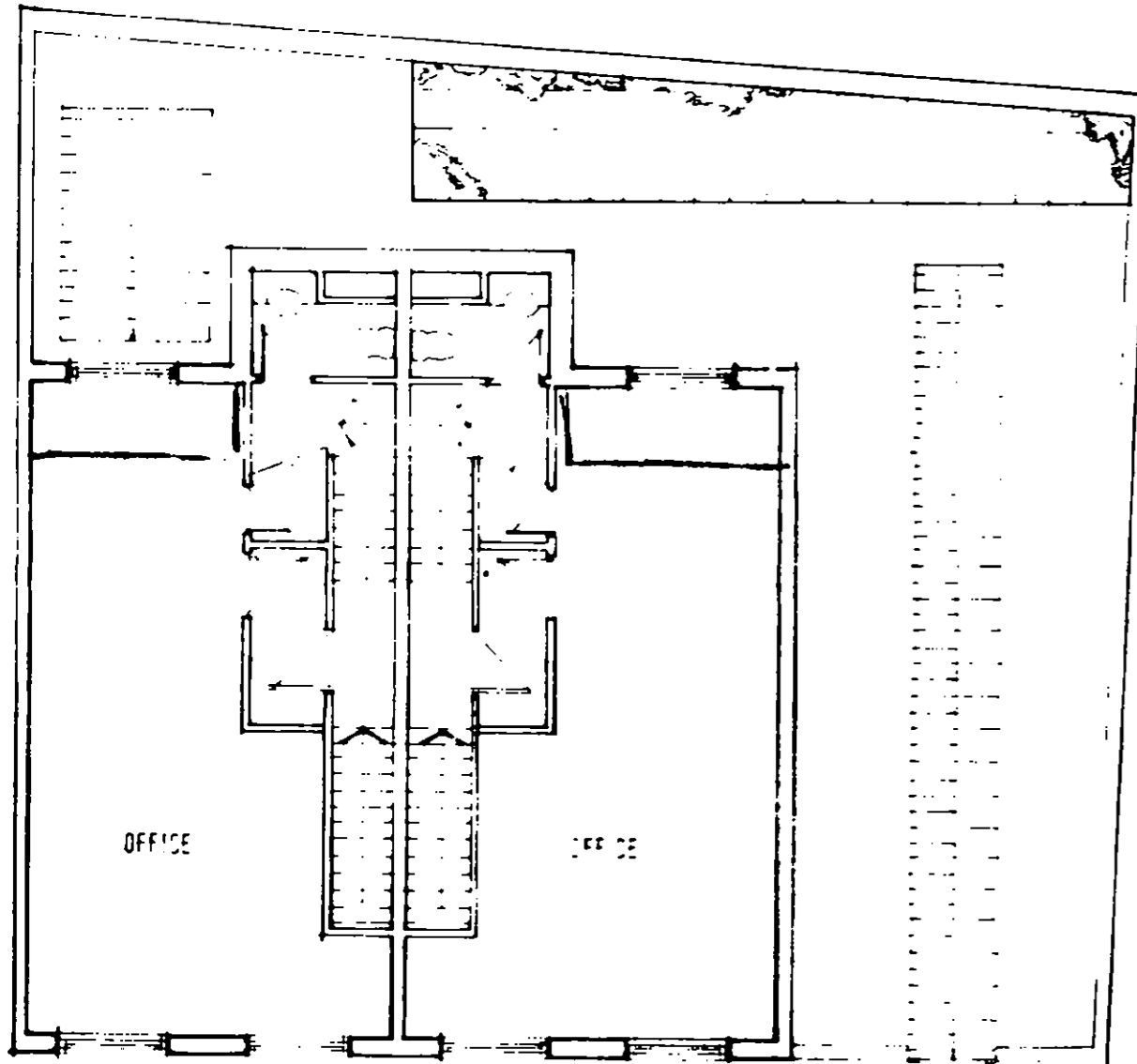
SECTION LINES REFER TO DRAWING NO. HTN/01/96

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 Colwyn Bay 0482 932735 London 01-938 2484

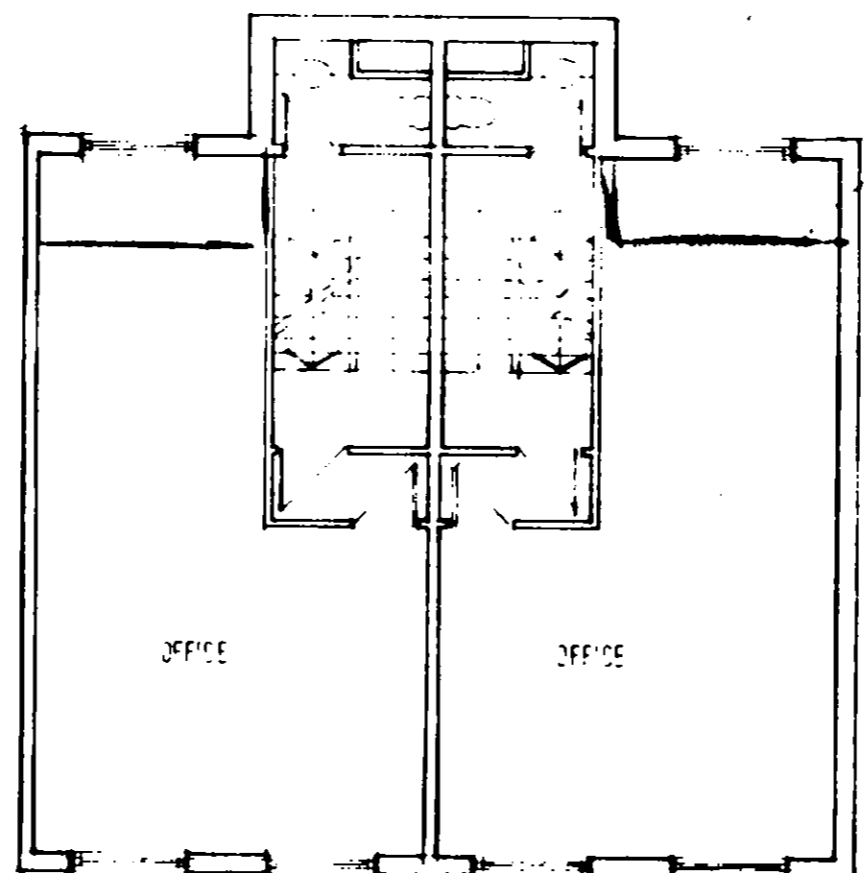
Job HORTENSIA RD.	
Title SITE PLAN	
Drawn	Date MAY 88
Drawing No HTN / 01 / 58 I	
Scale 1:200	

TP881410

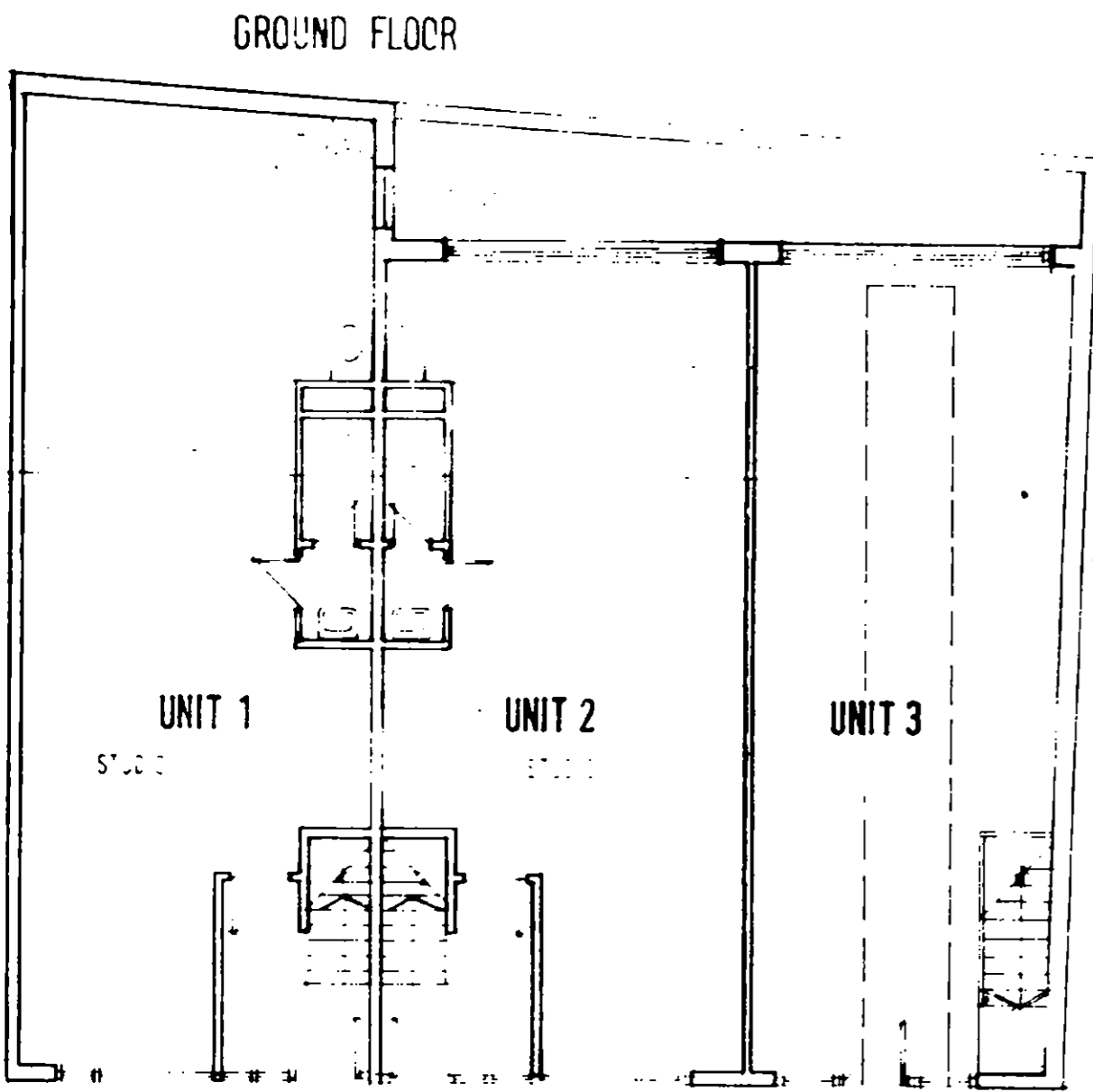
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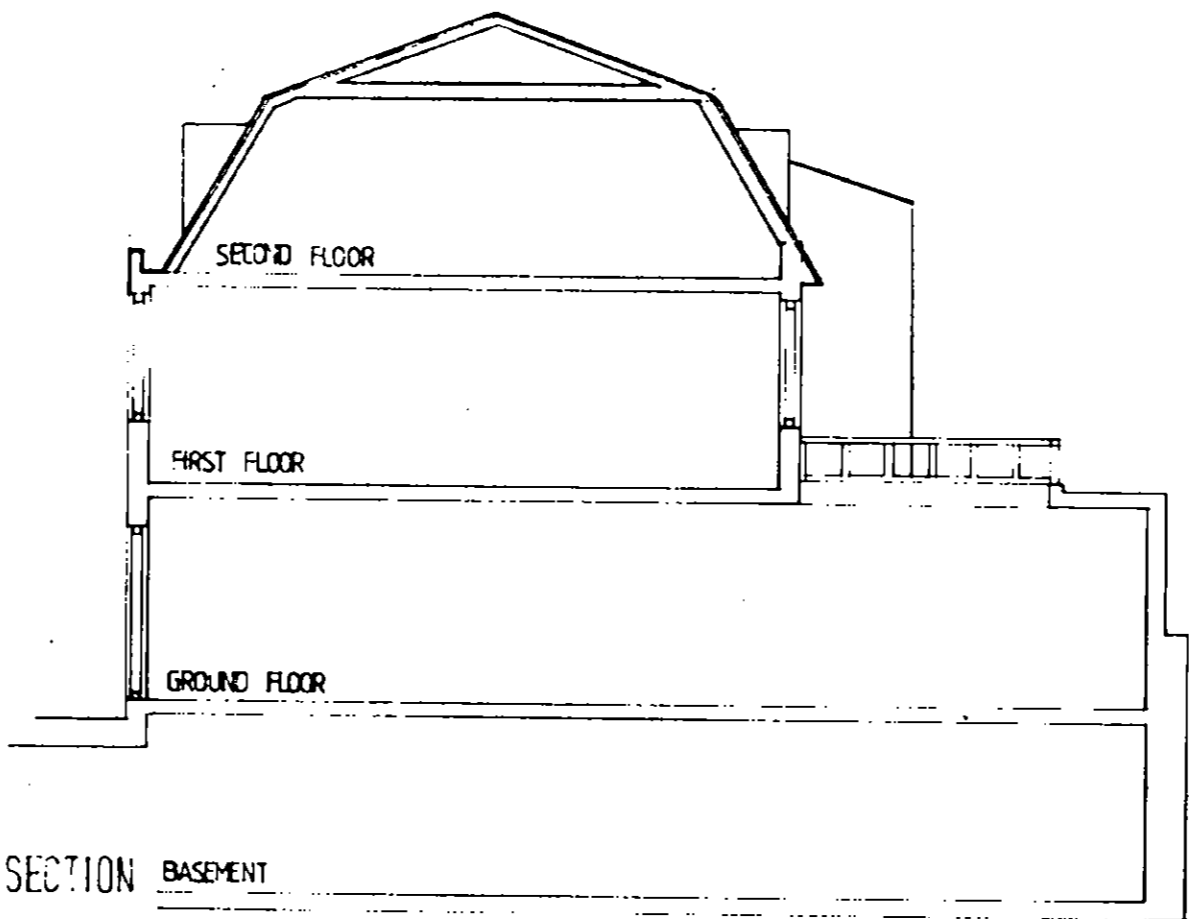
FIRST FLOOR



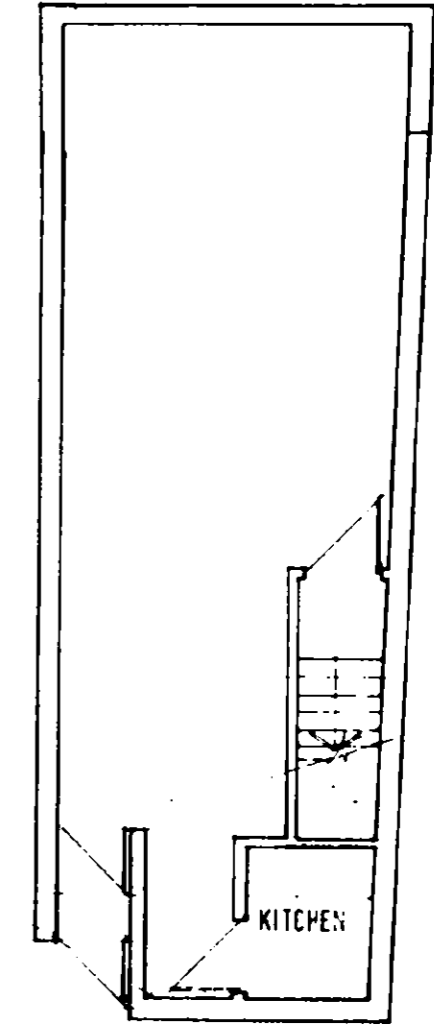
SECOND FLOOR



GROUND FLOOR



SECTION BASEMENT



BASEMENT TO UNIT 3

LINE OF
88/0633

no	date	revisions
		BASEMENT AREA SHOWN LIMITED PARKING WALL AMENDED ARCHITECT
		REAR OFFICES UNIT 1, 2 & 3 17/05/1988
		THIRD FLOOR OMITTED. UNIT NUMBERS AMENDED
		OFFICE
		RECEIVED BY DIRECTORATE OF PLANNING & TRANSPORTATION ON 24 JUN 1988

CF&P
 Colwyn Foulkes and Partners
 Chartered Architects
 Planning and Landscape Consultants
 Colwyn Bay 0482 532736 | London 01-938 2444

Job
HORTENSIA RD

Title
**REAR OFFICES
 U1, 2 & 3**

Drawn _____ Date _____

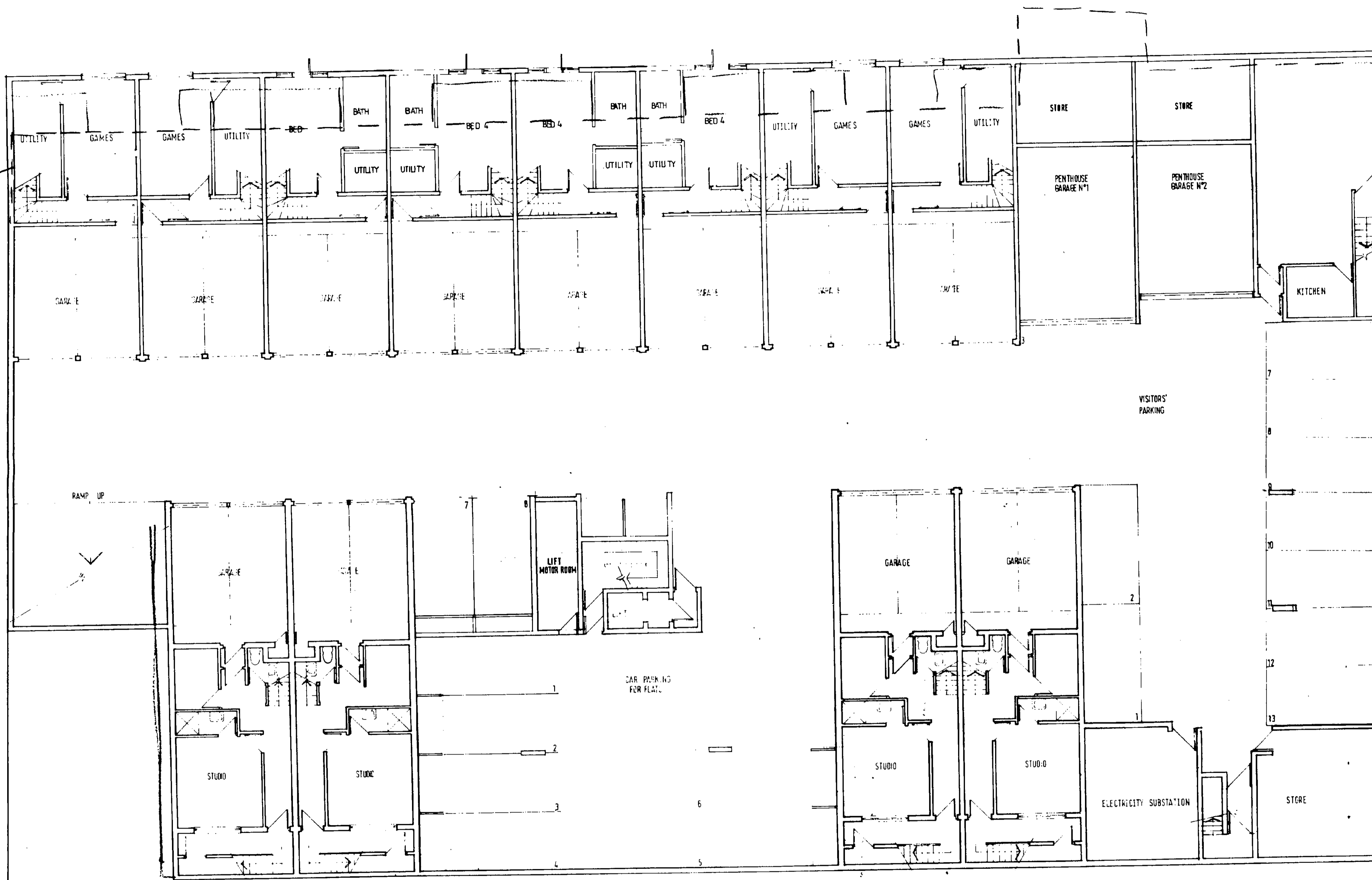
Drawing No
HTN/01/69 E

Scale
 1:100

11881410

SMALLER GARDEN?

LINE OF 88/0633



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no	date	revisions
A		
B	23/7/88	BASEMENT TO STUDIO ADDED. CARPARKING AMENDED. ELECTRICITY SUBSTATION & STORE. AMENITIES STAIRCASES TO MEN'S HOUSES ALTERED.
C	5/11/88	
D		
E	14/1/89	MIDDLE FOUR MEN'S BATHROOMS AMENDED FOR ARRANGEMENT. REF DRG: RTH/01/64/D. TENTATIVE GARAGES ADDED. CORRIDOR ADDED. LIFT LANEY ADDED.

CF&P
Colwyn Foulkes and Partners
Chartered Architects
Planning and Landscape Consultants
Colwyn Bay London
0488 832736 01-938 2464

Job
HORTENSIA RD.

Title
BASEMENT PLAN

Drawn
Date
FEB '88

Drawing No
HTN/01/57E

Scale
1:100

1881410

PLANNING & TRANSFORMATION
24 JUN 1988

ATTENTION

REVISED DRAWINGS

FOR

THIS APPLICATION

TOWN & COUNTRY PLANNING ACT 1971

FORM TP1

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

FOR OFFICE USE ONLY

Borough Ref. DIRECTORATE OF

Fee None
 Cheque/Postal Order/Cash of previous application
 Receipt No. Issued APPLICATION

Registered No. TRANSPORTATION
 Date Received 24 JUN 1980

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) £

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 TP881410
HORTENSIA ROAD
LONDON SW10

(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 floorspace (Use class B1)

(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).	<u>3,931</u> m ²
		▼	
		If residential development state number of dwelling units proposed and type if known, e.g. houses, bungalows, flats.	<u>12 houses</u> <u>10 flats</u>
(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).	<u>3,931</u> 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

Drawings HTN/01 - see enclosed schedule

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 9 no. precise position on plan 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:-

(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~~ *I have given the requisite notice to every person other than ~~myself~~ ^{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

*strike out whichever is inapplicable

~~Date of Service of Notice~~

Signed on behalf of Date

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

RECEIVED BY ALL THE LAND AND HAVE SIGNED CERTIFICATE A ON PART ONE OF THE FORM THEN DO NOT COMPLETE PART TWO OF THE FORM. DIRECTORATE OF

PLANNING & TRANSPORTATION

24 JUN 1988

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

PLEASE READ THE NOTES OVERLEAF BEFORE FILLING IN PART TWO.

CERTIFICATE B

I hereby certify that:

† see note (a) to Certificate A

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

Name of owner AGENT Address Kempson House, Date of service of notice 23.6.88.
Norton Rose Botterell & Roche Cammole 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 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~~

~~(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 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

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

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



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

RECEIVED BY
TPI
Part III
DIRECTION OF
PLANNING & TRANSPORTATION
Application No. 2001/953
(For Official Use Only)

<p>1. In the case of industrial development, give a description of the processes to be carried on and of the end products, and the type of plant or machinery to be installed.</p>																																								
<p>2. If the proposal forms a stage of a larger scheme for which planning permission is not at present sought, please give what information you can about the ultimate development. (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>	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.	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.																																						
<p>6. 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%; 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 ASSESSABLE</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>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																																							

<p>10. What is the nature volume and means of disposal of any trade effluents or trade refuse?</p>	<p>VOLUME NOT ASSESSABLE PALLADINS - STORAGE PROVIDED ON SITE</p>
<p>11. Will the proposed use involve the use or storage of any of the materials of type and quantity mentioned in General Notes for Applicants. (see note 11) If 'Yes' state materials and approximate quantities.</p>	<p>State Yes or No <input type="checkbox"/> NO</p>
<p>12. State details of any processes sub-contracted, the percentage sub-contracted and the location of sub-contractors.</p>	<p>N/A</p>
<p>13. List materials used, giving source (locality in Great Britain or port of entry) and transport used.</p>	<p>N/A</p>
<p>14. State approximate percentages of turnover to markets under (a), (b), (c) and (d) and transport used in each case. *State name of docks or airport.</p>	<p>(a) Greater London Council Area: (b) Elsewhere in Great Britain: (c) Exports through London Docks: N/A other Docks: *(d) Exports through airports:</p>

15. State reasons in full for desiring location first in Greater London and then on the proposed site.
(Continue on a separate sheet if necessary)


 Signed Colwyn Foulkes + Partner On behalf of COLWYN FOULKES + PARTNERS Date 23.6.88


NOTE

Question 2 overleaf Grant of the permission now sought would in no way commit the local planning authority in respect of any proposed ultimate development which the applicant may mention in answer to this question.

SCHEDULE OF ACCOMODATION 88/1410

I Houses / Flats

A Type A1 7 rooms per unit : 28 rooms
(Four units)

B Type A2 9 rooms per unit : 36 rooms
(Living Room = 2)
(Four units)

C Type B 9 rooms per unit : 36 rooms
(Living room = 2)
(Four units)

Flats :	2 x 2 beds (3 rooms p.u.)	6 room
	6 x 3 beds (4 rooms p.u.)	24 room
	2 x 3 beds (5 room p.u.) (Penthouse)	10 room
	TOTAL <u>10</u>	<u>40</u> room

RESID

TOTAL

140

II Offices

Floor space 767 sq m
(Use Class B1)

* MORE ROOMS THAN ORIGINAL SCHEDULE *

DRAWING ISSUE AND RECORD

Colwyn Foulkes and Partners

Chartered Architects Planning and Landscape Consultants

229 Kensington High St. London W8 6SA Tel: 01 938 2464

Telex: 8950511 ONEONE G Alt: 16402 Fax: 01 938 2847

Merton Place, Colwyn Bay LL29 7BY, Tel: 0492 53 2735

Telex: 8950511 ONEONE G Alt: 16403

TP881410

we enclose copies of the drawings as noted below
please retain this list, sign and return the copy

SIGNED :

DATE :

job no	HTN
series	RECEIVED BY
sheet no	DIRECTORATE OF
PLANNING & TRANSPORTATION	

PROJECT TITLE

CHELSEA COLLEGE SITE HORTENSIA RD.	26	9	10	28	ON	2	4	15	30	
	4	5	5	6						
	88	88	88	88						

DRAWING TITLE

DRWGN NO REVISIONS

DRAWING TITLE	DRWGN NO	REVISIONS
SETTING OUT BASEMENT PLAN	0/1	
SETTING OUT GROUND PLAN	2	✓ A
SETTING OUT BASEMENT SECTS.	3	✓ A
LANDSCAPE SECTION CUT	4	A

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KAC Planning Dept.	4

KEY

PURPOSE OF ISSUE

KEY	PURPOSE OF ISSUE
NO number of prints	prelimary
N negative	approval / comments
X issue sheet only	information
	billing
	tender
	contract

✓
✓✓✓

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Colwyn Foulkes and Partners
Chartered Architects Planning and Landscape Consultants

229 Kensington High St. London W8 6SA Tel: 01 938 2484
Telex: 8950511 ONEONE G Alt: 16402 Fax: 01 938 2847
Merion Place, Colwyn Bay LL29 7BY. Tel. 0492 53 2735
Telex 8950511 ONEONE G Alt. 16403

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job no	HTN
series	01
sheet no	3

PROJECT TITLE

THELSEA COLLEGE SITE HORTENSIA ROAD	9	9							
	3	5	6						
	88	88	88						

DRAWING TITLE

DRWG NO REVISIONS

S

DRAWING TITLE	DRWG NO	REVISIONS
SERVICE YARD	01/49	
	50	
	51	
	52	
SITE PLAN	53	
OFFICES	54	D
SITE SECTION	55	
SITE SECTION	56	
BASEMENT PLAN	57	E
SITE PLAN	58	E E H
LOCATION PLAN	59	B
HOUSE TYPE 1	60	E
FLAT PLANS	61	F
OPTION "B" SERVICE YARD	62	
OPTION "A" SERVICE YARD	63	
HOUSE TYPE A (NEWS)	64	E
STUDIO PLANS + SECTION 3	65	
SITE SECTIONS	66	
ELEVATIONS (HORTENSIA RD)	67	F
ELEVATIONS (NEWS)	68	
REAR OFFICES (OPTION 2)	69	E
FRONT OFFICES (OPTION 2)	70	
	71	F
	1-50	72

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BULLSOPS				1					

KEY

PURPOSE OF ISSUE

NO	number of prints	prelimary							
N	negative	approval / comments							
X	issue sheet only	information				✓	✓		
		billing							
		tendar							
		contract	✓						

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Colwyn Foulkes and Partners

Chartered Architects Planning and Landscape Consultants

229 Kensington High St. London W8 6SA Tel: 01 938 2464

Telex: 8950511 ONEONE G Att: 16402 Fax: 01 938 2047

Merton Place, Colwyn Bay LL29 7BY. Tel: 0492 53 2735

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DATE :

job no	HTN
series	01
sheet no	4

PROJECT TITLE

	10	23							
	5	6							
	88	88							

DRAWING TITLE

DRWG NO REVISIONS

DRAWING TITLE	DRWG NO	REVISIONS
OFFICE TYPE ONE FIRST 1:50	7	73
OFFICE TYPE ONE 2ND 1:50		74
OFFICE TYPE ONE 3RD 1:50		75
OFFICE TYPE 3 GROUND 1:50		76
OFFICE TYPE 3 FIRST 1:50		77
OFFICE TYPE 3 2ND 3RD 4TH 1:50		78
TYPE A2 HOUSE BASEMENT 1:50		79
TYPE A2 HOUSE GROUND 1:50		80
TYPE A2 HOUSE FIRST 1:50		81
TYPE A2 HOUSE 2ND 1:50		82
TYPE A2 HOUSE 3RD 1:50		83
TYPE A1 HOUSE BASEMENT 1:50		84
TYPE A1 HOUSE GROUND 1:50		85
TYPE A1 HOUSE 1ST 1:50		86
TYPE A1 HOUSE 2ND 1:50		87
TYPE A1 HOUSE 3RD 1:50		88
TYPE B HOUSE BASEMENT 1:50		89
TYPE B HOUSE GROUND 1:50		90
TYPE B HOUSE FIRST 1:50		91
TYPE B HOUSE SECOND 1:50		92
TYPE B HOUSE THIRD 1:50		93
TYPE B HOUSE FOURTH 1:50		94
TYPE 2 OFFICE BASEMENT 1:50		95
SITE SECTIONS		96

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GLEEDS	1
K+C PLANNING DEPT	4
ALLSOP	1
J. BYGROT (LANDSCAPE)	1

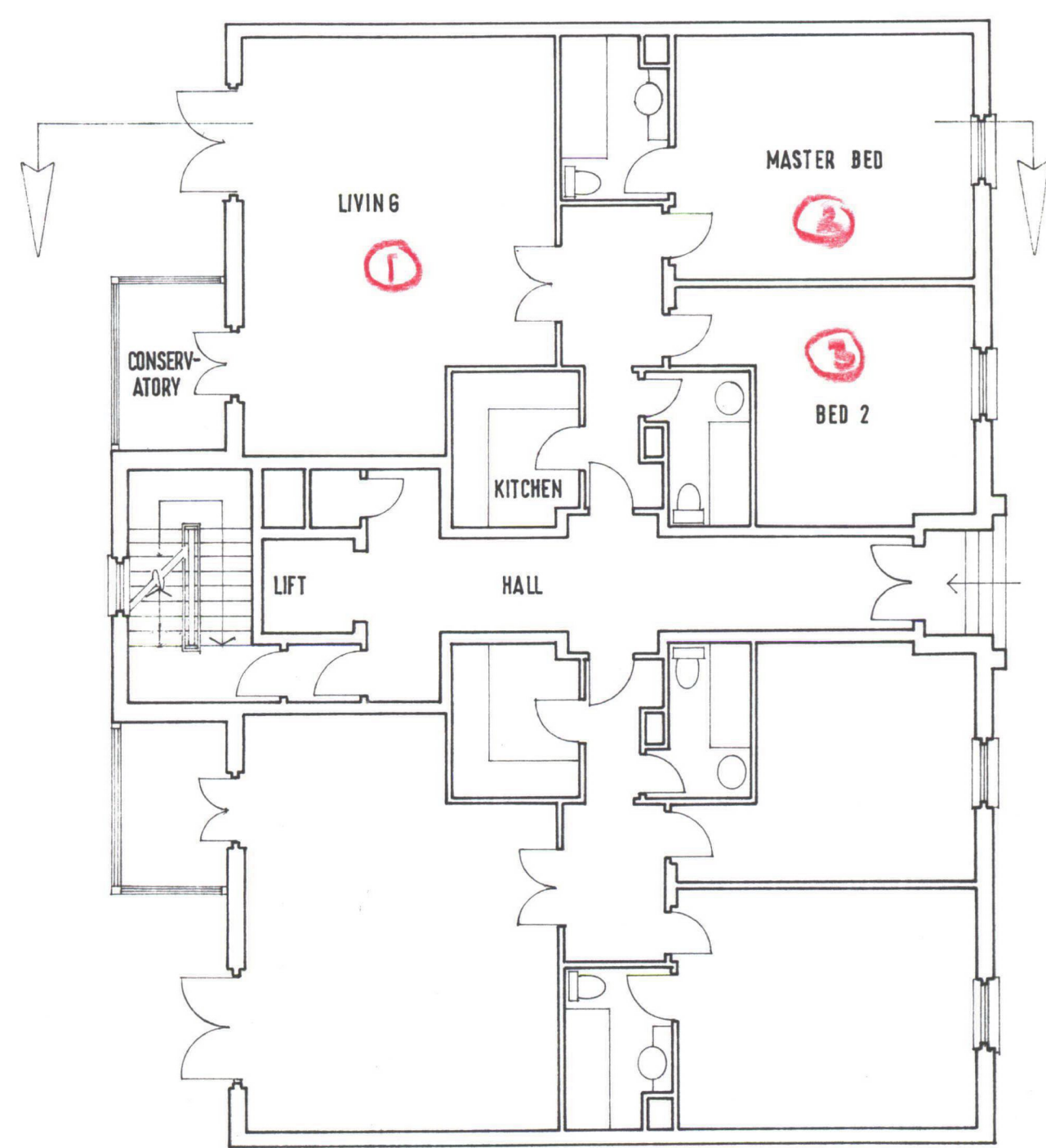
KEY

PURPOSE OF ISSUE

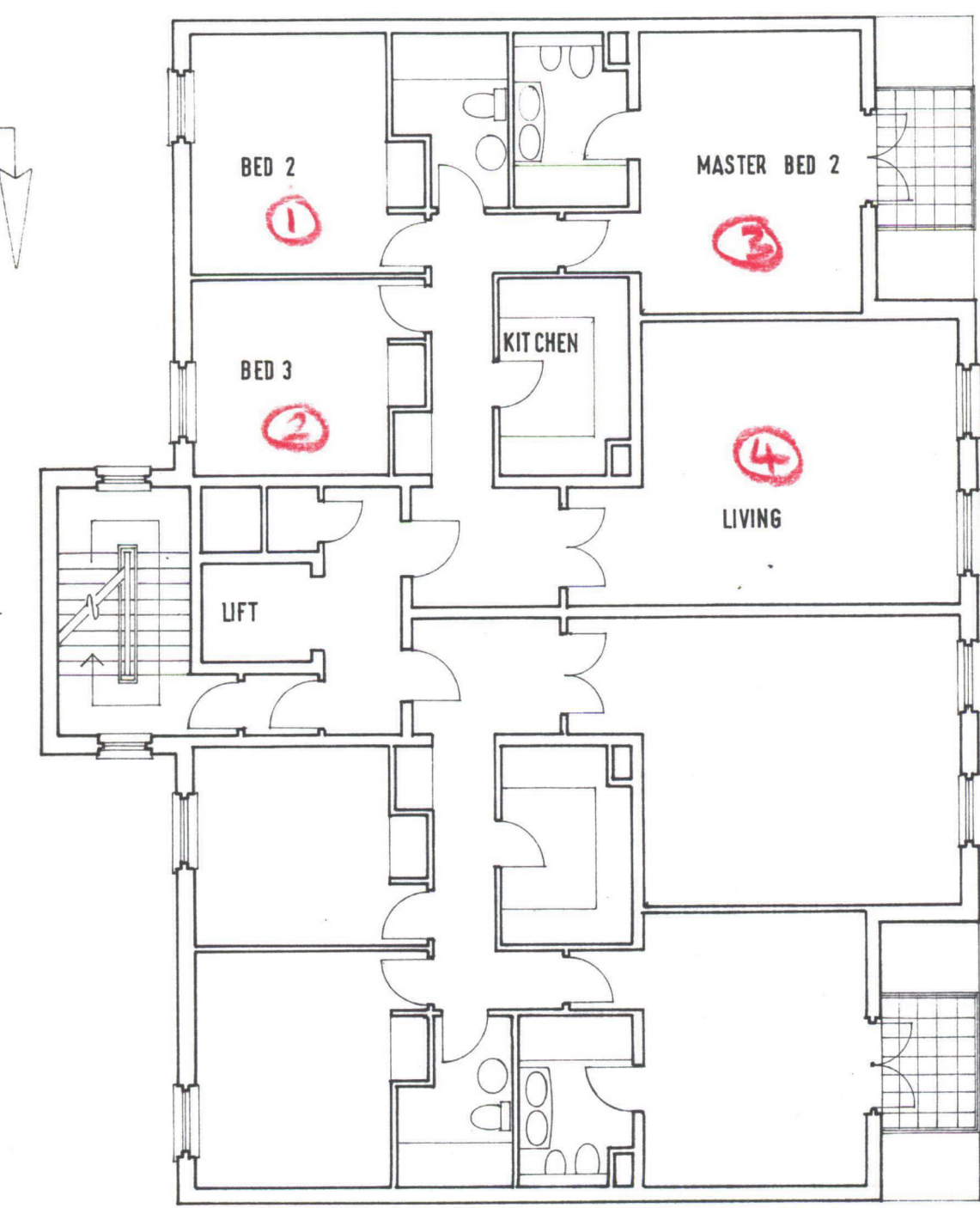
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N negative	approval / comments
X issue sheet only	information
	billing
	tender
	contract

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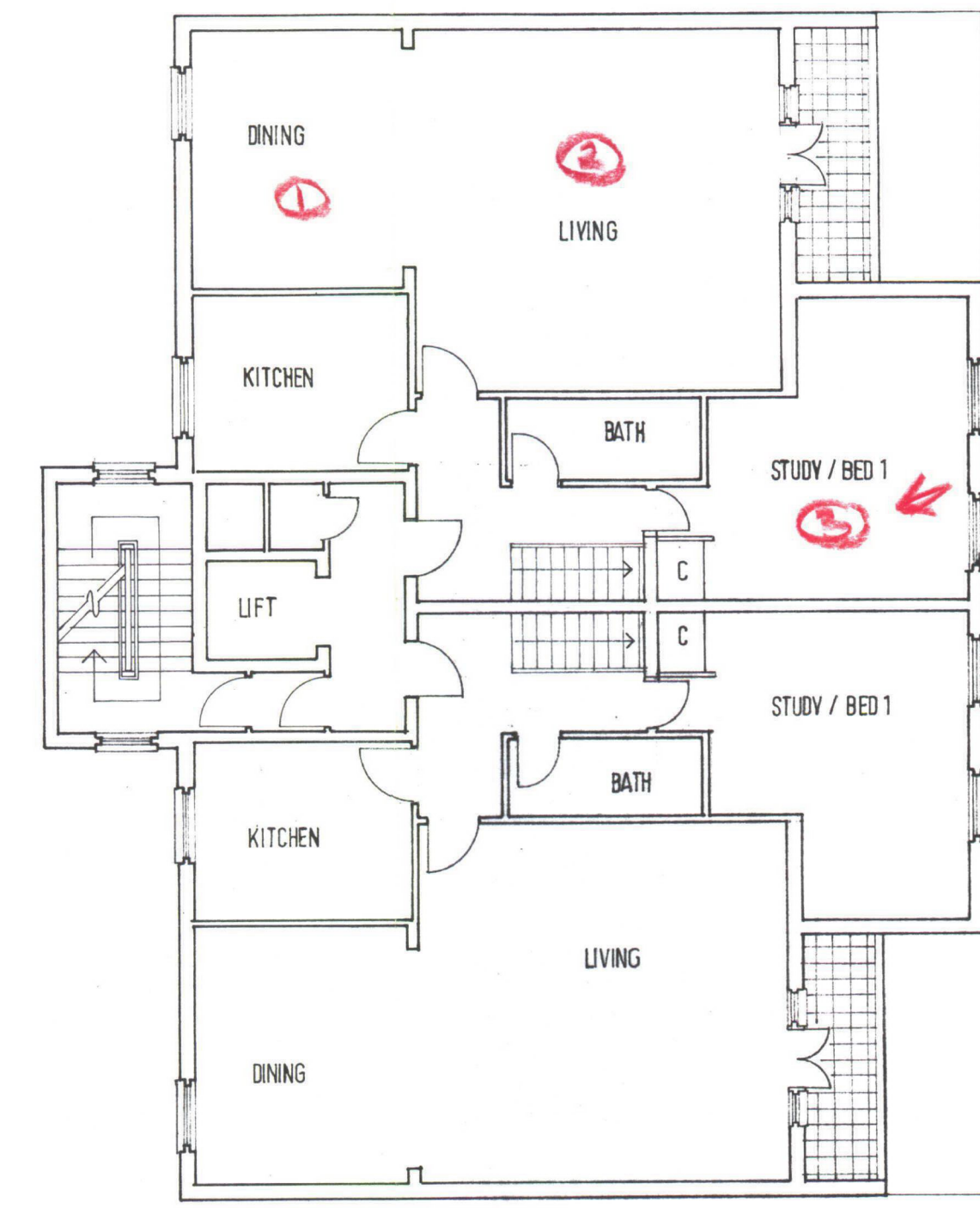
no	date	revisions
E	JUN88	Penthouse plans amended.
F	JUN88	Redrawn and section added.



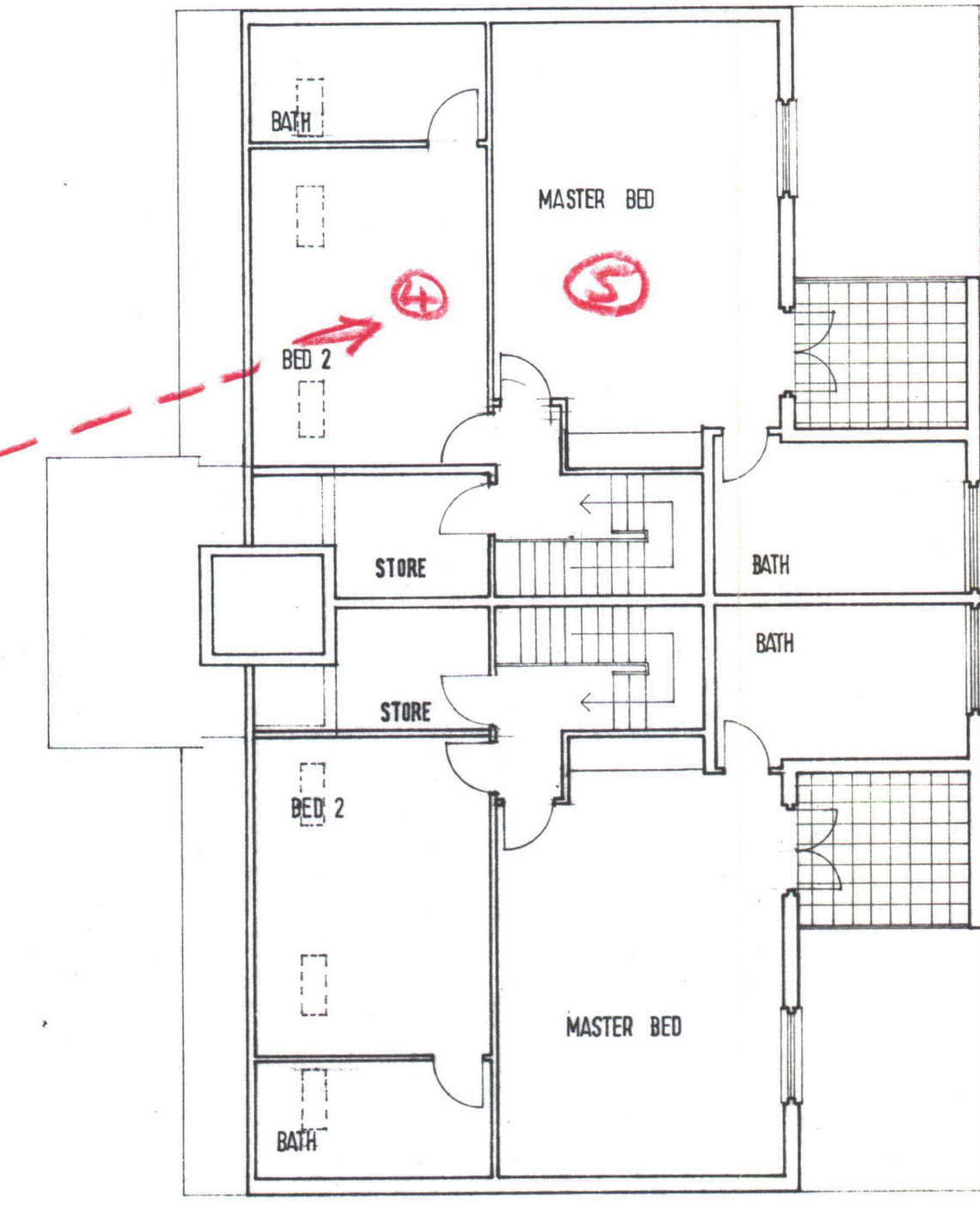
GROUND FLOOR



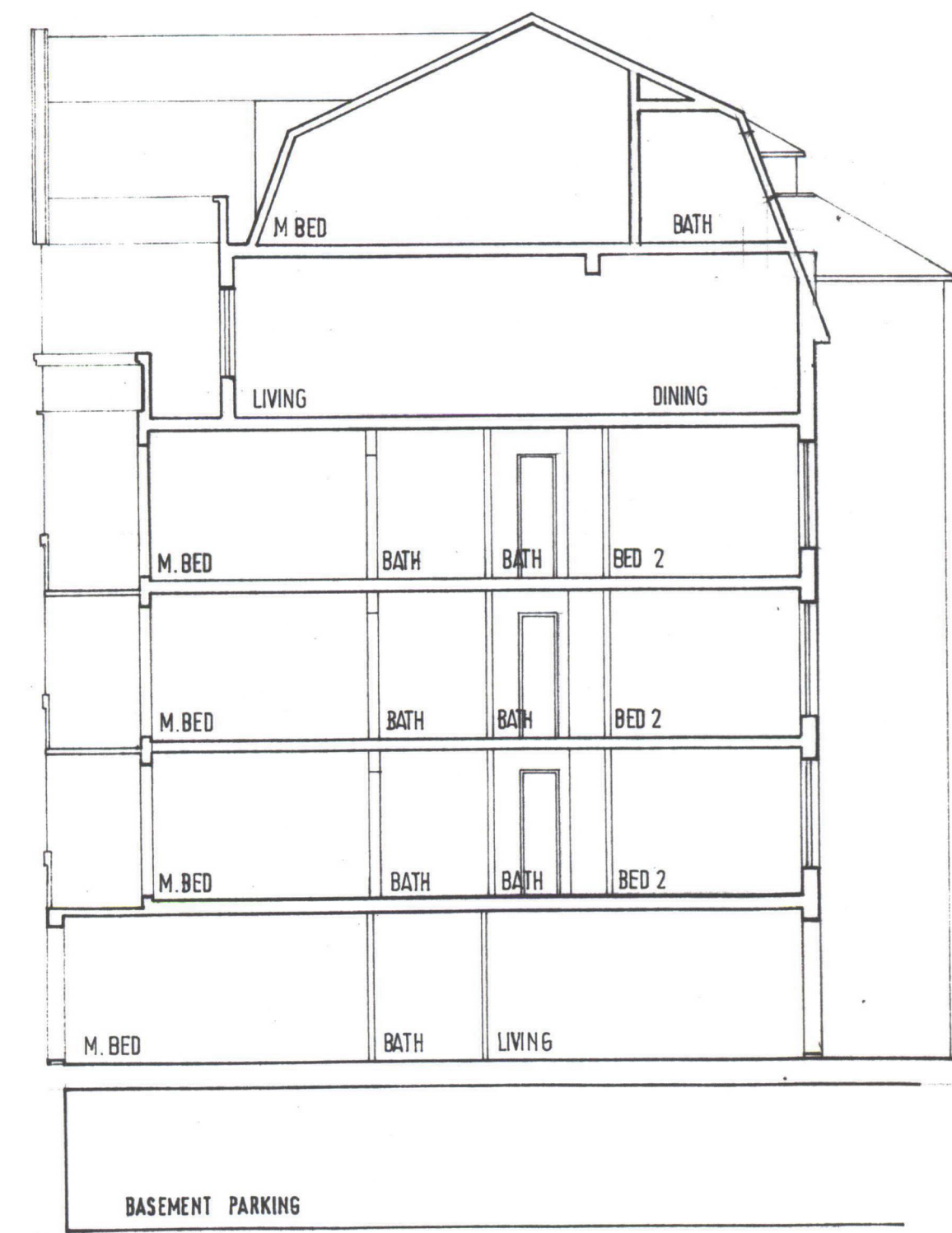
FIRST, SECOND AND THIRD FLOORS



LOWER FLOOR PENTHOUSE FLAT



UPPER FLOOR PENTHOUSE FLAT.



