

PLANNING SERVICES APPLICATION

5

CONSULTATION SHEET

APPLICANT:

Attwood King Associates,
Enterprise House,
Beesons Yard, Bury Lane,
Rickmansworth, Herts.
WD13 1DS

APPLICATION NO: PP/99/00745

APPLICATION DATED: 07/04/1999

DATE ACKNOWLEDGED: 15 April 1999

APPLICATION COMPLETE: 15/04/1999

DATE TO BE DECIDED BY: 10/06/1999

SITE: 204 Earls Court Road, London, SW5 9QF

PROPOSAL: Installation of windows to side and decorative timber cladding. New fascia and entrance doors to existing shopfront.

ADDRESSES TO BE CONSULTED

- 1. Upper flats 204, 202, 206 E C Rd.
2.
3. 1 Trebovir Rd
4.
5.
6.
7. 204 = 1st floor office No 1. M 2/3
8. No 2.
9. No 3.
10.
11.
12. 202. Shop flats 1st, 2nd, 3rd flrs.
13.
14. 206 Shop flats 1-4 M 1/2/3rd flrs
15. HOTEL 1-3 Trebovir Rd.

15

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

AM 21/4

DEVELOPMENT CONTROL

TECHNICAL INFORMATION

THE ROYAL BOROUGH OF



KENSINGTON AND CHELSEA

ADDRESS ~~204 Earls Court Road~~ PP990745

204 EARLS COURT ROAD
SW5

SW

L

- | | | | |
|-----|--|--------|--|
| 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						
IID											✓				✓	

Density	
Site Area	
Habitable rooms proposed	
Proposed Density	

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

Daylighting	Complies	
	Infringes	

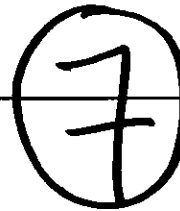
Car Parking	Spaces required	
	Spaces proposed	

Notes:

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 2699

0171-361- 2699

Switchboard:

Extension: 0171-937-5464

Direct Line:

Facsimile:

0171-361-3463

My reference:

Your reference:

Please ask for: Date: 21 April 1999

My Ref: DPS/DCSW/PP/99/00745/NB

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

The Council has received a planning application for development at:

204 Earls Court Road, London, SW5 9QF

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

Installation of windows to side and decorative timber cladding. New fascia and entrance doors to existing shopfront.

Applicant

Attwood King Associates, Enterprise House, Beesons Yard, Bury Lane, Rickmansworth, Herts. WD13 1DS

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



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, Hornton Street, W8** and applications for districts **W10, W11 and W2** in the **North** of the Borough can be seen at **The Information and Aid Centre, Ladbroke Grove, W10 (under the Westway near Ladbroke Grove Station 0181-969-2433)**. 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 an Officer to come to your home with the plans. Please contact the Planning Department and ask to speak to the Case Officer for the application.

PLEASE QUOTE THE APPLICATION REFERENCE NUMBER ON YOUR REPLY

MEMORANDUM

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TO: FOR FILE USE ONLY

**From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION**

**My Ref: PP/99/00745/NB
Room No:**

CODE A1

Date: 21 April 1999 -

DEVELOPMENT AT:

204 Earls Court Road, London, SW5 9QF

DEVELOPMENT:

Installation of windows to side and decorative timber cladding. New fascia and entrance doors to existing shopfront.

The above development is to be advertised under:-

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

M.J. French
Executive Director, Planning & Conservation

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

10

**THE ROYAL
BOROUGH OF**

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS



**KENSINGTON
AND CHELSEA**

Councillor Barry Phelps,
Vice Chairman,
Planning and Conservation Committee,
25 Kenway Road,
LONDON, SW5 0RP.

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

28 April 1999

My reference: EDPC/MJF

Your reference:

Please ask for: Mr. French

Dear Councillor Phelps,

PP/99/0734: 19 Earl's Court Gardens, S.W.5.

PP/99/0745: 204 Earl's Court Road, S.W.5.

Further to your telephone call, I am enclosing, as requested, details of the planning applications recently submitted on the above properties. I would be grateful to receive any comments you may have on the proposals, and for the return of the drawings at your convenience.

Yours sincerely,

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.

Details are set out below.

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

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

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

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

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

SCHEDULE

Reference: PP/99/00745/NB

Date: 30/04/1999

204 Earls Court Road, London, SW5 9QF

Installation of windows to side and decorative timber cladding. New fascia and entrance doors to existing shopfront.

APPLICANT Attwood King Associates,

Lamp post
29/4

NR
12

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Councillor Barry Phelps,
Vice Chairman - Planning and Conservation
Committee,
25 Kenway Road,
LONDON, SW5 0RP.

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



**THE ROYAL
BOROUGH OF**

**KENSINGTON
AND CHELSEA**

30 April 1999 ✓

My reference: EDPC/MJF

Your reference:

Please ask for: Mr. French

Dear Councillor Phelps,

PP/99/0734: 19 Earl's Court Gardens, S.W.5.

PP/99/0745: 204 Earl's Court Road, S.W.5.

Thank you for your letter of 28 April regarding the above planning applications, the details of which I recently sent you. I have noted your comments.

Thank you for returning the drawings to me.

Yours sincerely,

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



Councillor BARRY PHELPS
THE EARL'S COURT WARD

The Royal Borough of Kensington & Chelsea
25 Kenway Road, Earl's Court, SW5 0RP, UK
Tel. 0171 370 3475 Fax. 0171 244 7168
email - ad356@dial.pipex.com

Michael J French FRICS DipTP MRTPI CertTS
Executive Director Planning & Conservation Town Hall W8 7NX
Tel 0171 361 2075/2944 VIA FAX 0171 361 3463
Sec. Miss Phillipa Down

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ccs Cllr David Campion BA(Arch) Dip TP FRIBA MBCS
Paul Kelsey Esq

EARL'S COURT MATTERS -28 April 1999

Dear Mr French

Thank you for sending me two sets of plans - herewith returned.

19 Earl's Court Gardens This seems unexceptionable scheme to me - although, of course, I could change my mind on seeing the full report.

204 Earl's court road I await the report before taking any view on this but - as a general policy - local residents do not like to see the commercial nature of the Earl's Court Road intruding into residential side-streets via flank walls. You will recall the trouble you and Licensing have had with 310C Earl's Court Road (Joe's, La Vie En Rose, The Coliseum and now Siam Square).

Yours sincerely

wk0392

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

19

~~19~~

ACCESS: TP/99/0745	Address: 204 Earls Court Road	Date Received 27/04/99	Date of Obs. 04/05/99
UDP Paras/Policies		Obj. ✓	No obj.
	Development: Installation of windows to side and decorative timber cladding. New fascia and entrance doors to existing shopfront.	HMO?	No. of Dwelling Units
		Existing	Proposed
		D.C. Officer NB	Policy Officer AKS

Access Comments:

To avoid confusion Drawing number 1206/02 is incorrect. The frontage labelled Trebovir Road is in fact the frontage of Earls Court Road and vice versa.

