

1 & 3, TREBOVIR ROAD

25.6.63

Mr. Vague, Public Health, had a builder in with a plan for alterations at the above (which are united at basement and ground floor levels).

The premises are at present in 1-room lettings - and the plan shows "one-room suites". There are no kitchens, bathrooms or sinks in the whole place - just basins in every room (the 2nd & 3rd floors do not even show a lavatory but Mr. Vague is seeing to this aspect). He will be 'phoning the Architects this am. and if you would let him know how the matter stands re. town planning, he will mention it to the Architects (Epril & Partners (Mr. Adler), 55, Pall Mall, S.W.1.).

The builder states that the premises are not to be an hotel.

We have no town planning case.

1. Name and address of applicant (i.e. developer)
(IN BLOCK LETTERS)

London Electricity Board
West Bourn District,
63/81 Felham Street, S.W.7

Case No.

Register No.

Date received.

Copies required Pt I.....
Pt III.....

Address.....

.....Tel:.....
.....Group.....
.....Ref NRC

I/WE hereby apply for permission to carry out the development described in this application and on the attached plans and drawings.

B.L. Wells

L.E.B.

29.8.63

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

2. Full address of location of the land, including the Metropolitan Borough

3 Trebovir Road, S.W.5

3. (a) Brief particulars of the proposed work and/or change of use forming the subject of this application.
(b) State what the proposal involves. (Delete items which do not apply.)

(a) Construction of Transformer Chamber in vaults

(b) (i) ~~Resubmitting~~
(ii) ~~Alterations~~
(iii) ~~Change of use~~
(iv) ~~Renewal of a permit for~~
~~provisional permission for a limited period.~~

(c) State how you wish this application to be treated. (Delete the 2 items which do not apply).

(c) (1) Application for full planning permission.

(ii) ~~PERMISSION BY REFERRAL TO C.M.C.~~

(iii) ~~USE OF SECTION 10(1)(b)~~

4. State (a) the purpose to which the land is now put (if used for more than one purpose give details).
(b) Other previous uses, if known, including that on 1st July, 1948.

(a) Unused vaults

(b) Construction of new staircase from basement area

5. State whether the proposed development involves the construction of a new, or the alterations of an existing, access to or from the highway.

Construction of new staircase from basement area

6. State whether permission is desired for permanent development or use, or for a limited period, and if the latter for what period

Permanent

7. (a) Is the application in respect of the rebuilding, restoration or replacement of buildings, work or plant which has sustained war damage? (b) If so, give the cost of the work.

(a) No

(b)

8. If you wish, this application can also be treated as an application under the London Building Acts or Bylaws made thereunder, provided that you state opposite the sections or Bylaws concerned. (Applications in respect of premises in the City of London should be made by letter to the London County Council.)

Sections of 1930 Act

Sections of 1939 Act

Bylaws Nos.

9. List of drawings and plans submitted with the application (See note (d) opposite.)

3 copies of drawing No. 3/B/D.1346

CERTIFICATE UNDER SECTION 16 OF THE TOWN AND COUNTRY PLANNING ACT, 1962

CERTIFICATE A. (See Note (e) opposite).

I, the applicant the estate owner in respect of the fee simple

1. I hereby certify that the applicant is entitled to a tenancy of every part of the land to which the application relates.

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

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

8112

RE

COPY

7169

CJE/BVP/C.757
AR/TP.102120

THE ROYAL BOROUGH
OF KENSINGTON
RECEIVED
15 AUG 1963
ENGINEER & SURVEYORS DEPT.

9th August, 1963.

PP

Dear Sirs,

Town and Country Planning Act, 1962
1 and 3 Trebovir Road, Kensington

With reference to your application dated 26 June 1963, I have to inform you that the Council, in pursuance of its powers under Section 43 of the Town and Country Planning Act, 1962, hereby determines that the proposed internal alterations to Nos. 1 and 3 Trebovir Road, Kensington, and the use of the premises as single room lettings do not constitute development and that an application for permission in respect thereof is not required.

Yours faithfully,

Hubert Bennett
Architect to the Council.

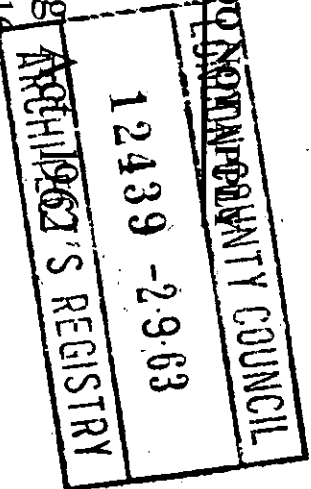
Messrs. G.J. Epril and Partners,
55 Pall Mall,
London, S.W.1.

STRIKE THROUGH THE CERTIFICATES WHICH DO NOT APPLY TO THIS COUNCIL

(see notes overleaf)

Town and Country Planning

Certificate under Section 16



CERTIFICATE B I hereby certify that:—

1. I have * given the requisite notice to all persons who, 21 days before the date of the accompanying ~~The applicant has~~ application, were owners of any of the land to which the application relates, viz:—

Name of owner

Address

Date of service of notice

Higwell Properties Ltd. 104, Westbourne Terrace, 29. 8. 1963.
W.2.

CERTIFICATE C I hereby certify that:—

1. (i) I am * unable to issue a certificate in accordance with either paragraph (a) or paragraph ~~The applicant is~~ (b) of Section 16(1) of the Town and Country Planning Act, 1962, in respect of the accompanying application dated.....

(ii) I have * given the requisite notice to the following persons who, 21 days before the date of the application, were owners of the land, or part thereof, to which the application relates, viz:—

Name of owner

Address

Date of service of notice

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

(b) Insert date of publication (which must not be earlier than 21 days before the application).

- (iii) I do not * know the names and addresses of the other owners of the land or part thereof.
- (iv) Notice of the application as set out below has been published in the (a) on (b) *Copy of notice as published.*

CERTIFICATE D. I hereby certify that:—

1. (i) I am * unable to issue a certificate in accordance with paragraph (a) of Section 16(1) of the Town and Country Planning Act, 1962 in respect of the accompanying application dated..... and I do not * know the names and addresses of any of the owners of any of the land to which the application relates;

(ii) Notice of the application as set out below has been published in the (a) on (b) *Copy of notice as published*

DO NOT DELETE. See note 2 overleaf.

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

Signed..... (Manager)
On behalf of London Electricity Board,
Date..... 29th August, 1963.
* Delete where inappropriate.

PART II

NOTES ON PART II

If you are the owner or tenant of all the land to which the application relates and have signed the certificate on Part I of the form, this part does NOT apply.

Town and Country Planning Act, 1962, Section 16

1. If you are NOT the freeholder or tenant 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-one 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-one days before the date of the application. You should then complete certificate D overleaf.

2. The certificates have been drafted on the assumption that the application will not relate to land any part of which is an agricultural holding. Should this not be so, notice has to be given to the tenant(s) of the holding(s) on the form shown in Notice No. 1 below and a different certificate submitted, which may be obtained from the Architect to the Council, The County Hall, S.E.1.

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 £50.

4. "Owner" means the estate owner in respect of the fee simple, or a person entitled to a tenancy for a term of years certain; of which not less than ten years remain unexpired.

5. If the application is in respect of land within the City of London, "Common Council of the City of London" should be substituted for "London County Council" and the "City Planning Officer, Guildhall, E.C.2" for "Architect to the Council, The County Hall, Westminster Bridge, S.E.1" in Notices Nos. 1 and 2 below.

NOTICE No. 1 TOWN AND COUNTRY PLANNING ACT, 1962

Notice under Section 16 of application for planning permission

Proposed development at (a)

TAKE NOTICE that application is being made to the London County Council by (b)
for planning permission to (c).

If you should wish to make representations about the application, you should do so in writing, within 21 days of the date of service of this notice, to the Architect to the Council, The County Hall, Westminster Bridge, S.E.1.

(a) Insert address or location of proposed development.
(b) Insert name of applicant.
(c) Insert description and address or location of proposed development.

Signed.....

On behalf of.....

Date.....

NOTICE No. 2 TOWN AND COUNTRY PLANNING ACT, 1962

Notice under Section 16 of application for planning permission

Proposed development at (a)

Notice is hereby given that application is being made to the London County Council by (b)
for planning permission to (c)

Any owner of the land (namely a freeholder or a person entitled to an unexpired term of at least 10 years under a tenancy) who wishes to make representations to the above-mentioned Council about the application should do so by writing within 21 days of the date of publication of this notice to the Architect to the Council, The County Hall, Westminster Bridge, S.E.1.

Signed.....

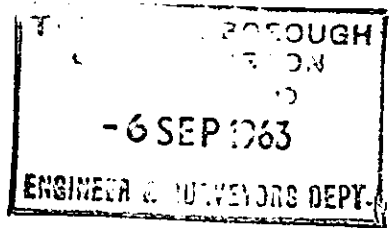
On behalf of.....

Date.....

8112

TSE

LONDON COUNTY COUNCIL
Particulars of application
delegated to Borough Council



M.

STATUTORY REGISTER COPY

Applicant's Ref..... NRC
Case No. AR/TP/DEL/W
Acknowledged..... 4.9.63

Particulars of proposal..... Transformer Chamber in vaults
Address of Property..... 3 Trebovir Road, Kensington
Date of application..... 29.8.63 Received..... 2.9.63
Delegated to Borough Council on..... 4.9.63

Information from L.C.C. Records to assist Borough Council in arriving at a decision
Residential N/P

ZONING -
.....
.....
.....
.....

L.C.C. Chief Engineer notified on..... Reason.....

Historic Buildings Section notified on.....

Name of Applicant The Manager

Address of Applicant London Electricity Board

..... 63/81 Pelham Street, S.W.7

.....

.....

Delegated application
TP only
TP/BA

REPORT TO HOUSING & TOWN PLANNING
COMMITTEE, 26th September, 1963

TOWN & COUNTRY PLANNING ACTS, 1962-63

3, TREBOVIR ROAD, S.W.5. R.B.K. Case TP.8112

DELEGATED APPLICATION

From the London Electricity Board, prospective lessees, for planning permission to install a transformer chamber in the pavement vaults.

COUNTY DEVELOPMENT PLAN

Residential zoning.

RECOMMENDATION

GRANT PERMISSION for the installation of a transformer chamber in the pavement vaults at No. 3, TREBOVIR ROAD, KENSINGTON, S.W.5., as shown on submitted drawing No. 12439, applicants' drawing No. 3/B/D.1346, on the following condition:

All reasonable steps shall be taken in the design and installation of the machinery to ensure that no undue harm is emitted.

Reason: To safeguard amenities.

Inform Applicants that this permission is given without prejudice to the Council's powers under the Public Utilities (Street Works) Act, 1950, in which respect the agreement of the Council must be obtained before work is commenced.

OK
Borough Engineer & Surveyor

EAS/L

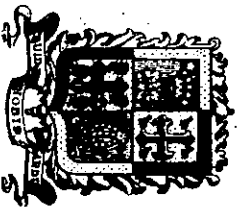
AKD
24.9.63

A. Burdick



THE ROYAL BOROUGH OF KENSINGTON

J. WARING SAINSBURY,
M.A., LL.B.
TOWN CLERK & SOLICITOR.
TELEPHONE: WESTERN 7211
WHEN REPLYING PLEASE QUOTE—



TOWN HALL
KENSINGTON
W. 8

DFC/MJP/TP.5445/D
Your ref: NRC

3rd October, 1963.

Dear Sir,

TOWN AND COUNTRY PLANNING ACT, 1962.
Permission for Development (Conditional)

The Borough Council, in pursuance of the powers under the above-mentioned Act and the Town and Country Planning General Development Order, 1963, delegated to them by the London County Council, hereby permit the development referred to in the undermentioned Schedule subject to the conditions set out therein and in accordance with the plans submitted, save in so far as may otherwise be required by the said conditions.

In accordance with the provisions of Article 5 of the Order, your attention is drawn to the Statement of Applicant's Rights endorsed hereon.

This permission does not purport to convey any approval, consent, permission or licence under any other Acts, including any By-Laws, Orders or Regulations made thereunder, and nothing herein shall be regarded as dispensing with compliance therewith or deemed to be an approval, consent, permission or licence thereunder.

Your particular attention is drawn to the provisions of the London Building Acts, 1930-39 and the by-laws in force thereunder which must be complied with to the satisfaction of the District Surveyor, whose address, in case of doubt, may be obtained from this office.

I would also remind you that the Council's permission does not modify or affect any personal or restrictive covenants, easements, etc., applying to or affecting the land or the rights of any persons entitled to the benefits thereof.

SCHEDULE

Date of application: 29th August, 1963.

Plans submitted No. 12439

Development:

The installation of a transformer chamber in the pavement vaults at No. 3 TREBOVTR ROAD, KENSINGTON, S.W.5., as shown on submitted drawing No. 12439, your drawing No. 3/B/D.1346.

Conditions:

All reasonable steps shall be taken in the design and installation of the machinery to ensure that no undue noise or hum is emitted.

Reasons for the imposition of Conditions:

To safeguard the amenities of nearby residents.

I have to inform you that this permission is given without prejudice to the Council's powers under the Public Utilities (Street Works) Act, 1950, in which respect the agreement of the Council must be obtained before work is commenced.

The Manager,
London Electricity Board,
West Bourne District,
63/81 Pelham Street,
S.W.7.

Yours faithfully,



Town Clerk.

Statement of Applicant's rights arising from the refusal of planning permission or from the grant of permission subject to conditions.

- (1) If the Applicant is aggrieved by the decision of the Borough Council to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may by notice served within one month of receipt of this notice, appeal to the Minister of Housing and Local Government in accordance with Sections 23, 24 and 44 of the Town and Country Planning Act, 1962. The Minister has power to allow a longer period for the giving of a Notice of Appeal and he will exercise his power in cases where he is satisfied that the applicant has deferred the giving of notice because negotiations with the Borough Council in regard to the proposed development are in progress. The Minister is not, however, required to entertain such an appeal if it appears to him that permission for the proposed development could not have been granted by the Borough Council, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the provisions of Sections 17, 18, 19 and 38 of the Act and of the Development Order and to any directions given under the Order.
- (2) If permission to develop land is refused, or granted subject to conditions, whether by the Borough Council or by the Minister of Housing and Local Government, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the London County Council, County Hall, Westminster Bridge, S.E.1., a purchase notice requiring that Council to purchase his interest in the land in accordance with Sections 129, 130, 131, 132, 133 and 152 of the Town and Country Planning Act, 1962.
- (3) In certain circumstances, a claim may be made against the London County Council for compensation, where permission is refused, or granted subject to conditions by the Minister on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Sections 123 and 134 and Schedule XIV, paragraph 44(1), of the Town and Country Planning Act, 1962.
- (4) Any appeal should be made on the appropriate form which can be obtained from the Minister of Housing and Local Government, Whitehall, S.W.1.

TOWN AND COUNTRY PLANNING ACT, 1962
APPLICATION FOR PERMISSION TO DEVELOP LAND
IN GREATER LONDON

For office use only
Borough Ref. 8112/1
Registered No.
Date received 5/1/71

1. APPLICANT

AGENT (if any) to whom correspondence should be sent

Name Torside Investments Ltd.
Address 3 Trebovir Road,
London S.W.5.
Tel. No. 373 6285

Name Epril and Partners
Address 122 Kings Road,
London S.W.3.
Tel. No. 584 6675

2. PARTICULARS OF PROPOSED DEVELOPMENT

(a) Full address or location of the land to which this application relates. 1-3 Trebovir Road, London S.W.5.

(b) Brief particulars of proposed development including the purpose(s) for which the land and/or buildings are to be used. Conversion from furnished lettings to hotel use

(c) State whether the proposal involves:—

(i) New building(s).....	State Yes or No	If "Yes" state gross floor area of proposed building(s).	<input type="text"/>
	<input type="text" value="NO"/>		
(ii) Alterations	<input type="text" value="YES"/>	If "Yes" state gross area of land or building(s) affected by proposed change of use (if more than one use involved state gross area of each use).	<input type="text" value="13,950 sq. ft."/>
(iii) Change of use	<input type="text" value="YES"/>		
(iv) Construction of a new access to a highway } vehicular..	<input type="text" value="NO"/>		
	pedestrian <input type="text" value="NO"/>		
(v) Alteration of an existing access to a highway } vehicular..	<input type="text" value="NO"/>		
	pedestrian <input type="text" value="NO"/>		

3. PARTICULARS OF APPLICATION (See Notes)

(a) State whether this application is for:—

(i) Full planning permission	State Yes or No	(iii) Consideration under Section 40 only (Industry)	State Yes or No
	<input type="text" value="NO"/>		<input type="text" value="NO"/>
(ii) Outline planning permission.....	<input type="text" value="YES"/>	(iv) Renewal of a permission previously granted for a limited period	<input type="text" value="NO"/>

(b) List of drawings and plans submitted with the application. (See Notes.) 8112/1

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

State:—
(i) Present use of buildings/land. Furnished rooms for letting
(ii) If vacant, the last previous use and period of use with relevant dates.

I/We hereby apply for permission to carry out the development described in this application and on the attached plans and drawings.

Signed [Signature] on behalf of Epril Partners Date 4 January 1971

CERTIFICATE UNDER SECTION 16 OF THE TOWN AND COUNTRY PLANNING ACT, 1962
CERTIFICATE A. (See Notes)

I hereby certify
1. that * I ~~xxx~~ the estate owner in respect of the fee simple * of every part of the land to which the applicant is ~~applicant~~ accompanying application dated 4th January 1971 relates.

2. that none of the land to which the application relates constitutes or forms part of an agricultural holding.
Signed [Signature] on behalf of EPRIL PARTNER Date 4 January 1971

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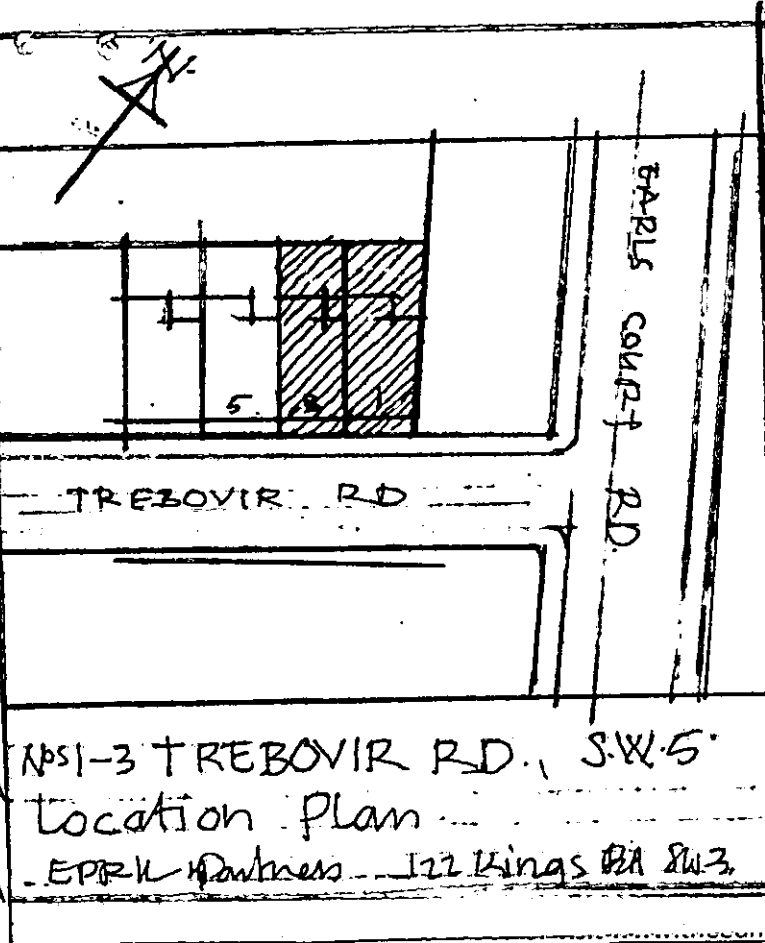
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THE ROYAL BOROUGH OF KENSINGTON & CHELSEA
CHELSEA OLD TOWN HALL, KING'S ROAD, SW3

A.C.C. HUDSON Borough Planning Officer

Please address all
communications impersonally
to the Borough Planning
Officer

TELEPHONE 01-352 8101 EXT 428

OUR REF: TP 8112/1
YOUR REF: R/P/D/1 757

WHEN TELEPHONING PLEASE ASK FOR A. HUDSON

21st January 1971

Town and Country Planning Acts, 1962-68

1-3 The Royal Road SW3.

Your application dated 6th January 1971 (completed)
has been received. If by 5th March 1971 you have
not been given notice by the Council of its decision, you are
entitled, unless the application has already been referred by the
Council to the Minister of Housing and Local Government, to appeal
to the Minister in accordance with Sections 23 and 24 of the Town
and Country Planning Act, 1962 by notice served within six months
from that date. Appeals must be made on a form which is obtainable
from the Ministry of Housing and Local Government, Whitehall, London,
S.W.1. You may, however, by agreement in writing with the Council
extend the period within which its decision is to be given.

The Council gives its decision on applications as soon as
possible and in many cases within four or six weeks. The Council,
is, however, required to advertise on the site and in a local
newspaper proposals which affect the character of a building or
special architectural or historic interest, or of an area which has
been designated as a conservation area, and applications for
proposals of this kind may, therefore, take longer to determine.
If it should appear likely that a decision on your application
cannot be issued within two months I will write to you again and
let you know.

In rare cases the Council may refer applications to the
Minister for his decision and it is also necessary that certain
applications be forwarded, under the terms of Section 24 (4) of
The London Government Act, 1963, to the Greater London Council.
In either of these events you would be informed immediately.

Yours faithfully,

A.C.C. Hudson

Borough Planning Officer.

Spence & Partners
12, 2, Kensington Road
Kensington SW3

LHO

FILE REF. TP	INITIALS
REFERRED TO 8112/1	
Epril and Partners	
Chartered Architects ETE	

122 Kings Road Chelsea London SW3 Telephone 584-6675

Our Ref. CA/PD C 757

Tow Planning Officer,
Kensington and Chelsea Borough Council,
Old Town Hall,
Kings Road, London S.W.3.

C J Epril FRIBA
Cyril Adler FRIBA
F R Bottle ARIBA

Guy Moffett

4th January 1971

Dear Sirs,

Town and Country Planning Act 1962. 1-3 Trebovir Road, S.W.5.

We enclose for the Council's consideration outline application together with location plan, for the adaptation of the above premises for use as a hotel. The existing premises are now occupied as furnished rooms with separate bathroom and toilet accommodation. The two buildings are united at ground, first and second floors and consist of basement, ground, first second, third and fourth floors. The conversion to a hotel would provide 38 bedrooms and the proposals envisage a new lift, central heating, additional bathroom and toilet accommodation, dining room and kitchen for breakfasts and light meals.

The premises are well suited for conversion and are conveniently situated adjacent to the Earls Court Road in a street largely given over to hotel use.

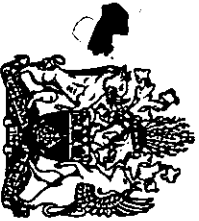
We shall be pleased to give any further information that may be required.

Yours faithfully,
EPRIL AND PARTNERS

Cyril Adler.
Enc.

RECEIVED
13 JAN 1971
ENGINEERS & ARCHITECTS DEPT.

APR 21 1971



THE ROYAL BOROUGH OF KENSINGTON & CHELSEA
HEALTH AND WELFARE DEPARTMENT

25A KENSINGTON SQUARE, LONDON W8

P.J.C. Walker, M.B., D.P.H. Acting

Medical Officer of Health

Please address
all communications to the
Acting
Medical Officer of Health

TELEPHONE 01 - 937 5464

EXTR.

266

WHEN RECEIVED PLEASE QUOTE

JP/AS/N.143/393

B.R. 8112/1

YOUR REF.

29th January, 1971.
(Postal Strike)

Dear Sir(s),

Town and Country Planning Act, 1962
Application for Permission to Develop Land
No. **1-3, Trobovir Road, London, S.W.5.**

I understand that you have applied to the Council for permission to undertake certain developments to the above property.

If this permission is granted, I shall be glad if you will communicate with the Public Health Inspector concerned Mr. J. Palmer, as there may be certain requirements under the various Acts, Regulations, etc., administered by this department of the Council. In particular, the Public Health Inspector would like to discuss your proposals in relation to the following:-

- Bas drainage or alterations and adaptations to the existing drainage system and fittings.**
- Use or proposed use of underground rooms.**
- Furnaces and fireplaces affected or likely to be affected by the requirements of the Clean Air Act, 1956.**
- Requirements of Food and Drugs Act, 1955, and Food Hygiene (General) Regulations, 1960.**
- Requirements of Offices, Shops and Railway Premises Act, 1963.**

FILE REF.	TR	INITIALS
REFERRED TO		
ACTION COMPLETE		

Yours faithfully,

Acting Medical Officer of Health.

Dwyll and Partners,
122, Kings Road,
London, S.W.3.

RECEIVED
TOWN AND COUNTRY PLANNING DEPARTMENT
2 FEB 1971

THE BOARD OF DIRECTORS OF THE NATIONAL ASSOCIATION OF REALTORS

MEMORANDUM FOR THE BOARD OF DIRECTORS

DATE: [illegible]

TO: THE BOARD OF DIRECTORS

FROM: [illegible]

SUBJECT: [illegible]

1. [illegible]

2. [illegible]

3. [illegible]

[illegible text]

[illegible text]

[illegible text]

[illegible text]

[illegible text]

[illegible text]

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SERIALIZED	FILED
FBI - [illegible]	

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THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA

TOWN PLANNING APPLICATION dated.....
to be presented to Committee on or before

4/11/71
16/11/1971

Address

1-3 Zubovici Road Pass-

Information in Comprehensive Index:

(R.N.V.P.)

CHECK Section 15 certificate/Section 16 certificate/B.O.T.certificate/Office
Development Permit/Section 24 (4) Case

A copy of ~~Section 15~~ application has been sent to:

Date notified

T.C. (incl plan): M.P.H.: G.L.C.inf. 24(7)24(6) C.D. 91

Section 24 (6) applies if to be approved does not apply 25/1/71.
G.L.C. to be consulted under:-
4. (II) (A) Shopping over 250,000 sq.ft.
(B) 125/130 ft high building
(C) 5,000 sq.ft. industry
(D) 2,500 sq.ft. offices
(E) Within 110 ft. of railway station
(F) Within 220 ft. C/L Met.Road (1) (2) (3)
(G) Redevelopment and Met. Roads
(H) Substantial extra traffic to Met. Road
(I) Public car park over 50 cars
(K) Statutory Listed Building

- 5. (A) Substantial departure from Dev.Plan.
Article 11 (1) (c) of Town & Country Planning General Development Order, 1963.
Grade III Building
Special Area
Safeguard school site.

Consult:	Agreed:
Adjoining owners.....	(c) Circular 12/69 (Listed building application)
Neighbouring Local Authority.....	(d) Circular 61/68 (Listed building consent)
Local Associations.....	
Commissioner of Police.....	
Education Authority.....	
Ministry of Works (re: Kensington Palace).....	
Ministry of Aviation (over 300').....	
G.L.C. Industrial Centre.....	
Location of Offices Bureau.....	
Parks Superintendent.....	
London Transport (A/WS/17/1C).....	
Thames-side Consultative Committee.....	
Advertise (a) Development Plans Greater London Direction 1966	YES/NO
(b) Section 1(6) Civic Amenities Act, 1967/Sept. 57.1968 Act.	YES/NO
	YES/NO
	YES/NO

Extension of Time requested:

Agreed:

Site Advertisement RECEIVED BY DATE 5/11/71
ADMIN.

Notice dated

Notice posted

Notice removed

D/Plan S/Committee

Date

ACK. PHOTO-STARTED

PASSED TO TECHNICAL SECTION

RETURN TO ADMIN

22/11/71

8/11/71

PASSED TO OFFICER DEALING WITH CASE

8.2.71

DR Cooper
No objection

II TECHNICAL
INFORMATION

THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA

OBSERVATIONS of

Principal Planning Assistant (Development Plan)

Chief Building Acts Surveyor



Borough Architect/Historic Buildings Architect

Traffic Section

<u>DENSITY:</u> Site Area	<u>PLOT RATIO:</u> Site Area
Zoned Density	Zoned Ratio 2:1
Habitable rooms proposed	Floor area proposed
Proposed Density	Proposed Plot Ratio

<u>DAYLIGHTING:</u> Complies/Infringes	<u>CAR PARKING:</u> Spaces required Spaces provided
---	---

THIRD SCHEDULE ADDITIONS:

Gross floor space of original building -
1/10 tolerance -
Proposed additional floor space -

25.

Epril and Partners
Chartered Architects

122 Kings Road Chelsea London SW3 Telephone 584-6675

Our Ref. CA/PD C 757

Town Planning Officer,
Kensington and Chelsea Borough Council,
Old Town Hall,
Kings Road, London S.W.3.

C J Epril FRIBA
Cyril Adler FRIBA
F R Bottle ARIBA

Guy Moffett

1st March 1971

Dear Sir,

1-3 Trebovir Road, London S.W.5.

We are instructed by our clients to make further representations in respect of the application for outline Planning Consent submitted on 4th January 1971 for the conversion of the premises to a hotel.

We have read the statement of interim policy for the location of hotels as set out in the Council's Agenda for Tuesday 28th April 1970 and have noted that the Council will regard favourably hotel projects in existing hotel areas. The present proposal is situated in a street that has seven hotels and the premises are within a few yards of Earls Court Road, central to a hotel concentration.

The present accommodation consists of furnished lettings in basement, ground, first, second, third and fourth floors and is used for comparatively short periods mainly by overseas visitors and in fact the present use has been, for several years, very similar to that of a residential type of hotel but lacking many of the desirable amenities. The accommodation is basically adequate but the facilities would be considerably improved and the service to the occupants made more effective by the installation of a lift, central heating and additional toilet facilities.

The capital cost of this work could not be met from the present income of the premises and it is only in full use as a hotel that sufficient funds would become available to improve and refurbish the building.

Our clients would still maintain the good relations which they have with the present occupants who return from visits abroad to these premises but will in addition provide good accommodation at reasonable prices for other overseas visitors and would thereby give more balance to the overall situation which at present seems to favour higher hotel prices.

There would, in fact, be little loss of residential accommodation as the premises are used principally for short term lettings. There would be no increase in traffic congestion or any detrimental commercial intrusion as the existing area is already committed to hotel use.

Yours faithfully,

Cyril Adler.

ROYAL BOROUGH
KENSINGTON & CHELSEA
RECEIVED
12/3/71

FILE REF.	TP.	
REFERRED TO	INITIALS	
.....		
.....		
ACTION COMPLETE		
.....		

Our Ref. CA/PB C 757

Town Planning Officer,
Kensington and Chelsea Borough Council,
Old Town Hall,
Kings Road, London S.W.3.

1st March 1971

Dear Sir,

1-3 Trobovir Road, London S.W.5.

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There would, in fact, be little loss of residential accommodation as the premises are used principally for short term lettings. There would be no increase in traffic congestion or any detrimental commercial intrusion as the existing area is already committed to hotel use.

Yours faithfully,

Cyril Adler.

THE ROYAL BOROUGH OF KENSINGTON AND CHELSEATOWN PLANNING SUB-COMMITTEE - 2nd MARCH, 1971REPORT BY THE BOROUGH PLANNING OFFICERTOWN AND COUNTRY PLANNING ACTS 1962-68CASE NO. TP.81121-3, TREBOVIR ROAD, KENSINGTON, S.W.5.

APPLICATION dated 4th January, 1971 from Epril and Partners on behalf of Torside Investments Ltd., freeholder, for planning permission for change of use to an hotel from use as furnished lettings.

INITIAL DEVELOPMENT PLAN

Use Zoning - Residential.

CONSIDERATIONS

The premises Nos. 1 and 3, Trebovir Road consist of basement, ground and four upper floors used as bed-sitters. Accommodation in the premises is as follows:-

NO. 1:-

Basement	-	2 Double rooms
		2 Baths and 1 W.C.
Ground	-	2 Double rooms
		1 Bath and 2 W.C's
1st Floor	-	2 Double rooms
		1 single room
2nd Floor	-	4 Single rooms
		1 Double room
3rd Floor	-	3 Single rooms
		1 Double room
		2 Baths and 2 W.C's
4th Floor	-	2 Double rooms.

RECOMMENDED
ADOPTED

NO. 3:-

Basement	-	2 Double rooms and 1 kitchen
		2 Baths/1 W.C.
Ground	-	2 Double rooms
		1 Single room
		2 Baths/2W.C's
1st Floor	-	1 Double room
		3 Single rooms
		small caretaker's office
2nd Floor	-	4 Single rooms
		1 Double room
3rd Floor	-	5. Single rooms
		1 Double room
		2 Baths/2 W.C's
4th Floor	-	2 Double rooms.

The premises are internally connected at ground and 2nd floor levels and are well furnished, with cooking facilities within the rooms except in one room in the basement which has a separate kitchen. There are 5 baths and 5 W.C.'s in each house shared by occupiers.

A change of use to hotel use would involve a loss of suitable residential accommodations in the Royal Borough which is suitable for those who need to live in London close to their employment.

RECOMMENDATION

REFUSE PERMISSION for change of use to an hotel at 1-3, Trebovir Road, Kensington, S.W.5. ~~Application submitted drawing (S) No (S)~~

REASONS

1. The proposed change to hotel use involves an undesirable loss of housing accommodation suited for those who need to live in London close to their employment, and therefore fails to accord with the Council's expressed aim to preserve a reasonable balance between accommodation of a kind suitable for permanent residents of the Borough and accommodation suitable for transient residents.

A.C.C. HUDSON
BOROUGH PLANNING OFFICER

HE/AC/SIS
23.2.71

~~Mr. Lawrence - Walden House - 11-20-21~~

3 Trebevir Rd,

B - 2 ~~bed~~ rooms & 1 kit
1 bath / w.c.

C - 2 DR 1 SR
2 bath / w.c.

1 - 1 DR 3 SR (small office)

2 - 4 SR 1 DR

3 - 1 DR 3 SR
2 bath / w.c.

4 - 2 DR

No 1.

B - 2 DR
2 bath / w.c.

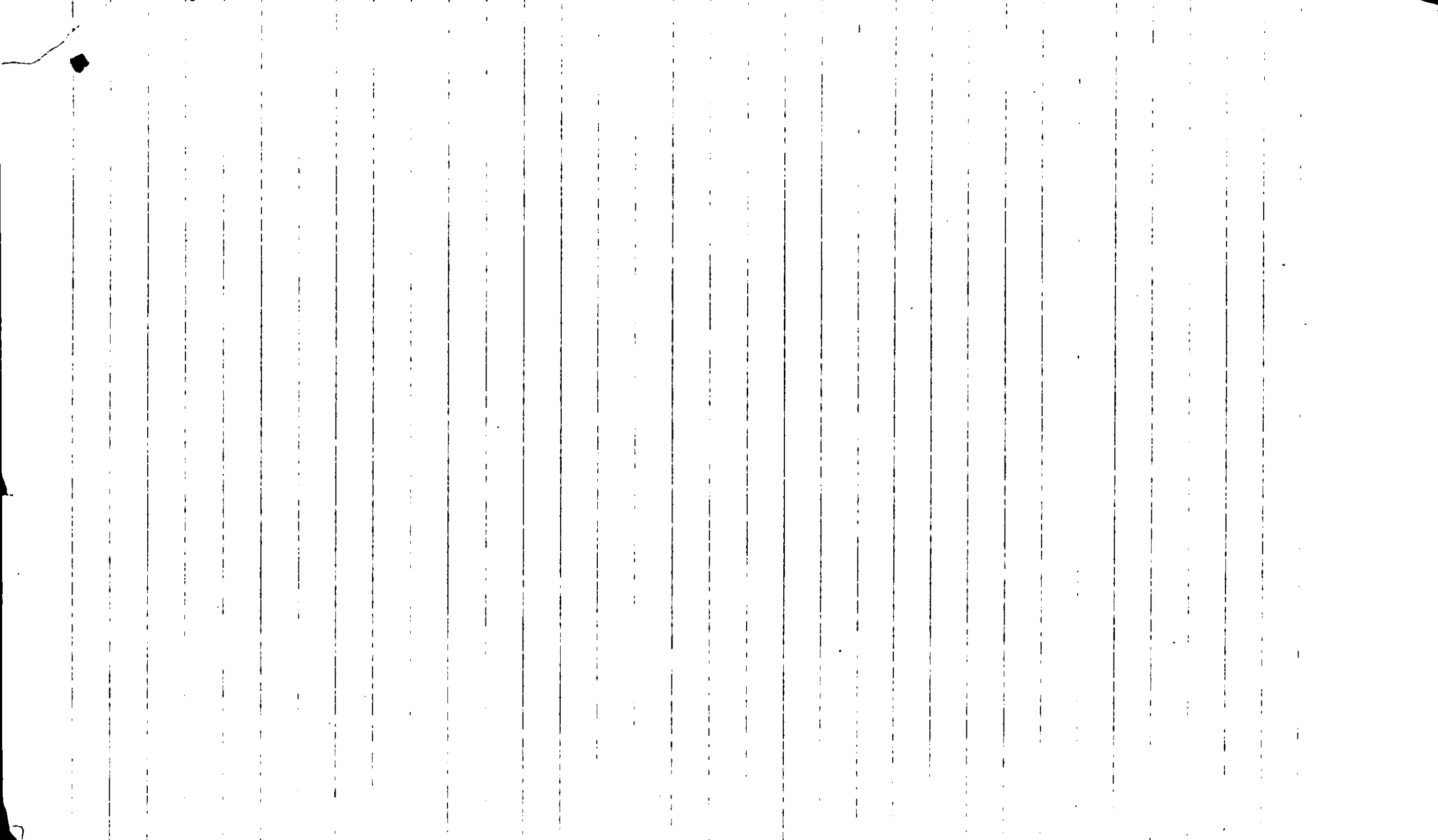
C - 2 DR
1 bath / w.c.

1 - 2 DR 1 SR

2 - 4 SR 1 DR

3 - 3 SR 1 DR
2 bath / w.c.

4 - 2 DR





OFFICE COPY

8112 . T.P.8

THE ROYAL BOROUGH OF KENSINGTON & CHELSEA
TOWN HALL · KENSINGTON W 8

L. E. HOLMES, F.I.M.T.A., F.C.A., F.C.W.A., F.R.V.A. *Town Clerk & Chief Executive Officer*

TELEPHONE 01 - 937 5464 EXT. 34

WHEN RECEIVING PLEASE QUOTE RFC/EC/TP. 5445/1183.

4 JAN 1971

Dear Sirs,

TOWN AND COUNTRY PLANNING ACTS, 1962 to 1968

Refusal of permission to develop

The Borough Council, in pursuance of the powers under the above-mentioned Act (as amended) and the Town and Country Planning General Development Order, 1963, hereby refuse to permit the development referred to in the undermentioned Schedule as shown on the plans submitted.

In accordance with the provisions of Article 5 of the Order, your attention is drawn to the Statement of Applicant's Rights endorsed hereon.

SCHEDULE

Date of Application: 4th January, 1971.

Plan Submitted No: -

Development:

The change of use to an hotel at NOS. 1-3 TREBOVIER ROAD, KENSINGTON, S.W.5.

REASONS FOR REFUSAL:

The proposed change to hotel use involves an undesirable loss of housing accommodation suited for those who need to live in London close to their employment, and therefore fails to accord with the Council's expressed aim to preserve a reasonable balance between accommodation of a kind suitable for permanent residents of the Borough and accommodation suitable for transient residents.

Messrs. Epril & Partners,
122, King's Road,
London, S.W.3.

Yours faithfully,

Town Clerk.

Statement of Applicant's rights arising from the refusal of planning permission or from the grant of permission subject to conditions.

