

PLANNING SERVICES APPLICATION

7

CONSULTATION SHEET

APPLICANT:

Gatgar Limited,
Ground Floor Flat,
17 Pindock Mews,
London
W9 2PY

APPLICATION NO: PP/99/02513

APPLICATION DATED: 03/12/1999

DATE ACKNOWLEDGED: 14 December 1999

APPLICATION COMPLETE: 14/12/1999

DATE TO BE DECIDED BY: 08/02/2000

SITE: 138 Portobello Road, London, W11 2DZ

PROPOSAL: ~~Proposed refurbishment of vacant retail A1 premises - No change of use. Extension of A1 usage into existing basement storage area. Reintroduction of glazing to exterior. Use of bay window for A1 purposes~~ *in connection with existing A1 use at ground floor level, together with new shopfronts*

ADDRESSES TO BE CONSULTED

- 1.
2. 75, 77, 79 Lonsdale Rd 75 (FLATS A-E), 77 OFFICES, 79 OFFICES.
3. 3, 6, 9, 12 Adelaide House, Portobello Rd CRT, W.B. CT, 3, 6, 9, 12
4. 138, 140, 142 Portobello Rd 138 (SHOP, FLATS A-D) 140 SHOP, 140 UPPER. 142 (SHOP + 3 FLATS)
5. Colville Primary School, Lonsdale Rd SCH.
- 6.
- 7.
- 8.
9. 147, 149, 151, 153, 155, 157, 159, 161, 163 Portobello Rd
- 10.
11. 141-149 = MARKET, 151, 153 SIMEON'S ARCADE, 155/157 DOLPHIN ARCADE.
- 12.
13. 159 FLAT, 161/163 HARRIS'S ARCADE.
- 14.
15. 13, 13A UGEMOND YARD,

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

✓ 15/12/99
31

✓ 15/12/99.

DEVELOPMENT CONTROL

TECHNICAL INFORMATION

THE ROYAL
BOROUGH OF

ADDRESS 138 PORTOBELLO ROAD 8



KENSINGTON
AND CHELSEA

POLLING DISTRICT EA PP992513

- | | | | |
|-----|--|--------|--|
| 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							
								✓		✓							

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:

9

THE ROYAL BOROUGH OF

NOTICE OF A PLANNING APPLICATION

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



KENSINGTON AND CHELSEA

MEMORANDUM

TO: FOR FILE USE ONLY

**From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION**

My Ref: LPP/99/02513/WW

CODE: SL

Room No:

Date: 15 December 1999

DEVELOPMENT AT:

138 Portobello Road, London, W11 2DZ

DEVELOPMENT:

Use of basement for Class A1 (retail) purposes in connection with existing A1 use at ground floor level, together with new shopfront.

The above development is to be advertised under:-

NO REQUIREMENT FOR SITE NOTICE/ADVERTISEMENT IN THIS CASE

M.J. French

Executive Director, Planning & Conservation
**SITE NOTICE CRITERIA NOT MATCHED
CHECK CORRECT CODE IS ENTERED**

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS TP MRTPI Cert TS

10

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

THE OCCUPIER
FILE COPY
0171-361- 2080

Switchboard: 0171-937-5464
Extension: 2080
Direct Line:

Facsimile: 0171-361-3463
Date: 15 December 1999

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCN/PP/99/02513/WW

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: 138 Portobello Road, London, W11 2DZ

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

Use of basement for Class A1 (retail) purposes in connection with existing A1 use at ground floor level, together with new shopfront.

Applicant

**Gatgar Limited, Ground Floor Flat, 17 Pindock Mews, London
W9 2PY**

**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 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



✓/AD

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RBKC
District Plan Observations
CONSERVATION AND DESIGN

Address 138 Portobello Road W11	Appl. No. 99/2513	L.B. —	C.A. —	Ne C S
Description New shopfront.	Code S			

The existing shopfront is unremarkable.

The proposal is acceptable in principle, however, I feel that a simple painted timber frame around the two large plate glass windows would relate them better to the surrounding shopfront.

When I discussed this with the architect they seemed willing to incorporate this feature. Have they changed their minds? It would also help if the decorative grilles were maintained.

Seek the above SD 20/12/99.

Revisions

The frames are a lot chunkier than anticipated, this is better than before, at least they have retained a stall riser. They have not retained the decorative grilles which is a pity. However, I think this is now a more reasonable proposal. Approve SD 18/1/2000

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

TP No: TP/992513	Address: 138 Portobello Road	Date Received 6.1.2000	Date of Obs. 13.1.2000
UDP Paras/Policies		Obj.	No obj. **
	Development: cou of basement from ancillary storage to A1 use in connection with vacant A1 use on groun	HMO?	No. of Dwelling Units Existing Proposed
		D.C. Officer WW	Policy Officer CMcG

Comments:

Site: Within the Portobello Road Principal Shopping Centre.

Existing Use: Vacant retail on ground floor with ancillary storage use in basement. Technically the change of use for the ancillary storage space does not require planning permission. The refurbishment and return of this unit to active retail use is welcomed because of the positive contribution to the retail character and function of the centre. Complies with policies S2, S6 and STRAT29.

No objection.

PH 13.1.00

ww

COPY OF PLANS TO INFORMATION OFFICE PLEASE *both in place*

14

26 January 2000

LVTJW001

Mr Williamson
Town Planning 3rd Floor
Town Hall
Hounston St
London
W87 NX

CT
27/1/2000

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	S	C	SW	SE	ENF	AO ACK
95				27 JAN 2000			
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEE\$	

F.A.O Mr Williamson

Re: 138 Portobello Rd

Please find 4 sets of drawings SVGAO3, Existing Elevation and SVGAO3 3 B - Proposed Elevation for your Planning Approval Consideration.

If you have any queries please do not hesitate to contact myself on:

Tel No: 0207 509 5081.

Address:
Vance Thompson
A.D Vance
Lister House
Flat 9 10-11 Wimple St
London

Yours sincerely

Vance Thompson
Senior Designer

DELEGATED REPORT

Address

138 PORTOBELLO ROAD
LONDON
W11

Reference

PP/99/2513

Conservation Area

NO

Listed Building ~~Yes~~/No

15

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 _____

Other

Shopfront

Non-Residential Extension

Listed Building Demolition

whole

part

Listed Building Alterations

Unlisted Building - Demolition

whole

part

continued

D4/51(a)

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

N/A

Who

Overcome by Amendment/Withdrawn/Not Relevant/Other

NONE

16

Existing *Shop.*

Issues/Policy/Precedent/Conditions/Third Schedule

PLEASE SEE ACOLAID REPORT.