It would appear from Drawing Number 1206/02 that a step approximately high exists on the main entrance door. The entrance to the shop should be flat and level. If this is not possible then an internal or external ramp should be installed (which complies to the designs as shown in Supplementary Planning Guidance - 'Access Design Guidance Notes') to facilitate access for all users.

Although the above is the ideal situation and should be mooted prior to any alternatives there is a possibility that it may impossible or unreasonable to install a permanent ramp. If this is the case then an alternative would be a condition requiring the occupant to keep a portable assisted ramp on the premises to be used when the need arises. This should be accompanied by an appropriate sign (RNIB guidelines) indicating the presence of portable ramp and a bell to call for assistance.

Double doors with a clearance of less than 810mm on each leaf can cause considerable difficulties for some users, in particular wheelchair users. Please can it be ensured that the clearance of each leaf on the main entrance door is a minimum of 810mm. If this is not possible then a large single door (clearance greater than 800mm) should be installed.

Objection subject to the above.

The above comments reflect UDP policies **STRAT11, CD36 and CD67**

Informatives **I43 and I46** can be used on the above.

Monitoring

If the comments above are agreed I have no wish to be kept abreast of this application.

I wish to kept abreast of any recommendations made on this application prior to submission of the report.

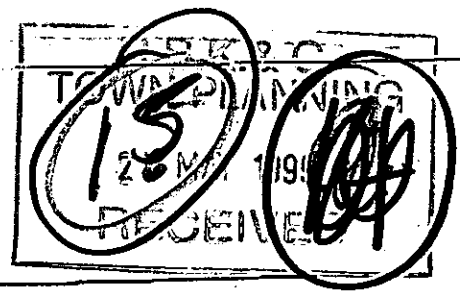
I wish to be actively involved in discussions on this application.

RG 4/5/99

Arch B1

attached drawings look fine I have asked them to reduce no. of lights & to paint green above the stair.

A S S O C I A T E S



FACSIMILE

DATE: 26.5.99

TO: NICK CORBETT

COMPANY: THE ROYAL BORO' OF KENSINGTON & CHELSEA

FAX NUMBER: 0171 361 3463

FROM: CRAN PATTERSON

RE: EMIL'S COURT (204) SHOPFRONT

JOB NO.: 1206/07

NO. OF SHEETS: 4

NIC,

ATTACHED ARE THE NEW DRAWINGS FOR EMIL'S COURT SHOPFRONT AS REQUESTED.

IF YOU HAVE ANY SUGGESTIONS THEN PLEASE CONTACT ME.

REGARDS.

CRAN.

COPIES: MICHELE (HANDS 5)

16
[scribble]

NEW SWANNECK LIGHTING

NEW TIMBER FACIA STAINED GREEN WITH PAINTED SIGN

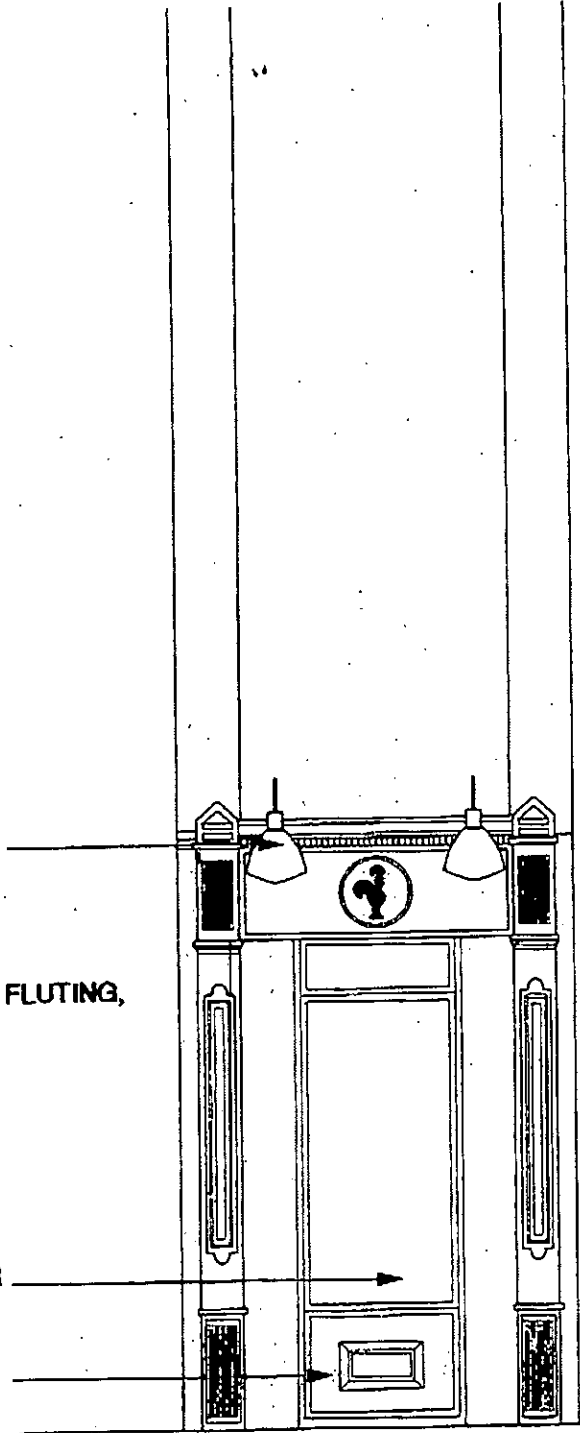
NEW TIMBER PILASTER WITH FLUTING, CAPITAL & CORBEL DETAILS

EXTERNAL MENU BOARDS

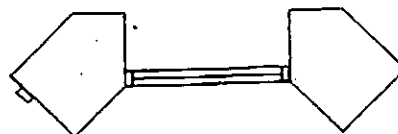
NEW GLAZING WITH TIMBER FRAMING STAINED GREEN

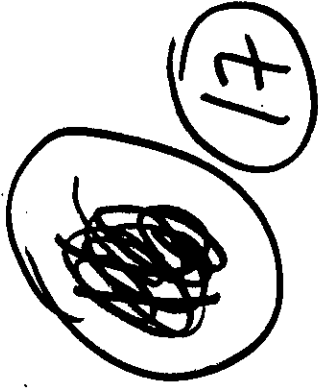
NEW TIMBER STALL RISER STAINED GREEN.