- (1) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 23 of the Town and Country Planning Act, 1962, within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Secretary of State for the Environment, Whitehall, London, S.W.1.) The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. (The statutory requirements include Section 6 of the Control of Office and Industrial Development Act, 1965, and Section 23 of the Industrial Development Act, 1966.)
- (2) If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Common Council, or on the Council of the county borough, London borough or county district in which the land is situated, as the case may be, a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part VIII of the Town and Country Planning Act, 1962 (as amended by the Town and Country Planning Act, 1968).
- (3) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 123 of the Town and Country Planning Act, 1962.

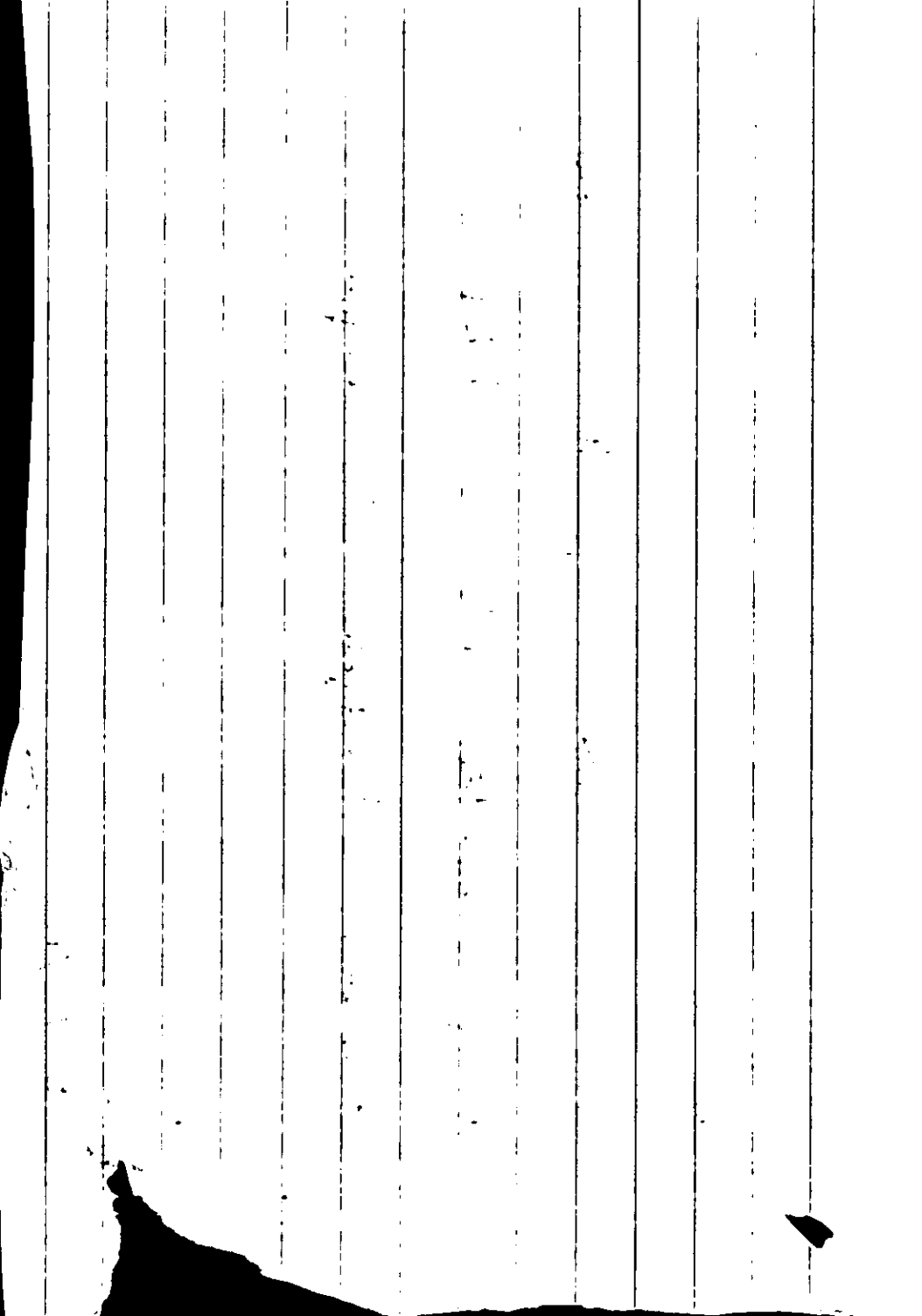
JR

An anon caller says this is how

being converted into a hotel

annexe, investigate and enforce

5.7.71



12

111

TP8112/JR

Mr. J. Raven

14th July, 1971.

Dear Sir,

TOWN AND COUNTRY PLANNING ACTS, 1962/68

1 & 3 TROBOVIR ROAD, SWS

I would advise you of the council's decision of 4th March, 1971 to refuse consent for use of the above furnished lettings as an hotel.

Notices on the premises associate their use, as an annexe, with an existing hotel at No. 33 Trobovir Road, Astor House Hotel. I would inform you that continued use of the premises as an hotel will result in Enforcement proceedings being recommended to the Committee to secure the authorized use of the premises as furnished lettings.

Yours faithfully,

Borough Planning Officer.

The Manager,
Astor House Hotel,
1/3 Trobovir Road,
LONDON. S W 5

1/3 Tebwin ① Amuse Astor House

③ main hotel ^{also} Book Theater tickets
Tebwin Rd.

7 George House Hotel.

4 Sunnyside Court

11 Ashmore Hotel.

18 Tebwin Hotel

20 Hunter Hotel BB

Dormington Investment Co Ltd
Finema, Level 20.

31 Brechin Rd.

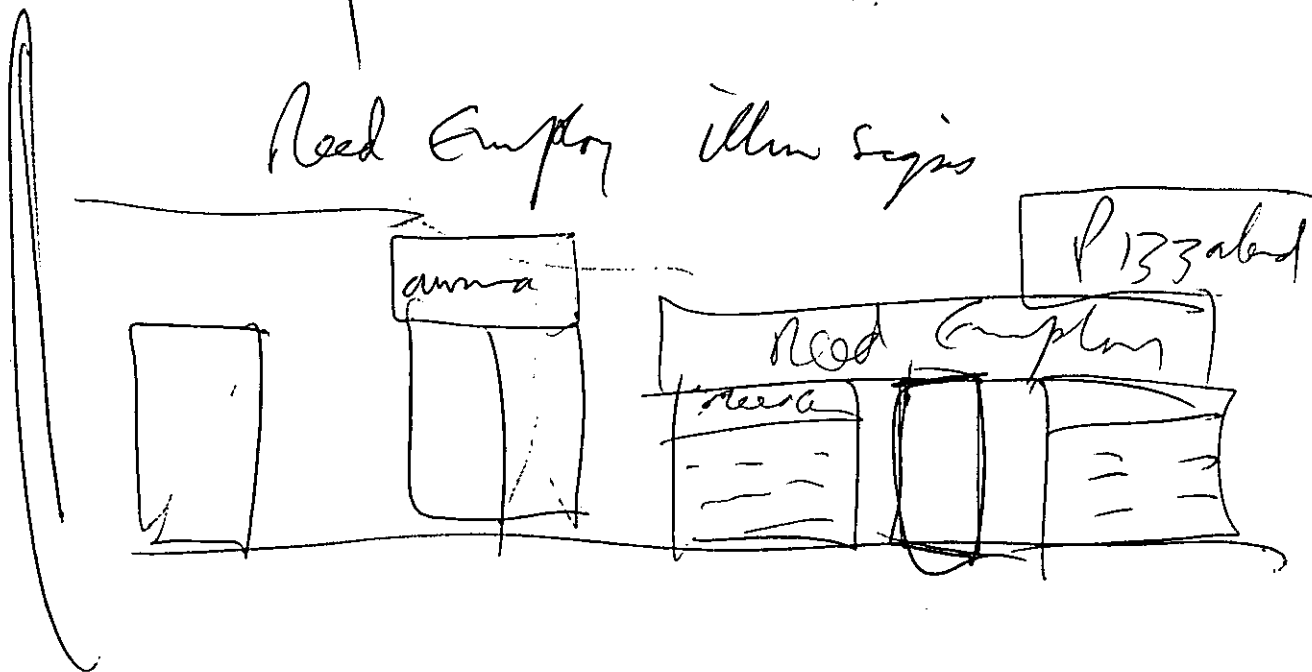
20 Newen Sq.

Lindabex Hotel

Hotel near overdon,
2'x1'

29/31 Newen Hotel; Newen Place

58 Ferryway Redex.



THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA

INTERIM POLICY FOR HOTEL DEVELOPMENT.

The Council's Town Planning Committee, on 14th April, 1970, adopted the following interim policy for development proposals relating to new hotels and to change of use to hotel use.

1. The Council will regard favourably hotel projects in existing hotel areas, whilst consideration will be given to proposals in other parts of the Borough, on non-residential sites, where suitable.
2. As an interim guide, bearing in mind the zoned plot ratio in the Initial Development Plan of 2:1, the Council will, in suitable cases, consider proposals for hotels with a plot ratio in the order of 3:1. A slightly higher figure may be accepted where the building bulk and design and traffic facilities are considered satisfactory, and particularly where adequate public transport is available.
3. In every case, however, compliance with daylighting standards as set out in Planning Bulletin No. 5, and considerations set out in the Memorandum on Conservation Areas (Ministry of Housing and Local Government Circular 53/67) remain of paramount importance. The Council will also wish to see existing good residential accommodation retained.

JR - Sect. 215
Memo.

NO. 493

THE ROYAL BOROUGH OF KENSINGTON & CHELSEA

TOWN PLANNING SUB-COMMITTEE - 3rd AUGUST 1971.

MAIN - COMMITTEE - 10th AUGUST 1971

REPORT BY THE BOROUGH PLANNING OFFICER

TOWN & COUNTRY PLANNING ACTS, 1962/63. Case No. TP 8112

1 and 3 TREBOVIR ROAD
ENFORCEMENT REPORT

INITIAL DEVELOPMENT PLAN :

Use Zoning - Residential
Programming - N/P

On 4th March 1971 the Committee refused consent for use of the above premises as an hotel as a change of use from furnished lettings, on the grounds of loss of residential accommodation for those needing to live in London.

On 5th July 1971 the Council's attention was drawn to the use of the premises as an hotel annexe and conversion works which were in progress.

The premises were found upon inspection to be called "Astor House Annexe" (Astor House is at No.33) and at a reception lounge in the front room on the ground floor is a theatre ticket booking office.

The authorised use of the premises is as furnished lettings (40 bed sitting rooms) (See Report No. 1183) and were recently used mainly as short term lettings.

The association by name with the Astor House Hotel, the premises, advertising as an annexe, implies that the premises are used as an hotel and the Committee is recommended to authorise Enforcement Action to prevent the premises being used as an hotel.

RECOMMENDATION

Instruct the Borough Solicitor to Initiate Enforcement Proceedings to secure the discontinuance of the use of Nos 1/3 Trebovir Road as a) an hotel and b) an hotel annexe.

A.C. Hudson.
Borough Planning Officer.

EAS/JR/SS.

THE ROYAL BOROUGH OF KENSINGTON & CHELSEA

TOWN PLANNING SUB-COMMITTEE - 3rd AUGUST 1971.

MAIN - COMMITTEE - 10th AUGUST 1971

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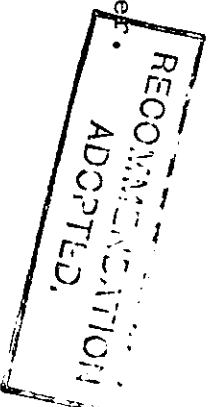
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A.C. Hudson.

Borough Planning Officer.



EAS/JR/SS.

THE ROYAL BOROUGH OF KENSINGTON & CHELSEA

TOWN PLANNING SUB-COMMITTEE - 3rd AUGUST 1971.

MAIN - COMMITTEE - 10th AUGUST 1971

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1 and 3 TREBOVIR ROAD
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The premises were found upon inspection to be called "Astor House Annexe" (Astor House is at No.33) and at a reception lounge in the front room on the ground floor is a theatre ticket booking office.

The authorised use of the premises as furnished lettings (40 bed sitting rooms) (See Report No. 4183) were recently used mainly as short term lettings.

RECOMMENDATION
The premises were furnished lettings
No. 4183 para D were recently used

The association by name with the Astor House Hotel, the premises advertising as an annexe, implies that the premises are used as an hotel and the Committee is recommended to authorise Enforcement Action to prevent the premises being used as an hotel.

RECOMMENDATION

Instruct the Borough Solicitor to Initiate Enforcement Proceedings to secure the discontinuance of the use of Nos 1/3 Trebovir Road as a) an hotel and b) an hotel annexe.

A.C. Hudson.

Borough Planning Officer.

EAS/JR/SS.

The Borough Solicitor.

The Borough Planning Officer.

TP 8112/JR/IM

16th August, 1971.

Town and Country Planning Act 1962-68
1/3 Trebovir Road

I enclose section 215 information on the above case as follows:-

The Manager, Aston House Hotel, 33 Trebovir Road, S.W.5.

The Borough Planning Officer.

HE

Enc.

16
Memorandum

To	THE BOROUGH PLANNING OFFICER	From	THE BOROUGH SOLICITOR
Our Ref.	SOL/EN224/WGM/KL	Date	5th November 1971.
Your Ref.			

Please quote full reference and date when replying to this Memorandum.

Subject xxx@ 1/3, Trebovir Road, S.W.5.

I enclose Enforcement Notices dated 8th November 1971 addressed to the Owner and the Occupier. I should be obliged if you would arrange for these to be affixed to a conspicuous part of the premises forthwith.

I also enclose duplicate Enforcement Notices.. Would your assistant who affixed the same please complete these copies and return them to me as soon as possible. You will note that the full christian names of your assistant and the date of affixing must be inserted.

THE ROYAL BOROUGH
OF KENSINGTON & CHELSEA
RECEIVED
- 9 NOV 1971
ENGINEER & SURVEYORS DEPT.

S. S. Penner
Borough Solicitor.

FILE REF.	TP	INITIALS
REFERRED TO
ACTION COMPLETE

16 NOV ✓
(F)

176

RAPHAEL TEFF & Co.

Incorporating Harry C. Schimmel & Co.

SOLICITORS

Raphael Teff, LL.M.

H. C. Schimmel, LL.B., Consultant

Telephone: 01-242 2273/4/5

And at Woodside Park, N.12

40-41 FURNIVAL STREET,
OH HOLBORN,
LONDON, EC4A 1JE

15th September, 1971.

Your Ref. TP8112/JR:

Our Ref. H.643.

The Borough Planning Officer,
The Royal Borough of Kensington & Chelsea,
Chelsea Old Town Hall,
King's Road,
LONDON, S.W. 3.

Dear Sir,

TOWN AND COUNTRY PLANNING ACTS, 1962/68.
re: 1 & 3 Trebovir Road, S.W.5.

We have now looked into the position referred to in your letter of the 14th July to the Manager of Astor House Hotel and have given consideration to the same.

Our clients now state that it will not be necessary to serve any kind of Enforcement Notice upon them, since they will, in future, only use the premises as furnished lettings.

Yours faithfully,

Raphael Teff & Co.

THE ROYAL BOROUGH
OF KENSINGTON & CHELSEA
REC'D
17 SEP 1971
ENGINEERS & SURVEYORS DEPT.

FILE REF.	TP 8112
REFERRED TO	INITIALS
.....
.....
ACTION COMPLETE

*Enf Notices Served
16 NOV.*

word "reception" inside min door on ^{and} partition
←

Hd crossed out "quests" who will be coming
after midnight pl. get a front door key at
reception

385 3130

Mrie, swb.

P+M travel.

W bodies

Chafair

437-7470

734-9161

S Anura

150th

11/11/11

Mr Aziz may write for Stees informal views on hosted use.

Not much hope though

JR

12

SEE

128

TP/8112/JR

J. Raven

6th March, 1972

Dear Sirs,

Town and Country Planning Acts, 1962/68
1/3, Trebovir Road, S.W.5.

Thank you for your letter of 10th January, 1972, regarding Enforcement Action in respect of the above property. As you will recall the Council refused an application for use of the premises as an hotel in 1971 and soon after the premises were found to be used as Astor House Annexe in association with the Astor House Hotel at No. 33. There was a reception desk so described in the ground floor front room together with a cigarette machine and advertisements for travel and theatre businesses. This room have not yet been reinstated to residential use and the premises lack cooking facilities in each room.

Once served, in respect of a breach of planning control, an Enforcement Notice remains effective against a subsequent recurrence of the same unauthorised use.

The only authorised use of the premises is as furnished lettings, however, my Assistant, Mr. Raven, would be pleased to advise what alternative use (e.g. self-contained flats) might be made of the premises.

Yours faithfully,

30. Redon 11.7

did need reeff -

Borough Planning Officer

Raphael Teff & Co.,
40-41, Funnival Street,
Off Holborn,
London, EC4A 1JE.

Blf 12 6 Nov 72 S.S.

SIS



RAPHAEL TEFF & Co.

Incorporating Harry C. Schimmel & Co.

SOLICITORS

Raphael Teff, LL.M.

H. C. Schimmel, LL.B., Consultant

Telephone: 01-242 2273/4/5

And at Woodside Park, N.12

Your Ref. TP8112/JN

Our Ref. H.643

R.B.K.C. TECHNICAL SERVICES	
FILE REF. TP 8112	
11 JAN 1972	
REFERRED TO	DATE
1. [Handwritten]	15/1/72
2. [Handwritten]	[Handwritten]
ACTION COMPLETE	

40-41 FURNIVAL STREET,
OFF HOLBORN,
LONDON, EC4A 1JE

10th January, 1972.

The Borough Planning Officer,
The Royal Borough of Kensington and Chelsea,
Chelsea Old Town Hall,
King's Road,
LONDON, S.W.3.

Dear Sir,

TOWN AND COUNTRY PLANNING ACTS, 1962/68.
re: 1 and 3 Trebovir Road, S.W. 5.

We refer to our letter of the 15th September last year, to which we do not appear to have received a reply.

An Enforcement Order was issued by the Borough Solicitor addressed to Mr.G.S. Pearson, The Red House, Hornton Street, W.8 under Ref. SOL/EN.224/WGM/LCF. However, as explained to you in our letter of the 15th September, our clients were only using the premises as furnished lettings and this can be verified by inspection.

Our clients have now exchanged Contracts for the sale of this property and at present the only people in the above property are 9 tenants.

In view of the foregoing, and in view of the fact that the above property is not being used as an hotel or hotel annexe, can the Enforcement Notice please be removed?

Yours faithfully,

Raphael Teff Esq

8112

IMPORTANT - THIS NOTICE AFFECTS YOUR PROPERTY.

TOWN AND COUNTRY PLANNING ACT 1968 (1968)

Enforcement Notice

(Change of use without permission)

To: The Owner,
of 1 - 3, Trebovir Road, S.W.5.

WHEREAS:

1. You are the [owner ~~and possessor~~] [of ~~the~~] ~~land~~ the land situated at and known as 1-3 Trebovir Road, S.W.5. in the County of Greater London (hereinafter called "the said land").
2. The Mayor, Aldermen and Burgesses of the Royal Borough of Kensington and Chelsea (hereinafter called "the Council") are the Local Planning Authority (*inter alia*) for the purposes of the provisions of section 15 of the Town and Country Planning Act, 1968 (hereinafter called "the Act of 1968").
3. It appears to the Council that after the 31st day of December 1963 there has been a breach of planning control in that the said land has been developed by the making of a material change in the use [thereof] ~~[to a use other than that for which it was previously used]~~ to a use for the purpose of an hotel and hotel ~~annexe~~ without the grant of permission required in that behalf under Part III of the Town and Country Planning Act 1962.
4. The Council consider it expedient having regard to the provisions of the development plan and to all other material considerations to serve this notice.

NOW THEREFORE TAKE NOTICE that in exercise of the powers contained in the said section 15 of the Act of 1968 the Council HEREBY REQUIRE YOU within the period of ONE calendar month beginning with the date on which this notice takes effect to discontinue the use [of the said land] ~~[of the said land]~~ for the purpose of an hotel and hotel ~~annexe~~ and to restore the said land ~~[and the building constructed thereon]~~ to [its] ~~[its]~~ condition before the said development took place.

THIS NOTICE SHALL TAKE EFFECT, subject to the provisions of section 16(3) of the Act of 1968, ~~on the expiration of a period of 28 days after the date of service thereof upon you.~~ on 1st December, 1971, being a period of not less than 28 days after the service thereof upon you.

DATED this 8th day of November, 1971.

G.S. Pearson,
The Red House,
Hornton Street, W.8.

Signed _____
Town Clerk, Kensington and Chelsea
Borough Solicitor.

REF: SOL/EN.224/1531

(Address to which all communications should be sent.)

* This form is NOT appropriate to a change of use of a building to use as a single dwelling.
 † In order to be valid this notice must be served on all persons concerned on the same date.
 ‡ Not less than 28 clear days. See s. 15(7) of the Act of 1968.
 YOUR ATTENTION IS DRAWN TO THE RIGHTS OF APPEAL AGAINST AN ENFORCEMENT NOTICE contained in section 16 of the Act of 1968. Copies of this section and of other relevant sections of the Act are printed overleaf. IT IS IMPORTANT THAT YOU SHOULD READ THEM.
 Copyright Form No. T.C.P. 1968. SHAW & SON'S LTD, Shaway House, Lower Sycamore, S.W.20. 81410 (G)

QAS

This pair of premises 1 and 3 were single room lettings.

Then they became an annexe for a hotel nearby - and were called Aston House Hotel.

Enf Action was started and the signs were removed. A "reception" has been kept, theatre tickets can be booked and other air services with phone numbers are advertised within the reception area, which presumably was once a room.

The occupants have to ask for keys if they are returning after 12pm.

I presume :- that if there are no cooking facilities in rooms we would continue to regard it as a hotel, but with such facilities the use would be legal? However, theatre ticket agency & reception room could still be illegal?

JR.

Check cooking facil. if not contact B SA.

8112

FILE

Memorandum

From THE MEDICAL OFFICER OF HEALTH

To THE TOWN PLANNING OFFICER

Our Ref. JEM/JB/H.169/412

Date 25th April, 1972

Your Ref.

R.B.K.C. TECHNICAL
FILE REF.
28 APR 1972
REFERRED
..... H.M.M.
ACTION COMPLETE

Please quote full reference and date when replying to this Memorandum.

Subject HOUSING ACTS, 1957 to 1969
1-3 (Odd) Trebovir Road

It has been noted that in the above-mentioned premises the ground floor front room at No. 1 has been converted into a Hotel type reception area.

I pass this information on to you for any action you may deem necessary.

D.J. Sheeboom
Medical Officer of Health

Have spoken to Beaufort, who has stated he will be using this part for his personal use. I have arranged a further inspection in 4 weeks. *D.J.S. 5/72.*

CONFIDENTIAL

SECRET

Doc. No. 100-100000

35 U.S.C. 1861
FEDERAL BUREAU OF INVESTIGATION
U.S. DEPARTMENT OF JUSTICE

CONFIDENTIAL



1/3 Treborri Rd,

(F)

No 1-

17-4-72.

"Memo" to H.E. GKS.

8/1/2

It appears that the record above Mr. Aziz will be applying for an illuminated sign for these buildings.

The premises were built until hotel was started and Ent. Notice brought the use to an end.

He bought the premises after the Notice not knowing that the premises (which look like a great house) were not authorized for hotel use, and I suspect his intention.

It is my opinion as already expressed to both you and GKS that we are unwise to allow illuminated signs on residential properties (ie the not clubs, hotels, hotels or both)

since this encourages and assists "commercial" use especially where used as "Start - lets" and presumably undermines council planning & effective enforcement action, besides looking like Las Vegas! They can sell the buildings any name they like such as "morning suit" in 1 letter on the door and I think that should be enough advertisement for the premises!

BCM BOX 950, LONDON, W.C.1

British Computer Association of the Blind

AFFILIATED TO THE BRITISH COMPUTER SOCIETY

Please reply to:

To
The Public Health Inspector,
Kensington Town Hall,
Kensington High Street,
London, W. 14.

PHI

26 JAN 1973

INIS. DATE

16th January, 1973

Dear Sir,

Please find enclosed a copy of a letter of complaint which I am sending to the London Tourist Board. I hope that you will be able to take some positive action to encourage the hotel to provide a better service, to keep alive the good name of London as a tourist attraction, and Kensington as a good area.

I look forward to receiving any comments which you may have.

Yours faithfully,

John N. M. White (Chairman).

372 - 4201.

373 - 7778.

WJW

381 - 3274

to
The Director,
The London Tourist Board,
London,
S.W.

16th January, 1973

Dear Sir,

I am writing to inform you that we were disappointed by the hotel which you recommended to us.

On the night of Friday 8th December, 1972 some members of the B.C.A.B. stayed at the Albion Court Hotel, 1 Trevozir Road, LONDON, S.W. The accommodation was not satisfactory for the price which we paid. My major complaints are concerned with the servicing of the rooms, the evening meal, and breakfast.

The rooms had no towels and soap when we arrived at the hotel. We had to ask for these from reception. The towels did not even arrive from the laundry until after we had been at the hotel for more than two hours. We had been trudging around an exhibition at Olympia for the day and would have appreciated a wash.

The evening meal was provided by special arrangement with the Manager, Mr Azis. We were offered a fixed menu at one pound per head. The menu consisted of soup, which was cold, roast beef mash and veg of which there was plenty, but the quality was poor, tinned peaches and coffee. One of the guests had to serve the meal. The dining-room was very poorly heated by a small electrical fire.

Breakfast consisted of toast and coffee. It was described as "continental". The cost for the night was three pounds for the meal bed and breakfast, plus ten per cent service charge. We paid for twenty-five rooms, or rather for twenty-five beds. Is there any way in which we can claim compensation? If so, how?

I am sending a copy of this letter to the hotel, and one to the public health department of Kensington borough.

I look forward to hearing from you.

Yours faithfully,
John N. M. White (Chairman).

GREATER LONDON COUNCIL

Architect, Sir Roger Walters, KBE, FRIBA, FRSI



For your information from M.O.H.
to hold

DEPARTMENT OF ARCHITECTURE AND CIVIC DESIGN

Middlesex House, 20 Vauxhall Bridge Road, London, SW1 V 2SB

01-834 9081 ext
633 3749

or ext

your ref JEM/JP/
H.184/446

my ref AR/BR/FP/10979

22 FEB 1973

PHI

9 FEB 1973

22 FEB 1973

ACTION COMPLETED

Dear Sir,

FIRE PRECAUTIONS ACT 1971
1-3 (ODD) TREFOVIR ROAD, S.W.5

With reference to your letter dated 22 January 1973, the information contained therein has been noted, but the owner's contention that the building is a house in multiple-occupation would seem to be contradicted by his submitting an application on Form FP1 for a fire certificate under the Fire Precautions Act. This application is dated 29 January 1973. With regard to your telephone enquiry I regret that it is not this Council's practice to provide copies of application forms.

For your information a preliminary survey of the building has revealed that while fire precautions are not of the standard required under the Act, they are not so poor as to warrant an early inspection by this Council.

Yours faithfully,

Architect

MR. J. AND RECHARK

The Medical Officer of Health
The Royal Borough of Kensington and Chelsea
25A Kensington Square
London
W8 5HW

Distribution: M.O.H. your Memo
JEM/JP/H.184/433 of the 22nd January, 1973
refers.

D.A. Bakoro - Borough Planning Control Officer
XXXXXXXXXXXXXXXXXXXX

Control.

112.
TP.8112/EM.

H.M. Moreh.

2nd February, 1973.

Dear Sir,

Town and Country Planning Act 1971
1-3, Trebovir Road, S.V.5.

I have to inform you that information has been received from the British Computer Association of the kind that the above premises are being used as an Hotel. I am also informed that your property is registered with the London Tourist Board as the Albion Court Hotel, and that evening and Morning Meals are supplied, and that the meals are consumed in a Dining Room.

As you are aware, my assistant, Mr. Moreh has inspected your property several times during last year, and has been advised that the use was as furnished letting each room being furnished with its own cooking and washing facilities, and his inspections confirmed this. However, the Ground Floor Front room of No. 1 Trebovir Road contained a reception type desk, and you were advised to re-indent the room to a residential use, and as was understood this was being done. I am now informed by the Medical Officer of Health that the use of this room remains as an Hotel type reception area.

On the 4th March, 1971 the Council refused planning permission for these premises to change their use from furnished letting to use as an Hotel.

On the 8th November, 1971 enforcement notices were served regarding the use of these premises as an Hotel to be terminated, and that you were required to ensure the unauthorised use as an Hotel ceased by the 29th December, 1971.

I must now inform you that the use of these premises for any purpose other than furnished lettings is unauthorised, and that the use as an Hotel is in direct contravention of the enforcement notice.

I would therefore be obliged if you could give an assurance that the use of these premises as an furnished letting, and that the Ground Floor room will be reinstated for residential use, and that no persons will be provided with the furnished accommodation, and that you will inform the London Tourist Board that your premises cannot be registered as an Hotel.

Yours faithfully,

Mr. A.M.H.,
Proprietor,
1-3, Trebovir Road,
London, S.V.5.

Borough Planning Control Officer

Memorandum

THE TOWN PLANNING (CONTROL OFFICER)

From THE MEDICAL OFFICER OF HEALTH

Our Ref. JEM/JP/H.184/433

Ext. 362

Date

22nd January 1973

Your Ref.

RECEIVED
 24 JAN 1973
 RE TP J.L./HMM
 BPCO
 IN C. DATE 1

Please quote full reference and date when replying to this Memorandum.

Subject

Albion Court Hotel
1-3 (odd), Trebovir Road, S.W.5.

I refer to your form TP 8 Reference No. RSC/EC/TP.5445/1183 dated the 4th of March, 1971 refusing the change of use of the above-mentioned premises from furnished lettings to a hotel, and my previous memorandum dated the 25th of April, 1972. I enclose for any action you may deem necessary a copy of a complaint received by this department which would indicate that the premises are being used as a hotel.

The Greater London Council Architects Department have been informed, as they are the fire authority under the Fire Precautions Act, 1972.

I will be obliged if Mr. Moss, the Public Health Inspector concerned with hotels be informed of any action you may take in order that he can reply to the complainant.

J. L. Shearson

Medical Officer of Health

Enc.

Vacant August 71.
Registration Form sent 29.1.73.
Land-use survey to be arranged.

JL

1950

1950

1950

1950

1950

1950

1/3 TREBOVIR ROAD

WAS SURVEYED IN AUGUST
1971 FOR LAND-USE
PURPOSES AND FOUND TO BE
VACANT. PREMISES WERE
RECENTLY RESURVEYED TO UP
DATE LAND-USE COMPUTER
FILE AND TO DETERMINE
WHETHER AN APPLICATION FORM
~~FOR REGISTRATION~~ SHOULD BE
SENT FOR REGISTRATION OF
SLEEPING ACCOMMODATION.
FORM WAS DESPATCHED ON
29/1/73.

REF.

T.S. 3.

DIRECTOR OF TECHNICAL SERVICES

Barkley Leg
Jewell

MR. A. ROWE. G.L.C.

MIDDLESEX HOUSE

2 VAUXHALL BRIDGE RD

S.W.1.

32 Warwick Road.

Suggested swapping
of permission with
1a 3 Trebovir Road.

Warwick House Hotel.

Land-use survey September 1971.

	Basement	1st.	2nd.	3rd.
Hotel	50	75	100	100
Hotel ancillary	25	-	-	-
Private residential.	25	25	-	-

1 Manager, 1 Managers, 1 chambermaid.

The private residential parts of the basement and
ground floor comprise 3 units of accommodation.

MR. MCARTHUR
HM CUSTOMS & EXCISE
VAT OFFICE
93-107 SHAFTESBURY AVE
W1V 8HS.

12

1, Trebovir Road,
London, S.W.5.
21st February, 1973.
Your ref:FP.8112/EMM.

The Borough Planning Control Officer,
The Royal Borough Of Kensington & Chelsea,
Chelsea Old Town Hall,
King's Road,
London, S.W.3.

Dear Sir,

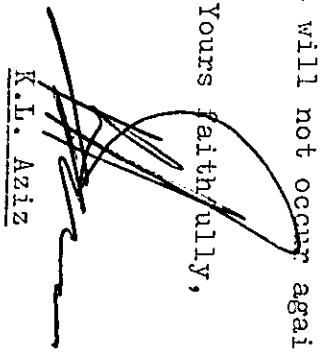
I am in receipt of your letter of the 2nd February, 1973, and am writing to reassure you that these premises are used as short-term serviced furnished lettings, and not for hotel accommodation; and as such we are registered with the London Tourist Board.

The incident that you mentioned took place on Friday, 8th December, 1972 was an exceptional one. We had earlier been requested by the L.T.B. to accommodate a party of twenty-five persons, all members of the British Computer Association of the Blind, but on the date mentioned, Mr. White their chairman, telephoned requesting meals for the group. We informed him that we did not provide or serve meals, but in spite of this he insisted that in view of his members's disabilities it was impossible for them to obtain meals in a public restaurant. As it was impossible for them at that late stage to find alternative accommodation, we reluctantly on humanitarian grounds acceded to their request. Mr. Moss, the Borough Medical Health Inspector, may have acquainted you after his recent inspection of the kitchen and the rest of the premises, of the considerable difficulty that we had to especially vacate a room and make an impromptu arrangement to obtain sufficient tables and chairs from other residents so as to accommodate the group. Thus every effort was made to make their stay as comfortable as possible - not only by the staff but also by other residents. Little did we realize that we were contravening the local Authority's enforcement order.

I should like to re-emphasise that we did not wilfully defy the enforcement order for gain, and that we have already given Mr.Moss an undertaking that we shall not in any circumstances be serving meals in the future.

I am most sorry that you have been troubled over this matter, but you may rest assured that it will not occur again.

Yours faithfully,



K.L. Aziz

R.D.K.C. TECHNICAL	
REF: 23 FEB 1973	DATE: / /
ACTION COMPLETE	

Appl. NFA. 2/1/73

Distribution: A Rowe Esq,
Building Regulations Division,
GLC.

} Please arrange for
your officers to
attend.

✓ File.

112

TP. 81112/HMM

H M March

25 October 1973

Dear Sir,

Town and Country Planning Act 1971
1-3 (odd) Trebovir Road, SW5.

I refer to my letter of the 2nd February 1973 and to your reply of the 21 February 1973 concerning the alleged use of the above premises as an Hotel.

I have to inform you that despite your assurance that these premises are only used as short-termed service lettings, I am still receiving information that the premises are used as an Hotel and that at least one meal per day is provided and that the reception area on the ground floor of no. 1 Trebovir Road is still in existence, although assurances were given some months ago that this area would soon be converted into residential accommodation.

In the circumstances, I would be obliged if you could arrange to meet my assistant, Mr March, and officers from the Greater London Council at the above premises at 10.30am on Thursday the 22 November 1973, in order that an inspection may be carried out in accordance with Section 281 of the above Act.

If this time and date is not convenient, then please contact the writer, to arrange a time and date suitable to yourself within 14 days of the above date.

Yours faithfully,

Borough Planning Control Officer:

K L Aziz Esq.,
1 Trebovir Road,
London SW5.

rlf.



Distribution

E J V Durand
Building Regulation Division
GLC.

} Please arrange
to attend
inspection.

R H White
Planning Dept. RB of K & C.

} Please discuss
means of escape.

Borough Solicitor - Your ref. SOL/EN224/WGM/KL.

✓ File. 101

TP. 8112/HMM

H M March

27 November 1973

RECORDED DELIVERY

Dear Sir,

Town and Country Planning Act 1974
1 and 3 Trebovir Road, SW5.

I refer to the meeting between yourself and my assistant, Mr March, and the officer from the Greater London Council Mr E J V Durand, concerning the above property.

As you are aware, it was found that in the six rooms that were inspected the cookers were in no way connected to the electricity supply, and were not supplied with plugs. One of your guests when questioned stated "he went out for meals, except his breakfast, which he had downstairs". He later altered the word "breakfast" to "coffee with the manager". Mr March decided that no useful purpose could come out of continuing this inspection.

I am of the opinion that the Council have been more than tolerant in dealing with this matter. Several letters have been sent and numerous visits have been made concerning the unauthorised use of these premises as an Hotel, and you are aware that enforcement notices were served on the 8 November 1971 requiring the use of these premises as an Hotel to be terminated, and one month was allowed for this notice to be complied with.

The Council has received many complaints concerning the use of these premises as an Hotel, and you have denied these allegations, and on each occasion given an undertaking that the reception area would be used for residential accommodation. (It was noticed on the 22 November 1973 visit, that an effort is being made to do this).

I must now inform you that I intend to carry out an inspection of these properties on Thursday the 31 January 1974 at 11.00am in accordance with Section 281 of the above Act, and I would be obliged if you could meet my assistant, Mr March, and the Greater London Council officer at these premises at this time, and I will require to inspect the lease agreement, or rent book of each tenant.

Should it be found on this forthcoming inspection that these properties are not being used as short-term furnished lettings, providing cooking facilities in each room, then I will automatically recommend the Council to take legal action for the contravention of the enforcement notices referred to above.

Yours faithfully,

381-2244

Borough Planning Control Officer.

K L Aziz Esq.,
1 & 3 Trebovir Road,
London SW5.

r1f.

CONFIDENTIAL

1. The purpose of this document is to provide a comprehensive overview of the current state of the project and to identify the key challenges that must be addressed in order to ensure its successful completion.

2. The project has been initiated in response to the growing demand for a more efficient and cost-effective solution to the problem of data management.

3. The primary objectives of the project are to:

- Develop a robust and scalable architecture that can handle the increasing volume of data.
- Implement advanced data processing and analysis capabilities.
- Ensure the highest level of data security and compliance with relevant regulations.

4. The project is currently in the planning phase, and the following key milestones have been identified:

- Completion of the initial requirements gathering phase by the end of the month.
- Finalization of the system architecture and design by the end of the quarter.
- Commencement of development and testing activities in the second half of the year.

5. The success of the project will depend on the effective collaboration and communication between all stakeholders involved.

6. It is important to note that the project budget is currently under review, and any changes to the scope or requirements must be carefully managed to avoid exceeding the allocated funds.

7. The project team is committed to providing regular updates and reports to the steering committee to ensure transparency and accountability.

8. The next steps are to finalize the project charter and to begin the detailed design and development work.

9. The project is expected to be completed by the end of the fiscal year, with a final review and evaluation of the results.

10. The project manager will be responsible for overseeing the overall progress and ensuring that all deliverables are met on time and within budget.

CONFIDENTIAL

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The project is expected to be completed by the end of the fiscal year, with a final review and evaluation of the results.

The project manager will be responsible for overseeing the overall progress and ensuring that all deliverables are met on time and within budget.

Distribution to: E.J.V. Durand, Esq.,
Building Regulation Division,
G.L.C. - Please note change of appointment
and arrange to attend.

File. 101

TP 8112/HMM

H.M. March.

28 January 1974.

Dear Sir,

Town and Country Planning Act 1971
1 and 3 Trebovir Road, SW5.

I refer to my letter of the 27 November 1973 and to the meeting between yourself, your brother and my assistant Mr March on the 23 January 1974, which you requested.

In the circumstances I am prepared to postpone the inspection of these premises arranged for 11a.m. on Thursday 31 January 1974, and make the alternative date of 11a.m. on Thursday 28 February 1974.

I must point out, that I am of the opinion that no further postponements would be considered.

Yours faithfully,

Borough Planning Control Officer.

K.L. Aziz, Esq.,
1 and 3 Trebovir Road,
London. SW5.

*Inspected with f.h.c. office
everything OK.
53/74*

BH.

Sent in connection
with 1/3 Trebovir Road

FILE 1/3 TREBOVIR ROAD.