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

GRANT/APPROVE

subject to conditions

Informatives

Report by

WARREN WILLIAMSON.

Date

10/02/2000

Agreed

W 10/2

LAWY
10/2/2000

1.0 Planning Considerations

- 1.1 The main planning considerations with regard to this proposal relate to the design of the proposed new shopfront and the effect that it would have on the overall appearance of the host building, and on the general character of this corner site, along both Portobello Road and Lonsdale Road.
- 1.2 The relevant policies are contained in the "Conservation and Development" Chapter of the Unitary Development Plan. Policies CD25, CD44, and CD63 are of particular relevance to this application.
- 1.3 The proposed shopfront alterations and materials, together with the use of the basement for ancillary retail purposes is considered to make an improvement to the appearance of this part of the Portobello Road Principal Shopping Centre.
- 1.4 The existing columns, mouldings, insert panels and stall risers are to be retained and repainted. The existing exposed or clad over windows and frieze grills are to be removed, and new painted timber framed windows inserted. The resulting external appearance of the building along both the Portobello and Lonsdale Road frontages will appear more of a cohesive design.
- 1.5 The comments of the Design and Conservation Officer are appended.
- 1.6 The application as submitted also proposed the use of the basement for Class A1 use at ground floor. However, this does not require planning permission as it already forms part of the shop premises. This element has therefore been deleted from the application.

2.0 Public Consultation

- 2.1 Thirty one letters of notification were sent to properties in Portobello Road, Lonsdale Road and Vernon Yard.
- 2.2 No objections have been received.

M.J. FRENCH
EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION

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List of Background Papers:

The contents of file PP/99/02513 save for exempt or confidential information in accordance with the Local Government (Access to Information) Act 1985.

Report Prepared By: WW

Report Approved By: RT/LAWJ

Date Report Approved: VS 10/2 / LAWJ 10/2/2000

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

To: Chief Administrative Officer (Planning)
From: The Executive Director, Planning & Conservation

Date: 10 February 2000
Our Ref: PP/99/02513

Ac
DPI
19
mww
50
126

Application Date: 03/12/1999 Complete Date: 14/12/1999 ~~Revised Date:~~
Agent: Gatgar Limited, Ground Floor Flat, 17 Pindock Mews, London
W9 2PY
Address: 138 Portobello Road, ~~London~~, W11 2DZ
Kensington

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.

- | | |
|---|--|
| Class (i) - 8th Schedule development | Class (vi) - Listed building consent for above Classes. |
| * <u>Class (ii) - shop fronts</u> | Class (vii) - approval of facing materials |
| Class (iii) - conversion from non s/c dwellings etc | Class (viii) - grant of planning permission for a change from one kind of non-residential use except from one kind of non-residential use except where this would involve the loss of 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 |
| | Class (x) - Crossover under S. 108 of the Highways Act 1980 |

DELEGATED APPROVAL
16 FEB 2000

Consent under T&CP Control of Advertisement Regulations 1984-90; incl. refusal of consent for Reg. 15 applications.

DESCRIPTION OF PROPOSED DEVELOPMENT

~~Use of basement for A1 purposes in connection with existing A1 use at ground floor level, together with new shopfront.~~ *Installation of new shopfront associated with use of the basement for auxiliary A1 (retail) purposes.*

RECOMMENDED DECISION Grant planning permission

RBK&C drawing(s) No. PP/99/02513 Applicant's drawing(s) No. SVGA02/SVGA03B

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

Exec. Director, Planning and Conservation Head of Development Control Area Planning Officer

PP/99/02513:

mww 10/2/2000

AT 10/2

CONDITIONS AND REASONS FOR THEIR IMPOSITION

1. **The development hereby permitted shall be begun before the expiration of five years from the date of this permission. (C001)**
Reason *As required by Section 91 of the Town and Country Planning Act 1990, to avoid the accumulation of unexercised Planning Permissions. (R001)*

2. **The development hereby permitted shall be carried out exactly and only in accordance with the drawings and other particulars forming part of the permission and there shall be no variation therefrom without the prior written approval of the Local Planning Authority. (C068)**
Reason - The details are considered to be material to the acceptability of the proposals, and for safeguarding the amenity of the area. (R068)

3. **All work and work of making good shall be finished to match the existing original work in respect of material, colour, texture, and profile and, in the case of brickwork, facebond and pointing. (C071)**
Reason - *To ensure a satisfactory standard of external appearance (R071)*
 - ~~*To preserve and enhance the character and appearance of the Conservation Area (R072)*~~
 - ~~*To protect the character and appearance of the building which is -statutorily Listed (R073)*~~

INFORMATIVES

1. I05
2. I10
3. I21

ADRIAN R PALENGAT
GATGAR LTD

21

ww

Bath
Road

FILE
WITH
APP.

Ground Floor Flat
17 Pindock Mews
London
W9 2PY
0171 286 7737
07909 911 068
apart@tinyworld.co.uk

16th February 2000

Warren Williamson Esq
Planning & Conservation
The Town Hall
Hornton St
London
W8 7NX

✓
CT
13/2/2000

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SF	ENF	AO ACK
86 18 FEB 2000							
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES	

Sean Norman,

138 Portobello Road, London W11 2DZ

Following on from our chat a moment ago, this is just to confirm that we are planning to paint the exterior of the above, three shades of cream.

I will let you have drawings of our proposed signage as soon as it has been agreed.

Thanks for your help.

Regards,

Adrian

Adrian R Palengat
MANAGING DIRECTOR

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Memorandum

The Royal Borough of Kensington and Chelsea - Planning Services

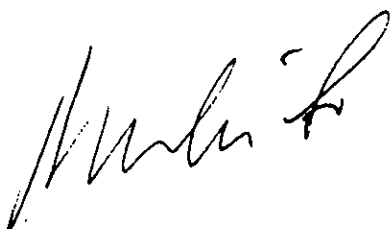
To:	Roy Thompson, Area	From:	Executive Director, Planning and
of:	Planning Officer	of:	Conservation
Room:		Room:	322B
		Ext:	2944

Your ref:	My Ref: EDPC/MJF
-----------	------------------

cc:	Date: 18 February 2000
-----	------------------------

Re: Councillor Miss Weatherhead

Councillor Miss Weatherhead informs me that the building at the corner of Lonsdale Road and Portobello Road, No. 138, is currently on the market as being suitable for a restaurant. Are you aware of any discussions or permissions?