EXISTING STONE PILASTER



CORNER ELEVATION BB





NEW SWANNECK LIGHTING

NEW TIMBER FACIA STAINED GREEN WITH PAINTED SIGN

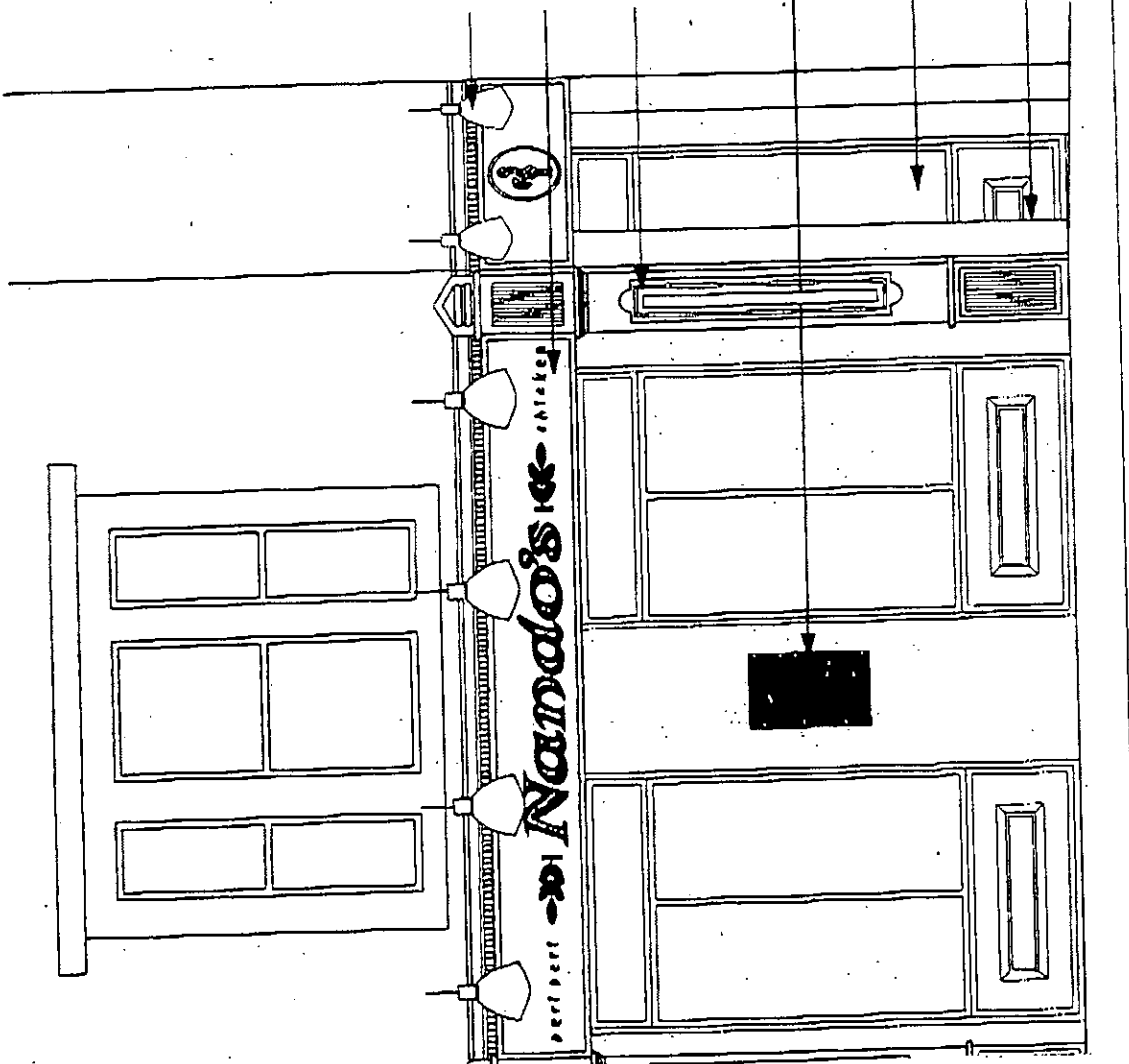
NEW TIMBER PILASTER WITH FLUTING, CAPITAL & CORBEL DETAILS

EXTERNAL MENU BOARDS

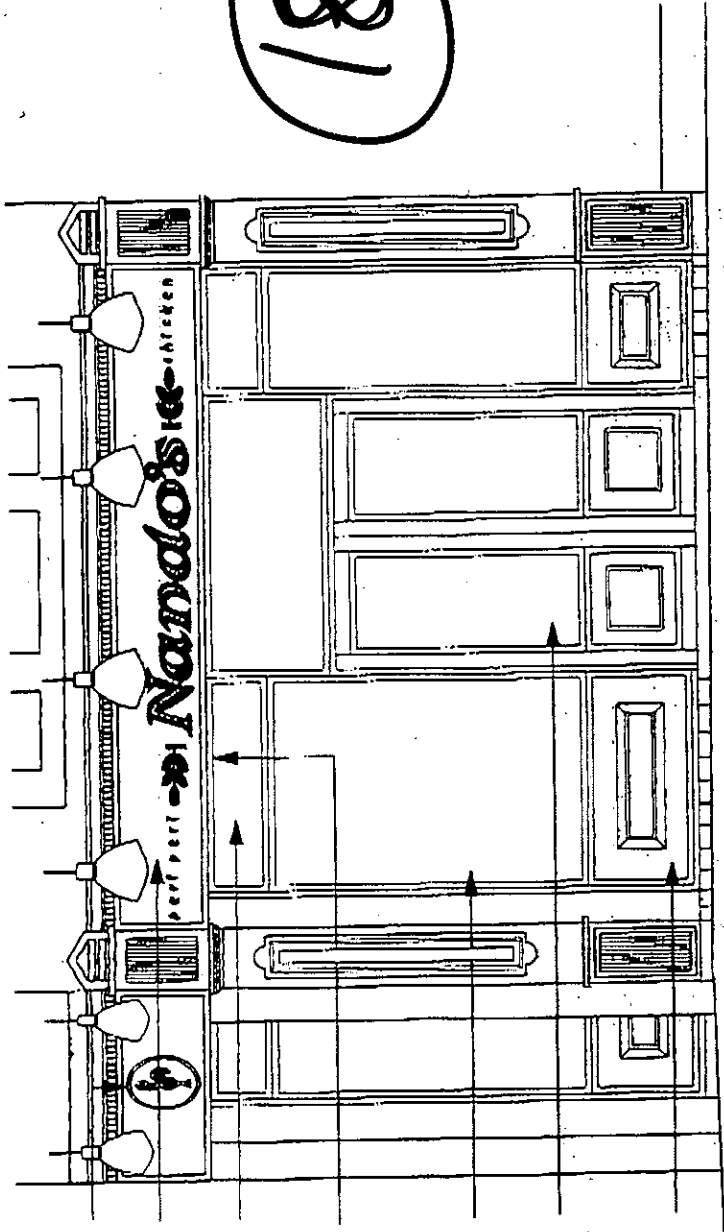
NEW GLAZING WITH TIMBER FRAMING STAINED GREEN

NEW TIMBER STALL RISER STAINED GREEN.

