

SYSTEMS PLEASE AMEND DESCRIPTION

PLANNING SERVICES APPLICATION

CONSULTATION SHEET

& return file
to me.

Thanks,
Brian
6/12/99.

APPLICANT:

Icewit Design Partnership,
148 Battersea Business Centre,
103-109 Lavender Hill,
London
SW11 5QL

APPLICATION NO: PP/99/02426

APPLICATION DATED: 15/11/1999

DATE ACKNOWLEDGED: 2 December 1999

APPLICATION COMPLETE: 02/12/1999

DATE TO BE DECIDED BY: 27/01/2000

SITE: 140 Holland Park Avenue, London, W11 4UE

PROPOSAL: ~~Extend rear plans to second and third floors-modify front-ground-floor-elevation-convert basement storage to offices convert second and third floor residential to office floors.~~

ADDRESSES TO BE CONSULTED

1. 136, 138, 140, 142, 144 H. Park
2. S, 7, 9 Holland Place
3. 58, 81 Holland Park
4. 5 (1ST F. FLAT) 7, 9 (GARAGE + FLAT)
5. 136 (SHOP, + FLATS 1+2)
6. 138 (FLATS 1-4)
7. 140 (SHOP, 1ST F. OFF, 4 FLAT, TOP FLOOR)
8. 142/144 SHOW ROOMS + OFFICES
9. * 58 (HANDMAIDENS OF MERCY CONVENT) 81/82

ERECTION OF REAR EXTENSIONS AT GROUND, FIRST AND SECOND FLOOR LEVELS, SHOP FRONT ALTERATIONS, AND, CONVERT BASEMENT STORAGE TO OFFICES AND CONVERT SECOND AND THIRD FLOOR RESIDENTIAL USE TO OFFICES.

(This supersedes letter dated etc.)

CONSULT STATUTORILY

- HBMC Listed Buildings
- HBMC Setting of Buildings Grade I or II
- HBMC Demolition in Conservation Area
- Demolition Bodies
- DoT Trunk Road - Increased traffic
- DoT Westway etc.,
- Neighbouring Local Authority
- Strategic view authorities
- Kensington Palace
- Civil Aviation Authority (over 300')
- Theatres Trust
- National Rivers Authority
- Thames Water
- Crossrail
- LRT/Chelsea-Hackney Line

ADVERTISE

- Effect on CA
- Setting of Listed Building
- Works to Listed Building
- Departure from UDP
- Demolition in CA
- "Major Development"
- Environmental Assessment
- No Site Notice Required
- Notice Required other reason
- Police
- L.P.A.C
- British Waterways
- Environmental Health

Enforcement

20
✓
CT
7/12/99

✓ ① ✓
CT
7/12/99

9

ZL / LWJ: 14.6.00

2 { Canvassers Returns
Previous land-use survey

Applicant Contact Esperanto

→ residency - length of @
140

→ Res. situation @ 2/3/lars

by applicant
withdrawn
by letter

24/7/2000

Requested revisions 31.1.00

20.3.00 On Hold - BC
require them to reinstate new
door to shopfront.
Awaiting elevations & design
details.

Meeting: 25.5.00 Mr Warren
& client

CANVASSERS RETURNS

140 Holland Park Avenue

W11 : Norland (Ward) : F (Polling District)

DEVELOPMENT CONTROL

TECHNICAL INFORMATION

THE ROYAL
BOROUGH OF

ADDRESS 140 Holland Park Avenue

10



KENSINGTON
AND CHELSEA

POLLING DISTRICT F

- | | | | | |
|-----|--|----------|--------|--|
| HB | Buildings of Architectural Interest | PP992426 | LSC | Local Shopping Centre |
| AMI | Areas of Metropolitan Importance | | AI | Sites of Archeological Importance |
| MDO | Major Sites with Development Opportunities | | SV | Designated View of St Paul's from Richmond |
| MOL | Metropolitan Open Land | | SNCI | Sites of Nature Conservation Importance |
| SBA | Small Business Area | | REG 7 | Restricted size and use of Estate Agent Boards |
| PSC | Principal Shopping Centre (Core or Non-core) | | ART IV | Restrictions of Permitted Development Rights |

Conservation Area	HB	CPO	TPO	AMI	MDO	MOL	SBA	Unsuitable for Diplomatic use	PSC		LSC	AI	SV	SNCI	REG 7	ART IV	
									C	N							
2								✓			✓						

Within the line of Safeguarding of the proposed Chelsea/Hackney underground line
Within the line of Safeguarding of the proposed Eastwest/Crossrail underground line

Density	
Site Area	
Habitable rooms proposed	
Proposed Density	

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

Daylighting	Complies	
	Infringes	

Car Parking	Spaces required	
	Spaces proposed	

Notes:

C 2 DFC 1009

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS TP MRTPI Cert TS



**THE ROYAL
BOROUGH OF**



**KENSINGTON
AND CHELSEA**

THE OCCUPIER
FILE COPY
0171-361- 2734

Switchboard: 0171-937-5464
Extension: 2734
Direct Line:

Facsimile: 0171-361-3463
Date: 7 December 1999

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCN/PP/99/02426/ZL

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: 140 Holland Park Avenue, London, W11 4UE

Brief details of the proposed development are set out below. Members of the public may inspect copies of the application, the plans and any other documents submitted with it. The Council's Planning Services Committee, in considering the proposal, welcomes comments either for or against the scheme. Anyone who wishes to make representations about the application should write to the Council at the above address **within 21 days** of the date of this letter. Unfortunately, the Council does not have the resources to advise objectors of the Committee date, and you should telephone for further information.

Proposal for which permission is sought

Erection of rear extensions at ground, first and second floor levels, shop front alterations, and, convert basement storage to offices and convert second and third floor residential use to offices.

Applicant

Icewit Design Partnership, 148 Battersea Business Centre, 103-109 Lavender Hill, London SW11 5QL

Yours faithfully,

M. J. FRENCH

Executive Director, Planning and Conservation

WHAT MATTERS CAN BE TAKEN INTO ACCOUNT

When dealing with a planning application the Council has to consider the policies of the Borough Plan, known as the Unitary Development Plan, and any other material considerations. The most common of these include (not necessarily in order of importance):

- * The scale and appearance of the proposal and impact upon the surrounding area or adjoining neighbours;
- * Effect upon the character or appearance of a Conservation Area;
- * Effect upon the special historic interest of a Listed Building, or its setting;
- * Effect upon traffic, access, and parking;
- * Amenity issues such as loss of Sunlight or daylight, Overlooking and loss of privacy, Noise and disturbance resulting from a use, Hours of operation

WHAT MATTERS CANNOT BE TAKEN INTO ACCOUNT

Often people may wish to object on grounds that, unfortunately, **cannot** be taken into account because they are not controlled by Planning Legislation. These include (again not in any order of importance):

- * Loss of property value;
- * Private issues between neighbours such as land covenants, party walls, land and boundary disputes, damage to property;
- * Problems associated with construction such as noise, dust, or vehicles (If you experience these problems Environmental Services have some control and you should contact them direct)
- * Smells (Also covered by Environmental Services)
- * Competition between firms;
- * Structural and fire precaution concerns; (These are Building Control matters)

WHAT HAPPENS TO YOUR LETTER

Planning applications where objections have been received are presented to the Planning Services Committee which is made up of elected Ward Councillors. Planning Officers write a report to the Committee with a recommendation as to whether the application should be granted or refused. Letters received are summarised in the report, and copies can be seen by Councillors and members of the public including the applicant. The Councillors make the decisions and are not bound by the Planning Officer's recommendation. All meetings of the Committee are open to the public.

If you would like further information, about the application itself or when it is likely to be decided, please contact the Planning Department on the telephone number overleaf.

WHERE TO SEE THE PLANS

Details of the application can be seen at the **Planning Information Office, 3rd floor, Town Hall, Hornton Street W8**. It is open from 9am to 4.45pm Mondays to Thursdays (4pm Fridays). A Planning Officer will always be there to assist you.

In addition, copies of applications in the **Chelsea Area (SW1, SW3, SW10)** can be seen at **The Reference Library, Chelsea Old Town Hall, Kings Road SW3 (0171-361 4158)**, for the **Central Area (W8, W14, SW5, SW7)** can be viewed in the **Central Library, Town Hall, Hornton Street, W8**. and applications for districts **W10, W11 and W2** in the **North** of the Borough can be seen at **The Information Centre, North Kensington Library, 108 Ladbroke Grove, London W11** (under the Westway near Ladbroke Grove Station **0171-727-6583**). Please telephone to check the opening times of these offices.

If you are a registered disabled person, it may be possible for an Officer to come to your home with the plans. Please contact the Planning Department and ask to speak to the Case Officer for the application.

