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# PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

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THE ROYAL  
BOROUGH OF

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

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KENSINGTON  
AND CHELSEA

Mr. D. A. Jones,  
Design Group Nine,  
573a Battersea Park Road,  
Battersea,  
London, SW11 3BJ

Switchboard: 020 7937 4564  
Extension: 2664  
Direct Line: 020 7361 2664  
Facsimile: 020 7361 3463

14 September 2000

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My reference: 99/2504

Your reference:

Please ask for: Mr. J. Wade

Dear Mr. Jones,

Re: Town and Country Planning Act 1990  
Proposed Works at 31 Draycott Place, SW3  
Change of Use of Residential Apartments to Hotel (Application Ref. TP/99/2380)

Thank you for your letter dated 6<sup>th</sup> September 2000. My officer, Mr. Wade, has noted the contents but I must inform you that the planning agents acting on behalf of the owners of No. 34 Draycott Place have informed my officer and the Building Control Department that they are merely upgrading the present facilities at the Blair House Hotel and it will remain in hotel use. I understand the works are being monitored on this basis by the Building Control Department. Under the circumstances, I intend to send a Planning Investigation Officer to ascertain what the true situation is.

In light of the above information, the terms of the legal agreement will be breached if work commences on a hotel conversion at No. 31. Therefore, until such time as No. 34 has been converted into six self-contained flats and the owners have informed the Department in writing that the flats are ready for occupation (and they have been inspected), I would strongly advise that works do not commence at No. 31.

If you have any further queries, please contact my officer, Mr. Wade (020-7361 2664).

Yours sincerely,

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

To: M. Wain  
Building Control  
for info 20.9.00 JW



**ARCHITECTURAL  
& SURVEYING  
CONSULTANTS**

573a BATTERSEA PARK ROAD  
BATTERSEA LONDON SW11 3BJ  
TELEPHONE: 020 7924 2100  
FACSIMILE: 020 7585 0542

September 6, 2000

Royal Borough of Kensington & Chelsea  
Town Hall  
Hornton Street  
London W.8. 7NX

Planning & Conservation Department

FAO Jon Wade Esq.

Dear Mr. Wade,

**31 DRAYCOTT PLACE LONDON S.W.3.**

I refer to our discussion last week regarding the above property and 34 Draycott Place.

I can confirm I have now met with the owners of 34 to clarify what works they have carried out to their property.

They have carried out upgrading works of refurbishment, improvement and repair and will not be using the property as a hotel. That use has now been effectively extinguished.

Apartments have been formed which are self – contained, bathrooms are provided to each unit. In addition to this, kitchenette areas are provided within each of the apartments.

No hotel services are to be provided. There will not be a reception, there will be no communal cooking or other facilities.

I can confirm that our client's Solicitor will be sending to you the signed legal agreement shortly.

On this basis the works of conversion at no. 31 are due to start in approximately two weeks. I would be grateful for your confirmation that this is in order.

Thank you in anticipation of your early response.

Yours sincerely

D.A. JONES Tech RICS

cc. Mr Geron  
Mr Colin  
Mr. Skilbeck

Encl.

RECEIVED BY PLANNING SERVICES								
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK	
- 7 SEP 2000							(43)	
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES		

DIRECTORS:

JULIAN CROMPTON, TechRICS  
DAVID JONES, TechRICS  
JOSEPH ROGIC, MBIAT  
PETER STIRZAKER, ARICS

A LIMITED COMPANY REGISTERED  
WITH THE REGISTRAR OF FRIENDLY  
SOCIETIES NO.23186R

To : M. Wynn  
Building Control for info 20.9.00 JCS

H.

THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA

TOWN PLANNING ENFORCEMENT SECTION

COMPLAINT INVESTIGATION

REG NO: DATE: 20.8.00. OFFICER: Jan Wade.	SITE: 31 and 34 Draycott Place.
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COMPLAINT: No member of public - Building Control plans for No. 34 (Blair House Hotel).
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SOURCE: M. Winn - Building Control.	NO. COMPLAINTS:
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SUMMARY OF ACTIONS: Legal agreement to convert No. 31 Draycott Place to hotel use provided <del>to</del> No. 34 converted to 6 self contained residential flats. Works commenced at No. 34 but to upgrade as existing hotel use - in other words No. 31 cannot be converted unless <sup>No. 34</sup> converted to residential flats. Check to ensure works at No. 34 are only an upgrade and ensure hotel use remains - what is being done? Letter of explanation expected from D.T.Z planning consultants.
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CONCLUSION:
COMPLAINANTS NOTIFIED:

# MEMORANDUM

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To: Mick Winn  
cc:

From: Dave Best  
Date: 03.08.2000

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## B1 - MEANS OF ESCAPE OBSERVATIONS

PREMISES: 34 Draycott Place. London. SW3.

APP No:

SUBMISSION No:

DRAWING No:

I make the following comments using Approved Document B and, where appropriate, BS.

**\*Please note that I have not consulted the LFCDA.**

Mick,

I refer to the attached letter regarding the above mentioned Hotel. A full plans application would be needed before statutory approval could be considered.

No objection would be generally raised to the introduction of the enclosed kitchen into the hotel bedrooms provided that:-

- (a) the kitchens are remote from the hotel exits.
- (b) additional heat detectors are installed
- (c) the fire alarm to be checked over by a competent electrician to ensure that it complies with BS 5839 Part 1: 1988.
- (d) The escape lighting in the building is checked over by a competent electrician to ensure that it complied with BS 5266 Part 1 1990.
- (e) fire exit and fire signs are to comply with Bs 5499 Part: 1.
- (f) The alteration of the office into a bedroom at the Lower Ground floor into a bedroom could be acceptable if the boiler room was entered separately from the bedrooms.
- (g) The boiler room ventilation is not sited in either of the bedrooms or in the protected route or routes.

30/8/00

Notes

Spoke to D. Jones 30.8.00 11am - informed 6 self contained flats not being implemented and would have ramifications for his clients scheme - could not implement until No. 34 inspected and confirmed self contained flats.

Spoke to DTZ - 30.8.00 - informed not implementing self contained flats - merely upgrading hotel use.

Letter to confirm - wished to confirm def hotel use and not other use being created. Said he was aware of this and ensure hotel use occurring.

Spoke to Michael Lewis - confirmed flats scheme not being implemented - said would speak to planning consultant.

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

TP No: TP/99/2380 & 2504	Address: 31 and 34 Draycott Place, SW3	Date Received 15-12-99	Date of Obs. 17-1-00	
UDP Paras/Policies		Obj. ***	No obj.	
H2, T2 & T3	Development: Land use swap between classes C1 and C3.	HMO? No	No. of Existing 8	Dwelling Units Proposed 6
		D.C. Officer JW		Policy Officer DC

**Site:**

The properties lie opposite each other on Draycott Place near its junction with Blacklands Terrace.

**Existing Use:**

No. 31: Residential comprising 8 self-contained flats.  
No. 34: Hotel within class C1

**Planning History:**

There are no relevant planning decisions.

**Proposed use:**

Land use swap.

**Policy Issues:**

The applicant proposes a swap of uses between two properties. No. 31, currently in 8 self-contained flats, would form an extension to an existing hotel at no 29 providing a 21 bedroom hotel. No 34, currently a hotel providing 11 rooms, would be converted into 6 self contained flats.

Residential

The proposal will result in the net loss of 2 flats. This is contrary to STRAT 13 & 14, and RPG3 (para. 4.17). Policy H1 resists the loss of permanent residential accommodation in all but the most exceptional circumstances. The circumstances under which the change of use from residential accommodation might be acceptable are where:

1. the accommodation is statutorily unfit;
2. where the accommodation could not be adapted or incorporated into another unit; and
3. where an essential community facility requires accommodation.