BASEMENT PARKING

HOUSES + FLATS



Job
HORTENSIA RD.

Title
FLAT PLANS AND SECTION

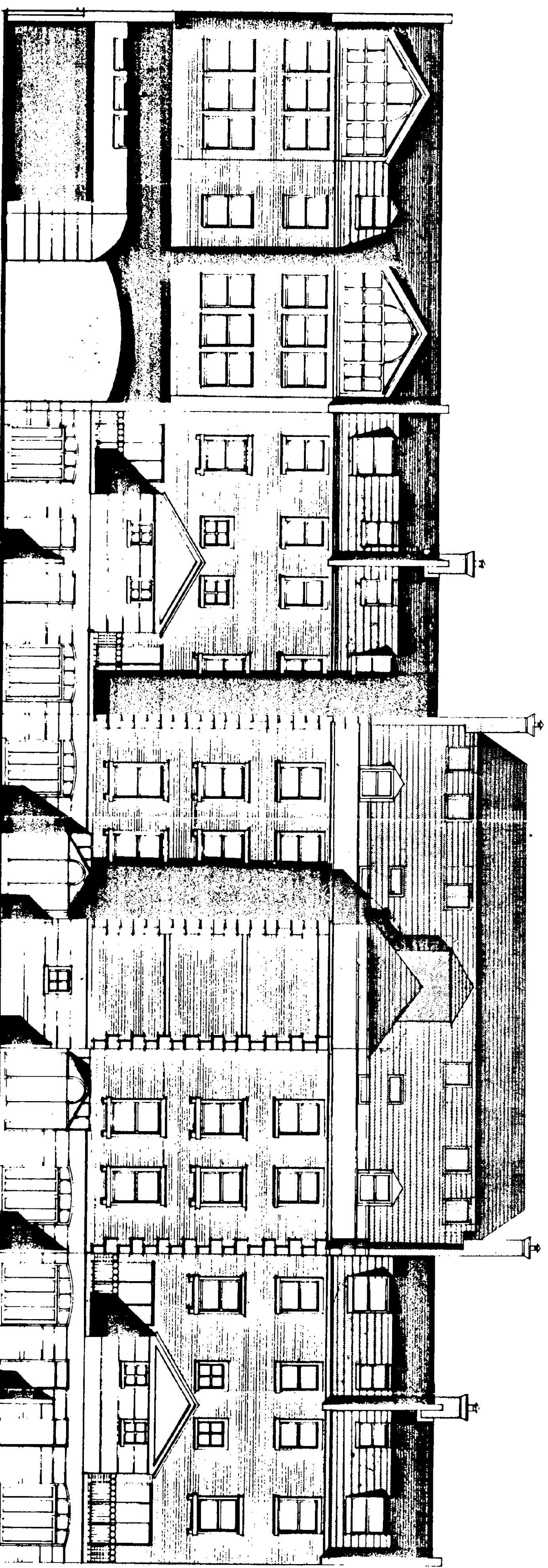
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Drawing No
HTN/01/61 F

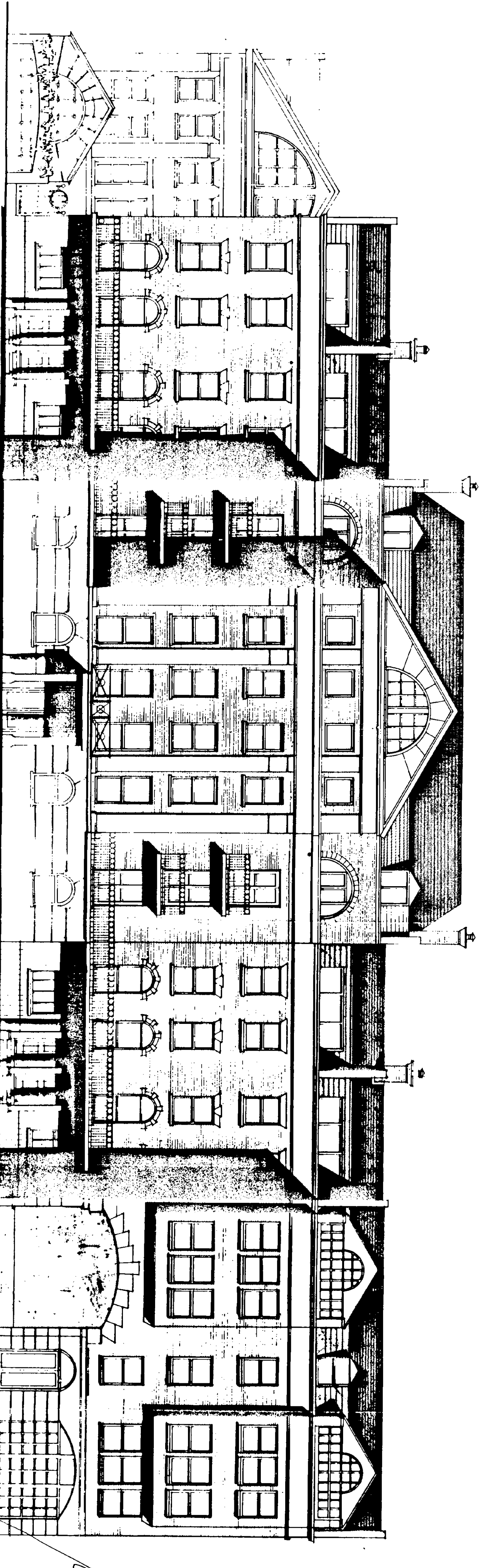
Scale
1:100

TP881410
TP881410





HORTENSIA TERRACE - NORTH EAST ELEVATION



HORTENSIA TERRACE - SOUTH WEST ELEVATION

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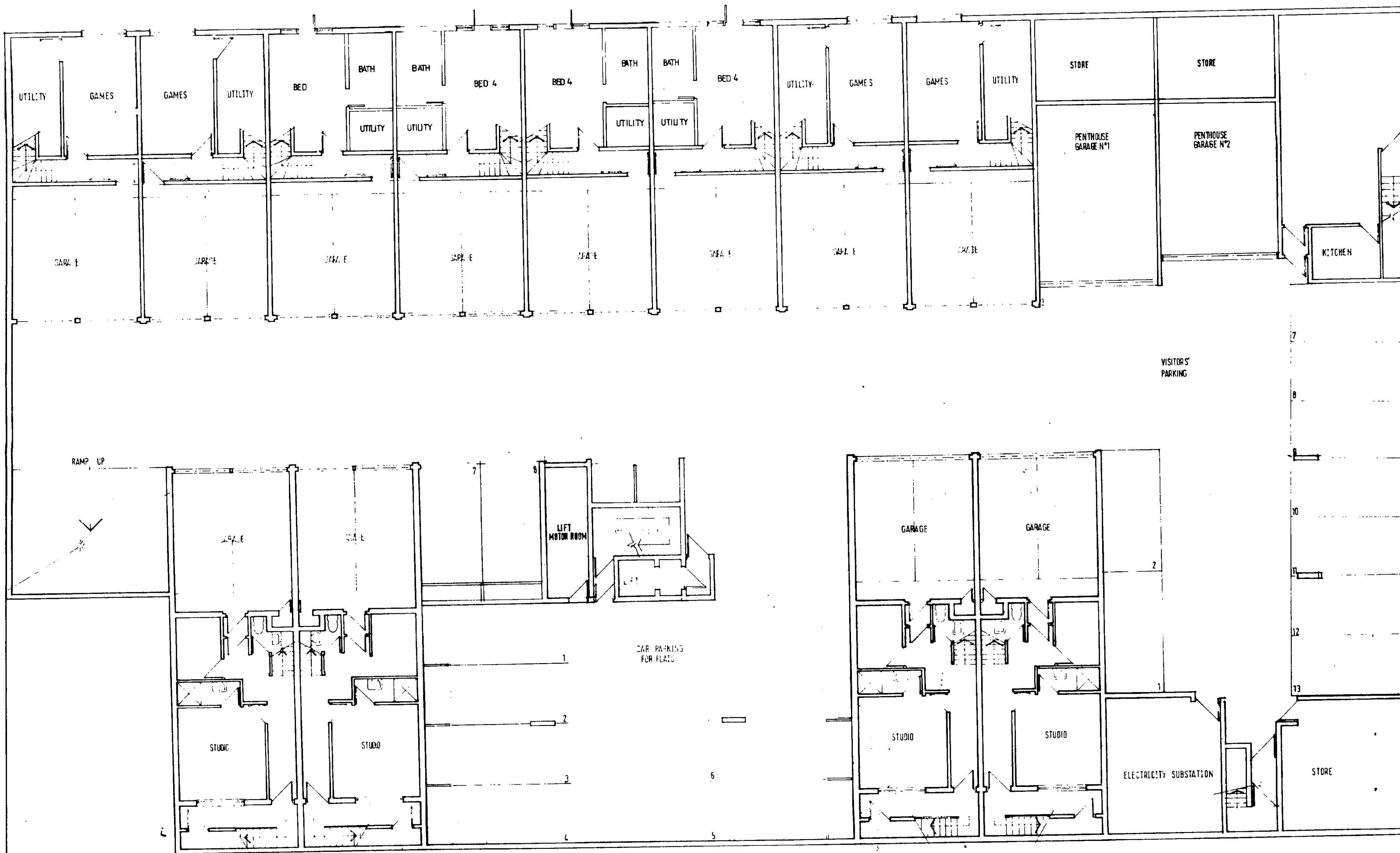
no.	date	revisions
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2	MAY 88	REVISED APPROVED
3	MAY 88	REVISED APPROVED
4	MAY 88	REVISED APPROVED
5	MAY 88	REVISED APPROVED
6	MAY 88	REVISED APPROVED
7	MAY 88	REVISED APPROVED
8	MAY 88	REVISED APPROVED
9	MAY 88	REVISED APPROVED
10	MAY 88	REVISED APPROVED

FLASHES
 Roof to be reconstituted
 stone slates/
 Walls to be London stock and
 rusticated/stucco
 Doors and window frames to
 be painted wood

CF&P
 O'Connell, Foxall and Partners
 Chartered Architects
 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37, 39, 41, 43, 45, 47, 49, 51, 53, 55, 57, 59, 61, 63, 65, 67, 69, 71, 73, 75, 77, 79, 81, 83, 85, 87, 89, 91, 93, 95, 97, 99, 101, 103, 105, 107, 109, 111, 113, 115, 117, 119, 121, 123, 125, 127, 129, 131, 133, 135, 137, 139, 141, 143, 145, 147, 149, 151, 153, 155, 157, 159, 161, 163, 165, 167, 169, 171, 173, 175, 177, 179, 181, 183, 185, 187, 189, 191, 193, 195, 197, 199, 201, 203, 205, 207, 209, 211, 213, 215, 217, 219, 221, 223, 225, 227, 229, 231, 233, 235, 237, 239, 241, 243, 245, 247, 249, 251, 253, 255, 257, 259, 261, 263, 265, 267, 269, 271, 273, 275, 277, 279, 281, 283, 285, 287, 289, 291, 293, 295, 297, 299, 301, 303, 305, 307, 309, 311, 313, 315, 317, 319, 321, 323, 325, 327, 329, 331, 333, 335, 337, 339, 341, 343, 345, 347, 349, 351, 353, 355, 357, 359, 361, 363, 365, 367, 369, 371, 373, 375, 377, 379, 381, 383, 385, 387, 389, 391, 393, 395, 397, 399, 401, 403, 405, 407, 409, 411, 413, 415, 417, 419, 421, 423, 425, 427, 429, 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no	date	revisions
A		
B		
C	23/2/88	BASEMENT TO HORTENSIA RD: CARPARKING AMENITIES
D	9/7/88	ELECTRICITY SUB STATION & STORE AMENITIES
E	14/11/88	STAIRCASES TO MEN'S ROOMS ALTERED
		NITRE FOR MEN'S BASEMENTS AMENDED FOR ARRANGEMENT
		REF DRG: HTN/01/64 D
		PENTHOUSE GARAGES ADDED CORRIDOR
		ADDED LIFT LOBBY ADDED



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 24 JUN 1988

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Job
 HORTENSIA RD.

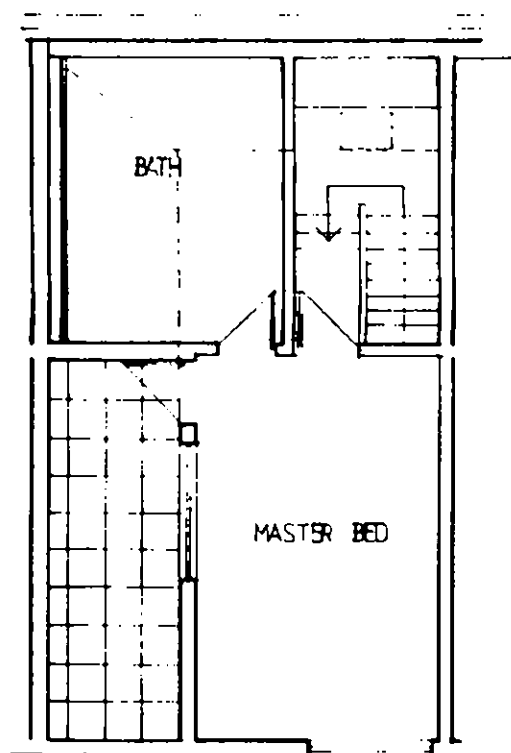
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Drawn
 Date
 FEB '88

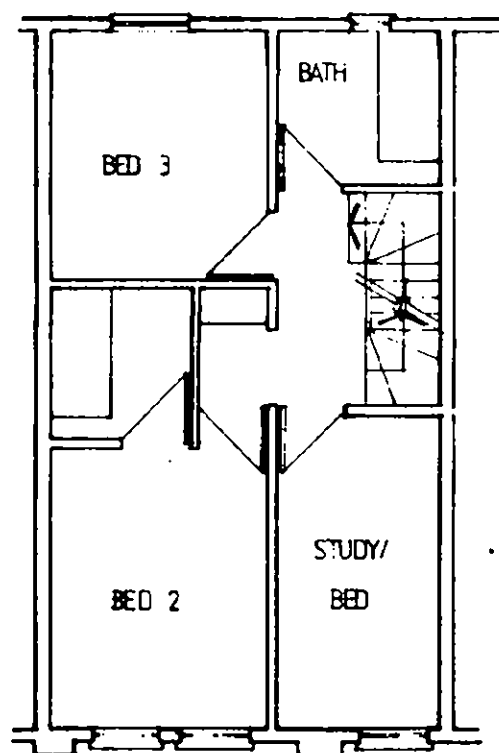
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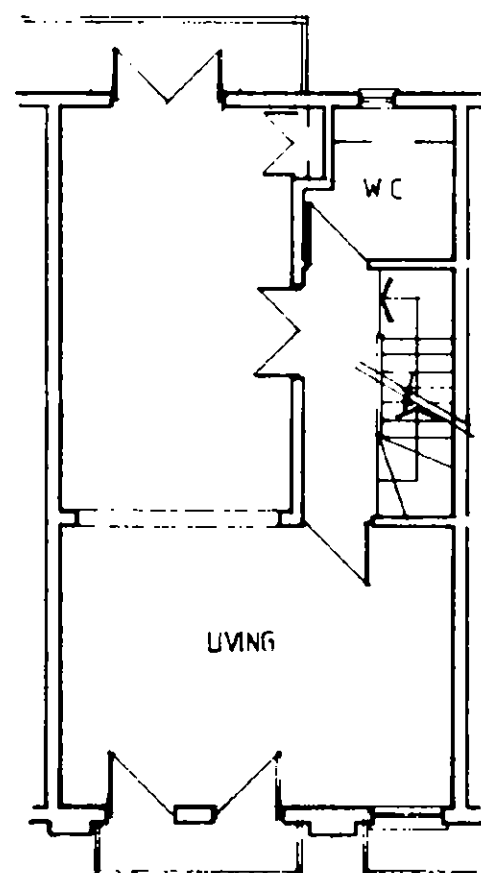
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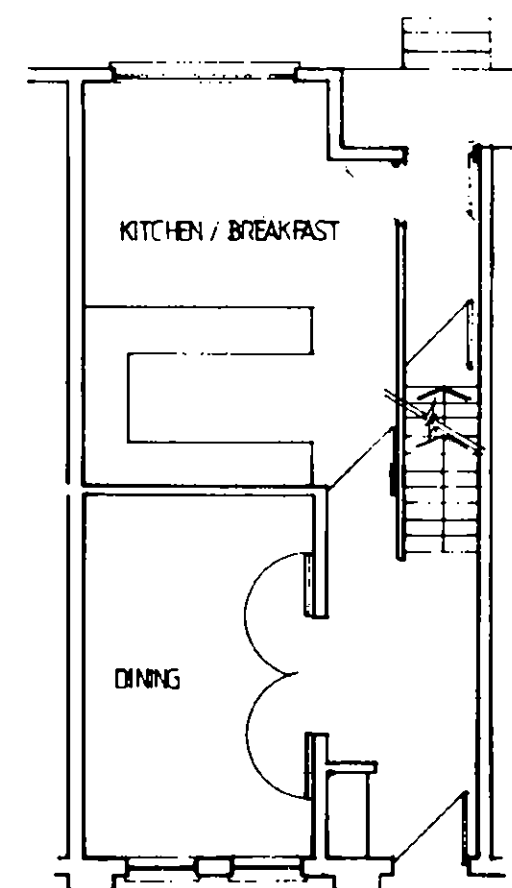
THIRD FLOOR



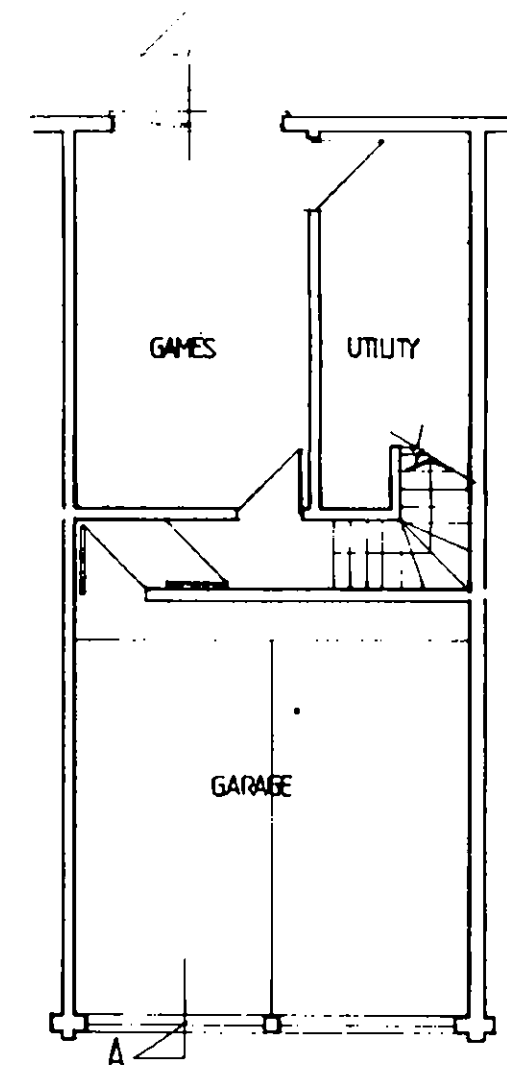
SECOND FLOOR



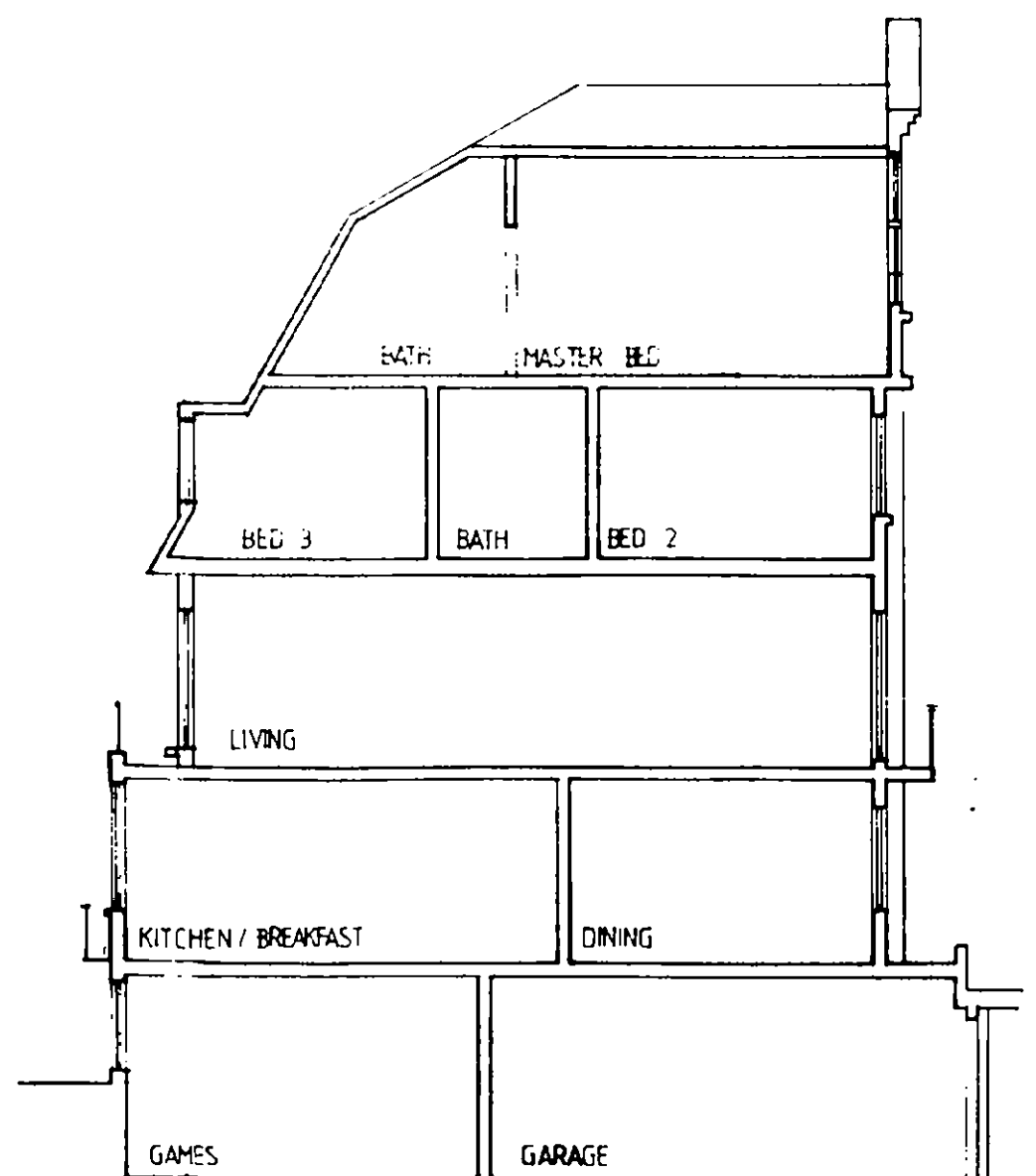
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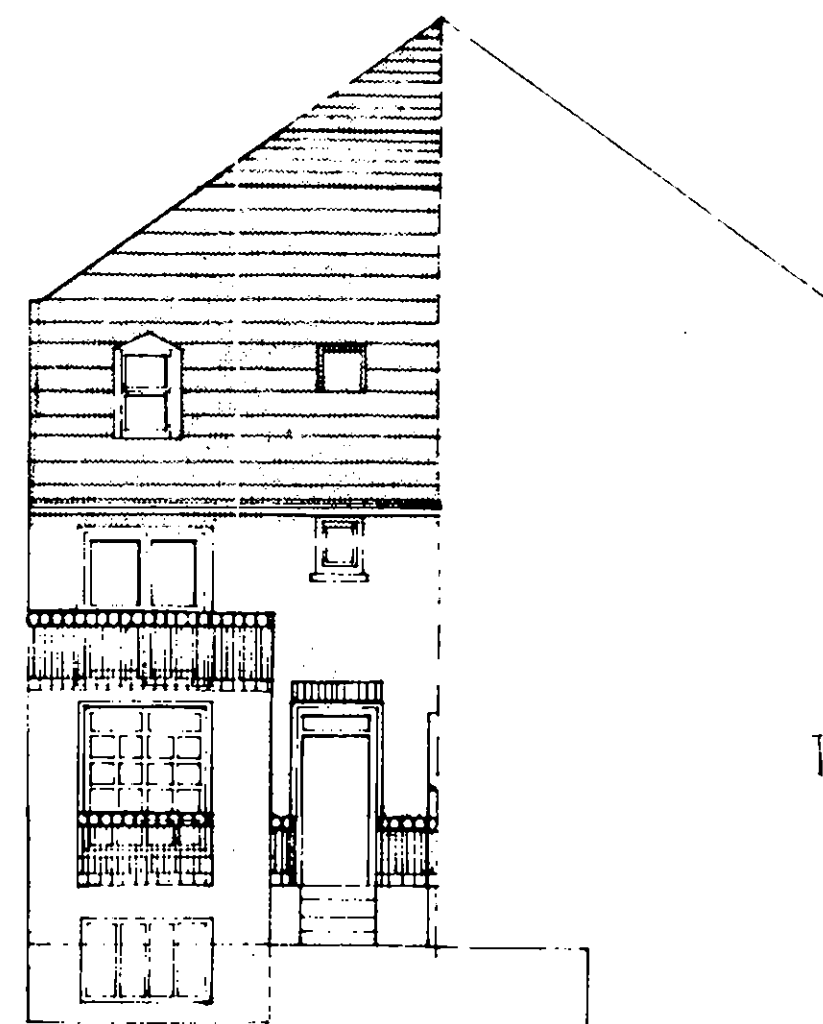
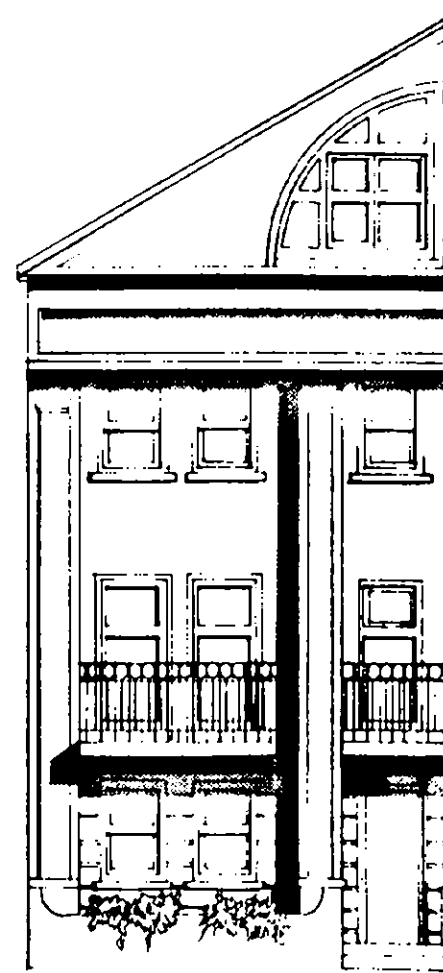
GROUND FLOOR



LOWER GROUND FLOOR



SECTION A-A



no	date	revisions
		ADD TO PLAN
		REVISION 1/2/02

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Job
 HORTENSIA ROAD

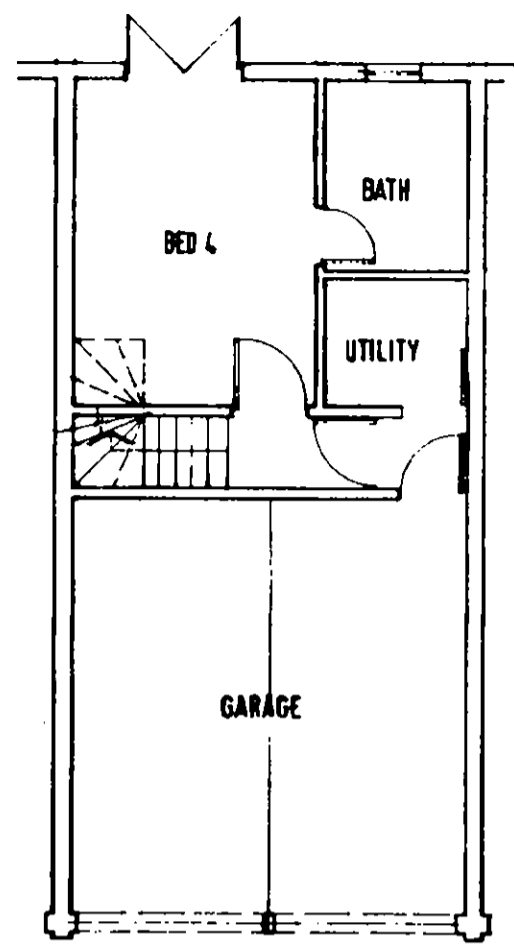
Title
 HOUSE TYPE A
 No 2

Drawn _____ Date _____

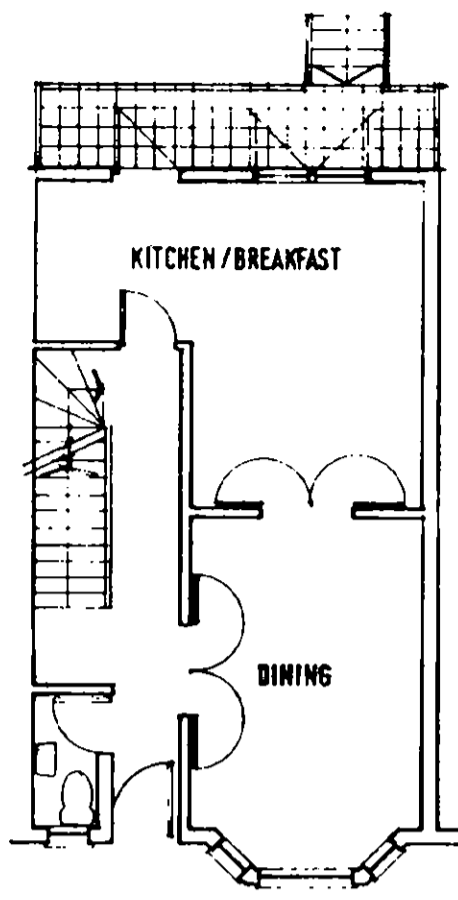
Drawing No
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Scale
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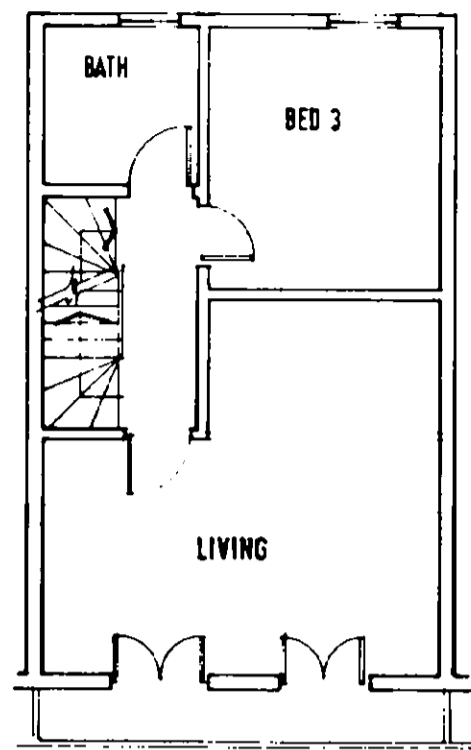
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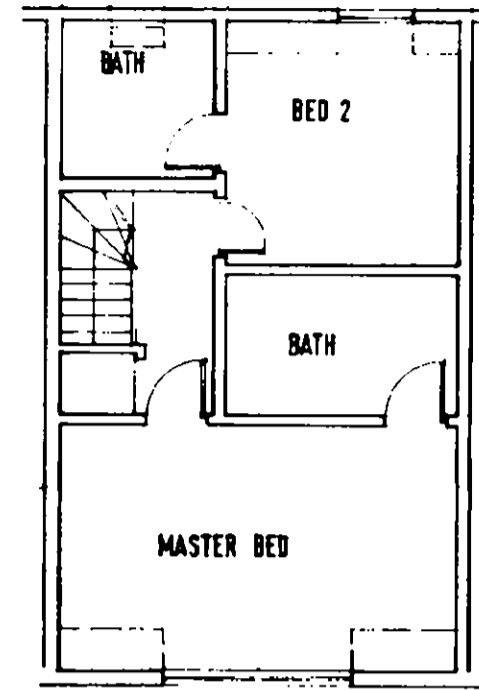
LOWER GROUND FLOOR



GROUND FLOOR



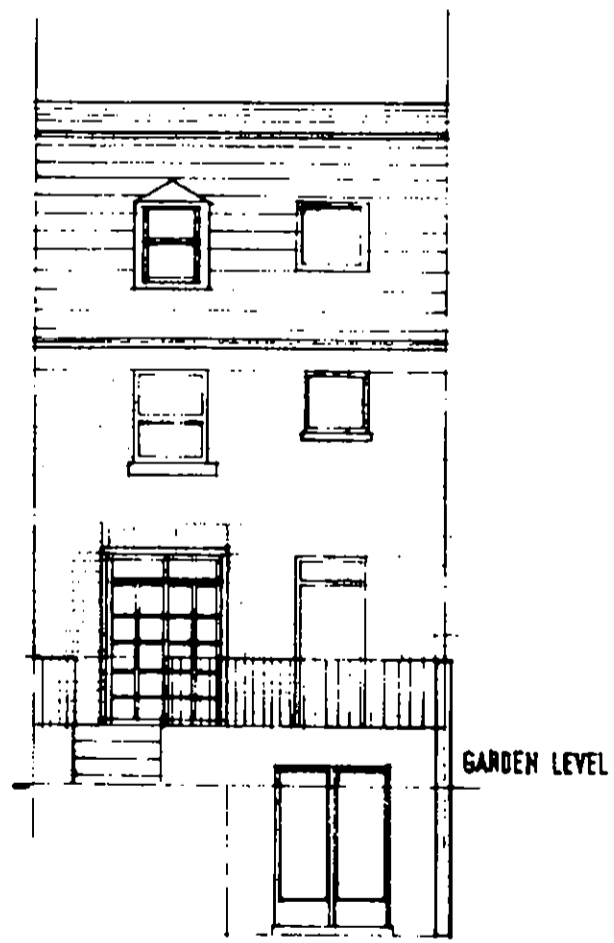
FIRST FLOOR



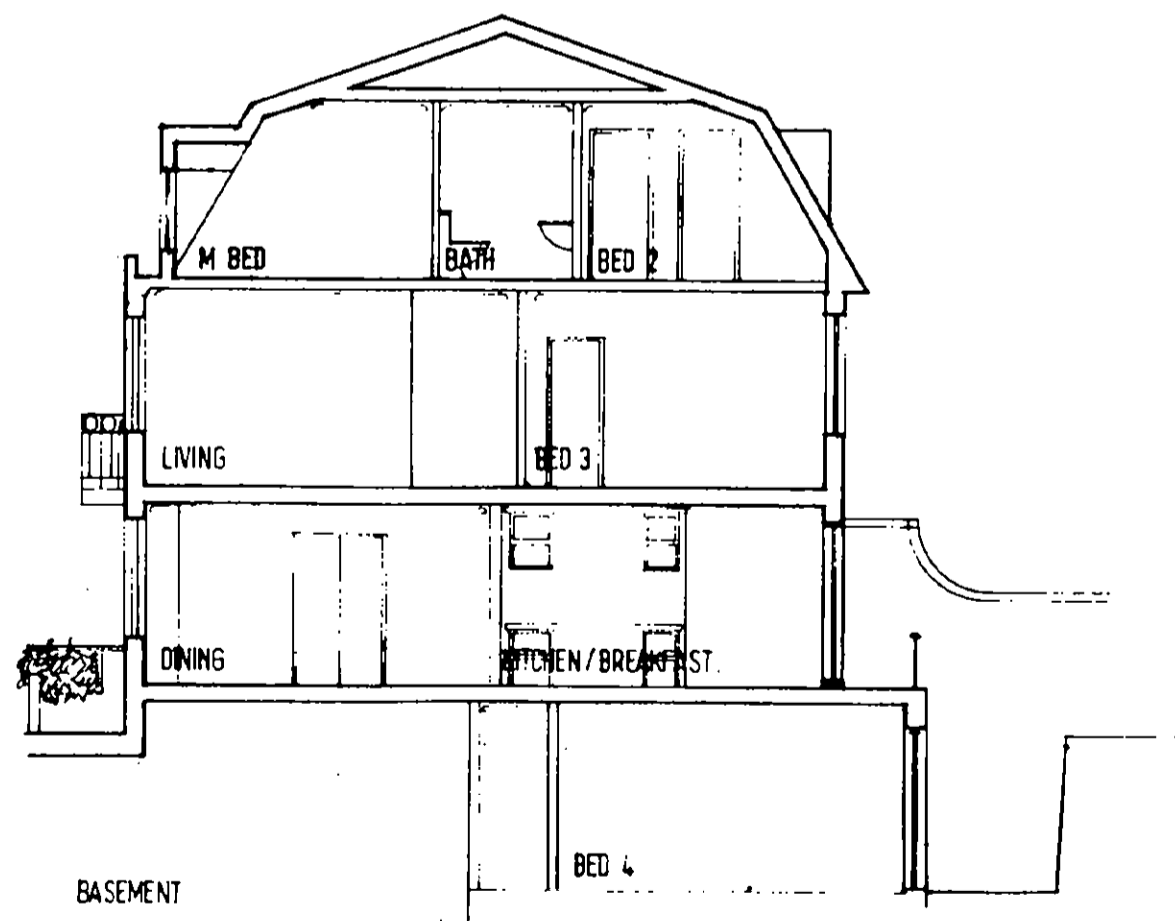
SECOND FLOOR



FRONT ELEVATION



REAR ELEVATION



BASEMENT SECTION

no	date	revisions
D	MAY/88	HOUSE REDUCED BY ONE STOREY
E	JUN/88	PLANS AND ELEVATIONS AMENDED

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Job
HORTENSIA RD.

