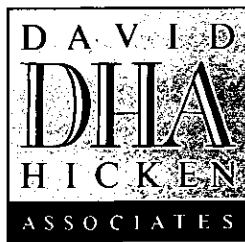


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Chartered Town Planners Development Consultants

Southgate House, High Banks, Loose, Maidstone, Kent. ME15 0EQ. Telephone: (01622) 747899 Fax: (01622) 743351

M J French Esq
Executive Director Planning & Conservation
The Royal Borough of Kensington & Chelsea
The Town Hall
Hornton Street
London W8 7NX

Our Ref : CCA/HL/3377
Your Ref : DPS/DCSW/PP/99/00723/MB

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7 May 1999

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For the attention of Mr N Beale

(Handwritten signature/initials)

APPEALS | IO | REC | ARB | FWD PLN | CON DES | FEES

Dear Sir

PROPOSED REPLACEMENT OF EXISTING SHOPFRONT WITH FULLY OPENING FRONT - 273 KINGS ROAD, LONDON SW3

I refer to my recent telephone conversation with Mr Beale. I confirm that I have been instructed by Designers Guild Limited, occupiers of the immediately adjoining properties on either side of the application property, No's 267 - 271 and 275 - 277 Kings Road. My clients are extremely concerned at the potential adverse effect on their business which would result were this proposal to be permitted in its present form and feel that they have no alternative but to object to it.

It is an objective of UDP policy to protect retail frontages such as this from inappropriate development. It is also policy to safeguard pedestrian safety. Both objectives would be substantially compromised if this development were to proceed.

The submitted plans indicate tables on the pavement outside the application site which would constitute an obstruction to the highway and would plainly obstruct the movement of pedestrians on this side of Kings Road. This is a particular concern to my clients who operate from the retail premises on either side of the application site. The majority of their customers are likely to visit both premises and their movement between premises would be impaired if tables and chairs were placed on the footway. It is this element of the proposal to which particular objection is raised.

Further, however, the design of the proposed shopfront, with the doors folding back to create a completely open frontage, would tend to encourage customers to spill out on the pavement even if tables and chairs were not provided. While my clients have no aesthetic objection to the proposed shopfront as such, they consider that a revised proposal involving a greater fixed element or some alternative provision to prevent customers obstructing the footway, would be very much preferred.

Email: dhaltd@btinternet.com

David Hicken Associates Limited. Registered in England. Registration No. 2683290

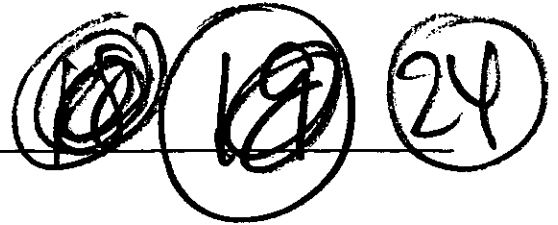
David G. Hicken BA (Hons) BTP, DMS, MBIM, MRTPI.

Martin F. Page Dip TP, DMS, MBIM, MRTPI.

Philip J. Aelen BA, MRTPI.

Chris Atkinson BA, MRTPI.





I understand that Mr Beale is in negotiation with the applicants and that amended plans may be submitted. If amended plans are received I shall be grateful if you will notify me on behalf of my clients so that we can give further consideration to any revised proposal. If no revised plans are received then I would urge you to reject this proposal.

Please let me know if you require clarification of any aspect of this objection. I shall also be grateful to be notified of the Council's decision on the application in due course.

Yours faithfully

Chris Atkinson

Chris Atkinson

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cc. P Harding Esq
R Garside Esq

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19 CARLYLE SQUARE,
LONDON, SW3 6EY.

0171-352 3156.

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| 11 JUN 1999 W. J. King 273 Kings Road, Chelsea Ricketts/ Stokpot. | | | | | | | | | |
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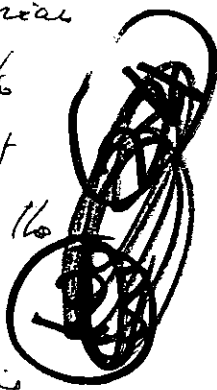
273 Kings Road, Chelsea Ricketts/
Stokpot.

The application you have received for the fitting front and rear window entrances to be replaced with folding windows to allow the tables to spill out onto the pavement is an intrusion into the privacy of residents. This particular restaurant has offered a very reasonable service to visitors and local residents. It is open for the usual trading hours for restaurants and has not caused any disturbance.

If the folding doors/windows are installed and tables and chairs are placed on the pavement the noise level will increase substantially because the restaurant has recorded music playing all the time.

If you allow the new folding doors/windows to be installed please make it a condition that there shall be no music and certainly no tables on the pavement. The pavement is very busy at this particular part of the King's Road and the table will interfere with the pedestrian access. The music will disturb the residents of this Square who live at the South West and South East corners of the Square.

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Please ask the committee considering this application to refuse to allow tables and chairs on the pavement and to ban the sound music if the folding doors/windows are allowed.

Yours sincerely

David Emswiler

(Secretary) Canterbury Square Residents