I do not believe that the proposal falls within one of the above caveats. The proposed unit sizes comply with the Council's planning standards, however, the layout suggests that an occupier of one of the flats can enter all the other flats, apart from the ground floor flat, via the lift as the lift is located within the flats. Is there some mechanism in the lift which prevents this from happening?

Hotel

At present, no. 29 comprises 11 bedrooms and no. 34 comprises 11 bedrooms and 4 ancillary bedrooms for staff. The applicant proposes to combine nos. 29 and 31 into a single hotel providing 21 rooms. The relevant policy here is T2 and T3. With regard to policy T2, the proposal will result in the loss of residential accommodation. Consult Transportation regarding policy T2b&c. The proposal would not result in an increase in the number of bedrooms. However, due to insufficient information, it is not known whether a reduction in bedspaces will occur.

PH 18.1.00

CHILD ■ GRADDON ■ LEWIS

ARCHITECTS and DESIGNERS

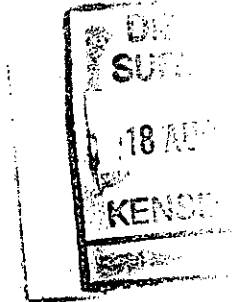
33 Fitzroy Street London W1P 6ED Tel: (+44) 020 7636 2822 Fax: (+44) 020 7636 8377  
e-mail: cgl@lonwl.demon.co.uk

99/2504

Mr M Win  
Department of Building Control  
The Town Hall  
Hornton Street  
London  
W8 7NX

17<sup>th</sup> August 2000

Dear Mr Win



(27)

9973/402a

**34 DRAYCOTT PLACE LONDON SW3**

Further to our recent telephone conversation regarding proposed minor alterations to the existing hotel we enclose the following drawings:

9973 / SK 006, 007, 008, 009, 010 & 011

We also enclose details of the spacesaver kitchen units that we are proposing to install within each of the existing hotel rooms. The enclosed drawings indicate where we propose to install these units and that they will be connected to the existing SVP's to allow foul water drainage from the built in sinks.

The lower ground floor is currently an office and a communal dining room for the hotel. The office is indicated as room number 02 and the communal dining room as room no 01. It is proposed that both of these rooms are to be changed into bedrooms as part of the hotel. Both of these rooms will have two means of escape, through the common accessed hall and stair up to ground floor. This is an existing protected escape route. There is also direct escape through the rear of the property via an existing escape stair as indicated in the courtyard from room 01. There is an existing exit to the front of the property from room 02 and 03 via the front door to the front courtyard and stairway.

We would be grateful if you could advise us of how we can gain statutory approval for these alterations and whether they could be covered under a building notice.

We will telephone to discuss further.

Please do not hesitate to contact us with any queries regarding this submission.

Yours sincerely

**James Felstead**  
Child Graddon Lewis Limited

Directors:

Simon H Child BSc(Hons) Dip Arch RIBA  
Paul K Graddon BA DipArch RIBA  
Michael E Lewis BSc(Hons) DipArch RIBA

Associates:

