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PLANNING SERVICES APPLICATION

CONSULTATION SHEET

APPLICANT:

John McAslan & Partners,
202 Kensington Church Street,
Kensington,
London
W8 4DP

APPLICATION NO: PP/99/02554

APPLICATION DATED: 15/12/1999

DATE ACKNOWLEDGED: 20 December 1999

APPLICATION COMPLETE: 20/12/1999

DATE TO BE DECIDED BY: 14/02/2000

SITE: Peter Jones Department Store, Sloane Square, London, SW1

PROPOSAL: Five temporary louvres inserted into glass panels on facade plus four temporary fans inserted onto glass panels on facade. Temporary infill of East well. Temporary lift between 4th and 5th floors.

ADDRESSES TO BE CONSULTED

- 2 1. 27A SLOANE SQUARE, SW1 Shop + Offices
2 2. 27 Shop; 27B Offices
- 3. 29 Shop
6 4. 29 = 1 - 1/6 Harrington Hse., 29 Sloane Sq.
- 5. 30 Barclay's Bank
- 6. 9 Kings Road, SW1 Post Office
3 7. 11 Gnd fl Shop + Restaurant; 11A - 1st/3rd fl Offices
2 8. 13 + 1A
2 9. 15 Flats A + B
2 10 17 Shop + Offices
4 11 19 Shop; 1st - 3rd fls
2 12 21 Shop; 21A Office
3 13 23 Shop; Offices; Bsm't Club
2 14 25 Shop; Offices
2 15 27 Shop; Flat
- 16 29 Shop
2 17 31 Shop + Office

58
BB
2/11/2

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

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4
BB
2/11/2

DEVELOPMENT CONTROL

TECHNICAL INFORMATION

THE ROYAL BOROUGH OF

ADDRESS PETER JONES DEPARTMENT STORE
SLOANE SQUARE

PP992554



KENSINGTON AND CHELSEA

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POLLING DISTRICT _____

- | | | | |
|-----|--|--------|--|
| HB | Buildings of Architectural Interest | 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						
14B	II							✓					✓			

 	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:

20 DEC 1999

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MEMORANDUM

TO: FOR FILE USE ONLY

**From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION**

My Ref: PP/99/02554/JW

CODE 1D

Room No:

Date: 21 December 1999

DEVELOPMENT AT:

Peter Jones Department Store, Sloane Square, London, SW1

DEVELOPMENT:

Five temporary louvres inserted into glass panels on facade plus four temporary fans inserted onto glass panels on facade. Temporary infill of East well. Temporary lift between 4th and 5th floors.

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)
4. Town and Country Planning (Listed Buildings and Conservation Areas) Regulations 1990 (applications for Listed building consent)

M.J. French

Executive Director, Planning & Conservation

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

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**THE ROYAL
BOROUGH OF**

Executive Director M J FRENCH FRICS TP MRTPI Cert TS



**KENSINGTON
AND CHELSEA**

File Copy

2664

0171-361- 2664

Switchboard: 0171-937-5464

Extension:

Direct Line:

Facsimile: 0171-361-3463

Date: 21 December 1999

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCSE/PP/99/02554/JW

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: Peter Jones Department Store, Sloane Square, London, SW1

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

Five temporary louvres inserted into glass panels on facade plus four temporary fans inserted onto glass panels on facade. Temporary infill of East well. Temporary lift between 4th and 5th floors.

Applicant

John McAslan & Partners, 202 Kensington Church Street, Kensington, London W8 4DP

The Planning Information Office Christmas opening hours are as follows:-Mon 20th - Thurs 23rd Dec. 9.00-16.45. Fri 24th Dec 9.00-13.00. Wed 29th & Thur 30th Dec 9.00-13.00 then 14.00-16.30. The office will be closed on 27th, 28th & 31st Dec. & 3rd Jan. Normal office hours resume on Tues. 4th Jan at 9.00.

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 W.8.** 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, W.8.** 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

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THE ROYAL
BOROUGH OF

NOTICE OF A PLANNING APPLICATION

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



Notice is hereby given the Royal Borough of Kensington and Chelsea Council **KENSINGTON
AND CHELSEA**
an application:

- (a) for development of land in or adjacent to a Conservation Area.
(d) for consent to demolition and/or alteration of a building which is of
architectural or historic interest.