Title
**HOUSE TYPE A
 No 1**

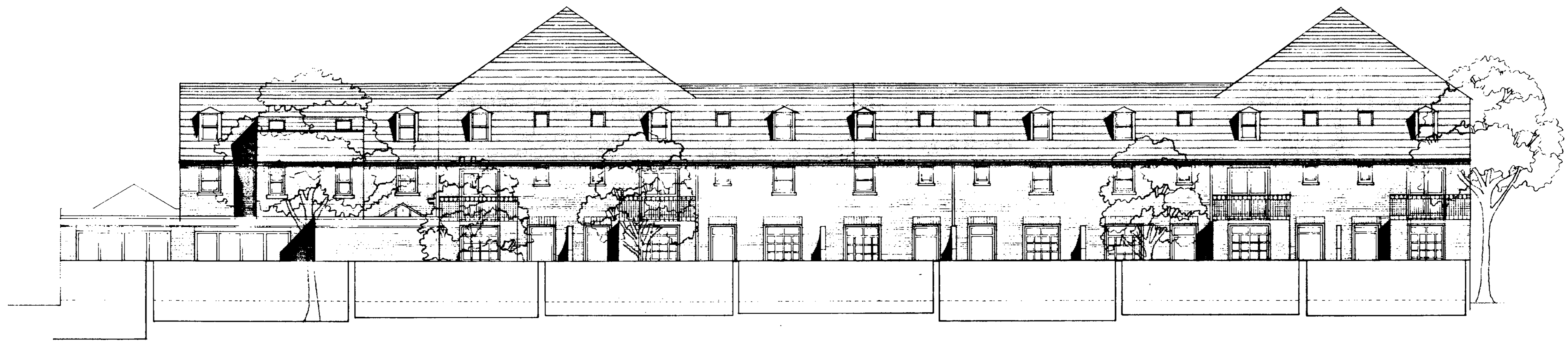
Drawn _____ Date _____

Drawing No
HTN/01/64

Scale
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no	date	revisions
5	20/09	60% SCALE OF 1:100



MEWS TERRACE NORTH EAST ELEVATION

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Job
 HORTENSIA RD

Title
 ELEVATIONS

Drawn _____ Date _____

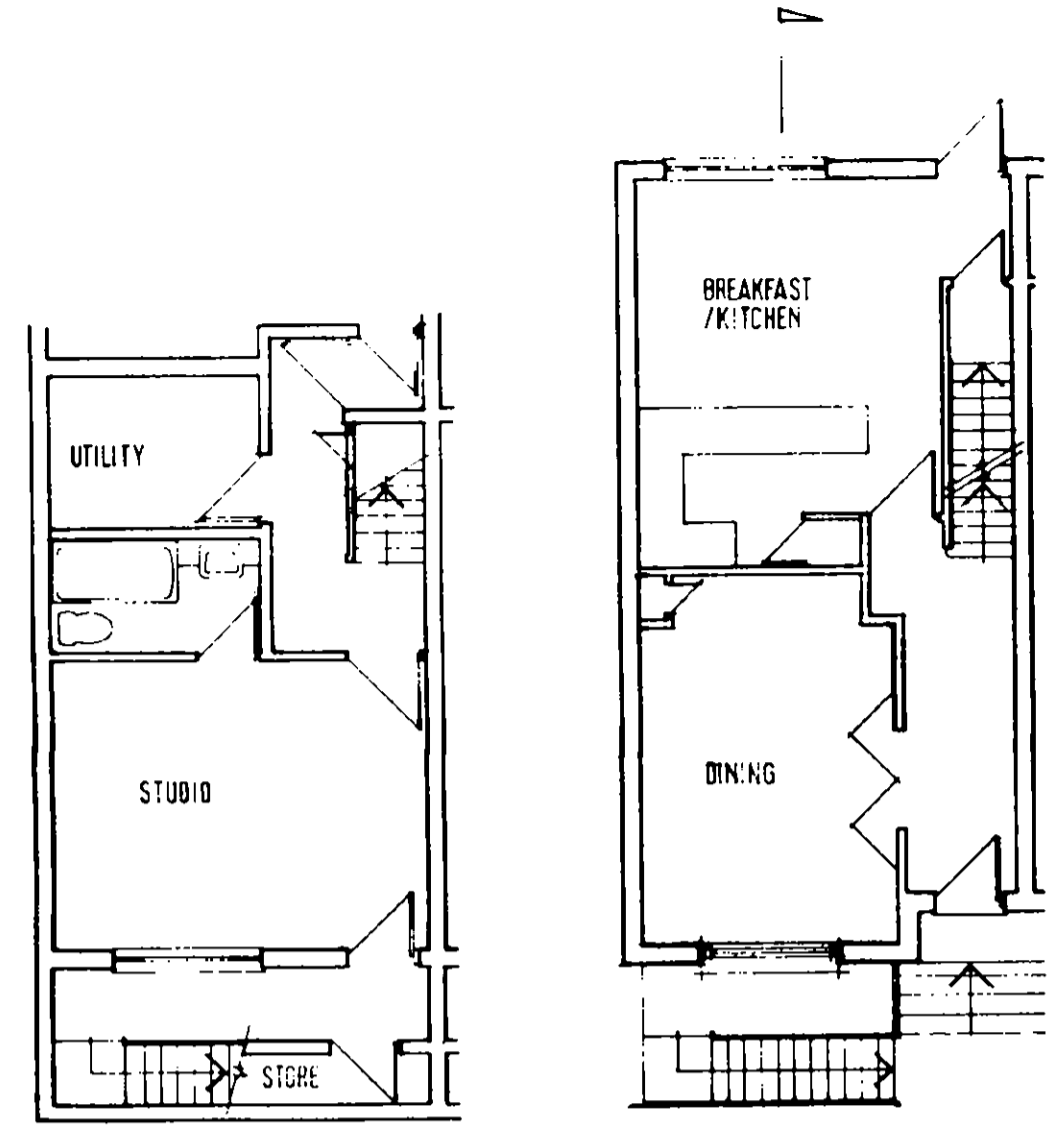
Drawing No
 HTN/01/99

Scale
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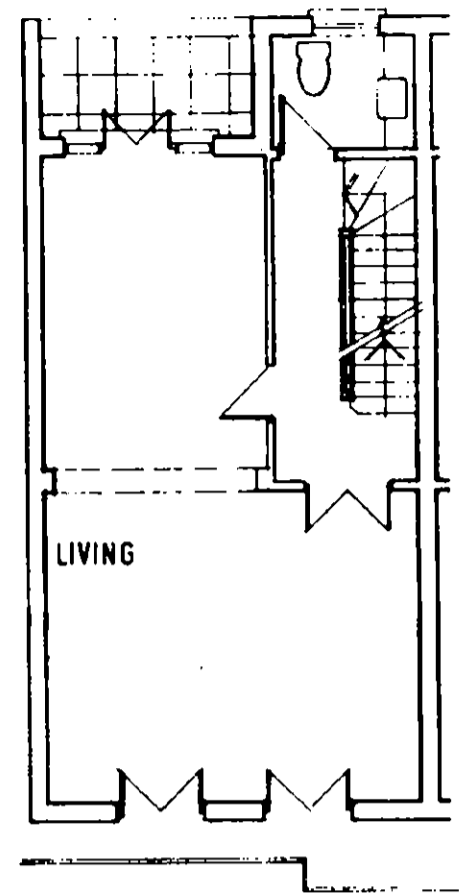
MEWS TERRACE SOUTH WEST ELEVATION

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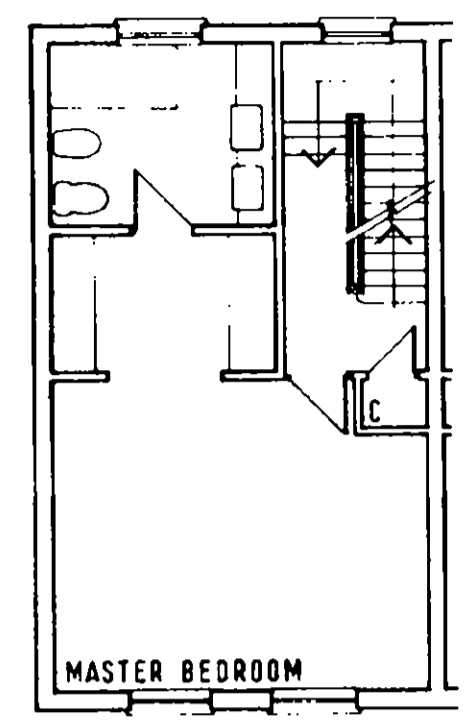


LOWER GROUND

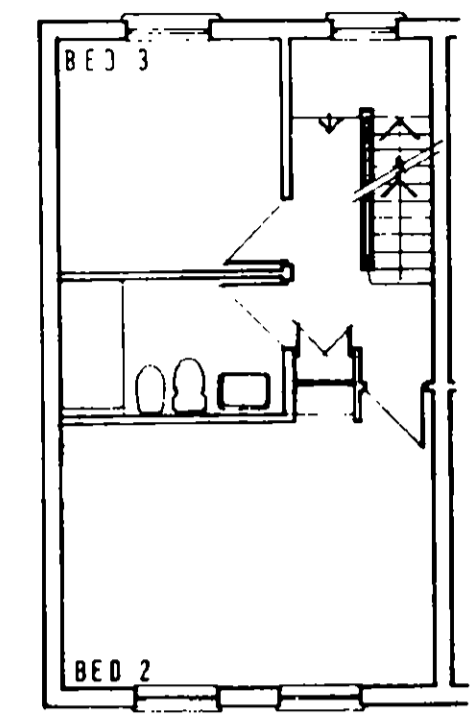
GROUND FLOOR



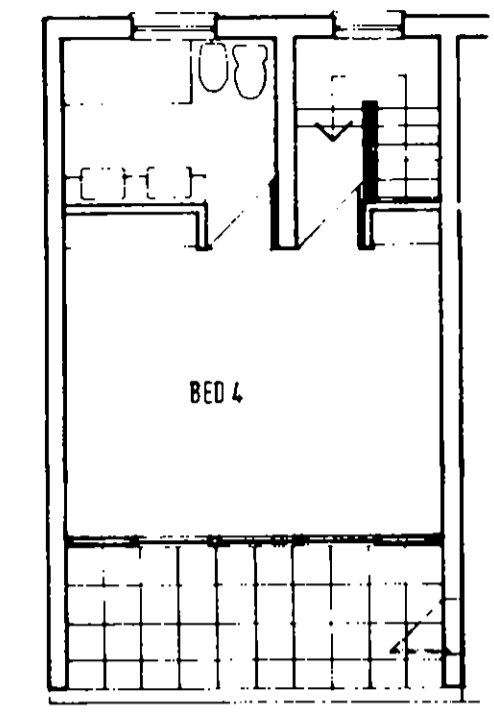
FIRST FLOOR



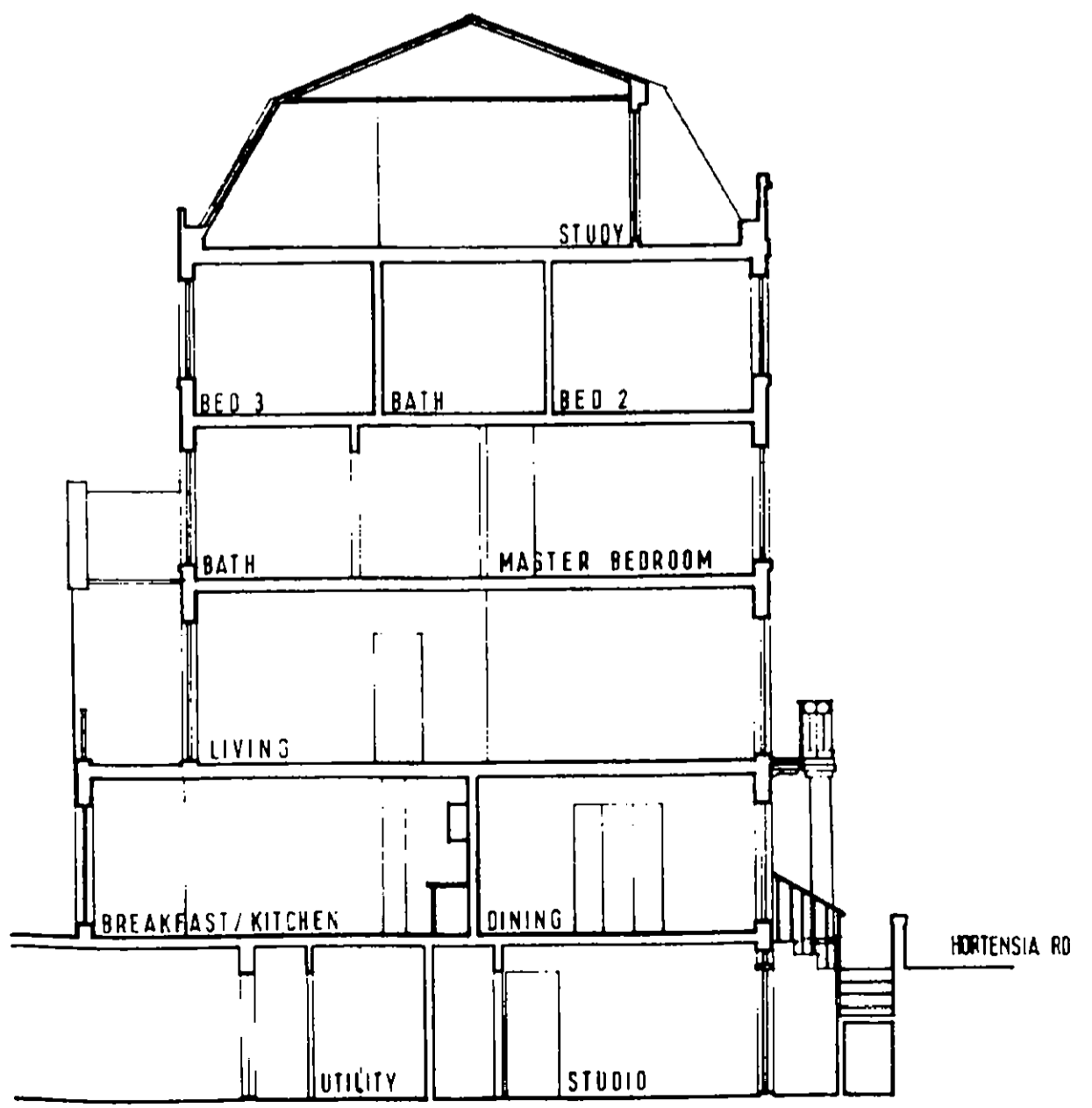
SECOND FLOOR



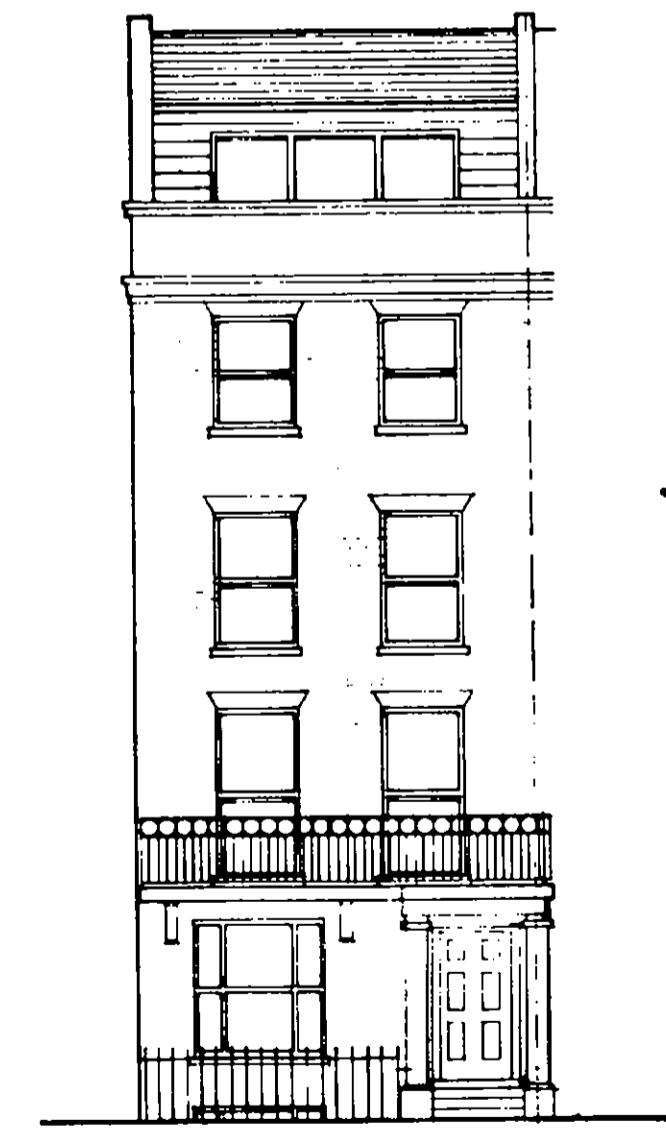
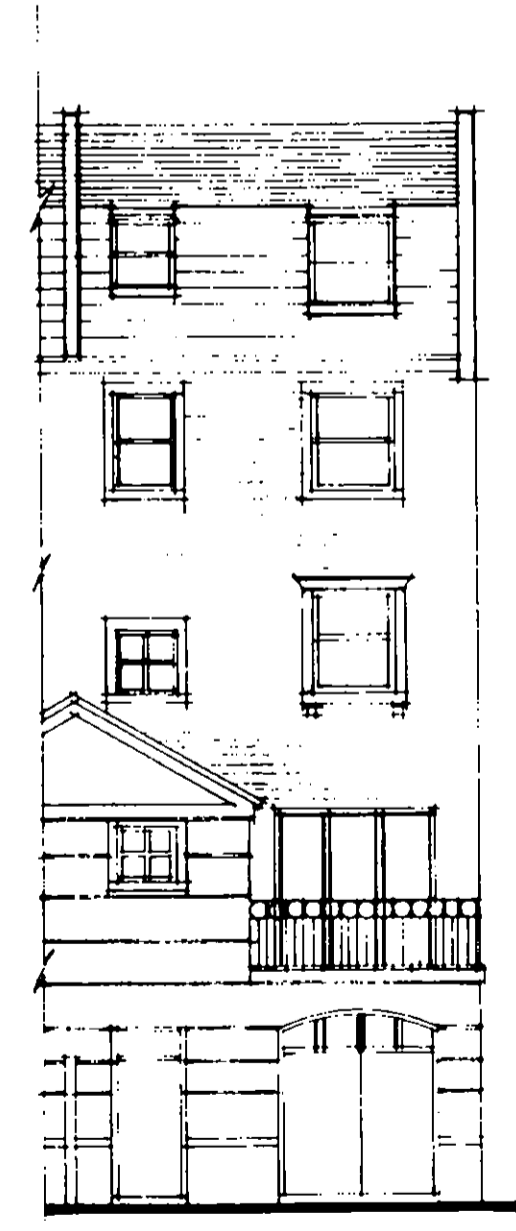
THIRD FLOOR



FOURTH FLOOR



SECTION A A



FRONT ELEVATION

no	date	revisions
A	MAR '88	FRIDGE ROOM REMOVED
B	MAR '88	LWR GRND & GRND FLOORS REVISED
C	MAR '88	WINDOWS AMENDED
D	MAR '88	PLANS AMENDED AND REVISIONS
E	APR '88	REAR 3. FLOOR PLAN

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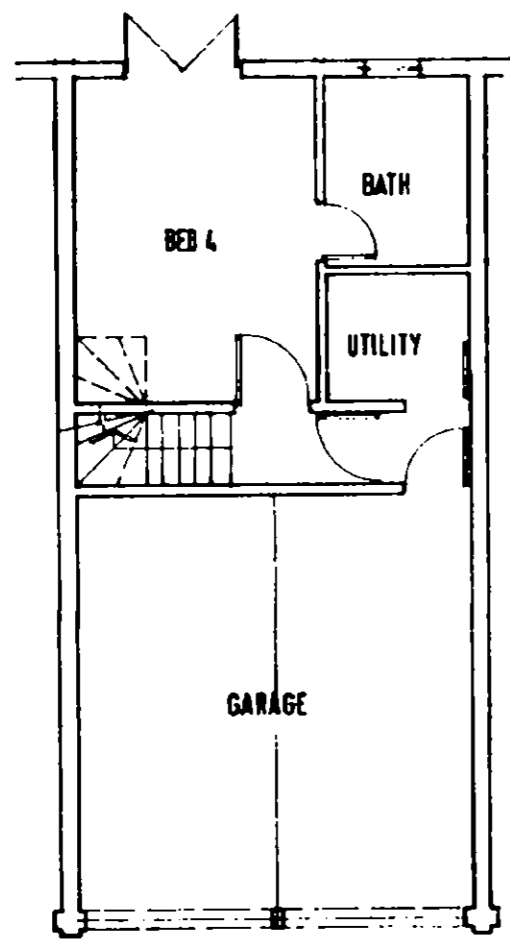
Job
HORTENSIA RD

Title
HOUSE TYPE B

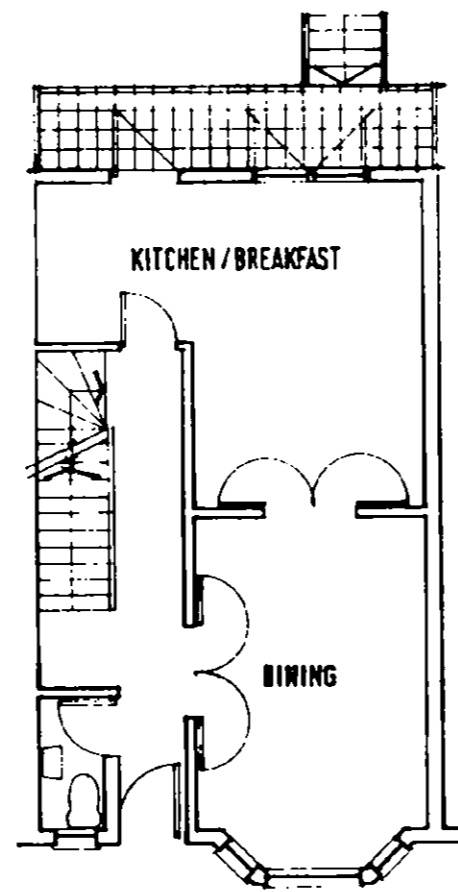
Drawn
 Date
FEB 88

Drawing No
HTN/01/60

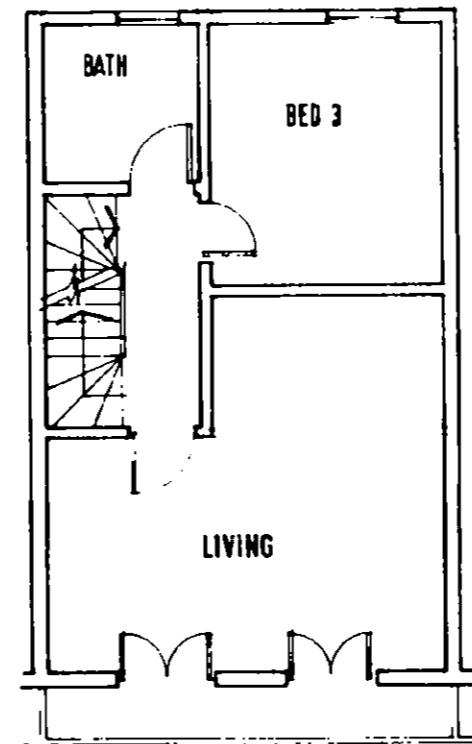
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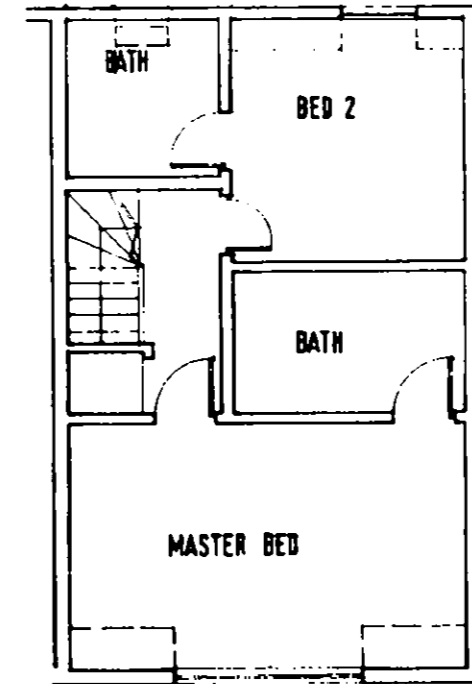
LOWER GROUND FLOOR



GROUND FLOOR



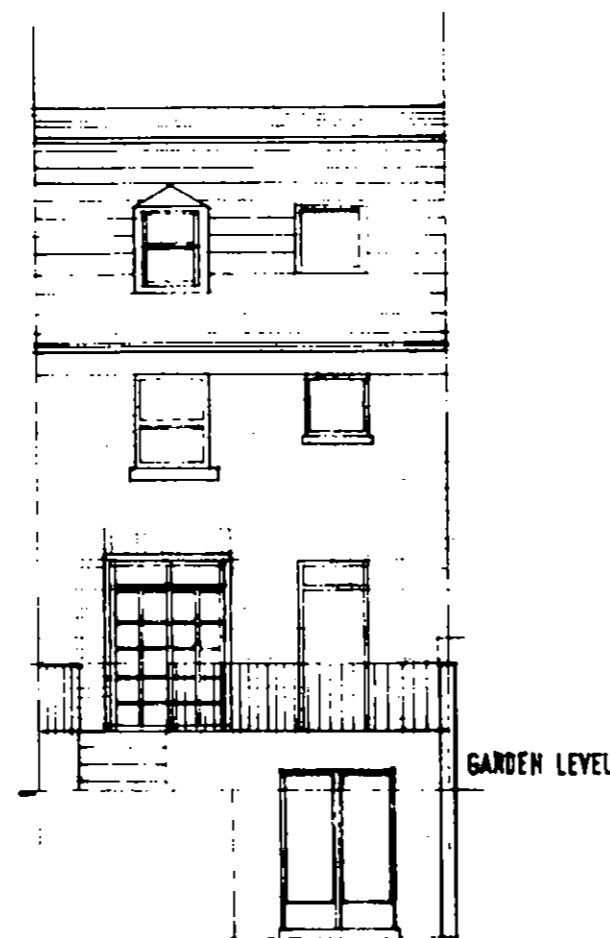
FIRST FLOOR



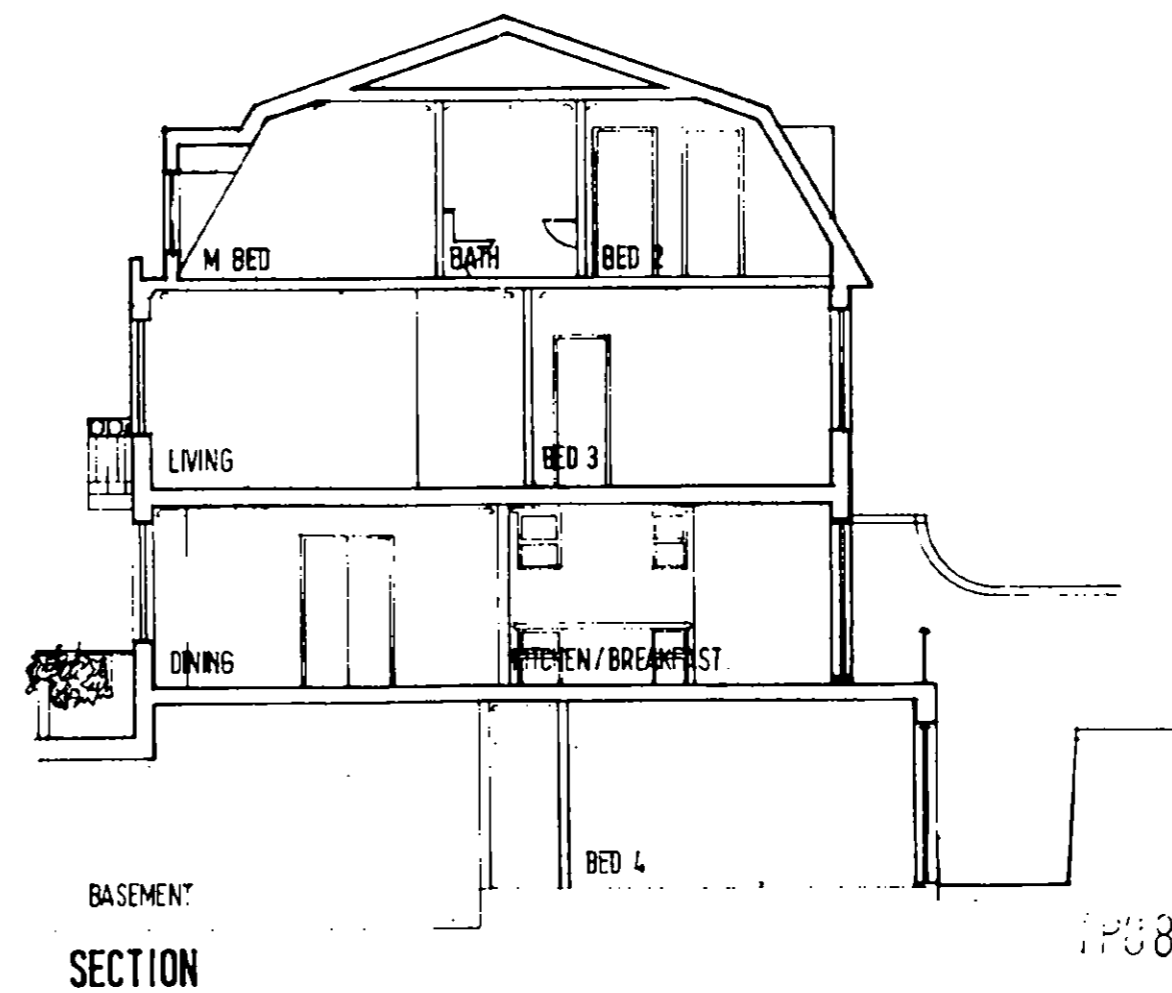
SECOND FLOOR



FRONT ELEVATION



REAR ELEVATION



SECTION

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no	date	revisions
P	MAY '88	HOUSE REDUCED BY ONE STOREY
E	JUN '88	PLANS AND ELEVATIONS AMENDED

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Job

HORTENSIA RD.

Title

HOUSE TYPE A
No 1

Drawn

Date

Drawing No

HTN/01/64

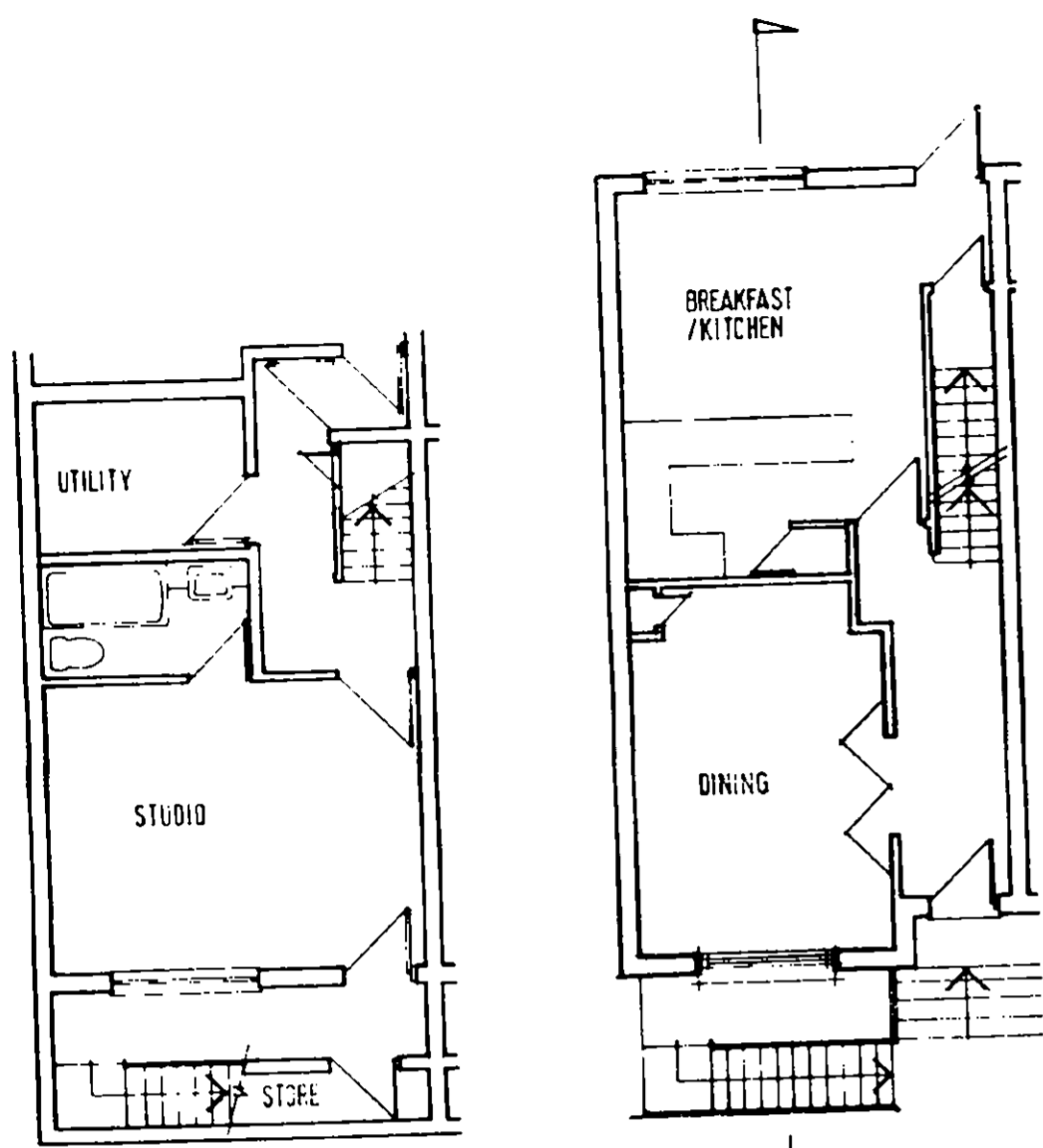
Scale

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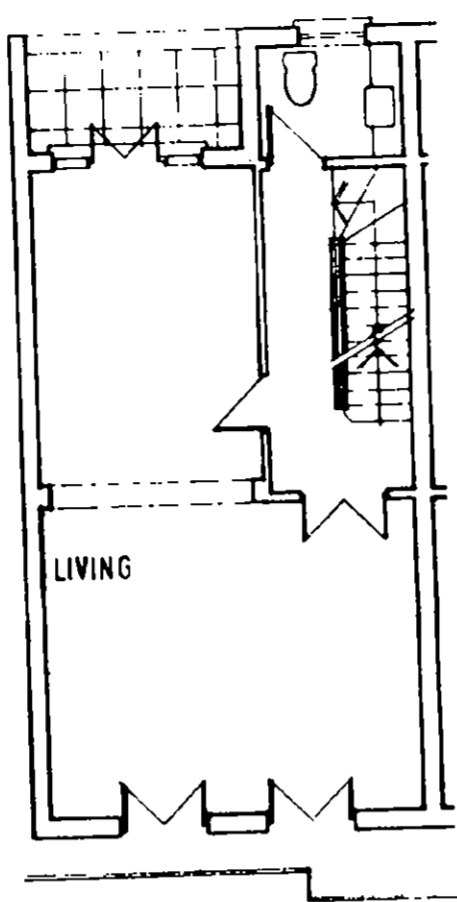
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no	date	revisions
A	MAR '88	FRIDGE ROOM REMOVED
B	MAR '88	LWR GRND & GRND FLOORS REV SED
C	MAR '88	WINDOWS AMENDED
D	MAR '88	PLANS AMENDED AND REAR ELEVATION
E	MAR '88	REAR SECTIONS AMENDED

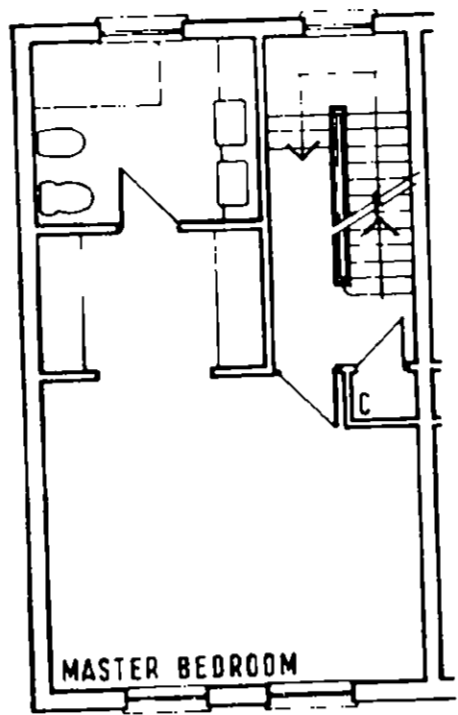


LOWER GROUND

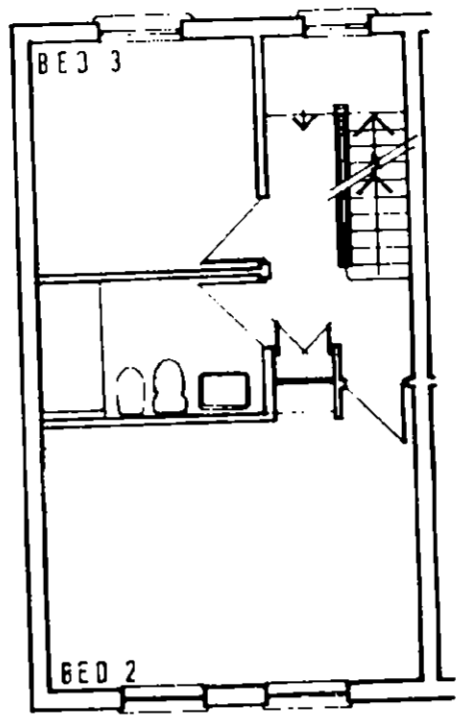
GROUND FLOOR



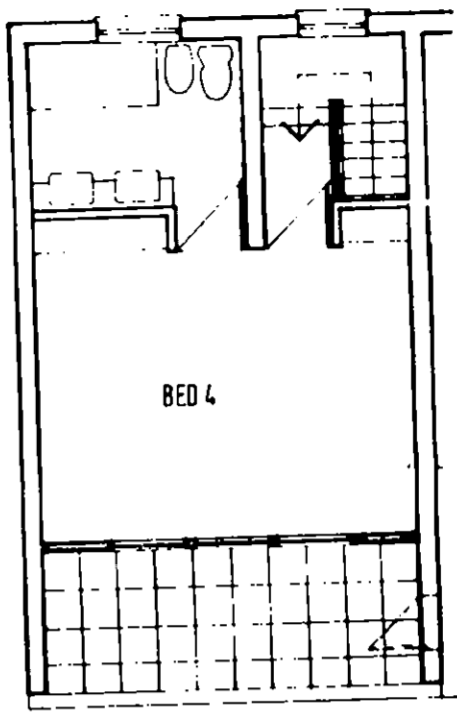
FIRST FLOOR



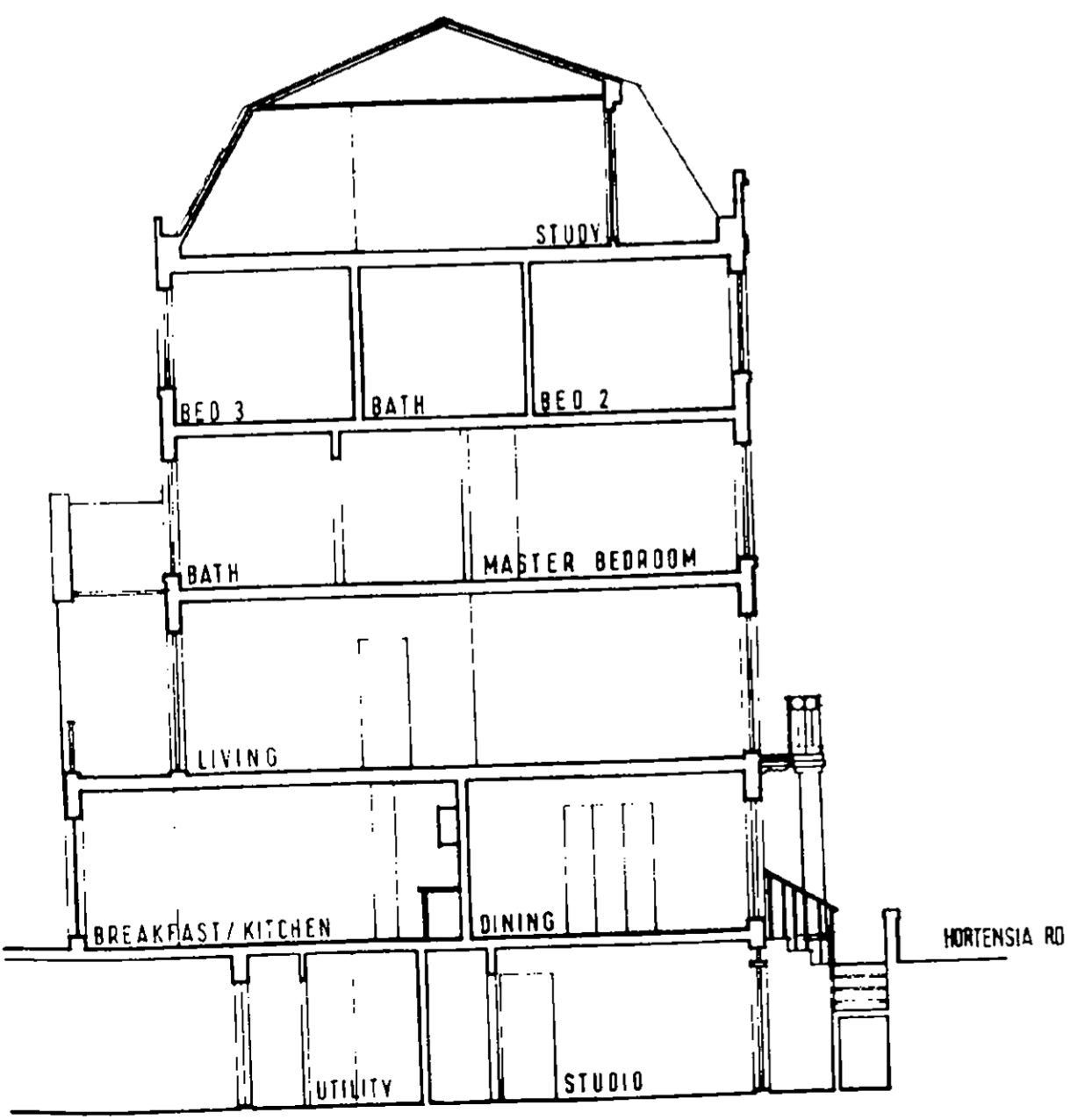
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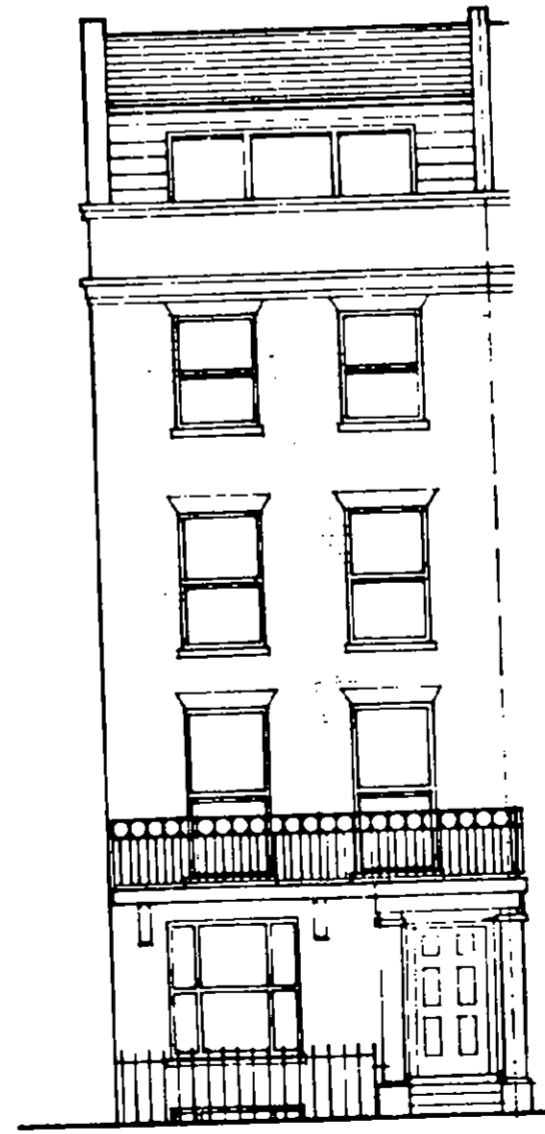
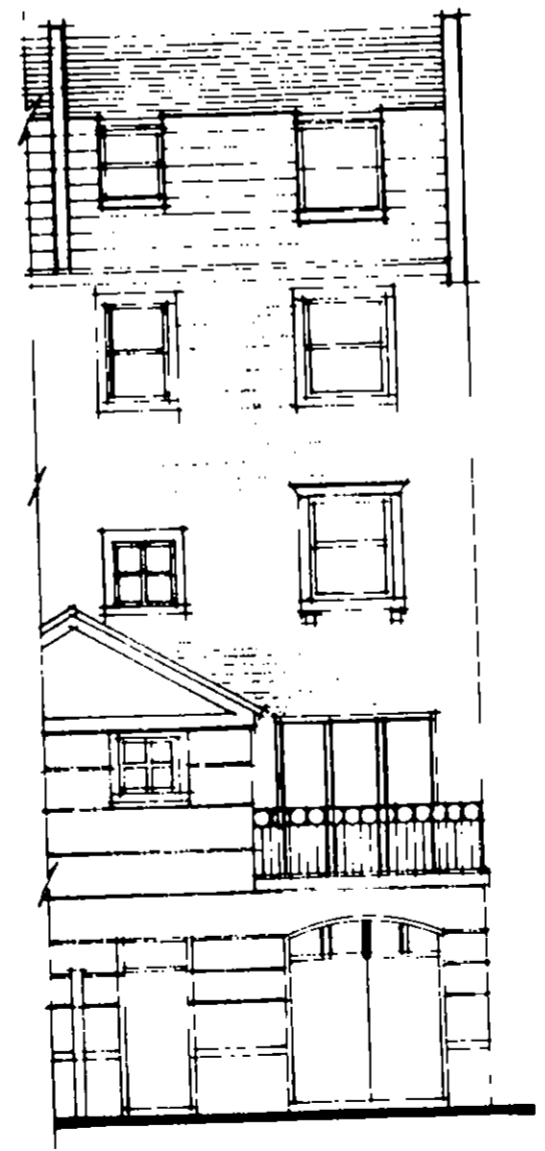
THIRD FLOOR