101

TP/DMFJ

18th October, 1974

D.M.F. Jones

Attention of Mr. Faulkner

Dear Sirs,

TOWN AND COUNTRY PLANNING ACT, 1971

In response to your recent telephone request I give below the characteristics which, in my opinion, could be expected of premises used for a purpose specified in Class X1 of the Town and Country Planning (Use Classes) Order 1972 (i.e. boarding or guest-house, or an hotel providing sleeping accommodation):

- A) At least one meal provided each day.
- B) Usually a common dining-room and/or lounge.
- C) Occupiers live communally but have sole use of bedroom accommodation.
- D) The premises are not managed by a recognised Society or other body.
- E) The accommodation is available to the public at large.
- F) Bathroom facilities may be shared or attached to each bedroom.
- G) There will be a manager
- H) Cleaning, bed linen and other services are the responsibility of the management.
- J) The premises are designed to provide short-stay accommodation, the occupiers' place of residence being elsewhere.

A building conforming to these characteristics but where some or all of the services are available only in nearby premises would also be considered to come within Class X1.

Yours faithfully,

Borough Planning Control Officer.

H.M. Customs & Excise,
V.A.T. Office,
93-107, Shaftesbury Avenue,
London W1V 8HS

MH.

File

EKS.

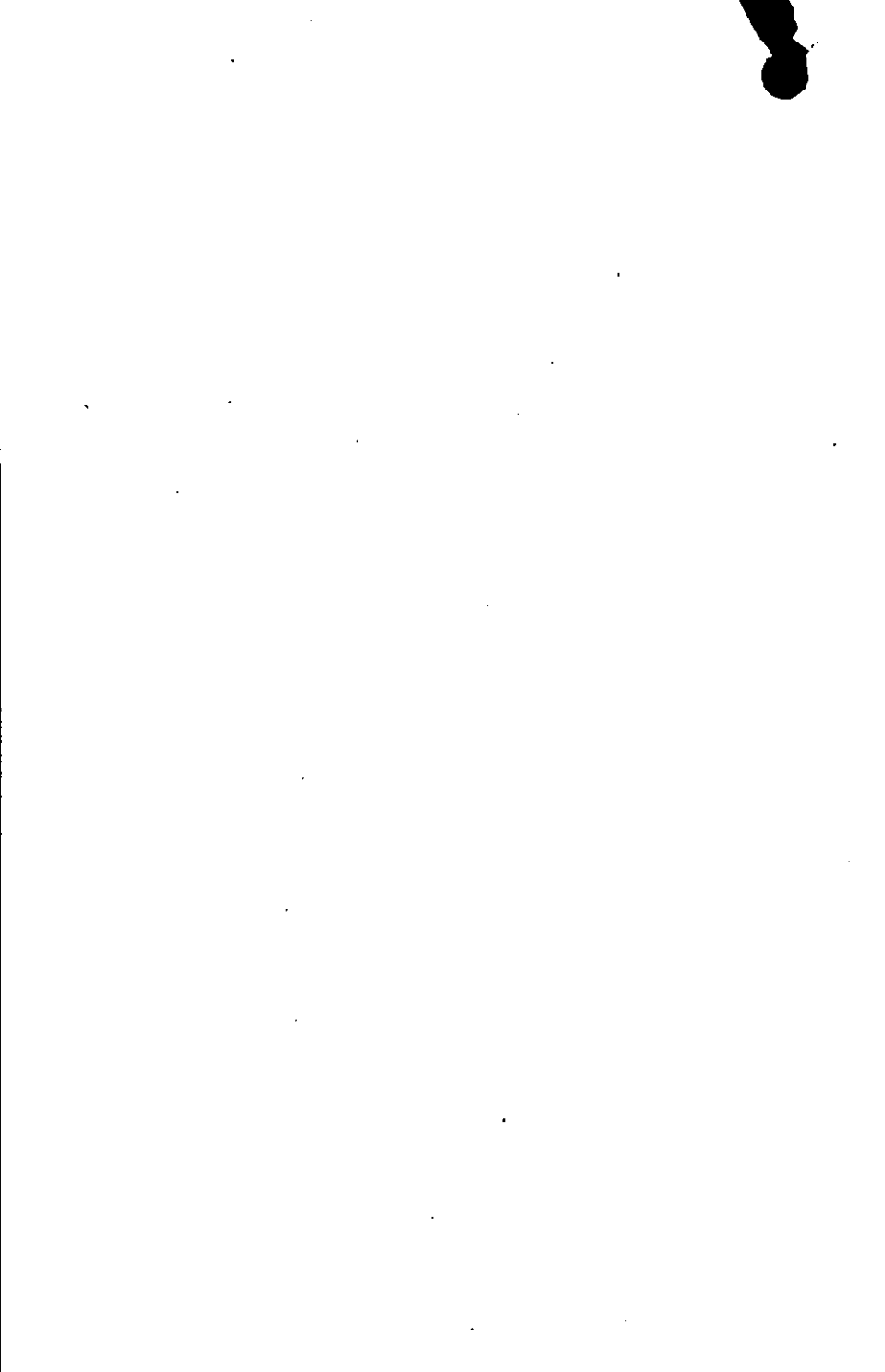
Customs & Excise wish to contact Mike Marsh to gain specific information re 1-3 Trebovir Road where he was investigating an alleged hotel use in contravention of Enforcement notices.

A file note merely indicates "Accompanied by G.C.C. officer N.F.A. 5.3.77"

Is it in order that we give them his telephone number so that they can ask him to recall that site visit?

Miss Linton 928 0533 Ex 358.

BAP phoned explained HMK situation KR





THE ROYAL BOROUGH OF KENSINGTON & CHELSEA

CHELSEA OLD TOWN HALL : KING'S ROAD : SW3 5EE

E.A. SANDERS, *Borough Planning Control Officer*

Please address all
communications
impersonally to the
Borough Planning
Control Officer

Telephone: 01-352 8101 Extn. 10

Our Ref. TP/EAS

Your Ref.

WHEN TELEPHONING PLEASE ASK FOR E.A. Sanders

February 28, 1975

Dear Mr. Aziz,

32 Warwick Road, 51/55 Earl's Court Road, 1 Trebovir Road

I refer to our recent discussion regarding 51/55 Earl's Court Square and note that the DOE on 7 February 1975 directed the Council to register Nos. 51/55 Earl's Court Square under the Corporation Act. I confirm to you that for the purposes of the Town and Country Planning Act 1971 the established use of these three houses is as a nurses' hostel. Planning permission would not, in my view, be needed for the property to be used for a similar type of hostel purpose.

At the present time, I have no specific knowledge of any organisation looking for hostel accommodation of this kind, but you may wish to enquire further from the Government Communications Bureau, 100 Westminster Bridge Road, SE1.

I note also that you are considering an exchange of accommodation whereby No.32 Warwick Road would be converted into flats and No.1 Trebovir Road would be used for short-stay purposes. If you care to submit a planning application in these respects on each property, I will seek the instructions of the Town Planning Committee. I have sent a copy of this letter to the Borough Environmental Health Officer.

Yours sincerely,

Borough Planning Control Officer

S.L. Aziz Esq
1 Trebovir Road, SW5

sc

381-3244

TP/EAS

10

E.A. Sanders

March 6, 1975

Dear Mr. Aziz,

1 Trebovir Road

Further to my letter of 28 February, 1975 the reference to the proposed use at No.1 Trebovir Road should, of course, be to use as an hotel (in replacement of the hotel at No.32 Warwick Road).

Yours sincerely,

Borough Planning Control Officer

S.L. Aziz Esq
1 Trebovir Road, SW5

80

1942-1943



3 Ticebour Road

SUBJECT-SITE

FILE REFERENCE:

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

24/6/77

NOTES OF MEETING on site

DATE:

NAMES OF PERSONS ATTENDING:

Mr. Aziz

OFFICERS:

K.P.

MATTERS DISCUSSED:

No. 3 is interconnected with No. 1 at gv/basement + pigeon hole at 2nd floor level.

premises undergoing alterations & mostly vacant. every room had cooker but just taken out, dining facilities not provided must go out & get food.

using both as short lets but min. 22 days!?. Neither properties 1/3 in use as hotel - no dining facilities at present as basement of No. 1 (hotel use approved) is in state of construction.

No. 3. Basement - bathroom, storage, staff bedroom, small kitchen.

Ground - front - storage of furniture
rear 201 single room + toilet,
202 4 beds "

front entrance blocked off, toilet facilities at rear.

1st floor 309/310/311 rear room

308/307/306 front rooms (308 is Aziz office) ^{small}

2nd floor 5 rooms.

2nd " 4 rooms

Attic 2 rooms (one with tanks)

cooking facilities to be re-instated eventually when works completed. *J. Reunio*

LITERATURE: POLICY, PAPERS, ETC.

SIGNATURES:

No action possible - premises undergoing alterations & no evidence of hotel use in No 3. *NPA*

Shravale Limited,
1, Trebovir Road,
London,
SW5

383

28th April, 1977

^H
TP/75/915/KR/IH

K. Rennie

Dear Sir,

Town & Country Planning Act, 1971
3, Trebovir Road, SW5

I note from my file that planning permission was granted on 17th October, 1975 for the change of use of no. 1, Trebovir Road from bed sitting accommodation to an hotel.

It is appasant from letter headings that I have seen that Albion Court Hotel is run from no.'s 1 and 3 Trebovir Road, yet there does not exist a planning permission for the use of no. 3 as a hotel.

Your comment would be welcome on this point and perhaps you would telephone my assistant Mr. Rennie to arrange a mutually agreeable time for an inspection of no. 3 Trebovir Road.

Yours faithfully,

Borough Planning Control Officer.

Approved under Towns Act 1968

102

for wife's...
in the...
...
...

1977, April 1977

...

...

...

...

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...

GLC

Greater London Council

Book in please
1853

Department of Architecture and Civic Design

28

Architect to the Council and
Controller of Construction Services
Sir Roger Walters KBE FRIBA FI Struct E

Middlesex House
20 Vauxhall Bridge Road London SW1V 2SB

FOR THE ATTENTION OF MR. VANSTONE-
WALKER

Development Control (Enforcement)
Kensington Town Hall
Hornton Street
Kensington, W.8.

Telephone 01-633 3904

Please reply to **Mr. Thick**

My reference **AR/BR/2/FP/10979**

Your reference **T8112/HMM**

Date **31. III. 1977**

R.B.K.C. TOWN PLANNING		
FILE REF.		
- 4 APR 1977		
FORWARDED TO	DATE	BY
ACTION COMPLETED		

Dear Sir,

ALBION COURT, 1 - 3 TREBOVIR ROAD
ROYAL BOROUGH OF KENSINGTON AND CHELSEA.

Further to the recent telephone conversation between our assistants, Messrs. Vanstone-Walker and F. J. Thick, I enclose for your information a copy of a letter of complaint about the above-mentioned premises and a receipt for a one night stay.

I have written to Mr. Beresford requesting further information about his intended length of stay, also to Mr. K. L. Aziz regarding the Fire Precautions Act 1971. If any further information is received I will let you know.

At a recent inspection of the premises it appeared that they were being used for short stay accommodation with room service, no meals were provided and no cooking facilities provided. There was a common lounge area and a register of guests was kept. Room 308 was the only room without a wash basin.

Yours faithfully,

K. Shack

Authorised by the GLC
to sign this document

[Signature]

No. 1 has p.p.

No 3 should be residential.

ALBION COURT

1 & 3 TREBOVIR ROAD
EARL'S COURT, LONDON, S.W.5

Telephone: 01-373 0833 (Reservations)
01-373 4201 (Guests)

6-III 1977

Mr. Beresford

From 6-III (one night) To

Room No. 308

Single Room
 Single Room with Private Bathroom
 Double or Twin Bedroom
 Double Bedroom with Private Bathroom
 Family Room
 Family Room with Private Bathroom
 Beverages
 Laundry
 Telephone Calls
 Sundries

None of this is here

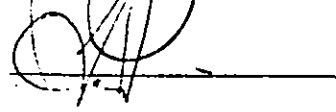
£ P

Single

Total

10% Service Charge

Receptionist's Signature



Less Deposit Paid

Balance Due

£	P
3	50
X	

PLEASE RETURN YOUR KEY ON DEPARTURE

000078

Elk(?)

BRIAN BERRIES FORI
107A. MANHAM ROAD, RD
PLYMOUTH.

DEVON.

8-3-77.

Dear Sir

I am writing you
about this hotel I stayed on
the night of the 6th this
month.

It looked very nice on
the outside, but when one
got inside past the
reception, it was filthy
and there was no hand
basin anywhere to have
a wash.

When I asked where they
were, I was told, we have
baths here. The plug was
missing from the bath.

So I could not, have a
clean up.

There was no fire
escape and there was no
dining room. no we had
no breakfast.

I think you should have
this place looked into
it was not what the
place seemed.

I left early next day
as I could not get any
service there.

I think people like me
pay their money, they see
what it's like and leave
with out getting any-thing
for their money.

I sincerely hope you look
into this place, It's a
blot on London
Yours faithfully
W B Overford.

Notes:

No. 1 Trebovir Road

approved hotel use on understanding that No. 32

Warwick Road was converted to residential accommodation
(following pp to convert into flats.)

Committee report 7th Oct. 1975 suggests that this conversion
ie change from hotel to flats had taken place!?

No. 3 Trebovir Road

1971 report - existing use as furnished lettings (with No. 1)
refusal of pp. March 1971 to hotel use

No Section 52 agreement drawn up \therefore if pp. for conversion
of flats at No. 32 Warwick Road is not taken up, then
this property (No. 32) can still be used as a hotel.

Only action possible is to watch No. 3 Trebovir Road

& serve emp. notices if used for hotel purposes or use other than
furnished lettings - must wait until holiday season begins. RR

To BOROUGH PLANNING CONTROL OFFICER From BOROUGH ENVIRONMENTAL HEALTH OFFICER.

Our Ref: CP/DJS OF K. & C. Your Ref: TP/8112/DB. 13-3-78 Date 2-2-79

Subject: TOWN 55 RE 1 AND 3 TREBOVIR ROAD, SWS.
ON 5 FEB 1979 ALBION COURT HOTEL.

FURTHER TO YOUR MEMO OF 13-3-78 I WOULD ADVISE YOU OF THE CURRENT USAGE TO WHICH THE ABOVE PREMISES ARE BEING PUT.

N^o 1 IN USE AS AN HOTEL BUT NOT LETTING ANY ROOMS DUE TO REDECORATION IN PROGRESS.

N^o 3 IN USE AS AN HOTEL BUT DOES NOT PROVIDE ANY MEALS. ON 1-1-79 5 PERSONS WERE REGISTERED AS GUESTS OCCUPYING ROOMS IN N^o 3.

N.B. BOTH PREMISES ARE CONTIGUOUS.

N^o 1 HAS PLANNING PERMISSION FOR USE AS AN HOTEL AND SUBJECT TO SATISFACTORY COMPLETION OF REDECORATION. PRESENTS NO PROBLEM FOR MY DEPARTMENT.

N^o 3 DOES NOT APPEAR TO HAVE P. P. FOR USE AS AN HOTEL. CONDITIONS IN N^o 3 ARE SUBSTANDARD AND BEFORE MY DEPARTMENT TAKES ANY ENFORCEMENT ACTION I SHOULD BE OBLIGED IF YOU WILL PLEASE ADVISE ME AS TO WHAT ACTION WILL BE TAKEN BY YOUR DEPARTMENT IN RESPECT OF CURRENT USAGE.

J. R. Tompkins
B. E. H. O.

Reply:

Date

MEMORANDUM

TC.330

To BOROUGH PLANNING CONTROL OFFICER From BOROUGH ENVIRONMENTAL HEALTH OFFICER.

Our Ref: CP/DJS.

Your Ref: TP/8112/DB. 13-3-78

Date 2-2-79

Subject: RE 1 AND 3 TREBOVIA ROAD, S.W.S.
ALBION COURT HOTEL.

FURTHER TO YOUR MEMO OF 13-3-78 I WOULD ADVISE YOU OF THE CURRENT USAGE TO WHICH THE ABOVE PREMISES ARE BEING PUT.

Nº 1. IN USE AS AN HOTEL BUT NOT LETTING ANY ROOMS DUE TO REDECORATION IN PROGRESS.

Nº 3. IN USE AS AN HOTEL BUT DOES NOT PROVIDE ANY MEALS. ON 1-1-79 5 PERSONS WERE REGISTERED AS GUESTS OCCUPYING ROOMS IN Nº 3.

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Nº 3 DOES NOT APPEAR TO HAVE P. P. FOR USE AS AN HOTEL. CONDITIONS IN Nº 3 ARE SUBSTANDARD AND BEFORE MY DEPARTMENT TAKES ANY ENFORCEMENT ACTION I SHOULD BE OBLIGED IF YOU WILL PLEASE ADVISE ME AS TO WHAT ACTION WILL BE TAKEN BY YOUR DEPARTMENT IN RESPECT OF CURRENT USAGE.

J. R. Timmins
B. E. H. O.

Reply:

Date

To Borough Planning Control Officer From Borough Environmental Health Officer.

Our Ref: CP/DJS. Your Ref: TP/8112/78 13-3-78 Date 2-2-79

Subject: PREMISES 32 WARWICK ROAD, SWS.
 OK 5 FEB 1979

FURTHER TO YOUR MEMO OF 13-3-78 PLEASE NOTE THAT THE ABOVE PREMISES ARE CURRENTLY IN USE AS AN HOTEL.

NO WORK HAS BEEN CARRIED OUT TO CONVERT THE PROPERTY TO FLATS.

THIS INFORMATION IS GIVEN FOR USE IN CONJUNCTION WITH THE PLANNING PERMISSION FOR NOS 1 & 3 TREBOUIR ROAD.

J. A. Templeton

B.E.H.O.

Reply:

Date

Nb. 32 has use rights as an hotel.

D.S. reports that pp. for flats not taken up.

A mistake has occurred re snop of 32 & Nb.

1 Trebovir Road

~~Area~~

Current use of Nb 32 therefore OK

NPA *RP*

To BOROUGH PLANNING CONTROL OFFICER From BOROUGH ENVIRONMENTAL HEALTH OFFICER.

Our Ref: CP/DJS.

Your Ref: TP/8112/78 13-3-78

Date 2-2-79

Subject: RE 32 WARWICK ROAD. SWS.

FURTHER TO YOUR MEMO OF 13-3-78 PLEASE NOTE THAT THE ABOVE PREMISES ARE CURRENTLY IN USE AS AN HOTEL.

NO WORK HAS BEEN CARRIED OUT TO CONVERT THE PROPERTY TO FLATS.

THIS INFORMATION IS GIVEN FOR USE IN CONJUNCTION WITH THE PLANNING PERMISSION FOR NOS 1 & 3 TREBOUR ROAD.

J. K. Timperley

B.E.H.O.

Reply:

Date

No. 32 has use rights as an hotel.

D.S. reports that pp. for flats not taken up.

A mistake has occurred re snop of 32 & No.

1 Trebour Road

~~Area~~

Current use of No 32 therefore O.K.

NFA - RR

Memorandum

3211
KR

To BOROUGH PLANNING OFFICER

From THE DIRECTOR OF ENVIRONMENTAL STUDIES
(EARLS COURT)

Our Ref. GCL/JY/3/109

Your Ref.

Date 22nd December 1978

Please quote full reference and date when replying to this Memorandum.

1 & 3 Trebovir Road
Albion Hotel
~~32 Warwick Road~~
~~Warwick House Hotel~~

This is to confirm the recent telephone conversation between Mr G. Linton of the Study Group and Mr K. Rennie of the Planning Department.

Recent visits to the above mentioned properties disclosed that No. 1 Trebovir Road is still undergoing extensive internal building works and is not in use. Guests are being accommodated on a bed/breakfast basis in No. 3 Trebovir Road. - previous BEHO memo says only holiday lets not

P.P. 75/486
not taken up
then for conversion
to flats

No 32 Warwick Road is, according to the manager, also being used as bed and breakfast accommodation. Rooms are let on a daily or weekly basis and a continental breakfast is supplied. Some rooms are of the sharing type. O.K.

This information is passed to you for any action you may consider necessary.

D.C. Draper.

Director

NOTE.

Enforcement notices served on no 3 against hotel use.
(No Appeal?)
Suggest inspection about April/May when tourist demand strengthens.
agreed

XXXXX

Mr K L Axis,
32 Warwick Road,
London,
SW5

379

20th December 1978

TP/H/HGF/MT

H G Forde

Dear Sir,

Town and Country Planning Act 1971
1 Trebovir Road, 3 Trebovir Rd, 32 Warwick Rd

I write to you as owner of the above premises.

Following an enquiry from the Borough Environmental Health Officer, I should be grateful if you would please contact either Mr Forde or Mr Rennie of my Department on Extn. 379 to arrange an appointment to discuss, with the latter, the present and proposed uses of the property.

Yours faithfully,

Borough Planning Officer

XXXXXX

Mr. J. A. ...
21, ...
London,
...

978

...

H. G. Forde

THE ...

Dear Sir,

Town and Country Planning Act 1947
I (Borough Council) ...

I write to you in connection with the above provisions.

The ... of the ...
I ...
The ... of the ...
discuss, with the ... the ...

Yours faithfully,

...

MEMORANDUM

TC.330

File

To BOROUGH PLANNING CONTROL OFFICER. From BOROUGH ENVIRONMENTAL HEALTH OFFICER.

Our Ref: CP/DJS

Your Ref: TP/8112/DB. OF 13-3-78.

Date 21-3-78.

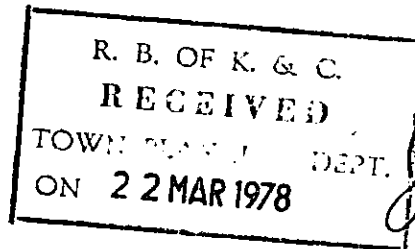
Subject:

RE N°3 TREBOVIR ROAD, SWS.

THE CURRENT USAGE OF THE ABOVE PREMISES IS THAT OF SHORT LET HOLIDAY ACCOMMODATION WITH COOKING FACILITIES PROVIDED IN THE ROOMS.

NO OTHER SERVICE OTHER THAN CLEANING IS PROVIDED.

THE OWNER, MR. K L AZIZ, INTENDS TO APPLY FOR CHANGE OF USE PERMISSION TO PERMIT HIM TO USE N°3 AS AN HOTEL IN CONJUNCTION WITH THE ADJOINING PREMISES N°1 ALBION COURT HOTEL.



J. G. Tompkins.

B. E. H. O. *et*

Reply:

Date

MEMORANDUM

TC.330

File

To: BOROUGH PLANNING CONTROL OFFICER. From: BOROUGH ENVIRONMENTAL HEALTH OFFICER.

Our Ref: CP/DJS

Your Ref: TP/8112/DB. OF 13-3-75.

Date 21-3-75.

Subject:

RE N°3 TREBOVIA ROAD. SWS.

THE CURRENT USAGE OF THE ABOVE PREMISES IS THAT OF SHORT LET HOLIDAY ACCOMMODATION WITH COOKING FACILITIES PROVIDED IN THE ROOMS.

NO OTHER SERVICE OTHER THAN CLEANING IS PROVIDED.

THE OWNER, MR. K L AZIZ, INTENDS TO APPLY FOR CHANGE OF USE PERMISSION TO PERMIT HIM TO USE N°3 AS AN HOTEL IN CONJUNCTION WITH THE ADJOINING PREMISES N°1 ALBION COURT HOTEL.

J. S. Jones.

B. E. H. O. *or*

Reply:

Date

To BOROUGH PLANNING CONTROL OFFICER From BOROUGH ENVIRONMENTAL HEALTH OFFICER. (25/11)

Our Ref: CP/DJS

Your Ref:

Date 16-2-78

Subject:

RE PREMISES AT:- 1 TREBOVIR ROAD. SWS. ALBION COURT HOTEL. ✓
32 WARWICK ROAD. SWS. WARWICK HOUSE HOTEL.

THE PRESENT OWNER OF BOTH PREMISES IS MR. K.L. AZIZ.

MR AZIZ HAS STATED THAT HE HAS PERMISSION TO TRANSFER THE PLANNING PERMISSION GRANTED FOR 32 WARWICK RD. TO THE PREMISES AT 1. TREBOVIR RD. WHEN RECONSTRUCTION WORK NOW IN PROGRESS IS COMPLETED.

PLEASE ADVISE IF THIS IS SO. IT IS UNDERSTOOD THAT MR AZIZ INTENDS TO USE NO 1 TREBOVIR ROAD AS AN HOTEL.

RECEIVED
 ON 17 FEB 1978

~~RECEIVED~~

B. E. H. O.

Reply: Myref: TP/8112/OB

Date 13/3/78

Planning Permission was granted on 17th October 1975, ref: 75/915 for the use of No. 1. Trebovir Rd as an hotel. Mr. Aziz carried out conversion of no. 32 Warwick Rd to self-contained flats in anticipation of a section 52 agreement being concluded, i.e. an agreement to exchange uses. Although this was not entered into, planning permission was granted to change the use of 32 Warwick Road to self-contained flats on 8th August 1975 ref TP75/486. Thus the present uses seem authorised.

No 3 Trebovir road does not have planning permission for an hotel use, but last summer this use could not be said to be existing. Any further information on the use of No 3 would be welcome.

MEMORANDUM

B/E JUNE for

TC.330

To: [Handwritten]

From: [Handwritten]

Competitive Survey of

Our Ref: [Handwritten]

Your Ref: [Handwritten] Nov 1953

Date [Handwritten]

Subject:

[Handwritten subject line]

[Handwritten paragraph 1]

[Handwritten paragraph 2]

Reply:

Date

[Handwritten reply text]

[Handwritten closing text]

[Handwritten signature]

SUBJECT-SITE

1/3 Trebovir Road, S.W.5

TP/H/NF

FILE REFERENCE:

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

14/4/83.

NOTES OF MEETING

DATE:

NAMES OF PERSONS ATTENDING:

Mr Pope - Croxham, Wright Assoc. - 5 Dryden St
 (Chief - ~~Shaw~~ (Mr K. Aziz). WC2.
 240-2430

OFFICERS:

Freeman

MATTERS DISCUSSED:

Additional storey to hotel - lift motor room (double mansard)
 (Some precedents exist in road).

History - Only No 1 is authorized hotel (even
 this is a bit fishy - No Sec 52 agreement
 in reversion of No 32 ~~to resi~~ Worwick Road
 to resi as pro quo swap) (see previous notes)

No 3 is unauthorized. Demurrer
 would be required (retrospectively) for this.
 This in itself raises major issues -
 contrary to hotel policy loss of resi etc.

Asking for additional storey would only
 heighten anxiety in policy terms.

Also presumption against add storey -
 proposal shown also likely to lead to loss
 of daylight/light. to 202/204 E. Cr Road.

Single mansard may be acceptable in
 design terms. given precedents in road -
 would allow roof line to be tidied up
 motor room inside. etc.

Suggested a site meeting with Helmer
 Bines or site with Mr Pope + client to
 discuss proposals.

LITERATURE:
 POLICY, PAPERS,
 ETC.

SIGNATURES:

1 & 3 Trebovir Rd

Site Visit 13th March '80

Renovation works in progress.

Site foreman stated that no-one in residence except a few hotel staff and works were of refurbishment for hotel.

Man to contact Mr Colin 373 0833

Rang 18/3/80 stated that hotel use was for No 1 only & No 3 would be used as for permanent resid purposes. find it a bit unbelievable as properties internally conjoined apart from top floor.

However, no action at present see how refurbishments go

B/F June '80

OK at moment but bound to change

118 JAN 1985

SCHEDULE

OFFICIAL USE ONLY

REFERENCE: PV/TP/84/0431/L/20/332

Date of
Application: 06/01/84

Completed: 13/03/84

Revised: 18/05/84

Type: Conditional

Personal
/Limited: -

Fibbens Fox Associates,
9 The Broadway,
Woodford Green,
Essex IG8 OHL

DEVELOPMENT

Change of use to an hotel, at 3 TREBOVIR ROAD, KENSINGTON S.W.5, as shown on submitted drawings Nos. TP/84/0431, Applicant's drawing Nos. 8225/S1.

CONDITIONS

1. The entrance to the hotel at 3, Trebovir Road shall be solely via the existing hotel at No. 1, Trebovir Road to which it is conjoined internally and no separate entrance from the street shall be created.
2. No additional notice, sign or advertisement shall be displayed upon the premises other than a small non-illuminated name plate.
3. The residential appearance of the premises shall be maintained and the windows kept curtained (C.15)
4. No loudspeaker or relay equipment or musical instruments shall be installed or used in such a manner as to cause noise nuisance to nearby occupiers. (C.19)
5. The development to which this permission relates must be begun not later than the expiration of five years beginning with the date on which this permission is granted. (C.22)

REASONS FOR THE IMPOSITION OF CONDITIONS

1. To safeguard the amenities of nearby residents. (R.20)
2. To safeguard the appearance of the premises and the character of the immediate area. (R.8)
3. To safeguard the appearance of the premises and the character of the immediate area. (R.8)
4. To safeguard the amenities of nearby residents. (R.20)
5. To prevent an accumulation of permissions which have not been acted upon, and as required by Section 41 of the Town and Country Planning Act, 1971. (R.13)

Dr. A.J. Seeds,
21 Nevern Square,
LONDON SW8 9PT.

2055

12th May 1987

TP/H/DT/mw

D. Taylor

Dear Sir,

Town & Country Planning Act 1971
Town & Country Control of Advertisements Regulations 1984
Albion Court Hotel Trebovir Road

In response to your recent enquiries about the above premises, I can give you the following information firstly on the use of the basement as a club and secondly on the signage attached to the front elevation of the premises.

The planning permission granted on 14/1/87 in effect removed condition 2 of the previous permission granted on 17/10/75; the result of the new permission (ref.86/1802) is that the public may now use the basement facilities of both nos. 1 and no. 3 Trebovir Road, subject to the following condition, that

"no part of the premises shall be used or advertised for use as a restaurant/bar/club/dining-room/discotheque other than ancillary to the hotel?"

The hotel's application for an entertainments licence is going to the Licencing Hearing Committee on 9/6/87 (contact Mr. Goadwin, Environmental Health Department), the application being for a 2.am licence. I have been informed that the Environmental Health Officer is fully aware of current activities at the premises but that they would not be taking any action with the Committee hearing approaching.

The planning concern is not so much one of licencing hours but one of the nature of the use of the premises, and hinges upon the term "ancillary" in the new condition mentioned above. The aim of this condition is to prevent the use or sale of the basement as a separate unit - as long as the basement remains internally connected to the residential parts of the hotel above by a staircase, is owned and run by the hotel, and is open for use by hotel guests, then the basement remains ancillary in planning terms. In this case the current advertising

cont./...2.

in local newspapers is not in breach of the planning regulations.

Condition 2 on the planning permission dated 18/1/85 (ref. 84/432) specifies that

"no additional notice, sign or advertisement shall be displayed on the premises other than a small non-illuminated name-plate".

This planning permission related to no. 3 Trebovir Road. the illuminated box signs on the porticos in fact received advertisement consent from this Council on 4/8/72, (ref. CA3355) and therefore are not "additional". The owners currently wish to replace parts or all of this illuminated portico signage - depending on the extent of the changes a new consent may be needed, and the owners have agreed to apply for such a consent should it be necessary. Initially they will be sending in drawings of the new signs so that I can ascertain whether or not a new consent is required.

The cardboard signs hanging from the portico were indeed additional, and the owners were asked to remove them and also the unauthorised illuminated signs in the window, which they subsequently carried out.

The canopy covering the external access stairs to the basements has deemed consent and has already been dealt with in my letter of 18/3/87.

Fairy lights of the type displayed on the Albion Court Hotel do not in fact come under planning control unless they are within a conservation area or upon a listed building. However, the lights in front of the hotel do indeed look somewhat "tacky" and the owner has been informally asked to remove these.

The hand-written sign indicating admission restrictions is non-illuminated and does not come under the control of the advertisement regulations. Once again, however the owner has been asked informally to make this more presentable, in his own interest.

There is also a menu board in front of the hotel, which is illuminated, and which does need consent under the advertisement regulations. The owner is being asked to submit an application for this.

Yours faithfully,

Director of Planning and Transportation

204/10/3

1-3 TREBOVIR ROAD SW5

NOTES OF MEETING 19th AUGUST 1986

Meeting held at Kensington Town Hall

Present: Mr. M. J. French - RMKC
Mr. K. Aziz - Albion Hotel
Mr. E. Fibbens - FFA

✓ 1. The meeting was held at Mr. Aziz's request following recent correspondence with Mr. Scott of the Planning Dept to discuss the Planning use of the basement and his current application for a Music and Dancing Licence.

✓ 2. Mr. Fibbens explained that 1 & 3 Trebovir Road are used for hotel purposes under the terms of 2 separate Planning Permissions. Permission for No. 1 was granted in August 1975 (75/915) subject to the condition that bar restaurant etc facilities be solely for the use of residents of the building. Permission for No. 3 was granted in January 1985 (84/0431). This was not made subject to the "residents only" condition but access was restricted to being via the hotel at No. 1; and no music etc was to be played or relayed so as to cause noise nuisance to nearby occupiers.

✓ 3. Mr. Fibbens further explained by reference to floor plans that the premises are currently in course of being altered/converted. Access into the combined building is from basement and ground floor entrances to No. 1. These are as shown on the 1985 permission drawings and are in accordance with the appropriate conditions.

4. At ground floor level in No. 1 a bar has been installed with a lounge area and a separate snack room at the rear. There is also a "dry" or soft drinks lounge. These facilities are provided for residents only. They therefore comply with the terms of the 1975 permission and also provide facilities required in connection with the Hotel Licence.

5. There are, however, no kitchen or other cooking facilities at ground floor level except for hot water services to enable tea/coffee to be provided and occasional light snacks such as rolls or sandwiches.

6. The kitchens are provided in the basement which has been fitted out to a high standard to provide restaurant and bar facilities with a small dance floor area. The works are not yet complete and, in particular, the internal lift connection to the ground and upper floors has yet to be installed. This floor is not yet in use.

7. Mr. Aziz intends the basement to be used as the main restaurant for hotel guests and also to cater for the general public, in common with most other hotels in London. Breakfast would be expected to involve only hotel guests and no alcohol would be served. At lunch time both hotel guests and outsiders would be expected and alcohol would be available. In the evenings both hotel guests and outsiders would be expected. Alcohol would be available and dancing would be permitted.

8. Ideally Mr. Aziz would like to run the basement as a Club (with hotel guests automatically registered as Members) since this would enable him to control admission. He had therefore applied for a Club Licence but this has been refused. A Restaurant Licenced to 12 midnight has been granted.

9. He has also applied for a Music and Dancing Licence to authorise dancing and this is due to be heard on 26th August.

10. Mr. French agreed that there is no planning issue involved in the design of the interior basement facilities nor in their use for hotel residents. Also the access complies with the terms of the 1985 condition. He also agreed that no planning issue arises in the use of the basement facilities in No. 3 by a mixture of hotel guests and outsiders since this mixture would be expected in a hotel and has not specifically been excluded by condition.

11. The only planning matter to be resolved relates to use of the basement facilities in No. 1 by outsiders. The appropriate method would be for an application to be made for planning permission to continue the use of the hotel at No. 1 without complying with the 1975 condition.

12. Mr. French agreed it would be absurd to have a situation where non residents could eat and drink in the basement of No. 3, entering through No. 1, but where they could not eat and drink in the basement of No. 1. Without prejudice to the Council Members' right to decide, Mr. French will recommend that planning permission be granted.

13. Concerning the current application for a Music and Dancing Licence Mr. French could see no planning objection. He agreed to telephone Mr. Fibbens on this point.

14. After the meeting Mr. French telephoned Mr. Fibbens to confirm that the Planning Department would NOT be attending the Music and Dancing Licence hearing to raise any objection.

EF/CAW
20.8.86.

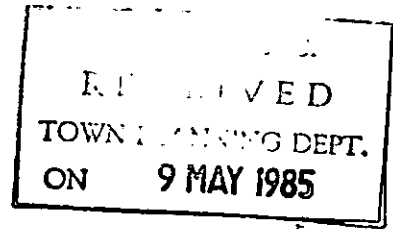
Fibbens Fox Associates
Chartered Town Planners/Surveyors

91 ... Green, Essex IG1 0PL
Tel: 01 538 3528

- Circulation: All Present plus
- Mr. J. Huntley - Environmental Health Dept.
 - Mr. L. R. Neil - Town Clerks Dept.
 - Mr. M. Scott - Planning Dept.
 - Mr. Hamilton - Cartwrights
 - Mr. I. Jones - Ralphs & Jane

LICENSING ACT 1964

In the County of London



To the Commissioner of Police for the Metropolis

To the Clerk to the Licensing Justices for the Division of West London

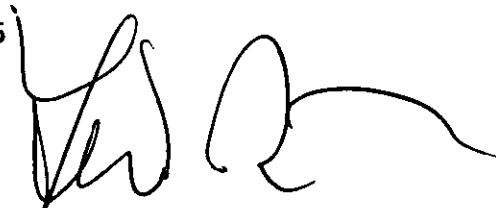
To the Clerk to the Rating Authority for the London Borough of Kensington & Chelsea

To the Fire Officer

Take Notice that KHALID LATIF AZIZ of 52 Alric Avenue, New Malden in the County of Surrey having for the past six months carried on the trade or calling of Company Director and JAVAID AZIZ of 166 Vineyard Hill Road, SW19 in the County of London having for the past six months carried on the trade or calling of Company Director intend to apply at the Licensing Sessions for the said Division to be held at Court House, 1A Walton Street, S.W.3. on Tuesday the 21st day of May next at 10 o'clock in the forenoon for the provisional grant to them of a Justices' licence authorising them to sell by retail intoxicating liquor of all descriptions for consumption on or off the premises about to be altered or in the course of alteration situate at known as ALBION COURT HOTEL, 1/3 Trebovir Road, S.W.5.

And Further Take Notice that it is their intention to apply for the insertion in the said licence of the conditions required for it to be granted as a Restaurant and Residential Licence.

Dated this 26th day of April, 1985



FIELD FISHER & MARTINEAU
Lincoln House,
296/302 High Holborn,
London, WC1V 7JL

Solicitors and authorised agents for and on behalf of the said applicants.

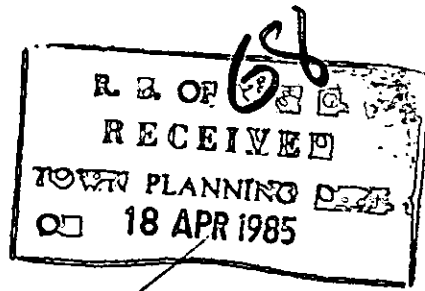
FILE

respectively

Albion Court Hotel
1/3 Trebovir Rd
Earls Court
S.W.5

Also
32, WARWICK Road
S.W.5

19.4.85



Dear Mr AVERY;
Please find enclosed drawings as requested
for both 1/3 TREBOVIR ROAD & 32, WARWICK RD ref.
Roof EXTENSION. Looking forward to meeting you
next Tuesday at 10.30 am.

Yours faithfully
K. Aziz



SUBJECT-SITE

1, Trebaric Rd.

FILE REFERENCE:

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

NOTES OF MEETING

DATE: 18.4.85

NAMES OF PERSONS ATTENDING:

Mr. Aziz

OFFICERS:

Simon Avery

MATTERS DISCUSSED:

Roof Extension to the

- 1) General presumption against: -
HOWEVER: -
- 2) Existing rear roof extensions in the terrace, & Templeton Place backing onto the garden, ~~planned~~ roof dormers.
- 3) Some roof level dormer extensions on the front, but apparently still within the original roof pitch.
- 4) Daylight: - windows to rear of Earls Ct. Rd. & opposite in Trebaric Rd.

