

R. HAWO

PLANNING SERVICES APPLICATION

10

CONSULTATION SHEET

APPLICANT:

G M K Associates,
Dukes Court Block D,
Duke Street,
Woking,
Surrey
GU21 5BH

APPLICATION NO: PP/99/00719

APPLICATION DATED: 31/03/1999

DATE ACKNOWLEDGED: 13 April 1999

APPLICATION COMPLETE: 13/04/1999

DATE TO BE DECIDED BY: 08/06/1999

SITE: 179-181 Brompton Road and 1-1A Beauchamp Place, S.W.3

PROPOSAL: Brompton Road - Demolition of existing commercial (A3) premises and construction of seven storey building comprising commercial use (A3) on basement and ground floor, and residential use (C3) on upper floors, comprising 10 flats.

Beauchamp Place - Refurbishment and extension to provide retail floor space (A1) at basement and ground floor levels with residential accommodation at first and second floor levels comprising two flats.

ADDRESSES TO BE CONSULTED

- 1. 175-183 (odd) BROMPTON ROAD, SW3
- 2. 11 FLATS BEAUCHAMP MANOR, 183 BROMPTON ROAD, SW3
- 3. 183A, 185, 187-192 (even) BROMPTON ROAD, SW3
- 4. 1A, 1, 2, 3, 55, 56, 57, 58, 59, 60, 61, 62 BEAUCHAMP PLACE, SW3
- 5.
- 6. 40, 41, 48-50 BEAUFORT GARDENS, SW3
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.

72
LBB
2014

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 ~~WESTMINSTER~~
- 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

X (1)
BB
16/4
X (6)



Brompton RD

- 171/175 Bicc BANK.
- 177 Shop + flat
- 179/181 Restaurant + office
- 183A

1-5 Beachamp Mansions,
183 Brompton Road, SW3

(27)

- 185 - Shop + Offices
- 185A, 144, 144A, 146,
- 148 - Flats 1-5
- 150/152 offices / 21, 23, 25, 25A
Chevalier place, SW7

Beachamp place

- 1, 1A,
- 2, Shop, Office, Workshop
- 3, 55, 56/57, 57A
- 58, Workshop, Shop, Office
- 59 Shop + Showrooms
- 60 Shop + Workrooms
- 61, 62

(18)

Beaufort Gdns

- 45/47 - Flats 1-24
- 48 - 2nd fl flat
- 49 - 5th fl MSH
- 50 - 5th fl MSH

(27)

DEVELOPMENT CONTROL

TECHNICAL INFORMATION

THE ROYAL BOROUGH OF



KENSINGTON AND CHELSEA

12

ADDRESS 179-181 BROMPTON ROAD
 AND
1-1A BEAUCHAMP PLACE
SW3

SC

PP970719

R

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

Nos 179-181

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

Nos 1 & 1A BEAUCHAMP PLACE LIE WITHIN CONSERVATION AREA NO 13A.

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:

Gm/gw/1559

13 G M K

26th March 1999

Planning & Conservation
Royal Borough of Kensington & Chelsea
Town Hall
Horton Street
LONDON
W8 7NX

GEORGE J. MCKINNA ASSOCIATES
CHARTERED ARCHITECTS

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	RW	SE	ENF	AO ACK
					✓		
64		29 MAR 1999					
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES	

BB
29/3

P. Hek

JW

For the Attention of John Wade

Dear Sir

Re: Brompton Road/Beauchamp Place.

I refer to our conversation regarding the above development proposal but in particular to any planning conditions that would restrict demolition of the existing building prior to the placing of the main contract.

The programme of works for this project is as undernoted:-

Demolition

Out to tender	29 th March.
Return of tenders	12 th April.
Appointment of Contractor	26 th April.
Start on Site	3 rd May.
10-12 week contract period	12 th July – 26 th July.

Main Works

Out to tender	14 th June
Return of tenders	12 th July
Appointment of Contractor	26 th July.
Start on Site	2 nd August.

You will note from these dates we essentially have a running programme.

14

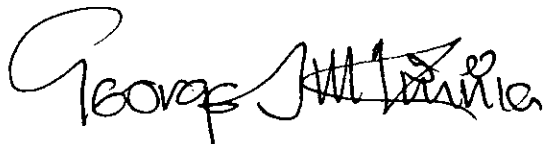
Our programme calls for demolition starting 3rd May. If we had to wait until the placing of the main contract, i.e. 26th July, we would have lost approx. 3 months, which is unacceptable to my client.

Would you please consider the above information as our commitment to carry out the development as soon as possible.

Please note I shall keep you informed on a regular basis as to what actions have been implemented.

Finally, I should like to confirm our agreement that Conservation Area Consent for demolition is not applicable to this application.

Yours faithfully



GEORGE McKINNIA

cc: Brian Burgess.

MEMORANDUM

15

TO: FOR FILE USE ONLY

From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION

My Ref: PP/99/00719/CaseOfficerC>
Room No:

CODE 6A

Date: 16 April 1999 -

DEVELOPMENT AT:

179-181 Brompton Road and 1-1A Beauchamp Place, S.W.3

DEVELOPMENT:

Brompton Road - Demolition of existing commercial (A3) premises and construction of seven storey building comprising commercial use (A3) on basement and ground floor, and residential use (C3) on upper floors, comprising 10 flats.

Beauchamp Place - Refurbishment and extension to provide retail floor space (A1) at basement and ground floor levels with residential accommodation at first and second floor levels comprising two flats.

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)
6. Town and Country Planning (General Development Procedure) Order 1995 ("Major" development)

M.J. French
Executive Director, Planning & Conservation

BY FAX

Gm/gw/1559

15/4



G M K

GEORGE J. MCKINNIA ASSOCIATES
CHARTERED ARCHITECTS

16th April 1999

Planning & Conservation
Royal Borough of Kensington & Chelsea
Town Hall
Horton Street
LONDON
W8 7NX

Re: 179/181

RECEIVED BY PLANNING SERVICES								
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK	
M		19 APR 1999						
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEEES		

For the Attention of John Wade

Dear Sir

Re: Brompton Road/Beauchamp Place.

I refer to our conversation in connection with the demolition of 179-181 Brompton Road & 1A Beauchamp Place.

As both of these premises are outside the conservation area, I am of the opinion that they can be demolished without any form of planning approval.

From our conversation this morning, I am led to believe you share that view.

However, I should be obliged if you would confirm you agreement in writing, as the demolition contract is about to be let – with a start on site of 3rd May.

Yours faithfully

GEORGE MCKINNIA

cc: Brian Burgess, Burgess International.

1ST FLOOR
DUKES COURT DUKE STREET
WOKING SURREY GU21 5BH
TEL: (01483) 729378/9
FAX: (01483) 755383
E Mail: info@gmk.datanet.co.uk

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J French FRICS Dip TP MRTPI Cert TS

17

Mr. G. McKinnia
1st Floor
Dukes Court, Duke Street
Woking
SURREY
GU21 5BH

Switchboard: 0171-937 5464
Extension: 2664
Direct Line: 0171-361 2664
Facsimile: 0171 361 3463

21 April 1999

My reference: 97/2838/JW/AMJ Your reference:

Please ask for: Mr. J. Wade

Dear Mr. McKinnia

**Re: Brompton Road/Beauchamp Place
Redevelopment of 179-181 Brompton Road by the erection of a new
building comprising retail floorspace at basement and ground floor
level with five storeys above comprising 5 residential flats**

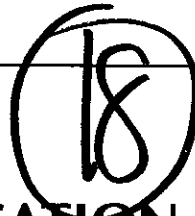
Further to your recent telephone conversation with Mr. Wade and your letters dated 26th March 1999 and 16th April 1999, I can confirm that Nos.179-181 Brompton Road are not within a designated Conservation Area and therefore Conservation Area Consent will not be required for their demolition. No.1A Beauchamp Place is within the Thurloe/Smith's Charity Conservation Area but this is subject to a scheme of refurbishment rather than demolition.

With regard to the upper floors of Nos.179-181 Brompton Road I am given to understand that they contain an element of residential accommodation which has not been utilised for this purpose for a number of years. Part 31 of the Town and Country Planning (General Permitted Development) Order 1995 requires developers to notify the Local Planning Authority when residential accommodation is involved. However, prior approval is not required when taking place on land for which planning permission has been granted. In this case planning permission for redevelopment has been granted and therefore it is my view that such demolition would be permitted development.

Please check for the need for Building Regulations directly (0171 361 3838). If you have any further queries please contact my officer, Mr. Wade (0171 361 2664).

Yours faithfully

M.J. FRENCH
Executive Director, Planning and Conservation



THE ROYAL
BOROUGH OF

NOTICE OF A PLANNING APPLICATION



KENSINGTON
AND CHELSEA

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 have received an application:

- (a) for development of land in or adjacent to a Conservation Area.
- (f) for development defined as "major" development.

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 Ladbrooke 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/99/00719/JW

Date: 23/04/1999

179-181 Brompton Road and 1-1A Beauchamp Place, S.W.3

Brompton Road - Demolition of existing commercial (A3) premises and construction of seven storey building comprising commercial use (A3) on basement and ground floor, and residential use (C3) on upper floors, comprising 10 flats.