FOURTH FLOOR



SECTION A A



FRONT ELEVATION

12381-112
 12381-112
 12381-112

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Job
HORTENSIA RD

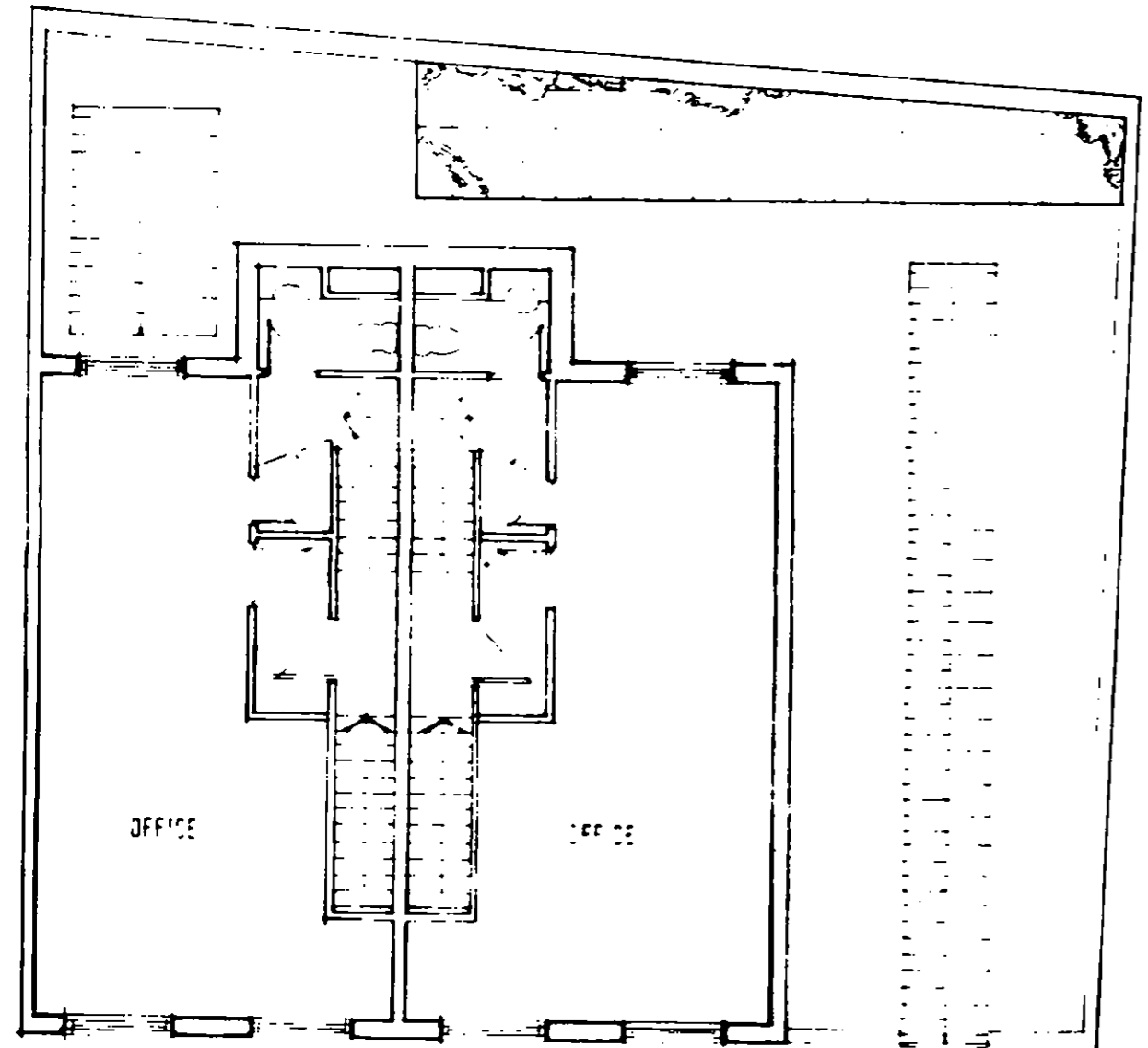
Title
HOUSE TYPE B

Drawn
 Date
FEB 88

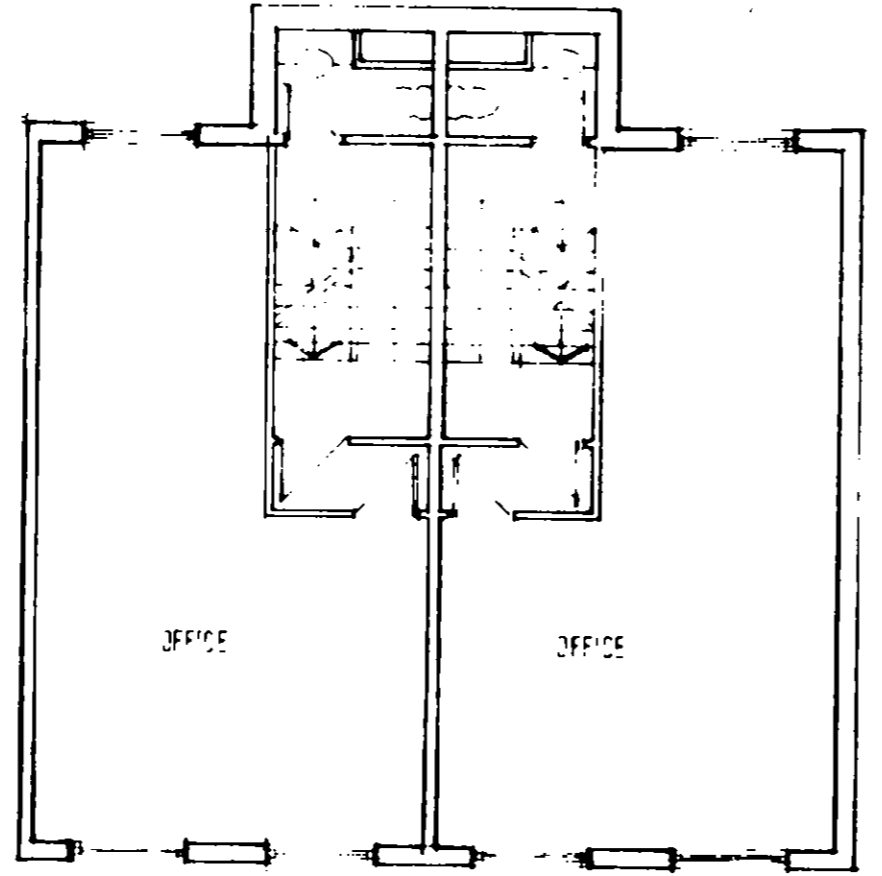
Drawing No
HTN/01/60

Scale
1:100

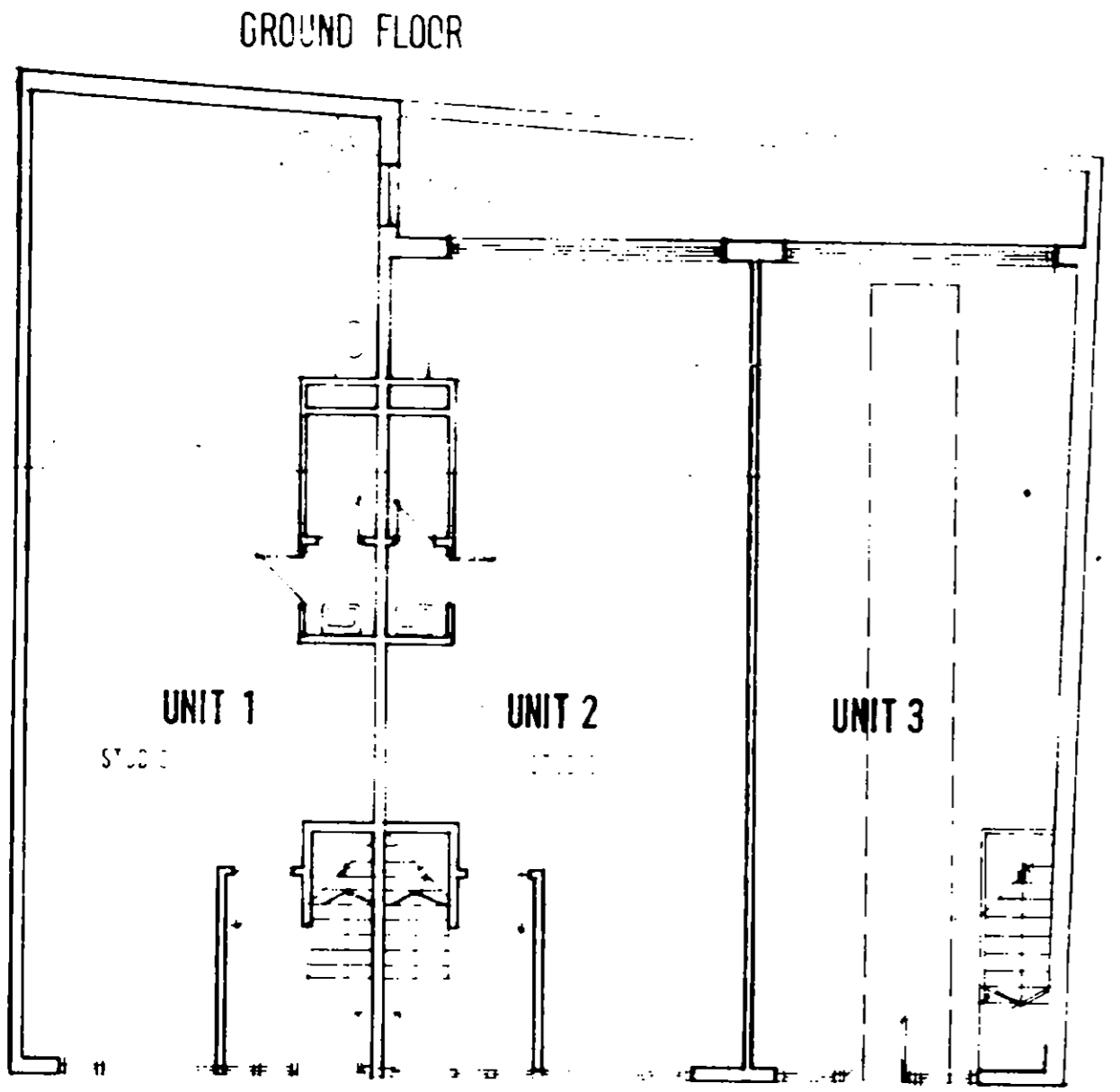
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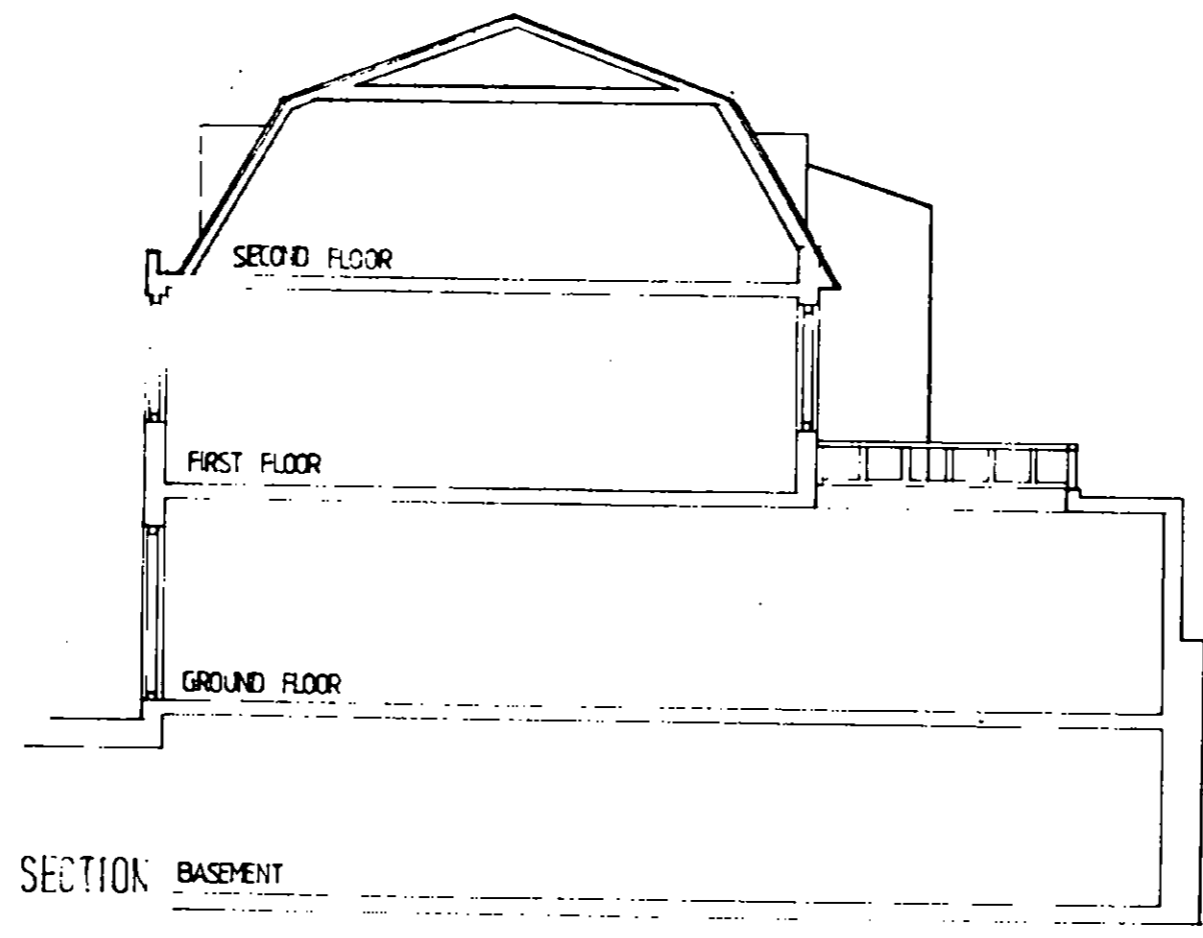
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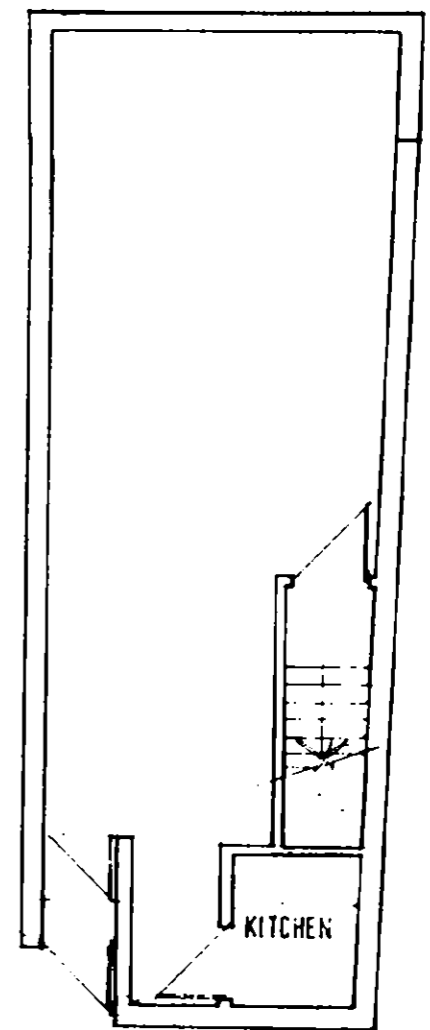
SECOND FLOOR



GROUND FLOOR



SECTION BASEMENT



BASEMENT TO UNIT 3

DRAWN BY
 PLANNING & TRANSPORTATION
 2 JUN 1969
 NO

no	date	revisions
		AS PER AGREEMENT WITH TOWN ED. LANSER WALL MENDED 11/12/68
I	1/21/68	PLANETARY REVISIONS 11/5/68
E	MAY '68	THIRD FLOOR OMITTED. UNIT NUMBERS AMENDED

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Job
HORTENSIA RD

Title
**REAR OFFICES
 U1, 2 & 3**

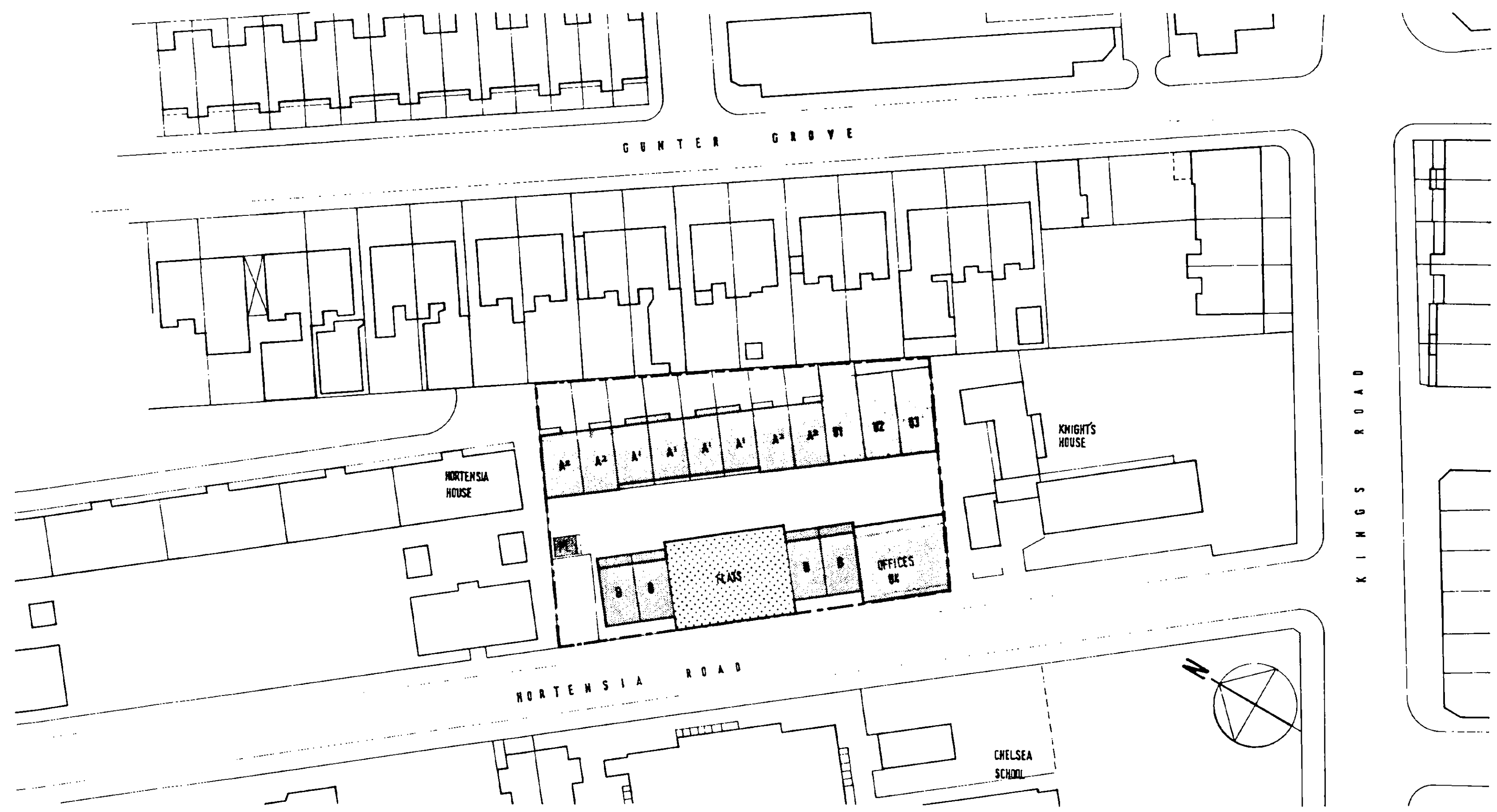
Drawn _____ Date _____

Drawing No
HTN/01/69 E

Scale
1:100

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no	date	revisions
A	MAR '88	HOUSE TYPES AMENDED
B	APR '88	STUDIO/OFFICES AMENDED
C	JUN '88	STUDIO NUMBERING AMENDED RECTORY'S LODGE ADDED



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Job
HORTENSIA RD.

Title
LOCATION PLAN

Drawn
 Date
FEB '88

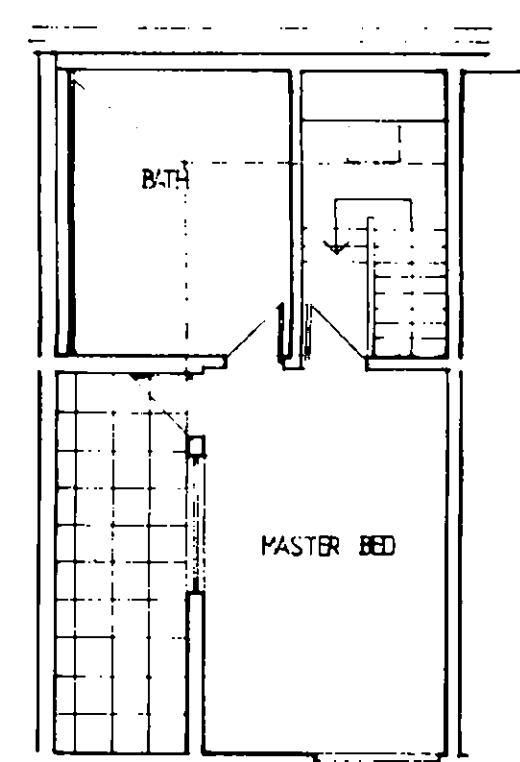
Drawing No
HTN/01/59

Scale
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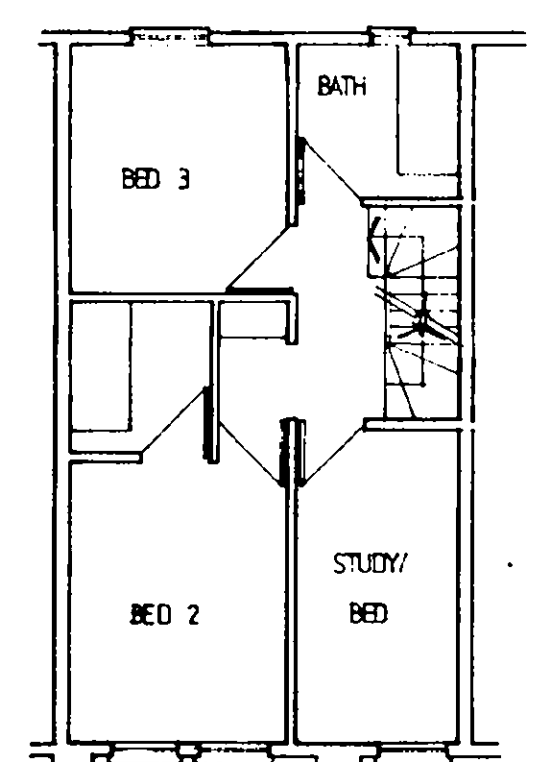
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 2 JUN 1988

17081410

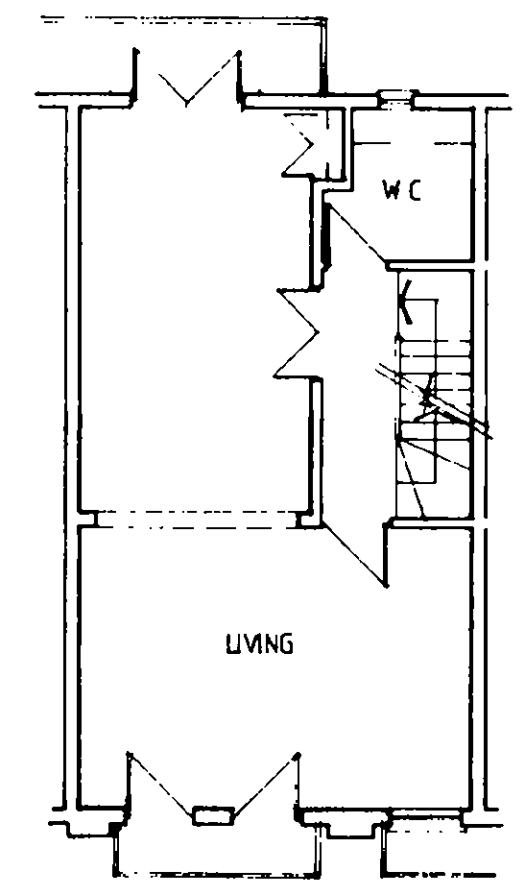
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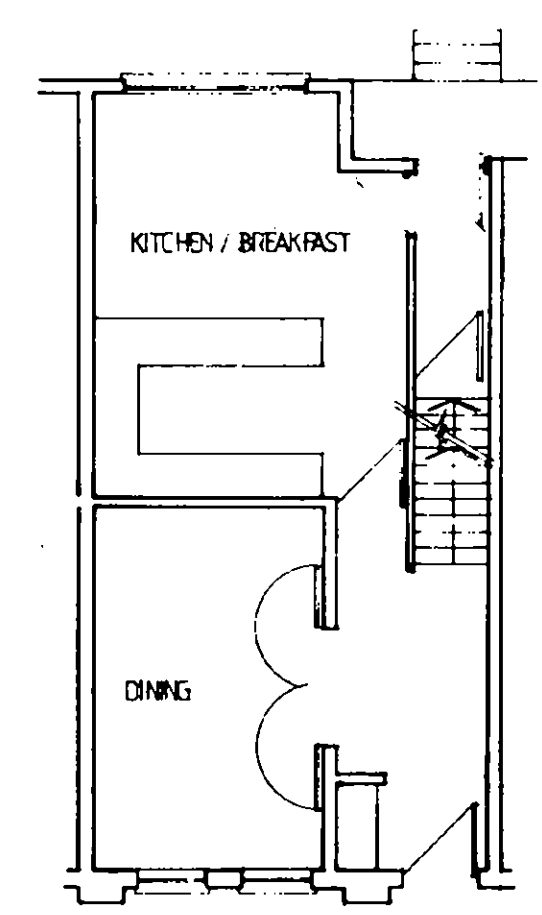
THIRD FLOOR



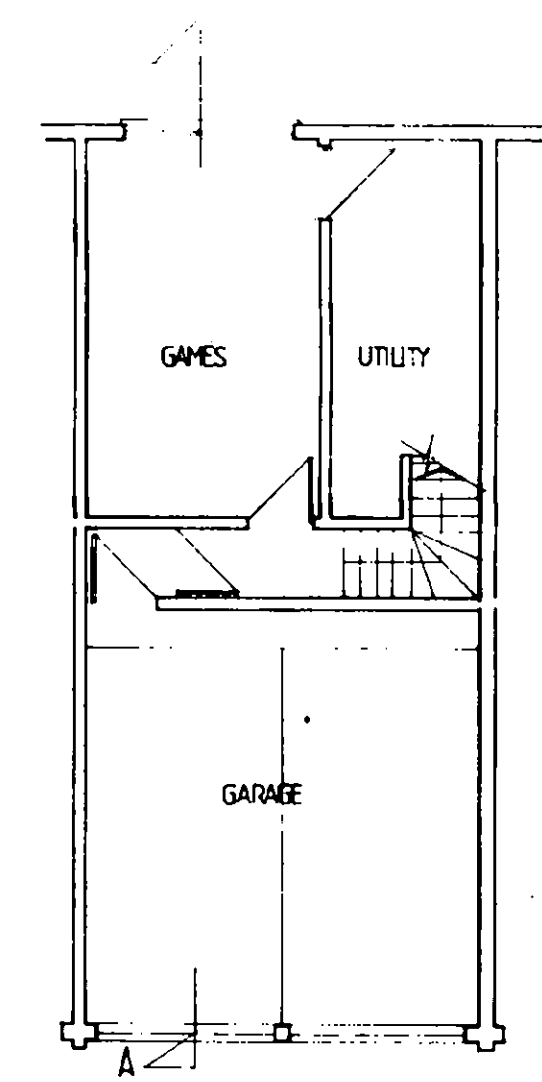
SECOND FLOOR



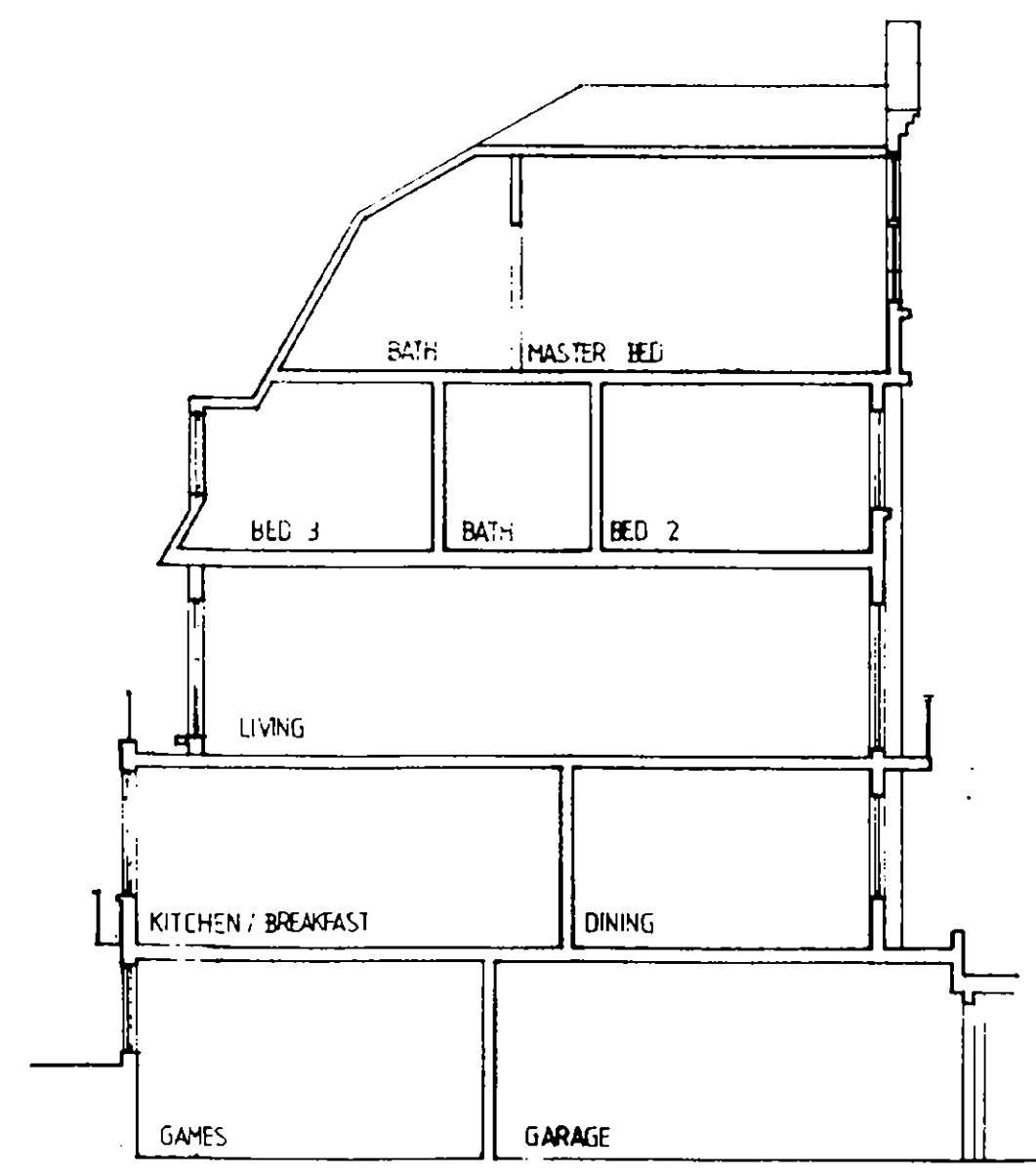
FIRST FLOOR



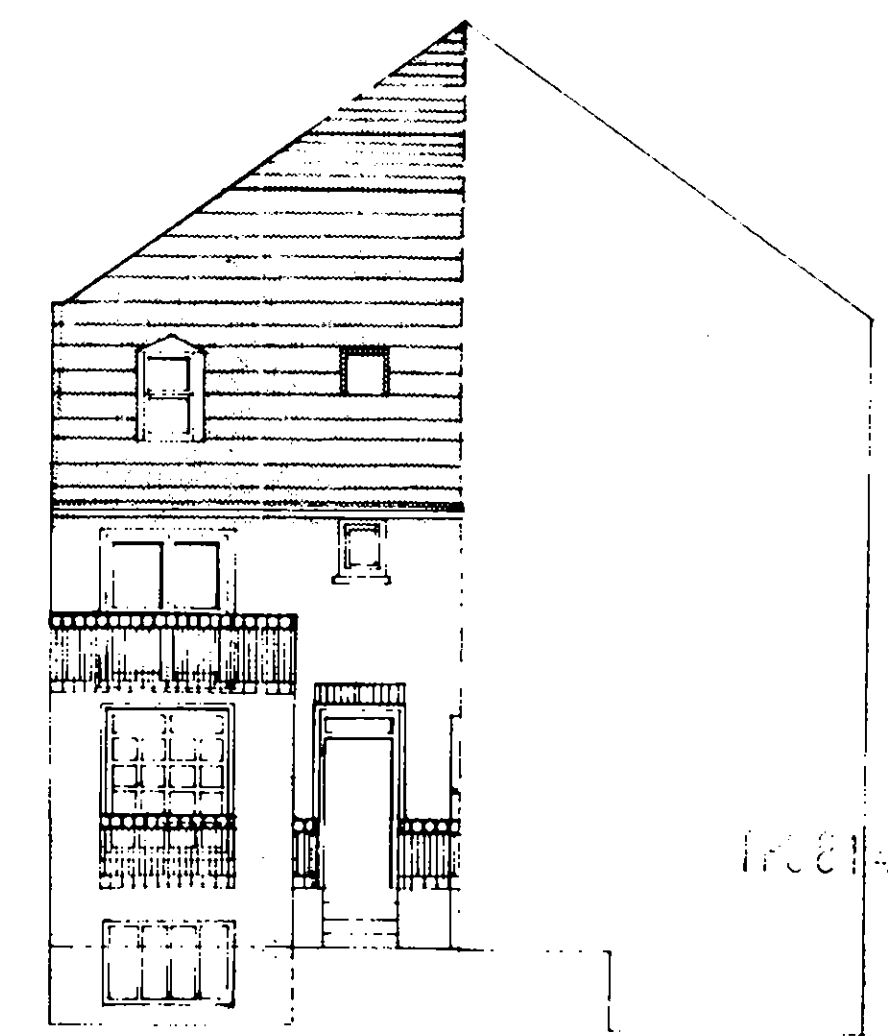
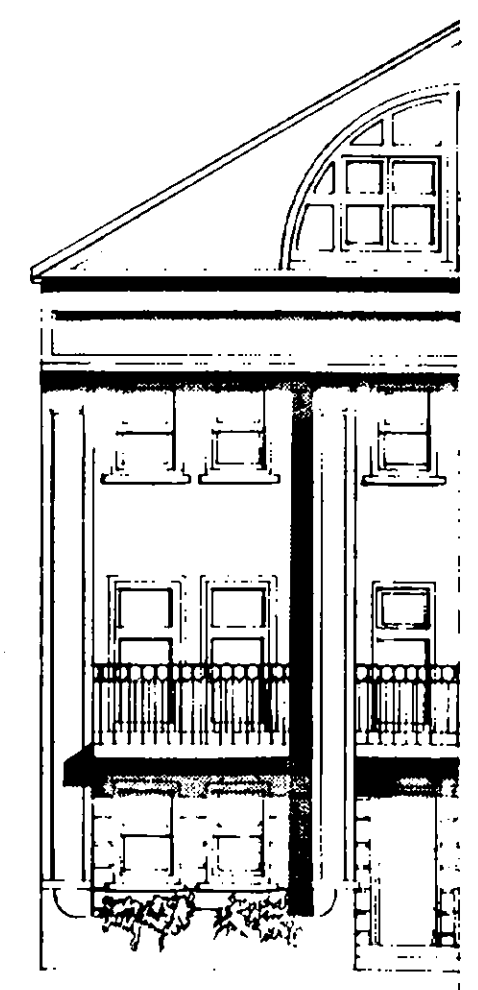
GROUND FLOOR



LOWER GROUND FLOOR



SECTION A-A



no	date	revisions
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no	date	revisions

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Job
HORTENSIA ROAD

Title
**HOUSE TYPE A
 No 2**

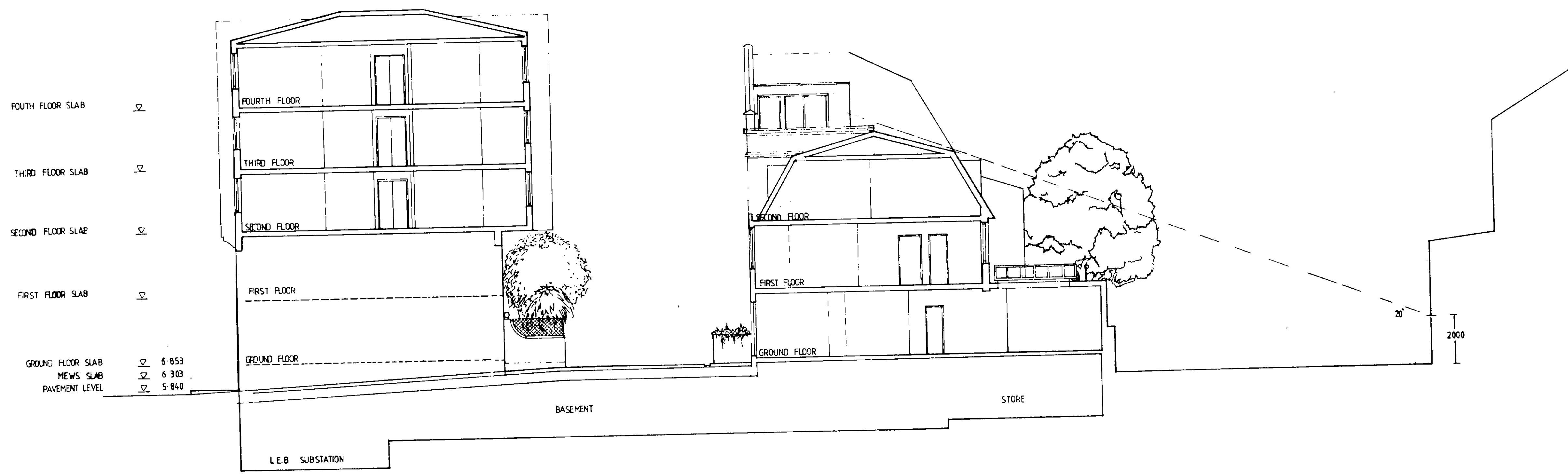
Drawn _____ Date _____

Drawing No
HTN/01/71F

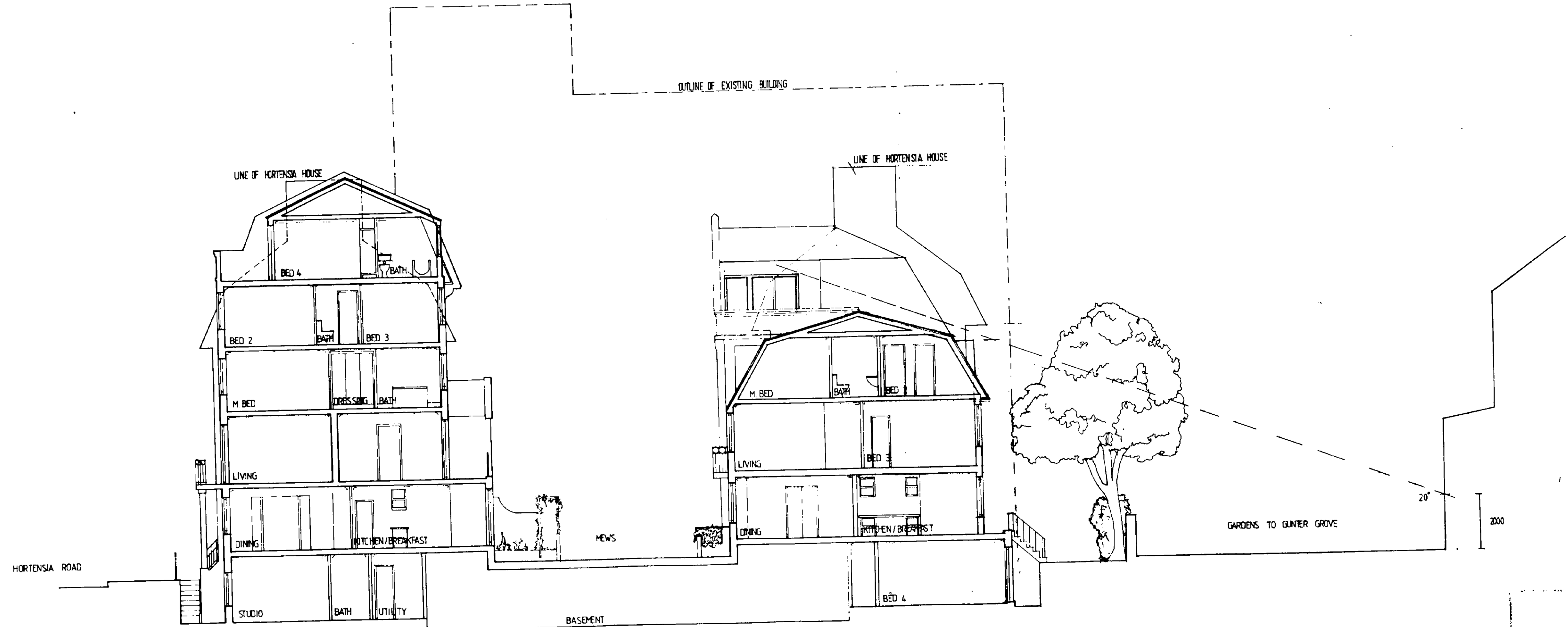
Scale
1:100

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no	date	revisions
C	6/88	Mews buildings lose a floor
D	6/88	THAT OFFICE WAS AMMEND.



SECTION A-A



SECTION B-B

This drawing to be read in conjunction with Drg. No. HTN/01/58.

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Job
HORTENSIA RD.

Title
SITE SECTIONS

Drawn Date

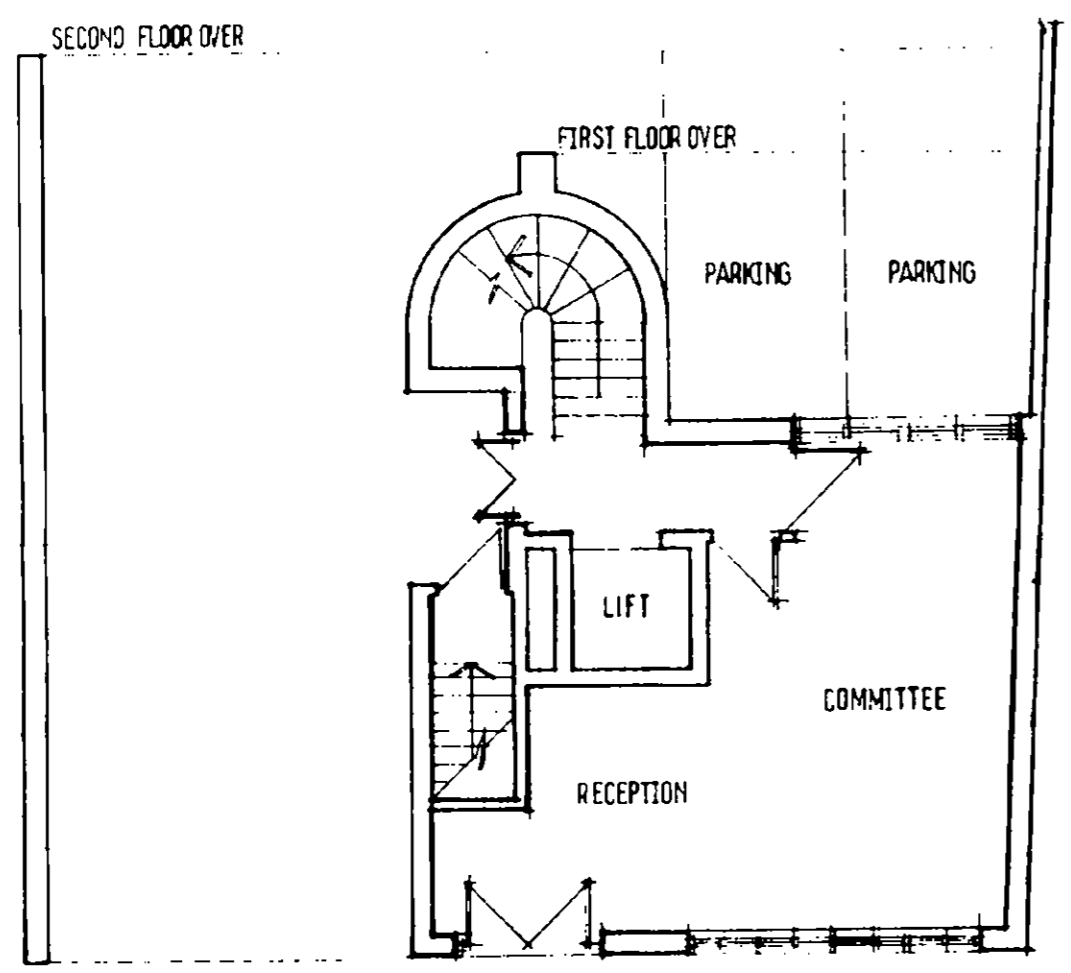
Drawing No
HTN/01/96 D

Scale
1:100

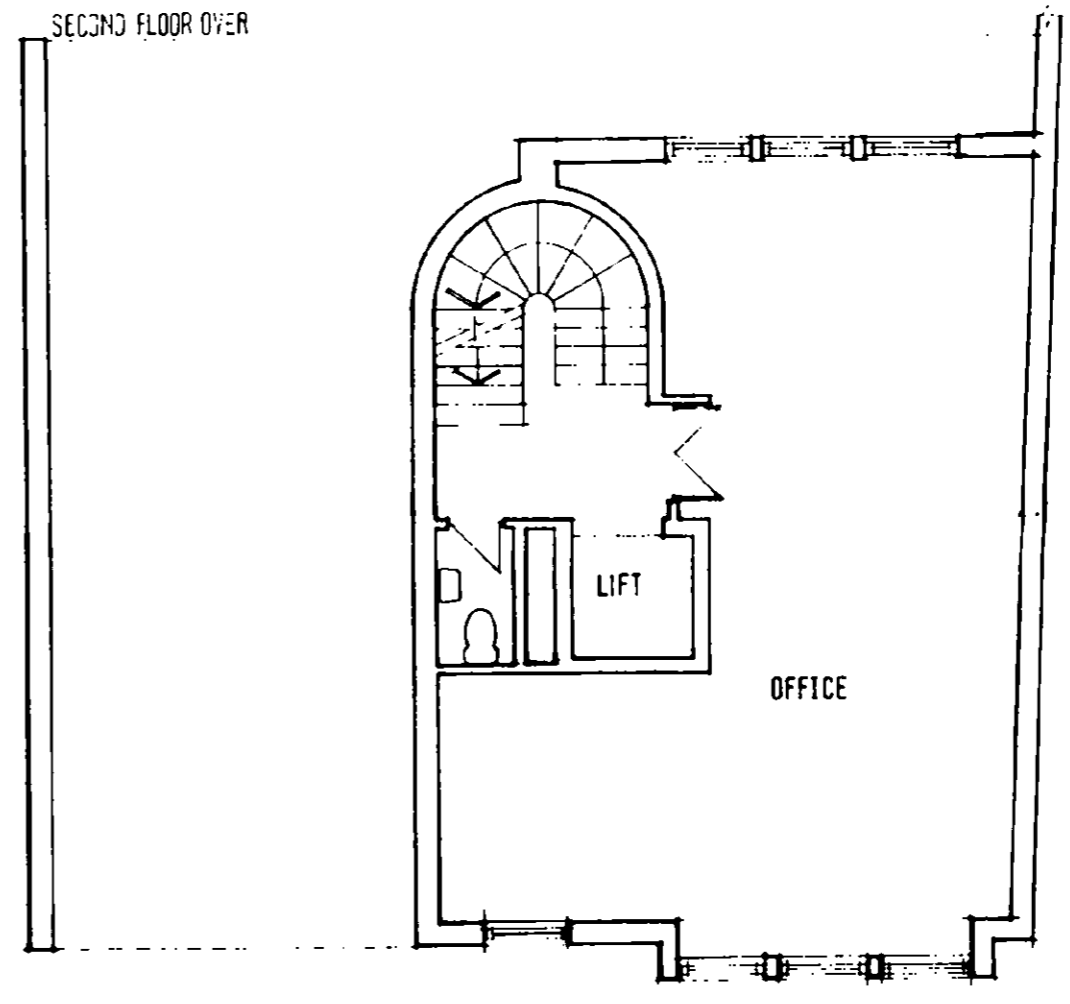
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1:081

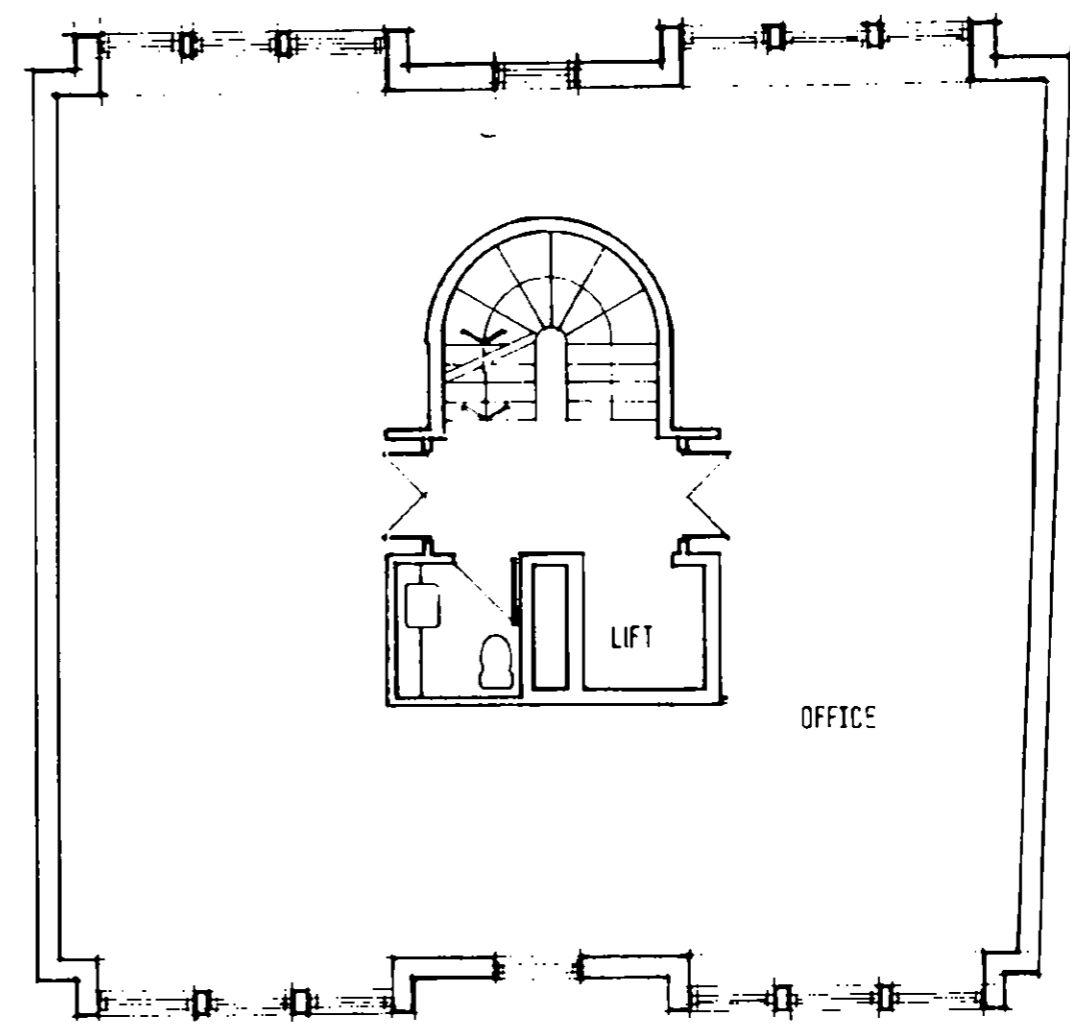
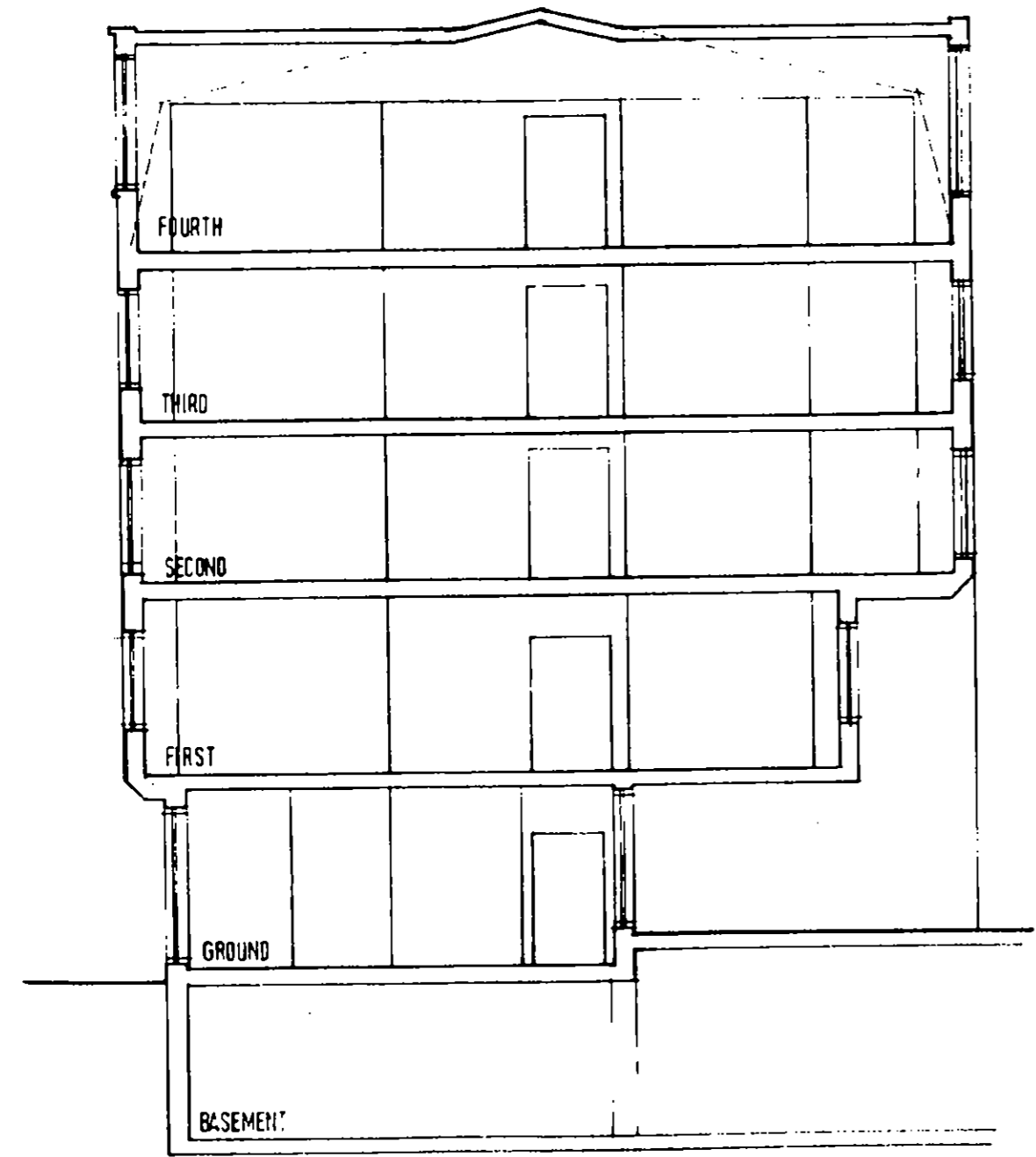
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GROUND FLOOR



FIRST FLOOR



SECOND THIRD & FOURTH FLOOR

no	date	revisions
1	MAR 88	COMPLETED BY REVISED
2	APRIL 88	EXTERNAL SIGNING AMENDED
3	APRIL 88	SECTION ADDED

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Job
HORTENSIA RD.