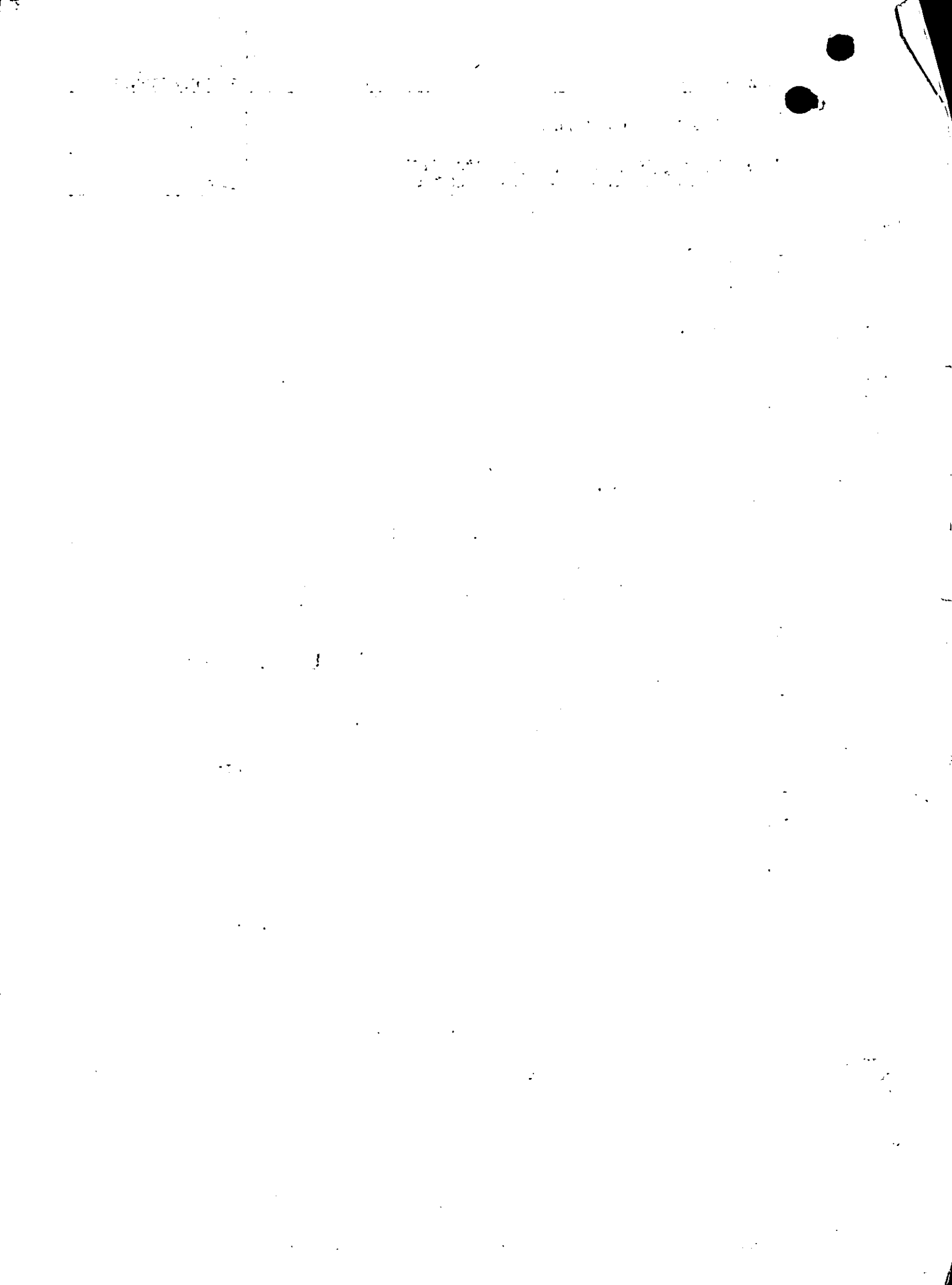
- Conc: - may be able to design small, essentially rear extension dropping internal floor levels, which would be regarded as acceptable, but the onus is on the applicant.

MA

LITERATURE: POLICY, PAPERS, ETC.

SIGNATURES:

NOTE - Rear garden best / good extension discussed, but wants to consider further



26.51
no. 2

SUBJECT-SITE 1-3, Trebovir Road, SWS

TP/H/NF
FILE REFERENCE:

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

26th April 1983
DATE:

NOTES OF MEETING

NAMES OF PERSONS ATTENDING:

Mr Pope - Chairman, Wright Assoc
Mr K. Aziz - Showale limited

OFFICERS:

Mr Freeman } R.B.K.C. Planning
Mrs Benes. }

MATTERS DISCUSSED:

Use of N^o3 as an hotel in connection with N^o1. Mr Aziz well aware of history of enforcement in this - Mr F explained that to get pp for use of N^o3 would not be without problems in itself. given previous refusal. However it may be possible to argue for change given history - decline in hotel market etc.

However this would be extremely difficult if unacceptable additional stories proposed which would increase size of hotel further.

A double mansard as suggested would be refused because:-

- (i) unacceptable precedent in design terms
- (ii) add in hotel space
- (iii) loss of light to properties in E Ct Road.

A single mansard - ie upgrading of existing roof structure may be acceptable if carefully designed.



no projection of proposed 1st floor safeguard daylight to E Ct Road properties

LITERATURE: POLICY, PAPERS, ETC.

However still difficult to justify to committee given that N^o3 unauthorised as an hotel.

SIGNATURES:

Mr Aziz enquired whether double mansard would be OK if the two new floors were flats - with hotel below. Said no. Here

guarantee they would not be amalgamated
into hotel. Does not overcome problem (i) + (iii)
above.

Suggested that if it was not economically
feasible to have only single storey over road.
then should consider only change of use of N°3
at this stage. This was controversial enough
anyway. If consent obtained for this
then could consider proceeding to additional
storey

what about having new lift motor over
overrun at roof level? This is required urgently to
put in lift. Would need consent. Not likely
to support this - emergency projection. Others
may exist in area but trying to improve things
should be kept within existing or new
ward roof envelope if considered acceptable.
Best to leave this aspect aside at this
stage.

Mr F to send form - appⁿ to regularise
the use of N°3 (no roof addition) to be submitted
fee free. 4 copies of flow plan. No elevations
or no changes proposed.

Phil Palmer 26/4/83

8773

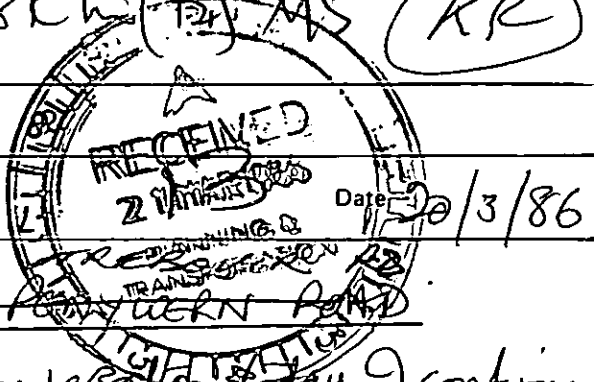
MEMORANDUM

Book w/ (12) MS (KR)

FAO K Rennie

To BPO. Enforcement

From B640



Ref: C/CAW/PAX 2611

Your Ref:

Subject: ALBION COURT HOTEL 1/3 TREVOR ROAD

Further to our telephone conversation today, I confirm that I have visited the above-mentioned premises today and that works are well underway constructing a club/disco in the basement. The owners of the hotel are currently applying for a liquor licence and are also in communication with Mr Gordon Dyer of this department regarding an Entertainments licence (PAX 2609). We have on our records details of a planning application dated 15/8/1975 reference HJM/SEN/T.P. 75/9(5)/13,703/594, relating to No 1 Trevor Road, the second condition of which states: 'No part of the building shall be used as a cafe, restaurant, bar, club, or dining room, except for the sole use of residents of the building. Is this still enforceable? The reason for asking being that the hotel owner Mr K Aziz stated this morning that the club/disco was to be

Reply: open to members of the public / club members. Date

I leave this with you for any enforcement action your Department is able or may be deemed necessary to take.

Ramlyzer.
 C. A. Wilson
 C. A. Wilson
 Asst. B640.

X Town of Justice.

HEHO
 Licensing



(773)

MEMORANDUM

Book in (12) MS, KR

FAO K Renue

To BPO Enforcement

From BENO

Ref: C/CAW/PAX 2611

Your Ref:

13

Date 20/3/86

Subject:

ALBION COURT HOTEL 1/3 TREBOVIA ROAD

Further to our telephone conversation today, I confirm that I have visited the above-mentioned premises today and that works are well underway constructing a club/disco in the basement. The owners of the hotel are currently applying for a liquor licence and are also in communication with Mr Gordon Dyer of this department regarding an Entertainment's licence (PAX 2609). We have on our records details of a planning application dated 15/8/1975 reference HJM/SEN/T.P. 75/915/13,703/594, relating to No 1 Trebovia Road, the second condition of which states: "No part of the building shall be used as a cafe, restaurant, bar, club, or dining room, except for the sole use of residents of the building. Is this still enforceable? The reason for asking being that the hotel owner Mr K Aziz stated this morning that the club/disco was to be open to members of the public/club members.

Reply:

open to members of the public/club members.

Date

I leave this with you for any enforcement action your Department is able or may be deemed necessary to take.

Randuzer

C. A. Wilson

C. A. WILSON

Asst. BENO

X JOHN WILSON

BENO

Li...

MEMORANDUM

To Div. Planning & Transportation.

From Assistant B.E.H.O.

Our Ref: FSL/ABE40

Your Ref: Attention Mr M. Scott.
(Enforcement)

Date 11 July 86.

Subject: ALBION COURT HOTEL, 1 TREBOUR ROAD SW5.

Further to our conversation of today's date, I am writing to inform you of the current situation at the above premises.

In 1985, the owner of the hotel, Mr Aziz, applied to the Licensing Justices for ~~an~~ provisional restaurant licence, being already in receipt of a residential licence. This licence was granted, and was made final this year. This licence was for the G.F. restaurant.

At the licensing sessions of 17 June 1986, Mr Aziz was granted a provisional licence for a restaurant in the basement of the premises. This part of the premises he wishes to use as a restaurant/disco club, for which he has already applied to this Department for the appropriate entertainment licence. My officers have had discussions at the premises with the owner in respect of works necessary to comply with the conditions attached to any entertainments licence which may be granted by the Licensing Hearings Committee.

I understand that in order to be granted a second and separate ~~licence~~ restaurant licence he has had to execute works to separate the basement restaurant from the rest of the building. I am informed by my officers that there is now no entry into the basement from the hotel, entry can only be gained from the street.

The date on which the provisional licence for the basement becomes final is 29th July 86. The owner's next course of action will be to apply for a Justice's full-on licence which will enable him to gain a ^a ~~Supper Hour Certificate~~ & eventually a Special Hours Certificate ~~and~~ permitting him to ~~set~~ keep the premises open until 2.00 a.m. It is his intention to

Reply: eventually operate a disco/club which will remain open until 2.00 a.m.

The local residents' associations are anxious that this should not happen (as is Councillor Kenny) and they have already objected successfully to a liquor licence application and also to the granting of a ~~an~~ Music & Dancing Licence, which has yet to be determined.

As yet there are no Environmental Health grounds upon which to ^{my licence} oppose, and I am concerned that if Mr Aziz continues to be granted the various justice licences which he is applying for, then at the ^{appropriate} Licensing Hearings Committee, members will be presented with in effect a fait accompli.

John Huntley
Assistant Borough Environmental Health Officer.

Dr. Henry H. ...

Mr. M. ...
(...)

SECTION ...

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MEMORANDUM

To: Dir. Planning & Transportation.

From: Assistant B.E.H.O.

Ref: FSL/ABEHO

Your Ref: Attention Mr M. Scott
(Enforcement)

Date 11 July 86.

Subject: ALBION COURT HOTEL, 1 TREBOVIR ROAD SWS.

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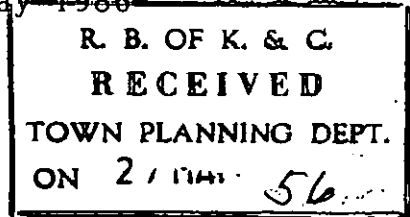
John Huntley

Assistant Borough Environmental Health Officer.

30 Nevern Place
Earls Court
London SW5 9PP

The Borough Planning Officer
RBCK
Town Hall
Kensington High Street
W 8

22 May 1986



Dear Sir,

Albion Court Hotel - proposed night club

Today I received a duplicated letter from one Khalid Aziz, Director of Shravale Ltd who seek to extend their licence to serve alcoholic liquor till 2am at this small, tatty hotel in *No.1* Trebovir Road and to run a nightclub there.

I wish to voice my objection to this most strongly and to ask that you do not accede in their wishes to make money at the residents' expense. We already suffer noise in the street at night from the Nevern Hotel with its coachloads of teenage tourists. The pubs add their contribution of drunken shouting (usually foreigners) along the pavements after 11pm. We English residents do have to go to work the next day, and appreciate it if we can sleep.

A further "nightclub" will add nothing to the neighbourhood but litter, late night disturbance and yet more parking problems. Earls Court carries an unfair burden already. Please protect us.

Yours faithfully,

M. Brierly

HMM Brierly

PS. We already have parking problems, exacerbated by the Copocobane Nightclub in Nevern Place. *MB*

Today I received a duplicated letter from our Khairi Aziz,
Director of the Khairi Aziz who seek to extend their licence to
serve alcoholic liquor. I will send him the necessary forms in
response to his letter.

I wish to voice my objection to this most strongly and to say
that you do not succeed in their wishes to make money at the
residents' expense. We already suffer noise in the street at
night from the tavern hotel with its crowds of tourists
tourists. The boys add their contribution of drunken shouting
(usually foreigners) along the pavements at night. We British
residents do have to go to work the next day, but appreciate it
if we can sleep.

MEMORANDUM

To T. C. E.

From D. J. P. & T.

File

Our Ref: TP/KE

Your Ref: MESSIRE

Date 20.5.86

Subject:

1-3 TIREBOUR ROAD

ALFRED COURT HOTEL

I refer to your officers telephone call about the licence applied for viz the use of the basement for the kind of intoxicating liquor of all descriptions.

The use of part of the hotel for clubs, disco, restaurant purposes is considered an ancillary use, if available solely for the occupants of the hotel. If the facilities are available for members of the public, ~~planning~~ as the licence which has been applied for, implies, planning

Reply:

permission will be required but is ^{Date} unlikely to ~~receive~~ be given by the Planning Committee.

Director | Planning & Transportation



URGENT

Annie

Janet McCray from Environmental Health (Pax 2604) came up yesterday and told me that the hotel at 1-3 Trebovir Road is apply for a license to have a public bar + restaurant. At present the hotel facilities are for "residents" only. The license is up for consideration today! I think this requires p. perm. for the public usage. Can you give Janet McCray a ring please on 2604.

many thanks

Ruth

21/2/86.

Now applying for on-license - can raise no issue
in this respect.

741 6354.

Mrs Fletcher
Mr Jordan.

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

705

Mr Aziz,
Proprietor,
Sharevale Limited,
Albion Court Hotel,
183 Trebovir Road,
London SW5,

379
Fax No. 938 - 1445

July 15, 1986

TP/H/MS/MD,

Mr M. Scott

Dear Sir,

Town and Country Planning Act 1971
Albion Court 1/3 Trebovir Road SW5

It has been reported to me that a new basement restaurant/night-club is being set up at the above premises, which will be open to non-residents of your hotel.

I must advise you that planning permission is required for this, but in view of the council's priority to protect the residential amenity of the area, permission is unlikely to be granted.

I will therefore have no alternative but to proceed with Enforcement Action if you open up the restaurant/club to non-residents of the hotel.

In order to allay Enforcement Action I must advise that you submit your comments and assurances that the restaurant/club will be available solely for the occupiers of the hotel.

Yours faithfully,

Director of Planning and Transportation

Fibbens Fox Associates
Chartered Town Planners—Surveyors

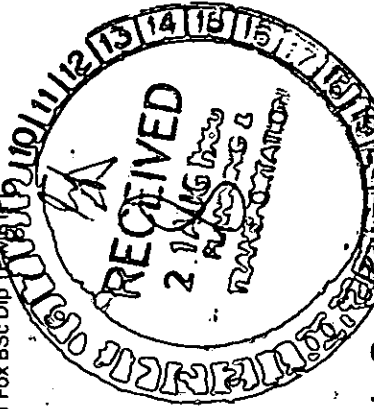
9 The Broadway
Woodford Green
Essex IG8 0HL

Tel: 01-505 8138/506 0694
Telex: 24224 Monref G 3138

Mr. M. Scott - Planning Dept.

Noted
MS

Eric Fibbens BSc (Est Man) FRICS Dip TP MRTPI
Heather Fox BSc Dip TP MRTPI



With Compliments



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Fibbens Fox Associates
Chartered Town Planners—Surveyors

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Heather Fox BSc Dip TP MRTPI

Deputy Director of Planning
& Transportation
Royal Borough of Kensington
& Chelsea
Dept 705 - Town Hall
Hornton Street
London W8 7NX.

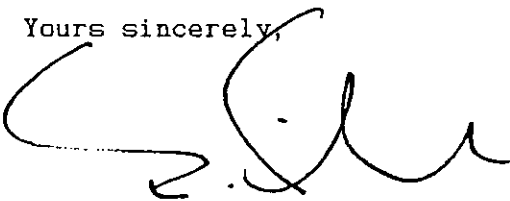
Your reference
Our reference EF/204/10/3/CAW
Date 20th August 1986

Dear Mr. French

TOWN AND COUNTRY PLANNING ACT 1971
1-3 TREBOVIR ROAD SW5

Thank you very much for agreeing to discuss this matter at short notice at our meeting on 19th August. I enclose for your information my notes of our discussions. Perhaps you would be good enough to let me know if I have misunderstood or misrecorded any points.

Yours sincerely,


Eric Fibbens.

Enc.

c.c. Mr. K. Aziz

204/10/3

1-3 TREBOVIR ROAD SW5

NOTES OF MEETING 19th AUGUST 1986

Meeting held at Kensington Town Hall

Present: Mr. M. J. French - RMKC
Mr. K. Aziz - Albion Hotel
Mr. E. Fibbens - FFA

1. The meeting was held at Mr. Aziz's request following recent correspondence with Mr. Scott of the Planning Dept to discuss the Planning use of the basement and his current application for a Music and Dancing Licence.

2. Mr. Fibbens explained that 1 & 3 Trebovir Road are used for hotel purposes under the terms of 2 separate Planning Permissions. Permission for No. 1 was granted in August 1975 (75/915) subject to the condition that bar restaurant etc facilities be solely for the use of residents of the building. Permission for No. 3 was granted in January 1985 (84/0431). This was not made subject to the "residents only" condition but access was restricted to being via the hotel at No. 1; and no music etc was to be played or relayed so as to cause noise nuisance to nearby occupiers.

3. Mr. Fibbens further explained by reference to floor plans that the premises are currently in course of being altered/converted. Access into the combined building is from basement and ground floor entrances to No. 1. These are as shown on the 1985 permission drawings and are in accordance with the appropriate conditions.

4. At ground floor level in No. 1 a bar has been installed with a lounge area and a separate snack room at the rear. There is also a "dry" or soft drinks lounge. These facilities are provided for residents only. They therefore comply with the terms of the 1975 permission and also provide facilities required in connection with the Hotel Licence.

5. There are, however, no kitchen or other cooking facilities at ground floor level except for hot water services to enable tea/coffee to be provided and occasional light snacks such as rolls or sandwiches.

6. The kitchens are provided in the basement which has been fitted out to a high standard to provide restaurant and bar facilities with a small dance floor area. The works are not yet complete and, in particular, the internal lift connection to the ground and upper floors has yet to be installed. This floor is not yet in use.

7. Mr. Aziz intends the basement to be used as the main restaurant for hotel guests and also to cater for the general public, in common with most other hotels in London. Breakfast would be expected to involve only hotel guests and no alcohol would be served. At lunch time both hotel guests and outsiders would be expected and alcohol would be available. In the evenings both hotel guests and outsiders would be expected. Alcohol would be available and dancing would be permitted.

8. Ideally Mr. Aziz would like to run the basement as a Club (with hotel guests automatically registered as Members) since this would enable him to control admission. He had therefore applied for a Club Licence but this has been refused. A Restaurant Licenced to 12 midnight has been granted.

9. He has also applied for a Music and Dancing Licence to authorise dancing and this is due to be heard on 26th August.

10. Mr. French agreed that there is no planning issue involved in the design of the interior basement facilities nor in their use for hotel residents. Also the access complies with the terms of the 1985 condition. He also agreed that no planning issue arises in the use of the basement facilities in No. 3 by a mixture of hotel guests and outsiders since this mixture would be expected in a hotel and has not specifically been excluded by condition.

11. The only planning matter to be resolved relates to use of the basement facilities in No. 1 by outsiders. The appropriate method would be for an application to be made for planning permission to continue the use of the hotel at No. 1 without complying with the 1975 condition.

12. Mr. French agreed it would be absurd to have a situation where non residents could eat and drink in the basement of No. 3, entering through No. 1, but where they could not eat and drink in the basement of No. 1. Without prejudice to the Council Members' right to decide, Mr. French will recommend that planning permission be granted.

13. Concerning the current application for a Music and Dancing Licence Mr. French could see no planning objection. He agreed to telephone Mr. Fibbens on this point.

14. After the meeting Mr. French telephoned Mr. Fibbens to confirm that the Planning Department would NOT be attending the Music and Dancing Licence hearing to raise any objection.

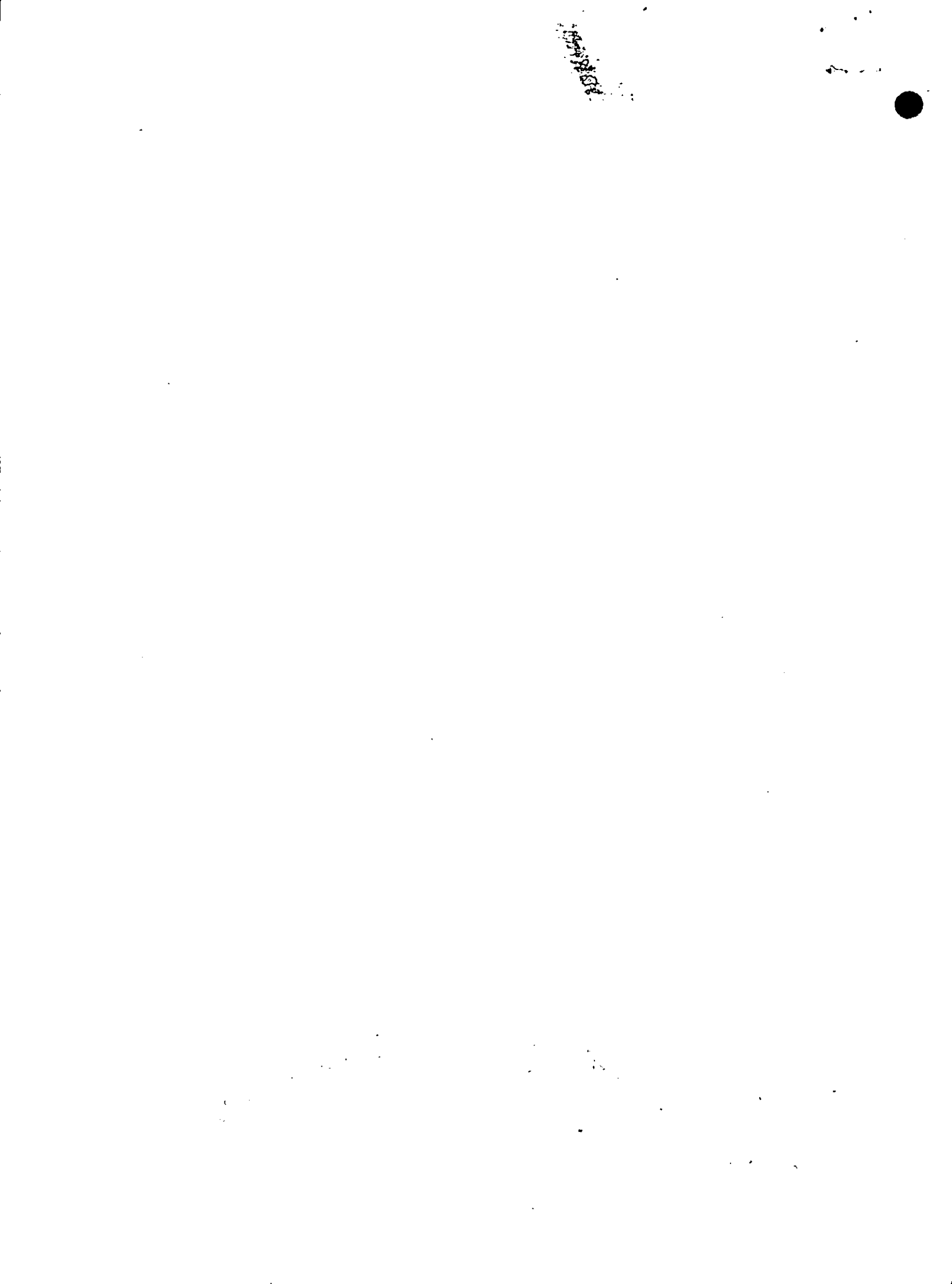
EF/CAW
20.8.86.

Fibbens Fox Associates
Chartered Town Planners Surveyors

21, Market Street, London WC1R 3PP
Tel 01 477 1100

Circulation: All Present plus
Mr. J. Huntley -
Mr. L. R. Neil -
Mr. M. Scott -
Mr. Hamilton -
Mr. I. Jones -

Environmental Health Dept.
Town Clerks Dept.
Planning Dept.
Cartwrights
Ralphs & Jane

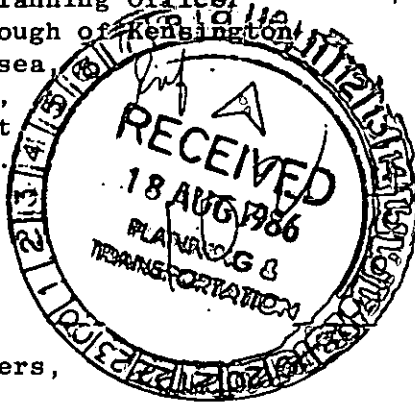


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Eric Fibbens BSc (Est Man) FRICS Dip TP MRTPI
Heather Fox BSc Dip TP MRTPI

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



Your reference
Our reference EF/204/10/1/CAW
Date 13th August 1986.

Attention: Mr. Scott

Dear Mr. Sanders,

1-3 TREBOVIR ROAD SW5

I refer to my telephone conversation with Mr. Scott on 12th August.

Our client is most concerned. At a time when your officers are apparently alleging unauthorised development and threatening enforcement action he is seeking advice from his consultants and requires their assistance whenever discussions are to take place on the subject.

You are aware of our involvement by virtue of our last letter in July.

Nevertheless, at a meeting/site visit on 12th August arranged by your Environmental Health Department ostensibly to deal with environmental health matters, a representative of your Planning Department attended unannounced and with no previous notice. Our client was therefore unable to make arrangements to be properly represented.

This was discourteous and unreasonable behaviour, almost amounting to harassment. Please note that our client wishes to be represented at any future site meetings which should be arranged with reasonable notice through this office.

Yours sincerely,


Eric Fibbens

c.c. Mr. K. Aziz



Gibbens Fox Associates,
9 The Broadway,
Woodford Green,
Essex.
IG8 0HL

2186

15th August 1986

TP/H/MS

EF/304/10/3/CAW

Mr. M. Scott

Dear Sirs,

Re; Town and Country Planning Act 1971
Albion Court Hotel, 1/3 Trebovir Road, SW5

Further to my letter of 6th August 1986, my Assistant Mr. Scott was able to inspect the premises with an Environmental Health Officer on 12th August.

Although your client informed my assistant that the basement is to be used by hotel guests, it appears that the new restaurant/nightclub is being set up as a separate use which will be open to non-residents. Entrance is gained directly from the street and there is no internal access between the basement and the remainder of the hotel.

I note that a separate dining and drinking area is being set up on the ground floor for the hotel guests.

In view of this, it appears that the basement works constitute material development and Planning Permission is ~~not~~ therefore required.

These works would also appear to be in breach of Condition 2 of the Planning Permission granted on 17th October 1975 (REF; - P/75/915) which states; - "No part of the building shall be used as a cafe, restaurant, bar, club, or dining room except for the sole use of the residents of the building."

In view of the above I should be grateful for your immediate comments.

Yours faithfully,

Director of Planning and Transportation

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CONFIDENTIAL

ALBION COURT HOTEL,

1/3 TREBOVIR RD.

Elaine Towers
x 2503

Visit 12/8/86.

Updated

Elaine Towers, REHO.

120 beds.

Ajike Scott, DOP T

Food catering
for 50.

Basement

Direct access from street. No
internal link to upper floors.

Set out as nightclub/restaurant; -

kitchen, dining area, dance floor, bar,
cloakroom, toilets, reception foyer.

Rear exit to garden.

Ground

Reception, bar & dining area
being set up. & rework.

ups

17/10/75

SCHEDULE

Our ref: HJM/SEN/TP.75/915/13,703/594
Date of Application 15th August, 1975

PLAN(S) SUBMITTED NO:

DEVELOPMENT:

The change of use of NO.1 TREBOVIR ROAD, SW5, from bed-sitting accommodation to an hotel.

CONDITIONS:

1. The development to which this permission relates must be begun not later than the expiration of five years beginning with the date on which this permission is granted.
- * 2. No part of the building shall be used as a cafe, restaurant, bar, club, or dining room, except for the sole use of residents of the building.

REASONS FOR THE IMPOSITION OF CONDITIONS:

1. To prevent an accumulation of permissions which have not been acted upon, and as required by Section 41 of the Town and Country Planning Act, 1971.
2. To safeguard the amenities of nearby residents.

INFORMATIVES:

1. The Borough Planning Control Officer, Chelsea Old Town Hall, King's Road, SW3 5EE (01-352 8101), should be consulted regarding the Town and Country Planning (Control of Advertisements) Regulations, 1969-1974, in respect of any proposed signs.
2. The Director of Public Cleansing and Works Services, Central Dept., 143A Walmer Road, London W10 4PQ (01-229 3092) should be consulted about refuse storage accommodation.
3. The Borough Environmental Health Officer, 250 King's Road, London, SW3 5UN (01-352-8101) should be consulted in respect of underground rooms.
4. The Borough Environmental Health Officer, 250 King's Road, London, SW3 5UN (01-352 8101) should be consulted concerning the Food Hygiene (General) Regulations, 1960.

THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA

TOWN PLANNING COMMITTEE - 7TH OCTOBER, 1975.

REPORT BY THE BOROUGH PLANNING CONTROL OFFICER.

TOWN AND COUNTRY PLANNING ACT, 1971

NO. 75/915
594

(8)

CASE NO. TP 75/915/RW

1, Trebovir Road, S.W. 5.

APPLICATION dated 15th August 1975 from John Spence & Partners, on behalf of Shrivale Ltd., owner, for planning permission for a change of use from bed-sitting accommodation to an hotel.

INITIAL DEVELOPMENT PLAN

Use Zoning - residential - Not programmed.

FURTHER DETAILS.

The property is situated on the north side of Trebovir Road near the junction with Earls Court Road, S.W.5. and consists of 23 rooms currently in unauthorised hotel annex use, in conjunction with No. 3, Trebovir Road. Prior to the unauthorised use, the property consisted of 29 bed-sitting rooms, on basement, ground and four upper floors.

The applicant wishes to have this proposal considered in conjunction with the conversion he has just completed at 23, 32 Warwick Road from hotel to residential use (5 flats on basement, ground and two upper floors) as the basis of a Section 52 Agreement for an exchange of accommodation.

CONSIDERATIONS

It is considered that hotel use of this building is not totally inappropriate in view of the noise and traffic generated by Earls Court Road and the other hotels along Trebovir Road. Also the applicant intimated that he wished to enter into a Section 52 Agreement in 1973, but was advised that this would be unlikely to meet approval as the proposed transfer of hotel use was to both 1 and 3 Trebovir Road, representing an unbalanced exchange of one property for two. He thus proceeded with the residential conversion at No. 23 assuming that the Council would agree an exchange with No. 1, above. He is therefore applying retrospectively for such an agreement concerning No. 32 Warwick Road and 1, Trebovir Road only. Although under normal circumstances this application may be recommended for refusal, it is considered that the proposed exchange is reasonable. No objections have been received.

15 OCT 1975
- 9531115

MEMORANDUM

To: E. J. ...

From:

J. E. ...

Our Ref:

...

Your Ref:

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Date

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Subject:

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Letters addressed ...

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Reply:

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Date

J. E. ...

E.A. SANDERS, A.R.I.C.S.
Director of Planning and Transportation
Fax No. 938-1445

Fibbens Fox Associates
9 The Broadway
Woodford Green
Essex
IG8 OHL

379

6th August 1986

TP/H/MS/JM

EF/304/10/3/CAW

Mr M Scott

Dear Sir

Town & Country Planning Act 1971
Albion Court Hotel 1/3 Trebovir Road SW5

I refer to your letter of the 24th July 1986.

The Borough Environmental Health Officer had reported to me that a Basement Restaurant/Nightclub is being set up as a separate use to the Hotel, with entry gained only from the Street. I understand that there is an existing Restaurant for Hotel Guests on the Ground Floor.

Further, the creation of a separate Basement entrance appears to conflict with Condition 1 of the Planning Permission dated 18th January 1985 (ref:TP/84/0431) which states that "the entrance to the Hotel at 3 Trebovir Road shall be solely via the existing Hotel at No 1 Trebovir Road to which it is conjoined internally and no separate entrance from the street shall be created."

This information therefore appears to conflict with your letter, and in order to clarify this matter I would be grateful if you could contact my Assistant, Mr Scott on the above extension to arrange for a site inspection.

In view of the reports I have received from the Borough Environmental Health Officer, and in order to save considerable Rate Payers money in subsequent Enforcement Action, I am sure that you would agree that this matter should be resolved before any planning breach occurs. I therefore take great exception to the comments made in your last paragraph.

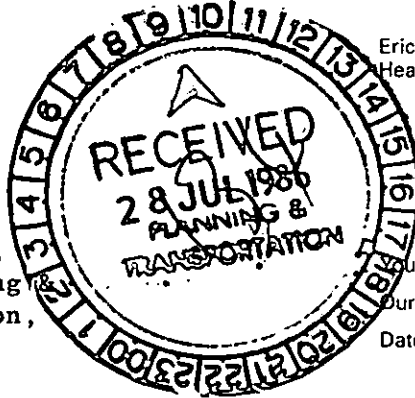
Yours faithfully

Director of Planning & Transportation

Fibbens Fox Associates
Chartered Town Planners—Surveyors

9 The Broadway
Woodford Green
Essex IG8 0HL
Tel: 01-505 8138/506 0694
Telex: 24224 Monref G 3138

Eric Fibbens BSc (Est Man) FRICS Dip TP MRTPI
Heather Fox BSc Dip TP MRTPI



E. A. Sanders Esq.,
Director of Planning &
Transportation,
The Town Hall,
Hornton Street,
London W8 7NX.

Our reference T/TP/H/MS/MD
Our reference EF/304/10/3/CAW
Date 24th July 1986.

Dear Mr. Sanders,

TOWN AND COUNTRY PLANNING ACT 1971
ALBION COURT, 1/3 TREBOVIR ROAD SW5

*MS reply - I advise that
great exception is taken to their
last para. Remind them that
approaches & advice to the public for
applicant's can ^{prevent unauthorised developments} save considerable time & money
in subsequent court action that
would otherwise be taken.*

Your letter of 15th July to Mr. Aziz has been referred to us. We are acting for Mr. Aziz in this matter and ask that any further correspondence be addressed through this office.

We are instructed by Mr. Aziz that he is currently completing his alteration works to finalise the hotel extension as permitted and that this includes a normal hotel restaurant facility in the basement. This was indicated on the relevant application drawings and you were well aware of it when the planning permission was granted.

We understand that the hotel provides accommodation for about 80 persons and the restaurant provides only about 40 covers. It is therefore clear that the restaurant is intended for and will be used by residents and their guests. No breach of planning control has occurred and none is intended.

It is expected that, in common with all London hotels, some element of ancillary visitor service will occur. In our submission it is in practice virtually impossible (and in any event unnecessary) for a hotelier to "police" the use of his restaurant and some "outsider" service will be inevitable. This is however unlikely to be anything more than an ancillary or de minimis activity which certainly would not amount to a material change of use.

Enforcement proceedings can only be contemplated where a breach of control has actually occurred. There is no provision in the Act that recognises a potential breach held in the eye of a complainant and, with great respect, we suggest that your Enforcement section should spend its valuable time elsewhere.

Yours sincerely,

Eric Fibbens

c.c. K.L. Aziz Esq.

Fibbens Fox Associates
Chartered Town Planners—Surveyors

9 The Broadway
Woodford Green
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Telex: 24224 Monref G 3138

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Heather Fox BSc Dip TP MRTPI

Deputy Director of Planning
& Transportation
Royal Borough of Kensington
& Chelsea
Dept 705 - Town Hall
Hornton Street
London W8 7NX.

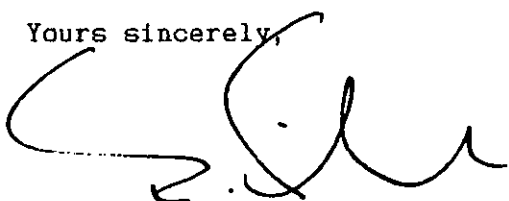
Your reference
Our reference EF/204/10/3/CAW
Date 20th August 1986

Dear Mr. French

TOWN AND COUNTRY PLANNING ACT 1971
1-3 TREBOVIR ROAD SW5

Thank you very much for agreeing to discuss this matter at short notice at our meeting on 19th August. I enclose for your information my notes of our discussions. Perhaps you would be good enough to let me know if I have misunderstood or misrecorded any points.

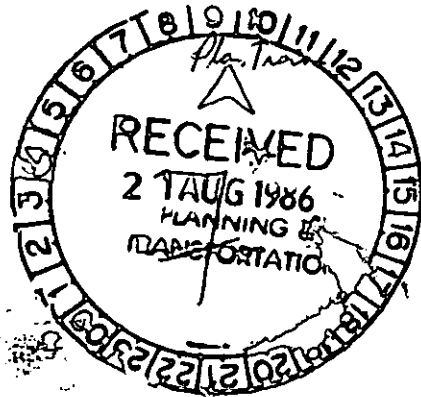
Yours sincerely,



Eric Fibbens.

Enc.

c.c. Mr. K. Aziz



204/10/3

1-3 TREBOVIR ROAD SW5

NOTES OF MEETING 19th AUGUST 1986

Meeting held at Kensington Town Hall

Present: Mr. M. J. French - RMKC
Mr. K. Aziz - Albion Hotel
Mr. E. Fibbens - FFA

✓ 1. The meeting was held at Mr. Aziz's request following recent correspondence with Mr. Scott of the Planning Dept to discuss the Planning use of the basement and his current application for a Music and Dancing Licence.

✓ 2. Mr. Fibbens explained that 1 & 3 Trebovir Road are used for hotel purposes under the terms of 2 separate Planning Permissions. Permission for No. 1 was granted in August 1975 (75/915) subject to the condition that bar restaurant etc facilities be solely for the use of residents of the building. Permission for No. 3 was granted in January 1985 (84/0431). This was not made subject to the "residents only" condition but access was restricted to being via the hotel at No. 1; and no music etc was to be played or relayed so as to cause noise nuisance to nearby occupiers.

✓ 3. Mr. Fibbens further explained by reference to floor plans that the premises are currently in course of being altered/converted. Access into the combined building is from basement and ground floor entrances to No. 1. These are as shown on the 1985 permission drawings and are in accordance with the appropriate conditions.

4. At ground floor level in No. 1 a bar has been installed with a lounge area and a separate snack room at the rear. There is also a "dry" or soft drinks lounge. These facilities are provided for residents only. They therefore comply with the terms of the 1975 permission and also provide facilities required in connection with the Hotel Licence.