Beauchamp Place - Refurbishment and extension to provide retail floor space (A1) at basement and ground floor levels with residential accommodation at first and second floor levels comprising two flats.

APPLICANT G M K Associates,

*Posted on
No entry sign
to Beauchamp
Place
outside
property
28/4
JW*

John Wade

South East

19

Dear **John Wade**

Could I please be consulted on **99 / 719**
application no.

Address

179-181 Brompton Road

Could you also please indicate when you want the
observation completed by if necessary.

Anup Sharma

(Access Officer)

27/04/99



Y/AR

20

RBKC

District Plan Observations
CONSERVATION AND DESIGN

Address	179/181 Brompton Rd 1-1A Beauchamp Pl.	Appl. No.	99/0719-	L.B.		C/A Part	N e SS
Description	Amendments to previous PL Major redevelopment	Code		N			

Drawings of new shopfronts at 1-50 please (attached) Taller doors please onto Brompton Road. Powder coated aluminium shopfronts not acceptable, hardwood, steel preferable - we need to discuss with architect.

Entrance and shopfronts onto Beauchamp Pl not acceptable. They need to better relate to the historic building of which they form a part of. Larger scale and better detailed drawings please.

Larger scale drawings required to show in detail - windows, awnings, cornices etc.

We will need to check if height of roof has been raised and are the roofs on Beauchamp Pl. to be rebuilt like for like?

A meeting please on site.

NJC 29. 4. 99.

Gm/gw/1559

GEORGE J. MCKINNA ASSOCIATES
CHARTERED ARCHITECTS

21st May 1999 ✓

Planning & Conservation
Royal Borough of Kensington & Chelsea
Town Hall
Hornton Street
LONDON W8 7NX

CB
27/5

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SI	CONF	AO ACK
20 27 MAY 1999							
APPEALS	IO	REL	DES	FEES	...

For the Attention of John Wade

Dear Sir

Re: Brompton Road/Beauchamp Place.

I refer to our meeting of 11th May regarding the above development and enclose as requested 1:50 scale elevations of both road frontages. (Drgs. 1559/12 & 13).

I should be obliged to have your acknowledgement that no further revisions are required prior to issuing sets of drawings. Would you please note the following:-

1. The existing floor space for restaurant use is 500m². The approximate proposed floor space for restaurant use is 422m². The nett loss being 78m².
2. Whilst the bulk of the building at the rear of Brompton Road is marginally increased over the previously approved scheme, this is only from 2nd to 5th Floors.

It should be noted that this is not an increase in floor space of the actual flats, but due to the introduction of common lobbies to provide 2no. small flats per floor rather than the approved scheme of 1no. larger flat per floor. The additional floor space over the approved scheme is approx. 2.3m² for the 5th floor and 1.3m² for the 2nd, 3rd & 4th floors. However, the common lobby area is 6m² per floor. The actual flat areas being reduced by 3.7m² on 5th floor and 4.7m² on 2nd, 3rd & 4th floors. I would have thought that this marginal increase in areas over these floors is more than compensated by the additional numbers of smaller flats being provided by the development.

3. I also note your comments regarding the relationship of the residential to the adjoining property (MacDonalds).

As you are aware from your site inspection, the upper floors of MacDonalds are NOT in residential use and have a view onto or over air conditioning plant at the rear of the building. The proposed development does not in my opinion, prejudice any future re-development of the adjoining site.

I have studied the previously approved scheme and note that residential balconies and windows are located on or near the boundary overlooking the adjoining site & do prejudice future development of the site. (Furthermore these balconies are shown to be supported by structure along the boundary). The current proposal does not have any windows directly overlooking the adjoining site.

I find it perplexing that this issue is being raised when you have set a bench mark with the previously approved scheme, which in my opinion has an impact on any future development of the adjoining site.

Finally, I enclose for your information a copy of the Archaeological Watching Brief agreed between English Heritage and our consultants, A.O.C.

Yours faithfully



GEORGE McKINNIA

Encs.

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

23

Executive Director M J French FRICS DipTP MRTPI Cert TS

George McKinnia
G.M.K. Architects
1st Floor
Dukes Court
Duke Street, Woking
Surrey GU21 5BH

Switchboard: 0171-937 5464
Extension: 2664
Direct Line: 0171-361 2664
Facsimile: 0171 361 3463

9 June 1999

My reference: 99/0719/JW/AMJ Your reference:

Please ask for: Mr. J. Wade

Dear Mr. McKinnia

Town and Country Planning Act 1990

179-181 Brompton Road - 1/1A Beauchamp Place, SW3

Demolition of existing commercial (A3) premises and construction of seven storey building comprising commercial use (A3) on basement and ground floor, and residential use on upper floors, comprising of 10 flats

Further to your letter and additional plans received by the Local Planning Authority on 27th May 1999 and your site visit with my officers Mr. Corbett and Mr. Wade, I would be grateful if you could alter your plans accordingly and now confirm that the proposal is for A3 restaurant use and not for retail as originally envisaged. In view of the fact that Nos. 179-181 Brompton Road are being demolished the impact of the new restaurant use can be considered afresh as a new planning unit is being created. On this basis the additional A3 (Food and Drink) uses granted during the past year in Beauchamp Place must be taken into account in addition to the further six flats now being created. The Director of Transportation and Highways has expressed concern about the intensification of the use compared with the previous application for retail space and six flats and his concerns will be reported to Members.

I am disappointed to note that the flank wall at the rear of the property which is approximately 4.5 metres, has been stepped off the boundary by only 1.5 metres thereby creating what is considered to be a poor relationship with the adjoining property and an adverse sense of enclosure. Whilst I note your comments it is the existing situation which must be appraised not some future scenario. If No.177 Brompton Road is extended to the rear then the bedroom window shown on your plans from first to fifth floor would be totally enclosed in a manner which would be unacceptable in residential amenity terms.

The windows in question will already suffer from a restricted view with a long flank wall to the South and air conditioning units to the North. This is considered to be a retrograde step from the previous permission TP/97/2838 granted in September last year which showed a less cluttered fenestration pattern and a better relationship to the adjoining property.

On the basis of the above, I would urge you to reconsider your current plans. In view of the fact that a new restaurant now appears to be the definitive plan rather than retail space I would be grateful for an indication of the position of the kitchen and the location of air conditioning and ductwork. In view of the fact that there will be residential units above the position of plant is important.

I make no apology for requesting these details as this application appears to have evolved from a retail to a food and drink use during the course of submission.

All comments are for informal guidance only and will not prejudice the outcome of a future application. However, if you have any further queries please contact my officer, Mr. Wade (0171 361 2664).

Yours sincerely

A handwritten number '24' is enclosed within a hand-drawn circle. The number is written in a simple, slightly slanted font.

M.J. FRENCH
Executive Director, Planning and Conservation

FAX FROM

25

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

NAME: JON WADE.

THE DIRECTORATE OF PLANNING SERVICES

DATE: 9/6/99

MAIN TELEPHONE NUMBER: 0171 937 5464

DIRECT LINE: 0171 361 2664

FAX NUMBER (if different from below): ✓

TO

NAME: George McKinnia.

OF: G.M.K.

ADDRESS: 1st Floor, Dukes Court, Duke Street,
Woking, Surrey.

POSTAL CODE _____

FAX NUMBER: 01483 - 755383.

NUMBER OF PAGES TO FOLLOW: 2.

COMMENTS AND/OR INSTRUCTIONS (if any)

Frontage plans as submitted are considered generally OK subject to conditions - letterboxes could be in an internal lobby rather than external as shown.

If A3 is now definitely proposed - this should be clearly shown on the floorplans with the position of kitchen and seating areas - it is disappointing that this has reverted from retail purposes as originally discussed.

OUR FAX NUMBER IS: 071 361 3463

26

G M K

BRIEF NOTES OF MEETING

GEORGE J. MCKINNIA ASSOCIATES
CHARTERED ARCHITECTS

HELD AT KENSINGTON & CHELSEA OFFICES

17TH JUNE 1999

BROMPTON ROAD/BEAUCHAMP PLACE

BBB
23/6
JW

THOSE IN ATTENDANCE:

John Wade	(Planning)
Gillian Palmer	(Transportation)
Steve Lander	(Transportation)
Brian Burgess	(Burgess International)
George McKinnia	(GMK Associates)

RECEIVED BY PLANNING SERVICE							
EX DIR	HDC	N	C	SW	SE	ENF	AD ACK
43		23		JUN 1999			
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES	

The main areas of concern were identified as:-

- (a) Restaurant use on the ground & basement floors of Brompton Road.
 - (b) The relationship of the rear bedroom (2 bed flat) with the adjoining boundary (Macdonalds).
1. In addition to the above, G.P. indicated that her department would look for on site parking of 1 car park per flat. GMK pointed out that the matter had not been raised before. B.B. stated that there was no opportunity to provide this facility and furthermore, it had not formed part of the previously approved scheme for 7 flats.
 2. G.P. confirmed that her department would support a smaller floor area for restaurant use. J.W. advised that restaurant use is a sensitive issue with members and advised that the applicant consider dropping this use from the application.
 3. J.W. indicated his concern regarding the relationship between the rear bedroom (2 bed flat) & the adjoining boundary (Macdonalds).
- B.B. pointed out that this only applied if at all, to the 1st and 2nd floors and in the context of the overall development should not be of major concern. It was agreed that GMK should consider ways of enhancing this relationship by decorating the metal panelling at 2nd floor level and perhaps using painted render on the brickwork to provide more reflective surfaces.
4. Summary – In order that the application can progress, it was agreed that revised drawings should be submitted and substituted for those, which accompanied the original application.