PLEASE QUOTE THE APPLICATION REFERENCE NUMBER ON YOUR REPLY

MEMORANDUM

13

TO: FOR FILE USE ONLY

**From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION**

My Ref: PP/99/02426/ZL

CODE A1

Room No:

Date: 7 December 1999

DEVELOPMENT AT:

140 Holland Park Avenue, London, W11 4UE

DEVELOPMENT:

Erection of rear extensions at ground, first and second floor levels, shop front alterations, and, convert basement storage to offices and convert second and third floor residential use to offices.

The above development is to be advertised under:-

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

M.J. French

Executive Director, Planning & Conservation



14

RBKC
District Plan Observations
CONSERVATION AND DESIGN

Address 140, Holland Park Avenue, W11.	Appl. No: ZL PP/97/02426	L.B. —	C.A. 2	N/C/S ✓ S
Description Alterations & Extensions.		Code		

The proposals include comprehensive alterations & additions to the building, which faces Holland Park Avenue to the front & Holland Place to the rear.

As the property is part of a row of shops, on a main shopping street, & part of a terrace with a Conservation Area, the scheme will need to be carefully considered within the site context.

The internal alterations proposed are not within the scope of a EA application.

Site meetings to be arranged - with access to the upper floor of the rear of the building if possible.

H/S
13. XII. 97

① *Zoe* — please place this copy letter on
PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

15
your case file.
Thanks
Brian

Switchboard: 0171-937 5464
Extension: 2010
Direct Line: 0171-361 2010
Facsimile: 0171-361 3463

Icewit Design Partnership
148 Battersea Business Centre
103-109 Lavender Hill
LONDON
SW11 5QL

16 December 1999

My reference: PP/99/2426/ZL Your reference: 8965

Please ask for: Brian Roche [Registration & Fees Officer]

Dear Sirs/Mesdames,

Town and Country Planning Act, 1990
Your Application for Planning Permission dated 15th November 1999
140 HOLLAND PARK AVENUE, Kensington, London, W.11

Your application, my file reference PP/99/2426, was registered on 2nd December - the development control case officer dealing with your application is Zoe Laycock, who can be contacted direct on telephone number 0171-361-2734.

Thank you for your photographs received on 14th December. Further to the 'phone call from your office yesterday, I would confirm that the additional payment of £95.00 (cheque serial number 100343) which was sent with the photographs in error, was cashed before reaching Mr.Roche. Accordingly, as confirmed, I have arranged for the sum of £95.00 to be refunded to you under separate cover. Please note that it may take two/three weeks for a cheque to reach you.

Yours faithfully,

M.J. French
Executive Director, Planning and Conservation

ICEWIT ZL

ICEWIT DESIGN PARTNERSHIP
 148 Battersea Business Centre
 103-109 Lavender Hill
 London SW11 5QL
 Tel: 0207 350 2930
 Fax: 0207 350 2935
 ISDN: 0207 350 1626
 E-Mail: icewit@globalnet.co.uk

*Boadi
Pl.ack*

16

Ms Z. Laycock
 Planning Services
 Dept 705
 The Town Hall
 Hornton St
 W8 7NX

ZL
 COPY TO INFORMATION
 OFFICE PLEASE

RECEIVED BY PLANNING SERVICES									
EX DIR	HDC	M	C	SP	SF	ENF	AO ACK		
07 2 - FEB 2000									
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES			

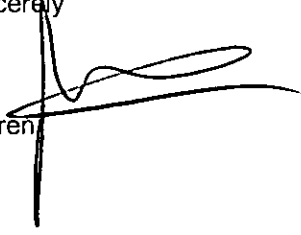
31.01.00

Re:140 Holland Park 8965 Your Ref : DPS/DCN/ZL

Dear Ms Laycock

Please find attached revised DWG's as requested by the design officer.

Yours Sincerely


 Chris Warren

✓
 CT
 2/2/2000

MARIC

Is this finally
 exactly as you want it.
 Not quite clear - didn't
 we have a further discussion
 about it?
 Let's talk
 Zae

Zoe
 Chris Warren
 350 2930.
 140 Hpk Ave



18

RBKC
District Plan Observations
CONSERVATION AND DESIGN

Address	Appl. No.	L.B.	C.A.	NL
140 Holmead Park Avenue,	99/2426/2L	—	2	CS
Description	Code			
Various rear extensions + alterations to shopfront.	10		E/A	

Zoe: - see attached.
- request revisions.

WUP 11/1/00

Zoe have requested further revisions to show set back and parapet to closed extension.

WUP 3/2/00

Zoe - further drawings now acceptable except they do not show a set back on the infill extension, can this be confirmed?

WUP 7/3/00.

* Mark's Final OBS handwritten on letter from ICEWIT Designs dated 3.4.00 & dated received 5.4.00

19

REAR CLOSET EXTENSION AT B, G, 1, 2 FLOORS
PRINCIPLE - Acceptable

DETAIL

- traditional in nature
- less than half width
- does not rise the length of the building
- precedents
- high wall to rear of garden will mask most views
- will not adversely harm the conservation area

INFILL EXTENSION AT B, G, 1
PRINCIPLE - Acceptable, subject to revisions

DETAIL

- needs to be set back a brick, allowing original proportions of closet wing to remain evident
- PREFERABLY, not to first floor level, too much of the original building being covered

- traditional in nature
- low levels only
- does not rise the length of the building
- precedents
- high wall to rear of garden will mask most views
- will not adversely harm the conservation area

ALTERATIONS TO SHOPFRONT

PRINCIPLE - Acceptable

DETAIL

- frameless glass shopfront replaces non-original
- fascia proportions, more in keeping with the building

RECOMMENDATION - **Approve**

CONDITIONS

C68

C71

C75

Also a condition that requires details of the proposed parapets to the closet wings to be submitted and approved in writing before the commence of works

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

20

TP No: TP/99 2426	Address: 140 Holland Park Avenue	Date Received 12.1.2000	Date of Obs. 13.1.2000
UDP Paras/Policies		Obj. ***	No obj. <input checked="" type="checkbox"/>
Development: basement storage to office use, residential to office use on 2 nd & 3 rd floors		HMO?	Dwelling Units
		No. of Existing	Proposed
		D.C. Officer ZL	Policy Officer CMcG

Comments:

Site: Within the Holland Park Avenue Local Shopping Centre

Existing Use: According to the land use survey, the basement is ancillary storage, ground floor is B1 office (international language centre), first floor is used as a library and the 2nd and 3rd are in residential use. (Appears to be two flats).

History: None of relevance

Proposal: Rear extensions at ground, 1st and 2nd floor levels and conversion of basement storage to offices and 2nd and 3rd floor from residential to office use.

Policy Issues: The change of use from ancillary storage to office use in the basement does not require planning permission if considered in isolation and is acceptable. *wrong*
The change of use from residential to office on the 2nd and 3rd floor is unacceptable in principle and contrary to H1 which resists the loss of permanent residential accommodation in all but the most exceptional circumstances. These potential exceptions are listed at para 2.1 of the UDP Housing Chapter and the accommodation of offices does not qualify. The loss of residential units is also contrary to the sentiments of strategic policies 13 and 14 which seek to ensure that the dwelling stock is not diminished and that residential capacity is maximised in line with Strategic Planning Guidance for London (RPG3).

Objection.

*Following discussion 28/1/2000, -
Established that the upper floors are
not a separate planning unit & that
they were ancillary to A1 use -
therefore, no objection can be reasonably
raised. CMcG 28/1.*

PH 13.1.00

21

ICEWIT

ICEWIT DESIGN PARTNERSHIP
148 Battersea Business Centre
103-109 Lavender Hill
London SW11 5QL
Tel: 0207 350 2930
Fax: 0207 350 2935
ISDN: 0207 350 1626
E-Mail: icewit@globalnet.co.uk

TC
Padi
Phad

Ms Z. Laycock
Planning Services
Dept 705
The Town Hall
Hornton St
W8 7NX

RECEIVED BY PLANNING SERVICES								
EX DIR	HDC		C	SW	SE	ENF	AO	ACK
14 FEB 2000								
	IO	REC	ARB	FWD PLN	CON DES	FEES		

10.02.00

Re:140 Holland Park 8965 Your Ref : DPS/DCN/ZL

Dear Ms Laycock

Please find attached revised DWG's as requested by the design officer.

Yours Sincerely

Chris Warren

✓
CT
14/2/2000

MARK

TC here are the revisions you requested.
Final Obs please.