Details are set out below.

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

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

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

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

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

SCHEDULE

Reference: PP/99/02554/JW

Date: 31/12/1999
10/1/2000

Peter Jones Department Store, Sloane Square, London, SW1

Posted on lamp post
outside customer
collections 10/1 JW.

Five temporary louvres inserted into glass panels on facade plus four temporary fans inserted onto glass panels on facade. Temporary infill of East well. Temporary lift between 4th and 5th floors.

APPLICANT John McAslan & Partners,

DELEGATED REPORT

Address Peter Jones,
Sloane Square, London, SW1.

Reference 99/2554

Conservation Area Sloane Square

Listed Building Yes/~~No~~

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Type of Application

Planning Permission/Approval of Materials/Variation of Condition/Listed Building Consent/Conservation Area Consent

Type of Development

Residential Extension

Roof

Rear

Storeys _____

Side

Front

Garden

Residential Alterations

Residential Conversion

From _____

To _____

Shopfront

Non-Residential Extension

Listed Building Demolition

whole part

Listed Building Alterations

Unlisted Building - Demolition

whole part

Other Listed building alterations, five temporary
louvres on glass panel, four temporary fans and
temporary lift between 4th and 5th floors.

continued

D4/51 (a)

Objections (withdrawn etc.) (incl. internal - Design, Policy, Transportation etc.)

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Who _____

Overcome by Amendment/Withdrawn/Not Relevant/Other _____

Existing

Issues/Policy/Precedent/Conditions/Third Schedule

① Peter Jones is a Grade II * listed store situated on the west side of Sloane Square within the Sloane Square Conservation area.

② The proposal is for temporary works associated with works of refurbishment and reconstruction of the store which was granted permission and LBC. The proposal is for five temporary louvers inserted into the glass panels on facade plus four temporary fans inserted onto glass panels on the facade, a temporary infill of the east wall and a temporary lift between the 4th and 5th floors,

③ Planning History -

The relevant planning history relates to the granting of planning permission and L.B.C for the refurbishment and reconstruction of the store in February 1999.

④ Main considerations relate to whether the proposals detrimentally effect the character or appearance of the Sloane Square Conservation Area and whether they affect the special architectural character or historic interest of the listed building.

Policies CD48, CD49 and CD53 aim to preserve or enhance the character or appearance of the Conservation Area.

Standards

	satisfactory
Light	<input type="checkbox"/>
Privacy	<input type="checkbox"/>
Room Sizes	<input type="checkbox"/>
Parking	<input type="checkbox"/>
Trees	<input type="checkbox"/>

HBMC Direction/Obs.

Obs. Rec'd	<input type="checkbox"/>
Direction Rec'd	<input type="checkbox"/>
Consultation Expired	<input type="checkbox"/>

GRANT/APPROVE

subject to conditions

Informatives

Report by JW

Date 27.1.00

Agreed 15/2

Notes 7/2/2000

Policy CD58 normally resists proposals to alter listed buildings unless (amongst other criteria) (a) original architectural features remain intact.

(b) Alterations would be in keeping with the style of the original building.

(c) Integrity, plan form and structures remain intact.

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Conservation and Design comments,

"All works are of a temporary nature, associated with the main project, which it is intended to renovate and upgrade the listed above.

Not harmful to the listed building - all works proposed are reversible - no loss of original fabric. No detrimental effect on the building interior or the streetscape. No objection."

The views of English Heritage who may retain the case as it is listed Grade II* are awaited.

The supporting justification is as follows:-

To enable the store to continue functioning whilst the works are carried out, it is proposed to infill the East Well, rather than the west well as in the prior Planning Application, until the new Partners Dinning Rooms are completed. Thus releasing floor area for a temporary Partners Dinning Kitchen and Servery.

It is still intended to construct the East Well to the condition for which Planning Approval was given.

Associated with the Temporary Partners Dinning Rooms is the required Air Extract Units which will need to be vented through the Facade.

We propose to remove glass panels in the locations shown on plan and elevation and replace with louvres for the duration of the temporary works. On completion of the permanent Partners Dinning Rooms on the 7th floor, the Air Handling Units and Louvres will be removed and the original glass panels returned.