Title
FRONT OFFICES
U4

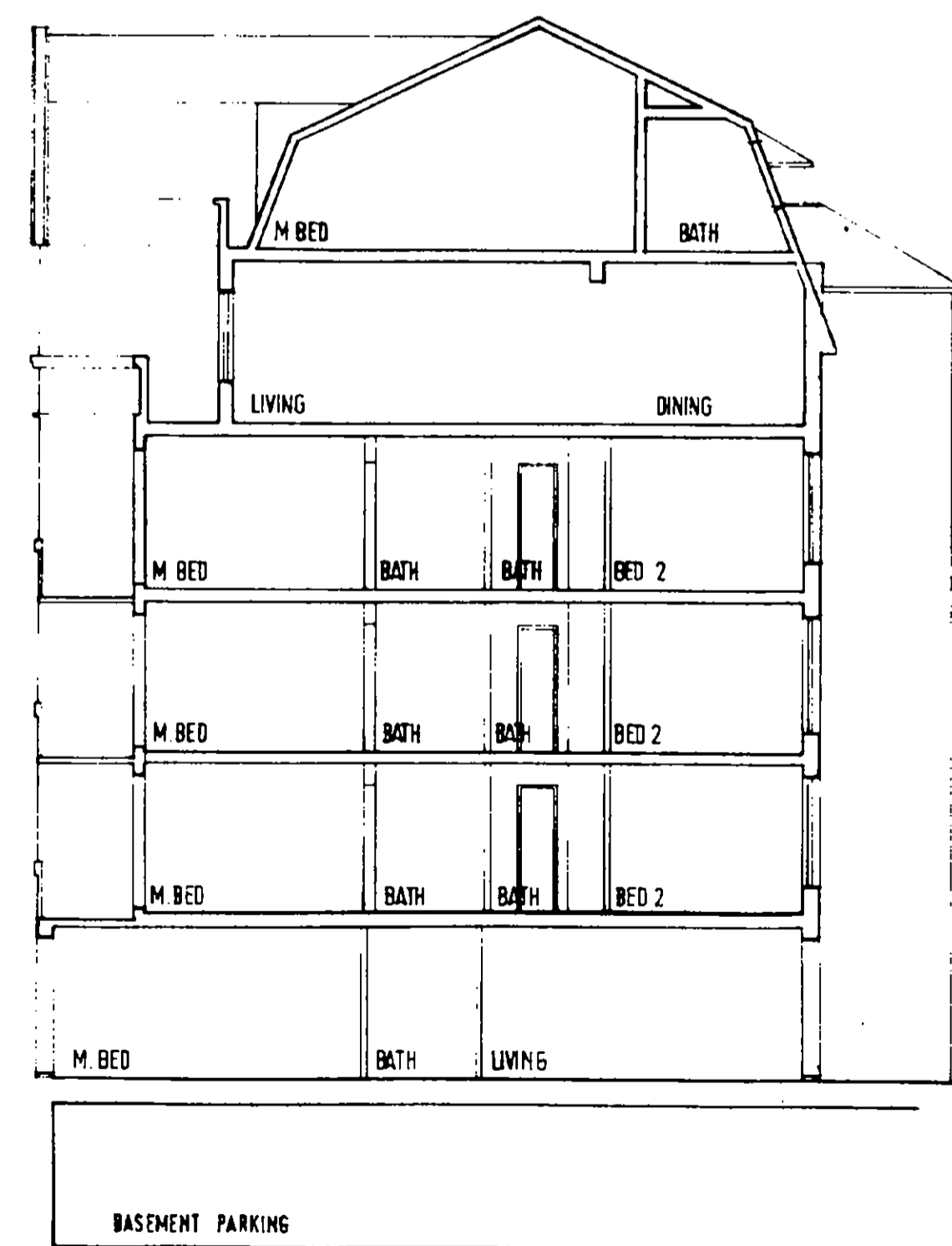
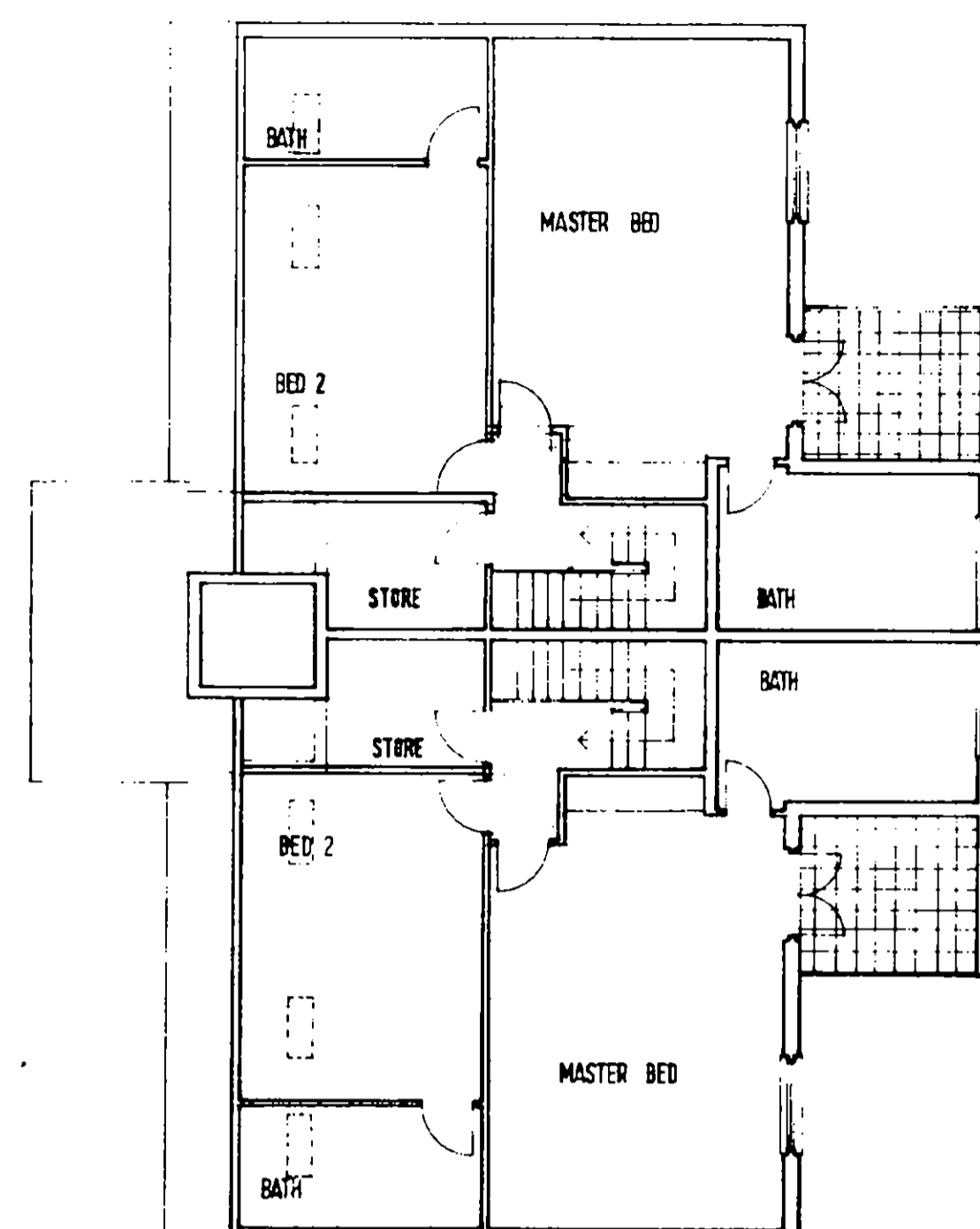
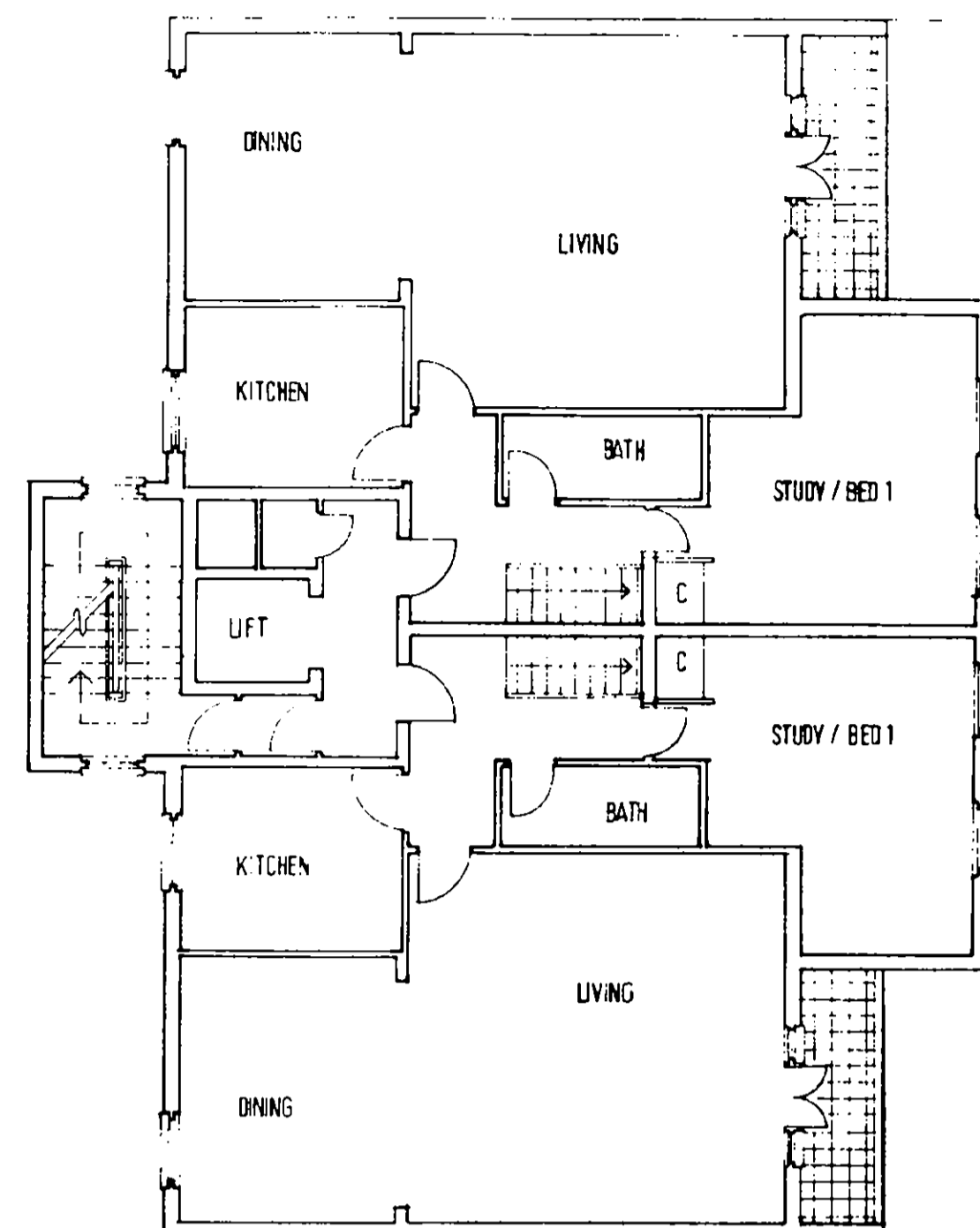
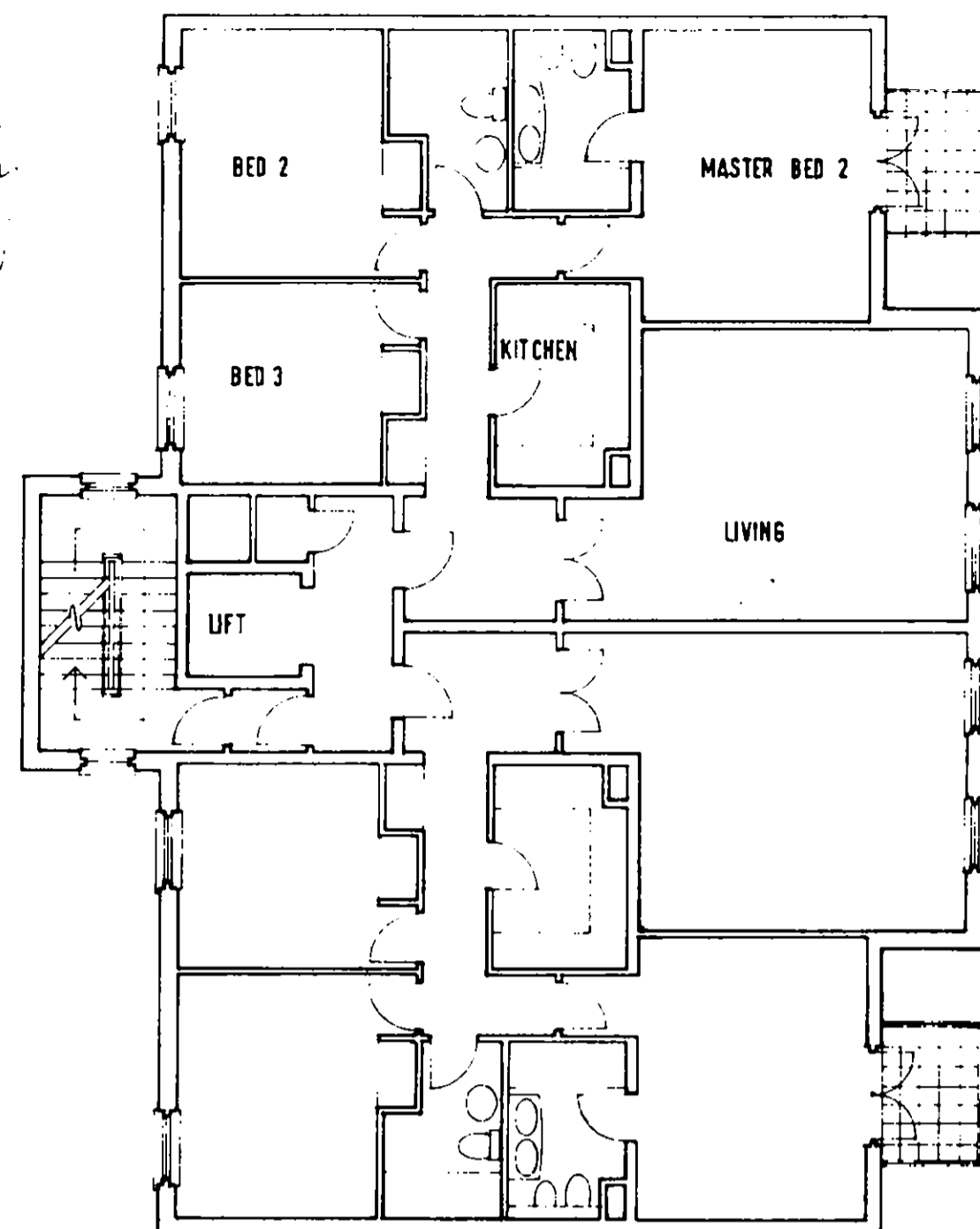
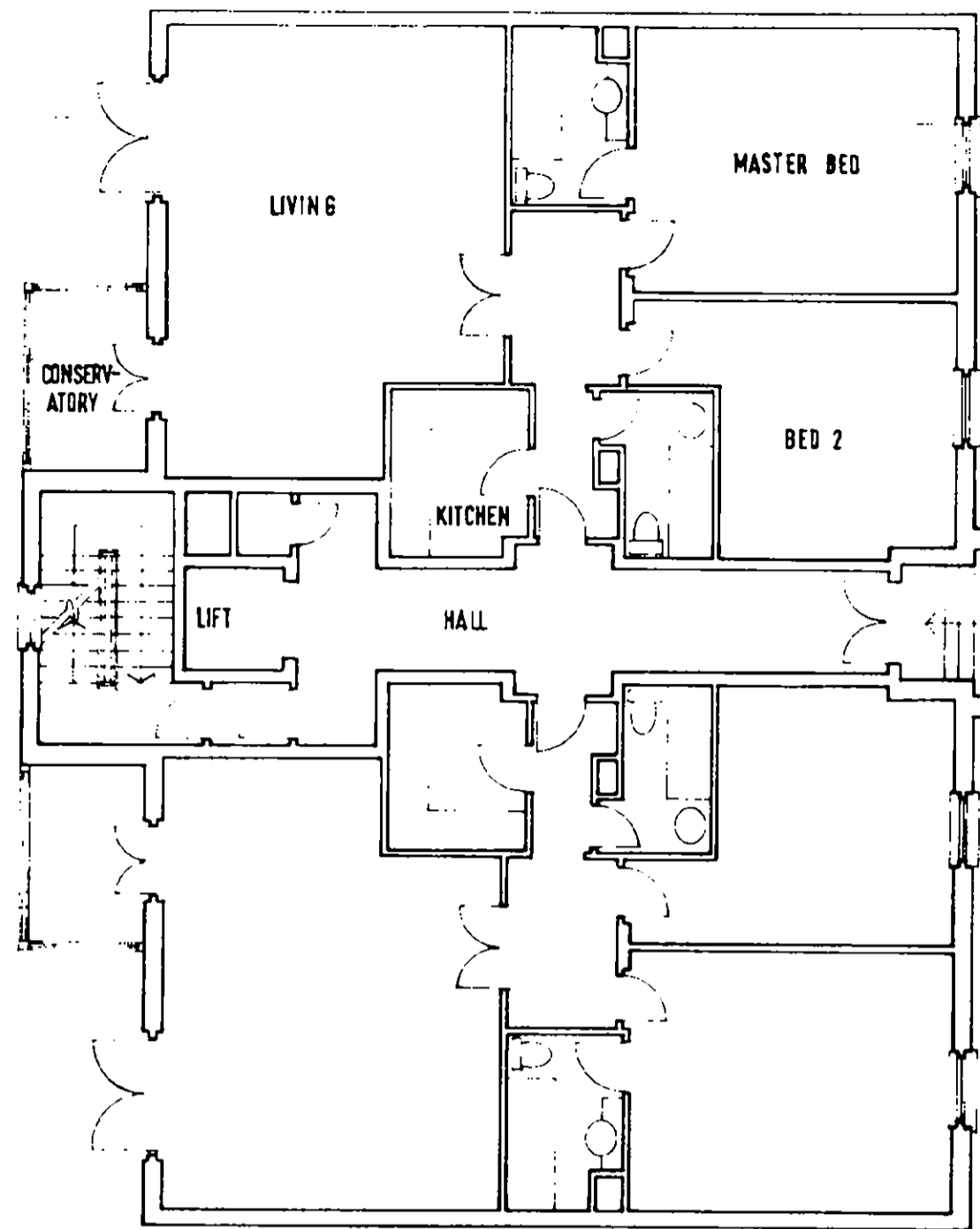
Drawn
 Date
MAR '88

Drawing No
HTN/01/54

Scale
1:100

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no	date	revisions
E	JUN88	Penthouse plans amended.
F	JUN88	Redrawn and section added.



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Job
HORTENSIA RD.

Title
FLAT PLANS AND SECTION

Drawn Date

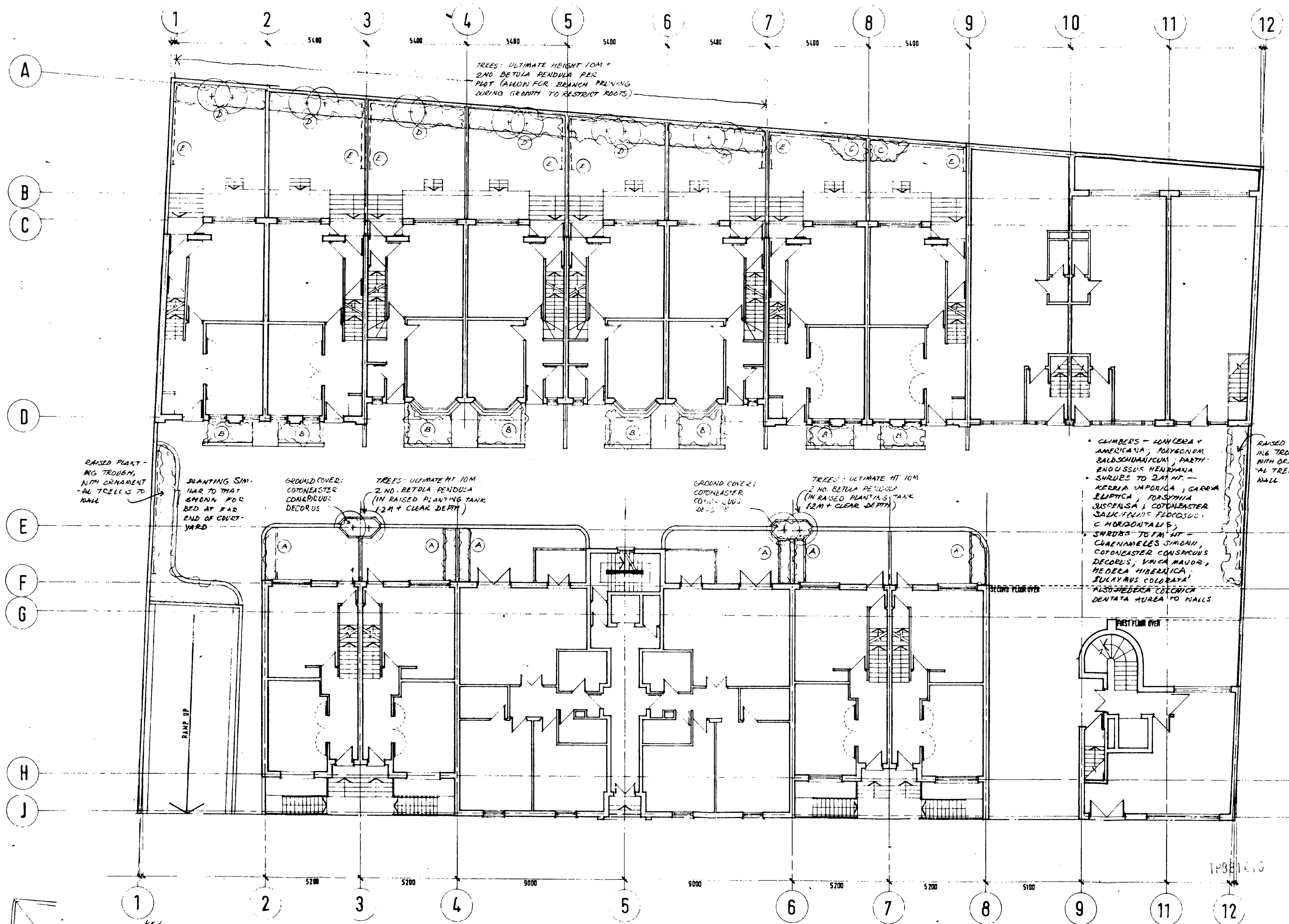
Drawing No
HTN/01/61 F

Scale
1:100

1703110

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no date revisions



TREES: ULTIMATE HEIGHT 10M +
2 NO. BETULA PENDULA PER
PLOT (ALLOW FOR BRANCH PRUNING
DURING GROWTH TO RESTRICT ROOTS)

CLIMBERS - LONICERA AMERICANA, POLYGONUM BALDSCHEANICUM, PARTHENOISSUS HENRYANA
SHRUBS TO 2M HT -
KERRIA JAPONICA, GARRIA EUPHYCA, FORSYTHIA SUSPENS, COTONEASTER SALICIFOLIA FLOCCOSA, C. HORIZONTALIS;
SHRUBS TO 1M HT -
CHAENAMELES SIMONII, COTONEASTER CONSPICUUS DECORUS, VINCA MAJOR, HEDERA HIBERNICA, EUCYANUS COLORATA
ALSO HEDERA COLCHICA DENTATA AUREA TO WALLS

RAISED PLANTING TROUGH, WITH ORNAMENTAL TRELLIS TO WALL

TREES: ULTIMATE HT 10M
2 NO. BETULA PENDULA
(IN RAISED PLANTING TANK
1.2M + CLEAR DEPTH)

TREES: ULTIMATE HT 10M
2 NO. BETULA PENDULA
(IN RAISED PLANTING TANK
1.2M + CLEAR DEPTH)

PLANTING SIMILAR TO THAT SHOWN FOR BED AT FAR END OF COURTYARD

RAISED PLANTING TROUGH, WITH ORNAMENTAL TRELLIS TO WALL

KEY
A PLANTING TO RAISED TROUGHS AGAINST SCREEN WALLS:
• CLIMBERS - HEDERA COLCHICA DENTATA AUREA, PARTHENOISSUS HENRYANA
• WALL SHRUBS TO 2M HT - CHAENOMELES SPECIOSA, COTONEASTER LACTEUS, C. HORIZONTALIS, FORSYTHIA SUSPENS, GARRIA EUPHYCA, ELAGNUS PUNICATA
• SHRUBS TO 1M HT - BERBERIS VARS;

B EUNYMIUS VARS, YUCCA FILAMENTOSA
• GROUND COVER - VINCA VARS, COTONEASTER VARS
C PLANTING TO RAISED BEDS AT ENTRANCES:
• SHRUBS TO 1.2M HT - CHAENOMELES SIMONII, EUCYANUS TORQUATI VARS, COTONEASTER CONSPICUUS DECORUS,

D WALL SHRUBS TO CORNER LOCATIONS:
• SHRUBS TO 2M HT - VASQUELAI NUDIFLORUM, PIRACANTHA ROBINSONIANA
• SHRUBS TO 1M HT - BERBERIS VARS, EUNYMIUS VARS, COTONEASTER VARS

E PLANTING TO REAR SCREEN WALLS:
• CLIMBERS - HEDERA COLCHICA DENTATA, PARTHENOISSUS HENRYANA, HYDRANGEA PETIOLATA (TO SIDE WALLS)
• WALL SHRUBS TO 2M HT - SPANANTHUS VARS, ESCALLONIA VARS, VIRGINIANA BIRKENWOODII, CHAENOMELES VARS, FORSYTHIA SUSPENS, COTONEASTER LACTEUS, BERBERIS VARS

F CLIMBERS TO WALL TRELLIS, PLANTED IN PORTABLE PLANTERS:
• CLEMATIS VARS, WITH BERBERIS VARS CORNIFOLIA AS GROUND COVER
TRELLIS SYSTEM AND TYPICAL DECORATION SYSTEM BY THWAITES + PITT, OR SIMILAR

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Job
HORTENSIA ROAD

Title
**SETTING OUT
GROUND FLOOR
PLANTING**

Drawn
COY
Date
MAY 1988

Drawing No
HTN/L(1)-04

Scale
1:100

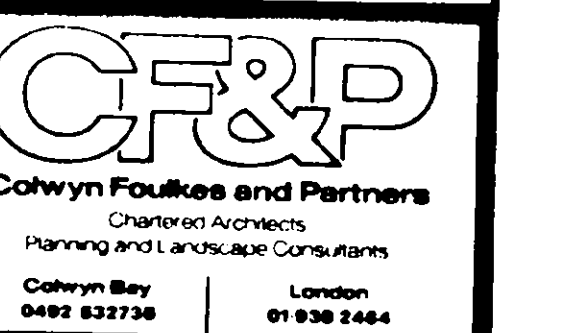
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no	date	revisions
G		PLANS CORR. AND END OF REAR PORCHES CORR. AMENDED
H	JUNE 88	PLATE CORR. AMENDED HOUSE A2 CORR. AMENDED

no	date	revisions
G		PLANS CORR. AND END OF REAR PORCHES CORR. AMENDED
H	JUNE 88	PLATE CORR. AMENDED HOUSE A2 CORR. AMENDED

RECORDED BY
DIRECTORATE OF
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ON 24 JUN 1988

SECTION LINES REFER TO
DRAWING NO HTN/01/96



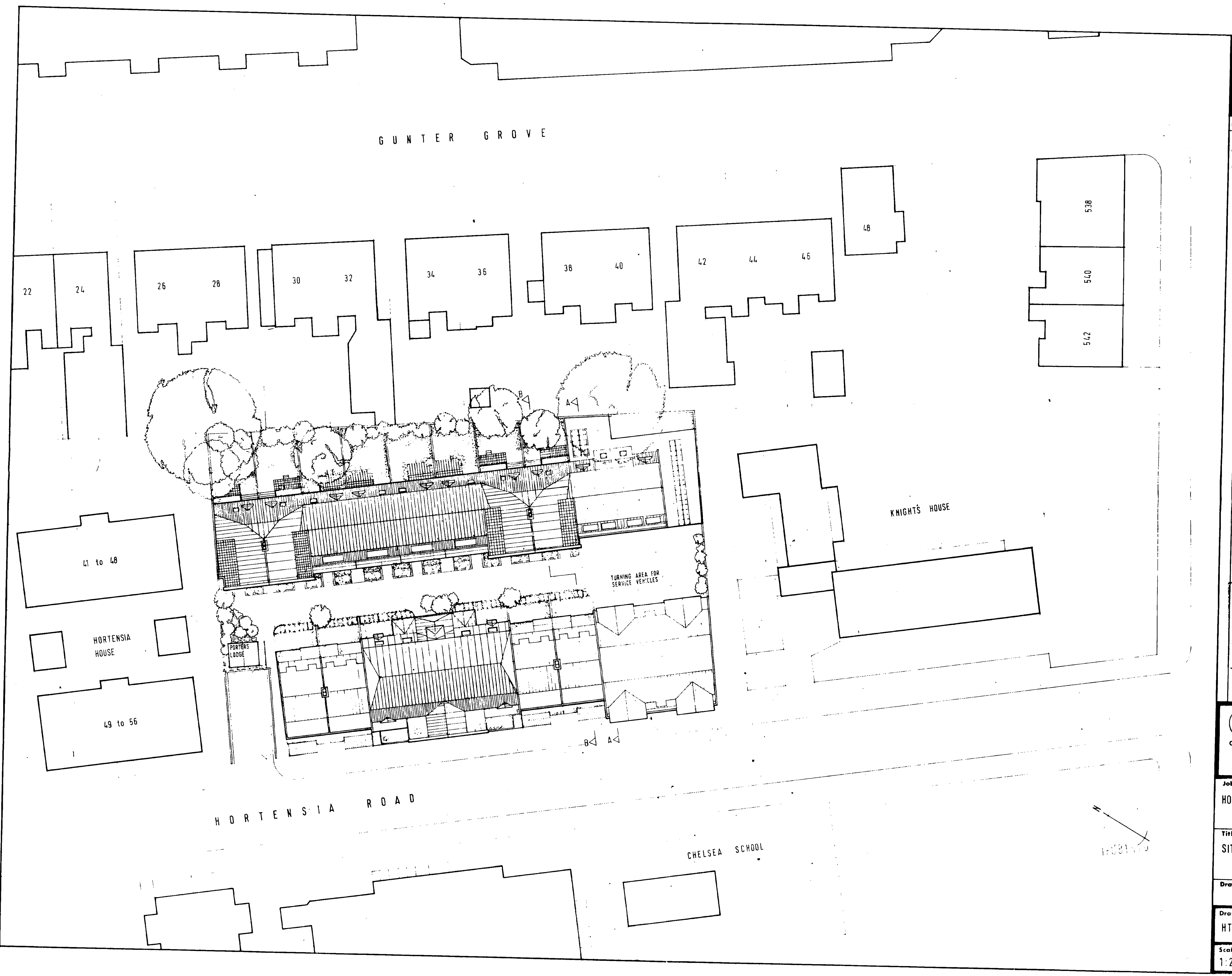
Job
HORTENSIA RD.

Title
SITE PLAN

Drawn
Date
MAY 88

Drawing No
HTN / 01 / 58 H

Scale
1:200



GUNTER GROVE

KNIGHTS HOUSE

HORTENSIA ROAD

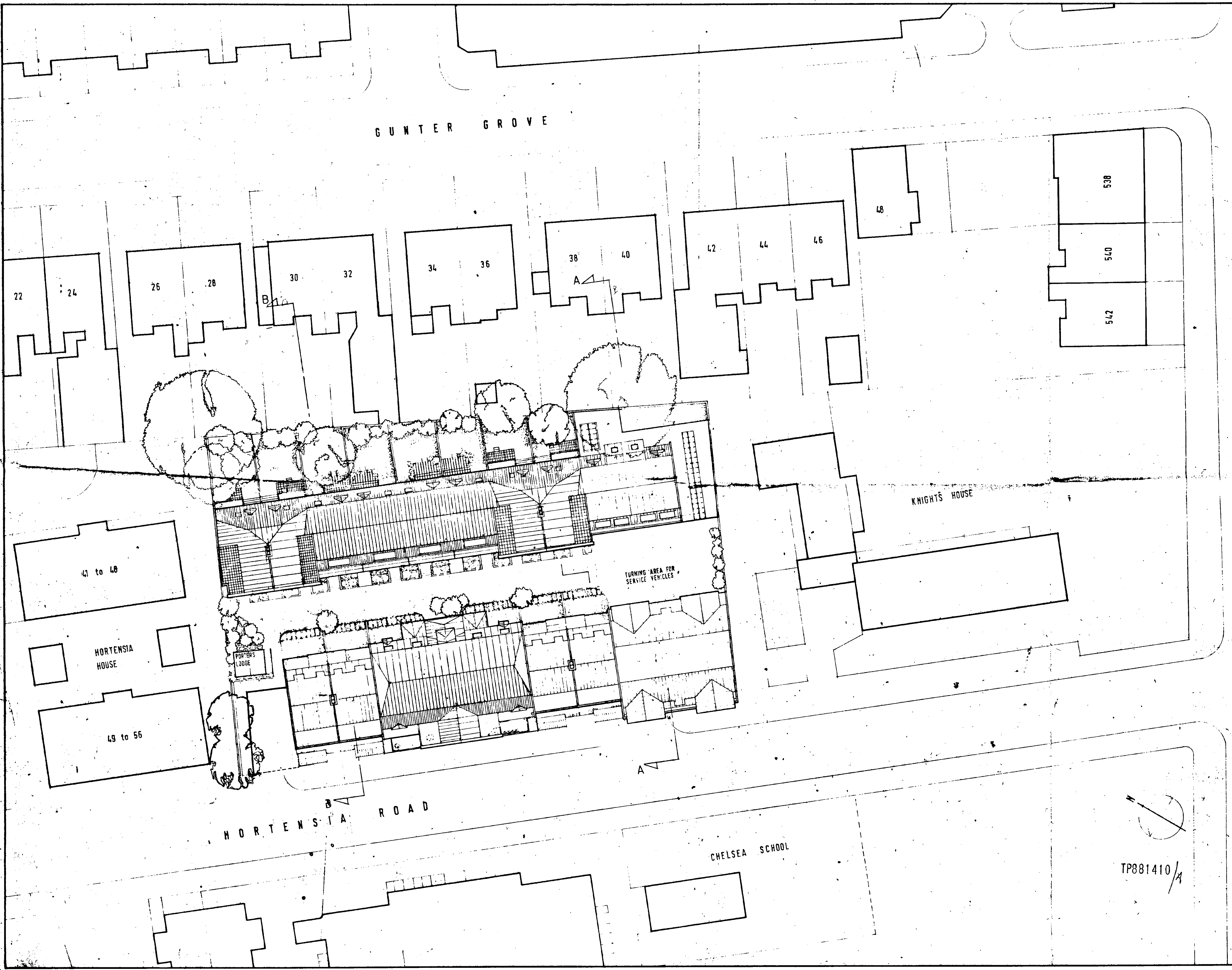
CHELSEA SCHOOL

HORTENSIA HOUSE

TURNING AREA FOR SERVICE VEHICLES

PORTERS LODGE

1:200



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no	date	revisions
G	1977/5	PLANS COR. AND END TO HDS. TERRACE CORRS AMENDED
H	JAN '81	PLANS REVIS AMENDED. HOUSE A2 CORRS AMENDED
I	SEP '88	RAMP TO CAR PARK AMENDED. SECTIONS A-A.

SECTION LINES REFER TO DRAWING NO HTN/01/95

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Job
 HORTENSIA RD.

Title
 SITE PLAN

Drawn
 Date
 MAY 88

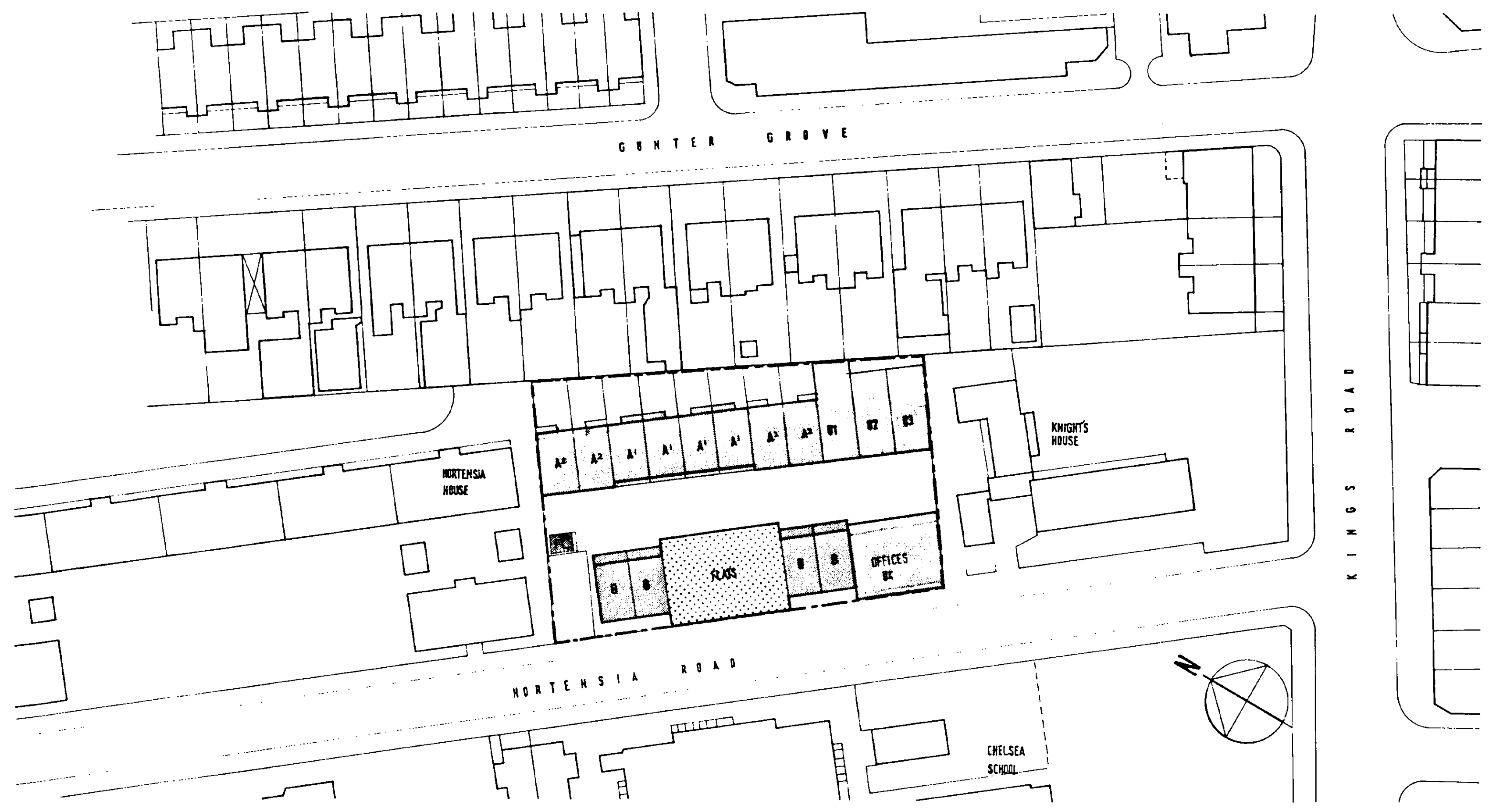
Drawing No
 HTN / 01/58 I

Scale
 1:200

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no	date	revisions
A	MAR '88	HOUSE TYPES AMENDED
B	APR '88	STUDIO/OFFICES AMENDED
C	JUN '88	STUDIO NUMBERING AMENDED BOYCE'S LODGE ADDED



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Job
HORTENSIA RD.