ZOE

140 HOLLAND PARK.
CHRIS WARREN
0171 350 2930

TC
COPY OF PLANS
TO INFORMATION
OFFICE PLEASE

PP/99/2426B

0771 737041

23

ICEWIT

ICEWIT DESIGN PTN
148 Baltersea Business Centre
103-109 Lavender Hill
London SW11 5QL
Tel: 0207 350 2930
Fax: 0207 350 2935
E-Mail: icewit@globalnet.co.uk

DCN
Baker
Plack

facsimile transmittal

S

To: Kensington Planners Fax: 0171 361 3463 ✓ 27/3/2000

Attn: Zoe Laycock

From: Chris Warren Date: 24/03/00

Project: 140 Holland Park Project Number: 8965

CC: Pages: 2

Notes:

Ref DPS/DCN/PP/99/02426

Please find attached the latest proposal for the front elevation of 140 holland park for your initial thoughts, I will ring you on Monday to discuss

Yours truly,

Chris warren

R.B.K.&C.
TOWN PLANNING
27 MAR 2000
RECEIVED

ICEWIT

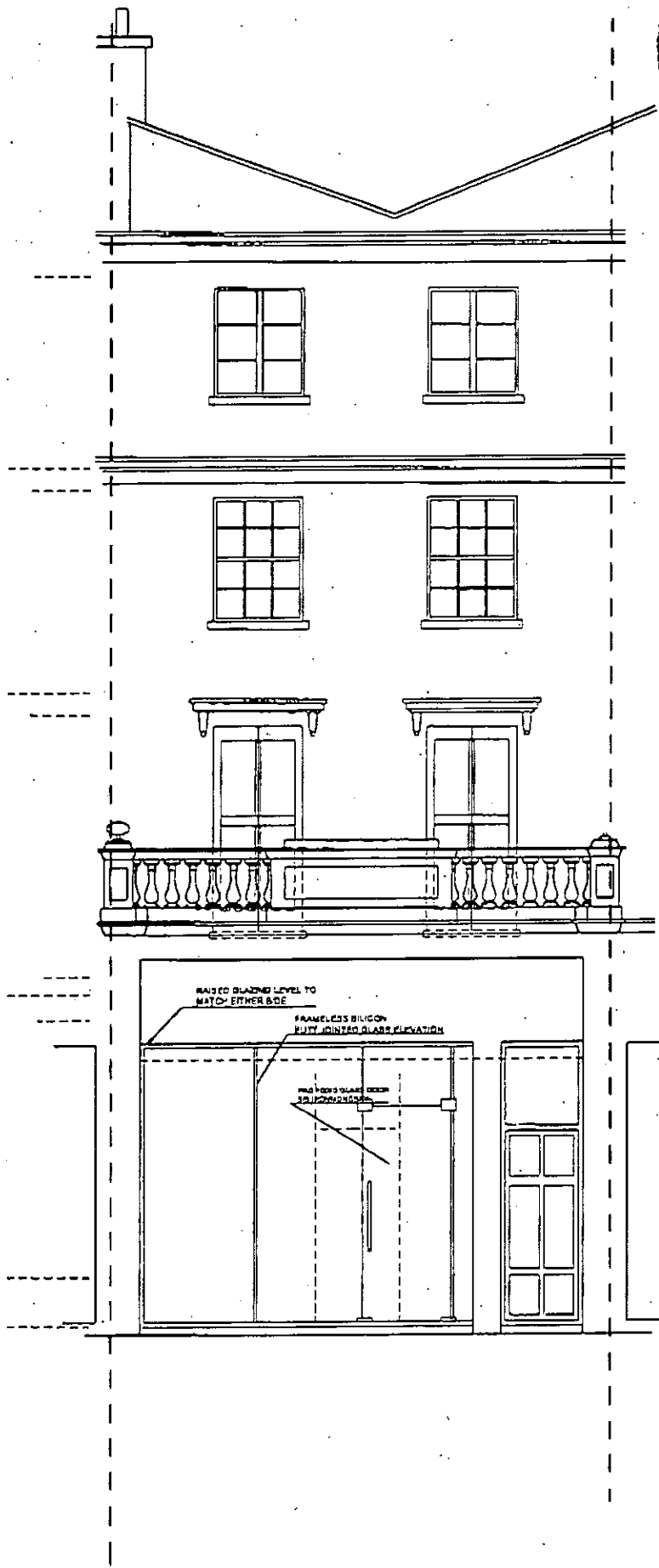
GRAPHIC DESIGN PARTNERSHIP
100 SOUTH LONDON ROAD
LONDON SE1 1LW
TEL: 0171 350 2935
FAX: 0171 350 2935

1440 HOLLAND PARK AVENUE, W11
PROPOSED FRONT ELEVATION (SOUTH)

6390/AP-10 R&V A

FEB 2000

24



25

ZL

Bath
Place

ICEWIT

ICEWIT DESIGN PARTNERSHIP
148 Battersea Business Centre
103-109 Lavender Hill
London SW11 5QL
Tel: 0207 350 2930
Fax: 0207 350 2935
E-Mail: icewit@globalnet.co.uk

ZL

COPY OF PLANS
TO INFORMATION
OFFICE PLEASE

Ms Z. Laycock
Planning Services
Dept 705
The Town Hall
Hornton St
W8 7NX

19
5/4/2000

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	C	SW	SE	ENF	AO ACK	
19 - 5 APR 2000							
IO	REC	ARB	FWD PLN	CON DES	FEES		

03.04.00

Re: 140 Holland Park 8965 Your Ref : DPS/DCN/ZL

Dear Ms Laycock

Please find attached revised DWG's showing the front elevation with secondary means of escape. Also enclosed Ground and basement plans.

I have spoken to Mark Price and he has agreed this in principal.

I hope that this can be dealt with as soon as possible as the contractor is on site.

Yours Sincerely

Chris Warren

Zoe acceptable in principle
-panels on door
-look a bit ill proportioned
Can we consider we
See a drawing?

MP 19/4/00

Carmel

Could you pass
this straight to
Mark for his J's

Roy

27

ICEWIT

ICEWIT DESIGN PTN
148 Battersea Business Centre
103-109 Lavender Hill
London SW11 5QL
Tel: 0207 350 2930
Fax: 0207 350 2935
E-Mail: icewit@globalnet.co.uk

2/

facsimile transmittal

To: Kensington & Chelsea Planning Fax: 0171 361 3463

Attn: Zoe Laycock

From: Chris Warren Date: 11/05/00

Project: 140 Holland Park Av Project Number: 8965

CC: Pages:

Notes:

Dear Miss Laycock

Sorry for the confusion, attached are the latest set of planning application plans for your info. Also attached is the issue sheet. I hope that this solves any problems.

The proposals now are:

- Single storey extension to existing rear addition
- Change of use to office throughout
- Alteration to the front elevation, with escape corridor at basement level leading to front!

Yours

Chris warren

DRAWING REGISTER ISSUE SHEET



ICEWIT DESIGN PTN
 148 Battersea Business Centre
 103 -109 Lavender Hill
 LONDON SW11 5QL
 Tel : 0171 350 2930
 Fax : 0171 350 2935

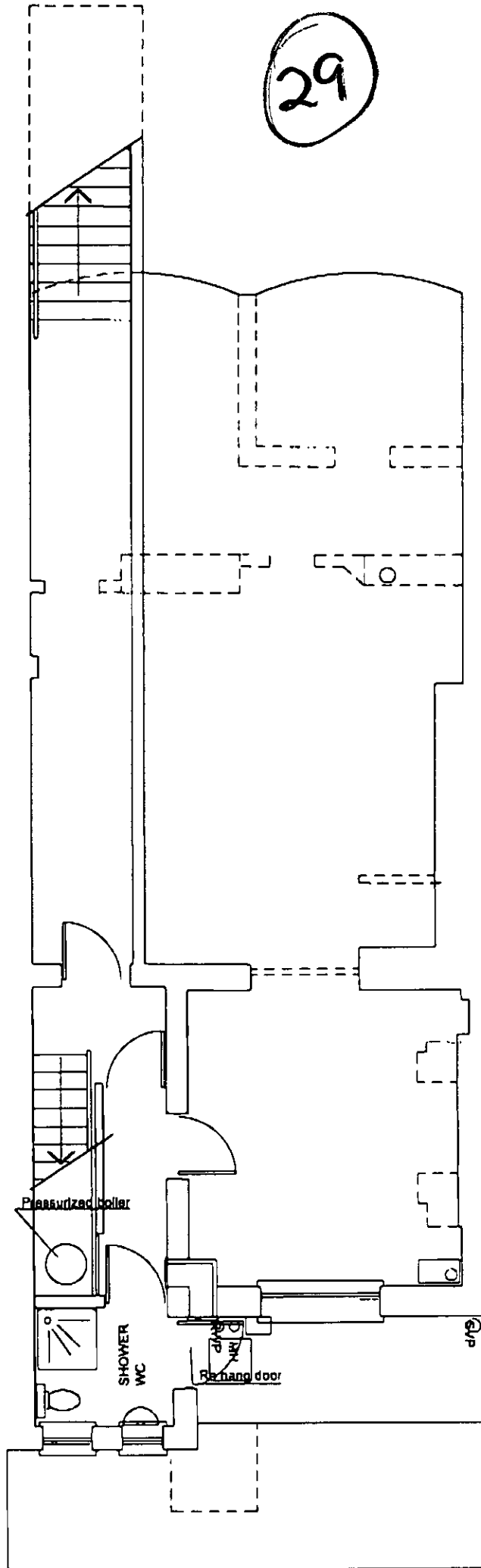
CLIENT Ashgarden Ltd
PROJECT 140 HOLLAND PARK AV