M. J. French,
Executive Director, Planning and Conservation.

Planning application withdrawn 7.12.98 for cu from garage to restaurant. It would have been refused on traffic/gamewy grounds, + possibly on loss of retail. A subsequent application for the return forage, at 77-79 Lonsdale Rd, was refused 21.10.99 for cu from garage + storage to restaurant on traffic grounds. No further discussions. No permission have been granted for A.3.

Roy 18/2/00

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 Dip TP MRTPI Cert TS

Councillor Miss Doreen M. Weatherhead,
Flat 1, 15 Clanricarde Gardens,
LONDON, W2 4JJ.

Switchboard: 0171-937 5464
Extension: 2944
Direct Line: 0171-361-2944
Facsimile: 0171-361-3463



**KENSINGTON
AND CHELSEA**

22 February 2000

My reference: EDPC/MJF

Your reference:

Please ask for: Mr. French

Dear Councillor Miss Weatherhead,

138 Portobello Road/77-79 Lonsdale Road

Further to our recent telephone conversation, I would inform you that a planning application was submitted in December 1998 for a change of use of the above properties from a shop to a restaurant; this application was subsequently withdrawn.

In October 1999, planning permission for the change of use of 77/79 Lonsdale Road to a restaurant was refused. Since that date, there have been no further discussions and no permission exists for any restaurant use.

Yours sincerely,

M. J. French,
Executive Director, Planning and Conservation.

MESSAGE FORM

23-2
1.45

To mike

WHILE YOU WERE OUT

24

M will miss weatherhead

of

Tel. No

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

re 138 Portobello Rd / 77/79 Brookdale Rd

Message
pls send someone down
to look ^{things} - work going on

Signed

Date Time

RT

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NA

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Councillor Miss Doreen M. Weatherhead,
Flat 1, 15 Clanricarde Gardens,
LONDON, W2 4JJ.

Switchboard: 0171-937 5464
Extension: 2944
Direct Line: 0171-361-2944
Facsimile: 0171-361-3463

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

24 February 2000

My reference: EDPC/MJF

Your reference:

Please ask for: Mr. French

Dear Councillor Miss Weatherhead,

138 Portobello Road/77-79 Lonsdale Road

Further to your recent telephone call, I would inform you that the site has been visited and work in progress is in connection with the planning permission which was granted in connection with the use of the premises for retail and storage purposes.

Yours sincerely,

M. J. French,
Executive Director, Planning and Conservation.

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Complaint rec'd from local resident (?)
(- no name left) that original windows
being removed on GF - V fire + unstable.

Checked with OHH (Cannery) who
put ~~me~~^{builder} on to me.

1999 PP being implemented.

SW 29/3/00

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The attached photographs are self explanatory. Having restored 138's ground floor and basement to their original condition, and in doing so restored 138 as a key location on the Portobello Road, I am unsurprisingly disgruntled at the Council's decision not to allow us to fit security shutters (externals) despite the fact that we trade 7 days a week, have £5,000 of exposed glazing and have already been burgled and suffered extensive graffiti.

Keep up the good work.

✓
11/4/2006

Yours sincerely,
Armin Falanga

MANAGING DIRECTOR

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
11 APR 2000							
OPERS	IO	REC	ARB	FWD PLN	CON DES	FEES	

PLEASE FILE
WITH PP/99/2513

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PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Mr Adrian Palengat
Managing Director
Apart
Ground Floor Flat
17 Pindock Mews
London W9 2PY

Switchboard: 020 7937 5464
Extension: 2977
Direct Line: 020 7361-2977
Facsimile: 020 7361-3463
Email: PLNSRP@RBKC.GOV.UK

4th May 2000

My reference: DPS/IO/H/WW Your reference: N/A

Please ask for: Warren Williamson

Dear Sir

Town and Country Planning Act 1990
Town and Country (General Permitted Development) Order 1995
RE: Proposed External Security Shutters to 138 Portobello Road, London, W11 2DZ

I am writing with regard to your recent letter, and telephone conversations with my assistant Mr Williamson and Enforcement Officer Miss Richards, concerning proposed new external security shutters to your recently refurbished shop premises at 138 Portobello Road, W11.

Solid shutters when installed along shopping streets can lead to the area taking on a lifeless and dead atmosphere especially during the night and can also contribute to problems of security for people walking through an area. Therefore there is a presumption against allowing solid shutters and grilles being fitted to shop premises in the Borough, and the Council has recently taken successful enforcement action on premises such as the Dolphin Arcade on Portobello Road, who have installed such shutters and grilles.

However the safety of your new business is of course important, and therefore should you wish to install external security shutters, then ones with perforated grilles would be a preferred option for you to consider applying to install. However you are reminded that planning permission would be required for the installation of any external security shutters and that the final decision rests solely with the planning services committee. Planning permission is not required to install any type of shutter or security grilles when they are located actually in the shop itself, for example behind the shopfront windows.

I have enclosed some guidance and information on security of shopfronts and the fitting of shutters and should you have any further queries concerning this matter then please contact my assistant Mr Williamson in the Planning Information Office.