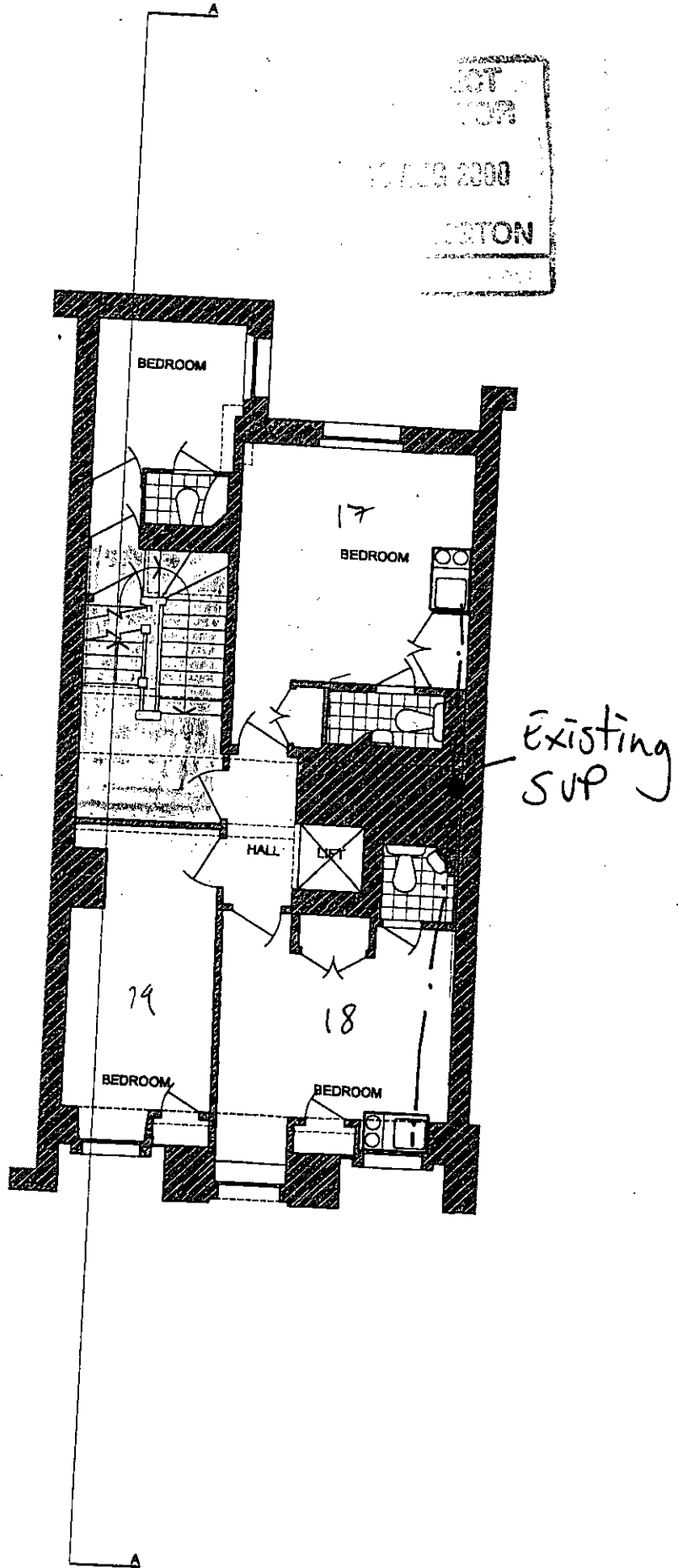
Richard Li BA(Hons) BArch(Hons) ARB RIBA  
Stuart J Marsland BA(Hons) BArch RIBA  
Elise Ovanessoff BA(Hons) BArch RIBA  
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Consultants:

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Child Graddon Lewis Limited  
Registered in England No. 3191447