ISSUE SHEET 1

PROJECT No : 8965 **DRAWING REF :** PL - PLANNING DWGS

Doc. No	TITLE		REVISION										
PL-01	Existing Basement	1:50 @ A3	●				●	●		●			
PL-02	Existing Ground	1:50 @ A3	●				●	●		●			
PL-03	Existing First	1:50 @ A3	●				●	●		●			
PL-04	Existing Second	1:50 @ A3	●				●	●		●			
PL-05	Existing Third	1:50 @ A3	●				●	●		●			
PL-06	Existing Rear Elevation	1:50 @ A3	●				●	●		●			
PL-07	Existing Front Elevation	1:50 @ A3	●				●	●		●			
PL-08	Existing Section	1:50 @ A3	●				●	●		●			
PL-10	Proposed Basement	1:50 @ A3	●		A	A	A	A	B				
PL-11	Proposed Ground	1:50 @ A3	●		A	A	A	A	B				
PL-12	Proposed First	1:50 @ A3	●		A	A	A	A					
PL-13	Proposed Second	1:50 @ A3	●	A	B		B	B					
PL-14	Proposed Third	1:50 @ A3	●		A	A	A	A					
PL-15	Proposed Rear Elevation	1:50 @ A3	●	A	B	B	B	B					
PL-16	Proposed Front Elevation	1:50 @ A3	●				●	A					
PL-17	Proposed Section	1:50 @ A3	●	A	B	B	B	C					
DATE OF ISSUE			DAY	10	31	10	10	9	26	30			
			MONTH	11	1	2	2	3	3	3			
			YEAR	99	0	0	0	0	0	0			
STATUS T=Tender I=Information CT=Contract C=Construction BR=Building Reg													
DISTRIBUTION													
Abbey - Client				1	1	1		2	1				
Structural Engineer				1			1						
planning				1	1	1		1	1				
Building Control													
Contractor													
TOTAL				3	2	2	1	2	2				

140 HOLLAND PARK AVENUE, W11
PROPOSED BASEMENT LEVEL



ICEWIT CONSULTANTS
 140 HOLLAND PARK AVENUE
 W11
 LONDON W11 3JY
 TEL: 0171 350 2935
 FAX: 0171 350 2935

8966/PL-10 REV 3 FEB 2000



140 HOLLAND PARK AVENUE, W11 1
PROPOSED GROUND FLOOR



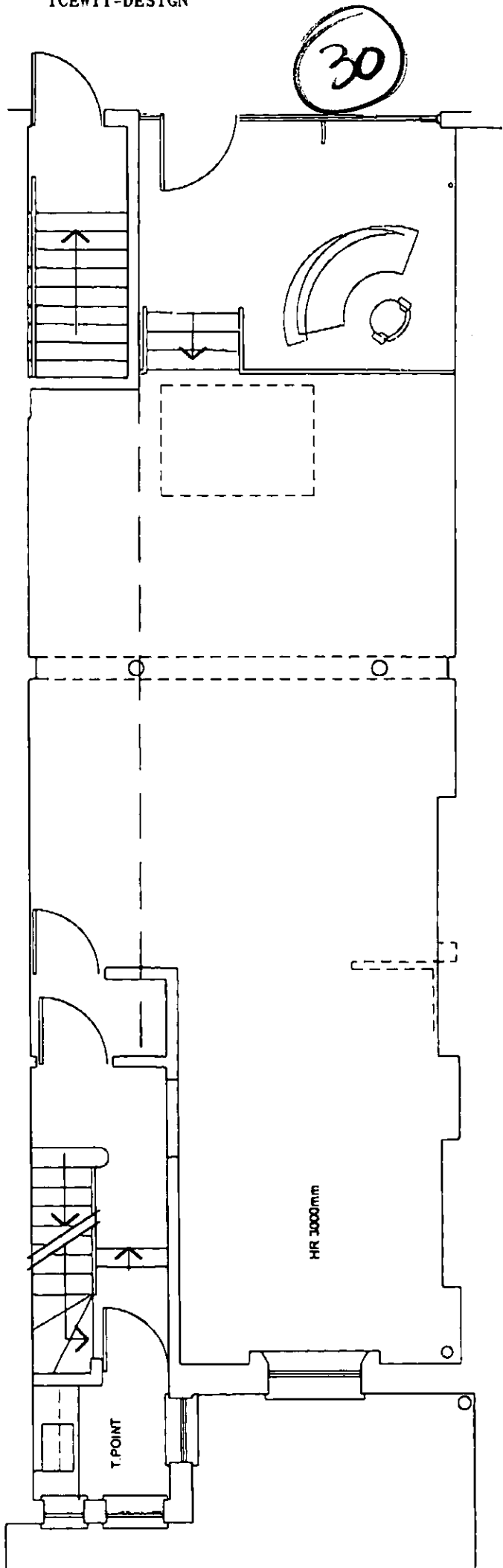
ICEWIT CONSULTANTS
140 HOLLAND PARK AVENUE
W11 1
LONDON W11 1
TEL: 0171 350 2935
FAX: 0171 350 2935