EXISTING STONE PILASTER



18



NEW CORNICE DETAIL

NEW TIMBER FACIA STAINED GREEN WITH PAINTED SIGN

NEW TRANSOM LIGHT

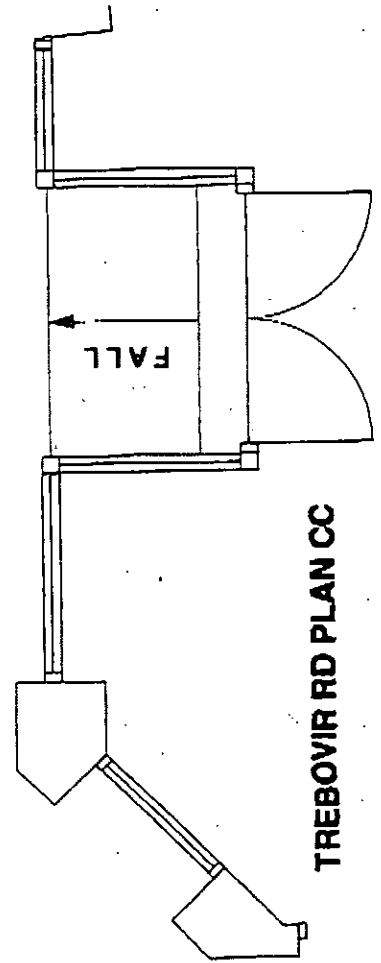
AWNING POSITIONED UNDER FASICA

NEW GLAZING WITH TIMBER FRAMING STAINED GREEN

NEW TIMBER STALL RISER STAINED GREEN.

NEW DOUBLE LEAF TIMBER DOORS WITHIN LOBBY WITH 1:12 FALL

TREBOVIR RD ELEVATION CC



TREBOVIR RD PLAN CC

ATTWOOD KING

ASSOCIATES

(19)

R.B.K. & P.
TOWN PLANNING
28 JUN 1999
RECEIVED

FACSIMILE

TO : NIC CORBETT
COMPANY : CHELSEA AND KENSINGTON - (PLANNING AND ENVIRONMENT)
Facsimile no. : 0171-361-3463 **Date :** 28/6/99
From : CRAIG PATERSON
RE : 204 EARL'S COURT
Job no. : 1206 **No. of sheets :** 1 / 3

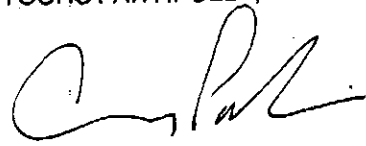
REF :

Comment :

NIC - PLEASE FIND FOLLOWING A SKETCH DRAWING SHOWING OUR PROPOSED NEW SHOP FRONT, SHOWING LINE OF FRONTAGE & ALL ACCESS POINTS. IT IS VITAL THAT WE KEEP THE MAIN DOORS IN THE POSITION THEY ARE NOW SO WE ARE PROPOSING TO USE THE EXISTING SIDE DOORS, WHICH ARE AT GROUND LEVEL, WITH NO RAMP, FOR DISABLED ACCESS, WE WILL ALSO HAVE THIRD FIRE ESCAPE TO THE REAR OF THE BUILDING.

ALSO FIND WITH THIS PLAN DRAWINGS SHOWING TWO OPTIONS REGARDING THE SHOP FRONT. WE HAVE LOCATED STRUCTURE BEHIND ONE OF THE FASCIA PANELS WHICH MAY PREVENT US FROM ACHIEVING THE PROFFERED OPTION. WE HAVE ARRANGED TO INVESTIGATE THIS SITUATION FURTHER TOMORROW MORNING, 29th JUNE, WITH A VIEW TO FINALISING OUR PROPOSAL. WITH THIS IN MIND WOULD YOU PLEASE CONTACT ME AS SOON AS POSSIBLE WITH YOUR COMMENTS AND IF POSSIBLE MEET US ON SITE AT 4-4.30PM ON WEDNESDAY 30th JUNE WHEN WE HAVE A MEETING WITH OUR CLIENT AND CONTRACTOR TO FINALISE DETAILS PRIOR TO COMMENCING WORK ON SITE.

YOURS FAITHFULLY,



CRAIG PATERSON.

Nick
 can you make a meeting at 9.00 PM tomorrow (wed) to discuss the details?
Nick

07957
114991

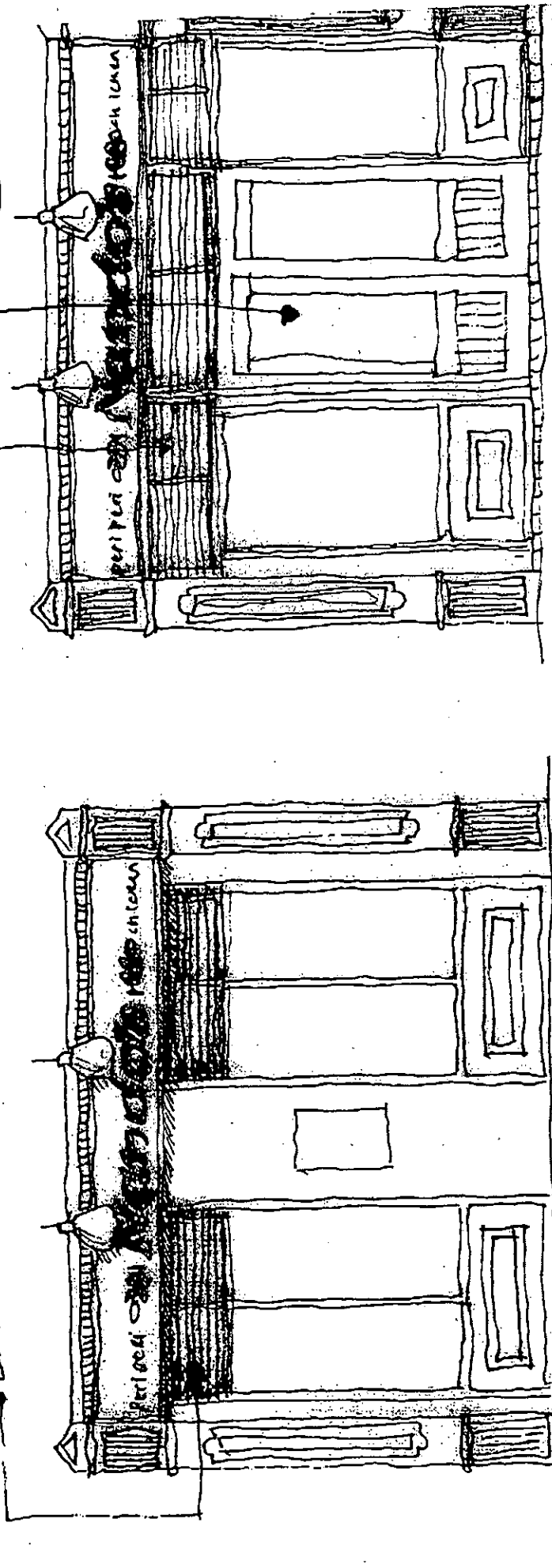
Copies :