Yours faithfully

M.J. French
Executive Director of Planning and Conservation

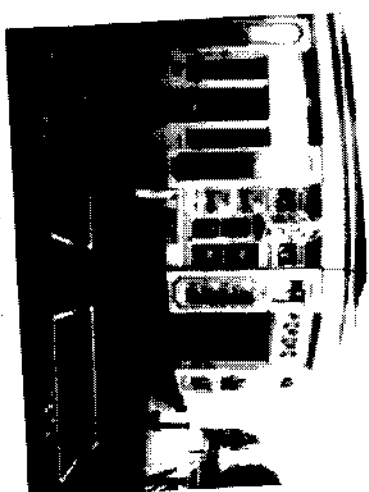


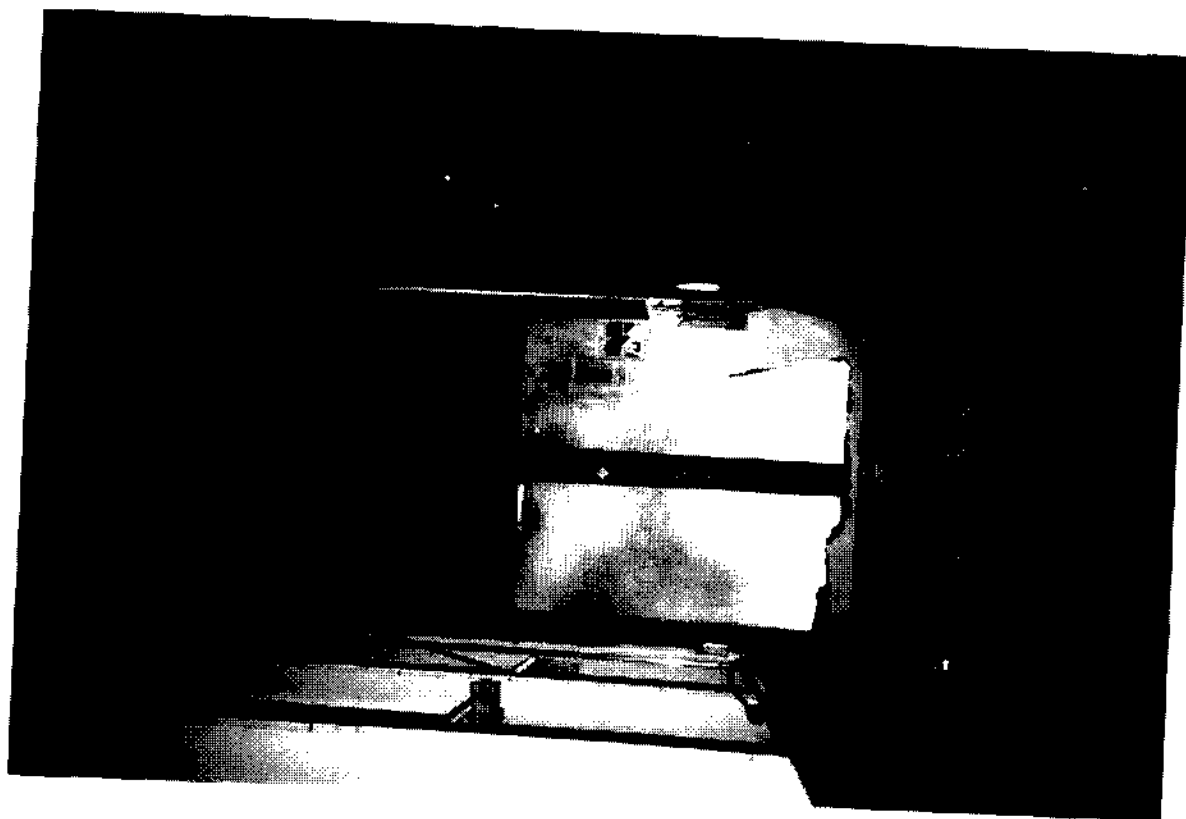
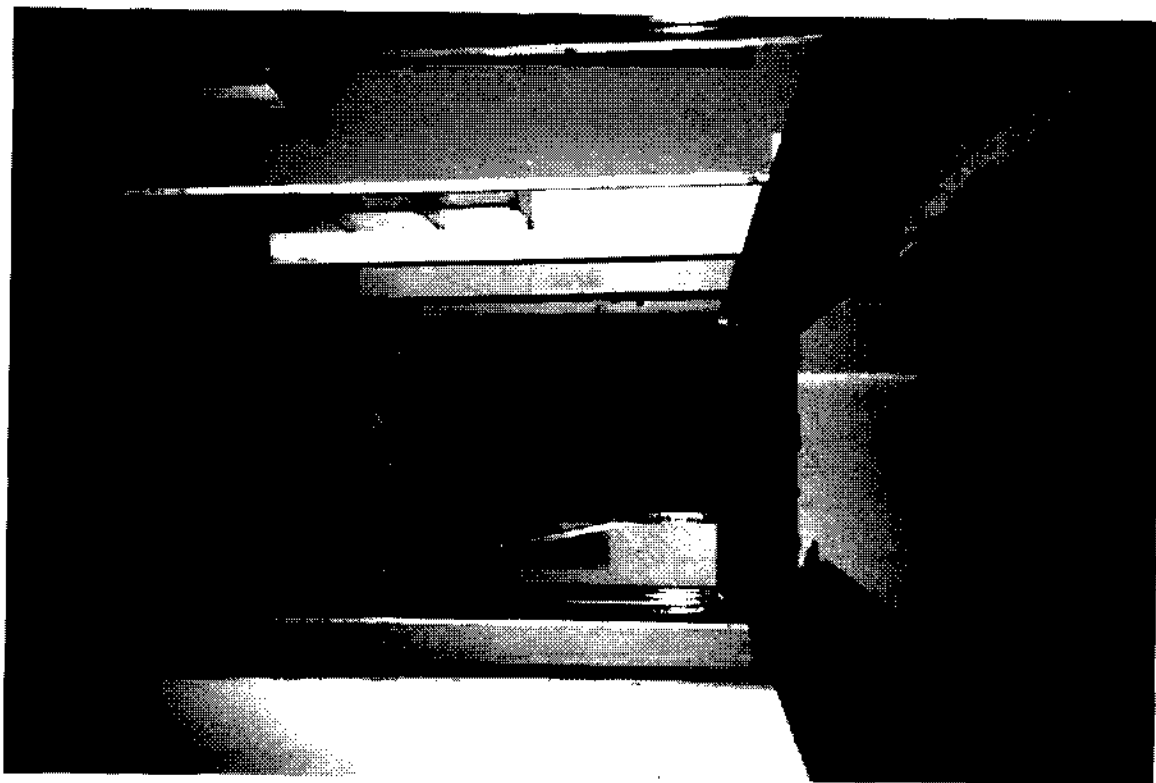
29