Title
LOCATION PLAN

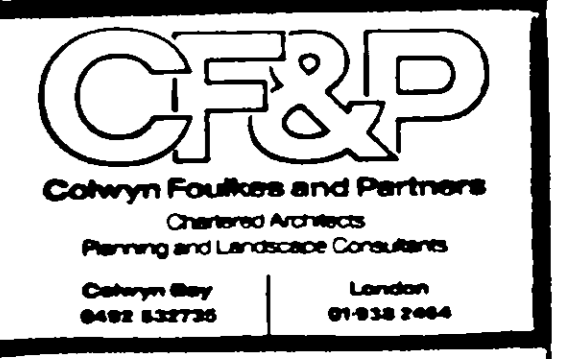
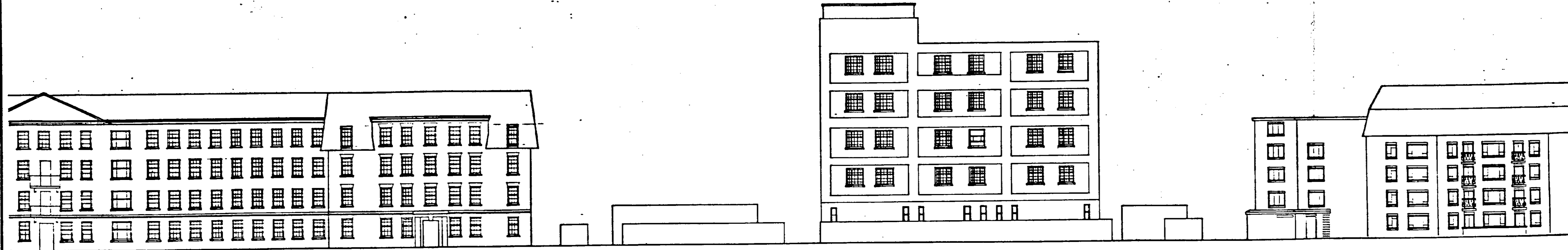
Drawn _____ Date **FEB '88**

Drawing No
HTN/01/59c

Scale
1:500

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no	date	revisions



Job
HORTENSIA ROAD

Title
**EXISTING AND PROPOSED
 SOUTH WEST ELEVATIONS.**

Drawn	Date
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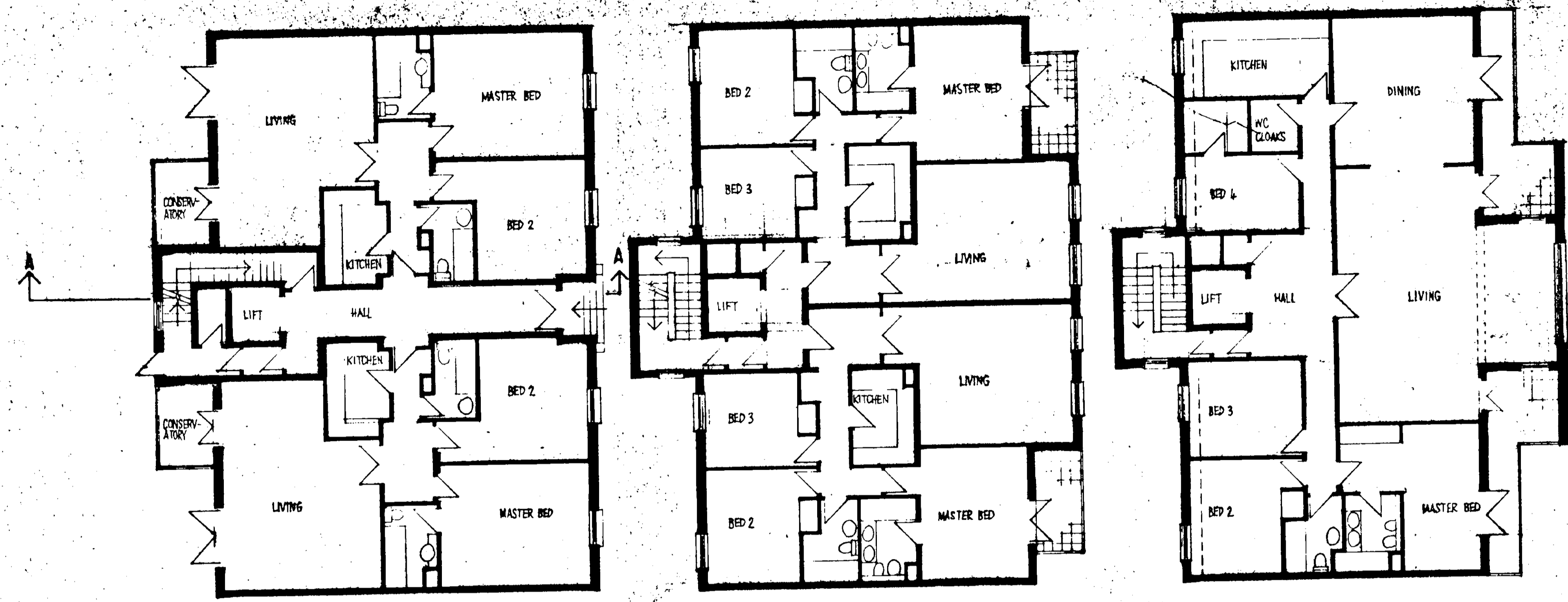
Drawing No
HTN/01/108

Scale
1:100

TP881410/A

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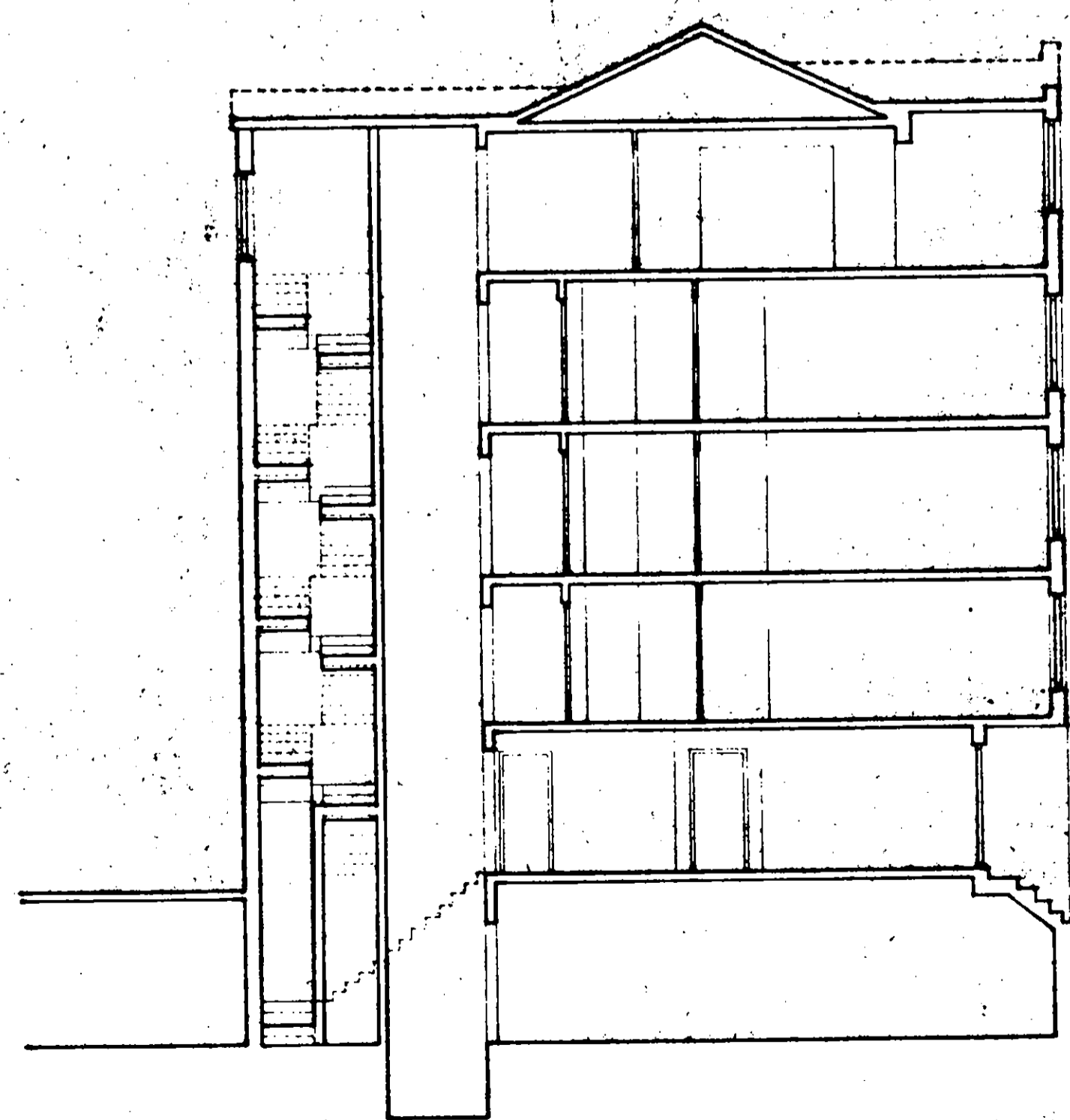
no	date	revisions
G	SEP 89	REMOVED BY DM STORBY



GROUND FLOOR

1st 2nd & 3rd FLOORS

PENTHOUSE



SECTION A-A

- ▽ 17.615 PENTHOUSE
- ▽ 14.990 THIRD FLOOR
- ▽ 12.365 SECOND FLOOR
- ▽ 09.740 FIRST FLOOR
- ▽ 07.115 GROUND FLOOR
- ▽ PAVEMENT LEVEL VARIES
- ▽ 04.140 BASEMENT
- ▽ 02.80 LIFT PIT

TP081410/A

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 Colwyn Bay 0462 532730 London 01-938 3464

Job
HORTENSIA ROAD

Title
FLATS: FLOOR PLANS & SECTION

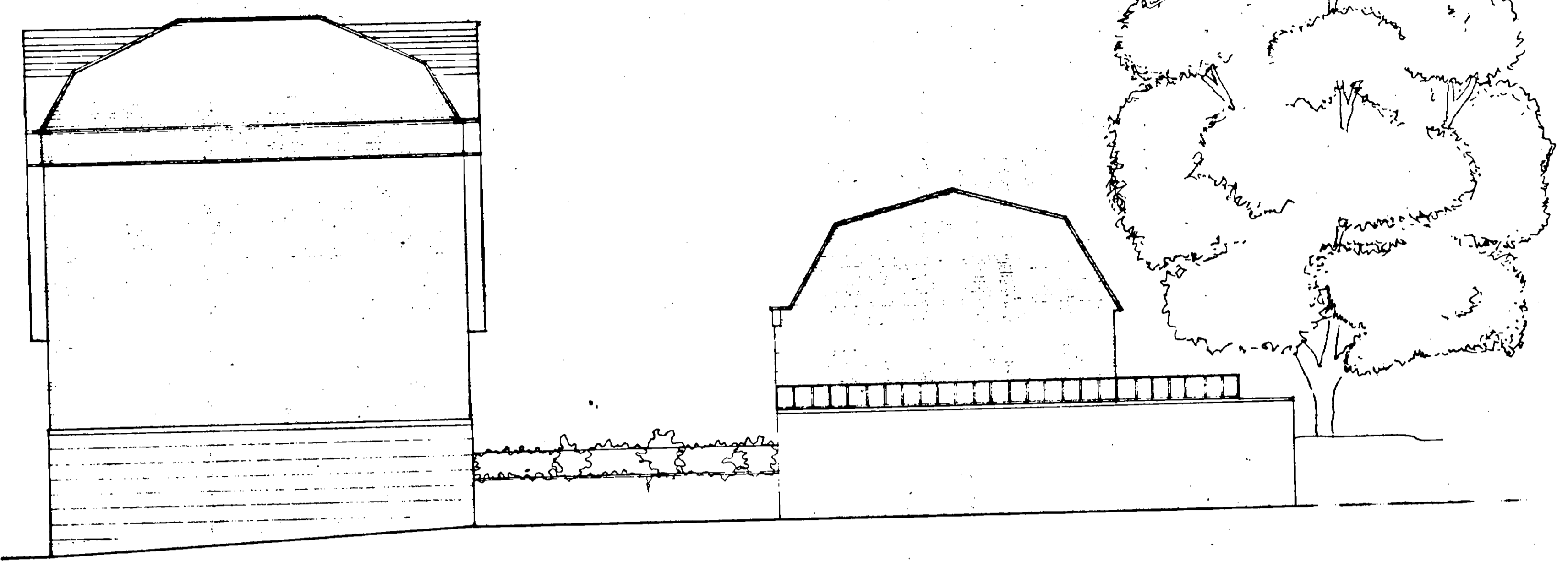
Drawn	Date
	8-88

Drawing No
HTN/01/61 G

Scale
1:100

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no	date	revisions



SOUTH EAST ELEVATION

SECTION THROUGH RAMP



NORTH WEST ELEVATION

TP081410

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Job
HORTENSIA ROAD

Title
GABLE ELEVATIONS

Drawn
 Date
8-88

Drawing No
HTN/01/115

Scale
1:100

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no	date	revisions
G	5-17-88	DATE REVISIONS REDUCED BY FILE STORY



HORTENSIA TERRACE - NORTH EAST ELEVATION



HORTENSIA TERRACE - SOUTH WEST ELEVATION

BUSINESS UNITS

10 500

FINISHES
 Roof to be reconstituted
 stone slates
 Walls to be London stock and
 rusticated stucco
 Doors and window frames to
 be painted wood



Job
HORTENSIA RD.

Title
ELEVATIONS

Drawn
 Date
8-'88

Drawing No
HTN/01/67 G

Scale
1:100

TP881410 } A

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HORTENSIA TERRACE - NORTH EAST ELEVATION



HORTENSIA TERRACE - SOUTH WEST ELEVATION

BUSINESS UNIT

no	date	revisions
8	APR 88	ELEVATION AMENDED SHADOWS ADDED
7	APR 88	REVISIONS MADE AS PER NOTES AT DRAWING
6	MAY 88	PENTHOUSE PLATS AMENDED
5	JUNE 88	PENTHOUSE PLATS AMENDED

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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

CF&P
 Colwyn Foulkes and Partners
 Chartered Architects
 Planning and Landscape Consultants
 Colwyn Bay London
 0482 632736 01-228 5444

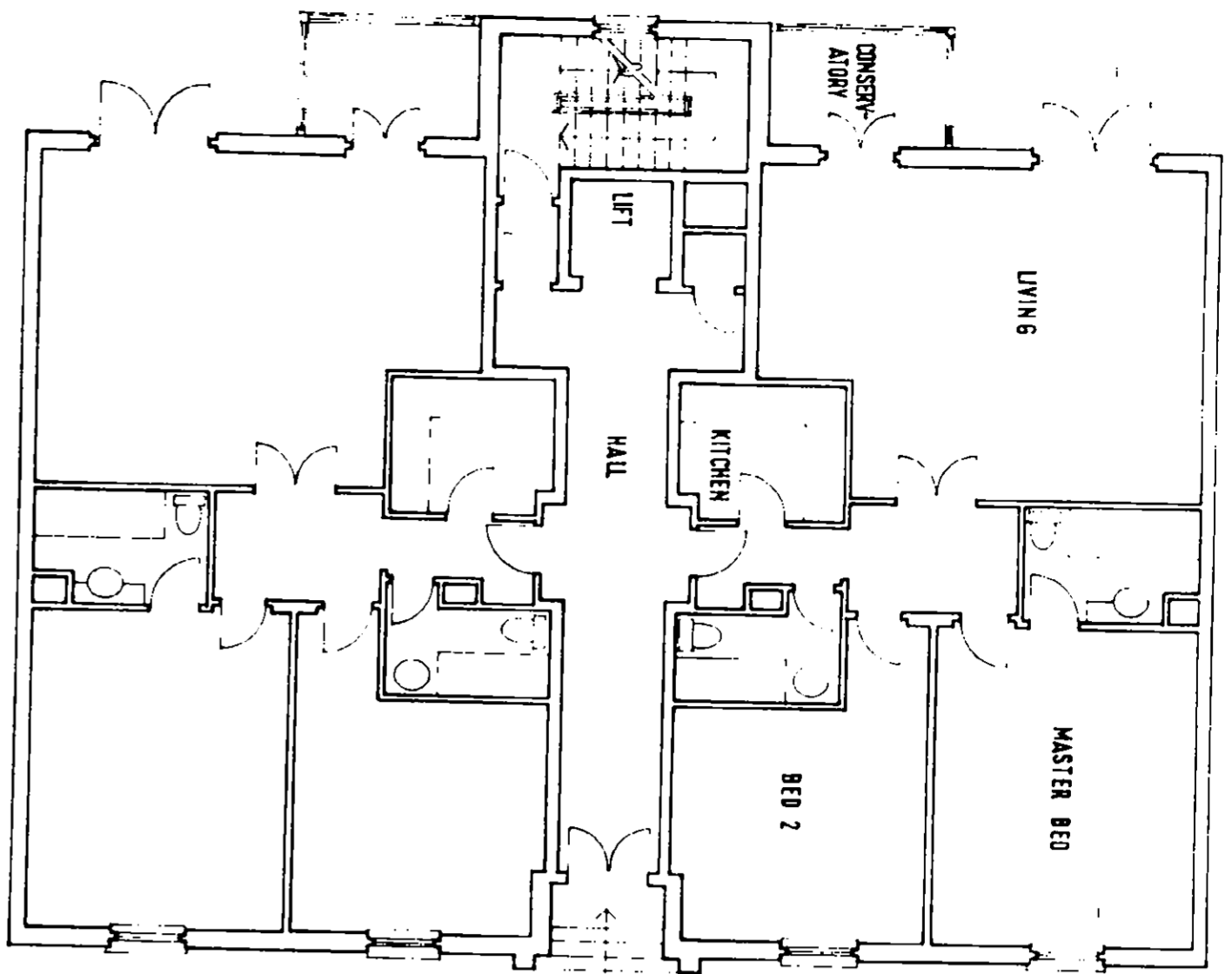
Job
 HORTENSIA RD.

Title
 ELEVATIONS

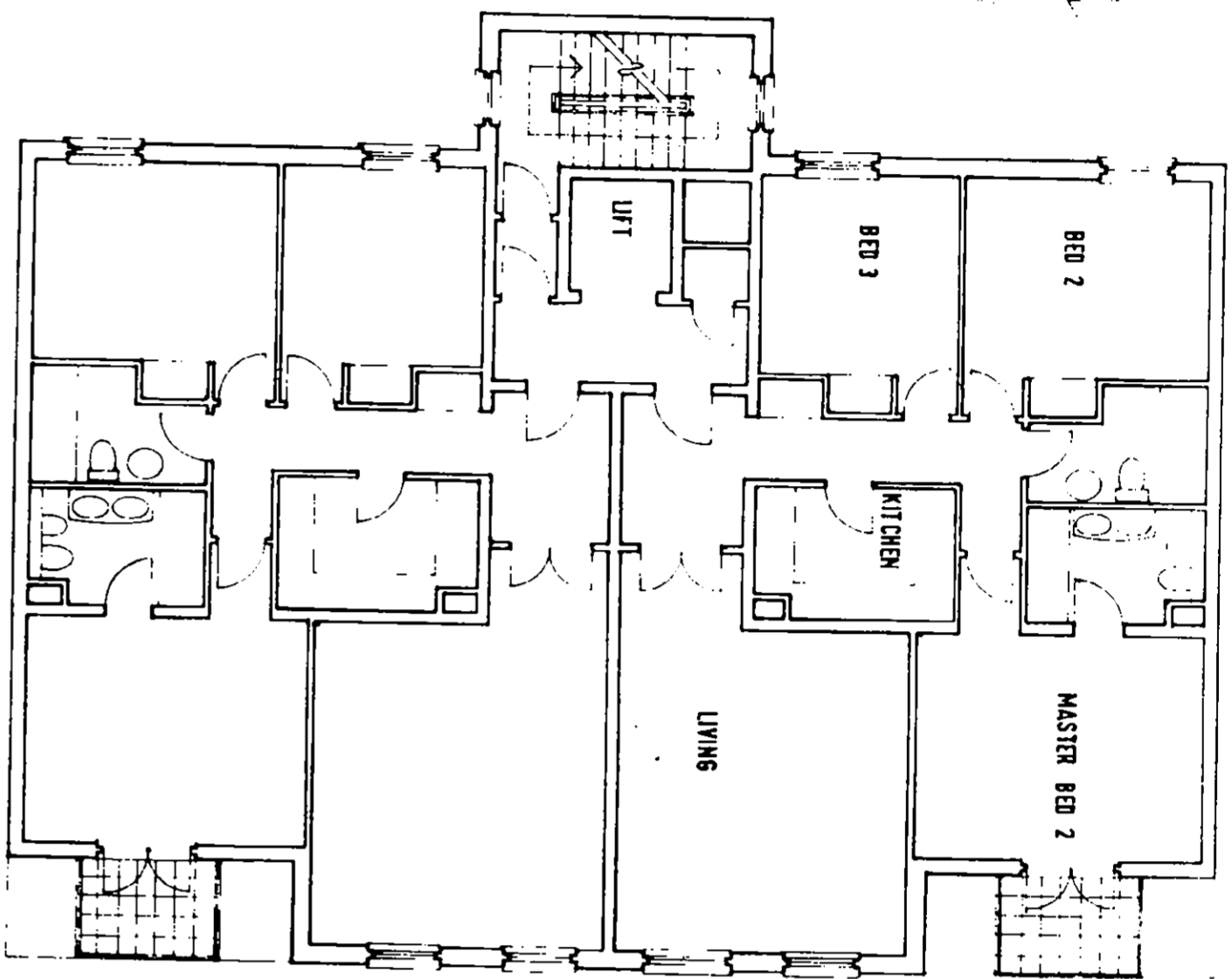
Drawn Date
 FEB '88

Drawing No
 HTN/01/67 F

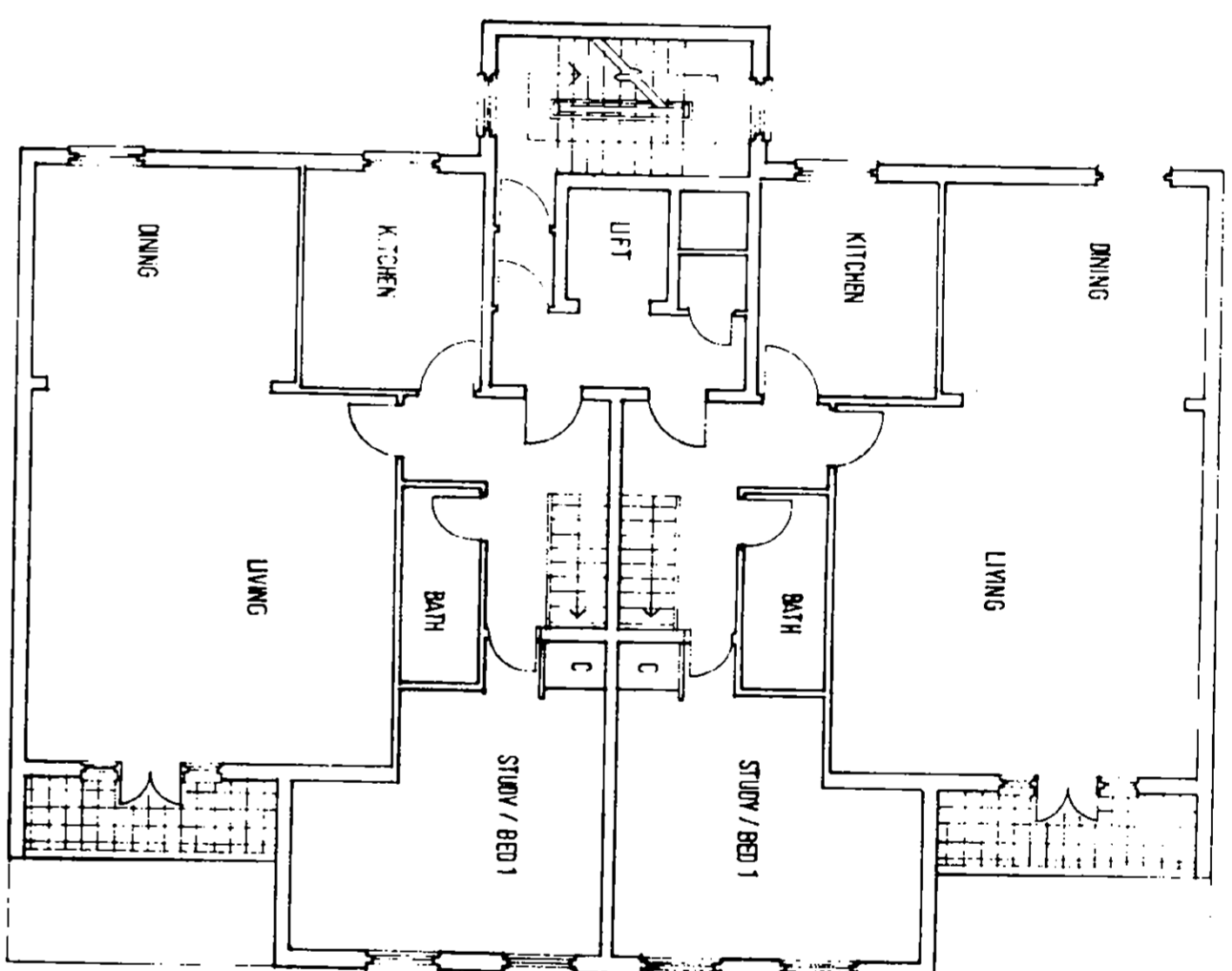
Scale
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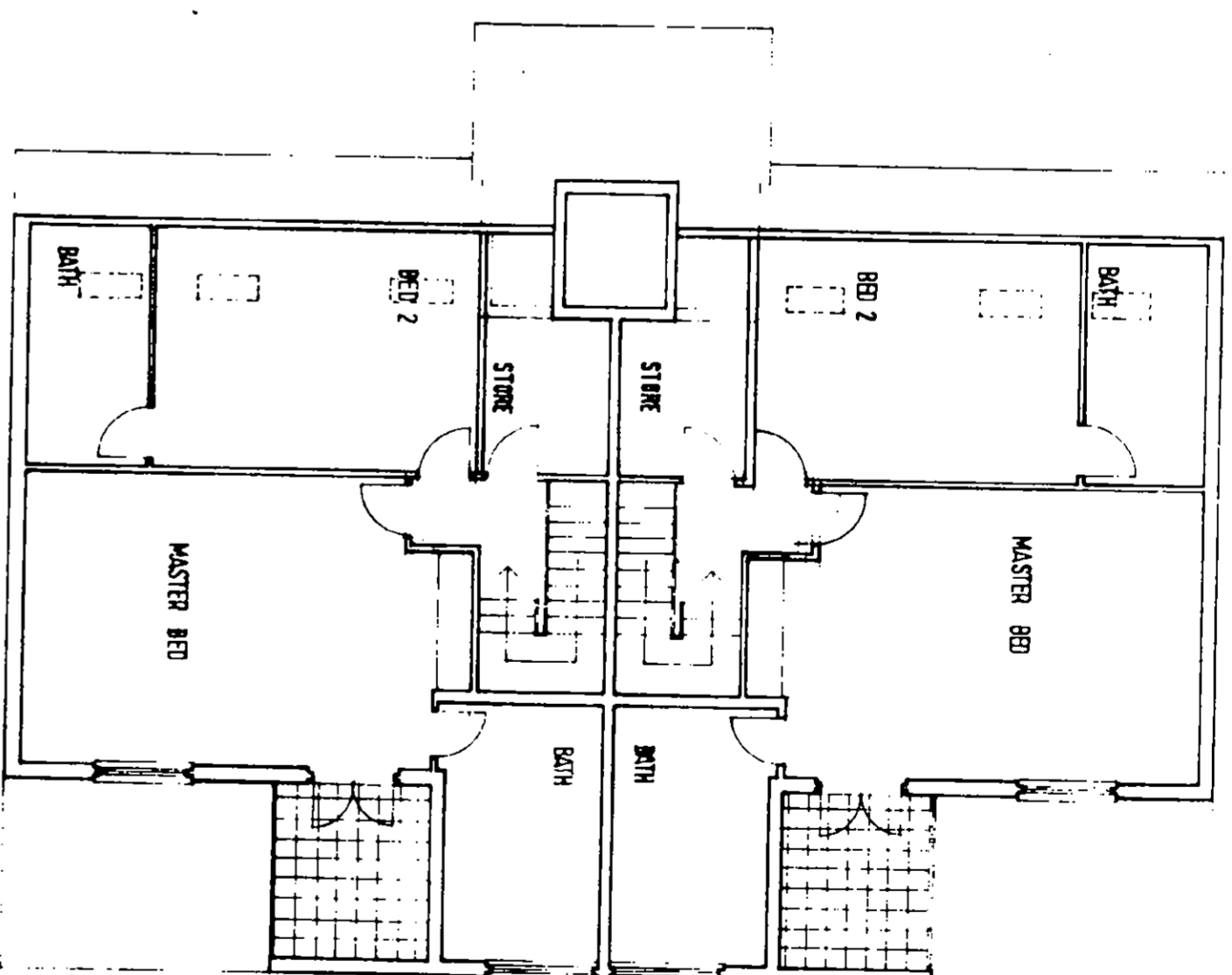
GROUND FLOOR



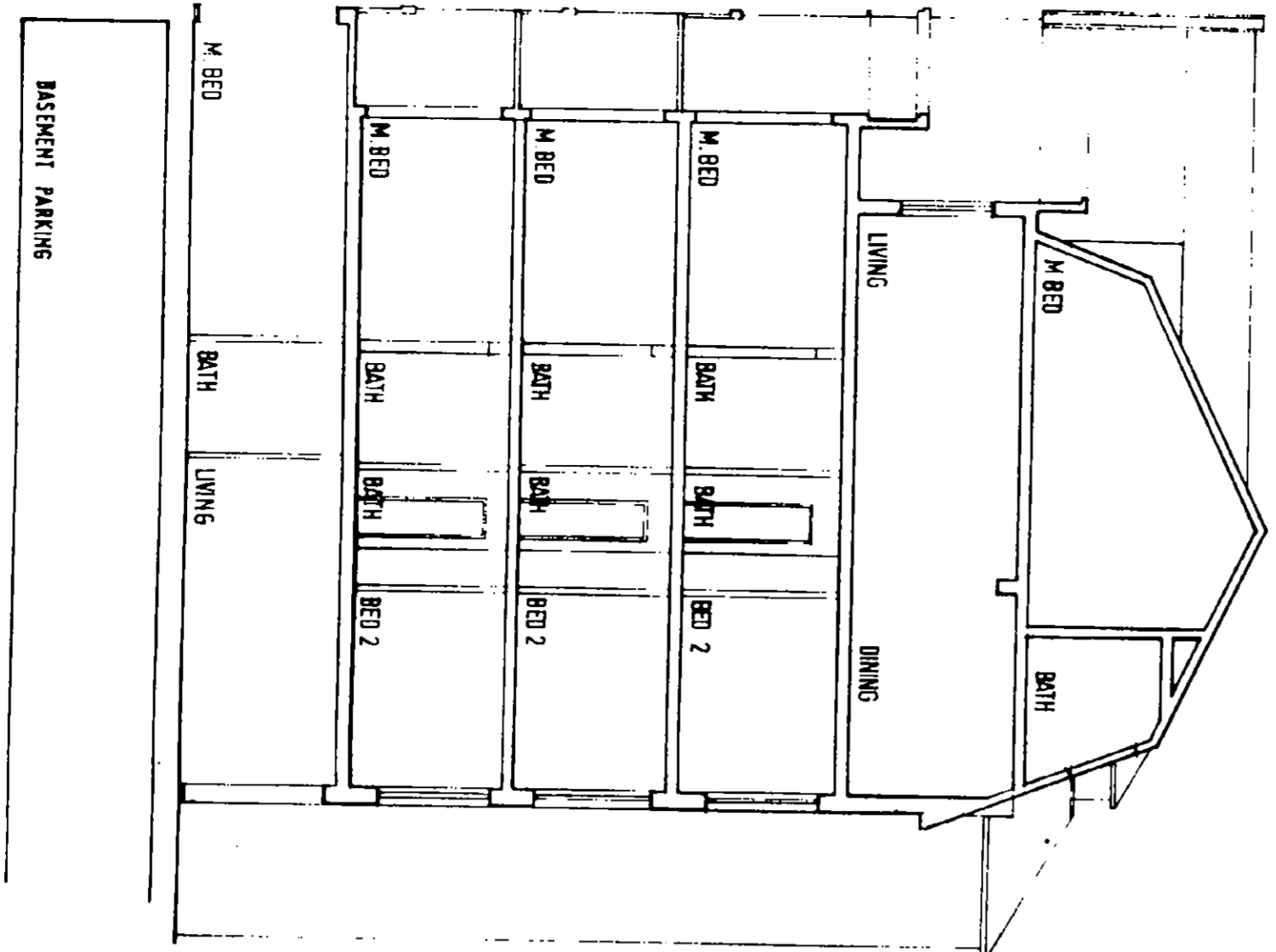
FIRST, SECOND AND THIRD FLOORS



LOWER FLOOR PENTHOUSE FLAT



UPPER FLOOR PENTHOUSE FLAT



BASEMENT PARKING

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no	date	revisions
E	JUN88	Penthouse plans amended.
F	JUN98	Penthouse and section added.

DESIGNED BY
DIRECTORATE OF
PLANNING & TRANSPORTATION
24 JUN 1988

CR&P
Colwyn Poulton and Partners
Chartered Architects
Planning and Transport Consultants
Cotton Hill
London
W1P 0LH
01 832 2484

Job
HORTENSIA RD.

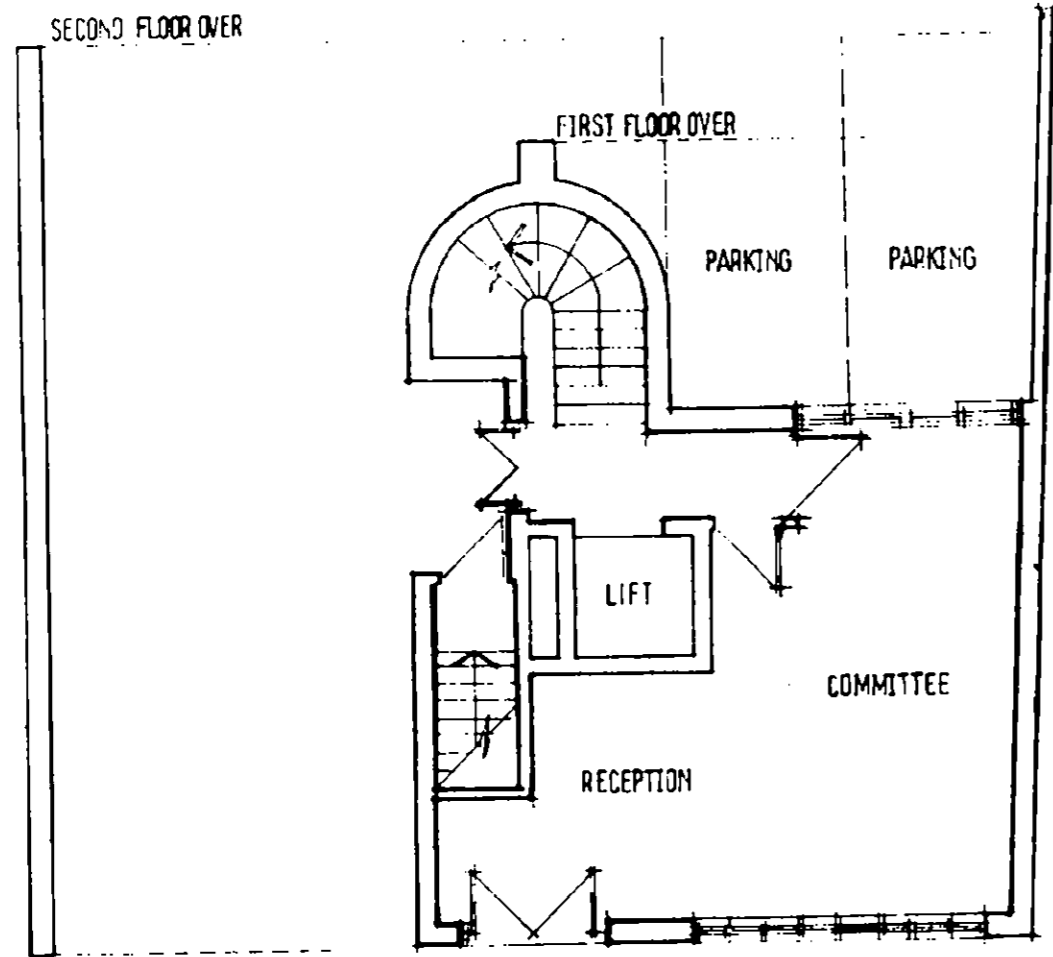
Title
FLAT PLANS AND
SECTION

Drawn
Date

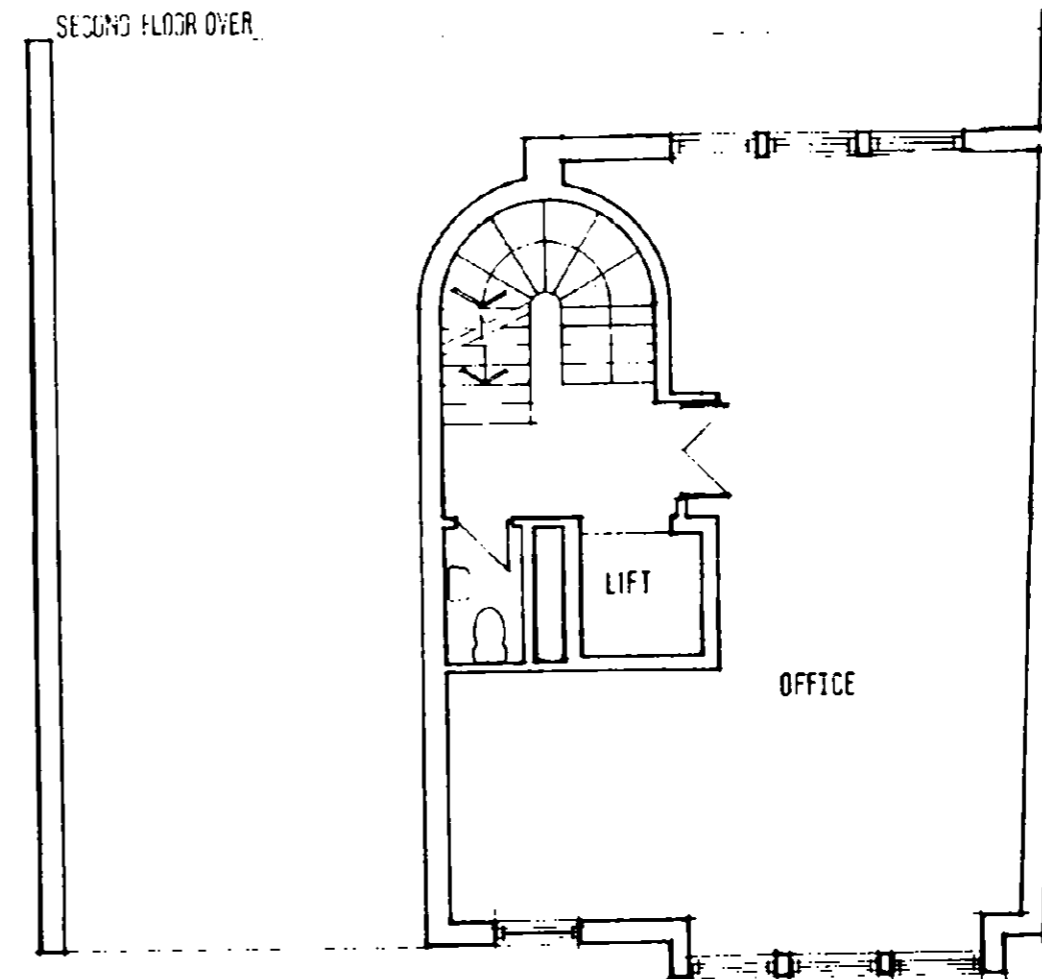
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HTN/01/61 F

Scale
1:100

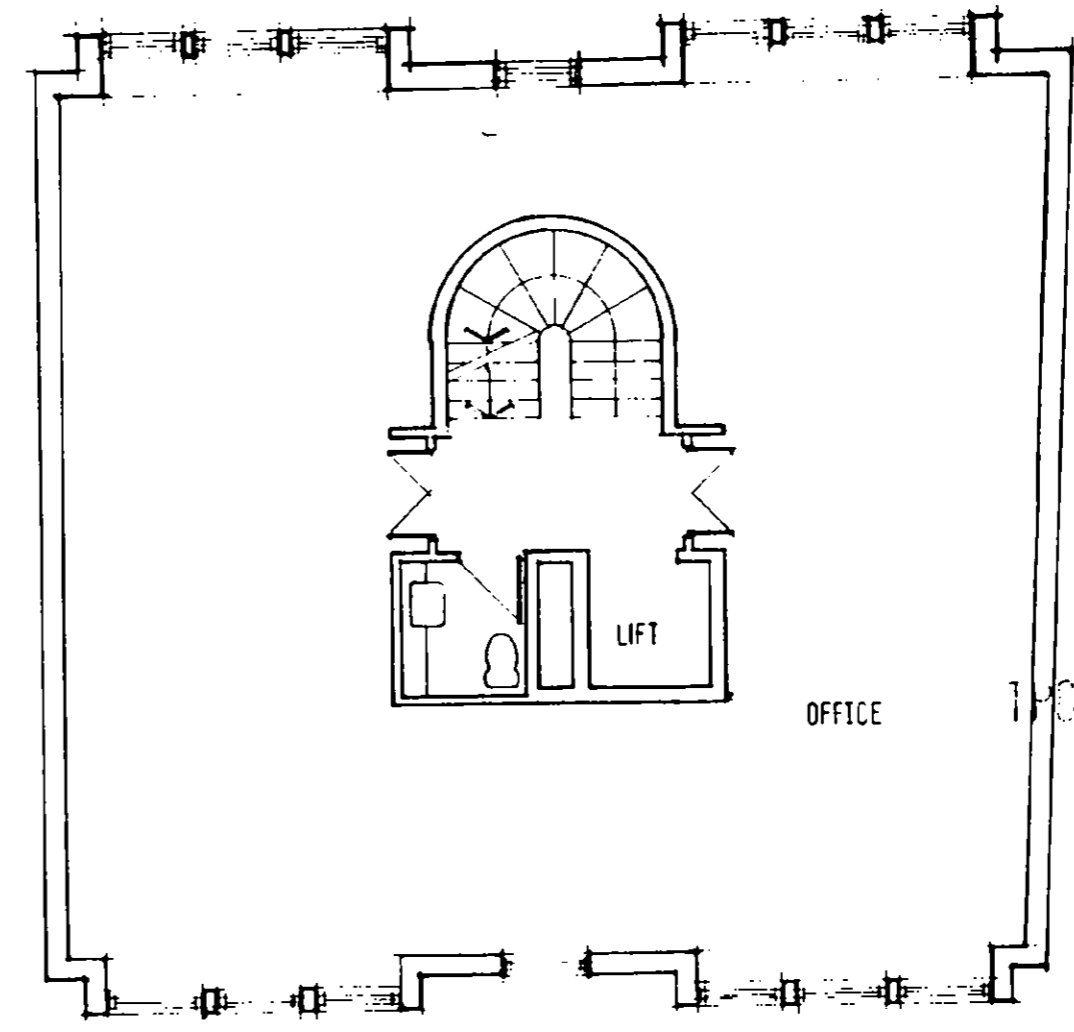
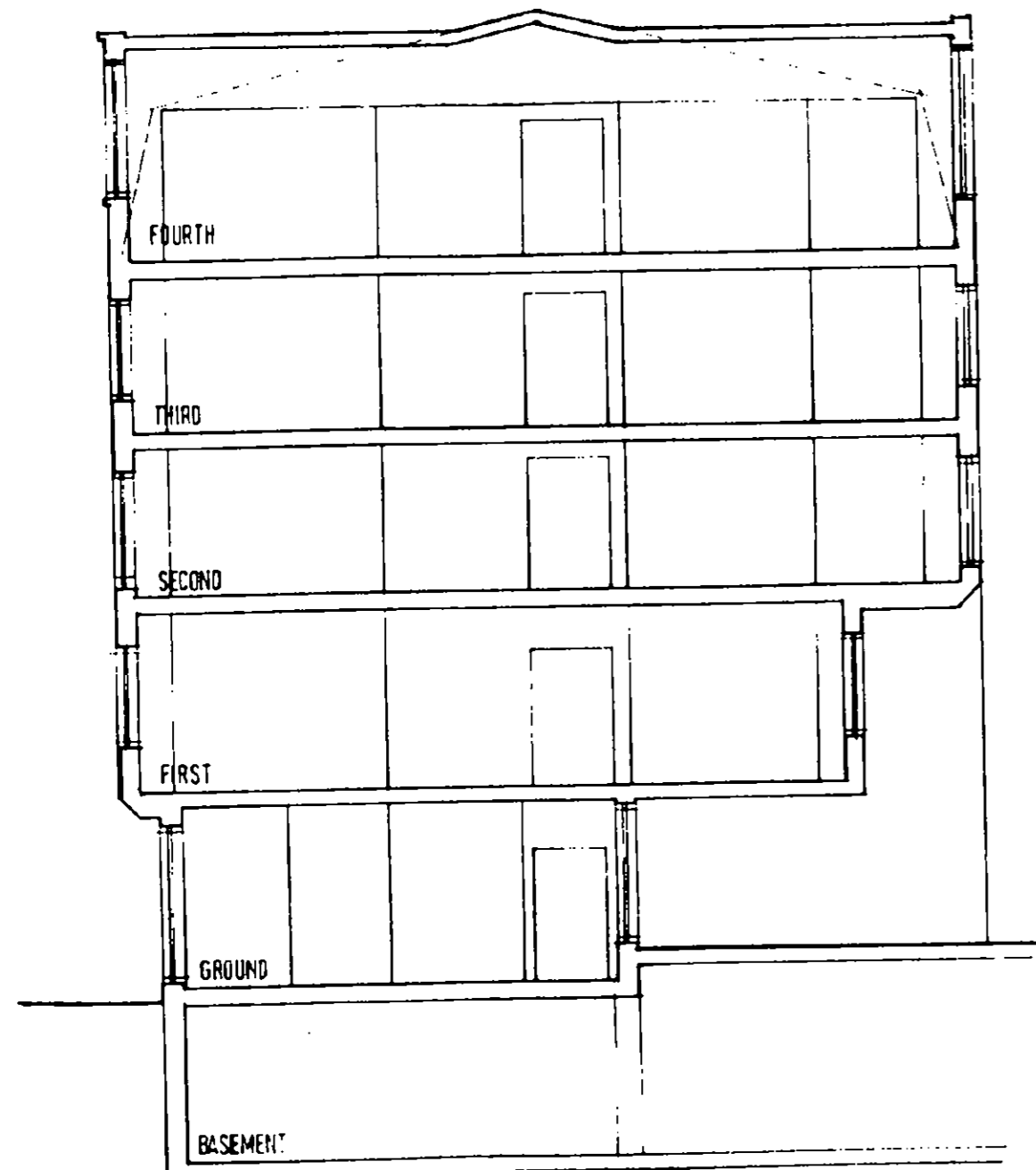
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GROUND FLOOR



FIRST FLOOR



SECOND THIRD & FOURTH FLOOR

no	date	revisions
A	MAR 88	COMPLETED REVISIONS
C	APRIL 88	EXTERNAL FINISHES AMENDED
D	MAR 88	SECTION 1/22/88

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 Colwyn Bay 0492 532735 London 01-938 2464

Job
 HORTENSIA RD.