NIC BEAL - PLANNING

20

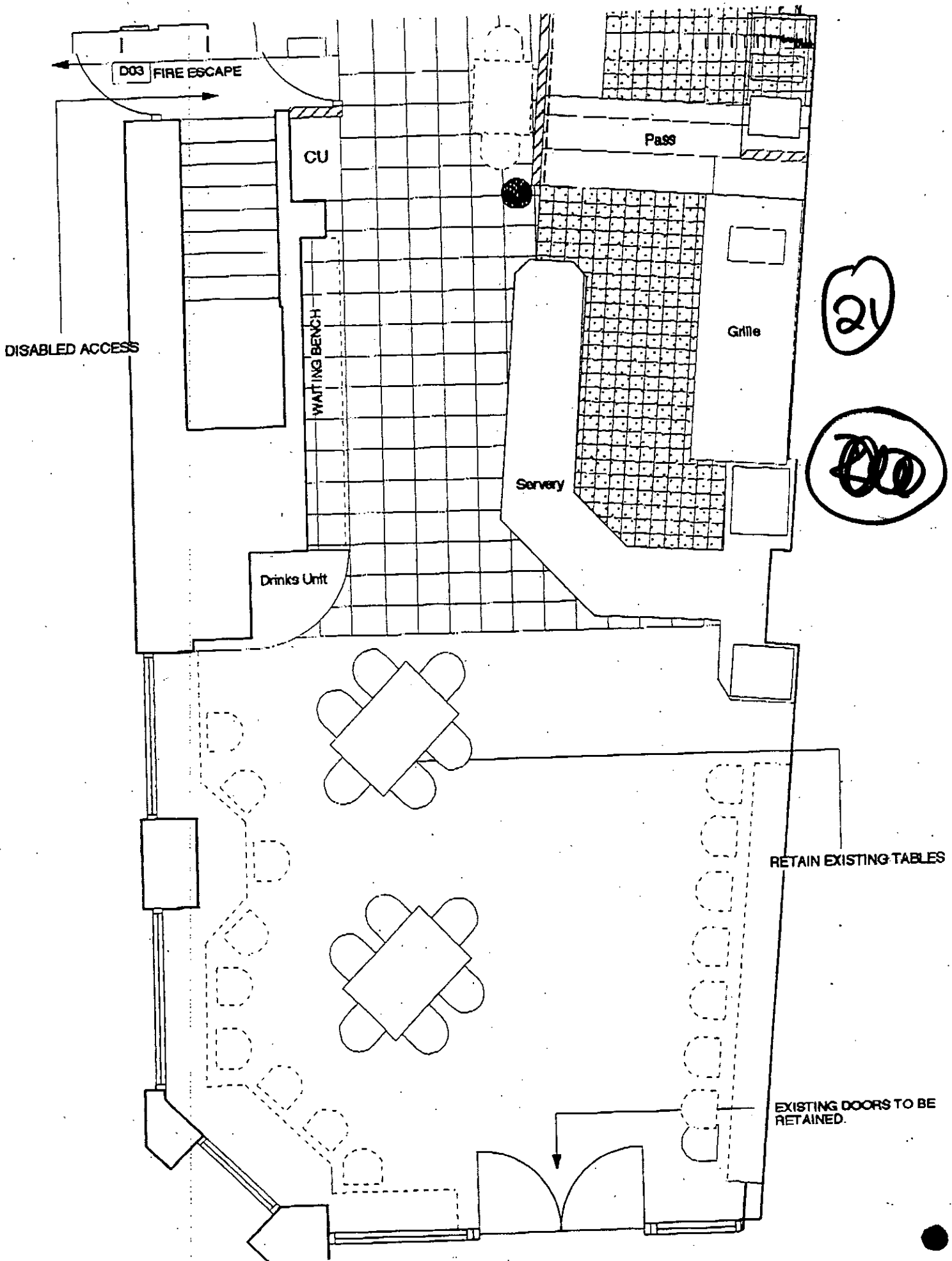
EXISTING DOORS TO BE RETAINED.

LOWES INDE STRUCTURE BEHIND.



204. EARL'S COURT RD ELEVATION

TREBOVIC RD ELEVATION.



D03 FIRE ESCAPE

CU

Pass

Grille

Servery

Drinks Unit

WAITING BENCH

DISABLED ACCESS

RETAIN EXISTING TABLES

EXISTING DOORS TO BE RETAINED.

21



DRAWING ISSUE SHEET

22



		Issue Date																	
Client-	Nando's	Day	27	4	4	4	4	4	4	4	4	4	4	8	8	29	29	2	2
Job No-	1206	Month	5	6	6	6	6	6	6	6	6	6	6	6	6	6	6	7	7
Project-	204 EARL'S COURT	Year	99	99	99	99	99	99	99	99	99	99	99	99	99	99	99	99	99

Drawing Description	Drawing No																			
Existing survey	1219/SO1	x																		
Existing Exterior Elevations	1219/SO2	x																		
Building/Removals	1206/00	x												X	X	A	A	A	A	
Setting Out Basement	1206/01																			
Kitchen Services Basement 1:20	1206/02	x	x			x	x										B	B	C	C
General Arrangem GF and Base. Layout	1206/03	x												X	X	F	F	F	F	
Service Ground and Basement	1206/04	x	x	x	x	x	x	x	x	X	x	x	x	X	X	C	C	C	C	
Ceiling Ground and Basement	1206/05	x				x								X	X	A	A	A	A	
Licensing Plan	1206/06																			
External Elevations	1206/07	x												X	X			X	X	
Elevations	1206/08	x															A	A	A	A
Elevations 1.20	1206/09	x															A	A	A	A
Setting Out Ground Floor	1206/10																			
Kitchen Services Ground Floor 1:20	1206/11	x	x			x	x	x									B	B	B	B
W.C Elevations/Sections	1206/12	x															B	B	B	B
Servery Counter	1206/13	x															A	A	A	A
Condiment Unit	1206/14	x															X		X	X
Shopfront Detail	1206/15A																		X	X
Shopfront Detail	1206/15B																		X	X
Shopfront Detail	1206/20																		X	X

Drawing Issue status																			H	E	H	H
A - Preliminary B - Information C - Client Approval D - Building Regulations Submission E - Planning Submission F - Bills / Tender Preparation G - Tender H - Contract J - Construction																						

Distribution	Number of copies																					
Nando's																				X	1	
Lease/Landlord																						
Main Contractor	x																			4	1	1
Planning/Building Control																			X			
Kitchen Fabrication / Equipment				x																		
Refrigeration					x																	
HVAC						x																
Extraction Canopies							x															
Till Installation								x														
Audio Installation									x													
Security Installation																			X			
Telephone Installation																				X		
Solicitors																						
Drinks Equipment Installation																						
Other Consultants																						

RECEIVED BY PLANNING SERVICES

DIR	HDC	N	C	SW	SE	ENF	AO
							ACK

82

5 JUL 1999

ATTWOOD KING ASSOCIATES

ENTERPRISE HOUSE BURY LANE
 RICKMENS WORTH
 HERTFORDSHIRE WD3 1DS
 TELEPHONE 01923 711882
 FAX 01923 776011

ATTWOOD KING

ASSOCIATES

23

NIC,

DRAWINGS AS
REQUESTED. PLEASE WOULD
YOU PASS A COPY TO NIC
BEAL.