FOR PHOTOGRAPHY OF THIS

1/1/4/75

1/1/4/75

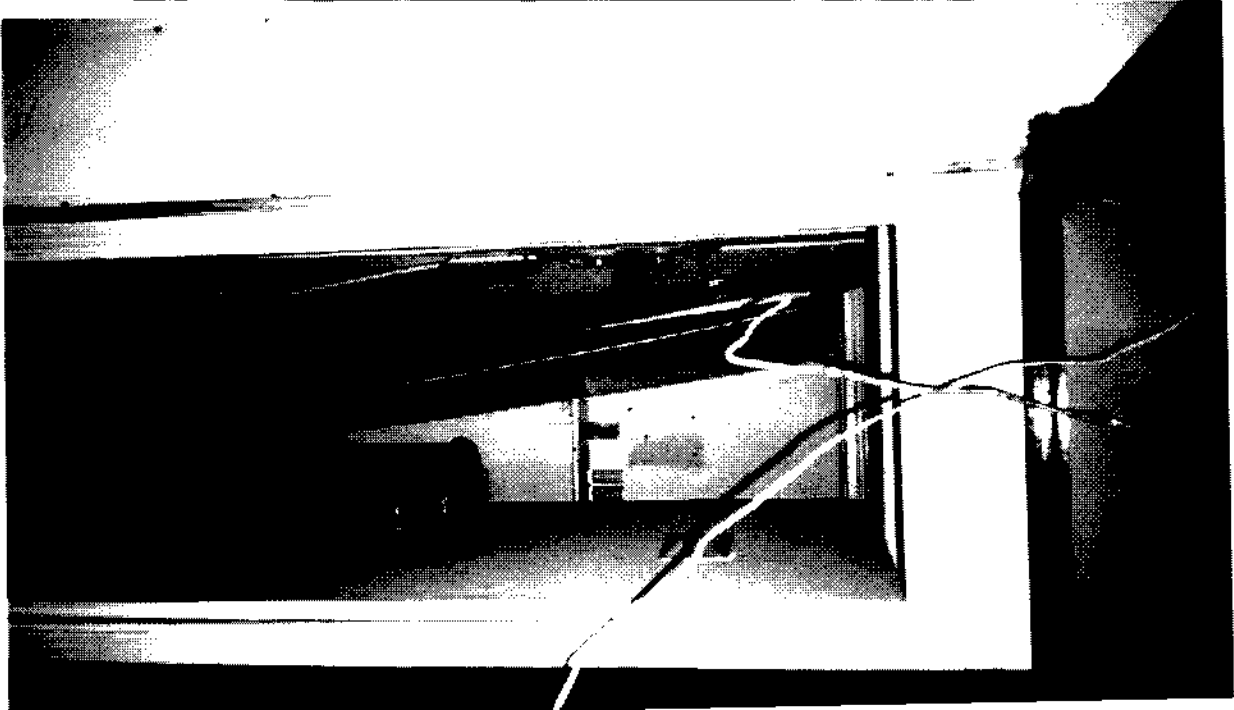
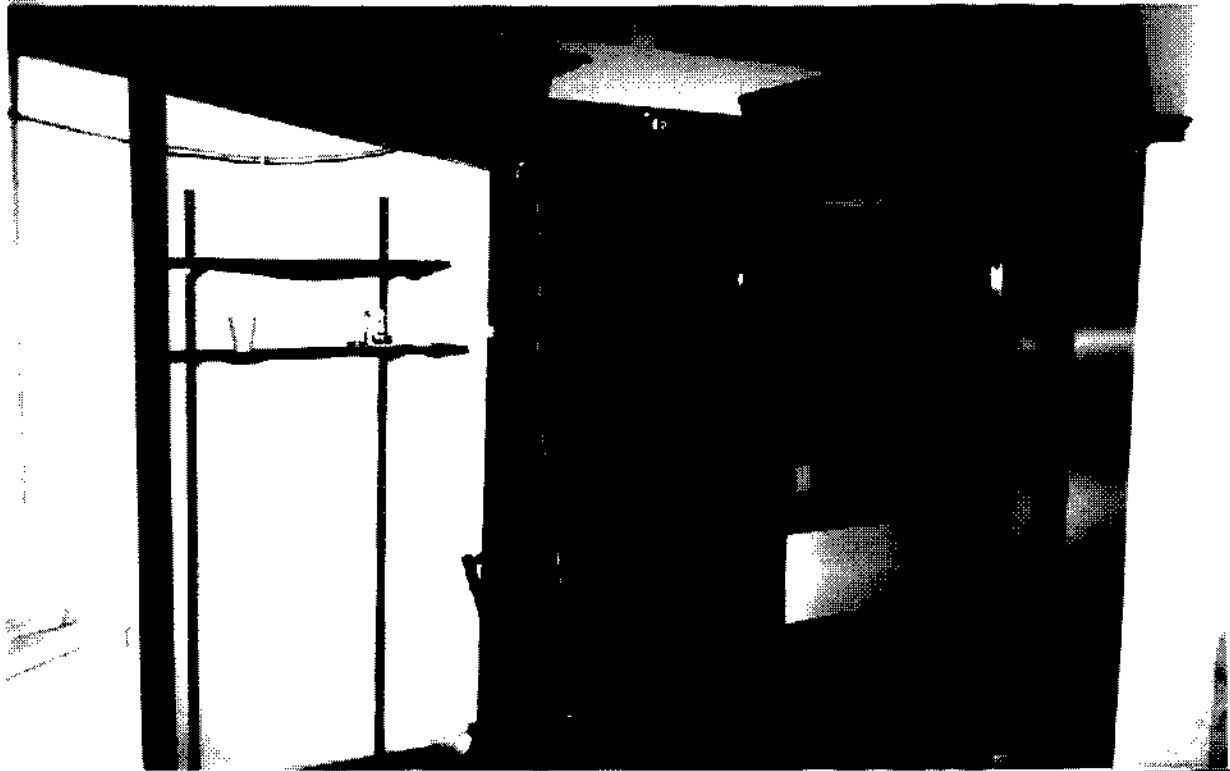
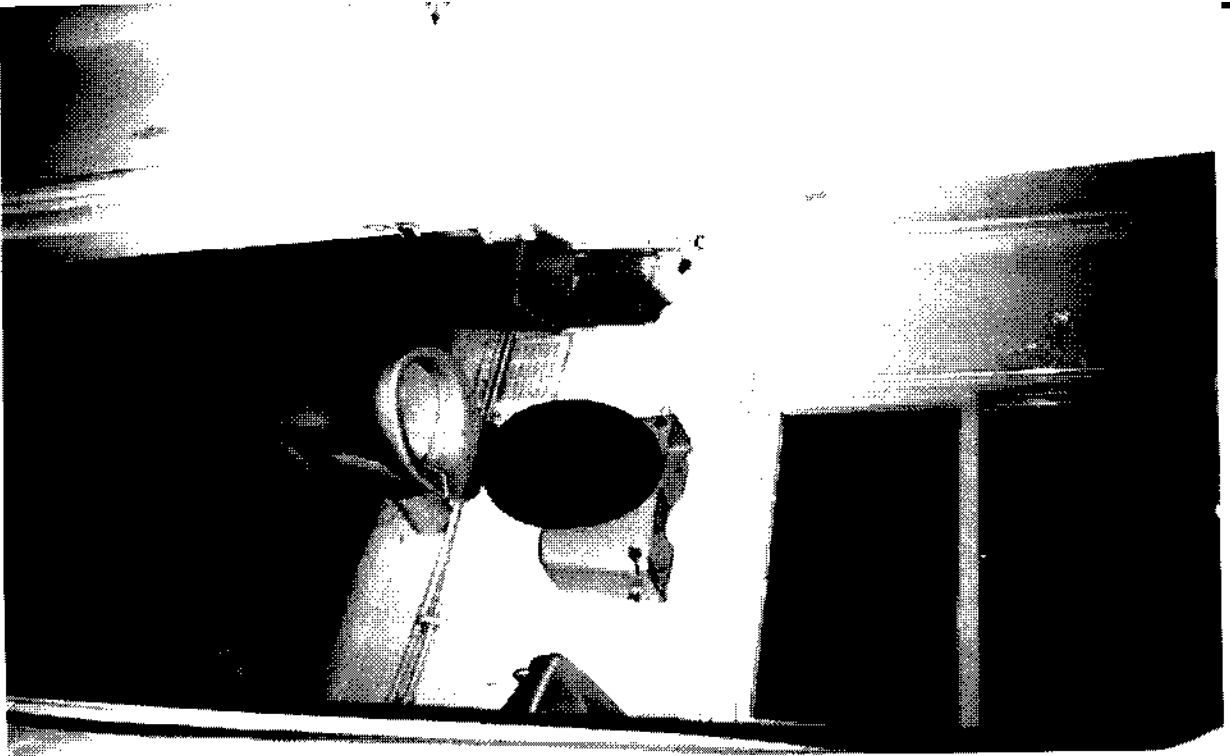