89807PL-11

REV



FEB 2000

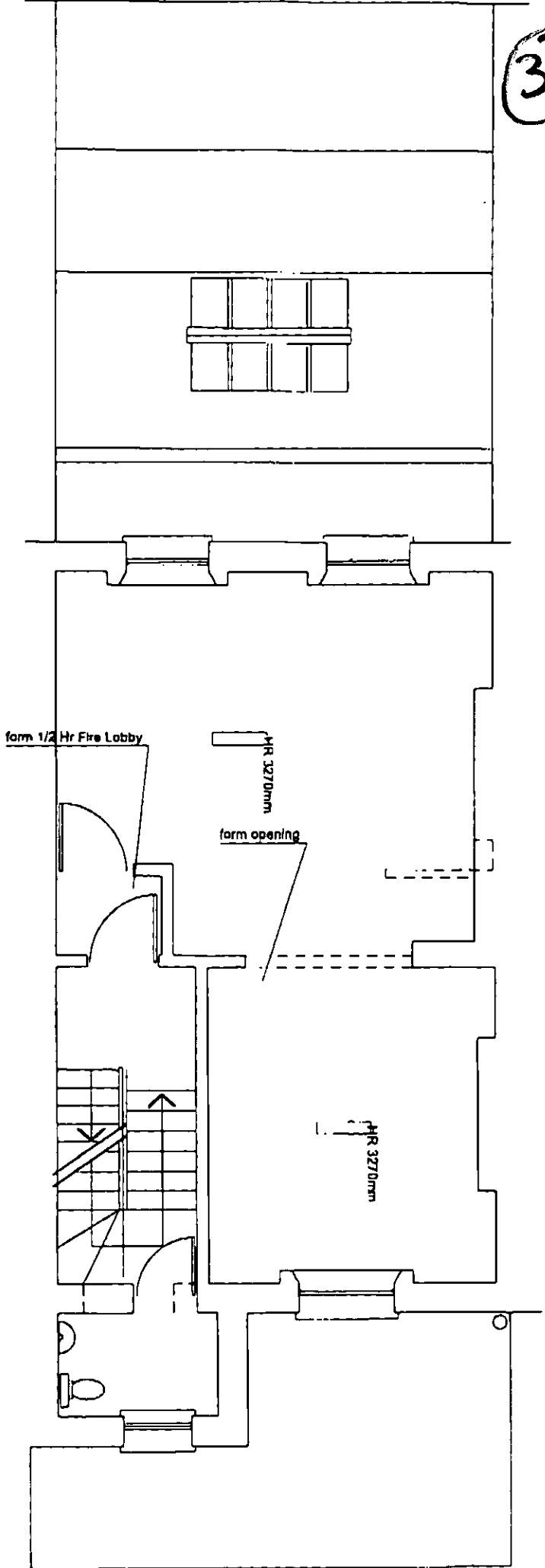


31

140 HOLLAND PARK AVENUE, W11
PROPOSED FIRST FLOOR



8805/PL-12 REV A FEB 2000

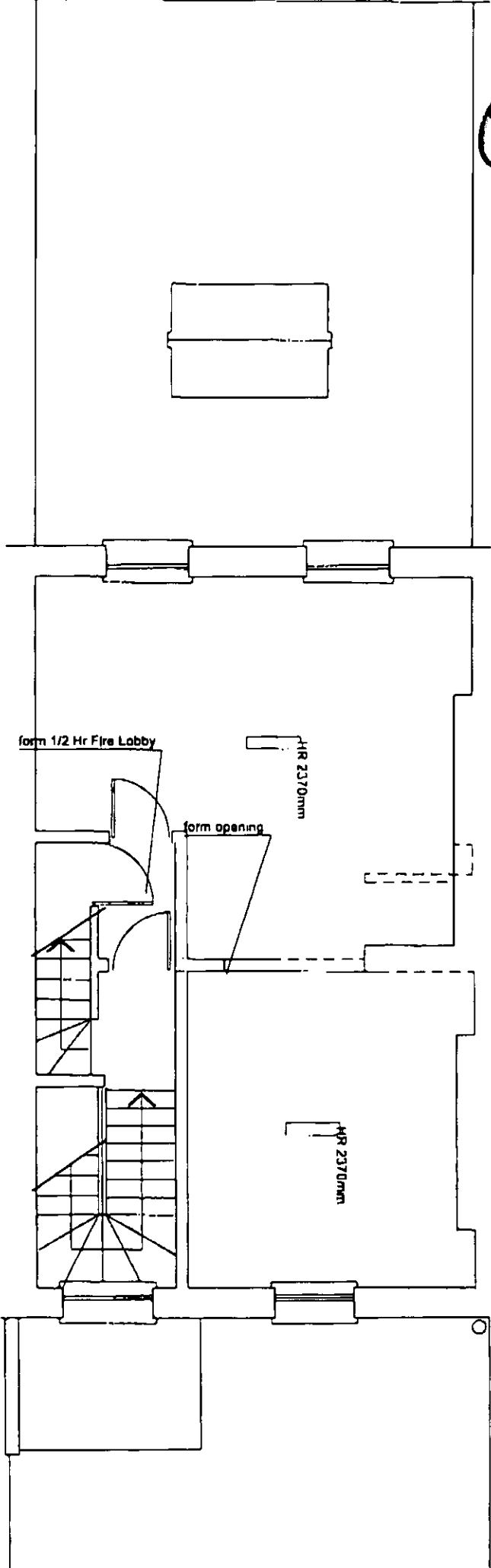


32

140 HOLLAND PARK AVENUE, W11
PROPOSED SECOND FLOOR



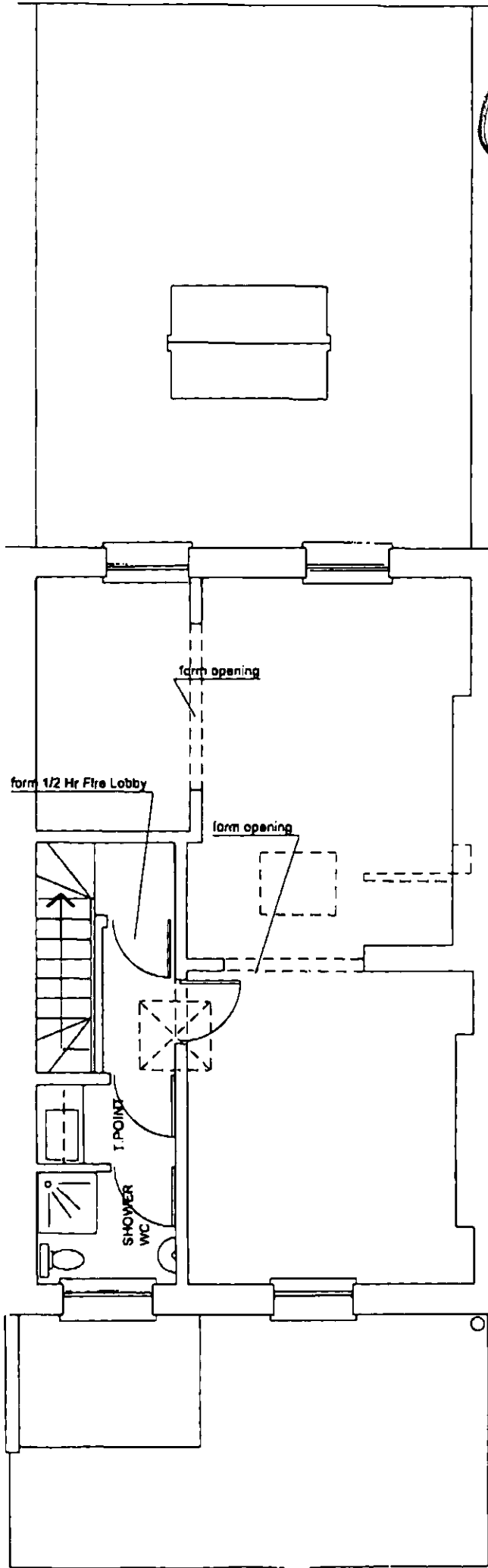
ICEWIT DESIGN PARTNERSHIP
100 A, 100 B, 100 C, 100 D
100 E, 100 F, 100 G, 100 H
100 I, 100 J, 100 K, 100 L
100 M, 100 N, 100 O, 100 P
100 Q, 100 R, 100 S, 100 T
100 U, 100 V, 100 W, 100 X
100 Y, 100 Z, 100 AA, 100 AB
100 AC, 100 AD, 100 AE, 100 AF
100 AG, 100 AH, 100 AI, 100 AJ
100 AK, 100 AL, 100 AM, 100 AN
100 AO, 100 AP, 100 AQ, 100 AR
100 AS, 100 AT, 100 AU, 100 AV
100 AW, 100 AX, 100 AY, 100 AZ
100 BA, 100 BB, 100 BC, 100 BD
100 BE, 100 BF, 100 BG, 100 BH
100 BI, 100 BJ, 100 BK, 100 BL
100 BM, 100 BN, 100 BO, 100 BP
100 BQ, 100 BR, 100 BS, 100 BT
100 BU, 100 BV, 100 BW, 100 BX
100 BY, 100 BZ, 100 CA, 100 CB
100 CC, 100 CD, 100 CE, 100 CF
100 CG, 100 CH, 100 CI, 100 CJ
100 CK, 100 CL, 100 CM, 100 CN
100 CO, 100 CP, 100 CQ, 100 CR
100 CS, 100 CT, 100 CU, 100 CV
100 CW, 100 CX, 100 CY, 100 CZ
100 DA, 100 DB, 100 DC, 100 DD
100 DE, 100 DF, 100 DG, 100 DH
100 DI, 100 DJ, 100 DK, 100 DL
100 DM, 100 DN, 100 DO, 100 DP
100 DQ, 100 DR, 100 DS, 100 DT
100 DU, 100 DV, 100 DW, 100 DX
100 DY, 100 DZ, 100 EA, 100 EB
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888/AP -13 REV B FEB 2000