RECORDS

CRAY PATRICKSON

NO objection

NJ-C. 6.7-99

WITH
COMPLIMENTS

ENTERPRISE HOUSE
BEESONS YARD
BURY LANE
RICKMANSWORTH
HERTFORDSHIRE
WD3 1DS

TEL 01923 711882
FAX 01923 776011

ATTWOOD KING

ASSOCIATES

24

FACSIMILE

TO : NIC BEAL

COMPANY : KENSINGTON & CHELSEA (PLANNING & CONSERV

Facsimile no. : 0171 361 3463 Date : 8/7/99

From : CRAIG PATERSON

RE : 204 EARL'S COURT

Job no. : 1206 No. of sheets : 1 / 1

REF :

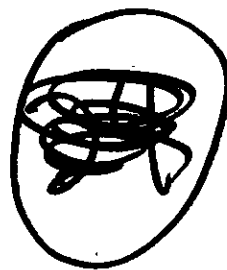
Comment :

NIC-- ATTACHED IS A DETAIL SHOWING THE MOCK WAREHOUSE STYLE TIMBER DOORS ON THE TERBOVIR ELEVATION. THE WALL CONTAINS DOUBLE GLAZING AT THE TOP OF THE DOORS WHICH PROVIDES SOME SORT OF NATURAL LIGHT TO THE REAR OF THE BUILDING. THE WALL WILL BE FULLY INSULATED. COULD YOU PLEASE COME BACK TO ME WITH YOUR COMMENTS

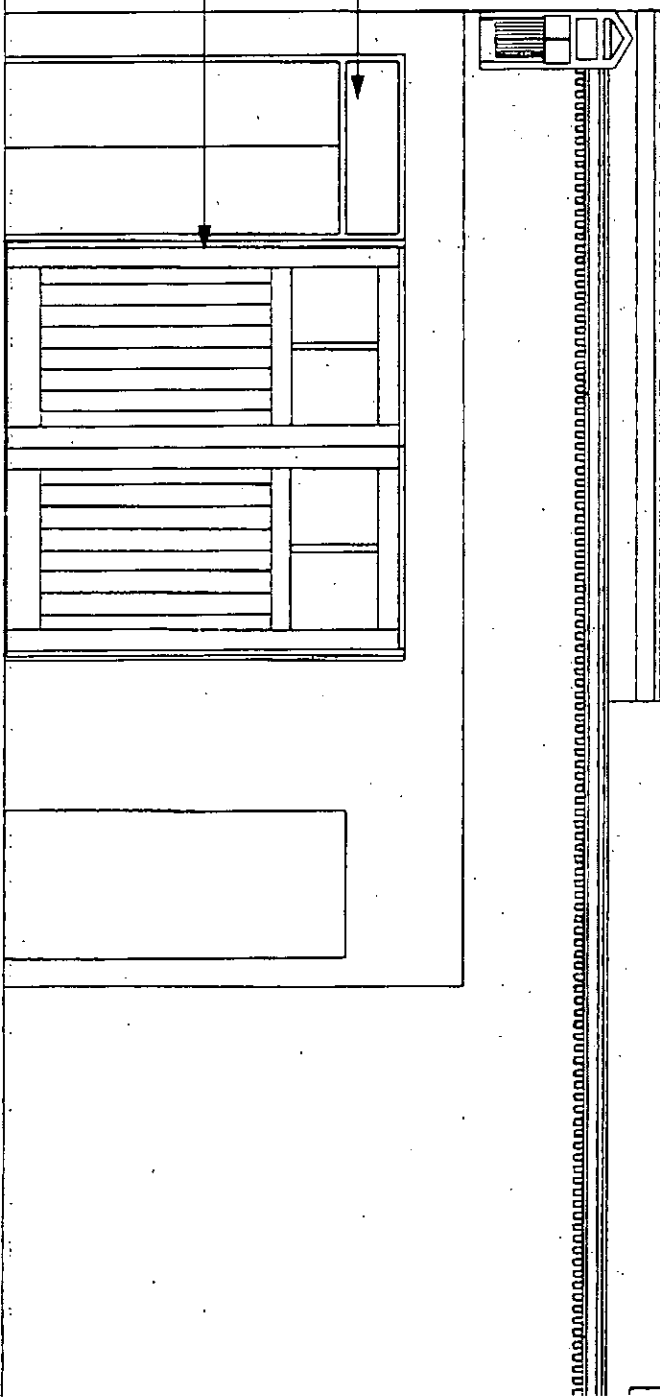
REGARDS

CRAIG PATERSON

Copies : _____



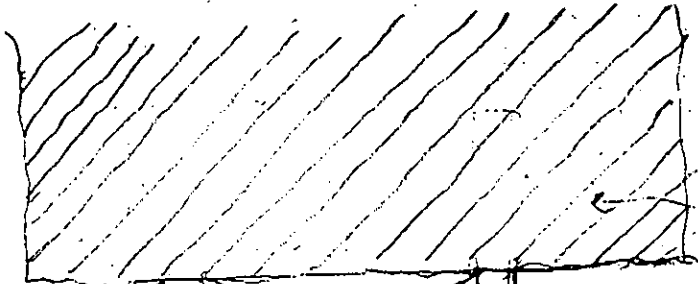
EXISTING FIRE DOOR
TO REMAIN
NEW WAREHOUSE
STYLE TIMBER WINDOWS
WITH SAFETY GLAZING



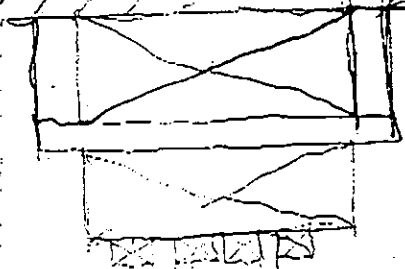
204 TREBOVIR RD ELEVATION AA

25

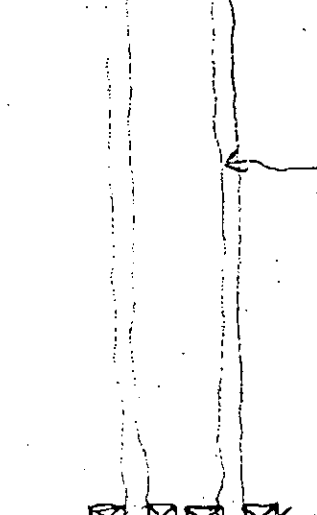
26



EXISTING BULKHEAD.



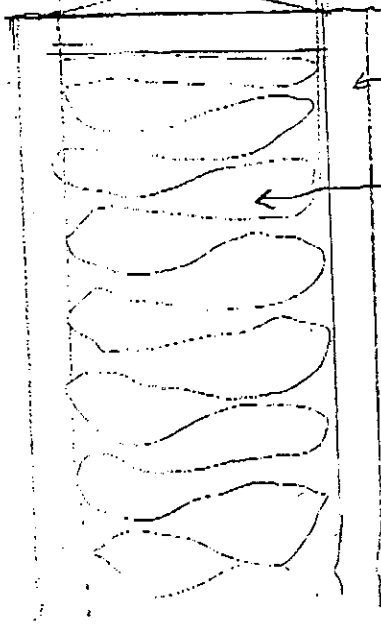
DOUBLE GLAZING (SAFTY GLAZING)



GLAZING BEADING.