The temporary infilling of the internal central and west wells and works to provide a temporary roof over the existing central was granted listed building consent in June 1999 (ref 99/0642). The only realistic method to stop the infilling on a temporary basis of the western lightwell would be a legal agreement but in view of the temporary nature of the works this is considered unnecessary in this instance - however, similar conditions as before can be applied.

Subject to confirmation from English Heritage it is considered that the works should have no permanent impact and are in accordance with Policies CD48, CD52, CD53 and CD58 of the Unitary Development Plan. The lift on the 4th and 5th floor is small and in the form of a goods hoist.

Recommendation.

Permission be granted.

(15)

**THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA
MEMORANDUM - SECTION 101 - LOCAL GOVERNMENT ACT, 1972**

DP/AC

To: Chief Administrative Officer (Planning)
From: THE DIRECTOR OF PLANNING SERVICES
Our Ref: 99/2554

Date: 07-02-2000

Ref: 717

Delegated Case No:
T.P. 99/2554 MNW

Applicant: John McAstar and Partners,
202 Kensington Church St Kensington W8 4DP

Applicant Dated: 15.12.99 Completed 20/12/99

This is/is not
A Listed Building **16** 51
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Address: Peter Jones department store, Sloane Square, London, SW1 Chelsea

This application is for a class of development to be determined under powers delegated to me by the Council on 21st July, 1976, and/or by the Town Planning Committee 6th November, 1979, and/or by the Town Planning Committee on 18th March 1986, 23rd May 1988 and 8th January 1990 and is not such as I wish to refer to the Planning Application Committee. No relevant planning objections have been received.

Ref: 717

- | | |
|---|---|
| Class (i) - 8th Schedule development | Class (vi) - listed building consent for above Classes. |
| Class (ii) - shop fronts | Class (vii) - approval of facing materials. |
| Class (iii) - conversion from nons/c dwellings etc. | Class (viii) - grant of planning permission for a change from one kind of non-residential use except where this would involve the loss of a shop use. |
| Class (iv) - amendments as required by T.P. Committee | |
| Class (v) - above classes after D.P. Committee agree | Class (ix) - grant permission licence or no objection under Sections 73, 74, 138, 143, 152, 153, 177 & 180 of the Highways Act 1980 |
| | Class (x) - Crossover under S. 108 of the Highways Act 1980 |

DELEGATED APPROVAL
73 FEB 2000

Consent under T&C.P. Control of Advertisements Regulations 1984-90; incl. refusal of consent for Reg. 15 applications.

Description of proposed development/Brief comment

The insertion of 5 temporary louvers into glass panels on ~~the~~ facade and ~~the~~ erection of four temporary fans inserted onto glass panels on ~~the~~ facade.

Recommended Decision: Grant planning permission conditionally

Submitted drawing(s) No.

99/02554.

Applicant's drawing(s) No.

LL-107/02; LL-108/03; LL-144/03;
LL-416; LL-161/04; LL-162/03;
and LL-164/03;

Conditions

see separate sheet

Reasons

Informatives ① I9 ② I10 ③ I11 ④ I21

I hereby determine and grant/refuse this application (subject to HBMC direction/Historic Building authorisation) under the powers delegated to me by the Council, subject to the condition(s) indicated above imposed for the reason(s) appearing thereunder, or for the reasons stated.

[Signature]
Director of Planning and Conservation

B7.2
Area Planning Officer

News 7/2/2000
Director of Planning Services

① The insertion of the 5 louvres into glass panels on the facade and the erection of ^{the} four fans hereby permitted shall be removed and the site restored to its former condition on or before 31.1.2005.

① R011.

② ~~Plan~~ C68.

② R68.

③ C57A

③ R57

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John Lewis Partnership
John McAslan & Partners
December 1999

Peter Jones, Sloane Square, London SW1 Planning Consent Conditions / Status Report

New Application 14 Temporary Infill of East Well And Temporary Air Handling Units on Facade

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13 December 1999

Element	Condition	Information Required	Outstanding information: Mock-ups	Outstanding information: Drawings	Comments
NA14 INFILL TO EAST WELL	Temporary infill of East well as extra sales and dining space. Louvre ventilation to Air Handling Units on 4th and 5th Floors	John Lewis	Signoff	LL-107 LL-108 LL-144 LL-416 LL 161 LL 162 LL 164 Bovis Method Statement	
		Cadogan Estates		LL-107 LL-108 LL-144 LL-416 LL 161 LL 162 LL 164 Bovis Method Statement	
		RBK & C		LL-107 LL-108 LL-144 LL-416 LL 161 LL 162 LL 164 Bovis Method Statement	Submitted 261199 to RBKC
		English Heritage		LL-107 LL-108 LL-144 LL-416 LL 161 LL 162 LL 164 Bovis Method Statement	
		Bovis		HP B&R Drawings TE A Drawings	