Child Bradon Lewis  
9973 / SK 011  
Fourth Floor

ST  
10 AUG 2000  
BOSTON



FOURTH FLOOR

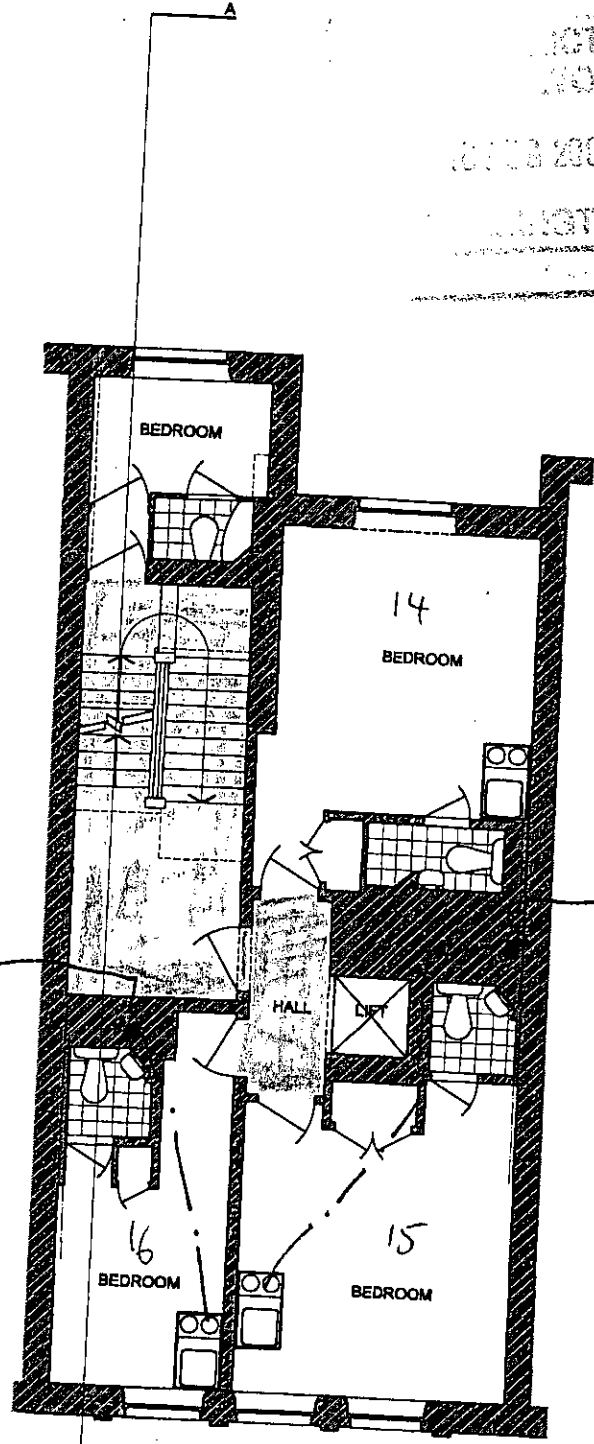


Child Graddon Lewis  
9973 / SK 010  
Third Floor

