ROYAL BOROUGH OF KENSINGTON AND CHELSEA

DOCUMENT TYPE

APPLICATIONS LATE UPDATE

TP/96/01584
My Ref: DPS/DCS /TP/96 /01584 /JS
Your Ref: NdI/SR/567

Dear Madam,

Town and Country Planning Act 1990
Harrods, 87-135 Brompton Road, LONDON, SW1X 7XJ.

Thank you for your letter dated 16th July 2007. I would apologise for the delay in reply.

I would now confirm that in my opinion the 12 tables and 24 chairs on the pavement as shown on your Drawing No 2008/01 Rev 02, and the accompanying "Laduree" Management Plan, both received 17th July 2007, are acceptable subject to the rider that notwithstanding the positions shown on the drawing the tables and chairs do not extend beyond 0.6m from the frontage of the property. Given the above I would confirm that in my opinion the requirements of Condition 16 of the Planning Permission dated 19th September 1997 (Ref TP/96/1584) are satisfactorily discharged.

In addition to the above I would advise you that in my opinion the 6 tables and 12 chairs on the forecourt immediately outside the "Laduree" Cafe, as also shown on your Drawing No 2008/01 Rev 02, do not require Planning Permission as they are not on the Public Highway. This opinion is based upon the premise that the tables and chairs will remain on the private forecourt at all times and will not at anytime stray onto the Public Highway i.e the pavement.

I hope that this letter provides you with the information you require and I apologise again for the delay in reply.

Yours faithfully,

[Signature]

David Prout
Executive Director, Planning and Borough Development

cc. Statutory Register
 Dear Mr Shearman,

Harrods Pavement Café, Basil Street

I write to apply for the partial discharge of condition 16 attached to the planning permission dated 15th September 1997 Ref: DOS/PA/TP/96/1584/F/17/4127.

I enclose a copy of the decision notice for ease of reference.

Planning permission was granted for:

"Provision of basement car parking/servicing and new retail/restaurant within Harrods Store and redevelopment with retention of Hans Crescent façade, for basement car parking/servicing/residential; offices ancillary to Harrods; clinic ancillary to Harrods and restaurant use (class A3) at FORMER KNIGHTSBRIGE CROWN COURT, NO. 1 HANS CRESCENT AND HARROD'S STORE, 87-135 BROMTON ROAD, KENSINGTON, SW1, as shown on submitted drawing(s) No(s).... HC050G; ......in accordance with your application dated 01/07/96, completed 17/07/96, revised in 12/09/96, 31/10/96, 08/11/96, 12/03/97 and 24/04/97."

The detail of the pavement café was reserved by condition 16 and the extension of the footway at the junction of Hans Road and Basil Street was shown on drawing HC050G. Condition 16 states that:

"Details of the area to be occupied by the pavement café and the numbers of tables and chairs shall be submitted to and approved in writing by the Council prior to the café use commencing and the café use shall not operate other than in compliance with the details"

Reason: To safeguard residential amenity and to ensure that no obstruction occurs to pedestrians"

The Council has already received an application, together with enclosures, dated 12th December 2006 from the London Planning Practice requesting the full discharge of condition 16 (the "December 2006 application"), which has not been determined.

This application for the partial discharge of condition 16 is submitted without prejudice to the determination of the December 2006 application. It has been submitted as suggested by the Council's officers to provide a means of securing an interim planning solution for the placing of chairs and tables on the footway of Hans Road. For the avoidance of doubt this application is not made in substitution for the December 2006 application.

Harrods have been in discussions with Matthew Tross and Alex Woods of the Traffic and Transportation Policy Department. From a highway perspective, Harrods have been advised by officers that the layout shown upon the enclosed plan (ref 2008 01 Rev 02) is acceptable in principle following revisions to reduce the number of tables and chairs to 12 tables and 24 chairs.
You should note that the 6 tables and 12 chairs located within the private forecourt of Laduree and shown on the plan do not require planning permission. Also, they do not require a highways licence. This has been confirmed by the Council’s Legal Services Department and the Traffic and Transportation Department.

We enclose a management plan as requested by Alex Woods who has confirmed that he is happy with the measures proposed by Laduree to ensure that there is no conflict between the users of the pavement cafe and pedestrians using the footway.