Title
 FRONT OFFICES
 U4

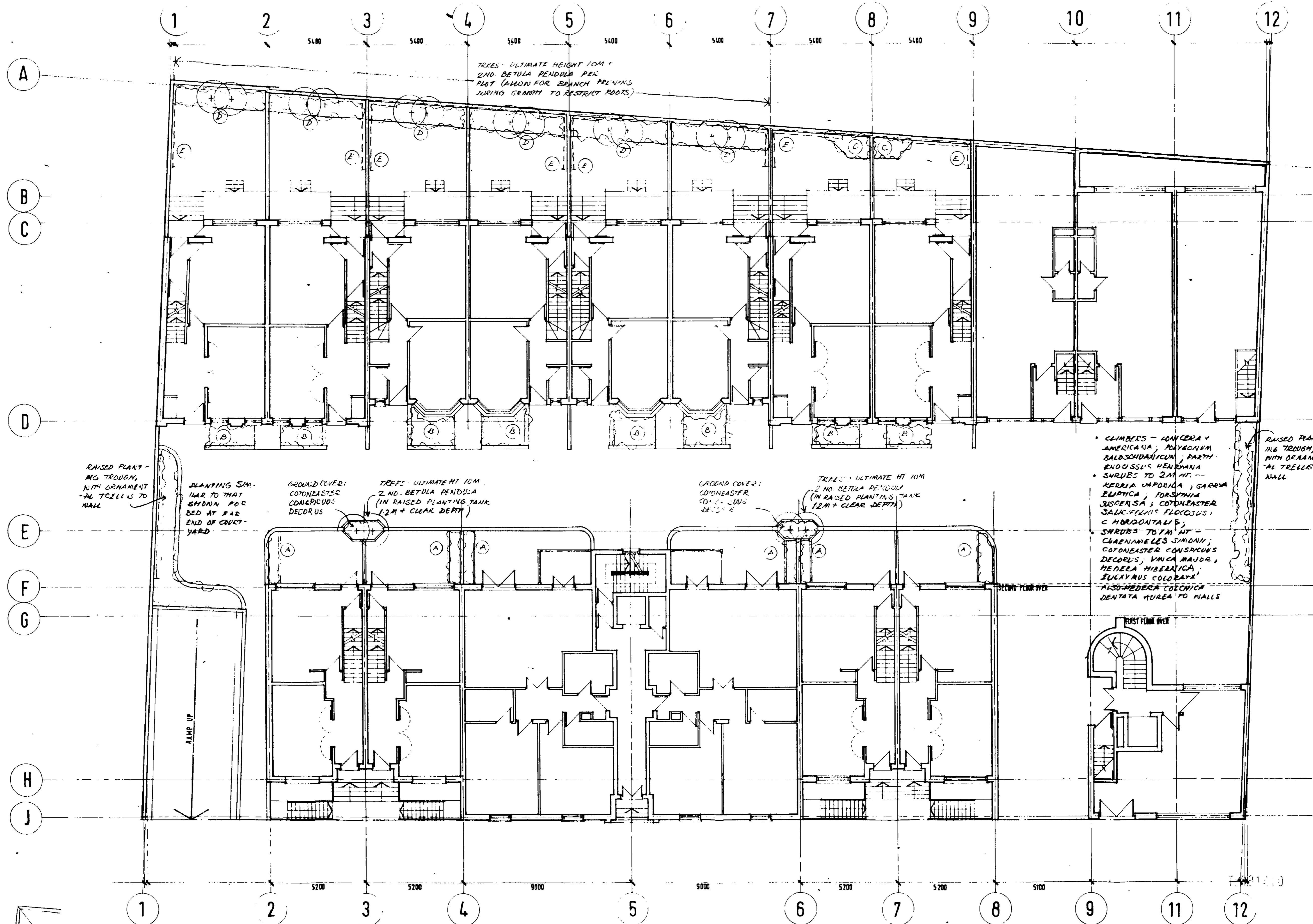
Drawn
 Date
 MAR '88

Drawing No
 HTN/01/54

Scale
 1:100

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no	date	revisions



TREES: ULTIMATE HEIGHT 10M +
2 NO. BETULA PENDULA PER
PLOT (ALLOW FOR BRANCH PRUNING
DURING GROWTH TO RESTRICT ROOTS)

RAISED PLANTING TROUGH, WITH ORNAMENTAL TRELLIS TO WALL

PLANTING SIMILAR TO THAT SHOWN FOR BED AT FAR END OF COURTYARD

GROUND COVER: COTONEASTER CONSPICUUS DECORUS

TREES: ULTIMATE HT 10M
2 NO. BETULA PENDULA
(IN RAISED PLANTING TANK
12M + CLEAR DEPTH)

GROUND COVER: COTONEASTER CONSPICUUS DECORUS

TREES: ULTIMATE HT 10M
2 NO. BETULA PENDULA
(IN RAISED PLANTING TANK
12M + CLEAR DEPTH)

CLIMBERS - LONICERA AMERICANA; POLYGONUM BALDSCHEANICUM; PARTHENOISSUS HENRIANA
SHRUBS TO 2M HT -
KERRIA JAPONICA; GARRIA ELIPTICA; FORSYTHIA SUSPENSIA; COTONEASTER SALICIFOLIA FLOCCOSA; C. HORIZONTALIS
SHRUBS TO 1M HT -
CHAENOMELES SIMONI; COTONEASTER CONSPICUUS DECORUS; VINCA MAJOR; HEDERA HIBERNICA; EUNYMUS COLORATA
ALSO HEDERA COLCHICA DENTATA AUREA TO WALLS

RAISED PLANTING TROUGH, WITH ORNAMENTAL TRELLIS TO WALL

KEY
A PLANTING TO RAISED TROUGHS AGAINST SCREEN WALLS:
• CLIMBERS - HEDERA COLCHICA DENTATA AUREA; PARTHENOISSUS HENRIANA
• WALL SHRUBS TO 2M HT - CHAENOMELES SPECIOSA; COTONEASTER LACTEUS; C. HORIZONTALIS; FORSYTHIA SUSPENSIA; GARRIA ELIPTICA; ELEAGNUS RANGENS
• SHRUBS TO 1M HT - BERBERIS VARS;

B EUNYMUS VARS; YUCCA FILAMENTOSA
• GROUND COVER - VINCA VARS; COTONEASTER VARS
C PLANTING TO RAISED BEDS AT ENTRANCES:
• SHRUBS TO 12M HT - CHAENOMELES
• SHRUBS TO 12M HT - CHAENOMELES
• COTONEASTER CONSPICUUS DECORUS;

D WALL SHRUBS TO CORNER LOCATIONS:
• SHRUBS TO 2M HT - JASMINUM NULI FLODUM; PYRACANTHA ROBINSONIANA
• SHRUBS TO 1M HT - BERBERIS VARS; EUNYMUS VARS; COTONEASTER VARS
E CLIMBERS TO WALL TRELLIS, PLANTED IN PORTABLE PLANTERS:
• CLEMATIS VARS; WITH SEREPHIA CORYFOLIA AS GROUND COVER
F TRELLIS SYSTEM AND WALL DECORATION SYSTEM BY THWAITES + PITT; OR SIMILAR

D PLANTING TO REAR SCREEN WALLS:
• CLIMBERS - HEDERA COLCHICA DENTATA; PARTHENOISSUS HENRIANA; HYDRANGEA PETIOLATA (TO SIDE WALLS)
• WALL SHRUBS TO 2M HT - CHAENOMELES VARS; ESCALLONIA VARS; VIRORNUM BIRKWOODII; CHAENOMELES VARS; FORSYTHIA SUSPENSIA; COTONEASTER LACTEUS; BERBERIS VARS

E CLIMBERS TO WALL TRELLIS, PLANTED IN PORTABLE PLANTERS:
• CLEMATIS VARS; WITH SEREPHIA CORYFOLIA AS GROUND COVER
F TRELLIS SYSTEM AND WALL DECORATION SYSTEM BY THWAITES + PITT; OR SIMILAR

DESIGNED BY
DIRECTOR OF
PLANNING & TRANSPORTATION
20 JUN 1988



Job
HORTENSIA ROAD

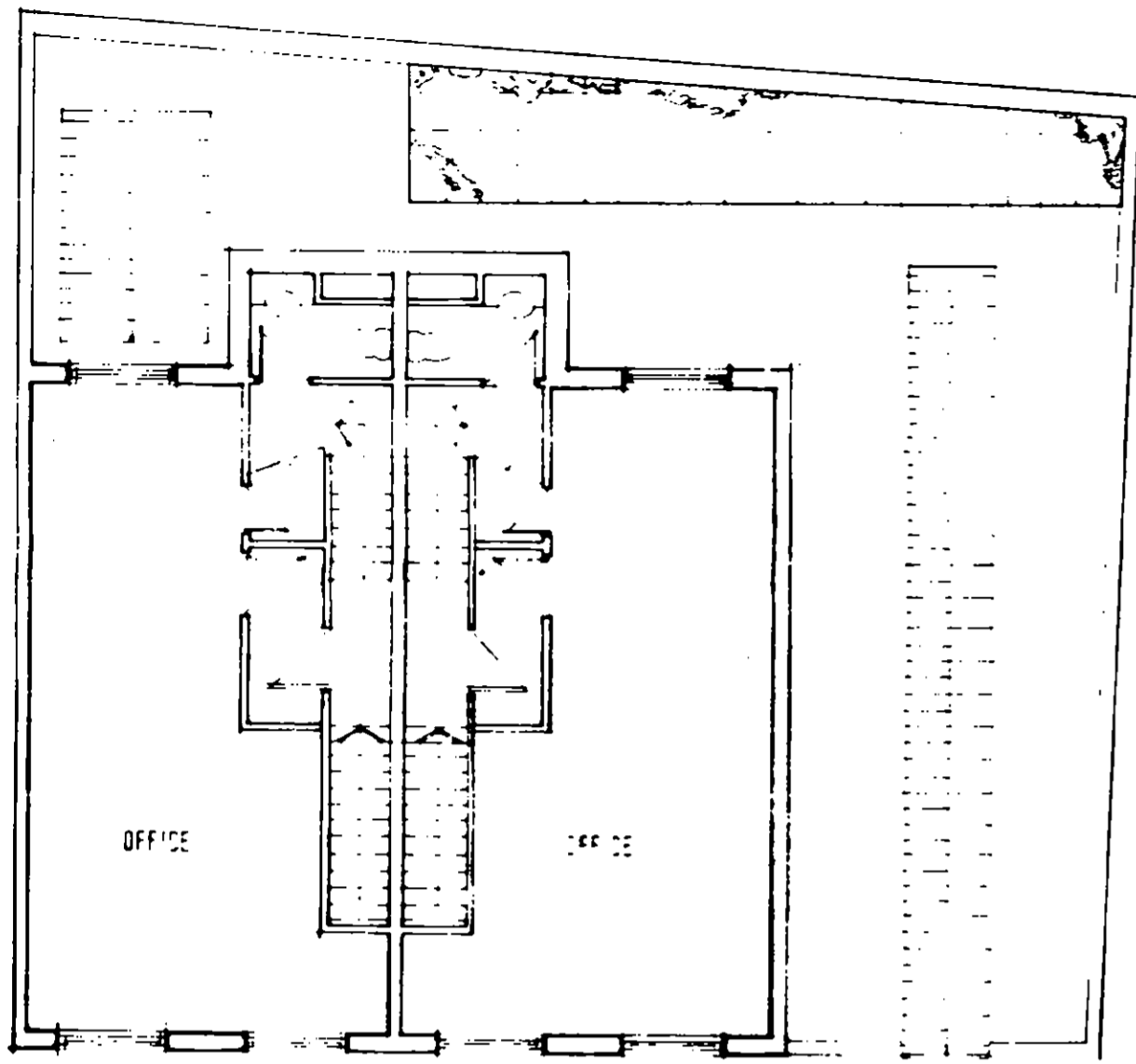
Title
**SETTING OUT
GROUND FLOOR
PLANTING**

Drawn
COY
Date
MAY 1988

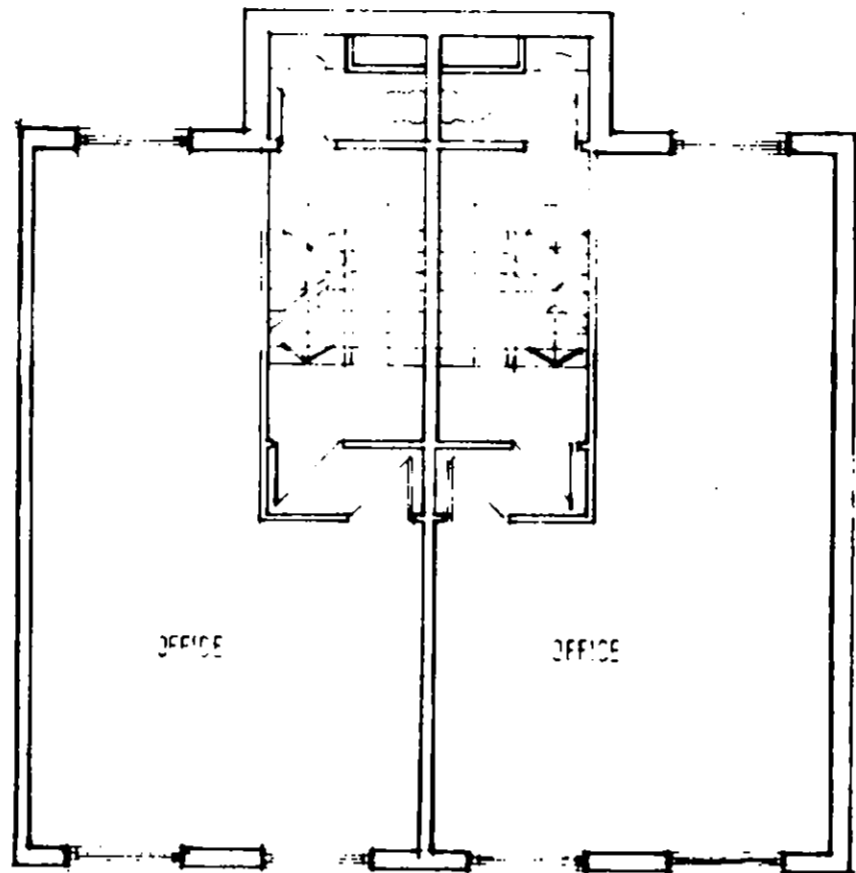
Drawing No
HTN/L(1)-04

Scale
1:100

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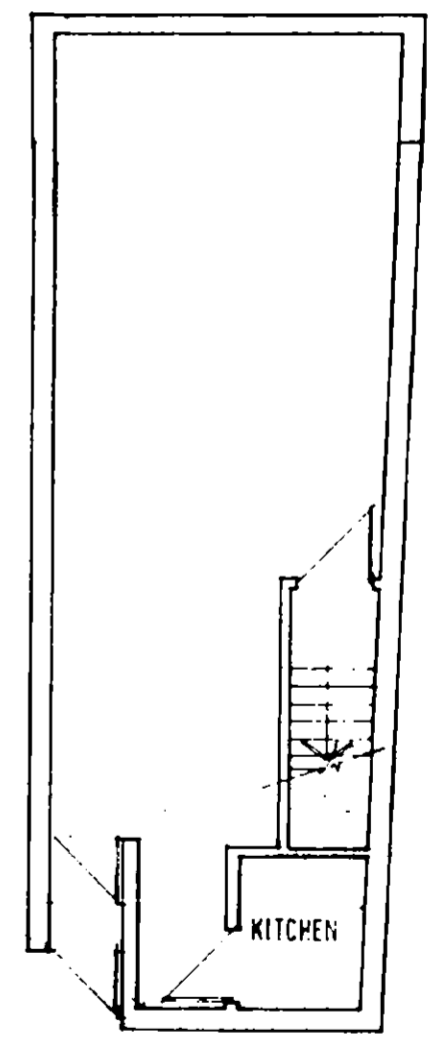
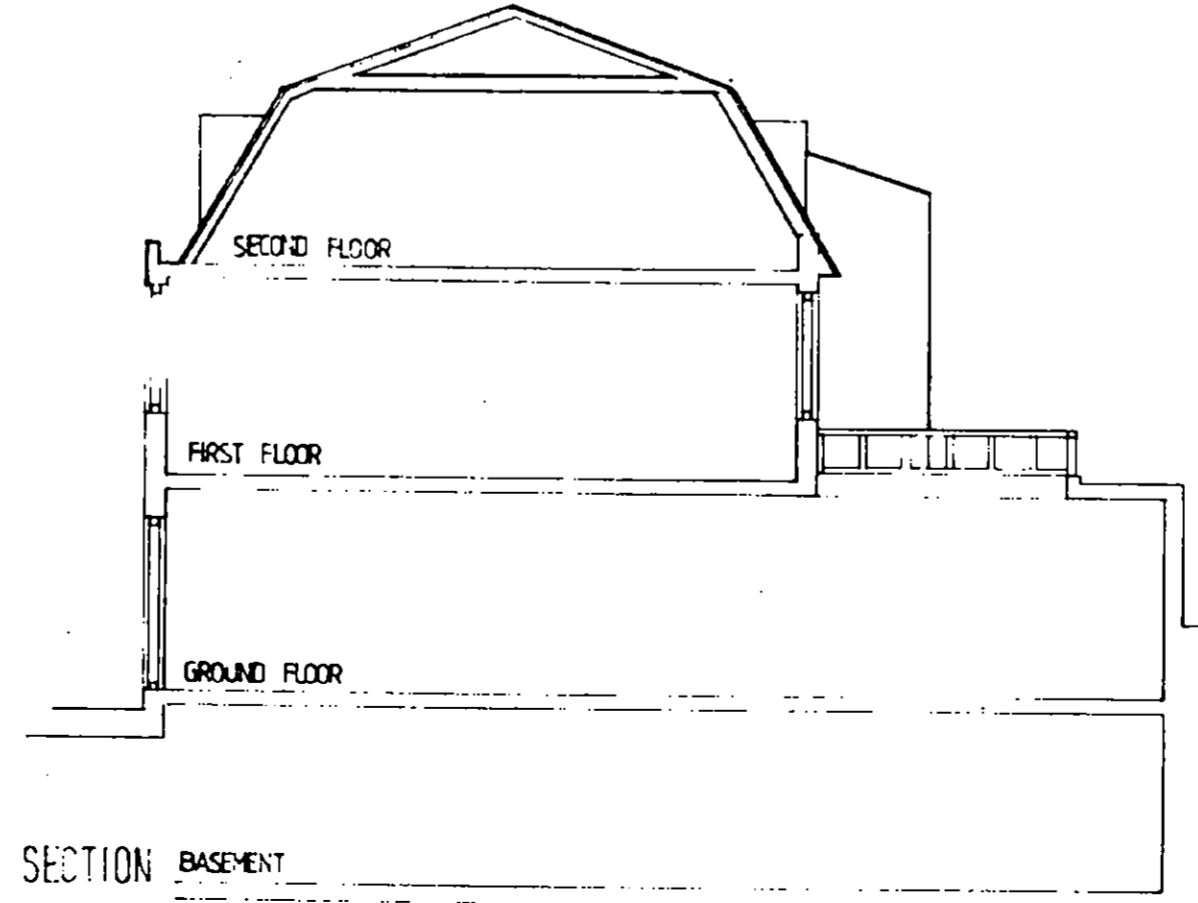
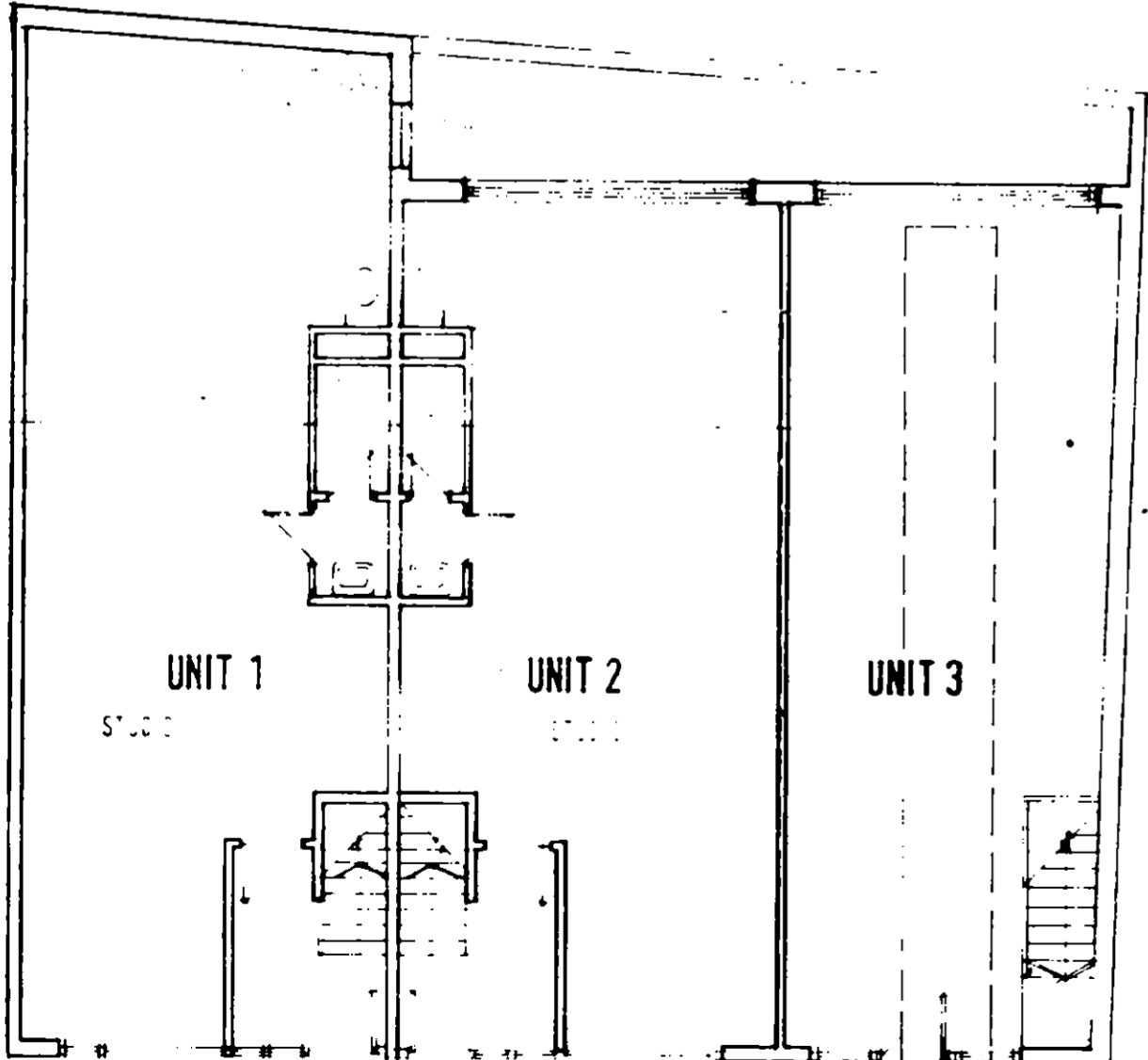


FIRST FLOOR



SECOND FLOOR

GROUND FLOOR



BASEMENT TO UNIT 3

no	date	revisions
----	------	-----------

		BASEMENT AREA SHOWN TAKEN WILL BE MAY 1988
		THIRD FLOOR OMITTED UNIT NUMBERS AMENDED

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 Planning and Landscape Consultants
 Colwyn Bay 0492 532736 London 01-938 2464

Job
HORTENSIA RD

Title
**REAR OFFICES
 U1, 2 & 3**

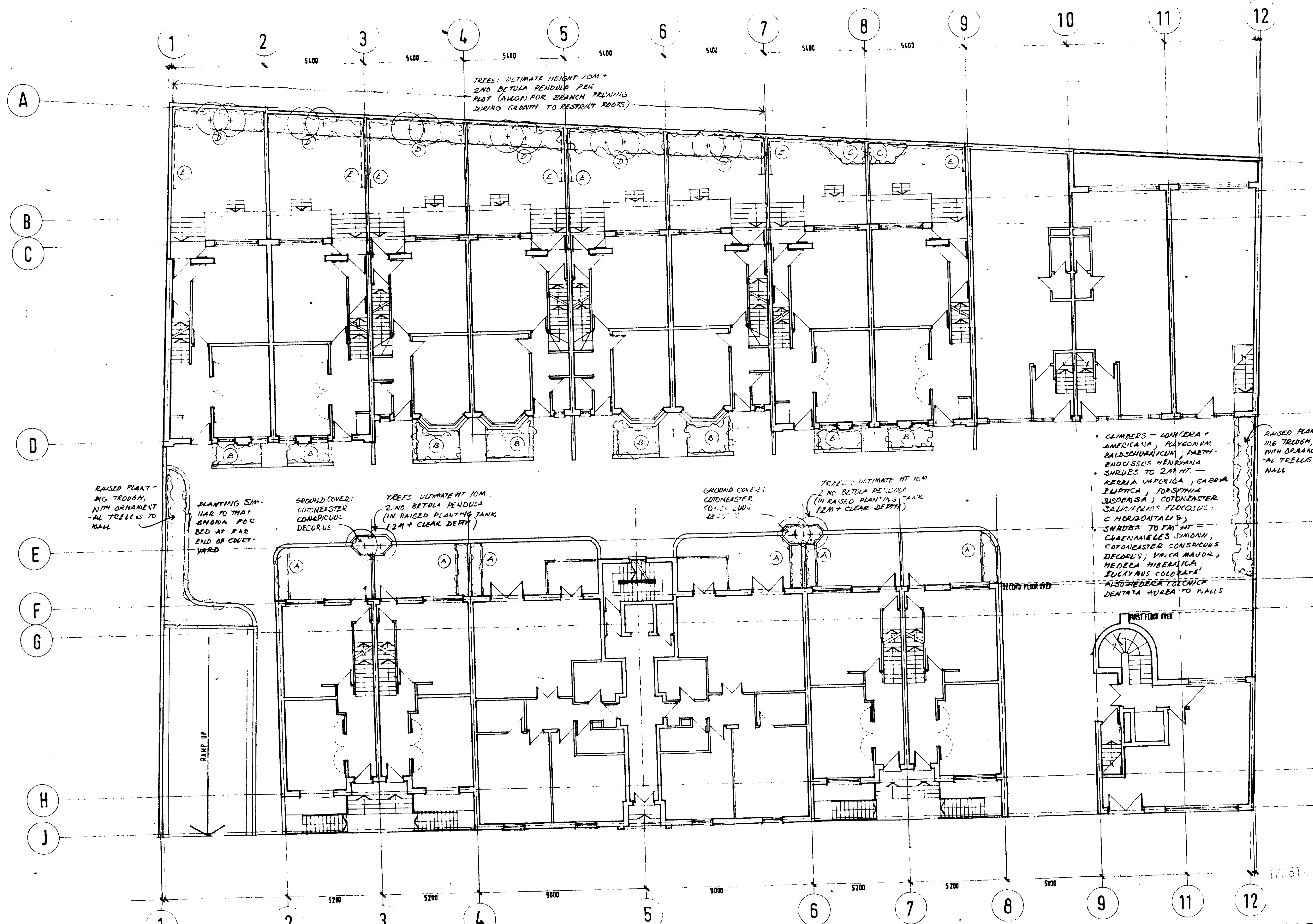
Drawn _____ Date _____

Drawing No
HTN/01/69 E

Scale
 1:100

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no	date	revisions



TREES: ULTIMATE HEIGHT 10M + 2ND BETULA PENDULA PER FOOT (AHEAD FOR BRANCH RELINING DURING GROWTH TO RESTRICT ROOTS)

RAISED PLANTING TROUGH, WITH ORNAMENTAL TRELLIS TO WALL

PLANTING SIMILAR TO THAT SHOWN FOR BED AT FAR END OF COURTYARD

GROUND COVER: COTONEASTER CONSPICUUS DECORUS

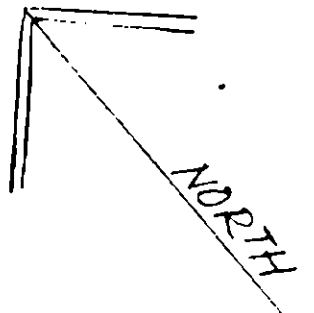
TREES: ULTIMATE HT 10M. 2 NO. BETULA PENDULA (IN RAISED PLANTING TANK 12M + CLEAR DEPTH)

GROUND COVER: COTONEASTER CONSPICUUS DECORUS

TREES: ULTIMATE HT 10M. 2 NO. BETULA PENDULA (IN RAISED PLANTING TANK 12M + CLEAR DEPTH)

CLIMBERS - LONICERA AMERICANA, POLYGONUM BALDSCHEANICUM, PARTH. ENOISSUS HENRYANA
 SHRUBS TO 2M HT. - KERRIA JAPONICA, GARRIA ELIPTICA, FORSYTHIA SUSPENS A, COTONEASTER SALICIFOLIUS FLOCCOSUS, C. HORIZONTALIS;
 SHRUBS TO 1M HT. - CHAENOMELES SIMONII, COTONEASTER CONSPICUUS DECORUS, VINCA MAJOR, MEDERA HIBERNICA, EULYAIUS COLOREATA, ALSO MEDERA COLOREATA DENTATA AUREA TO WALLS

RAISED PLANTING TROUGH, WITH ORNAMENTAL TRELLIS TO WALL



KEY

(A) PLANTING TO RAISED TROUGHS AGAINST SCREEN WALLS:
 • CLIMBERS - HEDERA COLCHICA DENTATA AUREA, PARTHENOISSUS HENRYANA
 • WALL SHRUBS TO 2M HT - CHAENOMELES SPECIOSA, COTONEASTER LACTEUS, C. HORIZONTALIS, FORSYTHIA SUSPENS A, GARRIA ELIPTICA, FLEAGNUS PUNICATA
 • SHRUBS TO 1M HT - BERBERIS VARS;

EUDYMIUS VARS, YUCCA FILAMENTOSA
 • GROUND COVER - VINCA VARS, COTONEASTER VARS
 (B) PLANTING TO RAISED BEDS AT ENTRANCES:
 • SHRUBS TO 12M HT - CHAENOMELES SIMONII, EUDYMIUS FORTUNEI VARS, COTONEASTER CONSPICUUS DECORUS;

C. HORIZONTALIS; YUCCA VARS, VINCA MAJOR, HEBE PINGUIFOLIA PAGES + VARS.
 (C) WALL SHRUBS TO CORNER LOCATIONS:
 • SHRUBS TO 2M HT - JASMINUM NUDE FLOREM, PIERACANTHA RUBRA SIMONII
 • SHRUBS TO 1M HT - BERBERIS VARS, EUDYMIUS VARS, COTONEASTER VARS

(D) PLANTING TO REAR SCREEN WALLS:
 • CLIMBERS - HEDERA COLCHICA DENTATA; PARTHENOISSUS HENRYANA, HYDRANGEA PETIOLATA (TO SIDE WALLS)
 • WALL SHRUBS TO 2M HT - CANTHUS VARS, ESCALONIA VARS, VISORNUM BIRKWOODII, CHAENOMELES VARS, FORSYTHIA SUSPENS A, COTONEASTER LACTEUS, BERBERIS VARS

(E) CLIMBERS TO WALL TRELLIS, PLANTED IN PORTABLE PLANTERS:
 • CLEMATIS VARS, WITH BERBERIS VARS CORNIFOLIA AS GROUND COVER
 • TRELLIS SYSTEM AND WALL DECORATION SYSTEM BY THWAITES + PITT, OR SIMILAR

CF&P
 Colwyn Poulton and Partners
 Chartered Architects
 Planning and Landscape Consultants
 Colwyn Bay Gwynedd LL57 2BQ
 London SW18 2EJ

Job
HORTENSIA ROAD

Title
SETTING OUT GROUND FLOOR PLANTING

Drawn
 COY
 Date
 MAY 1988

Drawing No
HTN/L(1)-04

Scale
1:100

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no	date	revisions
6	APR 88	ELEVATION AMENDED SHADOWS ADDED
5	FEB 88	FOR TOWER LODGE AND LTD CHARGES REVISIONS
4	MAY 88	ROOF AND TOWER FLYING
3	MAY 88	PENTHOUSE PLATS AMENDED
2	JUNE 88	PENTHOUSE PLATS AMENDED



HORTENSIA TERRACE - NORTH EAST ELEVATION



HORTENSIA TERRACE - SOUTH WEST ELEVATION

BUSINESS UNITS

FP081410

FINISHES
 Roof to be reconstituted
 stone slates
 Walls to be London stock and
 rusticated stucco
 Doors and window frames to
 be painted wood



Job
 HORTENSIA RD.

Title
 ELEVATIONS

Drawn
 Date
 FEB '88

Drawing No
 HTN/01/67 F

Scale
 1:100

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no	date	revisions
G	MAY 88	PLATS EXP AND END OF ROWS TERRACE EXP AMENDED
H	JUNE 88	PLATS REV AMENDED HOUSE A2 EXP AMENDED



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 24 JUN 88

SECTION LINES REFER TO
 DRAWING NO. HTN/01/96

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 Planning and Landscape Consultants
 Colwyn Bay 0492 83739 London 01-938 2444

Job
 HORTENSIA RD.

Title
 SITE PLAN

Drawn
 Date
 MAY 88

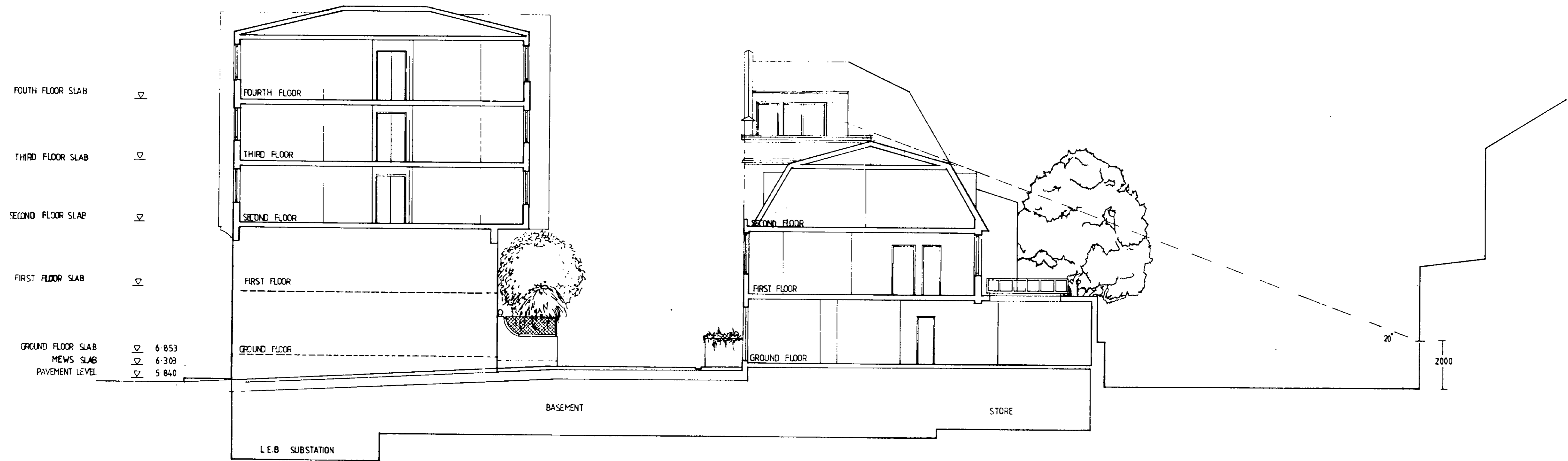
Drawing No
 HTN / 01/58 H

Scale
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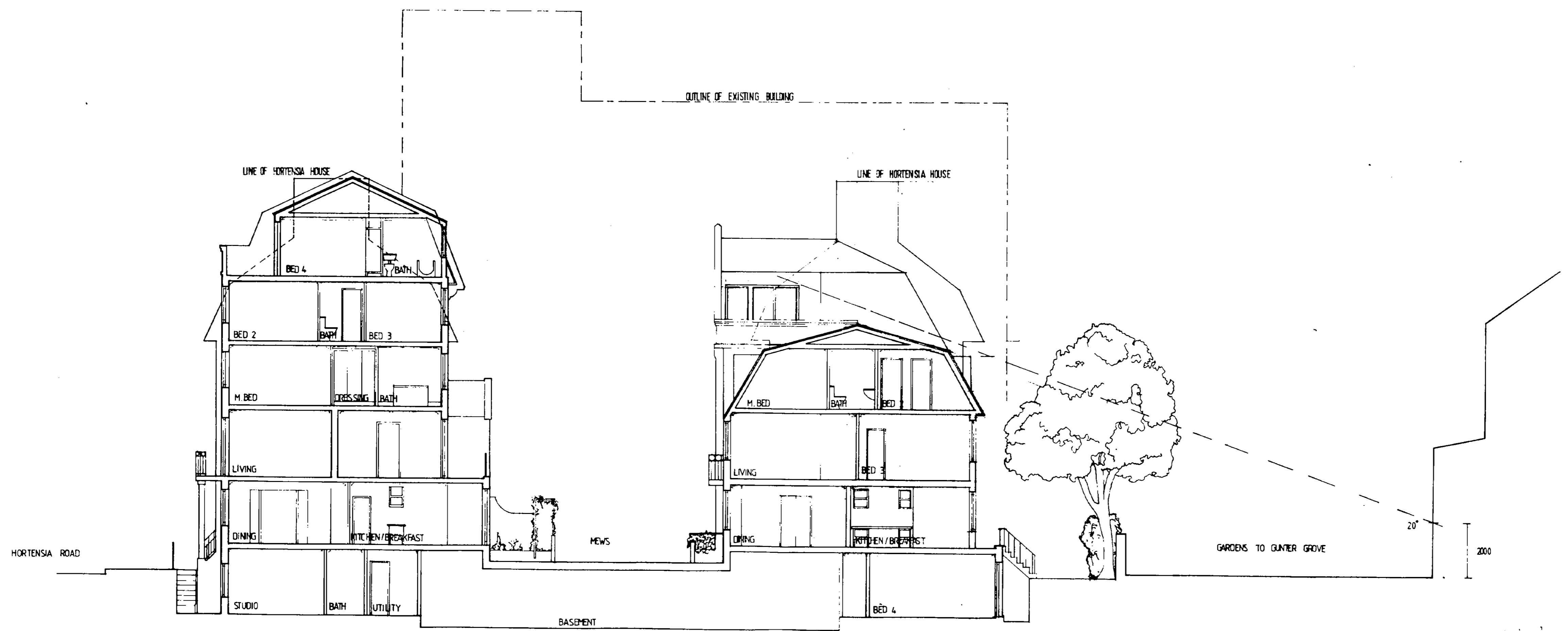
1:200

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no	date	revisions
C	6/88	Mews buildings lose a floor
D	6/88	that office side amended



SECTION A-A



SECTION B-B

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This drawing to be read in conjunction with Drg. No. HTN/01/58.

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Planning and Landscape Consultants
Colwyn Bay 0492 537736 London 01-638 2444

Job
HORTENSIA RD.

Title
SITE SECTIONS

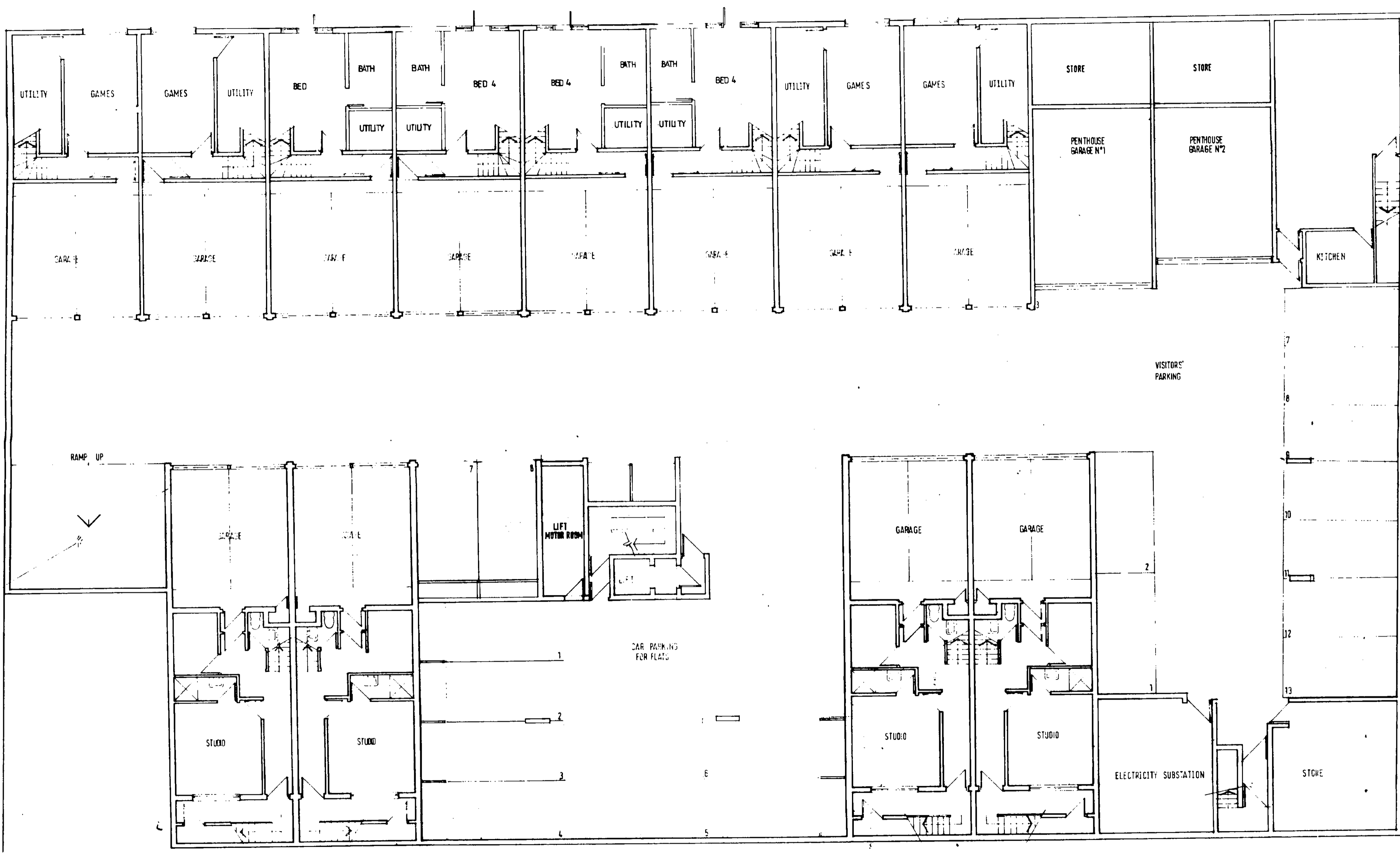
Drawn _____ Date _____

Drawing No
HTN/01/96

Scale
1:100

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no	date	revisions
C	21/7/85	BASEMENT TO BE USED FOR CARPACKING AND LIFT ELECTRICITY CIRCULATION STORAGE AREA STAIRCASE TO MEN'S TOILETS ALTERED
E	11/1/88	MIDDLE FOUR MEN'S BASEMENTS AMENDED FOR ARRANGEMENT REF DRG. HTN/01/57 D PENTHOUSE GARAGES ADDED ADDED LIFT LAMP ADDED



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 Planning and Landscape Consultants
 Colwyn Bay 0487 832788 London 01-628 2464

Job
HORTENSIA RD.