The drawings should take account of the requirements of Nick Corbett (Conservation Officer) which have now been agreed, minor revisions as the scheme has development including (item 3 above) and basement and gr. floor for retail use only – any ref. to restaurant use being omitted from the application.

27

J.W. was of the opinion that the compromise between parties was probably adequate for the application to be considered for a positive recommendation but would advise early next week.

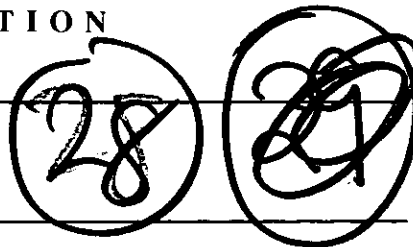
Circulation:

John Wade
Brian Burgess

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**

FILE COPY

1 2664

0171-361- 2664

Switchboard: 0171-937-5464

Extension:

Direct Line:

Facsimile: 0171-361-3463

Date: 2 July 1999

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCSE/PP/99/00719/JW

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: 179-181 Brompton Road and 1-1A Beauchamp Place, S.W.3

You were recently notified on, and/or have commented on, the application for development at the above address. The Council has now received **AMENDMENTS** to this application, and brief details of these are set out below. The Council's Planning Services Committee, in considering the proposal, welcomes comments upon these amendments.

Members of the public may inspect copies of the amended plans, and any other submitted documents. Details are provided overleaf.

Summary of Amendments

Brompton Road - Demolition of existing commercial (A3) premises & construction of seven storey building comprising commercial use (A3) on basement & ground floor, & residential use (C3) on upper floors, comprising 10 flats. Beauchamp Place accommodation at 1st and 2nd floor levels comprising two flats. AMENDED USE TO RETAIL (A1) ON BASEMENT AND GROUND FLOORS AND ELEVATIONAL ALTERATIONS. ANY FURTHER COMMENTS MUST BE RECEIVED BY 16/07/99.

Applicant

**G M K Associates, Dukes Court Block D, Duke Street, Woking, Surrey
GU21 5BH**

Anyone who wishes to submit comments on the amended application should write to the Council at the above address within 14 days of the date of this letter.

PLEASE NOTE: Applications for districts W.10, W.11 & W.2 in the NORTH of the Borough can be seen at: THE INFORMATION CENTRE, NORTH KENSINGTON LIBRARY, 108 LADBROKE GROVE, W.11 (Tel: 0171 727 6583) and NOT at the location stated overleaf.

Yours faithfully,

M. J. FRENCH

Executive Director, Planning and Conservation

29

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 information Office, Chelsea Old Town Hall, Kings Road SW3 (0171-352 1856)**, 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 unable to come to the Office due to illness or disability, it may be possible for a 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

Gm/gw/1559



GEORGE J. MCKINNIA ASSOCIATES
CHARTERED ARCHITECTS

2nd July 1999

The Royal Borough of Kensington
& Chelsea
Planning & Conservation
Town Hall
Horton Street
LONDON
W8 7NX

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
(49)		- 2 JUL 1999					
		APPEALS	IO	REC	ARB	FWD PLN	CON DES

For the Attention of John Wade

Dear Sir

**Re: 179-181 Brompton Road & 1-1A Beauchamp Place.
Application No. 97/2838.**

I refer to our recent conversation regarding the above and enclose herewith 4 sets of the undernoted drawings which are to be substituted for those which accompanied the original submission (i.e. 1559/01,02,03 & 04).

Please note that the application should now be considered for retail only on the basement and ground floors. This matter having been agreed at our meeting of 17th June 1999.

I also enclose samples of the stone and brick facings proposed for the development for your consideration.

Yours faithfully

GEORGE MCKINNIA

Enclosures 4 copies of drg.nos. 1559/05 Plans 1:100.
1559/06 Plans 1:100.
1559/07 Section/Elev. 1:100.
1559/08 Elevations 1:50.
1559/09 Elevations 1:50.

cc: Brian Burgess.

1ST FLOOR
DUKES COURT DUKE STREET
WOKING SURREY GU21 5BH
TEL: (01483) 729378/9
FAX: (01483) 755383
E Mail: info@gmk.datanet.co.uk

G M K

ASSOCIATES
CHARTERED ARCHITECTS

1ST FLOOR
DUNES COURT, DUNE STREET
WICKING, SURREY GU21 5DP
TEL: (01483) 7285709
FAX: (01483) 755363

DRAWING REGISTER # ISSUE SHEET

Project No. 1559

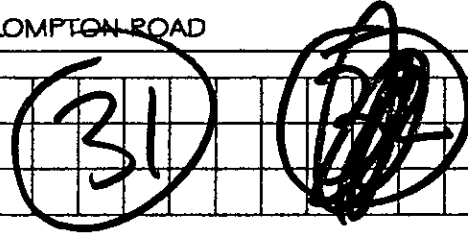
Sheet No.

00/0

Project: BROMPTON ROAD

Please find enclosed the following drawings, listed below:

Date of issue	
Day	15 02
Month	06 07
Year	99 99



Dwg. No.	Drawing title	Amendments			
1					
2					
3					
4					
5	Plans (B-1st Fl)		*		
6	Plans (2nd-5 Fl)		*		
7	Sections B-B & C-C		*		
8	Elevation (Br. Rd.)		*		
9	Elevation (Beau. Pl.)		*		
10	Plans for demolition (B and GF)	X			
11	Plans for demolition (Floors 1-3)	X			

Distribution	Number
Client	
QS	
Structural Engineer	
M&E	
Town Planning	4
DS	
Party Wall Surveyor	18

RECEIVED BY PLANNING SERVICE
HDC N G SW SB ENF ACK

2 JUL 1999

REG ARB EWD CON FEES
PLN DES

99/0719

LB
13/10

South East

G M K

Jd/gw/1559
Your ref: PP/99/00719/MAJD/26/4113

GEORGE J. MCKINNIA ASSOCIATES
CHARTERED ARCHITECTS

13th October 1999

39

Executive Director of
Planning & Conservation
Royal Borough of
Kensington & Chelsea
Town Hall
Horton Street
LONDON
W8 7NX

Jon

I think we should tell them no
here - the need to replace the
parapet doesn't justify demolishing
the entire facade

TO
RI

On a legal point - if all they
are doing involves demolishing the
front facade - does this need CAC?

I still think we should explain
to them that we would strongly
oppose demolition
GF

For the Attention of John Wade

Dear Sir

Re: 179-82 Brompton Road & 1-1A Beauchamp Place.

As indicated in the course of our telephone conversation yesterday morning, the condition of the brickwork of the existing façade facing onto Beauchamp Place has proved to be in a worse condition than had been anticipated prior to construction. The details are as set out by our Structural Engineers in their letter of the 12th October, attached, and include the recommendation that the parapet which represents approximately 25% of the exposed brickwork be taken down.

In view of the general condition of the wall, and the unsatisfactory appearance which follows from rebuilding new brickwork on top of old, we would ask you to consider the alternative solution of taking down the whole wall and rebuilding in replica.

As construction is already in progress, your early response would be appreciated.

Thank you in advance for your consideration.

Yours faithfully

JOHN DOWLAND

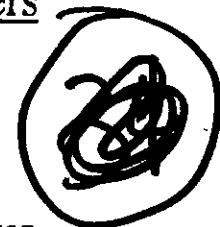
1ST FLOOR
DUKES COURT DUKES STREET
WOKING SURREY GU21 5HH
TEL: 01483 255700
FAX: 01483 255703
E-Mail: info@pook.dunacox.co.uk



33

Gathard Brooke & Partners
Consulting Engineers

Havelock House, Blenheim Gardens
 Wallington, Surrey SM6 9PL



Fax Transmission

Tel: 0181-773 3113 Fax: 0181-647 3537

Email: name@gathard-brooke.demon.co.uk

To: Brian Burgess 01306 731 345

Sheets 1

c/c George McKinnia-GMK 01483 755383

c/c Ronnie Campbell-H H Y 0171 836 3441

c/c Geoffrey Allen- GAA 01628 478037

12th October 1999

98026 Brompton Road- London SW3

STRUCTURAL CONDITION OF FACADE OF NO 1 BEAUCHAMP PLACE.