5. There are, however, no kitchen or other cooking facilities at ground floor level except for hot water services to enable tea/coffee to be provided and occasional light snacks such as rolls or sandwiches.

6. The kitchens are provided in the basement which has been fitted out to a high standard to provide restaurant and bar facilities with a small dance floor area. The works are not yet complete and, in particular, the internal lift connection to the ground and upper floors has yet to be installed. This floor is not yet in use.

7. Mr. Aziz intends the basement to be used as the main restaurant for hotel guests and also to cater for the general public, in common with most other hotels in London. Breakfast would be expected to involve only hotel guests and no alcohol would be served. At lunch time both hotel guests and outsiders would be expected and alcohol would be available. In the evenings both hotel guests and outsiders would be expected. Alcohol would be available and dancing would be permitted.

8. Ideally Mr. Aziz would like to run the basement as a Club (with hotel guests automatically registered as Members) since this would enable him to control admission. He had therefore applied for a Club Licence but this has been refused. A Restaurant Licenced to 12 midnight has been granted.

9. He has also applied for a Music and Dancing Licence to authorise dancing and this is due to be heard on 26th August.

10. Mr. French agreed that there is no planning issue involved in the design of the interior basement facilities nor in their use for hotel residents. Also the access complies with the terms of the 1985 condition. He also agreed that no planning issue arises in the use of the basement facilities in No. 3 by a mixture of hotel guests and outsiders since this mixture would be expected in a hotel and has not specifically been excluded by condition.

11. The only planning matter to be resolved relates to use of the basement facilities in No. 1 by outsiders. The appropriate method would be for an application to be made for planning permission to continue the use of the hotel at No. 1 without complying with the 1975 condition.

12. Mr. French agreed it would be absurd to have a situation where non residents could eat and drink in the basement of No. 3, entering through No. 1, but where they could not eat and drink in the basement of No. 1. Without prejudice to the Council Members' right to decide, Mr. French will recommend that planning permission be granted.

13. Concerning the current application for a Music and Dancing Licence Mr. French could see no planning objection. He agreed to telephone Mr. Fibbens on this point.

14. After the meeting Mr. French telephoned Mr. Fibbens to confirm that the Planning Department would NOT be attending the Music and Dancing Licence hearing to raise any objection.

EF/CAW
20.8.86.

Circulation: All Present plus

Mr. J. Huntley	-	Environmental Health Dept.
Mr. L. R. Neil	-	Town Clerks Dept.
Mr. M. Scott	-	Planning Dept.
Mr. Hamilton	-	Cartwrights
Mr. I. Jones	-	Ralphs & Jane

Fibbens Fox Associates
Chartered Town Planners—Surveyors

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Telex: 24224 Monref G 3138

Eric Fibbens BSc (Est Man) FRICS Dip TP MRTPI
Heather Fox BSc Dip TP MRTPI

E. A. Sanders Esq.
Director of Planning &
Transportation
Dept. 705, The Town Hall
Hornton Street,
London W8 9NX.

Your reference TP/H/MS
Our reference EF/204/10/3/CAW
Date 26th August 1986

File



Att. Mr. M. Scott

Dear Sir,

TOWN AND COUNTRY PLANNING ACT 1971
ALBION COURT HOTEL 1/3 TREBOVIR ROAD SW5

Thank you for your letter of 15th August.

In reply I refer you to the meeting held with Mr. French on 19th August,
notes of which have already been circulated.

Yours faithfully,

Eric Fibbens

c.c. Mr. Aziz Mr. Littler Mr. Jones

Fibbens Fox Associates
Chartered Town Planners—Surveyors

9 The Broadway
Woodford Green
Essex IG8 0HL
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Heather Fox BSc Dip TP MRTPI



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

TH/HV/MS/JM
EFX 04/10/3/CAW
19th August 1986.

Dear Mr. Sanders,

TOWN AND COUNTRY PLANNING ACTS 1971
ALBION COURT HOTEL 1/3 TREBOVIR ROAD SW5

Thank you for your letter of 6th August which was delivered to this office on 14th August. We are currently seeking our clients' comments and instructions on the points you raise.

In the meantime, in view of the fact that your Mr. Scott visited the premises on 11th August your request for us to arrange a site visit would seem unnecessary. Please let us know if you disagree.

Yours sincerely,

Eric Fibbens

c.c. K. Aziz Esq.

This has been resolved
Fibbens has met EAS.

MIKE SCOTT



Dep.

5
n Hall,
nton Street,
London,
W8 7NX

Fibbens Fox Associates,
9 The Broadway,
Woodford Green,
Essex.
IG8 0HL

Telephone: (01)937 5464
Extension: 2078

1st September 1986.

My reference:

DPT/MJF/SEL

Your reference:

EF/204/10/3/CAW

Please ask for:

Mr. French.

Dear Sir,

Town and Country Planning Act, 1971
Re: 1 - 3 Trebovir Road

I refer to your letter of the 20th August and attached minutes of meeting, and would inform you that I have now received your application to allow the basement of No. 1 to be open to other persons other than hotel guests. As you are aware from our meeting, the use of the basement as a club with separate access from the street would require planning permission, and whilst certain facilities for hotel guests and their visitors may be provided in the basement, these must be readily accessible from the hotel and not entail a separate access from the street. I have noted from the Environmental Health Officer that your application for a music and dancing licence has now been withdrawn. With regard to your current planning application, this will of course be determined by the Planning Committee after any necessary public consultation has been carried out and as you realise, I am in no position to guarantee the likely decision.

Yours faithfully,

Director of Planning and Transportation

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Chartered Town Planners—Surveyors

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Woodford Green
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Tel: 01-505 8136/506 0604
Telex: 24224 Monref G 3138

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Heather Fox BSc Dip TP MRTPI

Deputy Director of Planning
& Transportation
Royal Borough of Kensington
& Chelsea
Dept 705 - Town Hall
Hornton Street
London W8 7NX.

Your reference
Our reference
Date

EF/204/10/3/CAW
20th August 1986

Plan Trans.

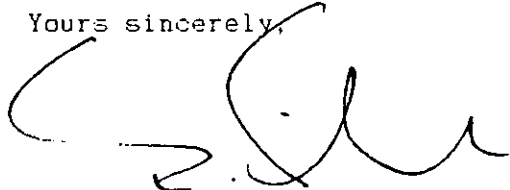
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Yours sincerely,



Eric Fibbens.

Enc.

c.c. Mr. K. Aziz

Fibbens Fox Associates,
9 The Broadway,
Woodford Green,
Essex.
IG8 OHL

2078

1st September 1986.

DPT/MJF/SEL

EF/204/10/3/CAW

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Yours faithfully,

Director of Planning and Transportation

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

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

Dr A J Seeds
21 Nevern Square
London
SW5 9PD

2055

18th March 1987

TP/H/DT/JM

D Taylor

Dear Sir

Town & Country Planning Act 1971
Town & Country (Control of Advertisements) 1984
Albion Courts Hotel Trebovir Road

I refer to your letter of 16thg December 1986 and can inform you that one of my Enforcement Officers has now examined the signage to the front of the above property.

It would seem that the grey canopy in fact benefits from "deemed consent" for an advertisement displayed on "Business Premises", under the provisions of Class iv in Regulation 14 of the above 1984 Regulations; this allows certain advertisements to be displayed without express consent. As the Canopy is an advertisement for the premises, Planning Permission is deemed to be granted for the Canopy by virtue of Section 64 of the 1971 Act.

However, my Officer will be meeting the owner of the Hotel to discuss the removal of the unsightly handwritten sign and also the large cardboard sign hanging from the left hand portico.

Yours faithfully

Director of Planning and Transportation

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

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

Dr A J Seeds
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SW5 9PD

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Yours faithfully

Director of Planning and Transportation

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

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

Dr A J Seeds
21 Nevern Square
London
SW5 9PD

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D Taylor

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Town & Country Planning Act 1971
Town & Country (Control of Advertisements) 1984
Albion Courts Hotel Trebovir Road

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However, my Officer will be meeting the owner of the Hotel to discuss the removal of the unsightly handwritten sign and also the large cardboard sign hanging from the left hand portico.

Yours faithfully

Director of Planning and Transportation

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

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

Dr A J Seeds
21 Nevern Square
London
SW5 9PD

2055

18th March 1987

TP/H/DT/JM

D Taylor

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Town & Country Planning Act 1971
Town & Country (Control of Advertisements) 1984
Albion Courts Hotel Trebovir Road

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However, my Officer will be meeting the owner of the Hotel to discuss the removal of the unsightly handwritten sign and also the large cardboard sign hanging from the left hand portico.

Yours faithfully

Director of Planning and Transportation

PP dated 17/10/75

SCHEDULE

Our ref: HJM/SEN/TP.75/915/13,703/594

Date of Application 15th August, 1975

PLAN(S) SUBMITTED NO:

DEVELOPMENT:

OFFICE COPY

The change of use of NO.1 TREBOVIR ROAD, SW5, from bed-sitting accommodation to an hotel.

CONDITIONS:

1. The development to which this permission relates must be begun not later than the expiration of five years beginning with the date on which this permission is granted.
2. No part of the building shall be used as a cafe, restaurant, bar, club, or dining room, except for the sole use of residents of the building.

REASONS FOR THE IMPOSITION OF CONDITIONS:

1. To prevent an accumulation of permissions which have not been acted upon, and as required by Section 41 of the Town and Country Planning Act, 1971.
2. To safeguard the amenities of nearby residents.

INFORMATIVES:

1. The Borough Planning Control Officer, Chelsea Old Town Hall, King's Road, SW3 5EE (01-352 8101), should be consulted regarding the Town and Country Planning (Control of Advertisements) Regulations, 1969-1974, in respect of any proposed signs.
2. The Director of Public Cleansing and Works Services, Central Depot, 143A Walmer Road, London W10 4PQ (01-229 9092) should be consulted about refuse storage accommodation.
3. The Borough Environmental Health Officer, 250 King's Road, London, SW3 5UN (01-352-8101) should be consulted in respect of underground rooms.
4. The Borough Environmental Health Officer, 250 King's Road, London, SW3 5UN (01-352 8101) should be consulted concerning the Food Hygiene (General) Regulations, 1960.

/contd.....

Mr. Aziz,
Albion Court Hotel,
1-3 Trebovir Road,
London S.W.5.

2055

2nd April, 1987

TP/H/DT

D. Taylor

Dear Sir,

Re:- Town & Country Planning Act 1971
Town & Country (Control of Advertisements) Regulations 1984
1-3 Trebovir Road, S.W.5.

I refer to your meeting with my assistant Mr. Taylor, on 31st March 1987 in connection with the signage at the front of your hotel.

I confirm that in the absence of the hanging cardboard signs the grey canopy in fact benefits from "deemed consent" for an advertisement displayed on "business premises", under the provisions of Clause iv in Regulation 14 of the above 1984 Regulations; this allows certain advertisements to be displayed without express consent. As the canopy is an advertisement for the premises, planning permission is deemed to be granted for the canopy by virtue of Section 64 of the 1971 Act.

With reference to your proposed replacement of the existing illuminated box sign on the side of the left portico, this would appear to be quite acceptable. However, you should send in a drawing of the proposed replacement signage and receive written approval before commencing such work.

Please contact my assistant on the above extension if you have any further enquiries.

Yours faithfully,

Director of Planning and Transportation

2000

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ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE
DATE 11-11-01 BY 60322 UC/STP

THIS DOCUMENT IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE
DATE 11-11-01 BY 60322 UC/STP

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Director of Intelligence and Information

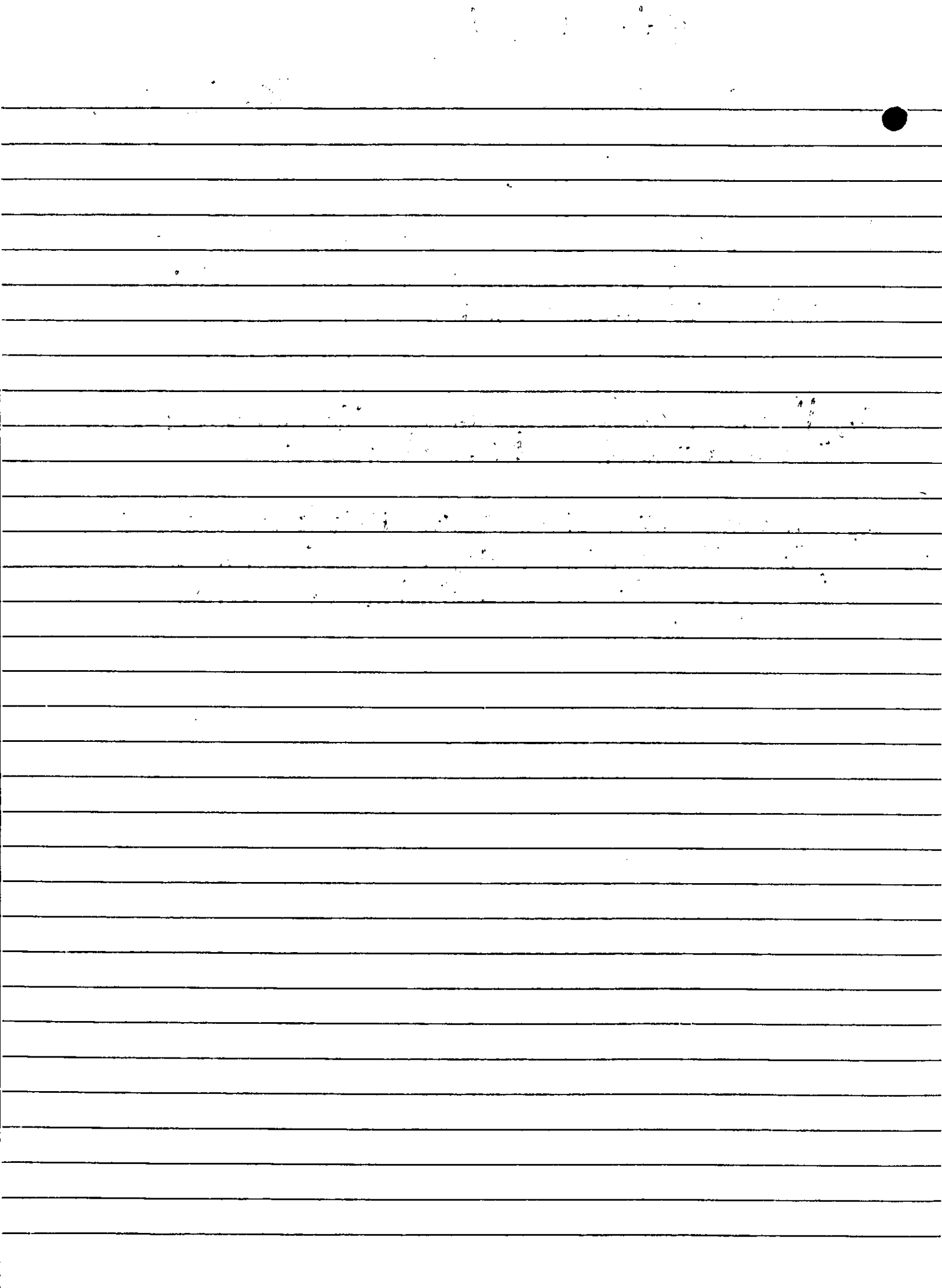
Site Report

● 1-3 Trebovir Rd

D. Taylor

9/3/87

- 1) Grey plastic canopy over access steps to basement. Lettering on canopy reads:
"FLAMES" Restaurant Bar, 244 8000,
244 7045'
- 2), Hanging cardboard sign, $\frac{1}{2}m \times 1\frac{1}{2}m(?)$
"FLAMES" Restaurant + Bar' printed
- 3) Hand written sign above stairs to basement,
fixed flat against wall, about $\frac{1}{2}m \times \frac{1}{2}m$
'Management reserve right of admission at
all times'



Albion Court Hotel, Trebarick Rd

- ① Advertised as nightclub + restaurant, no music + dance licence, and in use.

Report

- PP 14/1/87 86/1803 allows the public to use the facilities of the basement of both 1 and 3, provided (Condition) that "No part of the premises shall be used or advertised for use as a rest/bar/pub/dining room/disco other than ancillary to the hotel"
- App. for music + dance licence going to BEHO Cmtee on 9/6/87 - contact Mr Goadwin, Licence till 2 a.m.
- The licensing issue is not one for planning concern - they have PP. All hinges on the word 'ancillary'. TP/86/2552 does not give lift access to basement as this is the motor room level, but there is an internal staircase marked on drawings - not marked on TP/86/1803 PP tho? This needs checking as to be 'ancillary' and not a separate planning unit there needs to be internal access.

- ② Signage on front particos

Report

Condition 2 of TP 84/431 stipulates that no additional notice, sign or advertisement shall be displayed upon the premises other than a small non-illuminated name plate. But no elevation approved at that time, so what items are 'additional'? Owner will have to decide. Further, no trace of any consent to display ~~an~~ illuminated signage can be found.



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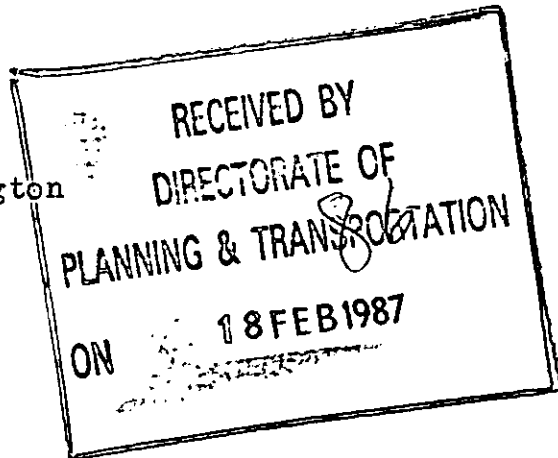
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3

NEVERN SQUARE RESIDENTS' ASSOCIATION

Your ref:

E. A. Sanders Esq.,
Planning Department,
Royal Borough of Kensington
and Chelsea,
The Town Hall,
Hornton Street,
London,
W8 7NX.



Please reply to:

Dr. A. J. Seeds,
21 Nevern Square,
SW5 9PD.

15th Feb. 1987.

VR

Dear Mr. Sanders,

Albion Court Hotel 1-3 Trebovir Road, SW5.

Further to my letter of 16th December 1986, concerning enforcement action at these premises, to which I still await a reply.

A canopy, menu boards, signs of sizes up to 8ft by 2ft, including crude hand-written ones, and fairy lights (!) now adorn these premises, all, so far as I am aware, without planning permission.

I look forward to hearing from you regarding what enforcement action your Department is taking.

I would also remind you that we have had neither acknowledgement nor reply to our letter of 14th January regarding the Rupert House development.

Kindly acknowledge receipt of this letter.

*yes they have
moved in post*

Yours sincerely,

Alwyn Seeds

Dr. A. J. Seeds (Chairman)

VT, pl reply - application was with pl. dept & all other matters are new since ext. officers visit & will take up these matters with the owner. re use of basement

118 JAN 1985

SCHEDULE

OFFICIAL USE ONLY

REFERENCE: PV/TP/84/0431/L/20/332

Date of
Application: 06/01/84

Completed: 13/03/84

Revised: 18/05/84

Type: Conditional

Personal
/Limited: -

Fibbens Fox Associates,
9 The Broadway,
Woodford Green,
Essex IG8 OHL

DEVELOPMENT

Change of use to an hotel, at 3 TREBOVIR ROAD, KENSINGTON S.W.5, as shown on submitted drawings Nos. TP/84/0431, Applicant's drawing Nos. 8225/S1.

CONDITIONS

1. The entrance to the hotel at 3, Trebovir Road shall be solely via the existing hotel at No. 1, Trebovir Road to which it is conjoined internally and no separate entrance from the street shall be created.
2. No additional notice, sign or advertisement shall be displayed upon the premises other than a small non-illuminated name plate.
3. The residential appearance of the premises shall be maintained and the windows kept curtained (C.15)
4. No loudspeaker or relay equipment or musical instruments shall be installed or used in such a manner as to cause noise nuisance to nearby occupiers. (C.19)
5. The development to which this permission relates must be begun not later than the expiration of five years beginning with the date on which this permission is granted. (C.22)

REASONS FOR THE IMPOSITION OF CONDITIONS

1. To safeguard the amenities of nearby residents. (R.20)
2. To safeguard the appearance of the premises and the character of the immediate area. (R.8)
3. To safeguard the appearance of the premises and the character of the immediate area. (R.8)
4. To safeguard the amenities of nearby residents. (R.20)
5. To prevent an accumulation of permissions which have not been acted upon, and as required by Section 41 of the Town and Country Planning Act, 1971. (R.13)

PLANNING AND CONSERVATION

THE TOWN HALL • HORNTON STREET • LONDON W8 7NX

Executive Director Miss C M DENT BSc M Phil FRICS FRTPI

Director of Planning Services M J FRENCH FRICS Dip TP MRTPI Cert TS

The Royal
Borough of



KENSINGTON
and CHELSEA

Mr. K. Aziz
113 Trebovir Rd.
London
SW5

Telephone: 071-937 5464

Extension: 2646

Facsimile: 071-376 1130

My reference: DPS/R.O.S.A

Your reference:

Please ask for: Miss A. Horan

Building: ALBION COURT HOTEL, 113 TREBOVIR ROAD

Registration Number: CH45

Registration Date: 1st January 1991

Re-registration Due: 31st March 1999

Dear Sir(s)/Madam,

GREATER LONDON COUNCIL (GENERAL POWERS) ACT 1984
Registration of Sleeping Accommodation

CERTIFICATE OF REGISTRATION (RE-REGISTRATION)

I certify that the building(s) specified above has (have) been registered as being used for the provision of sleeping accommodation to the extent stated in your application.

Registration is valid until 31st March, 1999. Before that date you will be notified to apply for re-registration. On receipt of such notification you should make a further application on a form which will be provided.

Registration under the provisions of the Act does not provide exemption from the provision of any enactment, including the Development of Tourism Act, 1969, and the Town and Country Planning Act, 1990 or any regulations or orders made thereunder.

Yours faithfully,


M.J. French
Director of Planning Services.

In response to your recent enquiries about the above premises, I can give you the following information, firstly on the use of the basement as a club and secondly on the signage attached to the front elevation of the premises.

The Planning Permission granted on 14th January, 1987, in effect removed Condition 2 of the previous permission granted on 17th October, 1975; the result of the new permission (ref: 86/1802) is that the public may now use the basement facilities of both numbers 1 and 3 Trebovir Road, subject to the following condition, that

"No part of the premises shall be used or advertised for use as a restaurant/bar/club/dining room/discotheque other than ancillary to the hotel."

The hotel's application for an entertainments licence is going to the Licensing Hearing Committee on 9th June, 1987 (contact Mr. Goodwin, Environmental Health Department), the application being for a 2.00 a.m. licence. I have been informed that the Environmental Health Officer is fully aware of current activities at the premises, but that they would not be taking any action with the Committee Hearing approaching.

The planning concern is not so much one of licensing hours, but one of use, the noise of the premises, and hinges upon the term 'ancillary' in the new condition, mentioned above. The aim of this condition is to prevent the use or sale of the basement as a separate unit - as long as the basement remains internally connected to the residential part of the hotel by a staircase, is owned and run by the hotel, and is open for use by hotel guests, then the basement remains ancillary in planning terms. In this case, the current advertising in local newspapers is not in breach of planning regulations.

Condition 2 on the Planning Permission dated 18th January, 1985 (ref: 84/431) specifies that:

"No additional notice, sign or advertisement shall be displayed on the premises other than a small non-illuminated nameplate".

This planning permission related to No. 3 Trebovir Road. The illuminated box signs on the porticos in fact received advertisement consent from this Council on 4th August, 1972, (ref: CA 3355) and therefore are not 'additional'.

The owners currently wish to replace part or all of this illuminated portico signage - depending on the extent of the changes a new consent may be needed, and the owners have agreed to apply for such a consent, should it be necessary. Initially they will be sending in drawings of the new signs so that I can ascertain whether or not a new consent is required.

The cardboard signs hanging from the portico were indeed additional, and the owners*remove them, and also the unauthorised illuminated sign in the window, which they subsequently carried out.

The canopy covering the external access stairs to the basement has already been dealt with in my letter of 18th March, 1987, having deemed consent.

*have been asked to

Fairy lights of the type displayed on the Albion Court Hotel do not in fact come under planning control unless they are within a Conservation Area or upon a listed building. However, the lights in front of the hotel do indeed look somewhat 'tacky' and the owner has been informally asked to remove these.

The hand written sign indicating admission restrictions is non-illuminated and does not come under the control of the advertisement regulations. Once again, however, the owner has been asked informally to make this more presentable, in his own interest.

There is also a menu-board in front of the hotel, which is illuminated, and which does need consent under the advertisement regulations. The owner is being asked to submit an application for this.

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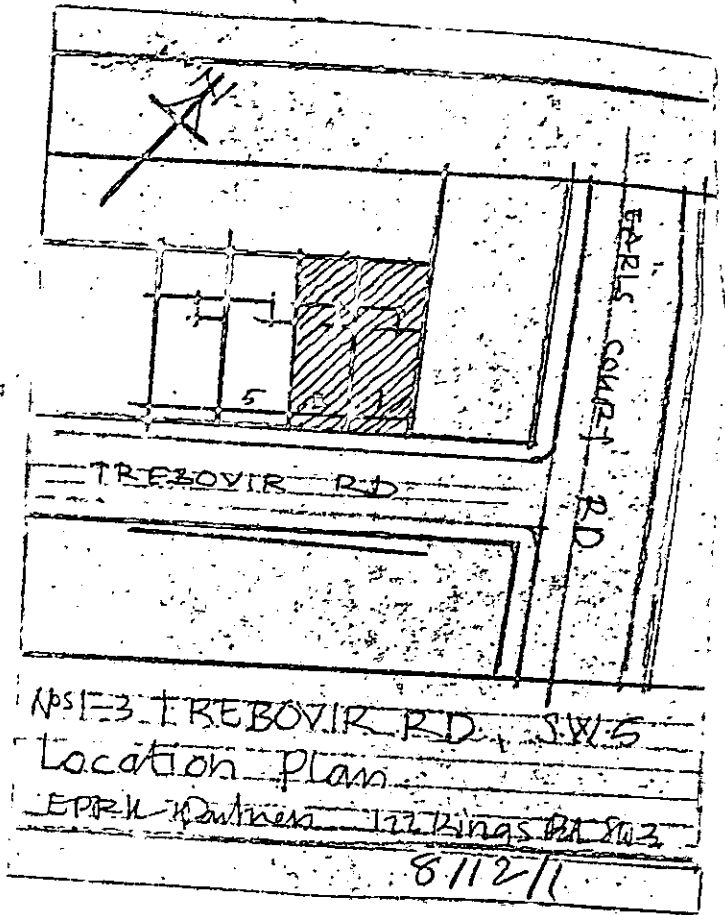
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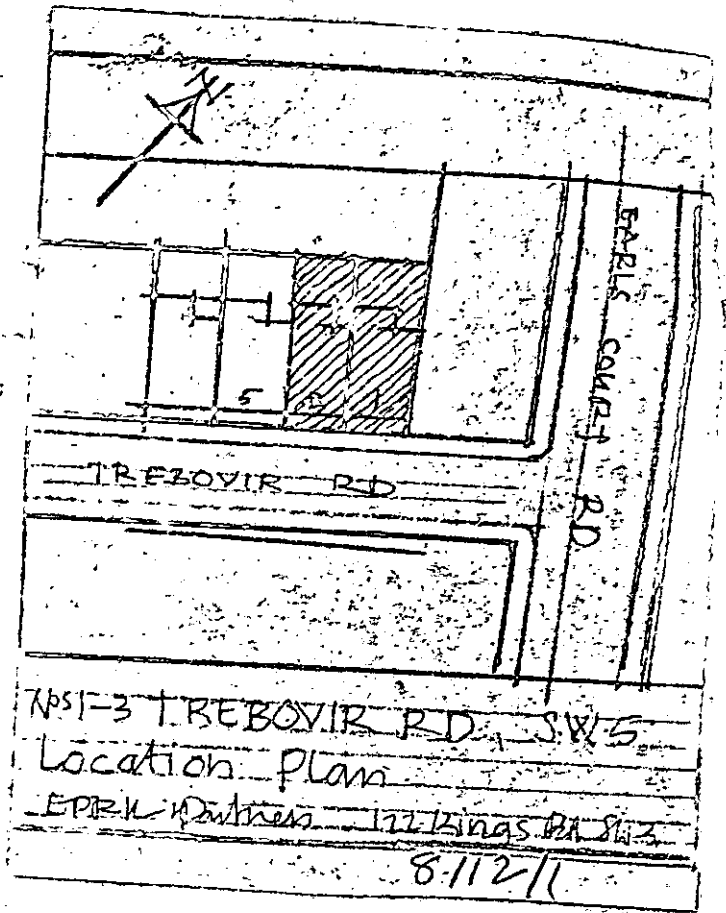
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Fairy lights of the type displayed on the Albion Court Hotel do not in fact come under planning control unless they are within a Conservation Area or upon a listed building. However, the lights in front of the hotel do indeed look somewhat 'tacky' and the owner has been informally asked to remove these.

The hand written sign indicating admission restrictions is non-illuminated and does not come under the control of the advertisement regulations. Once again, however, the owner has been asked informally to make this more presentable, in his own interest.

There is also a menu-board in front of the hotel, which is illuminated, and which does need consent under the advertisement regulations. The owner is being asked to submit an application for this.





NSF-3 TREBOVIR RD. S.W. 5

Location Plan

EPRIK - 122 Kings Dr. 813

8-11-21

Councillor Paul Warrick,
7, Hobury Street,
London.
SW10 0JD

2942

4th March, 1987.

DPT/EAS/SEL

Mr. Sanders.

Dear Councillor Warrick,

Rupert House, 1/3 Trebovir Road

You spoke to me the other day about correspondence from Dr. Seeds.

Dr. Seeds' letter of 14th January, 1987, about Rupert House was replied to on 16th February, and I understand that one of the planning officers, Miss Lesley Jones, has since spoken to him on the telephone. I attach a copy of the 16th February letter.

I confirm receipt of Dr. Seeds' letter of 15th February about the Albion Court Hotel at 1/3 Trebovir Road. The enforcement officer will be dealing with this within the next few days.

Perhaps you would apologise to Dr. Seeds for the apparent delay which is occurring on issues of this kind, but the enforcement team has for some months been short of 2-3 staff.

Yours sincerely,

Director of Planning and Transportation

NUMBER/NAME OF PROPERTY

ADDRESS

TREBOVIR ROAD.
SW5.

TP. ARCHIVE NO.

● 1-3

SEE ALSO INDIVIDUAL NOS.

103720

APPLICATION NUMBER	DATE OF APPLICATION/ RECEIPT	BRIEF DESCRIPTION OF PROPOSAL	DECISION AND DATE	CONTROL OF ADVERTS & HISTORY NO.
	H.1.71	The change of use to an Hotel	Ref. 4.3.71	41-8712 CA. 3355
		T.C.P.A. 1962-68 Use as hotel + hotel annexe. Enforcement Notice	E.N. 8.11.71	

NUMBER/NAME OF PROPERTY

ADDRESS

TREBOVIR ROAD.
SW5.

TP. ARCHIVE NO.

1

322 1/3.

103720

APPLICATION NUMBER	DATE OF APPLICATION/ RECEIPT	BRIEF DESCRIPTION OF PROPOSAL	DECISION AND DATE	CONTROL OF ADVERTS & HISTORY NO.
75/915	15.8.75	The change of use, from bed-sitting accommodation to an hotel.	CON 17.10.75	
86/1802	20.8.86 Completed 22.8.86.	Continued use, for hotel purposes without compliance with Condition 2 of pl. perm (ref 75/915 dated 17.10.75).	COND 14.1.87	
86/2552				

CROSS REFERENCE

OFFICES



24/03

		varlets as sub. chng. 12439 yards with 3/10/3 D. 1346.	CON. 3 10 63	
34/431	6.1.84 (Revised 18.5.84)	Change of use to an hotel. Sub. chng. 1984/431. Your chng. was 8225/51.	COND. 18.1.85.	
		T8 CPA 1971 Section 52 Agreement. Within 3 months of the change of use of 3 Trebovir Rd to an hotel, the conversion of 32 Dandick Rd shall commence - to be completed within 9 months	Sec. 52. 11.1.85.	

Albion Court Hotel, Trebovir Rd

- ① Condition 6 of PP 5½ years ago being broken by hotel signs illuminated around Portico no. 3
- ② Advertised as nightclub and restaurant, but has had music + dance license refused.

x
17/10/75 75/915 CoU from bed sits to hotel (no. 1)
18/1/85 84/431 CoU to hotel (no. 3)
~~17/1/85~~

x
14/1/87 86/1802 Cont'd use for hotel, without
Cond. 2 of 75/915 (no. 1)
86/2552 lift shaft etc (does not provide
lift access to basement, but there is a
staircase)

Mr Seeds says

condition 2 TP 84/1467 specified that "no additional notice, signs or advertisement shall be displayed on the premises other than a small non-illuminated nameplate" BUT this app relates to 17/19/21 Trebovir Rd and this condition to water pipes etc.

— 84/431 PP for change of use to hotel, no. 3,
cond. 2 — No additional notice, sign or advertisement shall be displayed upon the premises other than a small non-illuminated name plate.

15. 15. 15. 15. 15.

Dr. A.J. Seeds,
21 Nevern Square,
LONDON SW8 9PT.

2055

12th May 1987

D. Taylor

TP/H/DT/mw

Dear Sir,

Town & Country Planning Act 1971
Town & Country Control of Advertisements Regulations 1984
Albion Court Hotel Trebovir Road

In response to your recent enquiries about the above premises, I can give you the following information firstly on the use of the basement as a club and secondly on the signage attached to the front elevation of the premises.

The planning permission granted on 14/1/87 in effect removed condition 2 of the previous permission granted on 17/10/75; the result of the new permission (ref.86/1802) is that the public may now use the basement facilities of both nos. 1 and no. 3 Trebovir Road, subject to the following condition, that

"no part of the premises shall be used or advertised for use as a restaurant/bar/club/dining-room/discotheque other than ancillary to the hotel."

The hotel's application for an entertainments licence is going to the Licencing Hearing Committee on 9/6/87 (contact Mr. Goadwin, Environmental Health Department), the application being for a 2.am licence. I have been informed that the Environmental Health Officer is fully aware of current activities at the premises but that they would not be taking any action with the Committee hearing approaching.

The planning concern is not so much one of licencing hours but one of the nature of the use of the premises, and hinges upon the term "ancillary" in the new condition mentioned above. The aim of this condition is to prevent the use or sale of the basement as a separate unit - as long as the basement remains internally connected to the residential parts of the hotel above by a staircase is owned and run by the hotel, and is open for use by hotel guests, then the basement remains ancillary in planning terms. In this case the current advertising

cont./...2.

in local newspapers is not in breach of the planning regulations.

Condition 2 on the planning permission dated 18/1/85 (ref. 84/432) specifies that

"no additional notice, sign or advertisement shall be displayed on the premises other than a small non-illuminated name-plate".

This planning permission related to no. 3 Trebovir Road. the illuminated box signs on the porticos in fact received advertisement consent from this Council on 4/8/72, (ref. CA3355) and therefore are not "additional". The owners currently wish to replace parts or all of this illuminated portico signage - depending on the extent of the changes a new consent may be needed, and the owners have agreed to apply for such a consent should it be necessary. Initially they will be sending in drawings of the new signs so that I can ascertain whether or not a new consent is required.

The cardboard signs hanging from the portico were indeed additional, and the owners were asked to remove them and also the unauthorised illuminated signs in the window, which they subsequently carried out.

The canopy covering the external access stairs to the basements has deemed consent and has already been dealt with in my letter of 18/3/87.

Fairy lights of the type displayed on the Albion Court Hotel do not in fact come under planning control unless they are within a conservation area or upon a listed building. However, the lights in front of the hotel do indeed look somewhat "tacky" and the owner has been informally asked to remove these.

The hand-written sign indicating admission restrictions is non-illuminated and does not come under the control of the advertisement regulations. Once again, however the owner has been asked informally to make this more presentable, in his own interest.

There is also a menu board in front of the hotel, which is illuminated, and which does need consent under the advertisement regulations. The owner is being asked to submit an application for this.

Yours faithfully,

Director of Planning and Transportation

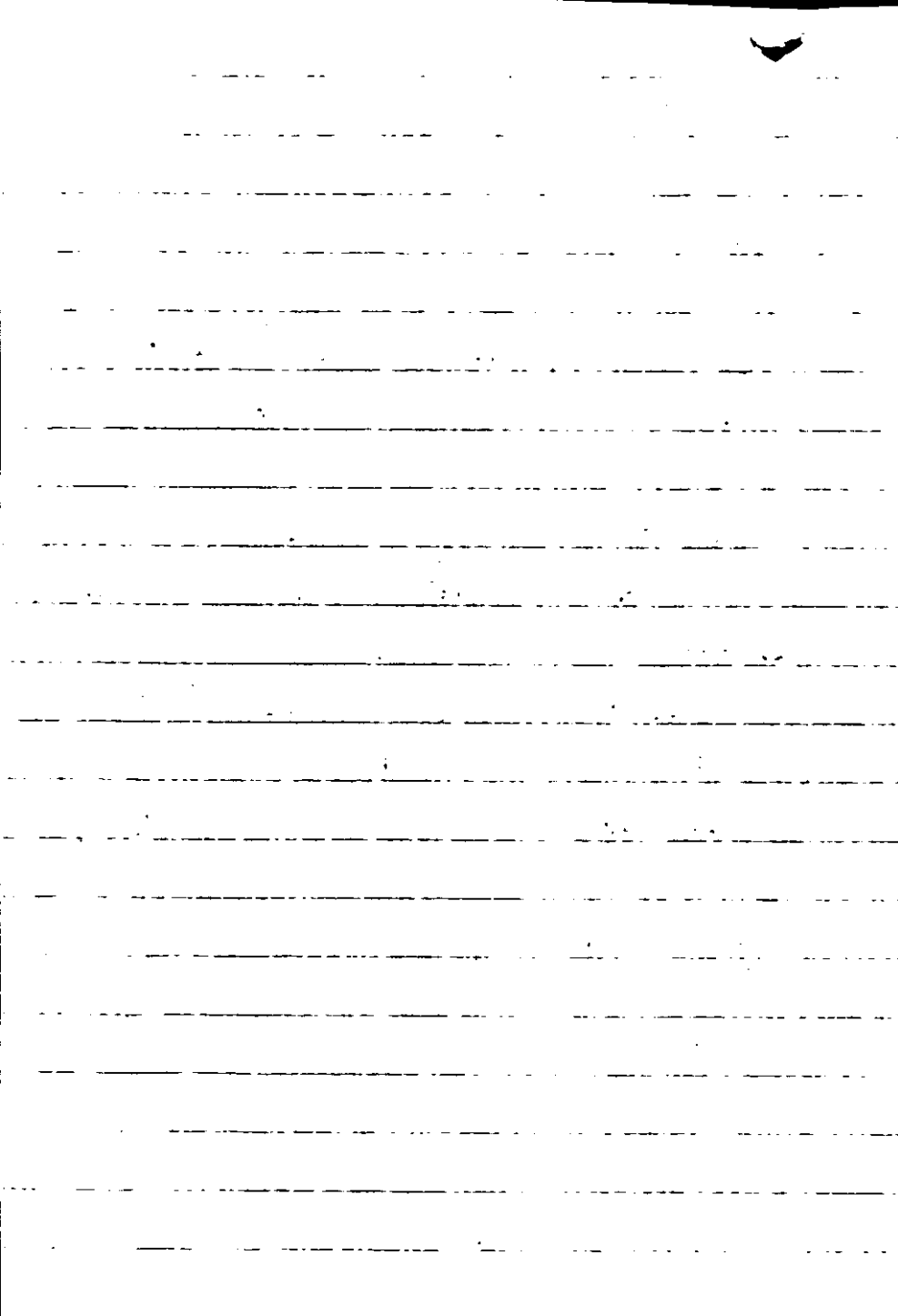
DT: —

Mr. Aziz —

The Albion Court Hotel.
— — 1 Trebovir Road.