Title
BASEMENT PLAN

Drawn
 Date
FEB '88

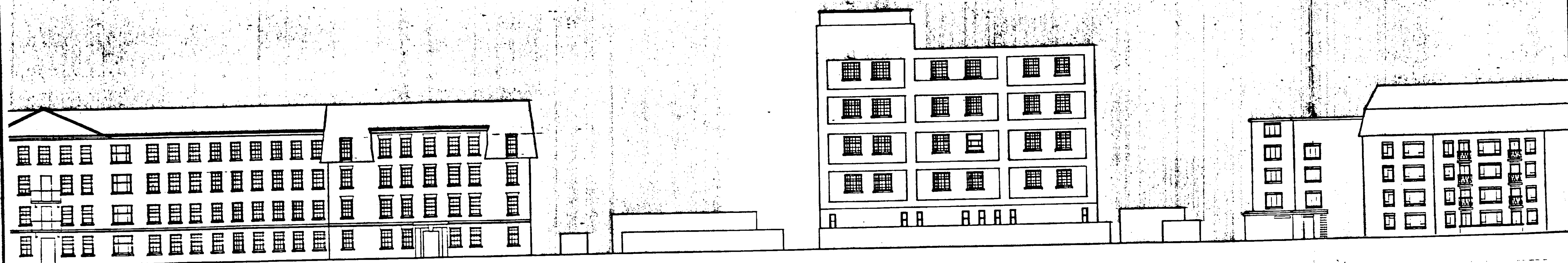
Drawing No
HTN/01/57 E

Scale
1:100

HTN/01/57 E
 BASEMENT PLAN
 FEB 1988

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no	date	revisions



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 Chartered Architects
 Planning and Landscape Consultants
 Colwyn Bay London
 0482 532735 01453 2404

Job
HORTENSIA ROAD

Title
**EXISTING AND PROPOSED
 SOUTH WEST ELEVATIONS**

Drawn	Date
-------	------

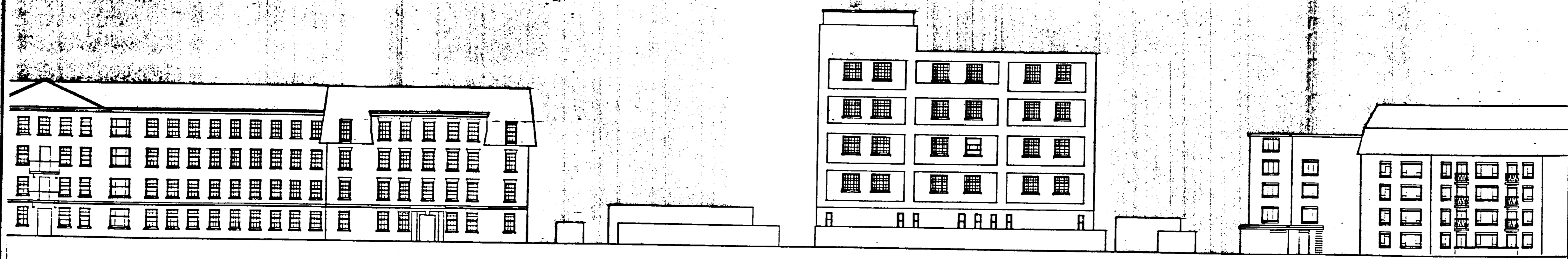
Drawing No
HTN/01/108

Scale
1:100

TP881410

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no	date	revisions



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 Planning and Landscape Consultants
 Colwyn Bay London
 0447 837730 01-438 2444

Job
HORTENSIA ROAD

Title
**EXISTING AND PROPOSED
 SOUTH WEST ELEVATIONS.**

Drawn Date

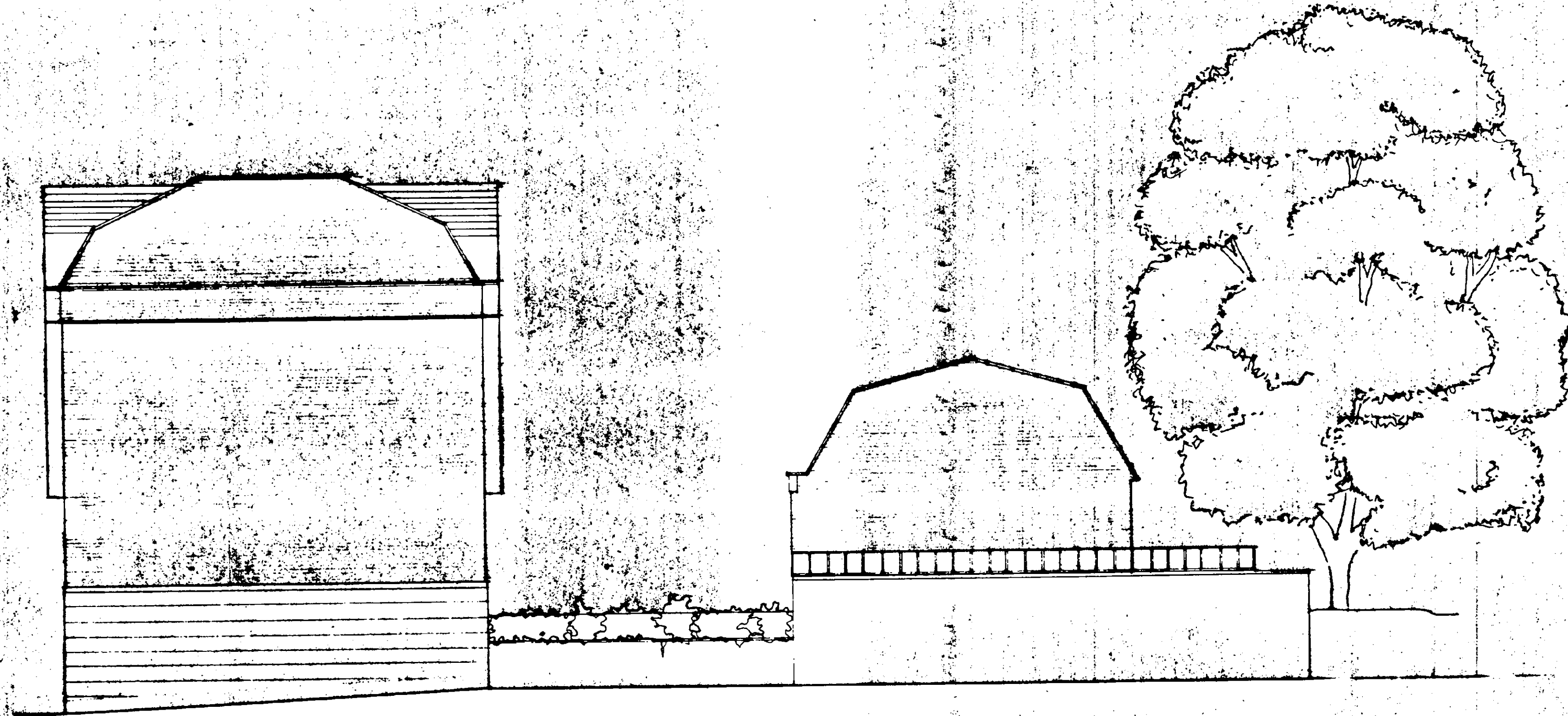
Drawing No
HTN/01/108

Scale
1:100

TP881410/A

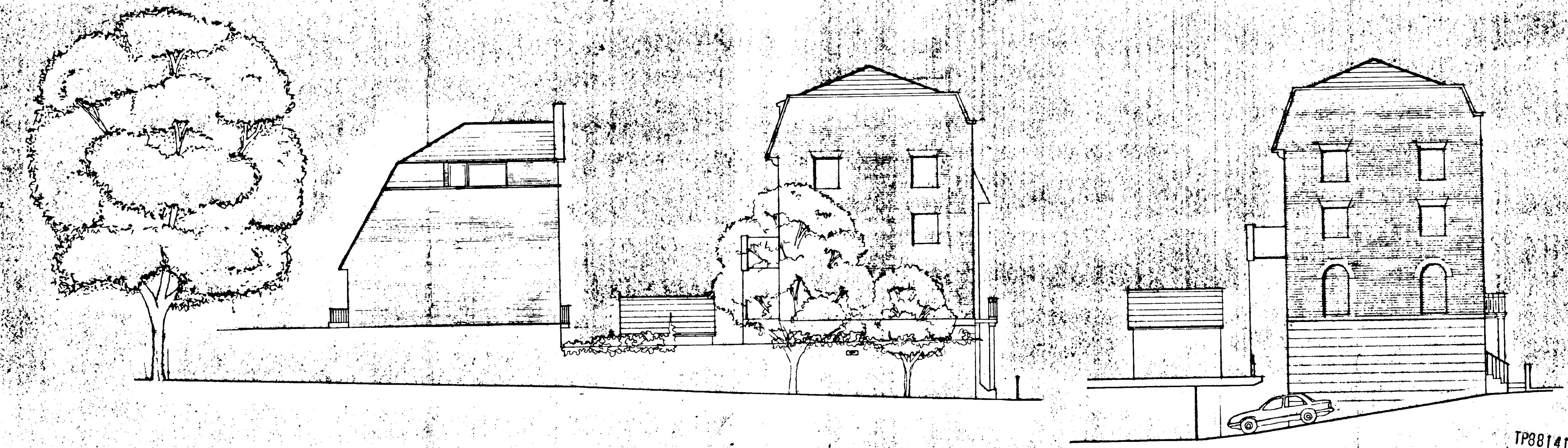
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no	date	revisions



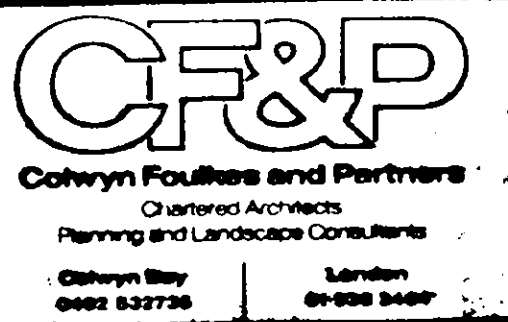
SOUTH EAST ELEVATION

SECTION THROUGH RAMP



NORTH WEST ELEVATION

TP881410/4



Job
HORTENSIA ROAD

Title
GABLE ELEVATIONS

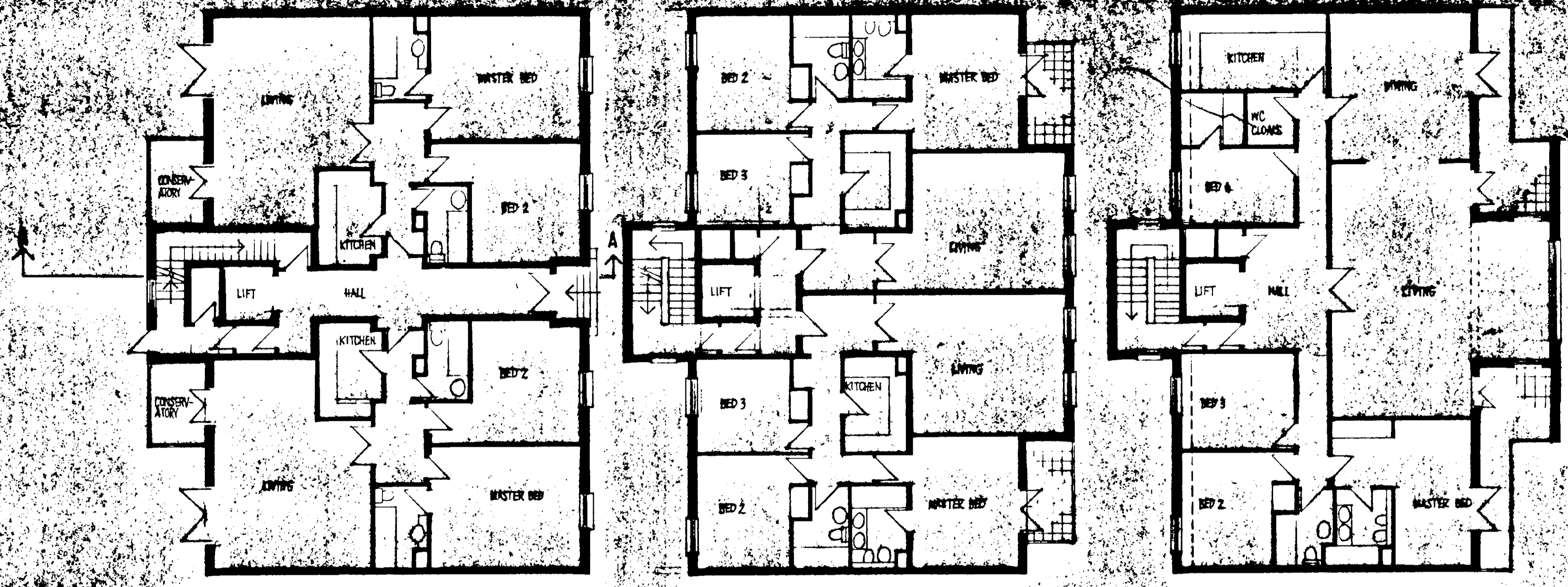
Drawn
 Date
8-88

Drawing No
HTN/01/115

Scale
1:100

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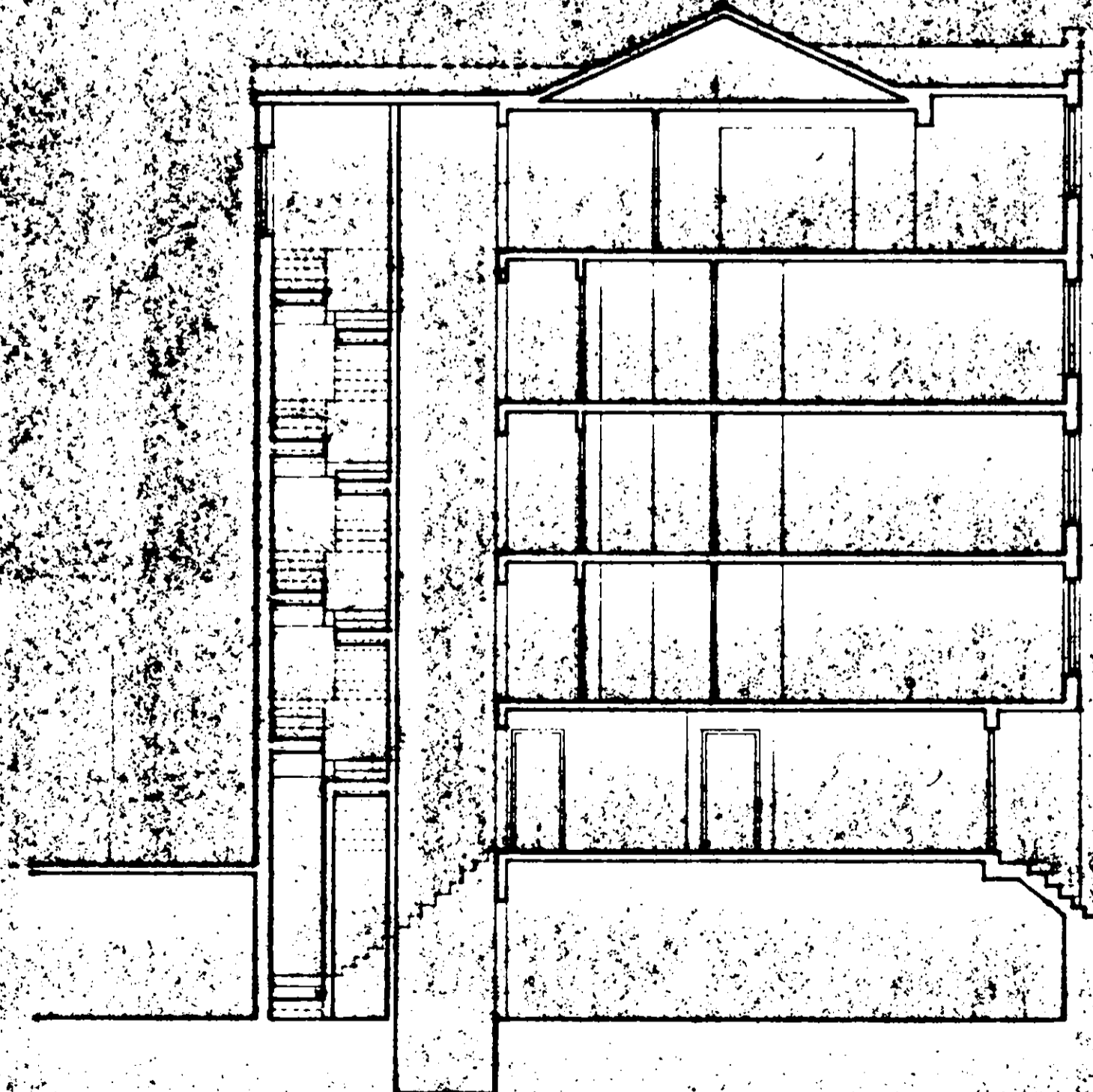
no	date	revisions
G	SEP 89	REDUCED BY ONE STORY



GROUND FLOOR

1st 2nd & 3rd FLOORS

PENTHOUSE



SECTION A-A

- 17 17 85 PENTHOUSE
- 17 14 990 THIRD FLOOR
- 17 12 985 SECOND FLOOR
- 17 09 940 FIRST FLOOR
- 17 07 175 GROUND FLOOR
- 17 MOVEMENT LEVEL WARES
- 17 04 140 BASEMENT
- 17 02 000 LIFT PIT



Job
HORTENSIA ROAD

Title
FLATS: FLOOR PLANS & SECTION

Drawn
 Date
8-88

Drawing No
HTN/01/61 G

Scale
1:100

17081410/A



HORTENSIA TERRACE - NORTH EAST ELEVATION



HORTENSIA TERRACE - SOUTH WEST ELEVATION

BUSINESS UNITS

10.500

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smaller scaled drawings.

no	date	revisions
6	2.12.98	Plans Revised. Reduced BY C.I.E. STOKY

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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Planning and Landscape Consultants
Colwyn Bay 0688 532730 London 01-438 2494

Job
HORTENSIA RD.

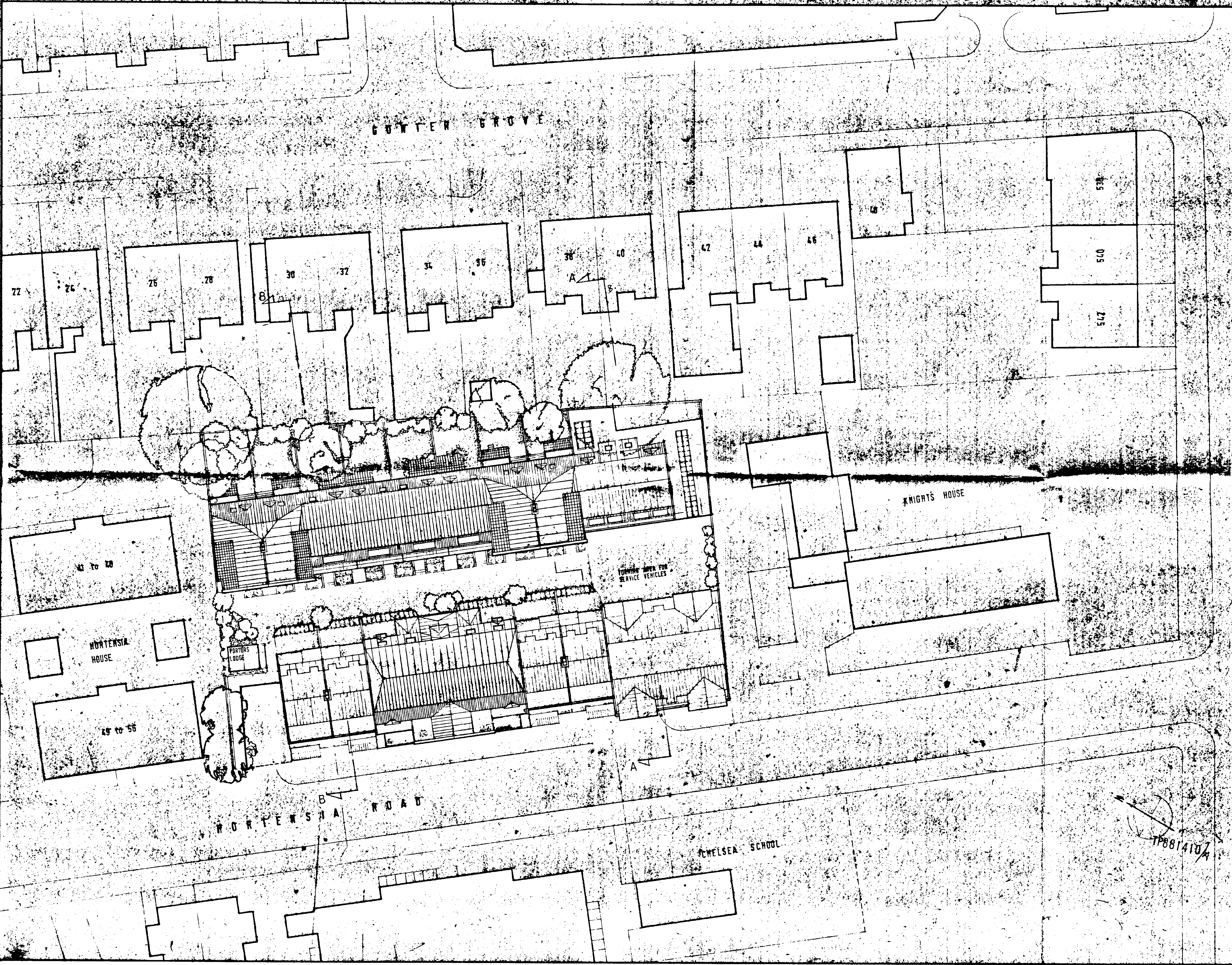
Title
ELEVATIONS

Drawn
Date
8-'88

Drawing No
HTN/01/67G

Scale
1:100

TP881410



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no	date	revisions
		REVISED
G	1975	PLANS FOR AND END OF WORK. TERRACE, ROOF AND WOOD
H	1975	PLANS FOR AND END OF WORK. WOOD AND TERRACE
I	1975	PLANS FOR AND END OF WORK. WOOD AND TERRACE. REVISIONS 0-1-1

SECTION LINES REFER TO DRAWING NO. HTN/01/95

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 Planning and Landscape Consultants
 Colwyn Bay Gwynedd LL57 2JG London SW-020 2404

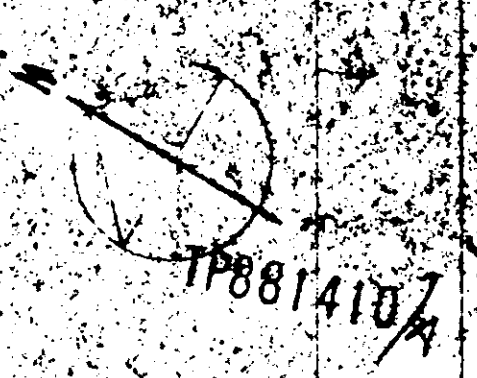
Job
 HORTENSIA RD.

Title
 SITE PLAN

Drawn
 Date
 MAY 88

Drawing No
 HTN/01/58 I

Scale
 1:200



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no.	date	revisions

CF&P
 Coker, Frantz & Partners
 Planning and Landscape Consultants
 10000 17th Ave. S.W. 10000 17th Ave. S.W.
 Over 30 Years Over 30 Years

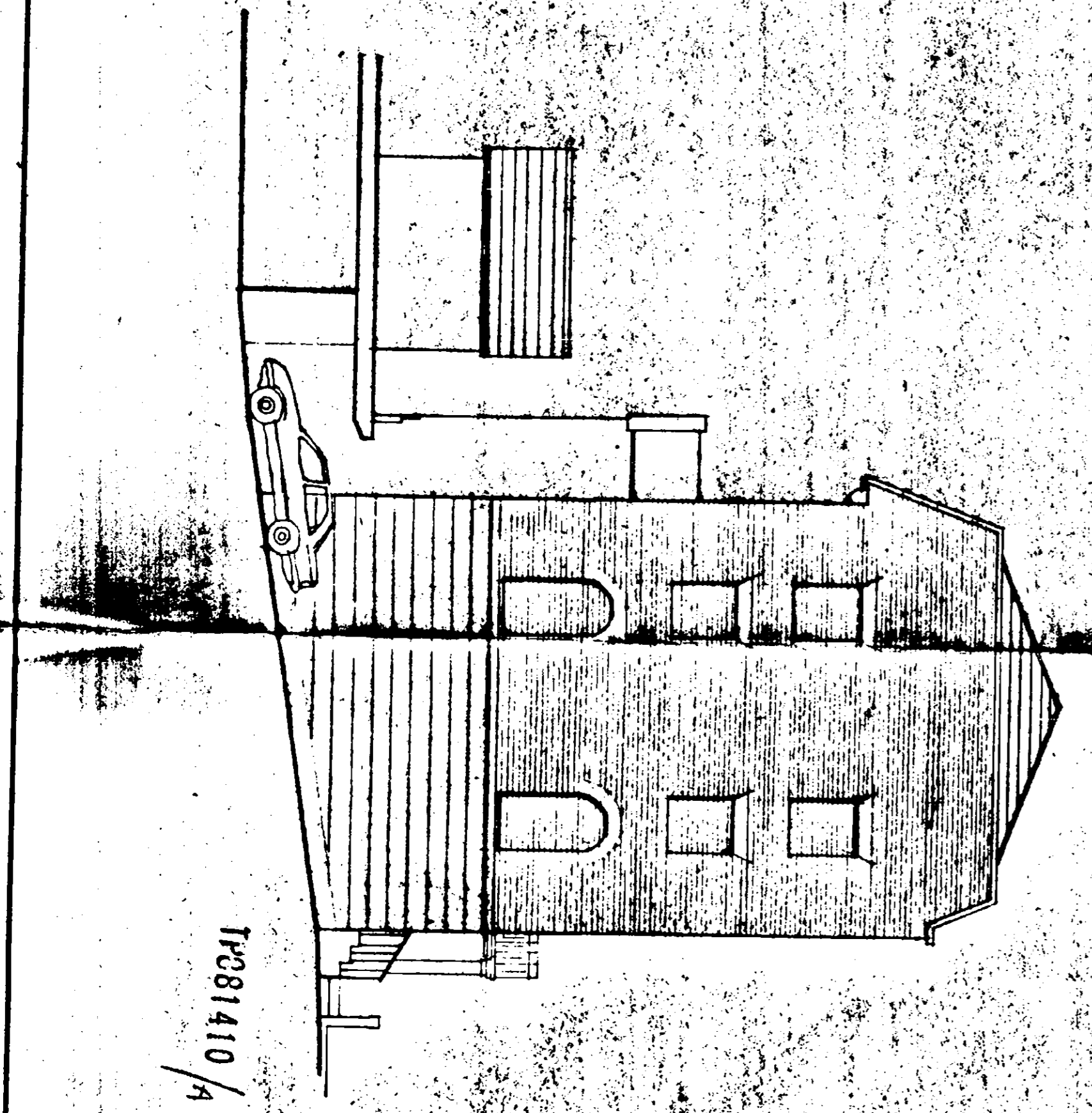
Job
 HORTENSIA ROAD

Title
 GABLE ELEVATIONS

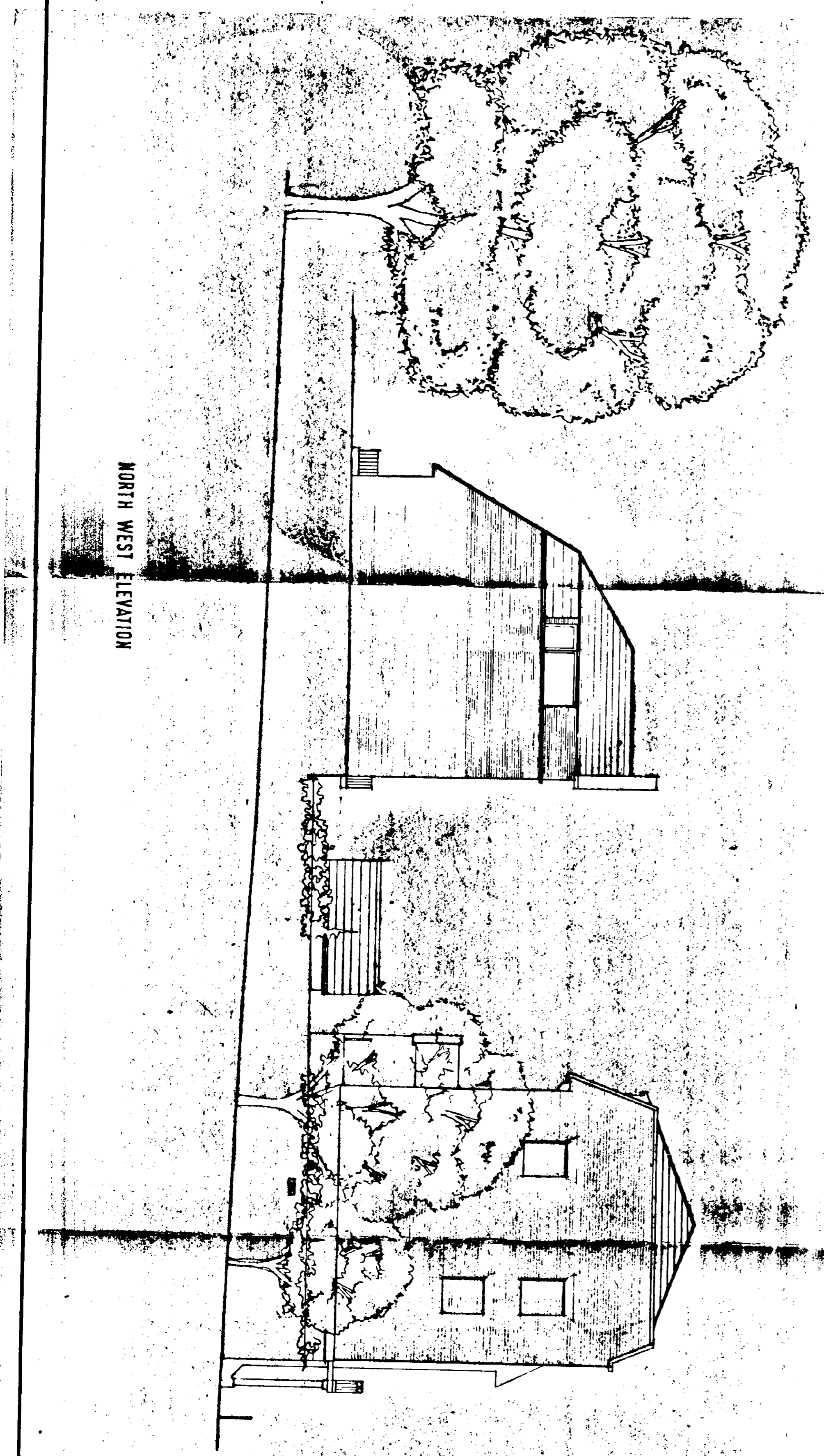
Drawn **Date**
 HTN 8-88

Drawing No.
 HTN/01/115

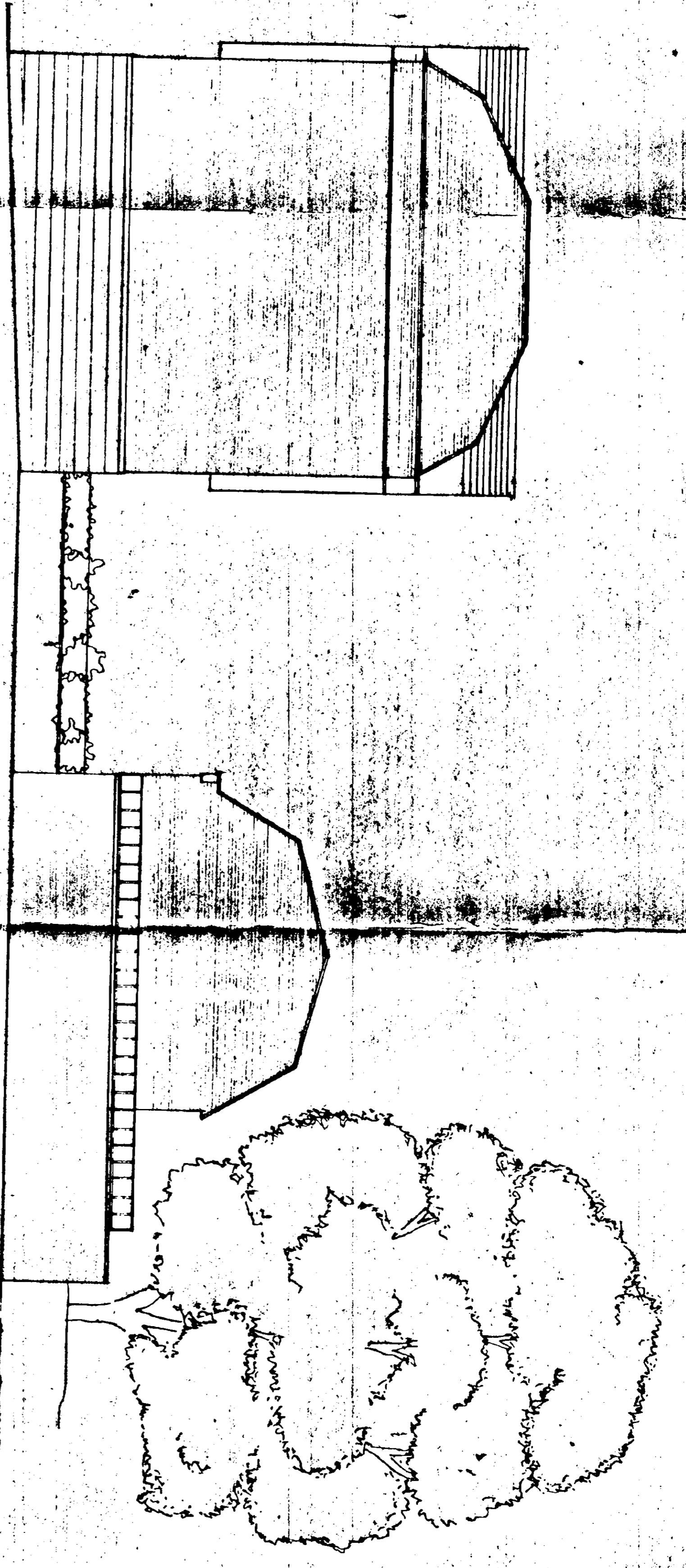
Scale
 1:100



NORTH WEST ELEVATION



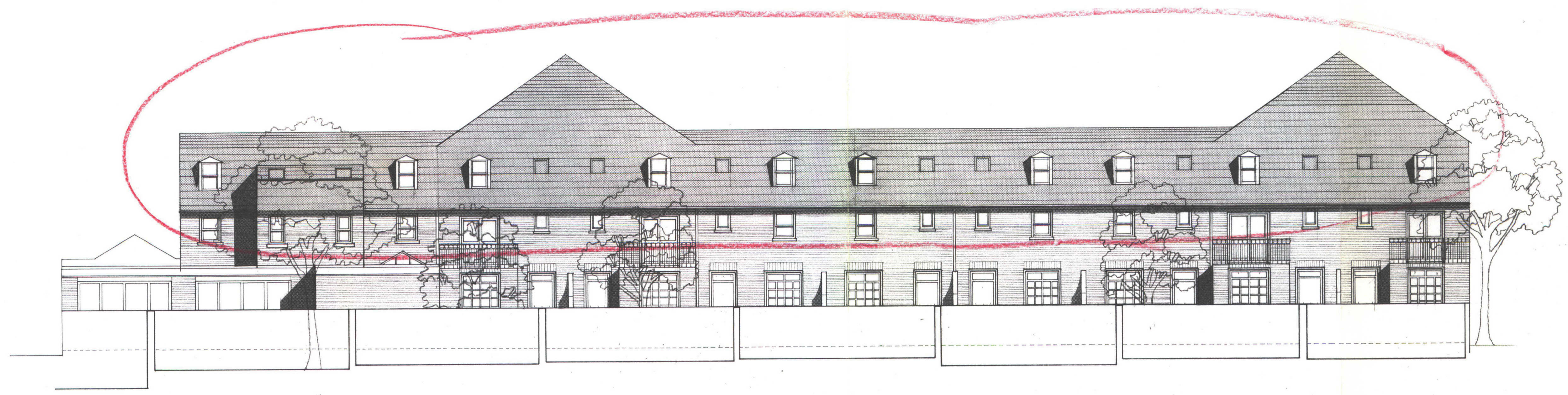
SOUTH EAST ELEVATION



SECTION THROUGH RAMP

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no	date	revisions
5	JUN 88	BOTH ELEVATIONS AMENDED



MEWS TERRACE NORTH EAST ELEVATION



MEWS TERRACE SOUTH WEST ELEVATION

TP881410

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ON 24 JUN 1988

CF&P
Colwyn Foulkes and Partners
Chartered Architects
Planning and Landscape Consultants
Colwyn Bay | London
0482 532735 | 01-938 2464

Job
HORTENSIA RD

Title
ELEVATIONS

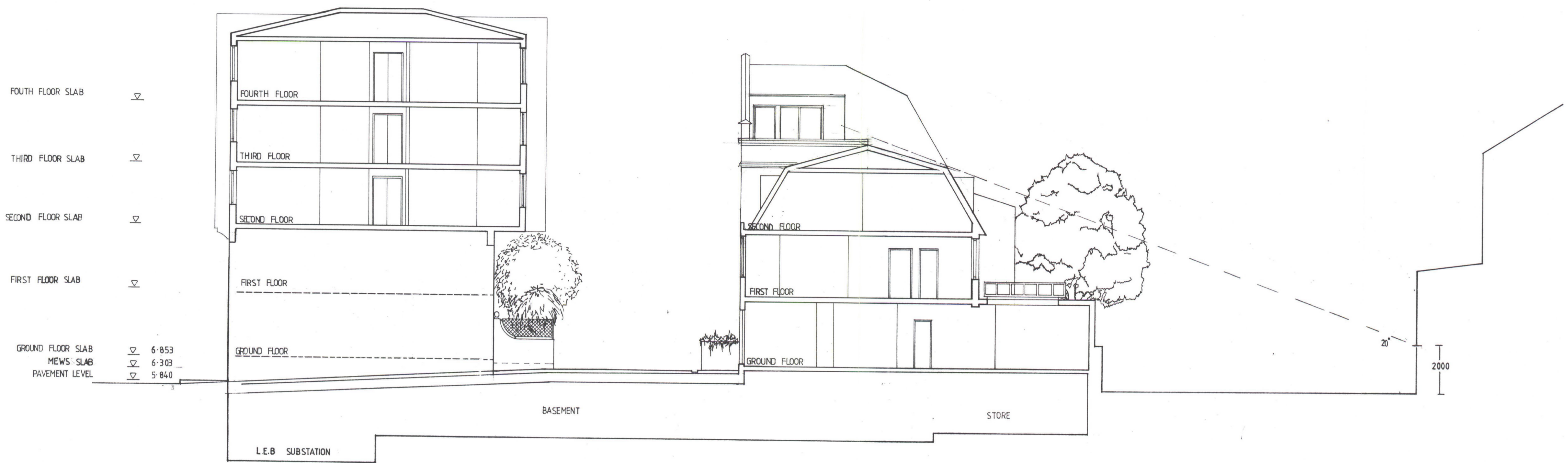
Drawn _____ Date _____

Drawing No
HTN/01/99 B

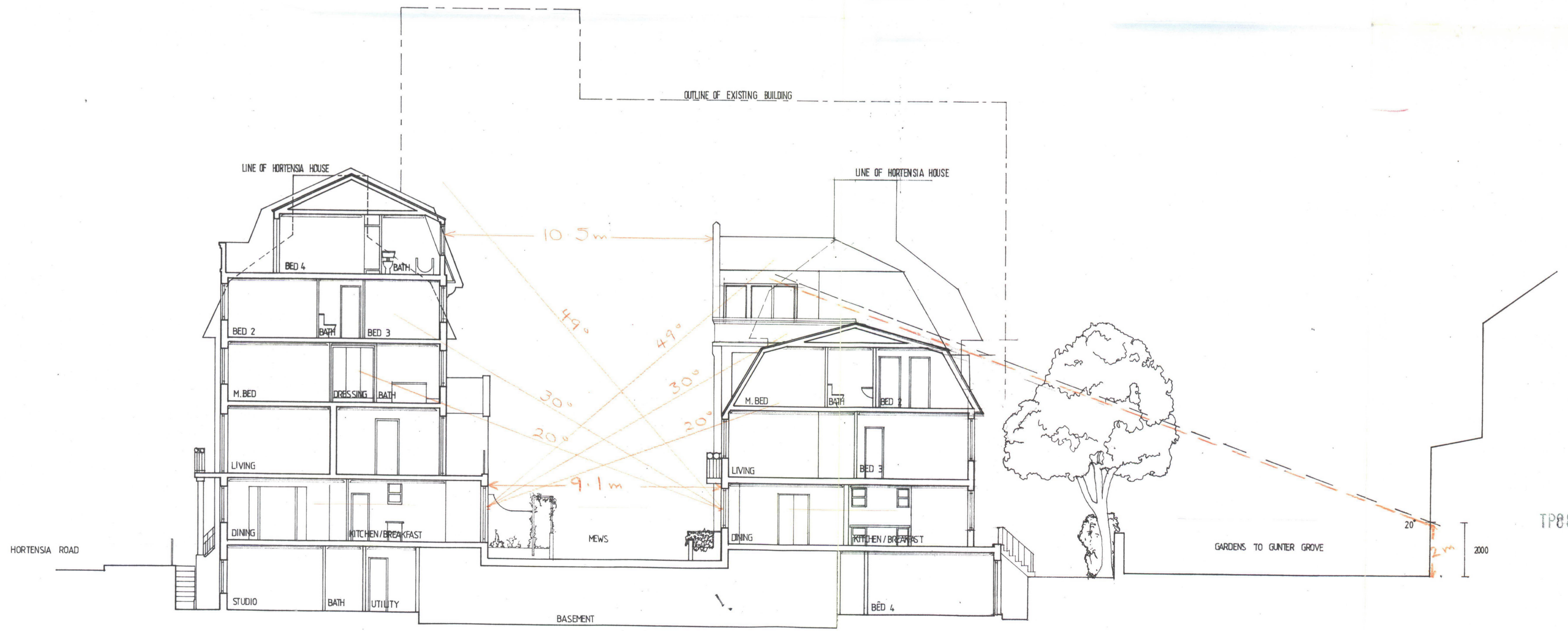
Scale
1:100

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 smaller scaled drawings.

no	date	revisions
C	6/88	Mews buildings lose a floor.
D	6/88	Front office bay amended.



SECTION A-A



SECTION B-B

SECTION
 +
 ELEVATIONS

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 DN 24 JUN 1988

This drawing to be read in conjunction
 with Drg. No. HTN/01/58.

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 Colwyn Foulkes and Partners
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 Planning and Landscape Consultants
 Colwyn Bay 0492 532735 London 01-938 2464

Job
 HORTENSIA RD.

Title
 SITE SECTIONS

Drawn Date

Drawing No
 HTN/01/96D

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no	date	revisions
6	21.08.88	FLYING BUTTRESS. REDUCED BY ONE STOREY.



HORTENSIA TERRACE - NORTH EAST ELEVATION



HORTENSIA TERRACE - SOUTH WEST ELEVATION

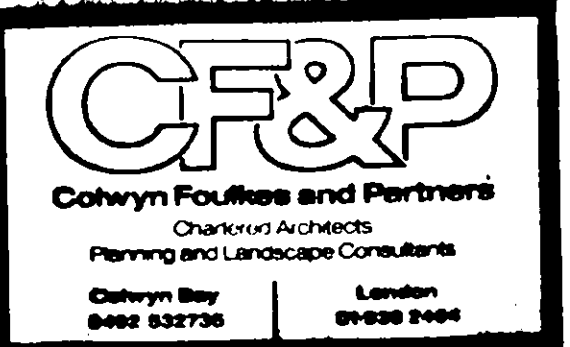
BUSINESS UNITS



10 500

TP881410/A

FINISHES
 Roof to be reconstituted stone slates
 Walls to be London stock and rusticated stucco
 Doors and window frames to be painted wood



Job
HORTENSIA RD.

Title
ELEVATIONS

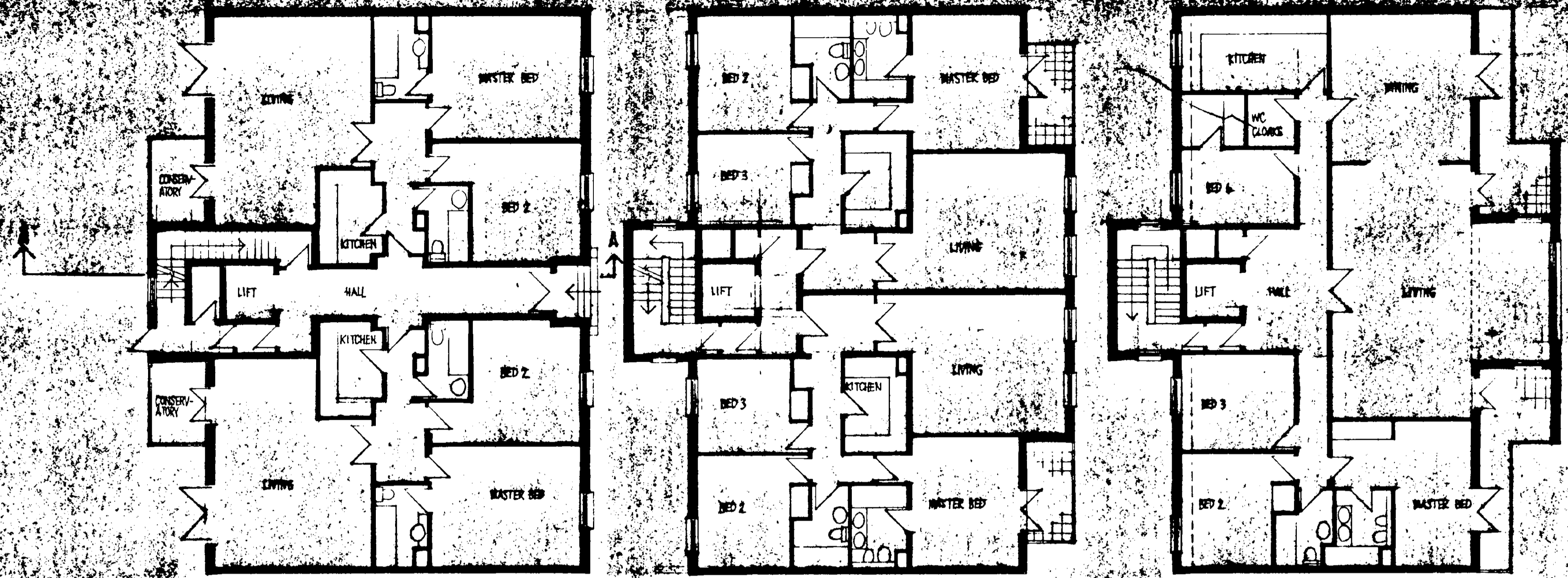
Drawn
 Date
8-'88

Drawing No
HTN/01/67 G

Scale
1:100

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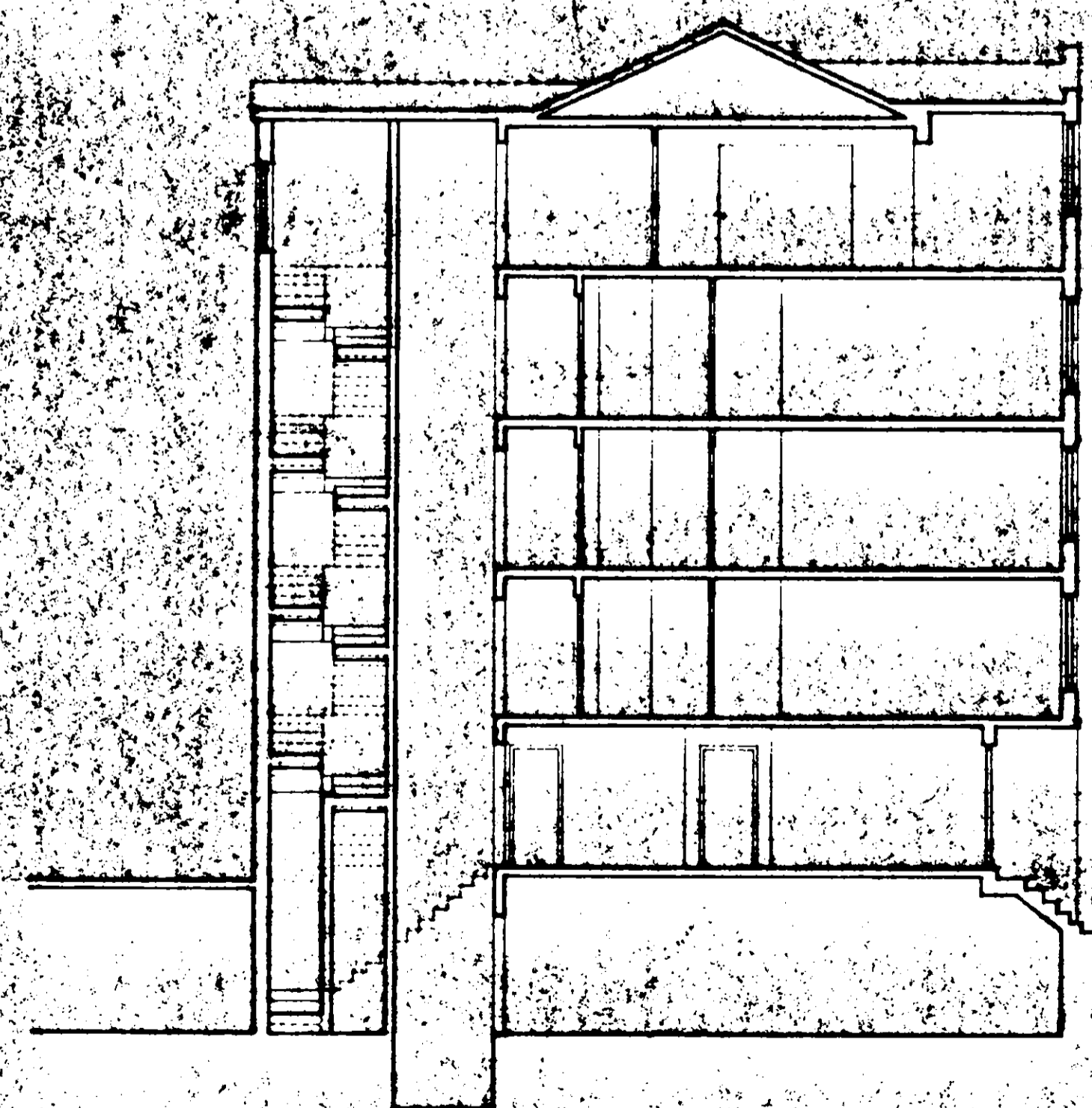
no	date	revisions
G	SEP 88	REVISED BY ONE STORY



GROUND FLOOR

1st 2nd & 3rd FLOORS

PENTHOUSE



SECTION A-A

- ▽ 10.05 PENTHOUSE
- ▽ 10.990 THIRD FLOOR
- ▽ 12.305 SECOND FLOOR
- ▽ 09.740 FIRST FLOOR
- ▽ 07.175 GROUND FLOOR
- ▽ RELEVEL LEVEL MARKERS
- ▽ 04.745 BASEMENT
- ▽ 02.190 LIFT PIT

CF&P
 Colwyn Foulkes and Partners
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 Planning and Landscape Consultants
 Chiswick, Middlesex Ux8 3LW
 London W14 8NS

Job
HORTENSIA ROAD

Title
FLATS: FLOOR PLANS & SECTION

Drawn
 Date
8-88

Drawing No
HTN/01/61 G

Scale
1:100

11081410