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REV DATE COMMENT

140 HOLLAND PARK AVENUE, W111

PROPOSED THIRD FLOOR



ICEWIT-DESIGN ARCHITECTS
 140 HOLLAND PARK AVENUE, W111
 PROPOSED THIRD FLOOR
 11/05/00 14:25 FAX 0171 350 2935

8886/PL-14 REV A FEB 2003



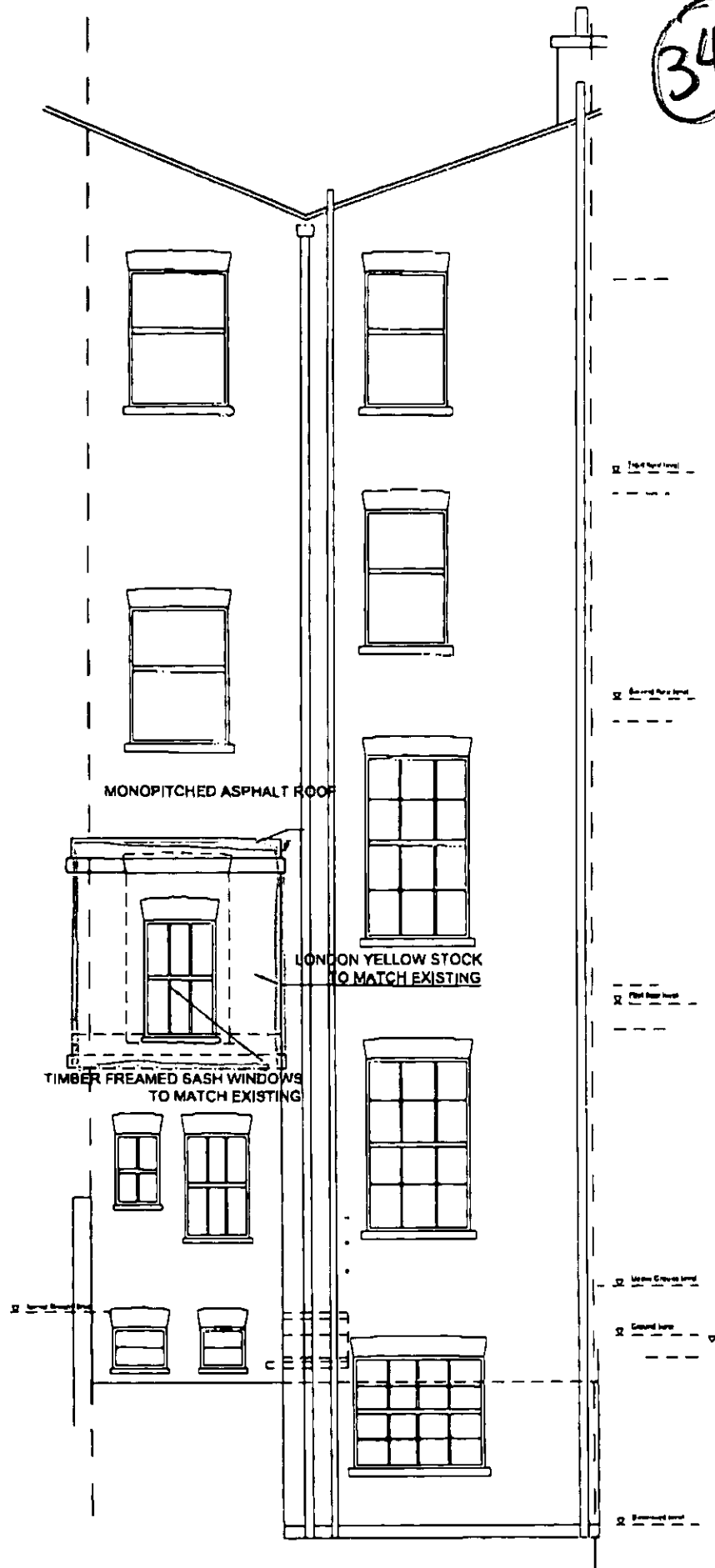
34

140 HOLLAND PARK AVENUE, W11 1
PROPOSED REAR ELEVATION (NORTH)

ICEWIT
CONTRACT DESIGN PARTNERSHIP
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9886/PL-15 REV B

FEB 2000



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1440 HOLLAND PARK AVENUE, W11
PROPOSED FRONT ELEVATION (SOUTH)

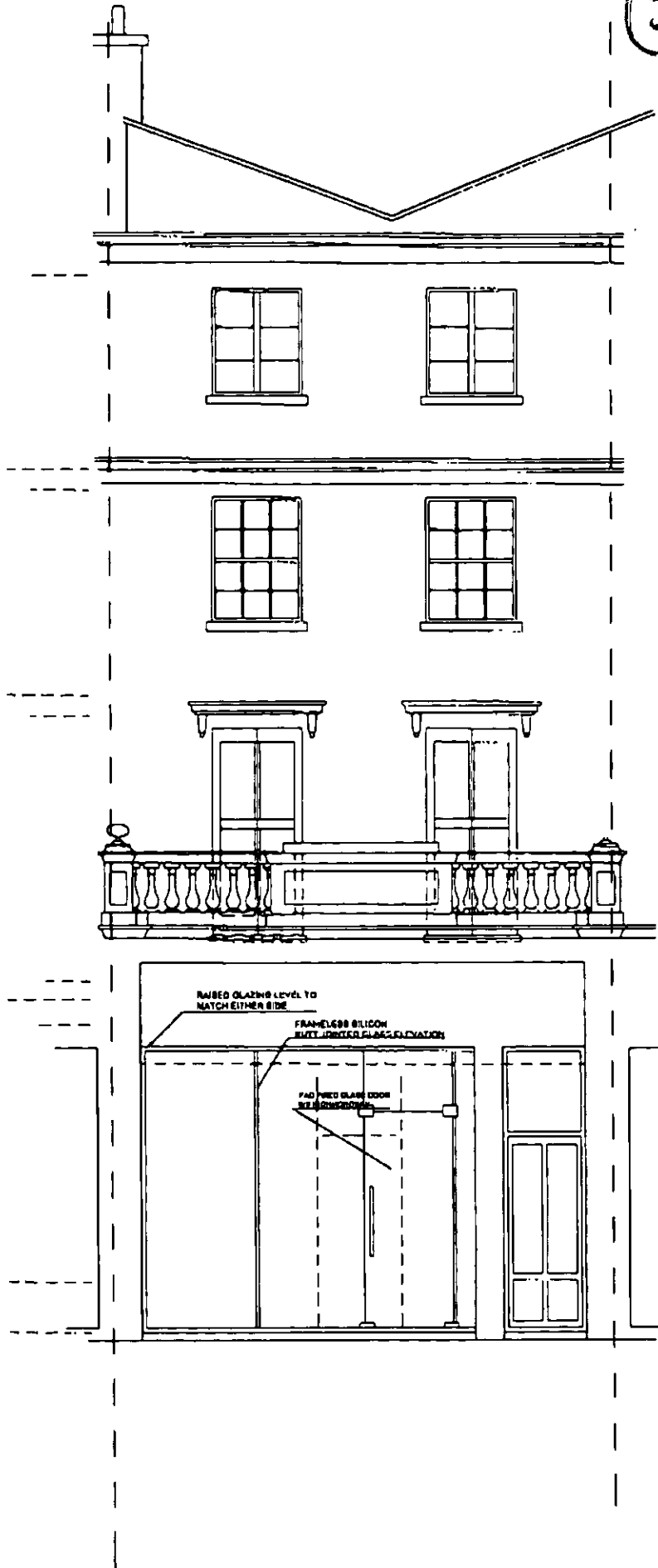


ICEWIT DESIGN
1440 HOLLAND PARK AVENUE
W11
LONDON
W11 4JL

89618/PL-16

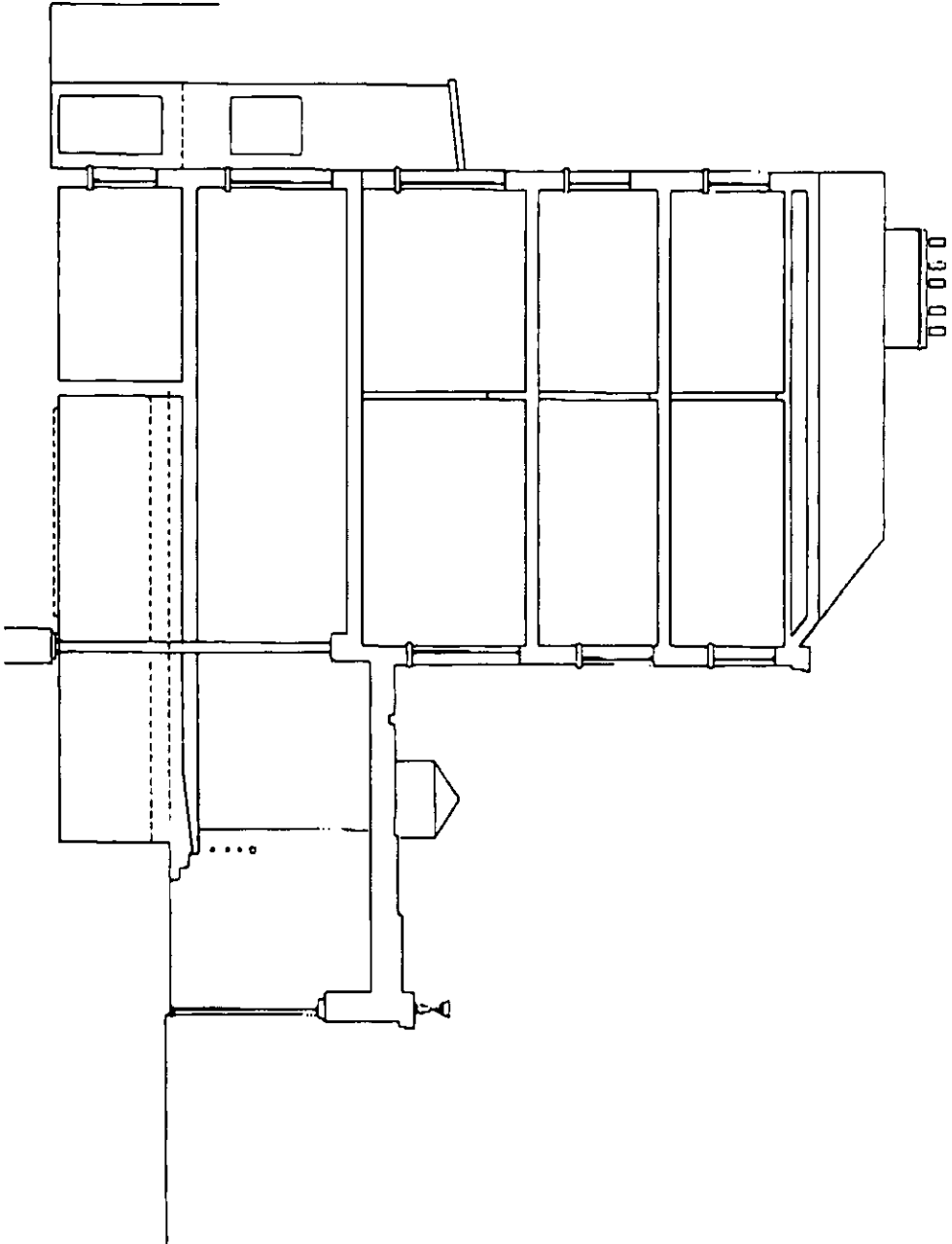
REV A

FEB 2000



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140 HOLLAND PARK AVENUE, W11 1
PROPOSED SECTION AA