— very to say he is
altering lettering on
hotel restaurant sign —
I said for him to
send in drawing as
requested in your letter.

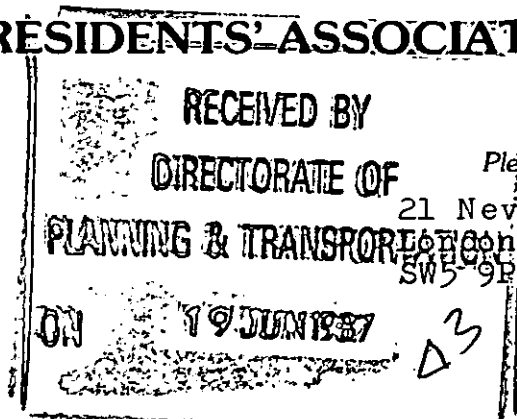
A.H. 3/8/87.



NEVERN SQUARE RESIDENTS' ASSOCIATION

Your ref: *Hupard*
TP/H/DT/mw

Mr. E. A. Sanders,
Planning Dept.,
The Town Hall,
Hornton Street,
London,
W8 7NX.



Please reply to:
21 Nevern Square,
London,
SW5 9PD.

13th June 1987.

Albion Court Hotel, 1/3 Trebovir Road, SW5

Dear Mr. Sanders,

Thank you for your letter of 12th May.

At the licencing hearing for the above premises, your deputy, Mr. French, agreed under cross examination that there was no internal connection between the residential part of the hotel and the basement. From paragraph four of your letter the basement is therefore not ancillary to the hotel. Thus condition 4 of the permission dated 14/1/87 is not being met.

I understand that planning permission has been granted for a lift that would join the basement to the rest of the hotel. However since there is no obligation on the hotel owners to implement this permission I consider that you should require the closure of the basement until the condition is complied with.

You will be aware that the premises are being advertised as a nightclub and that a music and dancing licence to 2 am is being sought. This would appear to be a change of use from that for which permission was granted in TP/84/431 and TP/75/915. Would you please state under what provision the use is being allowed to continue.

I note that in conjunction with application TP/75/915 the owners offered to enter into a Section 52 agreement on 32 Warwick Road and that in conjunction with application TP/84/431 they entered into an agreement on the same property. If the original offer was not proceeded with why was this?

Thank you for clarifying the signage issue, although I am puzzled as to why your department gave permission for signs advertising an hotel on 3 Trebovir Road, when the property did not have planning permission for such use.

I am sorry to have had to take up so much officer time over these premises but I am sure that in view of the difficulties that are being caused to the police and to local residents you will appreciate our close interest in the matter.

Please acknowledge receipt of this letter and a prompt reply would be of great assistance in view of the likelihood of an appeal against the licensing decision.

Yours sincerely,

Dr. A. J. Seeds, Chairman.

P.S. *Thank you for your most helpful letter of 2nd June.*

File

1/3 Treborvi Road

Spoke to the owners father - his son is on holiday.

The basement restaurant is used by the hotel guests (there is only a tea area set aside upstairs), & is run by the hotel. There has always been a

connection between ground & basement internally & until the LCC fire regs required it to be sealed.

The proposal to install the lift connecting all floors & the basement is to go ahead & he showed me where it is to be sited.

There is a connection to the basement via doors leading out into the garden & then into the basement. The street entrance is thus not the only entrance to hotel guests.

KR 19/1/87.

September 1987

New signs on portico of no. 3 Trebovir Rd

Sign on this portico now reads 'FLAMES'
as opposed to 'Albion Cart' - however the
boxes are the same, in the same position
- action difficult to take on this; they have
consent (see letter 12/5/87) so are not
additional.



File

Dr. A.J. Seeds,
Chairman - Nevern Square Residents'
Association,
21 Nevern Square,
London. S.W.5 9PD

2186

21st August, 1987.

TP/H/KR

Mr. Rennie.

Dear Dr. Seeds,

Albion Court Hotel, 1/3 Trebovir Road

I refer to your letter dated 13th June, 1987, concerning the Albion Court Hotel.

My assistant, Mr. Taylor, as you know has been dealing with your various enquiries about these premises, but regrettably, he is on extended holiday at the moment, and I apologise for the fact that you still have not received a response until now. As you were anxious for a reply I have asked my Senior Enforcement Officer to look at the matters you raise, particularly as there appears to be a difference of opinion about the connection of the basement restaurant with the upper floors.

My Senior Enforcement Officer has now had an opportunity to visit the site and reports that there is a way down to the basement from the hotel via the rear garden i.e. without going out into the street, and further, the owner is proposing to proceed with the installation of a lift connecting all floors with the basement. Furthermore, the basement continues to be operated by the hotelier, and apart from a small dining area for afternoon teas, those guests in the hotel requiring lunch or dinner have to use the basement restaurant. I consider therefore, that the spirit of the planning condition you refer to has been met, and the uses of the basement remain ancillary to the hotel, and do not feel justified in taking the action you suggest.

To answer your question about the Section 52 Agreement on 32 Warwick Road, I am unable to say why the original 'offer' was not taken up; there is no compulsion to take up a planning permission and a related Section 52 Agreement would be operative only if such a planning permission were taken up.

Yours sincerely,

Director of Planning and Transportation

F

247

THE UNITED STATES OF AMERICA
DEPARTMENT OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION

MEMORANDUM FOR THE DIRECTOR

RE: [Illegible]

[Illegible text block]

[Illegible text block]

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[Illegible signature]

[Illegible footer text]

THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA

NO. 75/915

1974

TOWN PLANNING COMMITTEE - 7TH OCTOBER, 1975.

REPORT BY THE BOROUGH PLANNING CONTROL OFFICER.

TOWN AND COUNTRY PLANNING ACT, 1971

CASE NO. TP 72/ST/48

1, Trebovir Road, S.W. 5.

APPLICATION dated 15th August 1975 from John Spence & Partners, on behalf of Shrivale Ltd., owner, for planning permission for a change of use from bed-sitting accommodation to an hotel.

INITIAL DEVELOPMENT PLAN

Use Zoning - residential - Not programmed.

FURTHER DETAILS.

The property is situated on the north side of Trebovir Road near the junction with Earls Court Road, S.W.5. and consists of 23 rooms currently in unauthorised hotel annex use, in conjunction with No. 3, Trebovir Road. Prior to the unauthorised use, the property consisted of 23 bed-sitting rooms, on basement, ground and four upper floors.

The applicant wishes to have this proposal considered in conjunction with the conversion he has just completed at 23, 32 Warwick Road from hotel to residential use (5 flats on basement, ground and two upper floors) as the basis of a Section 52 Agreement for an exchange of accommodation.

CONSIDERATIONS

It is considered that hotel use of this building is not totally inappropriate in view of the noise and traffic generated by Earls Court Road and the other hotels along Trebovir Road. Also the applicant intimated that he wished to enter into a Section 52 Agreement in 1973, but was advised that this would be unlikely to meet approval as the proposed transfer of hotel use was to both 1 and 3 Trebovir Road, representing an unbalanced exchange of one property for two. He thus proceeded with the residential conversion at No. 23 assuming that the Council would agree an exchange with No. 1. above. He is therefore applying retrospectively for such an agreement concerning No. 32 Warwick Road and 1, Trebovir Road only. Although under normal circumstances this application may be recommended for refusal, it is considered that the proposed exchange is reasonable. No objections have been received.

SCHEDULE

Our ref: HJM/SEN/TP.75/915/13,703/594

Date of Application 15th August, 1975

PLAN(S) SUBMITTED NO:

DEVELOPMENT:

OFFICE COPY

The change of use of NO.1 TREBCVIR ROAD, SW5, from bed-sitting accommodation to an hotel.

CONDITIONS:

1. The development to which this permission relates must be begun not later than the expiration of five years beginning with the date on which this permission is granted.
2. No part of the building shall be used as a cafe, restaurant, bar, club, or dining room, except for the sole use of residents of the building.

REASONS FOR THE IMPOSITION OF CONDITIONS:

1. To prevent an accumulation of permissions which have not been acted upon, and as required by Section 41 of the Town and Country Planning Act, 1971.
2. To safeguard the amenities of nearby residents.

INFORMATIVES:

1. The Borough Planning Control Officer, Chelsea Old Town Hall, King's Road, SW3 5EE (01-352 8101), should be consulted regarding the Town and Country Planning (Control of Advertisements) Regulations, 1969-1974, in respect of any proposed signs.
2. The Director of Public Cleansing and Works Services, Central Depot, 143A Walmer Road, London W10 4PQ (01-229 9092) should be consulted about refuse storage accommodation.
3. The Borough Environmental Health Officer, 250 King's Road, London, SW3 5UN (01-352-8101) should be consulted in respect of underground rooms.
4. The Borough Environmental Health Officer, 250 King's Road, London, SW3 5UN (01-352 8101) should be consulted concerning the Food Hygiene (General) Regulations, 1960.

/contd.....

18 JAN 1985

SCHEDULE

OFFICIAL USE ONLY

REFERENCE: PV/TP/84/0431/L/20/332

Date of Application: 06/01/84

Completed: 13/03/84

Revised: 18/05/84

Type: Conditional

Personal / Limited: -

Fibbens Fox Associates,
9 The Broadway,
Woodford Green,
Essex IG8 0HL

DEVELOPMENT

Change of use to an hotel, at 3 TREBOVIR ROAD, KENSINGTON S.W.5, as shown on submitted drawings Nos. TP/84/0431, Applicant's drawing Nos. 8225/S1.

CONDITIONS

1. The entrance to the hotel at 3, Trebovir Road shall be solely via the existing hotel at No. 1, Trebovir Road to which it is conjoined internally and no separate entrance from the street shall be created.
2. No additional notice, sign or advertisement shall be displayed upon the premises other than a small non-illuminated name plate.
3. The residential appearance of the premises shall be maintained and the windows kept curtained (C.15)
4. No loudspeaker or relay equipment or musical instruments shall be installed or used in such a manner as to cause noise nuisance to nearby occupiers. (C.19)
5. The development to which this permission relates must be begun not later than the expiration of five years beginning with the date on which this permission is granted. (C.22)

REASONS FOR THE IMPOSITION OF CONDITIONS

1. To safeguard the amenities of nearby residents. (R.20)
2. To safeguard the appearance of the premises and the character of the immediate area. (R.8)
3. To safeguard the appearance of the premises and the character of the immediate area. (R.8)
4. To safeguard the amenities of nearby residents. (R.20)
5. To prevent an accumulation of permissions which have not been acted upon, and as required by Section 41 of the Town and Country Planning Act, 1971. (R.13)

REPORT BY THE BOROUGH PLANNING OFFICER

APPLICANTS NAME/ADDRESS

Fibbens Fox Associates,
9 The Broadway, Woodford Green,
Essex IG8 0HL

Application dated 06/01/84
Revised 18/05/84
Completed 13/03/84

ON BEHALF OF : Shravale Ltd.
INTEREST :

District Plan Proposals Map:

<u>Cons.Area</u>	<u>Article 4 Direction</u>	<u>Listed Building</u>	<u>GLC Direction</u>	<u>A/O Consulted</u>	<u>Objector (to date)</u>
NO	NO	NO	NO	14	1

RECOMMENDED DECISION :- GRANT PLANNING PERMISSION (Subject to a Section 52 Agreement entered into between Shavale Ltd. and the Council, upon the terms and conditions outlined therein) for the change of use to an hotel

At: 3 TREBOVIR ROAD, KENSINGTON S.W.5

As shown on submitted drawing(s) No(s): TP/84/0431
Applicants drawing(s)No(s) : 8225/5

CONDITIONS

1. The entrance to the hotel at 3, Trebovir Road shall be solely via the existing hotel at No. 1, Trebovir Road to which it is conjoined internally and no separate entrance from the street shall be created.
2. No additional notice, sign or advertisement shall be displayed upon the premises other than a small non-illuminated name plate.
3. C.15 delete "and not used for display purposes."
4. C.19
5. C.22

REASONS

1. R.20
2. R.8
3. R.8
4. R.20
5. R.13

INFORMATIVES

1. I.3
2. I.5
3. I.7
4. I.12K
5. A separate planning application would be required for any external alterations that may be necessitated.

32 Warwick Road :- To convert into 7 self-contained flats as follows:-

- Basement - 1 x 2 bed flat (access to garden)
- Ground - 2 bedsits
- First - 2 bedsits
- Second - 2 bedsits

No substantial external alterations or extensions are involved. Proposal for an additional storey has been dropped.

The applicant has indicated a willingness to enter into a Section 52 Agreement to ensure that 32, Warwick Road is converted to and occupied as flats and that the hotel use is abandoned.

Consultations and Replies

In response to consultations, one letter of objection has been received regarding 3, Trebovir Road arguing that another hotel would be detrimental to the amenities of residents. No response on 32, Warwick Road.

Considerations

Permitting the use of No. 3, Trebovir Road as an hotel would clearly be contrary to the Council's hotel policy (paragraph 15.3.5), and as the history shows, is a building in which hotel use has repeatedly been opposed by the Council. However there are considered to be certain factors in favour of allowing this use.

- (i) The history of 1 and 3, Trebovir Road would tend to indicate that even prior to the instigation of the unauthorised hotel use in 1971, the buildings were being used for short term letting to visitors and tourists rather than as permanent residential accommodation.
- (ii) The premises are conjoined with No. 1, Trebovir Road, which has an authorised hotel use and have been, according to the applicant, since 1936.
- (iii) The proposed use is sought on the basis of the reversion of the hotel at 32, Warwick Road to permanent residential use (7 flats).
- (iv) It also appears that we have registered the premises under Kensington and Chelsea Corporation Act as an hotel on 3 occasions.
- (v) The use of No. 3, is unlikely to cause any significant additional effects on the amenities of local residents as there will be no new hotel, simply an enlargement of the existing one; no separate new entrance; no additional advertising.

As regards the conversion proposals for No. 32, Warwick Road, given the location on a busy road, the predominance of small sized units is considered satisfactory. The one larger unit would have access to the garden.

It is clear from the history that the Council's intentions were to allow No. 1, Trebovir Road as an hotel only on the basis of the returning of 32, Warwick Road and 3, Trebovir Road to permanent residential use. However, as the consent was granted before a Section 52 Agreement was concluded these intentions were not realised. Dealing with the situation as it currently stands it would seem reasonable to accept the hotel use on No. 3, Trebovir Road in return for No. 32, Warwick Road. A refusal would probably result in an appeal, which given the history of the use of No. 3, stands a good chance of success and could eventually be granted without the benefit of a Section 52 Agreement on 32, Warwick Road, now being offered.

Recommendations

In the circumstances it is recommended:-

- (i) Grant planning permission for the change of use of No. 32, Warwick Road to 7 flats.
- (ii) Grant planning permission (subject to a Section 52 Agreement regarding the reversion of 32, Warwick Road to residential use) for the use of No. 3, Trebovir Road as an hotel. It is recommended that no change of use be granted in respect of 3, Trebovir Road until the residential conversion of No. 32, Warwick Road has been carried out and is available for occupation.

E.A.SANDERS
BOROUGH PLANNING OFFICER

MJF/OR

Fibbens Fox Associates
Chartered Town Planners—Surveyors

9 The Broadway
Woodford Green
Essex IG8 0HL
Tel: 01-505 8138/506 0694
Fax: 01-506 1887
Telex: 24224 Monref G 3138

Deputy Director of Planning
and Transportation
Royal Borough of Kensington & Chelsea
Department 705
Town Hall
Hornton Street
London W8 7NX.

Nike, I hope we can discuss this case
Robert
Eric Fibbens BSc (Est Man) FRICS Dip TP MRTPI
Heather Fox BSc Dip TP MRTPI
RECEIVED
44 OCT 1987
PLANNING & TRANSPORTATION
Your reference
Our reference EF/204/202/CAW
Date 10th October 1987
Att: Mr. M. J. French
3/10/87

Dear Sir,

1 TREBOVIR ROAD SW5

I refer to our telephone conversation on 1st October from which I understand that we hold similar views concerning the legal situation and the planning merits relating to these premises.

No. 1 Trebovir Road is lawfully used as a hotel under the terms of planning permission (Reference: P/75/915 granted on 17th October 1975). That permission included a condition that *"no part of the building shall be used as a cafe, restaurant, bar, club or dining room except for the sole use of the residents of the building"*. Originally therefore that condition barred the use of any part of No. 1 by non-residents.

However, by virtue of the planning permission (Reference: TP/86/1802 dated 14th January 1987) planning permission has been granted for the continued use of the premises without compliance with that condition. It is therefore expressly permitted for the building to include partial use as a cafe, restaurant, bar, club, or dining room for use both by residents of the building and non-residents.

There is a condition (No. 4) attached to the 14th January 1987 planning permission to the effect that *"no part of the premises shall be used or advertised for use as a restaurant, bar, club, dining-room or discotheque, other than ancillary to the hotel"*. That condition of course neither adds to nor subtracts from the lawful situation since, by definition, the permitted use of the building is as an hotel such that any restaurant, bar, club etc must by definition be ancillary. I understand from our conversation that you agree with this view; and that the condition was imposed simply to reinforce and draw attention to the point.

Concerning No. 3 Trebovir Road the lawful use of this building is as an hotel pursuant to the planning permission (Reference: TP/84/0431 dated 18th January 1985). That permission contains no conditions restricting or prevently the presence of any restaurant, bar, club, etc nor any conditions relating to use of any such facilities by non-residents.

Ref: 204/10/2

To: RB Kensington & Chelsea

2nd October 1987

By virtue of the decision (Reference: TP/86/1802 dated 14th January 1987) the whole question of partial use of these premises (and in particular the use of any restaurant, bar, club etc.) by non-residents has been specifically and carefully considered by the Local Planning Authority and express planning permission has been granted to enable such use by non-residents to continue lawfully.

In short I understand that it is agreed between us that it is permissible under the provisions of the planning permissions for there to be a restaurant, bar, club, etc. in the premises provided that such restaurant, bar etc. is genuinely under the full control of the hotel and genuinely forms part of the hotel services available to residents. In that event the fact that the facility may also be available to and be used by non-residents is irrelevant.

Similarly, I understand that it is agreed that the facility may be advertised as part of the hotel open to non-residents.

As you are aware our clients have applied for a music and dancing licence in respect of their basement premises. An appeal against the refusal of that licence is due to be heard shortly. It would be of assistance if you would confirm in writing pursuant to this letter that you are in agreement with our interpretation of the legal situation.

Thank you for your attention.

Yours faithfully,



Eric Fibbens

c.c. K. Aziz Esq.
J. Littler Esq.

MEMORANDUM

From: Borough Solicitor

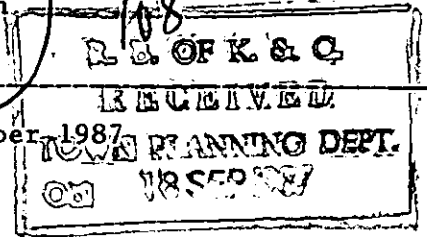
To: Director of Planning and Transportation

My Ref: Miss Knapp/PW
Room No.

Your ref: Mr Walsh
Room No.

P.A.X. No. 2180

Date: 16th September 1987



Mr and Mrs Aziz
Albion Court Hotel, 1-3 Trebovir Road, SW5 - Appeal

My memorandum of the 20th August 1987 refers. I am advised that this matter has been listed for hearing at Walton Street Magistrates Court at 10.00am on the 23rd October 1987.

Please confirm who will be attending on behalf of the Planning Department should any evidence be required on behalf of the Council.

20.11.87

FIVE.

MW.

AJG

Borough Solicitor

MEMORANDUM

From: THE BOROUGH SOLICITOR

To: THE DIRECTOR OF PLANNING & TRANSPORTATION

My ref: SK/PI
Room No.

Your ref: M. Walsh
Room No.

P.A.X. No. 2180

Date: 20th August 1987.

Mr. & Mrs. Aziz
Albion Court Hotel
1-3 Trebovir Road, SW5

WMS
[Signature]

RECEIVED
DIRECTOR
24 AUG 1987
129

As you will recall this matter was considered by the Licensing (Hearings) Committee on 9th June, 1987. I have since spoken to Dr. Seeds an objector, who is concerned that a letter he wrote to you on 13th June on the planning issue of this matter remains unanswered. *now answered KR 24/8.*

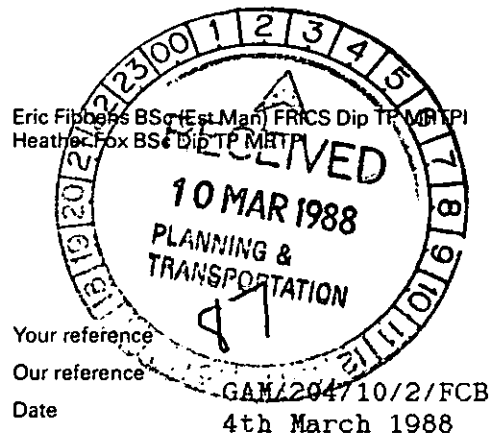
Mr. & Mrs. Aziz have appealed to the Magistrates Court against the Committee's decision to refuse their application for a Public Entertainment Licence. The matter has not yet been listed for hearing. I may require a witness from you department to attend the appeal but I would advise further in due course.

Borough Solicitor

Fibbens Fox Associates
Chartered Town Planners—Surveyors

9 The Broadway
Woodford Green
Essex IG8 0HL
Tel: 01-505 8138/506 0694
Fax: 01-506 1887
Telex: 24224 Monref G 3138

Director of Planning & Transportation
Royal Borough of Kensington & Chelsea
Department 705
Town Hall
Hornton Street
London W8 7NX.



MAH

ATT: MRS HAMPSON

Dear Mrs Hampson,

TOWN AND COUNTRY PLANNING ACT 1971.
1-3 TREBOVIR ROAD, KENSINGTON, SW5.

We refer to our meeting of 29th February concerning the above matter and enclose a copy of our minutes. Please let us know if you feel anything has been omitted or if we have misrepresented anything that was said at the meeting.

Yours sincerely,

Graham Murdoch
For Fibbens Fox Associates

c.c. Mr. M. Pope - Garnham Wright Associates
Mr. K. Aziz

Enc.

FILE NOTE REF: 204

ALBION COURT, 1-3 TREBOVIR ROAD, SW5.

NOTES OF A MEETING HELD AT THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA,
29th FEBRUARY 1988.

PRESENT: Mrs Hampson - Royal Borough of Kensington and Chelsea
Mr. M. Pope - Garnham Wright Associates
Mr. Murdoch - Fibbens Fox Associates

1. Mr. Murdoch had already sent a copy of preliminary drawings showing a roof extension to the Albion Court Hotel to Mrs Hampson. The proposal involves the creation of 12 new rooms on 2 additional floors with a double Mansard roof.

2. Mrs Hampson said that the proposed development would be contrary to Council policy in a number of respects:-

a. In its Borough Plan which was adopted in 1982 the Council has a policy not to allow additional storeys into unbroken terraces.

b. The Council would not normally allow a double Mansard roof.

c. The Council has a policy not to allow extensions of hotels - the theory being that Kensington and Chelsea already has more than its fair share of hotel accommodation.

d. Car parking would be an area of concern. However due to the nature of the hotel this would not be of paramount importance in this case.

3. For these reasons Mrs Hampson considered that it was extremely unlikely that the Council would grant planning permission for the works shown in the preliminary drawings. She stated that a single Mansard roof might be more acceptable from the Council's point of view, although there would still be a problem in respect of the unbroken terrace policy.

4. There followed some discussion on the various suggested grounds of opposition. Reference was made to planning decisions on the Hotel George which has a similar extension with a double Mansard roof. This was allowed by the Council in 1971. Additionally reference was made to a proposal at Nos 2 & 4 Templeton Place, which was allowed in November 1987. This involved an extension similar to the proposals shown on the preliminary drawings with a double Mansard roof. However against this the Council had successfully defended an appeal at 27/29 Nevern Place where a proposed single storey extension had been constructed contrary to the unbroken terrace policy. In the case of the Albion Court Hotel, it was felt that the existing unbroken length of uninterrupted terrace would be a prime factor for the Council to take into consideration.

With respect to the policy not to allow extensions of hotels, it was pointed out that Government policy seeks to encourage tourism. This would represent some justification for further expansion of the hotel.

FILE NOTE REF: 204

ALBION COURT, 1-3 TREBOVIR ROAD, SW5.

5. There followed some discussion on the details of the proposals. It was confirmed that the lift would be hydraulically operated and would not require any plant room on top of the proposed extensions. However Mr. Pope confirmed that he still had to look at the question of position of the water tanks etc. The possibility of using Velux windows on the 5th floor was suggested, but it was considered that it would be detrimental to the appearance of the building. Mr. Pope confirmed that he still had to resolve the back elevation of the building. Mrs Hampson thought on balance it was best to take it up vertically with a single Mansard on top.

6. The possibility of a 2 storey extension in the rear garden was briefly discussed. Mrs Hampson felt this might be a possibility, but that she would wish to see detailed drawings and inspect the site before making any definite comments.

GAM/FCB
4.3.88

DISTRIBUTION: All present plus Mr. K. Aziz

Ann Berne,
 NeVERN Square Residents
 Association,
 Flat 12,
 16 NeVERN Square,
 London
 SW5

2055

9th June, 1988

TP/H/DT/MH

Mr. D. Taylor.

Dear Madam,

Town and Country Planning Acts 1971
Albion Court Hotel, 1-3 Trebovir Road.

Thank you for your letter of 26th May, in connection with the basement club at the above premises which, as I am sure you will be aware have been the subject of previous investigation by this Council.

This department received an application on May 19th of this year for an extension to the existing hotel, involving the demolition of the existing fourth floor rear extension and the erection of new fourth and fifth floors. As this involves operations in excess of 20 metres in height I have informed the applicant that he needs to advertise the development in a local paper.

I have not received any application concerning the basement, however, and will be checking into this to see if any planning restriction is in fact being broken by the new club,

Yours faithfully,

Director of Planning and Transportation.

Basement club as that there before, new illuminated light replacing old.

No change requiring PP

NFA D. Taylor 26/7/88

Basement dip as that there before
to principal dip basement

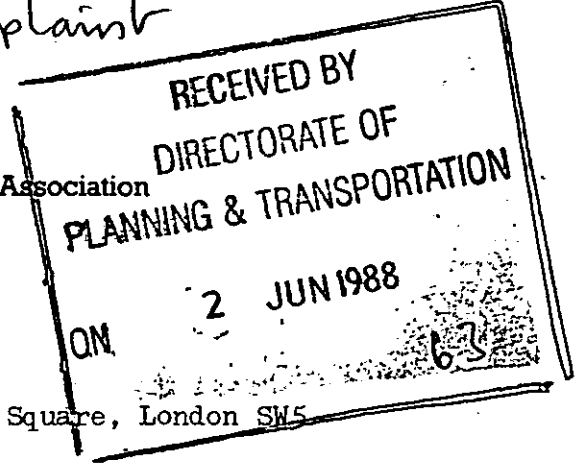
No change following

NFA J. Taylor 2/1/53

Alice - Book in as a Complaint

E/88/461

13-16 Nevern Square Residents Association



Please reply to: Ann Berne, Flat 12, 16 Nevern Square, London SW5

Mr Saunders
Director of Planning
The Town Hall
Royal Borough of Kensington and Chelsea
Hornton Street
London
W8

26 May 1988

DT pt reply

Dear Mr Saunders

Albion Court Hotel, 1-3 Trebovir Road, London SW5

We noted that within the past two weeks a new restaurant/club premises has replaced 'Flames' at the above hotel. The new restaurant 'Deckers Down Under Club' has appeared without any planning application notices present and we would appreciate it if you could let our Association have details of any planning applications and conditions for this new establishment.

An early reply would be appreciated.

Yours sincerely

Ann Berne
Chairman

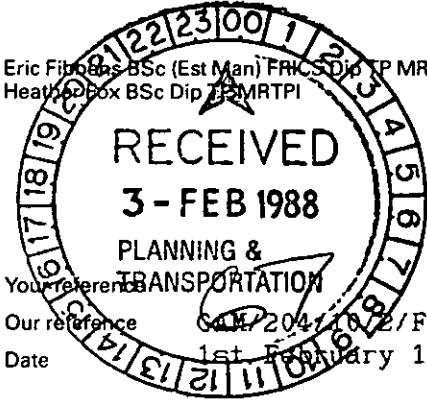
c.c. Jennifer Ware, Earls Court Neighbourhood Associations
Alwyn Seeds, Nevern Square Residents Association
Marigold Brierly, Nevern Place Residents Association

P. App received 19/5/88 for extension to hotel,
demolition of 4th floor and erection of
new 4th + 5th floors. 20 metres.

Fibbens Fox Associates
Chartered Town Planners—Surveyors

9 The Broadway
Woodford Green
Essex IG8 0HL
Tel: 01-505 8138/506 0694
Fax: 01-506 1887
Telex: 24224 Monref G 3138

Eric Fibbens BSc (Est Man) FRICS Dip TP MRTPI
Heather Fox BSc Dip TP MRTPI



Director of Planning and Transportation
The Royal Borough of Kensington and Chelsea
Department 705
The Town Hall
Houlton Street
London W8 7NX.

Your reference: SA/204110/2/FCB
Our reference: 1st February 1988
Date: 1st February 1988

ATT: MRS HAMPSON

WAH

Dear Mrs Hampson,

TOWN AND COUNTRY PLANNING ACT 1971
1-3 TREBOVIR ROAD, KENSINGTON SW5.

We refer to our telephone conversation of 1st February with Mrs Hampson and, as promised, enclose a copy of preliminary drawings 874/51, P1, P2 and P3 concerning a roof extension to the Albion Court Hotel.

We confirm our meeting on 15th February at 10.30 am at your office to discuss these proposals.

Yours sincerely,

Graham Murdoch

Graham Murdoch
For Fibbens Fox Associates.

c.c. Mr. M. Pope - Garnham Wright Associates

Enc.

Meeting moved to 29/2/88.

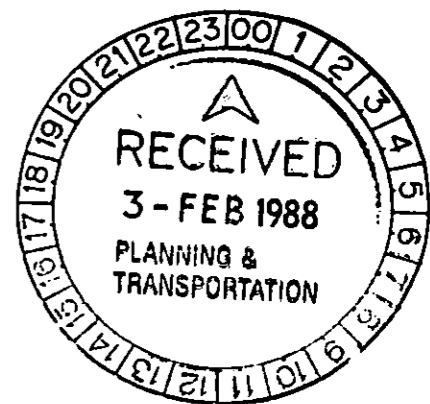
Advised them that it was an unbroken terrace & ∴ wouldn't normally consider single mansard let alone double mansard, though conceded they did exist at Hotel George & more recently granted at 2/4 Templeton Place.

A small extension might be acceptable on hotel policy grounds

Also at 42 Welbeck Street, London W1M 8AY. Tel: 01-486 4601.
Associated offices at E.S.I. srl, via Dei Galla e Sidama II, 00199 Rome Italy; and at
127 Bode Thomas St., Surulere, Lagos and 2A Chime Avenue, Enugu, Nigeria.
VAT Reg. No. 250-1111-32.

Advised that roof addition likely to be refused. Briefly discussed near

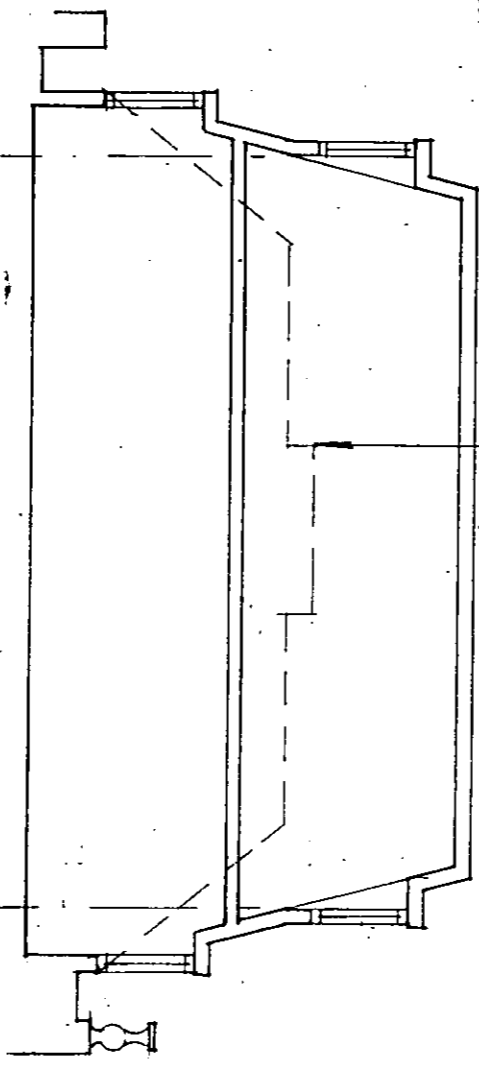
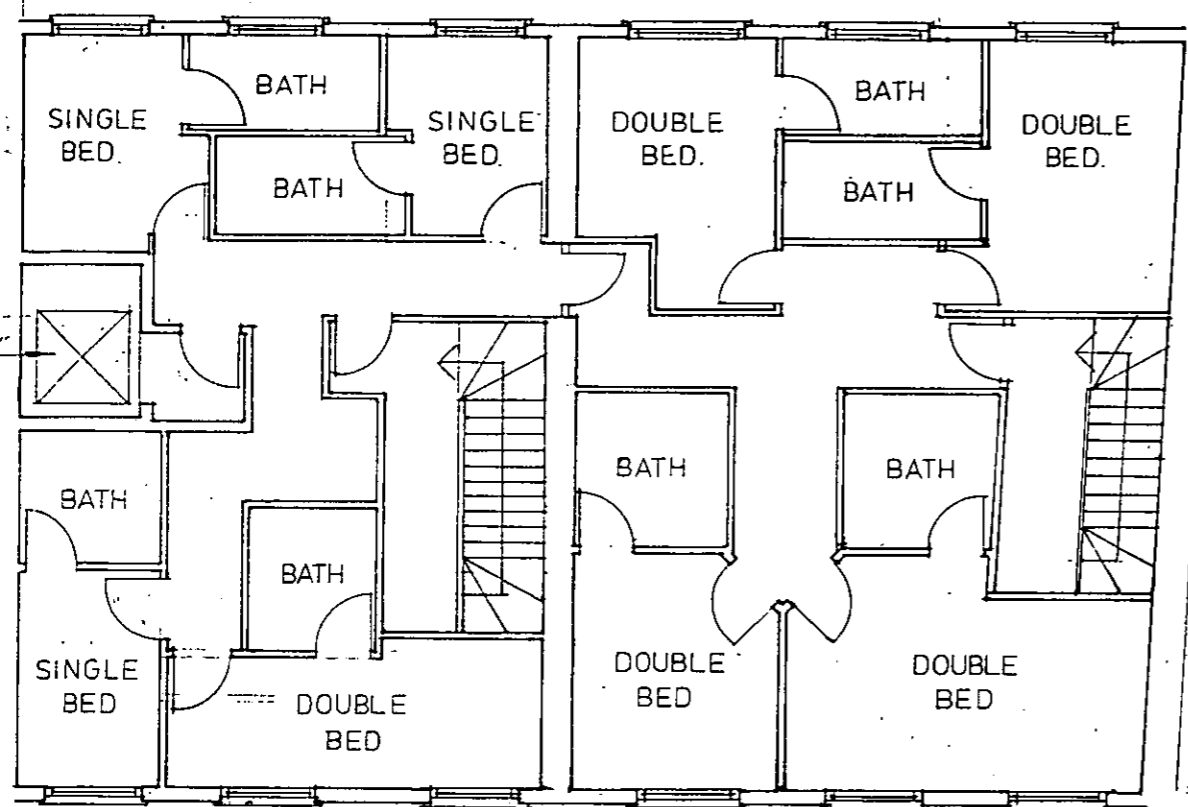
addition, said difficult to comment without visiting the site.



NEW EXTENSION

new lift serving all floors

outline of existing roof structure shown dotted.