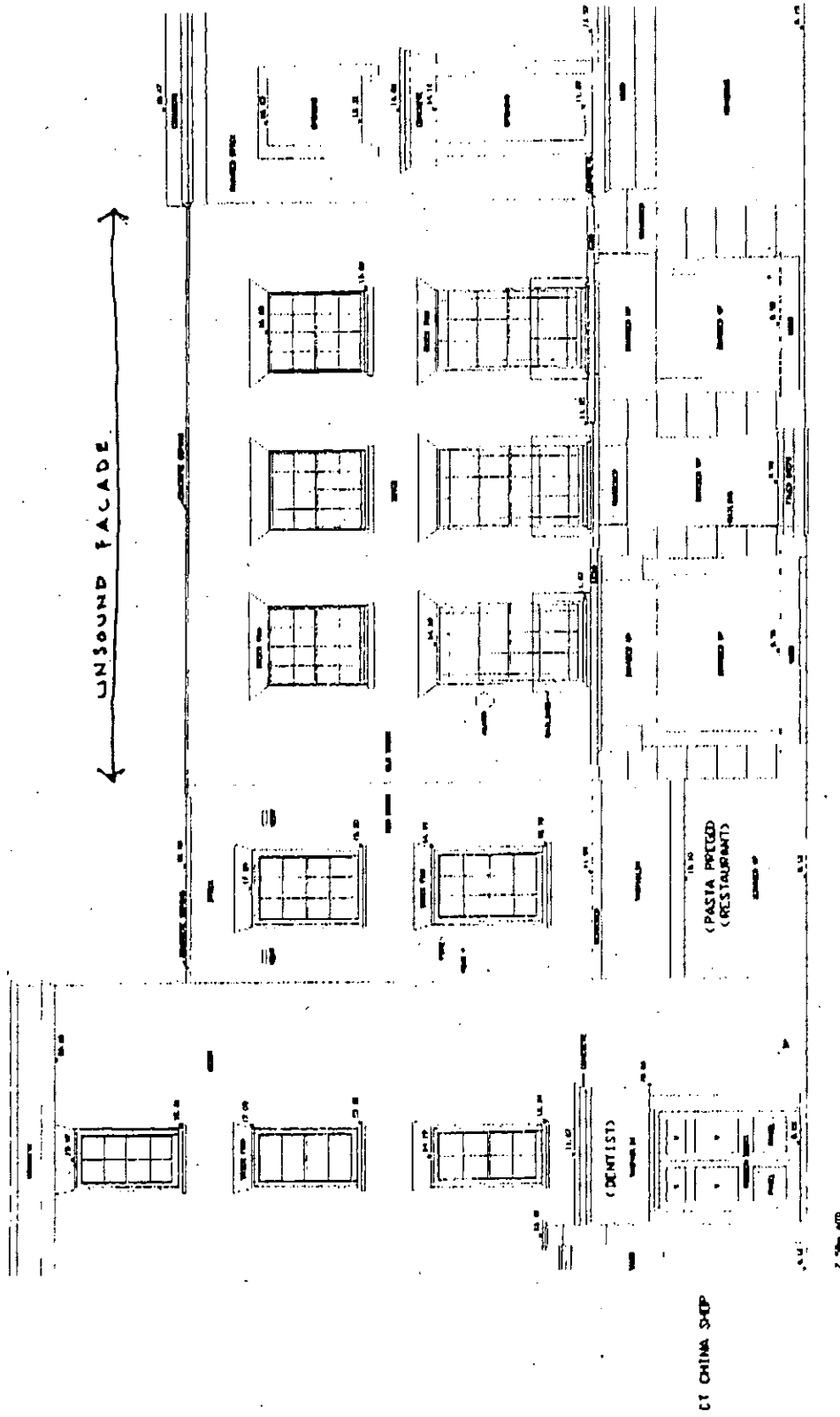
Following my visit to site last week when the Contractor showed me the condition of the parapet of no1 Beauchamp Place now that it has been fully exposed internally following removal of roof and ceiling coverings, I note below my concerns as to its structural capability in the temporary condition whilst works are under way to this section of the building. I am concerned about the danger of loose bricks or sections of brickwork falling from height onto workers carrying out works below.

- A) Verticality. It was apparent during the early inspections that there was a lean in towards the roof starting above second floor window level. The removal of the roof coverings has shown this lean to be substantial and the condition of the brickwork on its inner face where it has not been re-pointed at any time shows a lack of mortar bed and perpends and gives the appearance that the brickwork is being supported by the roof carcassing.
- B) On Plan. The lean of the wall is progressive being greatest in the centre of the building and least at each end. The facade of No. 1 has straight joints at each end of the elevation indicating that it was built independently of the adjoining properties and it is likely that there are no ties with the adjacent facades.
- C) Adjacent Buildings. The facades and some internal structures of the adjacent properties Nos. 2 & 3 Beauchamp Place have been demolished and the facade of No. 2 shows that the external half brick skin does not appear to be fully bonded to the remaining part of the wall.
- D) Partial Demolition of Parapet. It is quite possible that the situation described in C) above pertains to No 1 also. We feel it would be unsafe for the parapet to remain in place whilst demolition and underpinning take place to the facade even if the facade is temporarily restrained by an independent support system.
- E) The support system should be reconsidered to tie in the piers between the windows which will now be less stable following the removal of the weight of the parapet over. The bonding of the front facade brickwork should be investigated by opening up a small section at its straight joint with the adjacent building No.2.

Tom Brooke

11 Brooke Gathard Brooke & Partners

3A



ELEVATION 2 (WEST FACE)

John

99/0719 -

① With regard to the window design, the thinner, taller windows are okay but the spacing betwⁿ them looks a little uncomfortable, so can we pl retain the regular spacing in-between.

(35)

(25)

G M K

GEORGE J. MCKINNIA ASSOCIATES
CHARTERED ARCHITECTS

② With regard to your note to Aryn, pl. refer any cases to me, not Aryn.
JD/1559 I'M usually available!

Levd. Wcan.
9. 11. 99.

RECEIVED BY PLANNING SERVICES										
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK			
(77)		- 5 NOV 1999								
LETTERS	IO	REC	ARB	FWD PLN	CON DES	FEES				

03 November 1999

Executive Director of Planning and Conservation,
Royal Borough of Kensington & Chelsea,
The Town Hall,
Hornton Street,
London W8 7NX.

Parker (JW)

PP/19/00719/514

Your ref: PP/19/00719/MAJD/26/4113
For the attention of Mr. John Wade

Dear Sirs,

179-82 BROMPTON ROAD AND 1-1A BEAUCHAMP PLACE SW3

Further to my telephone call this afternoon, I would ask you to accept the enclosed four copies of our drawing 1559 (20) 12 B amended to show windows in revised positions

If the alterations are acceptable, I would be grateful if the revision could be treated as a minor amendment to the consent already given on the 21st July.

Thank you in advance for your consideration.

Yours faithfully,

John Dowland.

ENVIRONMENTAL SERVICESTHE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director MICHAEL STROUD BSc DipTE CEng FICE FIHT FIMgt**Director of Transportation and Highways** CRAIG WILSON BSc MSc CEng MICE FIHT

36
27

**THE ROYAL
BOROUGH OF****KENSINGTON
AND CHELSEA**

Mr McDonald
GMK Associates
Block D
Dukes Court, Dukes Street
Woking
Surrey GU21 5BHSwitchboard: 0171 937 5464
Extension: 3375
Direct Line: 0171 361 3375
Facsimile: 0171 361 3156

09 November 1999

My reference: MR / DS

Your reference:

Please ask for: Mark Raisbeck

Dear Mr McDonald,

No. 2 - 5 Beauchamp Place

Thank you for attending the meeting this morning.

I confirm that, we require Beauchamp Place to be returned to two-way traffic in two weeks time, which is the time scale your contractor has stated is achievable.

We will expect the hoarding to be taken back to the same point as the hoarding outside No. 1 and 1a Beauchamp Place, which leaves approximately 1.7m of footway. You should not construct a pedestrian tunnel at this stage, as you have done on the adjacent site, as we would not wish to see such a long narrow tunnel on the footway. The protection of pedestrians on the footway should be addressed in the method statement for these works which you are to submit to my office. This method statement should also include details on the numbers of expected deliveries and how you propose to manage these.

As discussed, this method statement will need to take into account any method statement produced by Mansells for the adjacent site.

Please do not hesitate to call if you have any queries.

Yours sincerely

Mark Raisbeck
Chief Traffic Engineer

cc Graeme Swinburne

Raymond Agboola

Gwyn Richards - Planning

Gm/gw/1559

37

28

G M K

GEORGE J. McKINNIA ASSOCIATES
CHARTERED ARCHITECTS

9th November 1999

BB
10/11

Per Mr Jw

The Royal Borough of Kensington
& Chelsea
Planning & Conservation
Town Hall
Horton Street
LONDON
W8 7NX

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
10 NOV 1999							61
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES	

For the Attention of John Wade

Dear Sir

Re: 179-181 Brompton Road & 1-1A Beauchamp Place.

Please find enclosed a copy of the Archaeological Watching Brief prepared by AOC.
Please note copies have been forwarded to English Heritage direct.

Yours faithfully

pp. G. Ward.

GEORGE McKINNIA

Enc.



ENGLISH HERITAGE

LONDON REGION



BB
30/11

~~BB~~
Bali
OW

Superseded.

Executive Director of Planning & Conservation
The Royal Borough of Kensington & Chelsea
The Town Hall
Hornton Street
LONDON
W8 7NX

Your Refs: ~~TP/98-1145~~ 99/0719
Our Ref: LAG020/047
Contact: Catherine Cavanagh
Direct Tel: 0171-973-3732

23 November 1999

Jonathan Wade
For the attention of ~~Merissa Kingston~~

Dear Sir,

**TOWN & COUNTRY PLANNING ACT 1990
DoE PLANNING POLICY GUIDANCE NOTE No.16**

**Archaeology at 179-181 Brompton Road & 1- 1a Beauchamp Place
Planning Application No. YP/98 1145**

Fulfilment of Condition relating to Archaeology

I have now received copies of the report prepared by AOC Archaeology after completion of their Watching Brief at the above site. The archaeological works were undertaken to meet the requirements of a condition attached to planning permission for development.