As you are aware Harrods is the premier department store in the United Kingdom, with a worldwide reputation. The store has a net retail sales area of 74 000m² with over 330 departments offering goods ranging from high fashion items to quality furniture; audio and electrical goods; children’s toys; books and jewellery. The store is an important feature within the Knightsbridge shopping centre and contributes significantly towards the vitality and viability of the retail function of this centre.

The provision of a pavement cafe at Laduree will add to the ancillary facilities offered by the store and enable shoppers and others to enjoy refreshments in a relaxed open air environment. It will also enliven the streetscape of Hans Road.

The London Plan and the Council’s UDP seek to promote and enhance London’s premier shopping centres. This involves expanding not only retail uses but other associated uses, such as restaurants and ancillary pavement cafes, which add to the vitality and character of such areas. These associated uses appeal to both residents and tourists.

The proposed layout meets the criteria required by the Traffic and Transportation Department and will not cause disturbance to pedestrians using the footway. Therefore, the partial discharge of this condition should be acceptable in planning terms and so we should be grateful for an early determination of this application.

Please do not hesitate to contact the above of this office if you have any queries regarding the discharge of condition 16 or require further information.

Yours Sincerely,

[Signature]

The London Planning Practice LLP

T 02075579990
F 02072406176
Dear Sir or Madam,

**Ladurée Cafe – Tables and Chairs Street Management Plan.**

Ladurée Cafe at Harrods has a forecourt upon which 6 tables and 12 chairs are located; we understand that these do not require the benefit of a street license or planning permission as they are situated on a private forecourt.

We currently operate a waiter/waitress service to these tables and would like to be able to extend this to the proposed tables as shown on the attached plan. The cafe currently operates from 9am to 9pm and serves breakfast, lunch and dinner, offering traditional French dishes.

The cafe is strictly waiter/waitress service and customers are discouraged from coming up to the counter as this disrupts the running of the business.

The tables and chairs at the furthest point are approximately 50 metres away from the entrance to the cafe. This is not perceived to cause insurmountable problem to the operation of the cafe.

Our team can be divided so that one waiter or waitress is responsible solely for this area, they will also be responsible for making sure that customers in this area do not obstruct the pavement or the entrance to the shop floor of Harrods. By having a dedicated waiter/waitress who can serve them quickly this ensures that customers will not obstruct the pavement by walking up and down it ‘looking’ for service.

Our waiters/waitresses will be informed that they are to be considerate to passers by and to ensure that there is room for all on the pavement.

**Ladurée UK Head Office**
Unit 3A Oakwood Business Park Standard Road London NW10 6EX
Tel: ++44 (0) 208 9656436 Fax: ++44 (0) 208 9655440

**Ladurée UK at Harrods**
87-135 Brompton Road – London SW1X 7XL
Tel: ++44 (0) 203 155 0111 – Fax: ++44 (0) 203 155 0112

**Ladurée UK at Burlington Arcade**
71-72 Burlington Arcade – London W1J OQX
Tel: ++44 (0) 207 491 9155 – Fax: ++44 (0) 207 491 9135
The chairs and tables will be removed each evening and stored securely within Laduree and we will ensure that no litter is left by customers and will monitor this on a regular basis throughout the day.

We have investigated the possibility of serving these tables from the nearer entrance to the main shop floor however this is deemed to be more problematic than from the pavement, as the waiter/waitress would have to descend a flight of stairs before crossing a busy shop floor with hot drinks etc. It should also be noted that people will expect to see waiters and waitresses on the pavement in conjunction with the cafe but that they will not expect this on the main shop floor and would not watch out for them.

In conclusion we propose to:

- Run the cafe responsibly.
- Consistently inform customers that they must not obstruct the pavement.
- Train our waiters/waitresses to be aware of the need to give priority to passers by.
- Split our team so that one waiter/waitress is responsible for serving the furthestmost tables at all times.
- Remove the tables and chairs at the end of every day.
- Regularly pick up any customer litter and dispose of responsibly.

Yours Sincerely,

Marlon Carpentier
Operations Director Laduree UK.
16th July 2007

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LADURÉE
Paris

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