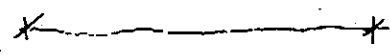


TIMBER WINDOW FRAME.



TIMBER PANELING.

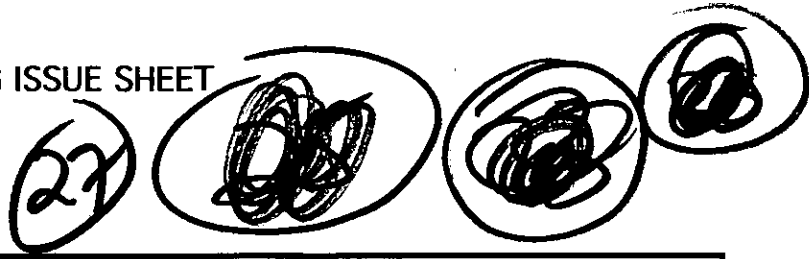
SOUND INSULATOR.



125 mm

DETAIL TO TIMBER STILE
WINDOWS / DOORS ON
TREBOWR ELEVATION

DRAWING ISSUE SHEET



				Issue Date												
Client-	Nando's	Day	9													
Job No-	1206	Month	8													
Project-	204 EARL'S COURT	Year	99													
Drawing Description		Drawing No														
Existing survey		1219/SO1														
Existing Exterior Elevations		1219/SO2														
Building/Removals		1206/00														
Setting Out Basement		1206/01														
Kitchen Services Basement 1:20		1206/02														
General Arrangem GF and Base. Layout		1206/03														
Service Ground and Basement		1206/04														
Ceiling Ground and Basement		1206/05														
Licensing Plan		1206/06														
External Elevations		1206/07														
Elevations		1206/08														
Elevations 1.20		1206/09														
Setting Out Ground Floor		1206/10														
Kitchen Services Ground Floor 1:20		1206/11														
W.C Elevations/Sections		1206/12														
Servery Counter		1206/13														
Condiment Unit		1206/14														
Shopfront Detail		1206/15A	A													
Shopfront Detail		1206/15B	A													
Shopfront Detail		1206/20														
Drawing Issue status			D													
A - Preliminary B - Information C - Client Approval D - Building Regulations Submission E - Planning Submission F - Bills / Tender Preparation G - Tender H - Contract J - Construction																
Distribution			Number of copies													
Nando's																
Lease/Landlord																
Main Contractor																
Planning/Building Control			X													
Kitchen Fabrication / Equipment																
Refrigeration																
HVAC																
Extraction Canopies																
Till Installation																
Audio Installation																
Security Installation																
Telephone Installation																
Solicitors																
Drinks Equipment Installation																
Other Consultants																

~~28~~ 28
~~28~~

ATTWOOD KING
A S S O C I A T E S

NK, *PACK → NB*
✓ OM 11/8
AS BLUE DRAWINGS AS REQUESTED.
IF THERE ARE ANY PROBLEMS THEN,
PLEASE CONTACT ME.

REMARKS. 204 EARLS COURT RD.
CPK

RECEIVED BY PLANNING SERVICE
EX | HDC | N | C | S | SE | ENF | AO
DIR | | | | | | | ACK
10 AUG 1999 (70)

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

WITH COMPLIMENTS

Shelbourne Jones
221-3219

ENTERPRISE HOUSE
BEESONS YARD
BURY LANE
RICKMANSWORTH
HERTFORDSHIRE
WD3 1DS
TEL 01923 711882
FAX 01923 776011

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

29 [scribble]

**THE ROYAL
BOROUGH OF**



**KENSINGTON
AND CHELSEA**

Executive Director M J FRENCH FRICS Dip TP MRTPI
Cert TS

Councillor Barry Phelps
Vice Chairman, Planning & Conservation
Committee
25 Kenway Road
Earl's Court
SW5 0RP

Switchboard: 0171 937 5464
Extension: 2467
Direct Line: 0171 361 2467
Facsimile: 0171 361 3463
Email: plnjwd@rbkc.gov.uk

16 July 1999

My reference: DPS/DCSW/JT
/PP/99/0745 &
CA/99/0748

Your reference:

Please ask for: John W Thorne

P. Haster height?
o/w OK by BP

Dear Councillor Phelps

Town & Country Planning Act 1990
204 Earl's Court Road SW5

I write with reference to the current applications for planning permission and advertisement consent for a replacement shop front and signs at the above address in respect of which you wrote to me on 28th April 1999.

I note the view expressed to yourself by local residents with regard to the encroachment of commercial frontage into residential side streets.

In the present case the return frontage of the shop unit is well established and records indicate that it dates from a 1959 planning permission.

The proposed replacement shop front and signage are considered to constitute an improvement to the street scene and the conservation area and I understand that funding has been approved from the Earl's Court Regeneration Partnership.

Under the circumstances it is my intention to determine this application under delegated powers.

I trust this is of assistance

Yours sincerely

M J French
Executive Director, Planning & Conservation

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

30
~~30~~

~~THE~~ ROYAL
BOROUGH OF



**KENSINGTON
AND CHELSEA**

Councillor Barry Phelps
25 Kenway Road
Earl's Court
London
SW5 0RP

Switchboard: 0171-937 5464
Extension: 2699
Direct Line: 0171-361 2699
Facsimile: 0171-361 3463

27 July 1999

My reference: DPS/DCSW/NB/
PP/99/0745 and
CA/99/0748

Please ask for: Nicholas Beale

Dear Councillor Phelps

**Town and Country Planning Act 1990
Nando's Restaurant, 204 Earl's Court Road, Kensington SW5**

I refer to the current planning application at the above property for the recently installed shopfront.

The pilasters and corbels for the shopfront have been built in compliance with the submitted drawings and in accordance with the plans approved for SRB purposes. However, the submitted plans do not accurately show the height of the existing neighbouring stone corbels and pilasters, which rise slightly higher on the elevation.

I do not consider that the difference in height of the two sets of pilasters causes harm to the appearance of the property, but have requested that the applicant submits amended plans showing the true height of the pilasters.

Yours faithfully


M J French
Executive Director
Planning and Conservation.

R

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

30


THE ROYAL
BOROUGH OF



**KENSINGTON
AND CHELSEA**

Mr C Paterson
Attwood King Associates
Enterprise House
Beesons Yard
Bury Lane
Rickmansworth
Herts WD3 1DS

Switchboard: 0171-937 5464
Extension: 2699
Direct Line: 0171-361 2699
Facsimile: 0171-361 3463

27 July 1999

My reference: DPS/DCSW/NB/ Your reference: 1206
PP/99/0745 and
CA/99/0748

Please ask for: Nicholas Beale

Dear Sir

**Town and Country Planning Act 1990
204 Earl's Court Road, Kensington SW5**

I refer to the current planning application for the installation of a new shopfront at the above property.

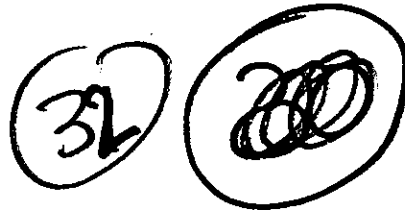
It is noted that the height of the existing stone corbels and pilasters to the property has not been accurately drawn on the submitted plans. I am therefore unable to present this application to the Planning Services Committee. I would therefore request the submission of amended plans that show the true height of the architectural detailing to this property.