The report summarises the findings of an initial archaeological evaluation of the site and a subsequent Watching Brief after standing buildings had been demolished. Although the cellars of the demolished buildings had removed much of the archaeological remains, evidence for earlier structures- dating from the eighteenth century onwards- was recovered.

No further work will be necessary to meet the requirements of the archaeological planning condition and the Brief previously prepared, and the condition could now be considered fulfilled.

Yours faithfully,

Catherine Cavanagh
Archaeology Advisor,
Greater London Archaeology Advisory Service

RECEIVED BY PLANNING SERVICES									
EX DIR	HDC	M	C	SW	SE	ENF	AO ACK		
17		26 NOV 1999							
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES			

cc AOC Archaeology

~~C 23~~
23/12

39

~~45~~

G M K

GEORGE J. MCKINNA ASSOCIATES
CHARTERED ARCHITECTS

JD/1559

RECEIVED BY PLANNING SERVICES									
EX DIR	HDC	N	C	SW	SP	ENF	AO ACK		
112		22 DEC 1999							
ADDRESS	IO	REC	ARB	FWD PLN	CON DES	FEES			

Tuesday, 21 December 1999

Executive Director of Planning and Conservation,
Royal Borough of Kensington & Chelsea,
The Town Hall,
Hornton Street,
London W8 7NX.

Rack/JW

Your ref: PP/19/00719/MAJD/26/4113
For the attention of Mr. John Wade

JW

COPY OF PLANS
TO INFORMATION
OFFICE PLEASE

Dear Sirs,

179-82 BROMPTON ROAD AND 1-1A BEAUCHAMP PLACE SW3

Further to our telephone conversation this afternoon, please find enclosed as promised two copies of my drawing 20 (12) C showing revised proposals to the Brompton Road frontage of the above development.

If the alterations are acceptable, I would be grateful if the revision could be treated as a minor amendment to the consent previously given on the 21st July.

Thank you in advance for your consideration.

Yours faithfully,

John Dowland.

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J French FRICS DipTP MRTPI Cert TS

40

Mr. John Dowling
G.M.K. Associates
Dukes Court
Duke Street
WOKING
Surrey GU21 5BH

Switchboard: 0171-937 5464
Extension: 2664
Direct Line: 0171-361 2664
Facsimile: 0171 361 3463

13 January 2000

My reference: 99/0719/JW/AMJ Your reference:

Please ask for: Mr. J. Wade

Dear Mr. Dowling

Town and Country Planning Act 1990

The redevelopment of 179-181 Brompton Road by the erection of a new building comprising retail floorspace at basement and ground floor level with 5 storeys above, comprising 10 residential flats, and the refurbishment and elevational alterations of 1/1A Beauchamp Place to provide retail floorspace and residential accommodation

Thank you for your letter dated 21st December 1999 enclosing plan 20(12)C which shows revised proposals to the Brompton Road frontage. I can confirm that this plan is acceptable and can be treated as an amendment to permission ref: TP/99/0719.

With regard to Condition 08(a) of permission 99/0719 I can confirm that the sample of the Portland light etching is acceptable as the facing stonework as is the Henley Red for the segmental arches and London Stock for the main wall facing to the Brompton Road frontage. I trust that a natural slate hanging will be used for the proposed mansard.

With regard to the facade of 1/1A Beauchamp Place a site visit took place on 12th January with an engineer from English Heritage to assess whether it could be retained. It was considered that the structure was basically in sound condition and could be tied back into the main structure of the building although I am awaiting confirmation in writing from English Heritage who consider that the case has not been proven. My officer, Mr. Wade, also had the opportunity of viewing the area behind the facade and noted the extent of demolition. I would draw your attention to plan 1559(11) received by the Local Planning Authority on 9th April 1999 which shows a dotted line and the extent of demolition. This clearly shows that the area to the rear of the facade of 1/1A Beauchamp Place was to be retained and refurbished. This has not been the case and explains why the current problems are being experienced. I would also remind you that substantial demolition in a Conservation Area without the appropriate consent can constitute an offence under the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990. In the circumstances it is considered you should give serious consideration to retaining the present facade.

If you have any further queries please contact my officer, Mr. Wade (0171 361-2664).

Yours sincerely

M.J. FRENCH
Executive Director, Planning and Conservation



G M K

GEORGE J. MCKINNIA ASSOCIATES
CHARTERED ARCHITECTS



JD/1559

RECEIVED BY PLANNING SERVICES										
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK			
(AJ)		- 8 MAR 2000								
IO	REC	ARB	FWD PLN	CON DES	FEES					

Wednesday, 08 March 2000

Executive Director of Planning and Conservation,
Royal Borough of Kensington & Chelsea,
The Town Hall,
Hornton Street,
London W8 7NX.

Your ref: 99/0719/JW/AMJ
For the attention of Mr. John Wade

pc Ack (JW)
~~10/3~~

Dear Sir,

BROMPTON ROAD: STONework

Further to my telephone call this morning with regard to the proposed alteration of the stonework to the door surround to the Flats Entrance and the thresholds and steps to the retail unit fronting onto Beauchamp Place from reconstructed to natural stone, I am writing to confirm your advice that there would be no objection.

For your information, the stone chosen is a natural Portland Whitbed.

Yours faithfully,

John Dowland.

Cc Burgess International
PRP



42 Burgess International
Chartered Surveyors

CBB
28/9



B. Ack / JW

26th September 2000

John Wade
Planning Department
Royal Borough of Kensington and Chelsea
The Town Hall
Hornton Street
London W8 7NX

RECEIVED BY PLANNING SERVICES									
EX DIR	HDC	N	C	SW	SE	ENF	AP ACK		
27 SEP 2000 60									
APPEALS	IO	REC	ARB	FWD	CON	FEES			

Dear Mr Wade,

Re: 179-181 Brompton Road, 1 and 1A Beauchamp Place and McDonalds

Further to our telephone conversation of last week, I am writing to seek your comments about planning requirements, if any, to provide pedestrian access via my Client's development, currently under construction as you know, to the upper floors of McDonalds. McDonalds do not have a separate access from Brompton Road to serve the 2nd and 3rd floors of their building.

There are two options available. Either extend one of our flats, to include the whole of McDonalds space, so creating a maisonette or split one of our two bed units into two smaller units, leaving an access corridor to McDonalds so that a single or multi unit scheme could be developed.

McDonalds inform me that the planning use of the 2nd and 3rd floors is residential. There is a flat per floor.

Due to different floor levels, the best floor to link from, is our second floor, which is about 7/8 steps below McDonalds second floor. If we create a maisonette, then the area is around 2,300 sq ft.

If we split an existing flat into 2 units, then one unit is around 290 sq ft which forms a studio and the other unit would be around 355 sq ft and would become a bed sit.

In either option described above, there would be no external elevation alterations.

A third option exists which is to add two floors to McDonalds for more residential accommodation as buildings on each side are higher. I attach various sketches and plans for you to consider. Perhaps we can have an initial discussion about this, when you have had time to consider the three options?

} No!

Yours sincerely,

Eric Burgess

B E Burgess

Ringwood
Holmbury Hill Road
Holmbury St Mary
Dorking
Surrey RH5 6NP

B E Burgess FRICS
E M Burgess
C G Burgess FRICS
consultant

Tel: 01306 731200

Fax: 01306 731345

Email: bb@burgessinternational.co.uk

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

(43) ~~43~~

TP No: PP/99/0719 <i>amended</i>	Address: 179-181 Brompton Road	Date Received 19.10.00	Date of Obs. 23.10.00
UDP Paras/Policies		Obj. ***	No obj.
13.3.3.3 H2	Development: Pedestrian access to upper floors in A3 use.	HMO?	No. of Dwelling Units
			Existing 1
			Proposed 2
		D.C. Officer JW	Policy Officer MB

Comments:

Site:

Mid-terrace site located to the south of Brompton Road, within the core frontage of the Knightsbridge Principal Shopping Centre.

Existing Use:

Approved 2 bedroomed second floor flat.

Planning History:

This amendment relates to planning consent 99/0719 for erection of a new building comprising retail floor space at ground/basement level and 5 storeys of residential above.

Proposed use:

Sub-division of approved second floor 2 bedroomed flat into two residential units, in order to enable a pedestrian access corridor to the adjacent A3 use.

Policy Issues:

This proposal raises a number of concerns:

Firstly, the net floor area of the studio is 27 sq .m., which is below the minimum standard of 30 sq. m. for self-contained accommodation of one habitable room, as set out in Table 3.1 of the Planning Standards Chapter in the UDP.

Although the proposed 'bedsit' has a floor area of 32 sq. m., which is above the minimum standard, I am concerned that the window depicted would provide insufficient natural light, although there are no specific guidelines for determining the light requirements of individual properties.

There would also be a conflict in use between the pedestrian access to the A3 restaurant, and the three residential units. The access to the building would no longer be private for residents only, but would also serve the restaurant, creating noise and disturbance to the occupiers. It is unclear from the agents letter if the access would for customers, staff or delivers, but any such use in close proximity to residential units, would, in my opinion, conflict with Policy 2 (a) of the UDP. Policy 2 (a) seeks the development of land and buildings for residential use, unless a satisfactory residential environment cannot be achieved by reason of excessive noise, inappropriate location or ground contamination.