PP992554

Planning and Listed Building Programme

Temporary infill East Well	NA14	May	June	July	August	September	October	November	December	January 2000	February	March	April	May	June	July
John Lewis Partnership																
Royal Borough of Kensington and Chelsea																
English Heritage																
Cadogan Estates																
Bovis																

<input type="checkbox"/>	Client Signoff
<input type="checkbox"/>	Changed Broached With Planners
<input type="checkbox"/>	Planning Approval Given

1.0 Reasons for Temporary Infill of East Well and Louvres to Facade	
2.0 Bovis Method Statement	
3.0 4th Floor Plan	LL 107
4.0 5th Floor Plan	LL 108
5.0 Section D-D	LL 144
6.0 Enlarged Sections	LL 416
7.0 East Elevation	LL 161
8.0 South Elevation	LL 162
9.0 North Elevation	LL 164

Reasons for Temporary Infill of East Well

To enable the store to continue functioning, whilst the works are carried out, it is proposed to infill the East Well, rather than the west well as in the prior Planning Application, until the new Partners Dinning Rooms are completed. Thus releasing floor area for a temporary Partners Dinning Kitchen and Servery.

It is still intended to construct the East Well to the condition for which Planning Approval was given.

Associated with the Temporary Partners Dinning Rooms is the required Air Extract Units which will need to be vented through the Facade.

We propose to remove glass panels in the locations shown on plan and elevation and replace with louvres for the duration of the temporary works. On completion of the permanent Partners Dinning Rooms on the 7th floor, the Air Handling Units and Louvres will be removed and the original glass panels returned.

Bovis Construction Ltd

Peter Jones Sloane Square

Method Statement for Removal of Existing Balustrade

1:0 Scope

1:1 The existing balustrades are to be removed to allow the remedial works to the existing wells and the implementation of the project works to be progressed. On completion of the balustrades are to be reinstated to the existing design using the existing materials but raised in height to comply with the current building regulations.

2:0 Methods for Dismantling and Storing the Balustrade

2:1 A specialist balustrade trades contractor experienced in the refurbishment and repair of antique metal and glass balustrades will be employed to undertake all works to the balustrades.

2:2 The specialist contractor will be instructed to inspect the existing balustrades and then prepare a detailed method statement covering:-

- o How he intends to record their construction existing sizes and materials.
- o How they are to be disassembled and methods to be employed in the removal of any parts that cannot be taken apart the way they were assembled due to welded construction or the presence of corrosion or hardened bedding compound or paint.
- o Means of numbering and recording assembly order and the original orientation of each part.
- o Means of protecting each part for storage with details of materials to be used and any preparation work considered necessary to prevent corrosion in storage.
- o Means of access to undertake the work safely and effectively without danger to operatives or the balustrade materials.
- o The place of storage proposed together with details of it's environment this will include details of:-
 - o Temperature & Humidity control
 - o Racking and Storage methods.
 - o Goods Handling Systems
 - o Surrounding usage of the building.

2:3 The method statement will be agreed and approved before any works take place.

3:0 Methods for Reinstatement

3:1 Detailed working drawings of the works to be undertaken to modify and reinstate the balustrades will be prepared and approved before any work takes place.

3:2 A comprehensive specification will be attached to the drawings confirming the use of all materials and workmanship standards specified in the architects specification and including full details of any other materials or workmanship standards that are proposed to be used in undertaking the works.

3:2 A detailed method statement of how the works are to be undertaken both in the contractors workshop and on site specifying

- o The equipment to be used.
- o The means and place where the work is to be undertaken.
- o The methods to be employed in the manufacture and refurbishment of parts.
- o The means of transport and protection to be used
- o The means of access and lifting.
- o The on site methods of assembly
- o The protection to be provided until the works are handed over.

PP992554

3:3 Only when the drawings, specification and Method statement for the works have been agreed will the works be allowed to progress.