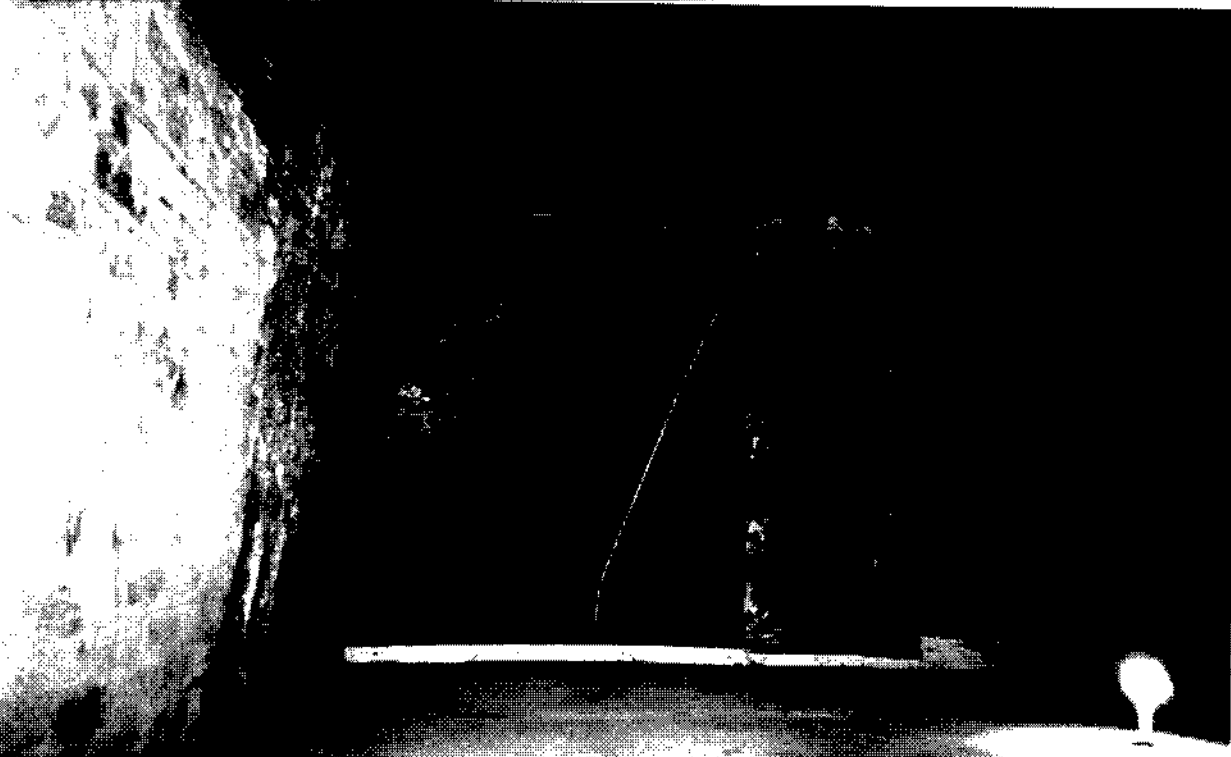
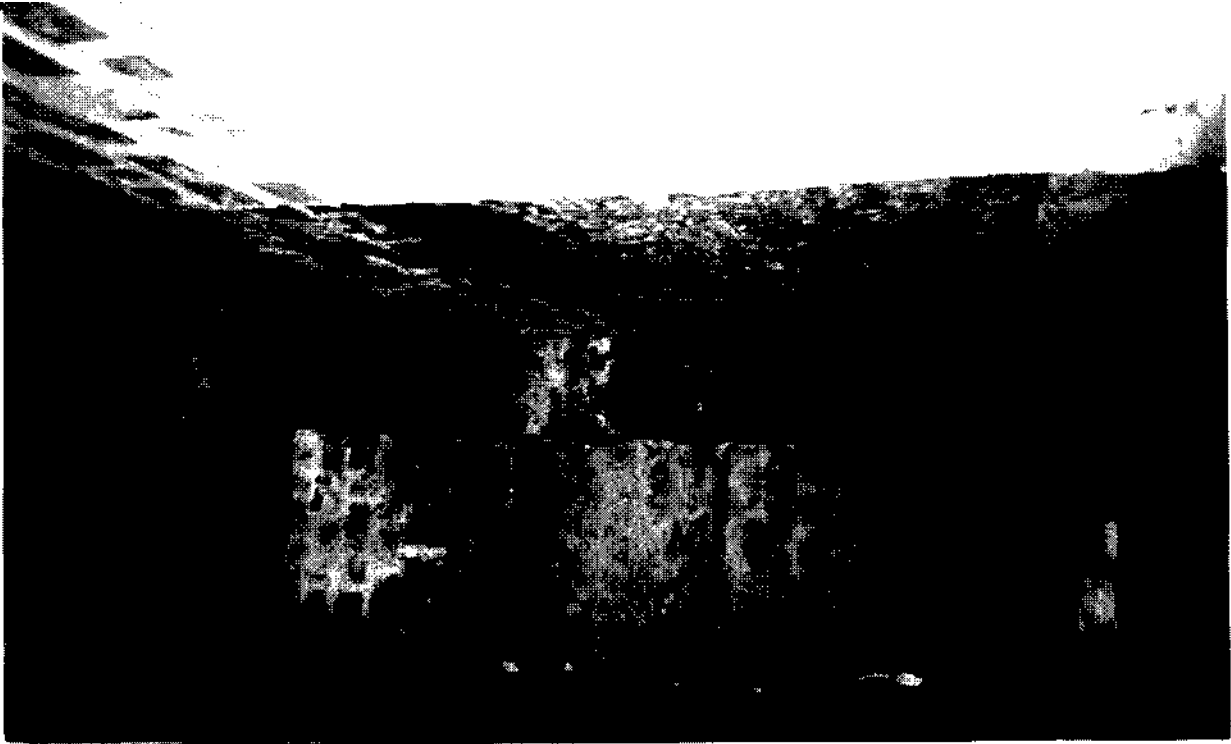