Paragraph 13.3.3.3 of the UDP requires that noisy rooms are stacked vertically, in order to minimise sound transmission. However, the bathroom depicted in the 'bedsit' is above a bedroom on the first floor and below a bedroom on the third floor.

The issues identified are not, however, outweighed by Strategies 13 and 14 of the UDP, which seek to increase and maximise the residential capacity of the Borough.

Recommendation:

Objection, due to the negative impact on residential amenity, the size of the proposed studio, the lack of natural daylight and the stacking of noisy rooms.

AM 25.10.00

Top copy DC case file; Second copy to Policy Obs. file; third copy to be retained by Policy Officer

PLANNING AND CONSERVATION

THE TOWN HALL, HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

**THE ROYAL
BOROUGH OF**



**KENSINGTON
AND CHELSEA**

Mr. B. E. Burgess,
Burgess International,
Ringwood, Holmbury Hill Road.
Holmbury St. Mary,
Dorking,
Surrey, RH5 6NP

Switchboard: 020 7937 5464
Extension: 2664
Direct Line: 020 7361 2664
Facsimile: 020 7361 3463

14 November 2000

My reference: 99/0719 ✓

Your reference:

Please ask for: Mr. J. Wade.

Dear Mr. Burgess,

TOWN AND COUNTRY PLANNING ACT 1990.
179/181 BROMPTON ROAD, 1 AND 1A BEAUCHAMP PLACE
AND BROMPTON ROAD 'McDONALD'S'.

Further to your letter and plans received by the Local Planning Authority on 27th September 2000, I apologise for the delay in replying.

With reference to the submitted plans there are a number of concerns. It is noted that the proposals relate to planning permission ref.99/0719 for the erection of a new building comprising retail floorspace at ground/basement level and residential on 5 storeys above, comprising 10 residential flats. The internal layout of the proposed flats at 179/181 Brompton Road was considered less than ideal when the original application was considered and this is reflected in paragraph 4.23 of the Committee report to Members, "In terms of the internal layout of the flats the rear bedroom windows at first and second floor levels will effectively be enclosed by the adjoining rear extension wall of No. 177 and the metal clad wall of the ventilation system. Whilst it is envisaged that the wall in question can be painted, it is effectively outside the curtilage of the scheme and can only be undertaken with the co-operation of the adjoining owners, 'McDonald's'. However, light should still penetrate the space and to a degree it will be a matter of choice for the potential purchasers of the flats. On balance, the relationship is not considered so adverse as to warrant refusal of the application and the proposal is considered to comply with Policy CD29."

These concerns will be compounded with the current proposals. The net floor area of the studio flat is approximately 27 sq.m. which is below the minimum standard of 30 sq.m. for self-contained accommodation of one habitable room. Although the proposed 'bedsit' has a floor area of approximately 32 sq. m. which is just above the minimum standard, I am concerned that the window depicted would provide insufficient natural light although this has obviously not been measured in relation to the Building Research Establishment criteria for sunlight/daylight.

There would also be a potential conflict in use with the access for the restaurant and the second access provided for flat 1 although presumably this would be for fire escape purposes only. I am also concerned about the relationship of residential with a commercial use such as 'McDonald's' directly

continued.....

45 4B

below. Policy H2(a) seeks the development of land and buildings for residential use unless (amongst other criteria) a satisfactory residential environment cannot reasonably be achieved by reason of excessive noise, inappropriate location or ground contamination. Paragraph 13.3.3.1 of the Housing Standards of the Public Inquiry Version of the Unitary Development Plan (April 2000) requires that noisy rooms are stacked vertically, in order to minimise sound transmission. However, the bathroom depicted in the 'bedsit' is above a bedroom on the first floor and below a bedroom on the third floor.

The proposed permanent residential accommodation above 'McDonald's' is also considered unsuitable because of the large amount of air conditioning and fume discharge equipment located immediately to the rear of the property and the degree of enclosure caused by the permitted development at Nos. 179/181 Brompton Road.

Paragraph 4.22 of the Committee report noted, "The rear extension has been moved nearer the boundary with No. 177 Brompton Road ('McDonald's') compared with the previous proposal, so that there is a gap of approximately 1 metre to the flank boundary. It projects beyond the main rear wall of the adjoining property by approximately 4.5 metres. This in effect will increase the sense of enclosure to the adjoining building at upper floor levels. However, given the rear windows in question of No. 177 serve an ancillary staff office and storage room to 'McDonald's' the relationship is not considered so adverse as to warrant refusal of the application." This will not be the case if residential accommodation is now proposed and the area in question is considered wholly unsuitable for this use.

In terms of an additional storey this is considered to be represent an incongruous addition that would detract from the terrace and rise above the height of existing roofs on this short terrace. In short, I would not advise a planning application.

Yours sincerely,



**BRUCE COEY,
AREA PLANNING OFFICER,
FOR THE EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION**

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Mr. I. MacDonald,
G.M.K. Associates,
2nd Floor, Morris House,
34 Commercial Way,
Woking,
Surrey, GU21 1EN.

Switchboard: 020 7937 5464
Extension: 2664.
Direct Line: 020 7361 2664.
Facsimile: 020 7361 3463

27 November 2000

**THE ROYAL
BOROUGH OF**



**KENSINGTON
AND CHELSEA**

My reference: 99/0719/JW.

Your reference:

Please ask for: Mr. J. Wade.

Dear Mr. MacDonald,

179-181 BROMPTON ROAD AND 1/1A BEAUCHAMP PLACE.

THE REDEVELOPMENT OF 179-181 BROMPTON ROAD BY THE ERECTION OF A NEW BUILDING COMPRISING RETAIL FLOORSACE AT BASEMENT AND GROUND FLOOR LEVEL WITH 5 STOREYS ABOVE, COMPRISING 10 RESIDENTIAL FLATS, AND THE REFURBISHMENT AND ELEVATIONAL ALTERATIONS OF 1/1A BEAUCHAMP PLACE TO PROVIDE FLOORSACE AND RESIDENTIAL ACCOMMODATION.
CONDITION 05 AND 07 OF PERMISSION REF. TP/99/0719.

Further to your letter and plans dated 22nd November 2000, I can confirm that the facing brickwork and other materials to be used on the external faces of the building have been submitted and approved. Conditions 5a and 5b are therefore discharged.

With reference to Condition 5c I can confirm that the refuse storage details shown on drawings 1559 (20) 01R and (20) 02W are acceptable and this condition can be discharged subject to ongoing commitments. It is accepted that any external ventilation ducts will be the responsibility of the tenants taking the ground floor and basement and I would respectfully request that this is brought to their attention.

With regard to Condition 10 regarding an archaeological watching brief, English Heritage have confirmed that the requirements of an archaeological brief have been addressed and therefore I can confirm that this condition can be discharged.

Yours sincerely,

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

Im/gw/1559



22nd November 2000

J Wade Esq
 Planning & Conservation
 Royal Borough of Kensington
 & Chelsea
 The Town Hall
 Hornton Street
 LONDON
 W8 7NX

✓ BB
 23/11

Penk (JW)

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
(29)		23 NOV 2000					
		APPEALS	IO	REC	ARB	FWD PLN	CON DES

Dear Jon

**Re: 179-182 Brompton Road.
 1-1A Beauchamp Place,
 Your ref PP/19/00719/MAJD/26/4113.**

Further to our recent telephone conversation, I am writing to you regarding Conditions 5 and 10 of the above Planning Approval document.

Condition 5

Items (a) and (b) have already been submitted to you and approved.

Enclosed are 2 copies of drg.nos. 1559 (20) 01R and (20) 02W which show the Bin Store at Basement Level from which disposal will be via the lift or stairs exiting the building via the Beauchamp Place entrance.

I assume item (d) refers to external ventilation ducts, these will be the responsibility of Tenants taking the Ground Floor or Basement and will need to be agreed with you at that time.

Condition 10

The Archaeological Watching Brief was issued to you on 9.11.99.

Could I therefore receive confirmation that both these conditions have been approved by yourselves.

Your early response would be greatly appreciated as the whole development is being sold and this confirmation has been requested by the Clients Solicitor.

Yours sincerely

IAN,

IAN MACDONALD
 Associate

DESIGN SUMMARY




? AD



RBKC

District Plan Observations CONSERVATION AND DESIGN

Address	179-181 Rowanpton rd.	Appl. No.		L.B.	C.A.	N C
Description	Shopfront alterations & railings			EA	13A	SG

No objection to the provision of new railings beside entrance to flats but its profile and detailed design should match the existing street railings along this side of Beauchamp Pl. - could you condition this, otherwise a check on site required.

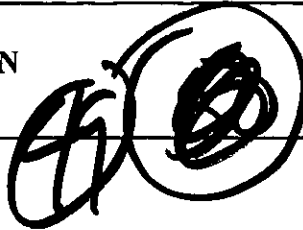
With regard to the shopfront design, they say this will be the responsibility of the tenant, nevertheless I suggest you put in writing to them that implementation must be in accordance with the approved design. Windows in bay required on the right hand side to match shopfronts along the st. I think we only agreed to opening doors in the first shopfront for disabled access.