ICEWIT DESIGN PARTNERSHIP
 140 HOLLAND PARK AVENUE
 W11 1
 TEL: 0171 350 2935
 FAX: 0171 350 2935

8985/PL-17 REV C FEB 2000





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RBKC
District Plan Observations
CONSERVATION AND DESIGN

Address	Appl. No.	L.B.	C.A.	N/C/S
140 Holland Park Ave.	99/2424/22	—	2	✓ C S
Description	Code			
Single Storey extension to the rear at 1st floor level.	X			

See attached notes

ref 10/5/00

38

*** SEE NOTES RELATING TO SHOPFRONT ATTACHED**

Rear extension

PRINCIPLE - acceptable

DETAIL

- traditional in nature, brickwork etc. to match
- does not rise above the height of others within the terrace
- enclosed rear location
- will not adversely harm the character of the building or the conservation area

Recommendation - approve

Conditions

C68

C71

C75

Brickwork, bonding and mortar joints to match existing



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RBKC
District Plan Observations
CONSERVATION AND DESIGN

Address	Appl. No.	L.B.	C.A.	NV
160 Holland Park Avenue, W11	99/2426/ZL	-	Z	✓ C S
Description	Code			
Alterations to Shopfront,	S			

Zoe:

Works now only relate to the shopfront.
This is in keeping with other shopfronts within
the street. The fascia aligns with other
either side

Recommend - approval.

Conditions

C205

C206

Also a condition that requires the detail of the
new front door be submitted and approved in writing
before the commencing of works.

all 10/3/00

MESSAGE FORM

40

To Zoe

WHILE YOU WERE OUT

M Oliver Thomas

of

Tel. No 7792 0066

CALLED TO SEE YOU	<input checked="" type="checkbox"/>	PLEASE RING	<input checked="" type="checkbox"/>
TELEPHONED	<input checked="" type="checkbox"/>	PLEASE VISIT	<input type="checkbox"/>
WANTS TO SEE YOU	<input type="checkbox"/>	WILL RING YOU	<input type="checkbox"/>
URGENT	<input type="checkbox"/>	WILL CALL AGAIN	<input type="checkbox"/>

re 140 UPAU

Message Returned Call @ 14.45
24/5/00

Signed

Date 24/5 Time 11.15

Jackson, Louise: CP-Legal

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From: Laycock, Zoe: HS-PlanRes
Sent: 06 July 2000 10:09
To: Jackson, Louise: CP-Legal
Subject: Meeting Request

Hi Louise

RE: 140 Holland Park Avenue

This is the property previously occupied by Esperanto Educational Organisation, where we have some confusion about the existing use, in relation to a current planning application for a change of use from residential to office.

I now have a Statutory Declaration prepared by a Solicitor acting on behalf of the applicant and supporting information. Please could I make an appointment at some point next week (start July 10th) to go over what has been submitted and its legal status, and your general views on whether we have enough information.

I can't do Tuesday 9-12am or Thursday 2-5pm.

Thanks.

Zoë
x2734

Zoe

Legal

(42)

Lesley has queried this re use.

(1) Legal view needed.

Are they in agreement that res. was ancillary? LJ recalls they have recently taken different view if res. not occupied by staff.

(2) The "ancillary" question -

If existing uses are all ancillary to shop, then is proposed use also ancillary to shop, in which case no change of use involved?

Applicants need to clarify intentions ie do they intend to sublet? Use it all as one business?

(3) If it is a change of use, from ancillary retail to offices, the report needs to address the issue of loss of retail in a local shopping centre ie S1 + S17 & explain why it is acceptable. Esp loss of basement.

(4) In the circumstances that this will take a while to resolve LJ says write to objector, send copy of dup, answer his queries and request response in 7 days.

Sarah -

• Draft list of questions

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Esperanto - language school.

	<u>Existing</u>	<u>Proposed</u>
Basement	-	storage / office
Grand	-	retail
1st	-	office
2	-	residential
3	-	residential

- ① Break down - extg/proposed - floor by floor
- ② Further details of proposed office speculative/prelet occupied in ass. with grand floor access - how is it envisaged if sep from shop - single office or suite of offices ->

140 Holland
Park Ave

140 HOLLAND PARK AVENUE

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GREENGL



REAR ELEVATION

PHOTO

P4402



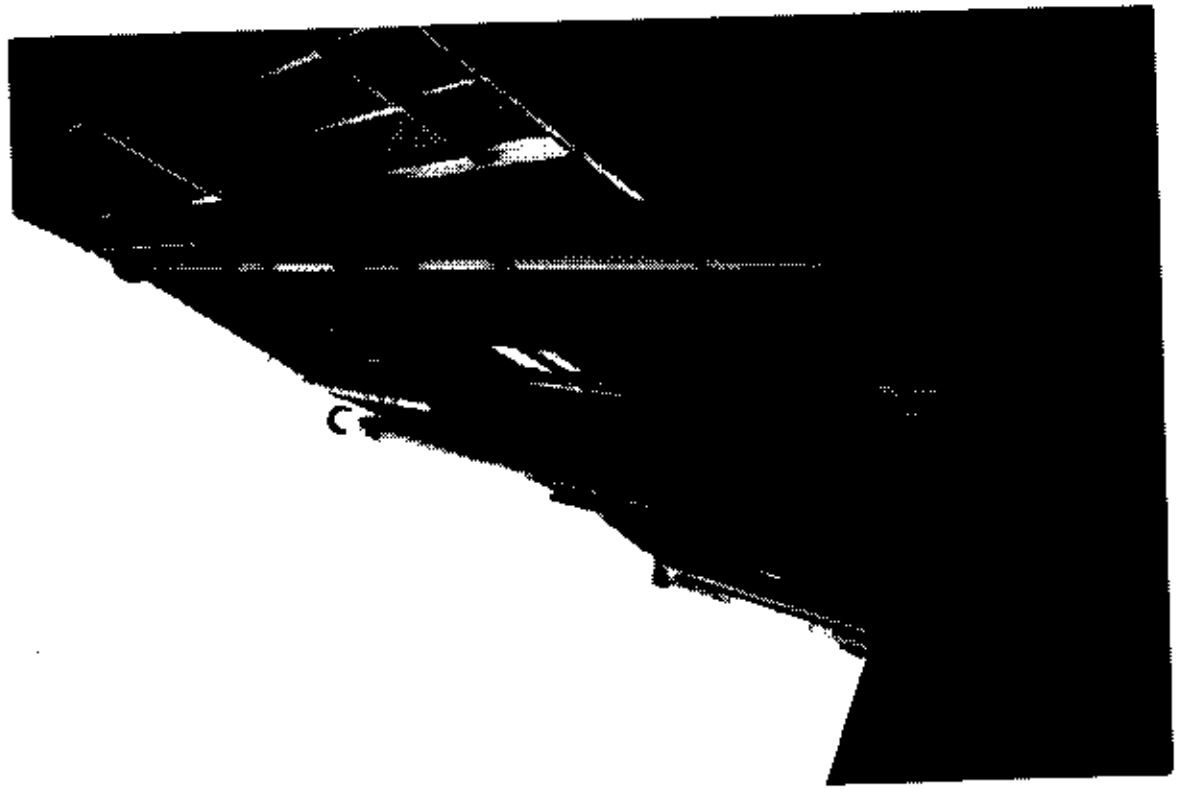
ELEVATION @
TERRACE
LEVEL.