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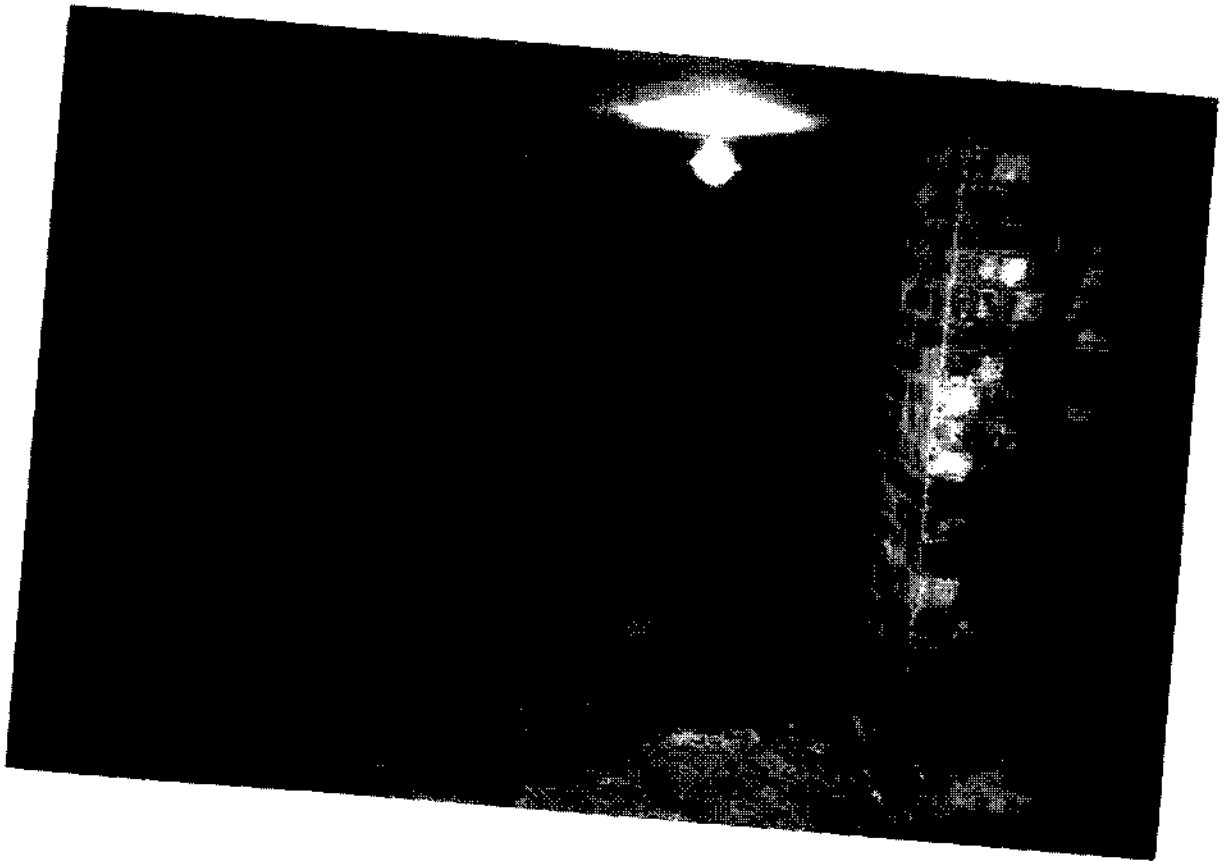