NJC 11.12.00'

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS



**THE ROYAL
BOROUGH OF**



**KENSINGTON
AND CHELSEA**

Mr. I. MacDonald,
G.M.K. Associates,
2nd Floor, Morris House,
34 Commercial Way,
Woking,
Surrey, GU21 1EN.

Switchboard: 020 7937 5464
Extension: 2664.
Direct Line: 020 7361 2664.
Facsimile: 020 7361 3463

20 December 2000

My reference: 99/07197

Your reference:

Please ask for: Mr. J. Wade.

Dear Mr. MacDonald,

TOWN AND COUNTRY PLANNING ACT 1990
179-181 BROMPTON ROAD AND 1/1A BEAUCHAMP PLACE.

Further to your letter and plan dated 5th December 2000, and your subsequent telephone conversation with my officer, Mr. Wade, I can confirm the metal railings shown on drawing (40) 11 are considered acceptable and this includes their location and design. My only concern is the appearance of the second bay window which in elevational form looks like a door. After speaking to my officer, Mr. Wade I understand that this will not be a door and will be a fixed window. The handle design will be removed. On this basis it is considered acceptable.

Yours sincerely,

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



50

Browne Jacobson
solicitors

Your Ref: EFL1

Our Ref: MOMA01/JSW/027205.0001

44 Castle Gate
Nottingham
NG1 7BJ

Telephone
(0115) 976 6000
(0115) 950 0055
Fax
(0115) 947 5246
(0115) 941 0364
DX 718130 Nottingham 27
E-Mail
info@brownej.co.uk

FAO: Mr Wade
The Royal Borough of Kensington & Chelsea Council
DX 84016
Kensington High Street 2

838
1413

12 March 2001

PC Ref JSW

Dear Mr Wade

179-181 Brompton Road & 1 and 1b Beauchamp Place, Knightsbridge, Kensington

I refer to our telephone conversation last week.

I attach a drawing prepared by my clients where they propose that the main entrance be through the front door with just one step up from the pavement level and windows rather than doors either side.

Could you please let me know the initial reaction of the Council to this proposal.

Yours sincerely

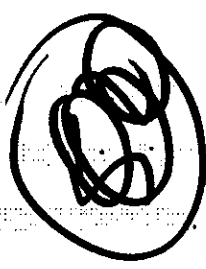
M E O'Mahony

Enc.

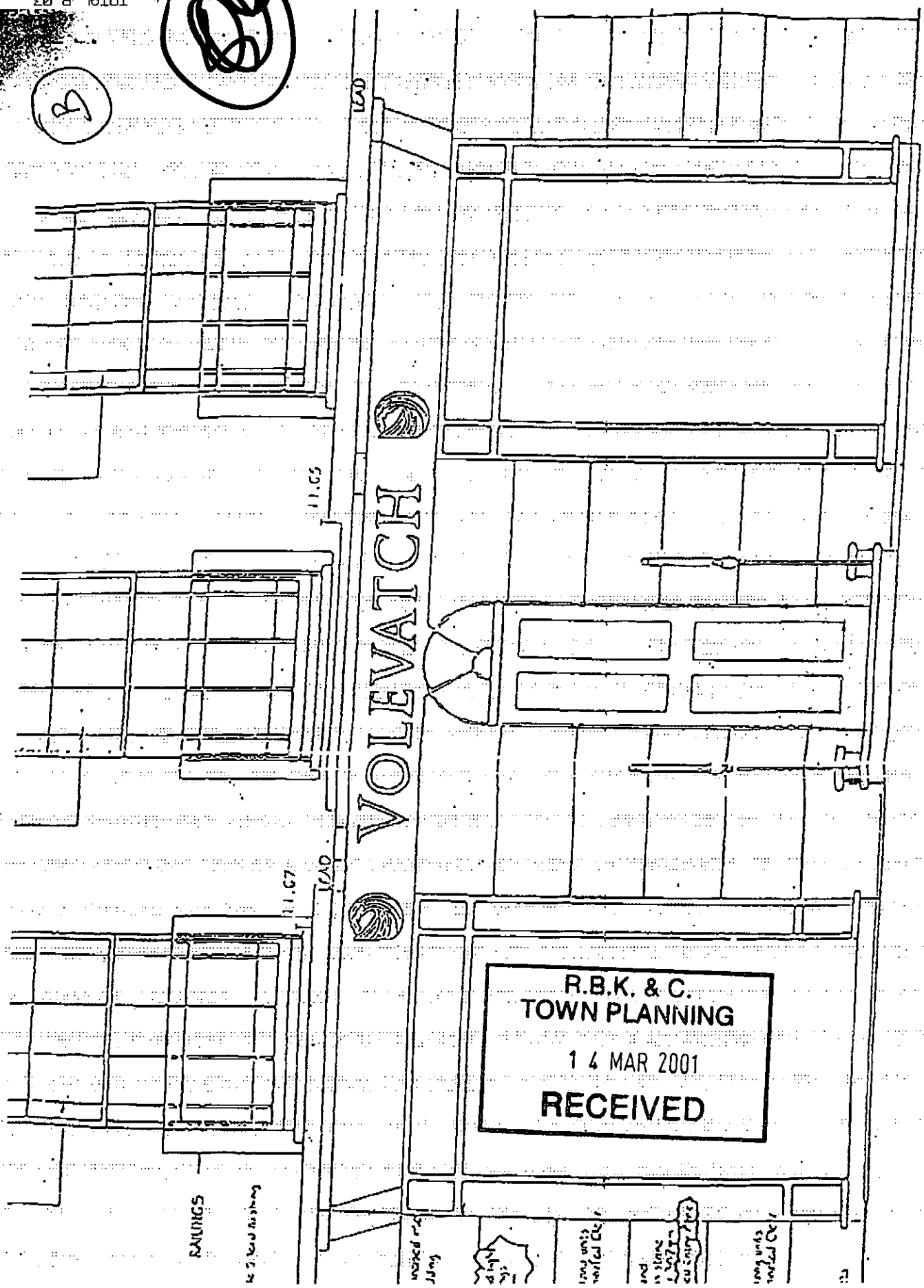
RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SA	ENF	AO ACK
14 MAR 2001							83
APPEALS	IO	REC	ARB	ENV PLN	CON DES	FEEES	

TOTAL P.03

15



8



R.B.K. & C.
TOWN PLANNING
14 MAR 2001
RECEIVED

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

M. E. O'Mahony,
Browne Jacobson Solicitors,
44 Castle Gate,
Nottingham,
NG1 7BJ

Switchboard: 020 7937 5464
Extension: 2644
Direct Line: 020 7361 2644
Facsimile: 020 7361 3463

15 March 2001



**KENSINGTON
AND CHELSEA**

My reference: 99/0719

Your reference:

Please ask for: Mr. J. Wade

Dear Sir,

**179-181 BROMPTON ROAD AND 1/1A BEAUCHAMP PLACE,
PROPOSED REVISED ENTRANCE FOR 1/1A BEAUCHAMP PLACE.**

Further to your letter and sketch dated 12th March 2001, I am afraid that there are objections to the revised scheme. The properties in question are situated within a Conservation Area and the height of the steps are an important feature of the character of Beauchamp Place. There are not doors either side but the left hand bay window has been converted to a door to enable disabled access. The other bay window is a window, not a door although it has been designed in a similar manner. If this bay window was designed to reflect other bays within Beauchamp Place, I do not consider that there would be an objection but the main entrance should remain where it has been permitted.

Yours sincerely,

Bruce Coey,
Area Planning Officer,
For the Executive Director,
Planning and Conservation

Mr Forest



re 1A Beauchamp Place
your letter of 15/3

7 539 4922

GMK
Associates

SY JW ~~JD~~

Fax

LB
2613

To: JON WADE - PLANNING From: IAN MACDONALD
 DEPARTMENT: C. O. KENSINGTON
 & CHELSEA. Pages: 1

FAX: 020. 7361. 3463. Date: 26. 03. 01.

Re: 80/99/00719. 179-181. BRIMPTON C:
 102-D. & 1/1A. BEDWICHAMP PLACE.

• Comments:

FURTHER TO MY FAX. 9.03.01. & OUR
SUBSEQUENT TELEPHONE CONVERSATION ON
21.03. I AM UNDER CONSTANT PRESSURE
TO PRODUCE YOUR LETTER WHICH IS
REQUIRED FOR THE LEGAL DOCUMENTS
RE: SUE AGREEMENT.

IT WOULD THEREFORE BE GREATLY APPRECIATED
IF YOU WOULD GIVE THIS MATTER YOUR
EARLY ATTENTION.

iam.