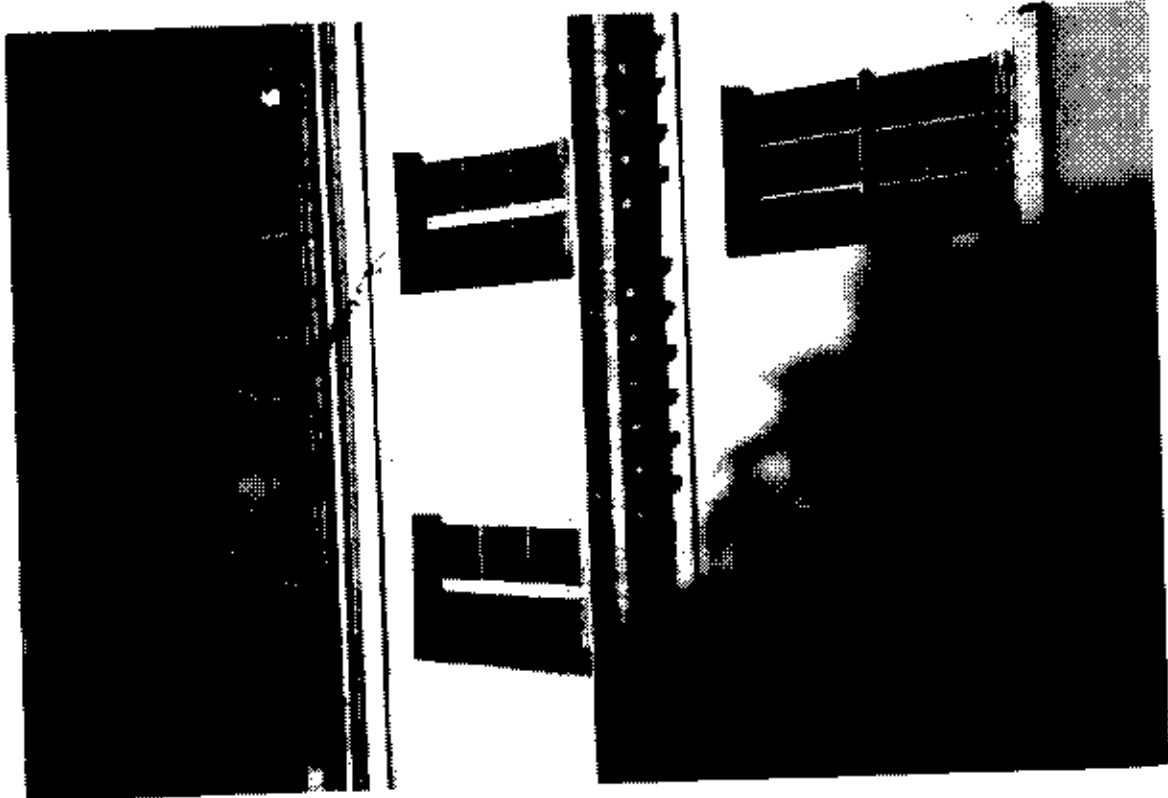
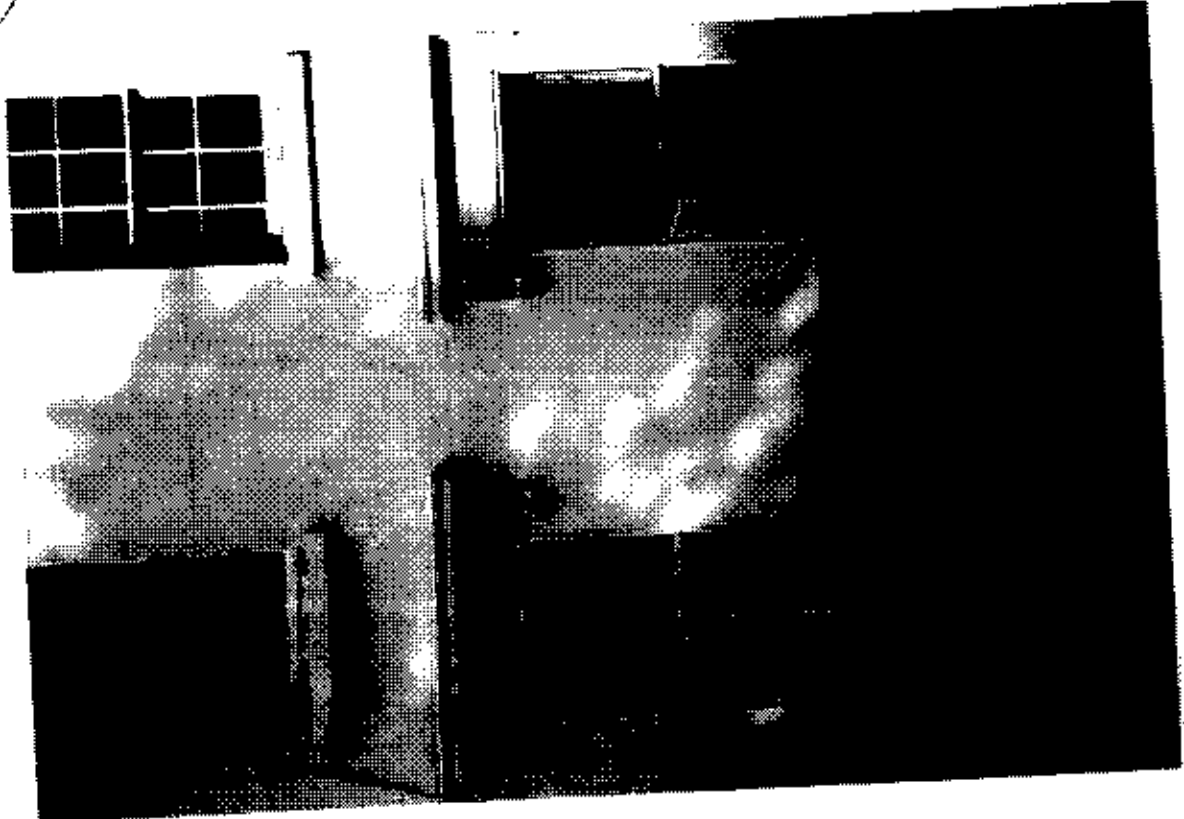
45

FRONT ELEVATION.

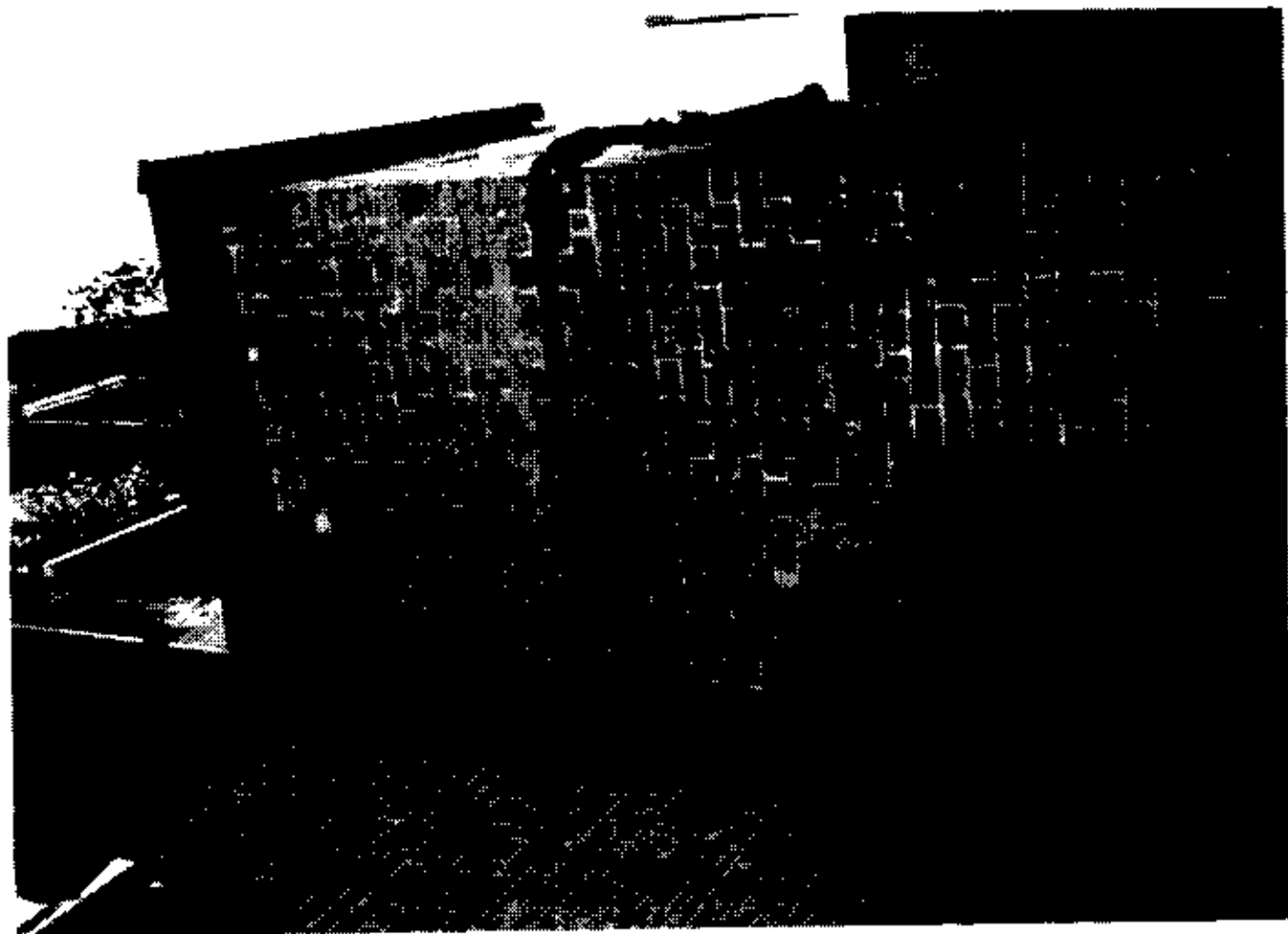
②



(S)



③



9