32

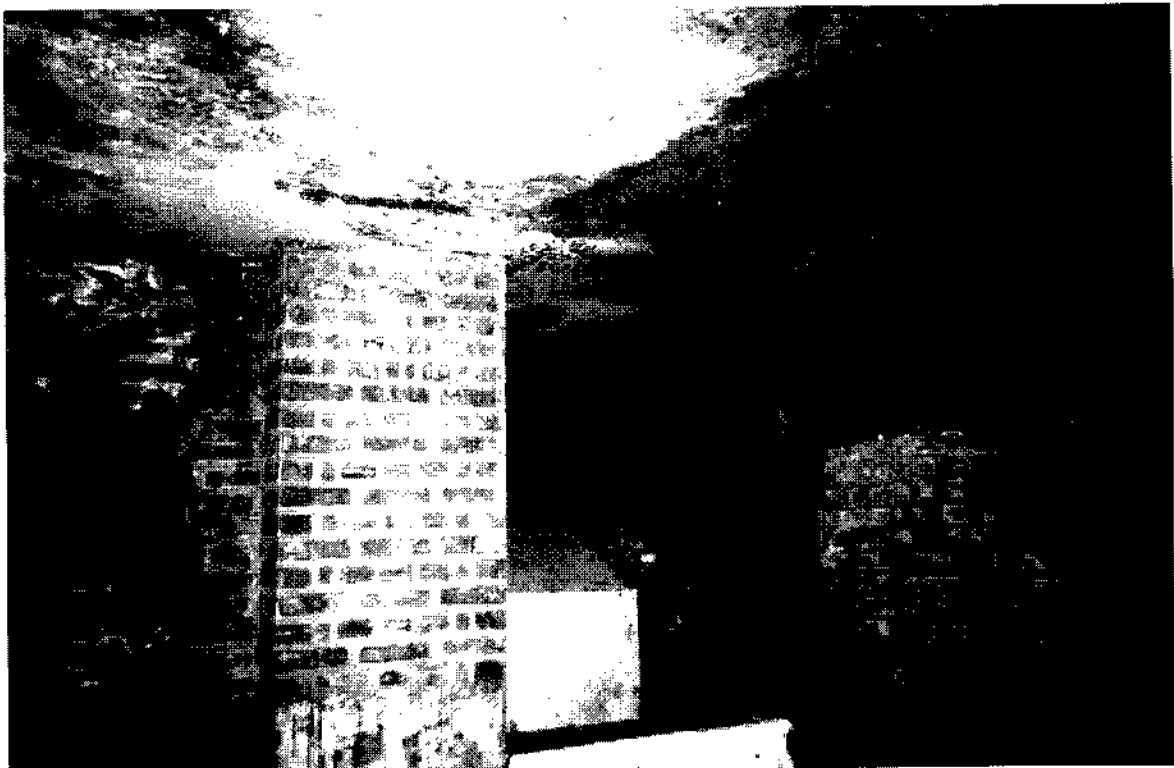
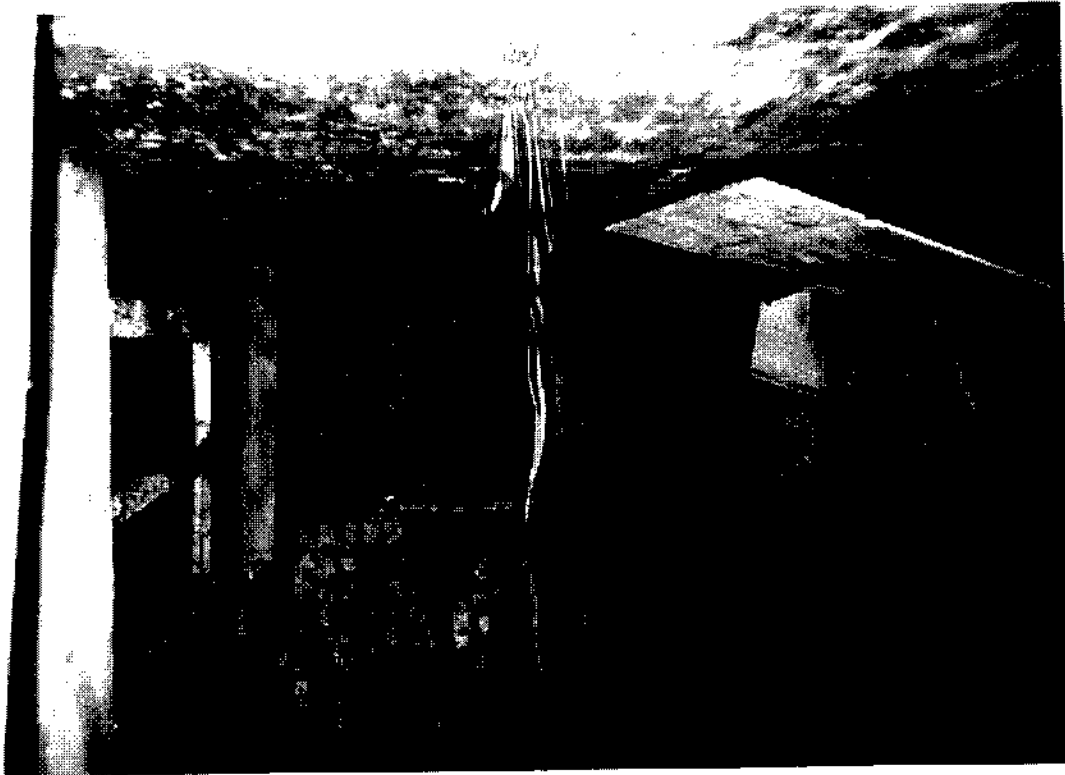
33A

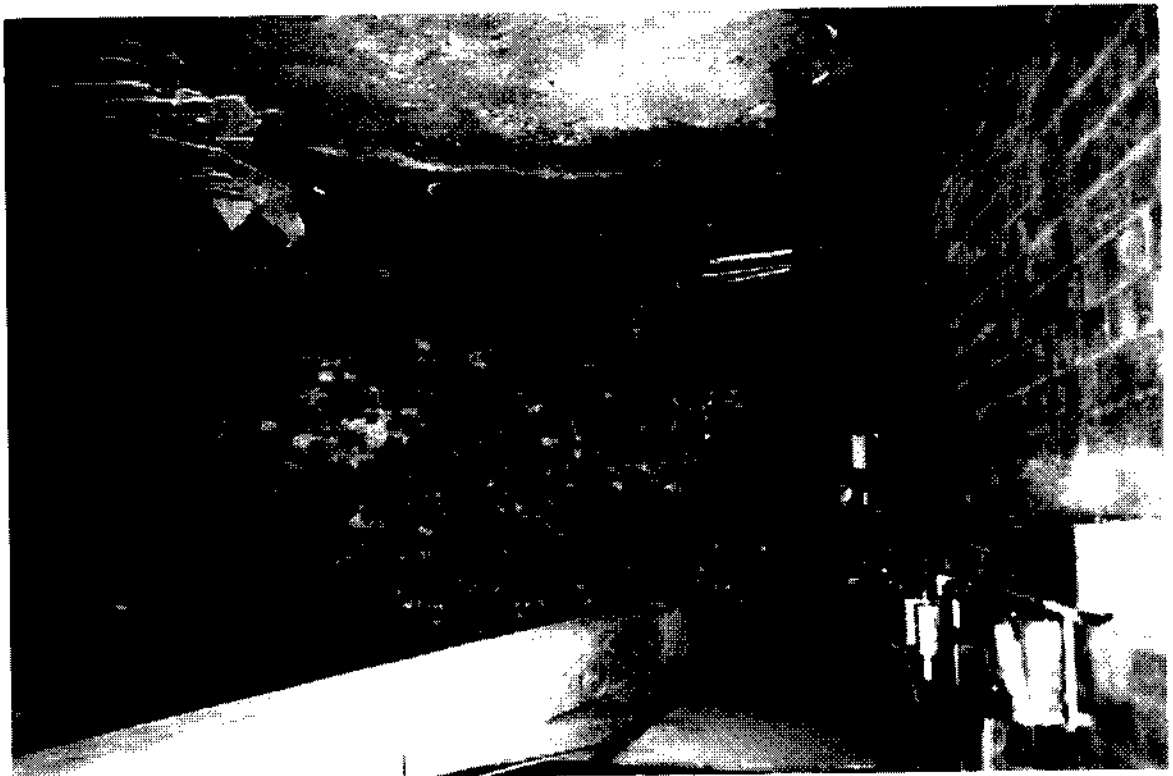


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