R.B.K. & C.
 TOWN PLANNING
 26 MAR 2001
 RECEIVED

2nd Floor, Morris House
34 Commercial Way
Woking Surrey GU21 1EN

Tel : (01483) 729378/9
Fax : (01483) 755383
E Mail : info@gmk.datanet.co.uk



Browne Jacobson

solicitors

Your Ref: 00/0719

Our Ref: NGAR01/MG/027205.0001

Aldwych House
81 Aldwych
London
WC2B 4HN

Telephone
+44 (0) 20 7404 1546
+44 (0) 20 7539 4900
Fax
+44 (0) 20 7836 3882
DX 142420 Kingsway 3
E-Mail

Mr J Wade
Planning and Conservation
The Royal Borough of Kensington and Chelsea
The Town Hall
Hornton Street
London W8 7NX

LB2
2613

RECEIVED BY PLANNING SERVICES									
DIR	HDC	N	C	SW	SE	ENF	AO	ACK	
26 MAR 2001 (92)									
APPEALS	IO	REC	ARB	FWD	CON	FEES	22	March 2001	

en@brownej.co.uk

Penck (JW)

FAX 0207 361 3463

Dear Mr Wade

179-181 Brompton Road and 1/1A Beauchamp Place - Proposed revised entrance for 1/1A Beauchamp Place

I write further to our telephone conversation on Monday 19th March 2001 and your letter dated 15th March 2001.

We understand that there may be some potential difficulties regarding the structural design of the front façade of the property due to it being situated within a conservation area. In particular, you are keen to ensure that the property is in keeping with the character and symmetry of Beauchamp Place where most of the shops have a central entrance with a shop window on either side. The level of the shop floor is usually slightly raised above street level, with a few steps to allow access.

Whilst we clearly understand your concerns, our client is anxious that the current design of the front façade creates some potential difficulties. First, our client is keen to comply with anti-discrimination legislation and wishes to ensure that there is easy access to the premises for disabled people so as to not unfairly discriminate against them.

One plan which has been prepared provides for the shop floor to be lowered to street level and to convert one of the side bay windows into a set of doors with the other bay window being converted into a fictive second set of doors to retain the symmetry. Whilst clearly this alteration would provide access for the disabled, it does raise some particular commercial difficulties regarding the use of the shop. Our client would like to use the large bay windows for display purposes and will be unable to do so if one of the bay windows is converted to act as a door. Further, this design would greatly affect our client's layout of the interior of the shop because the central doors would presumably still remain. This would result in a somewhat bizarre layout of the interior and also cause problems regarding the circulation of clients within the shop.

Our client is keen to retain the central access but would like this to be altered to ensure disabled access. We believe that this can be achieved in a manner which will not prejudice the

A list of partners' names is available for inspection at the above address.

Browne Jacobson is regulated by the Law Society in the conduct of Investment Business.

Member of **Browne Jacobson DS Paris**

Offices at
44 Castle Gate, Nottingham NG1 7BJ
102 Colmore Row, Birmingham B3 3AG
46 Rue de Bassano, 75008 Paris



56

character of the area. In retaining a central access point, the outside façade will remain balanced with a bay window for display purposes on either side. We should be grateful if you would consider permitting the removal of two of the three steps by the front entrance door and the lowering of the door frame.

So as to keep the symmetry of the area, the client has suggested keeping a banister on each side of the front door thereby creating an illusion of rising steps when viewed from either side. Lowering only the door and not the bay windows, the windows will remain in line with those other windows on Beauchamp Place and create a better harmony. Only the bottom part of the door would look slightly different and our client would be happy to consider any proposals you might have as to how that area of the front façade might be dealt with.

We hope that you will agree that this would appear to be a reasonable compromise thereby compliance with the Disability Discrimination Act, the achievement of our client's commercial objectives and ensuring that the front façade of the building is in keeping with its surroundings.

We shall be very happy to attend any meetings at either on site or at your offices with regard to these proposals. Our client is anxious to finalise the design and layout of the shop and we hope that a satisfactory compromise can soon be reached in this matter.

Should you require any further information, please do not hesitate to contact us.

We look forward to hearing from you.

Marc Forestier

For and on behalf of Browne Jacobson Solicitors

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

**THE ROYAL
BOROUGH OF**

Mr. I. McDonald,
GMK Associates,
1st Floor, Dukes Courts,
Duke Street,
Surrey,
GU21 5BH

Switchboard: 020 7937 5464
Extension: 2664
Direct Line: 020 7361 2664
Facsimile: 020 7361 3463

**KENSINGTON
AND CHELSEA**

22 March 2001

My reference: 99/0719 ✓

Your reference:

Please ask for: Mr. J. Wade.

Dear Mr. McDonald,

Town and Country Planning Act 1990**The redevelopment of 179-181 Brompton Road and refurbishment and elevational alterations of 1/1A Beauchamp Place to provide retail floorspace and residential accommodation.**
Approval of Condition 02 regarding development being built in accordance with the permitted plans and access for people with disabilities (Condition 09)

Further to your faxed letter dated 9th March 2001 and your subsequent telephone conversation with my officer, Mr. Wade, I am satisfied that level access has been provided to No's. 179-181 Brompton Road at ground floor level. The permitted elevation plan to No. 1/1A Beauchamp Place also shows level access to the retail shop through the northern bay. For the purposes of the planning regulations I am satisfied that disabled access can be achieved in this case and Condition 09 can be discharged. I understand a revised plan is being discussed for the entrance to No. 1/1A but this has yet to be agreed, and will have to be subject to Condition 09. Part M of the Building Regulations will still apply and this should be treated as a separate matter.

With regard to the scheme being constructed in accordance with the permitted plans I have no reason to believe that this has not been the case. Certainly the external details to No. 179-181 Brompton Road appear correct. The external details to No's. 1/1A Beauchamp Place are still in the course of construction. There has not been the opportunity for internal inspection of works so until everything is completed I do not think I am in a position to discharge this condition. My officer, Mr. Wade, would be happy to undertake an inspection at the appropriate time.

Yours sincerely,

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

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS



**THE ROYAL
BOROUGH OF**



**KENSINGTON
AND CHELSEA**

Mr. I. McDonald,
G.M.K. Associates,
1st Floor, Dukes Court,
Duke Street,
Surrey,
GU21 5BH

Switchboard: 020 7937 5464
Extension: 2664
Direct Line: 020 7361 2664
Facsimile: 020 7361 3463

28 March 2001

My reference: 99/0719

Your reference:

Please ask for: Mr. Wade

Dear Mr. McDonald,

Town and Country Planning Act 1990
Elevation alterations to 1/1A Beauchamp Place

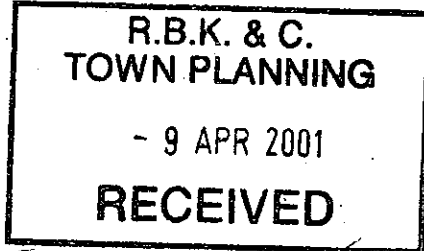
Further to my last letter dated 22nd March 2001, I realise that there is a slight error in what was said. Condition 09 of permission ref. 99/0719 referred to disabled access. It was stated that level access had been provided to the northern bay. In fact there is a step which is in accordance with the plans. However, as far as this condition is concerned it can be regarded as discharged. Part M of the Building Regulations may apply and this should be treated as a separate matter.

Yours sincerely,

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



Browne Jacobson
solicitors



Aldwych House
81 Aldwych
London
WC2B 4HN

Telephone
(020) 7404 1546
Fax
(020) 7836 3882
DX 142420
Kingsway 3
E-mail
lon@brownej.co.uk

✓ E.J.M.
9/4/01

FAX MESSAGE

TO: Mr J Wade - Directorate of Planning Services,
The Royal Borough of Kensington and Chelsea

FAX NO: 0207 361 3463

FROM: Marc Forestier

MATTER: 1/1A Beauchamp Place

NO. OF PAGES: 4 (including this one)

Date: 9 April 2001

MESSAGE:

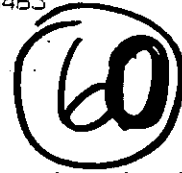
Dear Mr Wade

I write further to our telephone conversation last Friday when we discussed the possible changes to the entrance of the shop situated at 1a Beauchamp Place.

Please find attached for your information a copy of the plan showing the front door and side bay windows.

May I remind you that our client's proposal is to convert the two double doors on each side of the middle front door into bay windows in order to create a more harmonious façade, thereby creating two large windows for display with the entrance of the shop being through the central front door. In order to provide access to disabled people, our client proposes to remove two out of the three steps whilst keeping side banisters and so as to comply with the uniform appearance of the rest of the street.

You have asked for the details of the measurements of the front doors and side doors. I am informed that the width of the front door is 80cm. The left bay window is approximately



1.45m wide and consists of two doors of approximately 70 cm width each. The right bay window is slightly smaller, measuring 1.30m, consisting of two doors of 60 cm each. Accordingly these side doors are narrower than the central front entrance. Accordingly we would maintain that it would be more practical to allow entry through the central door.

The plans provide for two sets of double doors at each bay window and it could be argued that this provides a more convenient entrance. However, if both the doors need to be opened, it would not be possible to have any sort of window display and this would immediately spoil the symmetrical look of the building as there would be a central door and only one bay window available for a window display. The shop would look completely unbalanced, not in keeping with the style and prestige of the street and would render it difficult to use for any high class type of retail.

In using the front door and removing the two top steps, our client is also able to provide the widest permanent access to the shop whilst also preserving the symmetrical look of the façade and retaining the overall harmony of the street.

We would be pleased to discuss the matter further with you on site if necessary or provide you with any further information. Our client is also considering having an outside bell in order to ensure that the disabled can be further assisted by our clients' staff to gain access to the shop.

I look forward to hearing from you.

Yours sincerely



Marc Forestier
Browne Jacobson