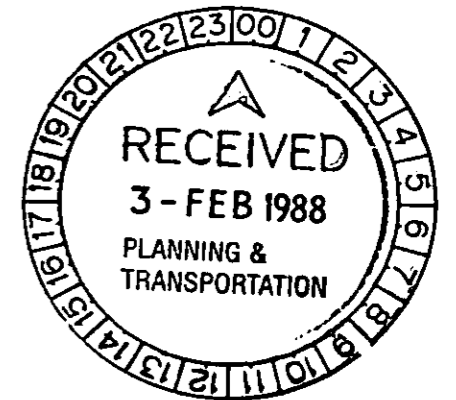
Garnham Wright Associates
Architects, planners, and interior designers
5 Dryden Street, London WC2E 9NW 01-240 2430
Greenway Court, Hollingbourne, Kent 0627-80 337

ALBION COURT HOTEL
1-3 TREBOVIR ROAD
ROOF EXTENSION - 5th FLOOR PLAN

1:100 M.C. DEC 87

8741 / P2

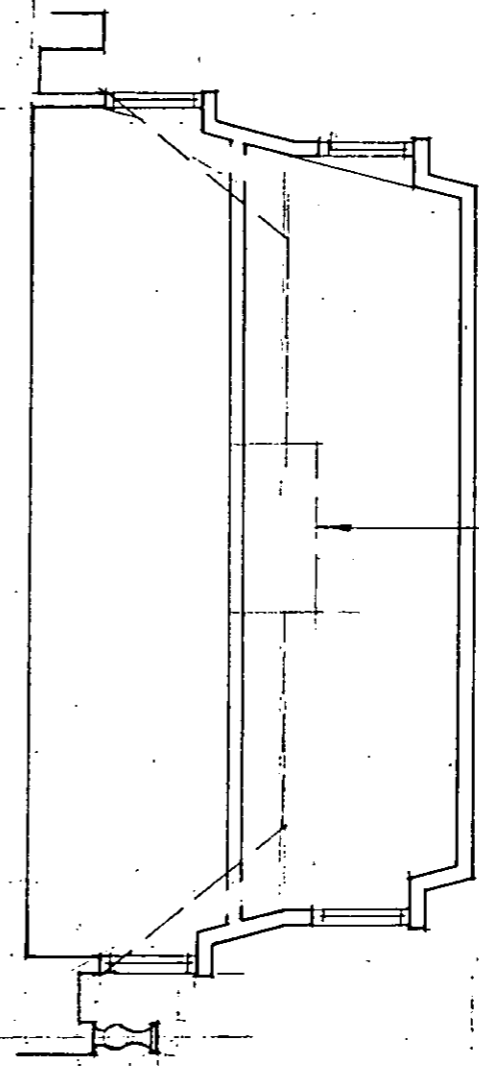
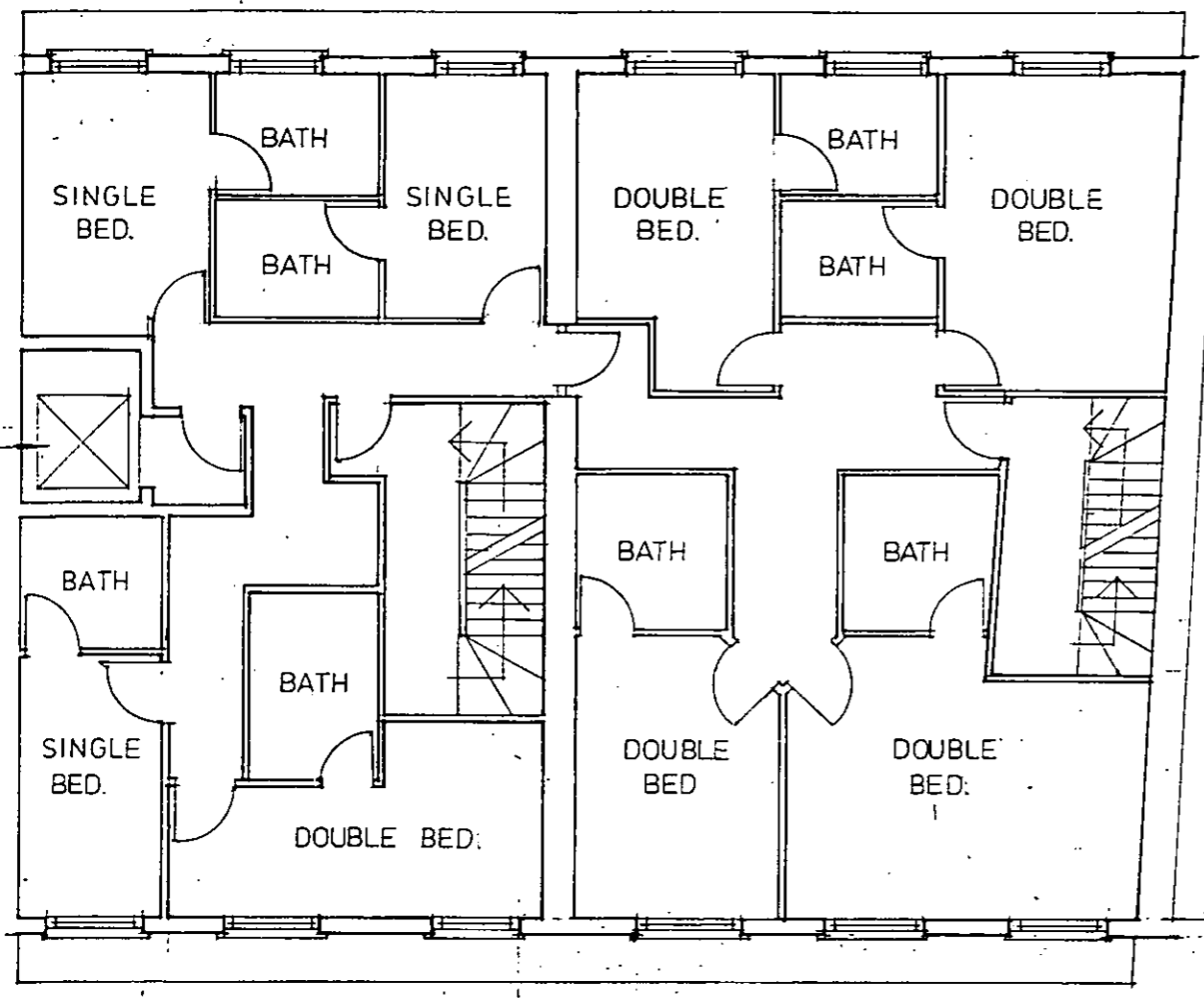




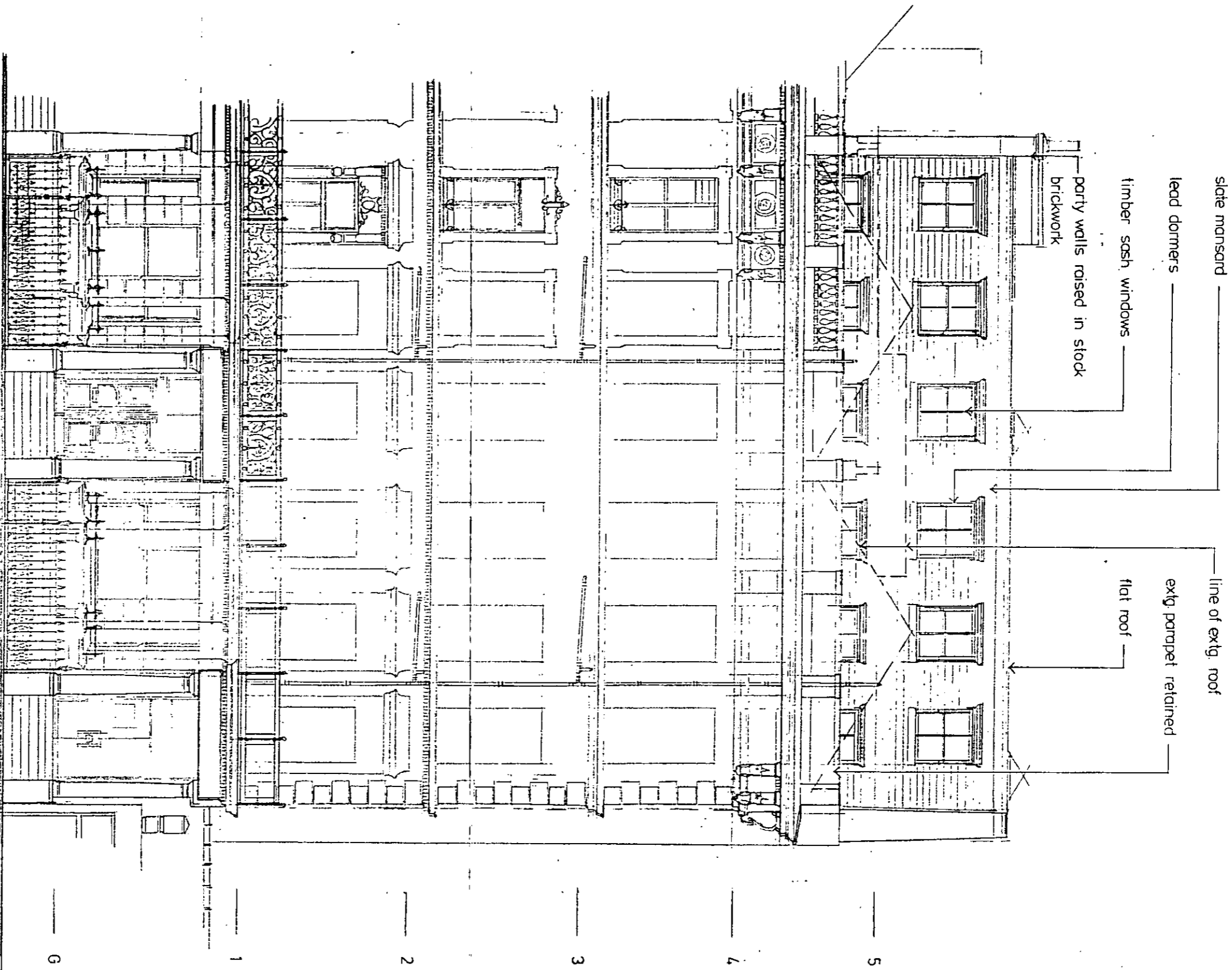
NEW EXTENSION

new lift serving all floors

outline of existing roof structure shown dotted.



Garnham Wright Associates		
Architects, planners, management and research consultants		
5 Dryden Street, London WC2E 9NW 01-240 2430		
Greenway Court, Hollingbourne, Kent 0627-80 337		
ALBION COURT HOTEL		
1-3 TREBOVIR ROAD		
ROOF EXTENSION - 4th FLOOR PLAN		
1:100	M.C.	DEC 87
8741/P1		



Garnham Wright Associates

Architects, planners, and interior designers

5 Dryden Street, London WC2E 9NW 01-240 2430
Greenway Court, Hollingbourne, Kent 0827-80 337

ALBION COURT HOTEL
1-3 TREBOVIR ROAD
ROOF EXTENSION - FRONT ELEVATION

1:100
87/41 / P3
NOV. 87



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

The Manager
Deckers Travel Limited
131 Earls Court Road
London
SW5

2733

8th February 1989

TP/H/DT/AC

Mr D Taylor

Dear Sir,

Town and Country Planning Act 1971
Basement, 1/3 Trebovir Road, SW5

I write in reference to my letter to you of December 2nd 1988 to which I have received no response and of which I enclose a further copy.

I am concerned that the use of the basement at the above premises now continues beyond the scope of that permitted under the Planning Acts and must inform you that should I not receive an adequate response within 7 days of the date of this letter I will consider reporting to the next Town Planning Committee (March 14th) recommending Enforcement Action under Section 87 of the above Act.

Yours faithfully

Director of Planning and Transportation

B

THE UNIVERSITY OF CHICAGO
DEPARTMENT OF CHEMISTRY
5800 S. UNIVERSITY AVENUE
CHICAGO, ILLINOIS 60637

RECEIVED
JAN 15 1964

TO THE DIRECTOR
OF THE UNIVERSITY OF CHICAGO
FROM THE DEPARTMENT OF CHEMISTRY
RE: [Illegible]

Yours very truly,
[Illegible]

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

The Manager
Deckers Travel Limited
131 Earls Court Road
London
SW5

2733

8th February 1989

TP/H/DT/AC

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Basement, 1/3 Trebovir Road, SW5

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Yours faithfully

Director of Planning and Transportation

THE UNIVERSITY OF CHICAGO

DEPARTMENT OF CHEMISTRY

PHYSICAL CHEMISTRY

1950

1951

1952

1953

1954

1955

1956

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

Dr. Seeds,
21 Nevern Square,
LONDON
S.W.5.

2378

2nd February 1989

TP/H/DT/wkd

A. Horan

Dear Sir,

TOWN AND COUNTRY PLANNING ACT 1971
1-3 TREBOVIR ROAD, S.W.5.

I refer to your recent enquiry as to the latest situation regarding the office use in the basement at the above address.

My Enforcement Officer, Mr. Taylor has been pursuing this case and his findings show that the premises in question have been sold separately to Deckers Travel Ltd. I have, accordingly, written to their Manager but to-date have not had a reply. I propose to send one further letter pointing out that I have no alternative but to take enforcement action if I do not get an immediate response.

I hope this clarifies the situation for you. I regret this case has become so protracted but this is outside the control of the Council.

Yours faithfully,

DIRECTOR OF PLANNING AND TRANSPORTATION

THE SECRETARY OF THE
DEPARTMENT OF TRANSPORTATION
WASHINGTON, D.C. 20590
OFFICE OF THE ASSISTANT SECRETARY
FOR AIRPORTS AND AIRWAYS

DATE: _____
TO: _____
FROM: _____

MEMORANDUM FOR THE RECORD

SUBJECT: _____

DATE: _____

TO: _____

MEMORANDUM FOR THE RECORD
DATE: _____

1. On _____, _____ advised that _____

_____ advised that _____

_____ advised that _____

DATE: _____

1/3 Trebarin Rd

Complaint — sold separately to
"Deckers Travel Ltd"

— no reply to date to letters
addressed to Deckers

Will send one more threatening
enforcement action if no immediate
response.

~~DT~~

Alice

1/3, Trebovir Road

— can you write to
Dr. Seeds telling his
present position on
enforcement. He wrote
that he wrote last October
& has not been given an
answer

Al

3/1,

The Manager,
Deckers Travel Ltd.,
131, EAris Court Road,
London, SW5.

2055

2nd December 1988

TP/H/DT/HR

Mr. D. Taylor

Dear Sir,

Town and Country Planning Act 1971
Basement, 1/3 Trebovir Road, SW5.

I note that your firm has recently taken over ownership of the Club/Discotheque in the basement of the above premises, formerly known as "Flames".

I write to inform you that the authorisation for the use of the basement as a Club is conditional on the Club being ancillary to the Hotel use in the rest of the building. In the separation and sale of the basement to yourselves, it would seem that the ties with the Hotel have now been severed, such that a new planning consent is required under the above Act, for the creation of a new planning unit within the Hotel.

I should be grateful if you could contact my Assistant, Mr. Taylor, on the above extension, so that he can arrange to meet you and explain the planning position in full.

Yours faithfully,

DIRECTOR OF PLANNING AND TRANSPORTATION

Ackn.: Log in DT.

THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA

84/1575

PEV.

PLANNING CONTROL SERVICE
(Complaint Investigation)

E/88/678.

Report No: Date: 22.8.88. Ref:	Site: 1/3 Trebovir Road
--------------------------------------	-------------------------

Complaint:	basement restaurant - was ancillary & should remain so in record with pp., now sold separately to DECKERS. in E.C.R.
Source:	Dr. Leeds, 21 Newcom Sq.

Report:	(would seem it clearly requires pp. now write app.)
---------	--

~~84/1575~~

Further action:

1/3 Trebovir Rd SW3, Basement

22/2/89

Meeting at Top Deck Travel 131 Earls Court Road with Murgha Mack, manager of Top Deck Travel

Top Deck have not bought over basement of 1/3 Trebovir Road, but 'Deckers' (the entertainment branch of Top Deck) advertise it under their name and hold Deckers functions ~~there~~ in association with Albion Court Hotel. Top Deck provide a lot of custom for Albion Court Hotel, so Top Deck and Albion Court Hotel find the current arrangement mutually profitable.

Mr Mack advised me that they may well seek to purchase the basement from the Hotel in the near future, especially if the association proves to be a continuing success. I explained that whilst at the moment it could still be argued that the use of the basement is ancillary to the Hotel, such a purchase would tip the balance and this Council would require a separate planning consent for the basement.

Probably a good idea to get such consent before making the purchase! Handed over forms etc

Confirm by Letter! (also copy to Dr Seeds)



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

Dr. Seeds,
 21 Nevern Square,
 London,
 SW5

2733

28th February, 1989.

TP/H/DT/PI

Mr. D. Taylor

Dear Sir,

Town & Country Planning Act 1971
Basement, 1/3 Trebovir Road, SW5

I write to provide an up date on the above premises, in reference to the authorised use of the basement in planning terms.

Investigation by my Enforcement Officer, has revealed that the basement's club has not in fact been bought over by Top Deck Travel, and that it remains completely in the ownership of the hotel. The hotel and the travel firm have a mutually profitable arrangement whereby Top Deck provide guests for the hotel from their clients, and in return hold functions in the basement for "Deckers" who are the entertainment side of Top Deck Travel. As such, the use of the basement does remain ancillary to the use of the property as a hotel and thus within its permitted limits under the above Act.

Top Deck has however informed me that should the current arrangements continue to be successful, they may well wish to purchase the basement towards the end of the year; in this case, they accept that a new planning application will be required and are prepared to make such a purchase conditional on receiving prior planning.

I will be keeping a check on this matter and will of course inform you of any further developments.

Yours faithfully,

Director of Planning & Transportation

NPA - still ancillary
 D.T. 28/2/89

THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA



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

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

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

Mrs A Berne
Nevern Square Resident's Association
16 Nevern Square
London SW5

Telephone: (01) 937 5464
Extension: 2075
Facsimile: 01 - 938 1445

6 November 1989

My reference:

DPT/CMD/shf

Your reference:

Please ask for:

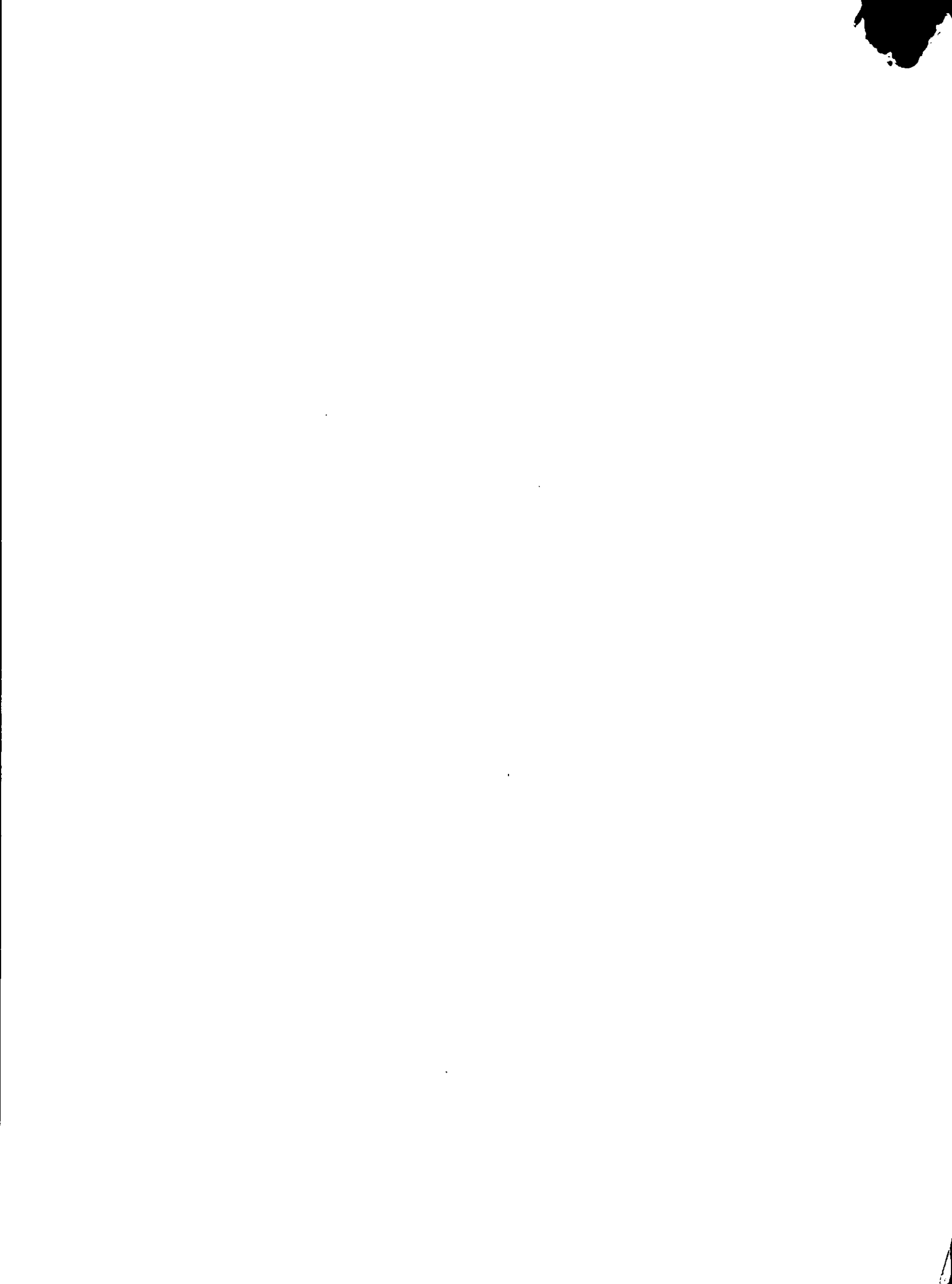
Miss Mary Dent

Dear Mrs Berne,

Following our meeting on 16 October I have received the following advice from my Enforcement Officers regarding the matters that you raised.

- 1) 10 Nevern Square:
The property is in use as self-contained flats the officer entered and inspected one flat and checked that this was the case. Planning permissions that have been granted included a permission in 1984 for the erection of an additional storey to provide a two bedroom flat and erection of rear extensions at first, second and third floor levels. In 1961 planning permission was granted for continued use of the first, second and third floors as self-contained flats.
- 2) 24 Nevern Place:
The property has been visited and it is in use as self-contained flats. The officer inspected one of the flats and he also found that the building was fully occupied. Planning permission was granted in 1983 for the conversion of the property from hotel to flats. The works were completed in 1984.
- 3) 1/3 Trevovir Road:
Planning permission was granted in 1987 for continued use for hotel purposes without compliance with condition 2. of a planning permission dated 17 October 1975. A condition attached to the 1987 permission required that "no part of the premises shall be used or advertised for use as a restaurant, bar, club, dining room or discotheque, other than as ancillary to the hotel use. A complaint was received in 1988 suggesting a club use in the basement. The matter was investigated and it was found that no action was required.

/.....1.



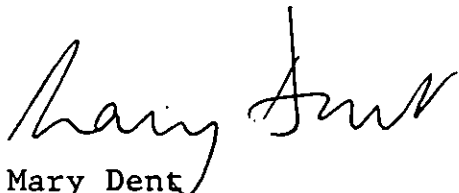
/.....2

- 4) 25/27 Nevern Place
Planning permission was granted in 1976 for use as a residential hostel for hotel workers employed by the Hotel George.

An Enforcement Officer has contacted the Manager of the Hotel George and has been advised that the premises are being used as short-term accommodation for new hotel employees, before they find more suitable long-term accommodation. Only a few rooms are being used.

I hope that this information is helpful to you and your Association.

Yours sincerely,



Mary Dent
Director of Planning & Transportation

MEMORANDUM

To: Highways
DEWS

From: Planning Enforcement

Our Ref: S. Peters

Your Ref:

Date: 17/7/90

Subject: Albion Court Hotel, Trebovir Rd

I have received a complaint about a sandwich board obstructing the pavement outside the above property. I would welcome any advice or possible action.

yours

SPeter

S. Peters

Reply:

Date:

MEMORANDUM

P.S.O.

To: Highway S.
DCWS

From: Planning Enforcement

Our Ref: S. Peters

Your Ref:

Date: 17/7/90

Subject: Albion Court Hotel, Trebovir Rd

I have received a complaint about a sandwich board obstruction the pavement outside the above property. I would welcome any advice or possible action.

yours

S. Peters

S. Peters

Reply:

Date:

Visited site 26-7-90. No sandwich board was visible anywhere near Albion Court or surrounding buildings.

B. H. Okey

MEMORANDUM

To: Highways
DCWS

From: Planning Commission

Our Ref: S 10126

Your Ref:

Date: 11/7/90

Subject: Minors (11 to 17) under PD

I have reviewed a copy of the minutes of
the meeting held on 10/11/90. The minutes
state that the Planning Commission has
agreed to recommend that the
Minors (11 to 17) under PD be
repealed.

Yours
Sincerely

S. P. 10126

Reply:

Date:

I have reviewed the minutes of the meeting held on 10/11/90. The minutes state that the Planning Commission has agreed to recommend that the Minors (11 to 17) under PD be repealed.

PLANNING ENFORCEMENT

S. PETERS.

TOWN HALL.

PLANNING AND CONSERVATION

THE TOWN HALL • HORNTON STREET • LONDON W8 7NX

Executive Director Miss C M DENT BSc M Phil FRICS FRTPI

Director of Planning Services M J FRENCH FRICS Dip TP MRTPI Cert TS

Mrs. Brierly,
30 Nevern Place,
London,
SW5 9PP

Telephone: 071-937 5464
Extension: 2733

Facsimile: 071-376 1130

20 August 1990

My Ref: TP/H/SP/DO Your Ref:

Please Ask For: Mr. S. Peters

Dear Madam,

Town & Country Planning Act 1971
The Albion Court Hotel, Trebovir Road

I write with reference to your complaint concerning the placing of a sandwich board on the forecourt of the above property.

Structures sited on Council owned land are a matter for the Directorate of Engineering and Works. I therefore passed your complaint to the Directorate complaint service, who reported that no board was visible when they inspected the property on 26th July. I therefore advise, that in the event of the board reappearing you contact the Directorate of Engineering and Works directly.

Yours faithfully,



K. Rennie,
Principal Planning Enforcement Officer,
for the Director of Planning Services.

Bookin SP.

THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA

PLANNING CONTROL SERVICE
(Complaint Investigation)

(4)

E/90/544

Report No:
Date: 20/6/90
Ref:

Site: Albion Court Hotel, 14 Trebovir Road.

Complaint: Sandwich board on pavement, outside premises.
P.P.?

Source: MRS. BRIERLY: 30, NEVERN PLACE: 3735845.

SWS 9PP.

Report:

Simon: This is more than likely not a planning matter but Highways, check with Dept of W.S.

SU by DEWS - no sign of board

MFA

RW
31-8-90

Further action:

Grimley J R Eve

11 Hill Street, London W1X 7FB
 Telephone: 071-895 1515 Telex: 269155 Facsimile: 071-409 3533

Derek Taylor Esq
 Director of Planning & Transportation
 The Royal Borough of Kensington & Chelsea
 The Town Hall
 Hornton Street
 London
 W8 7NX

NDL/SM/2891601
 TP/90/0209/K/06

9 July 1990

Dear Mr Taylor

ALBION COURT HOTEL, 1-3 TREBOVIR ROAD, LONDON, SW5

Further to our recent meeting, I confirm that my client will be prepared to consider alterations to the detailed design of the property, including amendments to the fenestration, in the event that the Committee are minded to grant planning permission.

Yours sincerely

Nicholas de Lotbiniere

N de Lotbiniere

cc K Aziz Esq

RECEIVED BY PLANNING SERVICES				
On 10 JUL 1990 74				
BC N	DC C	DS S	DS E	HEAD D.C
EXEC DIR	DIRECTOR PLANNING SERVICES	RECORDS	TRB	ENV. PLAN
APPEALS OFFICER	I.O	FEES OFFICER	FORWARD PLAN	AS ACK

John R. Trustram Esq MSc FRICS

Alistair H.C. Voaden FRICS

Michael N. W. Wilcox FRICS
 G. T. Gifford FRICS
 Oliver J. N. Ogborn FRICS
 Michael R. Corbett FRICS
 Stephen H. Robinson MA FRICS
 E. Martin Sheard MA FRICS
 Michael de Vick BSc FRICS
 Robert A. Macey FRICS
 A. Robin Brocklehurst FRICS
 Peter Craig FRICS
 David Lowe FRICS
 Michael K. Beard FRICS
 David W. Henson FRICS
 Malcolm C. Gloster FRICS
 Robert J. Bould FRICS
 Edward J. Lambah-Stoate FRICS
 Lindsay R. Macdonald FRICS ACI/Arb
 John P. Meredith FRICS
 Antony R. Taylor FRICS
 John A. Bradstreet FRICS

David J. Room BA FRICS
 Jeremy W. Clark-Lowes MA FRICS
 Jeremy J. Oates BSc FRICS
 Allan D. Muirney MA FRICS
 Malcolm J. Whetstone BSc FRICS
 Nicholas P. F. Whipp FRICS
 Paul D. C. Brewer FRICS
 Alastair M. Hall BSc ARICS
 Roger A. Hephher BA ARICS MRTPI
 David J. Vale BSc FRICS
 Robert A. Barnett ARICS
 J. Don Smith FRICS ACI/Arb
 David J. Newall ARICS
 Beverley G. Abbey FRICS
 Neil L. Burton BSc ARICS
 Jonathan H. Flowith ARICS
 Timothy R. Heatley BSc ARICS
 Christopher A. Palmer ARICS
 Amanda J. Barber BSc ARICS
 Graham A. TenBroeke FRICS

David C. Clarke BSc FRICS
 Richard B. Hayward ARICS
 N. H. J. de Lotbiniere BSc MPhil ARICS
 Norton B. Asbury FRICS
 Mary M. Mark MA ARICS
 Ian M. Stringer BSc ARICS
 Anthony J. Williams BSc ARICS
 Colin S. Bell BA MRTPI
 Mark Billingham ARICS
 Thomas S. Davis BSc ARICS
 Graham Fairhurst BSc ARICS
 Andrew G. B. Forbes BSc ARICS
 Vaughan Griffiths BSc ARICS
 Nicholas J. G. Hawkes BSc ARICS
 Paul A. Long BSc ARICS
 Roland S. Morgan BSc ARICS
 Simon N. Reynolds BA FRGS
 Denise E. Trollope BA ARICS

Associates

J. Chris Hart FRICS
 Grant MacGregor ARICS
 Stuart J.E. Morley MA BSc FRICS
 William J.O. Notton FRICS
 William J. Voaden ARICS
 Robert C.L. Gunn BSc ARICS
 Duncan F.G. Locke BSc ARICS
 Jonathan M. Parsons BSc ARICS
 Robert Macgregor FRICS
 David B. Read FRICS
 Peter Ruben BSc ARICS
 Mark R. Brunson BSc ARICS
 Paul N. Bullman ARICS
 Michael A. Chapman BSc ARICS
 Graham Gatland FRICS
 Matthew H. Hardy ASVA
 David A. Heatherington BSc ARICS
 H. San Kiner MA MPhil MRTPI
 Christopher L. Lloyd BSc ARICS

Clifford C. Rance Dip TP MRTPI
 Colin Sharp ARICS
 Joseph Jackson BSc ARICS
 Max P. Haycocks ARICS
 Stuart C. Dawson BSc ARICS
 Clem W. Dobson BSc ARICS
 Stephen J. Hollowood BSc MRTPI
 David N. Wilmer ARICS
 Julie E. Adams BA (Hons) ARICS
 Derek Chamberlain ARICS ACI/Arb
 David J. Corbett
 Peter G.B. Dixon MA ARICS
 Stuart R. Gubbins BSc ARICS
 Tom J. Jackson BSc ARICS
 Andrew M. Lavin BSc ARICS
 Carl Potter BSc ARICS
 Mark J. Rawstron BSc ARICS
 Malcolm D. Smith ARICS
 Adrian P.F. Shiers BSc (Hons) ARICS
 Melvyn H.J. Tisbury BA MRTPI ARICS

Charles E. Trustram Esq BSc ARICS
 Martin C. Vickerman BSc (Hons) ARICS
 Jonathon Wilkinson ARICS
 David J. Wood BSc ARICS

Plant and Machinery

Larry G. Burrows CEng MI MechE

Consultants

Maxwell E. Taylor FRICS
 Norman More FRICS

Partnership Secretary
 William Wood MBIM

y Chris - please send postcard A/Ack & enter in letter book.
2/ LANTS - personal reply - taken over by AF (Inf).

NEVERN SQUARE RESIDENTS' ASSOCIATION

PC
Ack
29.6.90
AM

Your ref:

RECEIVED BY D. P. T.				
On		28 JUN 1990		Please reply to:
DC N	DC A	DC F	Ann Berne 16 Nevern Square London SW5	
AR3	D. PLAN	RECORDS	DPT	ENV. 26 June 1990
PT	LO	TRANS.	CONTROL	AS ASH

Ld

File TP/H.

Ms Mary Dent
Director of Planning and Transportation
The Royal Borough of Kensington and Chelsea
The Town Hall
Hornton Street
London W8

Dear Ms Dent

Decker's Down Under Club, The Albion Court Hotel, 1-3 Trebovir Road, London SW5

Our Association is greatly concerned about the proliferation of street furniture appearing at the above premises. First it was receptacles for free magazines, now it is sandwich boards advertising 'Happy Hour' as well as the receptacles.

As you know, the pavement is very narrow and we have complained before about the street furniture - it is now creating a nuisance. We would also appreciate your attention in regard to the lighting on the canopy - is this legal?

10 Nevern Square, London SW5

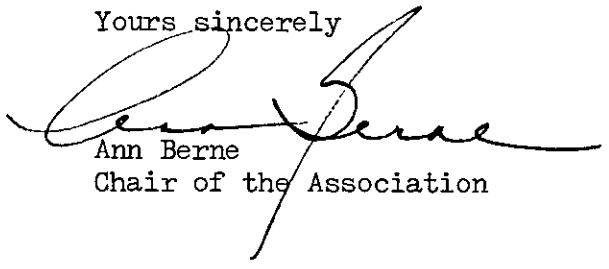
As you know our Association has complained about the use of this premises as a hotel annexe. Despite visits by your Enforcement Officers the premises is still being used as such.

We now know that Mr Campbell, from Environmental Health, witnessed the use of this premises as a hotel annexe and we urge you to take action on this establishment and perhaps serve and enforce a notice on it.

Thank you for your kind attention in both these matters.

- homeless families

Yours sincerely



Ann Berne
Chair of the Association

c.c. Councillors Kenny, Bender, Warrick; Mrs J Ware, ECNA Coordinator, Mrs J Hanham, Leader of the Council, Mr G Pike, Environmental Health

Copy sent to AF (Ent)
28.6.90. LANTS.
- Reply by AF (Inf)

At a meeting of the Licensing (Hearings) Committee held at The Town Hall, Hornton Street, Kensington, W8 on Tuesday, 9th June 1987, at 10.00 a.m.

PRESENT:

Councillor Miss Elizabeth M. Christmas (Chairman)
 Councillor Miss M.G. Massy, M.B.E.
 Councillor William E. Knowles

The interleaved agenda and reports (A1-A5) were before the meeting. The press and public were able to be present during the entire proceedings of the meeting. The report on the proceedings at the meeting made to the meeting of the Council on 22nd July, 1987 is also interleaved as report AA.

APOLOGIES FOR ABSENCE

There were no apologies for absence.

MINUTES

The Minutes of the Licensing (Hearings) Committee held on 13th May, 1987, having been confirmed as a correct record by those Members present at that meeting, were signed by the Chairman.

A1. GUIDE TO PROCEDURE TO BE FOLLOWED AT THE MEETING OF THE COMMITTEE

The report was received and noted.

A2. ALBION COURT HOTEL, 1-3 TREBOVIR ROAD, SW5 - APPLICATION FOR THE GRANTING OF A WEEKDAY PUBLIC MUSIC AND DANCING LICENCE (OPPOSED)

The hearing was conducted in accordance with the agreed procedure.

The following interested persons were in attendance:-

In Support

Mr. P. Wadsley - (Counsel for the applicants).
 Mr. Barker - (Clerk to Counsel)
 Messrs. K.L. and J. Aziz and Mrs. P.A. Aziz (Directors of Shreevale Limited - the applicants)
 Mr. W. Bowen - (Chartered Surveyor - Ralps and Jones)
 Miss M. Greaves - 9 Trebovir Road
 Mr. T. Hallam-Smith - 4 Trebovir Road
 Miss D. Jackson - 9 Trebovir Road

9th June, 1987.

Mr. M. Kewley - 31A Barkston Gardens
Mr. A. Sarna - 25 Trebovir Road
Miss S. Stuart - Court Annexe Hotel, Earls Court Road

In Objection

Ms. A. Berne - (Chairman - 13/16 Nevern Square Residents Association)
Dr. A. Seeds - 21 Nevern Square
Councillor Laurence A. Kenny - Earls Court Ward Councillor
Sergeant Holliday - Kensington Police Station
Sergeant Neville - Kensington Police Station
Mr. P. Joseph - 61 Kensington Mansions
Messrs. J. and T. Pritchard - 61B Nevern Square

The Borough Environmental Health Officer proceeded to present the report on the application and the objections received in accordance with the procedure. Members of the Committee followed by Mr. Wadsley asked questions of the Borough Environmental Health Officer. No questions were asked by the objectors.

The Director of Planning and Transportation then explained details of the background planning permissions relating to the premises. Members of the Committee followed by the applicants and objectors asked questions of the Director of Planning and Transportation. Whilst asking questions, Dr. Seeds produced the (interleaved) letter from the Director of Planning and Transportation dated 12th May, 1987 dealing, inter alia, with the meaning of the term "ancillary." Copies of the letter were provided to Members and the applicants.

Ms. Berne then presented the objections on behalf of the 13-16 Nevern Square Residents Association and called Messrs. J. and T. Pritchard as witnesses in support. Mr. Wadsley and Members of the Committee asked questions of the witnesses; the Members also asked questions of Ms. Berne.

Dr. Seeds proceeded to make further representations in objection by presenting the (interleaved) photographs numbered 1-10 (showing the interior and exterior of the premises) and newspaper advertisements for the premises, copies of which were provided to the Members and applicants. He also called (in the following order) Councillor Kenny, Mr. Joseph and Sergeants Holliday and Neville in support.

Councillor Kenny informed the Committee that he was speaking both in his own right (as a local resident and Ward Councillor) and on behalf of a number of local Residents Associations. Questions were asked of Councillor Kenny by Mr. Wadsley and Members of the Committee. Mr. Joseph then appeared in support of the objections and answered questions from Mr. Wadsley.

Sergeants Holliday and Neville then spoke in support of the objections having emphasised that they were appearing as local "beat" police and not representing the views of the Metropolitan

9th June, 1987.

Police. Mr. Wadsley and Members of the Committee asked questions of Sergeants Holliday and Neville. Finally, Dr. Seeds was questioned by Mr. Wadsley.

Mr. Wadsley then presented the case for the applicants and called (in the following order) Mr. K.L. Aziz, Mr. Sarna, Mr. Hallam-Smith, Miss Stuart and Mr. Kewley in support. In presenting his evidence Mr. Aziz submitted the (interleaved) plan of the premises and specimen menu for the restaurant, copies of which were provided to the Members and objectors. Dr. Seeds, for the objectors, and Members of the Committee asked questions of Mr. Aziz.

Messrs. Sarna and Hallam-Smith each informed the Hearing that they lived close to the application premises and had never suffered any disturbance as a result of the operation of the restaurant; Miss Stuart and Mr. Kewley stated that they used the restaurant regularly and that no similar facilities were available in the Earls Court area. Questions were asked of all four witnesses by Dr. Seeds and Members of the Committee.

The Hearing was adjourned for lunch at 1.20 p.m. and resumed at 2.06 p.m.

On resumption Mr. Wadsley continued the case for the applicants by calling Ms. Jackson and Ms. Greaves who both stated that they used the restaurant regularly. Dr. Seeds and Members of the Committee asked questions of Ms. Jackson and Ms. Greaves.

Mr. Wadsley then called Mr. J. Aziz, followed by Mrs. P.A. Aziz, in support of the application which they were making jointly with Mr. K.L. Aziz. Members of the Committee asked questions of Mr. and Mrs. Aziz; Dr. Seeds asked no questions.

At this point the Chairman called upon Mr. M. French, the Deputy Director of Planning and Transportation, to provide further clarification regarding the planning permissions relating to the application premises.

Mr. French informed the Hearing that whilst the Albion Court Hotel now included 1 and 3 Trebovir Road, both premises having permission for use as a hotel, originally the hotel had comprised only number 1 Trebovir Road. The planning permission appertaining to that premises, granted in 1975, included a condition restricting the use of the restaurant premises in the hotel to residents of the hotel. Subsequently when, in 1985, planning permission had been received for the conversion of 3 Trebovir Road to hotel use no such condition had been applied to any part of the hotel, giving rise to an anomalous situation as the only access to no. 3 Trebovir Road was via number one.

Accordingly, a planning application in 1986 had led to the removal of the 1975 condition relating to 1 Trebovir Road but only on the new condition that no part of the Albion Court Hotel premises should be used or advertised for use as a restaurant, bar,

9th June, 1987.

club, dining room or discotheque other than ancillary to the hotel. In answer to questions from Members of the Committee the Deputy Director of Planning and Transportation defined "ancillary use" in this context as any use of the basement premises which would not exist without the primary use of the premises as a hotel.

In response to an enquiry from Mr. Wadsley as to whether there was a condition requiring internal access from the basement of 3 Trebovir Road to the premises at number one, Mr. French informed the Hearing that there was no such condition. However, as the plans upon which the application had been granted indicated a lift connection then such a lift would be required if the permission were to comply with the condition that any such use of the basement should be ancillary to the main hotel use.

Mr. French answered further questions from Members of the Committee and from Mr. Wadsley and Dr. Seeds. Whilst questioning Mr. French, Dr. Seeds referred to the (interleaved) report on the Albion Court Hotel application originally circulated for consideration at the Licensing (Hearings) Committee meeting of 26th August 1986 but subsequently withdrawn, and referred specifically to the comments of the Director of Planning and Transportation contained therein regarding the use of the basement premises.

Mr. Wadsley then continued with the applicants case by calling Mr. Bowen, a chartered surveyor, in support. In preventing his submission Mr. Bowen provided a written proof of evidence, a map indicating licensed premises, and a schedule of licensed premises, within a quarter mile radius of the application premises (all interleaved), copies of which were provided to Members of the Committee and Dr. Seeds.

Mr. Bowen read out his proof of evidence and answered questions from Mr. Wadsley, Dr. Seeds and Members of the Committee.

Mr. Wadsley concluded by summarising the case for the applicants and was then questioned by the Chairman.

The Committee retired to consider their decision and, having given careful consideration to the application and objections,

RESOLVED (with Councillor Knowles dissenting as he was of the opinion that a Weekday Public Music and Dancing Licence should be granted until 12 midnight)-

That the application for a Weekday Public Music and Dancing Licence, with an extension of hours Monday to Saturday until 2.00 a.m. on the days following, be refused.