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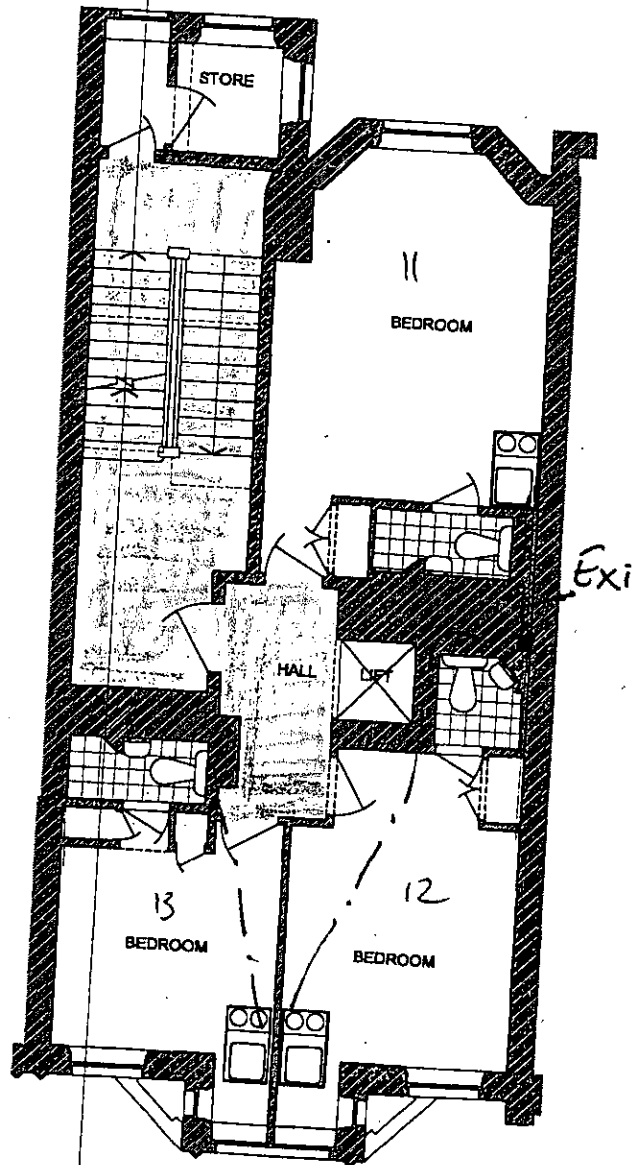
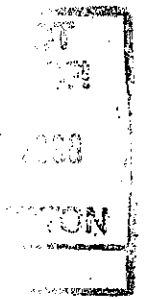
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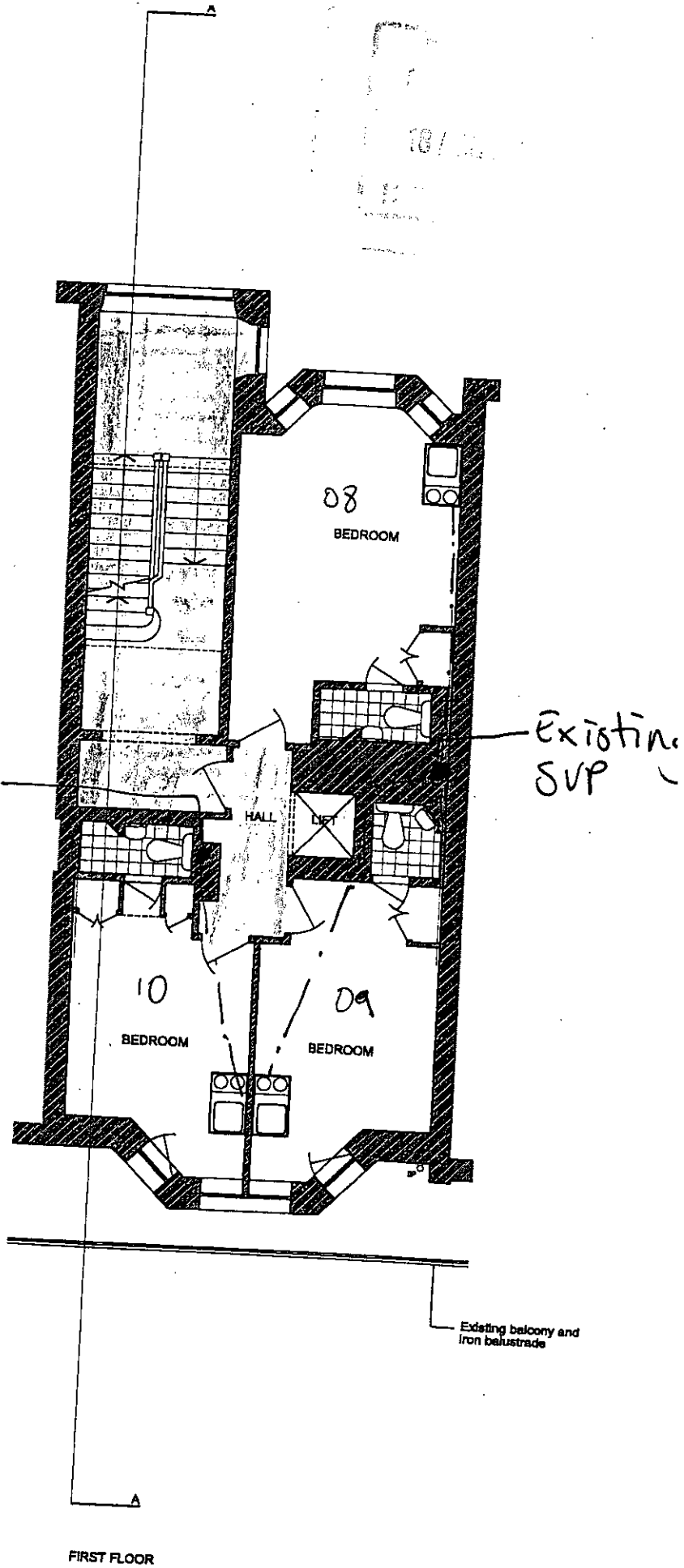
THIRD FLOOR