I look forward to receipt of six copies of the relevant amended plans at your earliest convenience on your return from holiday.

Yours faithfully


Paul Kelsey
Area Planning Officer
For the Executive Director of Planning and Conservation.

To: Nick Beale
From: Nick Corbett



NANDOS, 204 EARLS COURT ROAD

27 July 1999

The pilasters and corbels have been built in compliance with the submitted planning drawings and in accordance with the drawings approved for SRB grant purposes. However, the approved drawings did not accurately show the height of the existing neighbouring stone corbels and pilasters. The design of the new corbels differs from the neighbouring stone ones to ensure that they properly relate to the new shopfront design, which they do well.

While the overall effect of the new design is a considerable enhancement, the bright yellow finish upon architectural elements, including pilasters and corbels, has an unsettling effect. These areas are to be painted cream to better reflect the context of the Victorian terrace.

Nick

DELEGATED REPORT

32

Address 204 Earl's Court Road
Kensington SW5

Reference PP/99/745

Conservation Area 11D

Listed Building Yes/No Yes No

Type of Application

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

Type of Development

Residential Extension

Shopfront

Roof

Non-Residential Extension

Rear

Storeys _____

Side

Listed Building Demolition
whole part

Front

Listed Building Alterations

Garden

Residential Alterations

Residential Conversion

Unlisted Building - Demolition
whole part

From _____

To _____

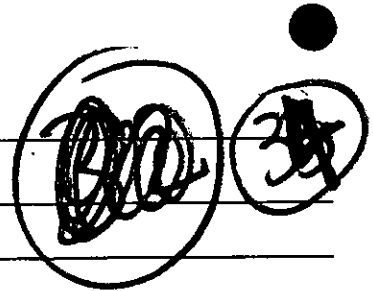
Other

continued

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

Who None

Overcome by Amendment/Withdrawn/Not Relevant/Other _____



Existing

A3

Issues/Policy/Precedent/Conditions/Third Schedule

Standards

satisfactory

- Light
- Privacy
- Room Sizes
- Parking
- Trees

HBMC Direction/Obs.

- Obs. Rec'd
- Direction Rec'd
- Consultation Expired

GRANT/APPROVE

subject to conditions

Informatives

Report by NB

Date 13.8.99 Agreed

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

(A) (B) P1
 (35)

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

Date: 13 August 1999
 Our Ref: PP/99/00745-1 M N W 1

Application Date: 07/04/1999 ; 15/4/99
 Agent: Attwood King Associates, Enterprise House, Beesons Yard, Bury Lane,
 Rickmansworth, Herts. → WD13 1DS
 Address: 204 Earls Court Road, London, SW5 9QF

10/8/99

32
725

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. |
| Class (ii) - shop fronts | 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 (ix) - grant permission licence or no objection under Sections 73, 74, 138 143, 152, 153, 177 & 180 of the Highways Act |
| Class (iv) - amendments as required by T.P. Committee | Class (x) - Crossover under S. 108 of the Highways Act 1980 |
| Class (v) - above classes after D.P. Committee agree | |

Ref: 1206

DELEGATED APPROVAL
 27 AUG 1999

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

DESCRIPTION OF PROPOSED DEVELOPMENT

Retention of shopfront.

RECOMMENDED DECISION Grant planning permission

conditionally

RBK&C drawing(s) No. ~~PP/99/00745~~ Applicant's drawing(s) No. PP/99/0745, PP/99/0745/B and PP/99/00745/C

Applicant's Drawing No(s): 1059/01, 1059/02, 1206/07/B, 1206/15/A/A, and 1206/15/B/A

I hereby determine and grant/refuse this application (subject to HBMC Direction/Historic Building authorisation) under the powers delegated to me by the Council, subject to the condition(s) indicated 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

[Signature]
 PP/99/00745 : 1

PP/24/8/99

36

CONDITIONS AND REASONS FOR THEIR IMPOSITION

1) A portable ramp shall be kept on site at all times available for use by wheelchair users to allow satisfactory access into the property.
Reason: To ensure satisfactory access for wheelchair users.

2) The warehouse doors on the Trebovir Road frontage hereby approved shall remain non-openable, painted white and constructed with non-openable glazing, and so maintained.
Reason: To ensure a satisfactory appearance of development and to protect the amenities of neighbouring occupiers.

3) Details of the means of fixing shut the fire door on the Trebovir Road frontage at all times other than in emergency, shall be submitted to and approved in writing by the Executive Director, Planning and Conservation, within one month of the date of this approval. The door shall remain fixed shut in the approved manner at all times other than in emergency.
Reason: To protect the amenities of neighbouring occupiers.

INFORMATIVES

- I09
- I10
- I21

DELEGATED REPORT

PP/99/00745

37



Planning permission is sought for the retention of a shopfront at 204 Earl's Court Road.

This is a three storey (plus basement) property on the corner plot between Earl's Court Road and Trebovir Road and operates as a restaurant at ground floor level, trading as 'Nando's'. The property is unlisted but is located in the Nevern Square Conservation Area.

The restaurant has two frontages, which were originally part-rendered and part-glazed. A very large fascia board above had raised plastic and neon lettering. A blind box was located beneath fascia level on the main frontage.

The new frontages are timber framed, with pilasters at each corner with corbel brackets. The glazing rises from stall risers below, with double doors to the main frontage, up to a line of wooden louvers under the slim fascia board. On the Trebovir Road frontage mock-warehouse doors are installed with small windows above. These doors are for effect only and are non-openable.

The Conservation and Design Officer raises no objections to the proposal.

The shopfront is considered to represent a significant visual enhancement to the appearance of this property and the wider streetscene. The scheme has allowed for the reintroduction of Victorian shop detailing to a property with high visual prominence and complements endeavours taken in the vicinity to introduce high quality shopfronts. The shopfront has been part-financed through the Earl's Court Regeneration Partnership.

The shopfront is not considered to cause harm to the appearance of the property or to the character and appearance of the Conservation Area. It is considered to comply with Policy CD63.

Councillor Phelps has written in relation to this application. While expressing no opinion with regards to the proposal, he notes that residents do not welcome the intrusion of commercial frontages into side roads. He also notes that the plans originally did not accurately show the height of existing pilasters. It is to be noted that the shopfront extends into Trebovir Road no further than previously. The pilasters have been correctly drawn on amended plans. Councillor Phelps has supervised funding of the shopfront through the Earl's Court Regeneration Partnership.

M.J. FRENCH

EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION

List of Background Papers:

The contents of file PP/99/00745 save for exempt or confidential information in accordance with the Local Government (Access to Information) Act 1985.

Report Prepared By: NB

PP/99/00745 :

3

Report Approved By: NB/LAWJ
Date Report Approved: 16/07/1999

A handwritten number '38' is enclosed within a hand-drawn circle.A handwritten signature or set of initials is enclosed within a hand-drawn circle.