This Hearing ended at 5.25 p.m.

(Reported to Council).

9th June, 1987.

- A3. THE CLARENCE, 148 OLD BROMPTON ROAD, SW5 - APPLICATION FOR THE GRANTING OF A WEEKDAY AND SUNDAY MUSICAL ENTERTAINMENT LICENCE (OPPOSED)
- A4. FIRST CHOICE STEAK AND KEBAB HOUSE, 306 EARLS COURT ROAD, SW5 - APPLICATION FOR THE GRANTING OF A MUSIC AND DANCING LICENCE (OPPOSED)

The Committee, being aware that there would be insufficient time for these applications to be given a full and fair hearing, deferred consideration to a special meeting of the Committee, to be arranged.

- A5. ONSLOW COURT HOTEL, 109/113 QUEEN'S GATE, SW7 - APPLICATION FOR AN AMENDMENT TO A WEEKDAY AND SUNDAY PUBLIC MUSIC AND DANCING LICENCE (UNOPPOSED)

The Hearing was conducted in accordance with the agreed procedure.

The following interested person was in attendance:

In Support

Mr. B.A. Cola - (Managing Director, Renoport Limited - the applicant).

No questions were asked of the applicant by Members of the Committee. There were no objectors to the application.

RESOLVED-

That the application for amendment to the Weekday and Sunday Public Music and Dancing Licence, to give an extension of hours on Friday and Saturday from 2.00 a.m. to 3.00 a.m. on the days following, be granted.

(Reported to Council).

OTHER PART A MATTERS CONSIDERED URGENT BY THE CHAIRMAN

There were none.

9th June, 1987.

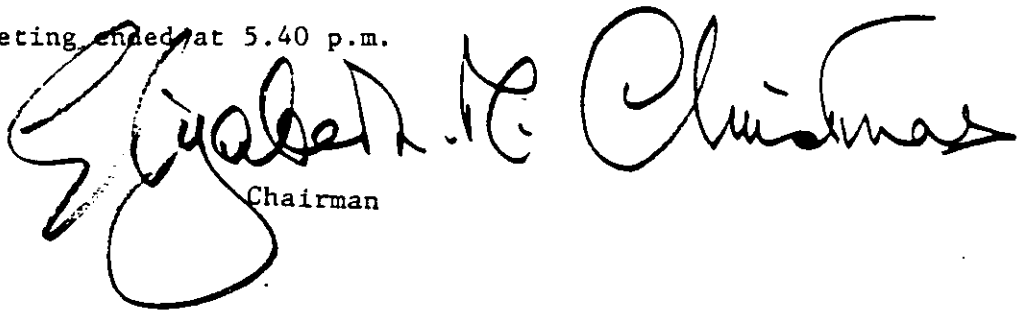
EXCLUSION OF PRESS AND PUBLIC

RESOLVED-

To exclude the press and public from the remainder of the proceedings by reason of the private nature of the business to be transacted. Those proceedings and the description of the private information dealt with are as follows:-

There were no private matters.

The meeting ended at 5.40 p.m.


Chairman

T/LN/26.6/179



THE ROYAL BOROUGH OF KENSINGTON & CHELSEA
TOWN HALL - KENSINGTON - LONDON W8 7SE

I. L. HOLMES, F.I.M.T.A., F.C.A., F.C.W.A., F.R.V.S., Town Clerk & Chief Executive Officer

TELEPHONE 01 - 937 5104 EXT. 34

YOUR REFERENCE PLEASE QUOTE JWU/JH/TP.5,445/CA/95A

- 4 AUG 1972

Dear Sir(s) ~~XXXXXX~~

CA 3355

Town and Country Planning Act, 1971
Town and Country Planning (Control of
Advertisements) Regulations, 1969.
CONSENT to Display Advertisement(s)

The Borough Council, in pursuance of powers under the above-mentioned Act and Regulations, hereby consent to the advertisement(s) referred to in the following Schedule for a period of five years, subject to the conditions specified.

This consent is given subject also to due compliance with any local Acts, Regulations, Building Byelaws and general statutory provisions in force in the area and is without prejudice to the rights of the Greater London Council under the London Building Acts, 1930 to 1939, the Petroleum (Regulation) Acts, 1928 and 1936, and in relation to the powers of that Council as licensing authority for theatres and places of public entertainment. Nothing herein shall be regarded as dispensing with such compliance or be deemed to be a consent by the Greater London Council thereunder.

I would also remind you that this consent does not modify or affect any personal or restrictive covenants, easements, etc., applying to or affecting the land or the rights of any persons entitled to the benefits thereof.

SCHEDULE

Site of Advertisement(s) and Description(s):-

1/3 TREBOVIR ROAD, E.W.5.

Illuminated triple-faced single-sided projecting box signs
10 ft. by 1 ft. 6 ins., 15 ft. from ground level to the underside, around
the top of the canopies at the entrances,

Conditions:

- (1) All advertisements displayed and any land used for the display of advertisements shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Borough Council.
- (2) Any hoarding or similar structure, or any sign, placard, board or device erected or used principally for the purpose of displaying advertisements, shall be maintained in a safe condition to the reasonable satisfaction of the Borough Council.
- (3) Where any advertisement is required under the Regulations to be removed, the removal thereof shall be carried out to the reasonable satisfaction of the Borough Council.
- (4) Before any advertisement is displayed on land, the permission of the owner of that land or other person entitled to grant permission in relation thereto shall be obtained.
- (5) The maximum steady brightness of illumination shall not exceed 100 ft.lamberts.

Reasons for conditions:

- (1), (2) and (3) are Standard Conditions.
- (4) is a statutorily prescribed condition.
- (5) Signs of greater brightness would create an impact in the street likely to distract the attention of road users and be detrimental to visual amenity.

The Secretary,
 Sign Installations Ltd.,
 43A Amies Street,
 London,
 S.W.11.

Yours faithfully,



Town Clerk.

NOTES

An applicant aggrieved by any conditions imposed by the Borough Council, other than Conditions (1), (2), (3) and (4), may appeal to the Secretary of State for the Environment under Regulation 22 of the Town and Country Planning (Control of Advertisements) Regulations, 1968, by notice in writing to the Secretary of State within one month from the receipt of this decision. You are asked to send a copy of your notice of appeal to the Borough Council.

Attention is drawn to the necessity for any electrical installation to comply with the requirements of the London Electricity Board, and (a) Post Office requirements and (b) to be installed in the manner to avoid radio interference.

No.	Address Applicant Ref. No.	Observations of Borough Planning Officer	Recommendation of Borough Planning Officer
95	1/3 Trebovir Road, S.W.5. CA 3355/1920 Received 15.5.72. Sign Installations Ltd.	Illuminated triple faced, single sided projecting box sign for hotel, 10' x 1'6", 15' above ground, and illuminated projecting box sign 3' x 2', 18' above ground.	Grant consent subject to:- S.C.I. 100 ft. lamberts Reason: S.R.I. visual.
96	134/136, Fulham Road, CA 2896/1928 Received 17.5.72. Sign Installations Ltd.	Illuminated double sided projecting box sign 3' x 2', 14' above ground.	Grant consent subject to:- S.C.I. 100 ft. lamberts. Reason: S.R.I. visual.
97	183, Earls Court Road, S.W.5. CA 859/1930 Received 24.5.72. Aerated Bread Co. Ltd.	Illuminated shop fascia, of standard "ABC" pattern, with motif.	Grant consent.
98	531-533 King's Road, S.W.10. CA 2326/195 O Received 19.5.72. Firestone Tyre and Rubber Co. Ltd.	2 illuminated projecting box signs 4'0" x 2'6", one on King's Road elevation, 8' above ground and one on Lot's Road elevation 10'6" above ground.	Grant consent subject to:- S.C.I. 100 ft. lamberts. Reason: S.R.I. visual.

A. C. Hudson
Borough Planning Officer

THE ROYAL BOROUGH OF KENSINGTON & CHELSEA

TOWN AND COUNTRY PLANNING ACT, 1962

TOWN AND COUNTRY PLANNING (CONTROL OF ADVERTISEMENT) REGULATIONS, 1960

APPLICATION FOR CONSENT TO DISPLAY AN ADVERTISEMENT

3355/1920

OFFICE USE ONLY
(Date, Stamp)



Official Ack. & T.C. notified
Date

C.A. CASE NO.

1. Name, address and telephone number of applicant. (IN BLOCK LETTERS)	SIGN INSTALLATIONS LTD., 43a AMIES STREET, LONDON S.W.11. 01-228-1467
2. Application made on behalf of: (if different from (1) Name and address to be given)	Mr. Aziz Shrivale Ltd., 1 Trebovir Road, London S.W.5.
3. Particulars of interest of applicant (or his client) in the site to which advertisement is to be attached (e.g., freeholder, lessee, monthly tenant, prospective purchaser, etc.)	LESSEE
4. Where the applicant or his client has no interest in the site, give the owner's name and address and the nature of the owner's interest in the site.	
5. Has the permission of the owner, or of any other person entitled to give permission, been obtained to the exhibition of the advertisement. (Name and address should be given.)	YES
6. Particulars of Proposed Advertisement. (a) Site of Advertisement. (b) Nature of Advertisement. (Whether a hoarding, shop sign, overhanging sign. Dimensions of the advertisement whether illuminated; height above ground; extent of projection etc.) (c) If illuminated, state type of illumination and colour (i.e. whether discharge tube (neon), floodlighting, reflecting, intermittent, etc. plus brightness in footcandle units). (d) In the case of a building state the position to be occupied by the advertisement.	1/3 Trebovir Road, London S.W.5. TRIPLE FACED SINGLE SIDED SIGN. 10' x 1'6". 15' ABOVE GROUND LEVEL Projecting Box sign. 3' x 2' 18' ABOVE GROUND LEVEL. INTERNALLY ILLUMINATED WITH FLUORESCENT TUBES. 100ft. LAMBERTS. ABOVE ENTRANCE'S TO HOTEL. (PORCH)
7. Does the application relate to any business, profession, trade or other activity carried on in the building or on the land.	HOTEL
8. Period for which consent is required. (See Note 5 overleaf.)	5 YEARS.
9. Particulars of drawings and Plans submitted with the application. (See Note 8 overleaf.)	DUPLICATE.
10. Has application been made to the Greater London Council. (See Note 5 overleaf.)	NO
11. Any additional information to which the applicant may wish to refer.	

SIGNED

[Handwritten Signature]

DATE

12th MAY 1972

3355

P.T.O.

Conditions:

- (1) All advertisements displayed and any land used for the display of advertisements shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Borough Council.
- (2) Any hoarding or similar structure, or any sign, placard, board or device erected or used principally for the purpose of displaying advertisements, shall be maintained in a safe condition to the reasonable satisfaction of the Borough Council.
- (3) Where any advertisement is required under the Regulations to be removed, the removal thereof shall be carried out to the reasonable satisfaction of the Borough Council.
- (4) Before any advertisement is displayed on land, the permission of the owner of that land or other person entitled to grant permission in relation thereto shall be obtained.
- (5) The maximum steady brightness of illumination shall not exceed 100 ft.lamberts.

Reasons for conditions:

- (1), (2) and (3) are Standard Conditions.
- (4) is a statutorily prescribed condition.
- (5) Signs of greater brightness would create an impact in the street likely to distract the attention of road users and be detrimental to visual amenity.

The Secretary,
 Sign Installations Ltd.,
 43A Amies Street,
 London,
 S.W.11.

Yours faithfully,



Town Clerk.

NOTES

An applicant aggrieved by any conditions imposed by the Borough Council, other than Conditions (1), (2), (3) and (4), may appeal to the Secretary of State for the Environment under Regulation 22 of the Town and Country Planning (Control of Advertisements) Regulations, 1968, by notice in writing to the Secretary of State within one month from the receipt of this decision. You are asked to send a copy of your notice of appeal to the Borough Council.

Attention is drawn to the necessity for any electrical installation to comply with the requirements of the London Electricity Board, and (a) Part 21, 22 requirements and for the same to be installed to the satisfaction of radio interference.

<u>No.</u>	<u>Address Applicant Ref. No.</u>	<u>Observations of Borough Planning Officer</u>	<u>Recommendation of Borough Planning Officer</u>
95	1/3 Trebovir Road, S.W.5. CA 3355/1920 Received 15.5.72. Sign Installations Ltd.	Illuminated triple faced, single sided projecting box sign for hotel, 10' x 1'6", 15' above ground, and illuminated projecting box sign 3' x 2', 18' above ground.	Grant consent subject to:- S.C.I. 100 ft. lamberts Reason: S.R.I. visual.
96	134/136, Fulham Road, CA 2896/1928 Received 17.5.72. Sign Installations Ltd.	Illuminated double sided projecting box sign 3' x 2', 14' above ground.	Grant consent subject to:- S.C.I. 100 ft. lamberts. Reason: S.R.I. visual.
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HE/VT.7 30.6.72		A. C. Hudson Borough Planning Officer	

THE ROYAL BOROUGH OF KENSINGTON & CHELSEA

TOWN AND COUNTRY PLANNING ACT, 1962

TOWN AND COUNTRY PLANNING (CONTROL OF ADVERTISEMENT) REGULATIONS, 1960

APPLICATION FOR CONSENT TO DISPLAY AN ADVERTISEMENT

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4. Where the applicant or his client has no interest in the site, give the owner's name and address and the nature of the owner's interest in the site.	
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10. Has application been made to the Greater London Council. (See Note 5 overleaf.)	NO
11. Any additional information to which the applicant may wish to refer.	

SIGNED

[Signature]

DATE

12th MAY 1972

3355

P.T.O.



THE ROYAL BOROUGH OF KENSINGTON & CHELSEA
TOWN HALL, KENSINGTON, LONDON W8 4PR

L. E. HOLMES, F.I.M.T.A., F.C.A., F.C.W.A., F.R.P.S., Town Clerk and Chief Executive Officer

TELEPHONE 01 - 937 5124 FAX 34

YOUR REFERENCE PLEASE CITE: JWU/JH/TP.5,445/CA/95A

- 4 AUG 1972

Dear Sir(s) ~~Madam~~

CA 3355

Town and Country Planning Act, 1971
Town and Country Planning (Control of
Advertisements) Regulations, 1969.
CONSENT to Display Advertisement(s)

The Borough Council, in pursuance of powers under the above-mentioned Act and Regulations, hereby consent to the advertisement(s) referred to in the following Schedule for a period of five years, subject to the conditions specified.

This consent is given subject also to due compliance with any local Acts, Regulations, Building Byelaws and general statutory provisions in force in the area and is without prejudice to the rights of the Greater London Council under the London Building Acts, 1930 to 1939, the Petroleum (Regulation) Acts, 1928 and 1936, and in relation to the powers of that Council as licensing authority for theatres and places of public entertainment. Nothing herein shall be regarded as dispensing with such compliance or be deemed to be a consent by the Greater London Council thereunder.

I would also remind you that this consent does not modify or affect any personal or restrictive covenants, easements, etc., applying to or affecting the land or the rights of any persons entitled to the benefits thereof.

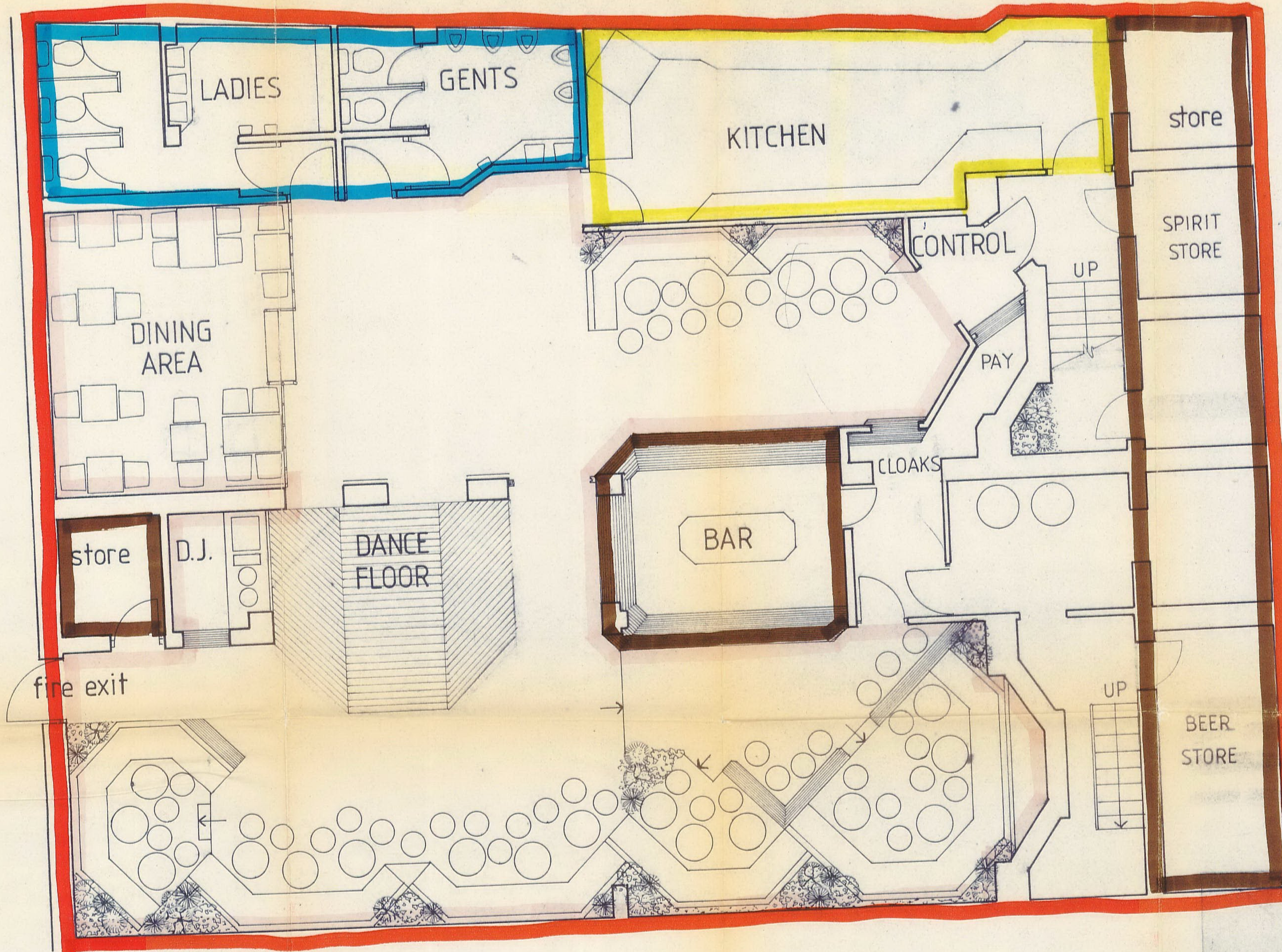
SCHEDULE

Site of Advertisement(s) and Description(s):-

1/3 TREBOVIA ROAD, S.W.5.

Illuminated triple-faced single-sided projecting box signs
10 ft. by 1 ft. 6 ins., 15 ft. from ground level to the underside, around
the top of the canopies at the entrances,

1/3 TREBOVIR RD
①

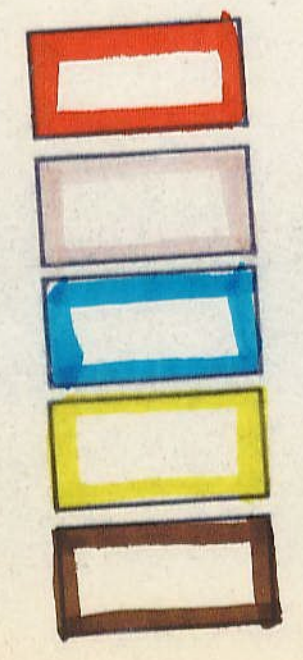


SWEENEY & PARTNERS

01-274-8476
0385-24185

WE HEREBY CERTIFY THAT THE AREA/S

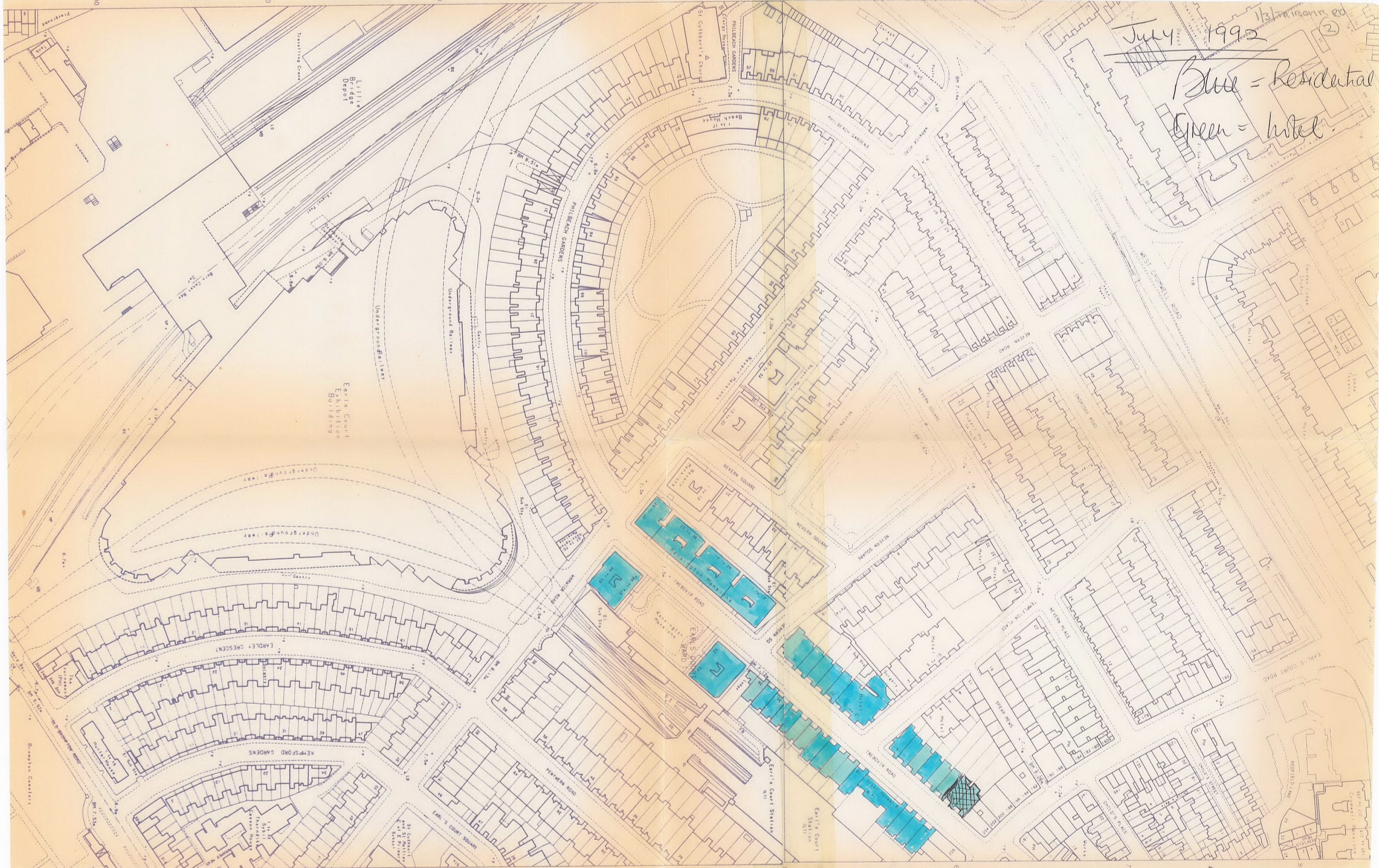
- A : EXTENT OF LICENCED PREMISES
- B : AREAS FOR PUBLIC CONSUMPTION
- C : TOILETS
- D : FOOD PREPARATION
- E : SERVERY BARS & STORES



RELATING TO THE PREMISES AT
ALBION COURT HOTEL, 1-3 TREBOVIR ROAD
EARLS COURT, LONDON, ARE ACCURATELY
DELINIATED ON THIS DRAWING

Signed *Sweeney & Partners*

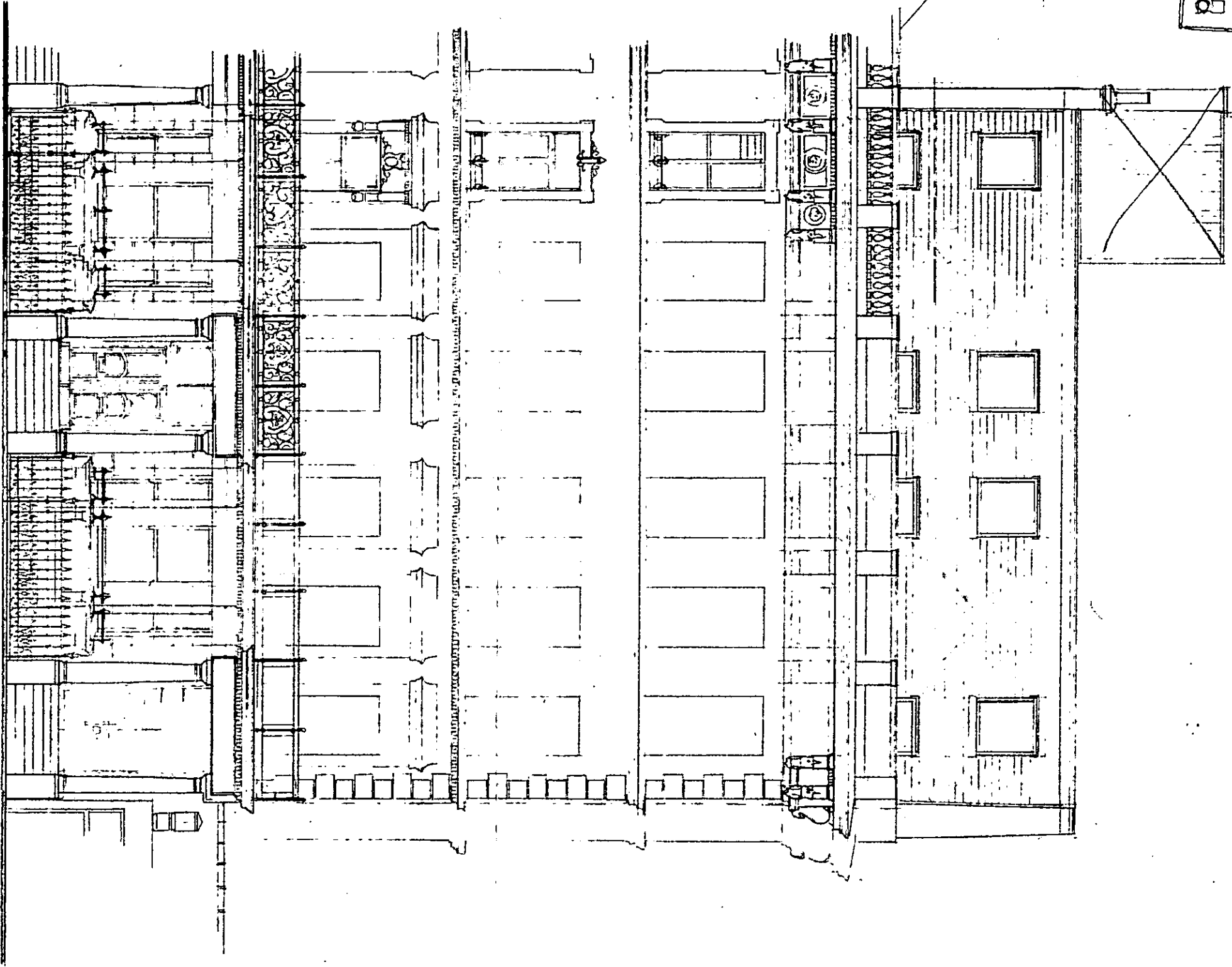
R.B.O.F.K. & C.
RECEIVED
TOWN PLANNING DEPT.
CN 24 JAN 1986



July 1992 1/3/1992 (2)

Blue = Residential
Green = hotel

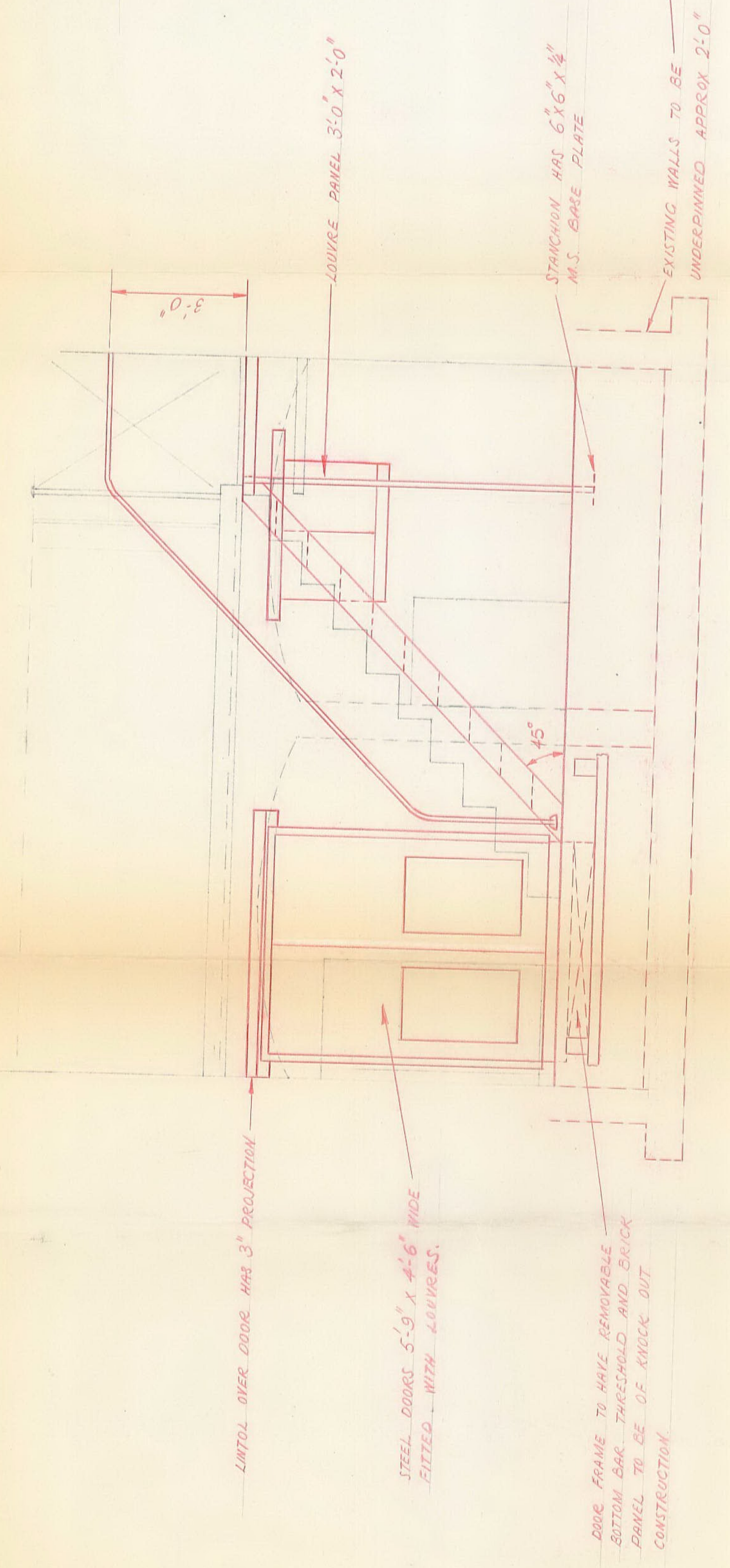
R. D. OF K & C
RECEIVED
TOWN PLANNING DEPT
18 APR 1965



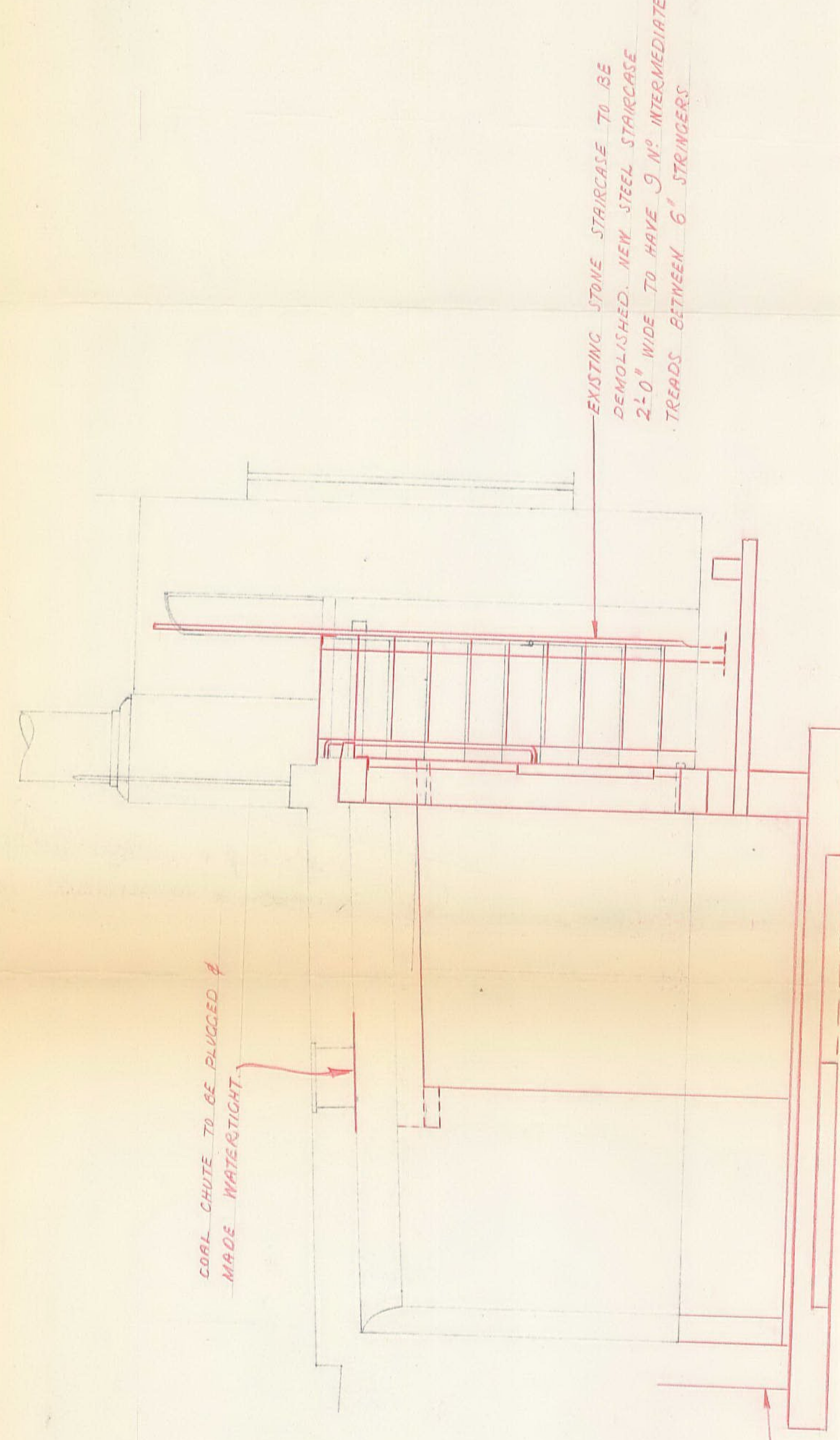
ALBION CT HOTEL
1/3 TREBOUR ROAD, S.W.5

Disused - passed -
part problems at this
level. V.A.





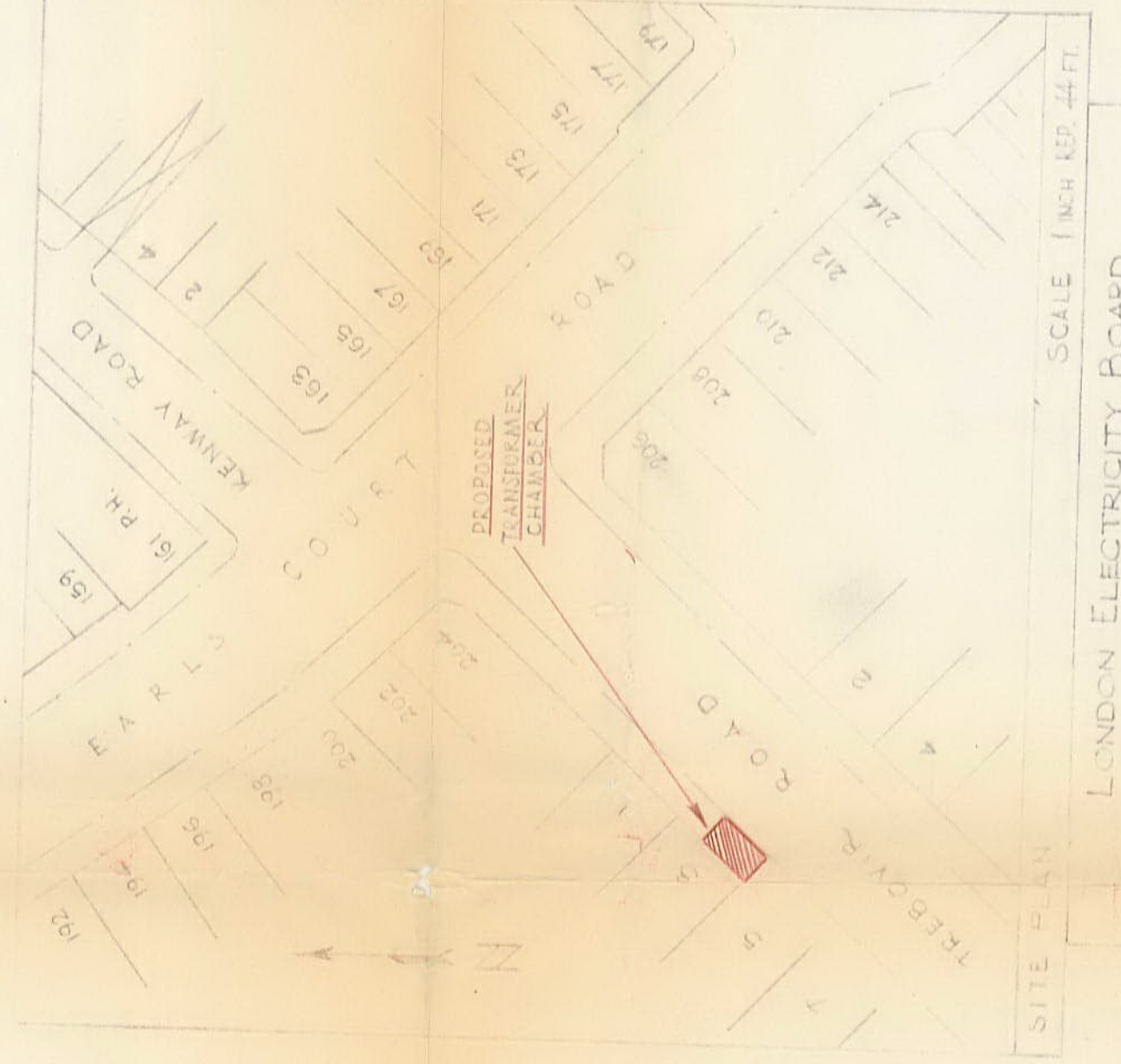
SECTION AA



SECTION BB



PLAN



LONDON ELECTRICITY BOARD
WEST BOURNE DISTRICT
SURVEY OF VAULTS AND AREA
AT 3 TEBBOUIE ROAD SW5.
PROPOSED ALTERATIONS TO VAULTS
Date: 23RD JULY 1963 Dwg No: 3181H/1346

113 Trebovie Rd
③

8112

LONDON COUNTY COUNCIL
1 2 3 4 5 - 2 9 6 3
ARCHITECTS' REGISTRY