Child Graddon Lewis  
9973 / SK009  
Second Floor



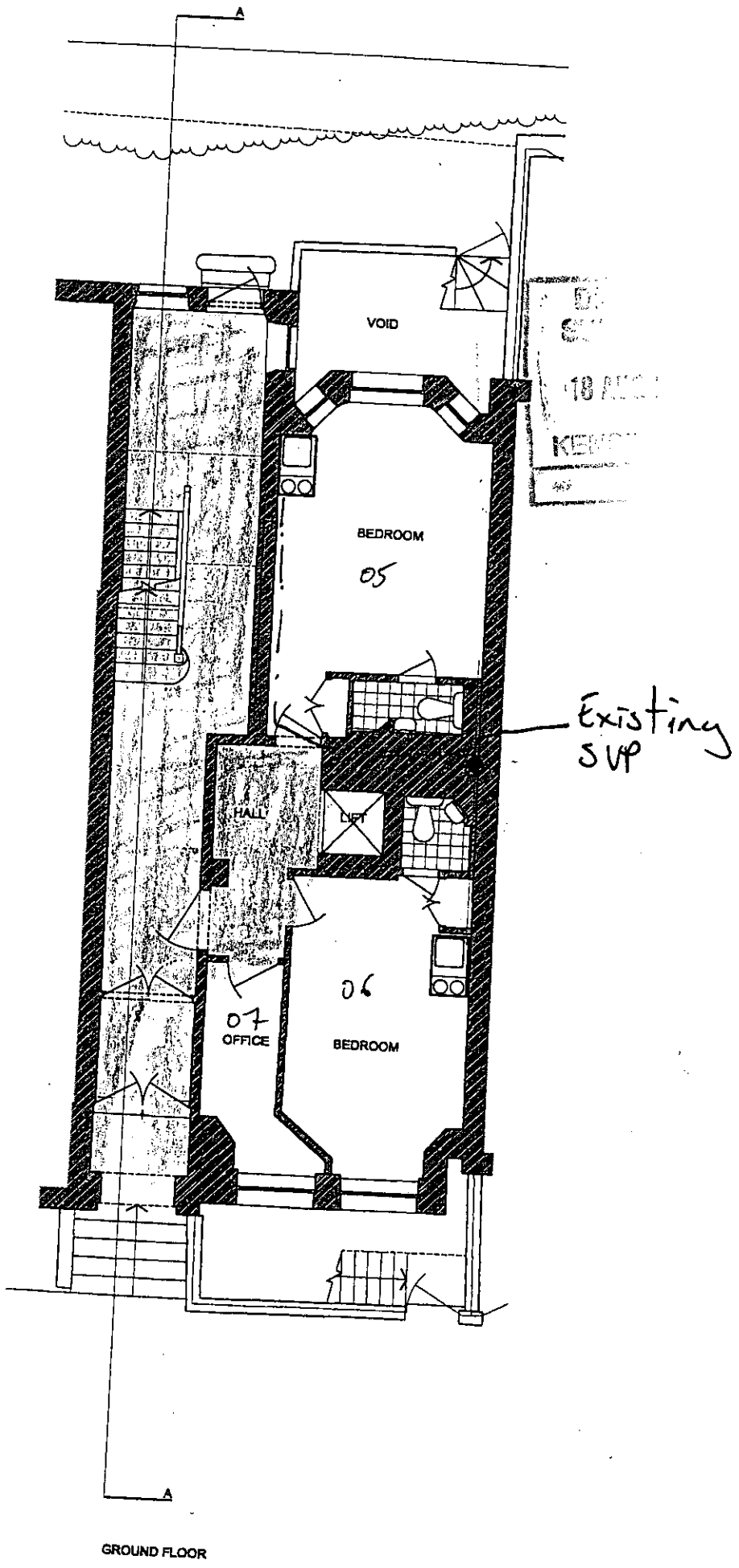
SECOND FLOOR

Child Graddon Lewis  
9973 / SK008  
First Floor



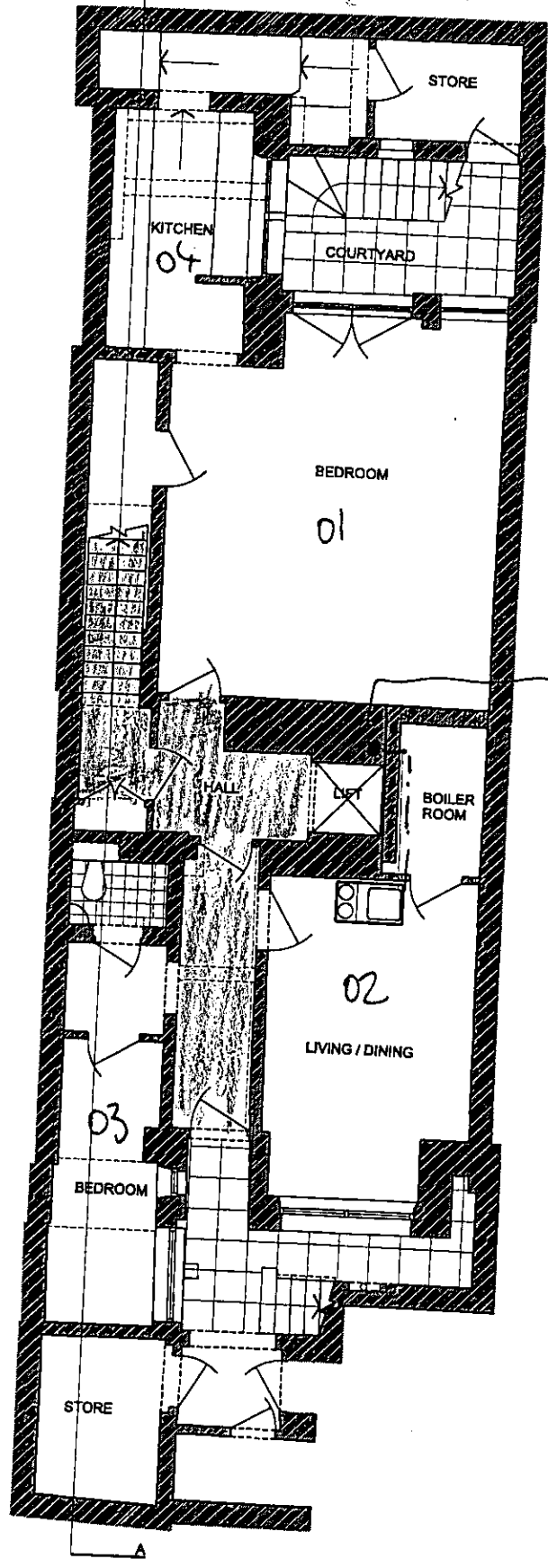
FIRST FLOOR

Child Graddon Lewis  
9973 / SK007  
Ground Floor



Child Graddon Lewis  
9973 / SK 006  
Lower Ground Floor

DISTRICT  
SURVEY  
18 AUG 2007  
KENSINGTON



Existing  
SVP

LOWER GROUND FLOOR