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PP/02/01324

Lots Road Power Station And Chelsea Creek

Due to case file size the content has been broken down and scanned in sections as denoted.

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- 11- 13 Refused Drawings
- 14 -17 Amended Drawings
- 18-19 Hammersmith And Fulham Plans
- 20-21 CD of Planning Drawings
- 22 Other Docs
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- 24 Officers Notes and Other Correspondents
- 25 Condition 5
- 26 Condition 6
- 27 Condition 7
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- 29 CONFIDENTIAL DOCS
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- 34 Condition 12 -CONFIDENTIAL DOCS
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- 37 Condition 12 -Superseded Drawings
- 38 Condition 12 -Superseded Drawings
- 39 Condition 25
- 40 Condition 25 + 29
- 41 Condition 27

**ROYAL BOROUGH OF
KENSINGTON AND
CHELSEA**

DOCUMENT TYPE

COUNCIL CASE 10

PLANNING APPLICATIONS

PUBLIC INQUIRY

PP/02/01324

LOTS ROAD

Property Card N° : 0524 008 50

Sitename : LOTS ROAD POWER STATION AND CHELSEA CREEK
(NEW DEVELOPMENT)
 Comment : SEE S106 FOR CROSS REFERENCE ADDRESSES
 TP Arch/History :
 See Also : 55 63
 LOTS ROAD GENERATING STATION
 CHELSEA CREEK
 Xref : CROWN WHARF PLUS THE FORMER CHELSEA CREEK
 Notes :

TP No PP/01/1627 Brief Description of Proposal 1 of 10

DEMOLITION OF A SERIES OF BUILDINGS CURRENTLY ANCILLARY TO THE
 OPERATION OF POWER STATION, REDEVELOPMENT INCLUDING CONVERSION
 OF POWER STATION TO PROVIDE RESIDENTIAL ACCOMMODATION, CLASS
 A1 RETAIL, CLASS B1 OFFICES, CLASS D COMMUNITY USES AND
 ANCILLARY RESIDENTIAL USES INCLUDING HEALTH ***CONTINUED***

Received Decision & Date
 Complet'd
 Revised

TP No PP/01/1627 Brief Description of Proposal 2 of 10

CONTINUED AND FITNESS CENTRE WITH WORKS TO CHELSEA CREEK
 AND CHELSEA BASIN, INCLUDING THE CONSTRUCTION OF THREE BRIDGES
 OVER CREEK. (MAJOR APPLICATION)

Received 08/06/2001 Decision & Date
 Complet'd 18/07/2001 Refused 22/03/2002
 Revised

TP No PP/02/1324 Brief Description of Proposal 3 of 10

CONVERSION OF POWER STATION TO PROVIDE A MIX OF RESIDENTIAL,
 RETAIL, OFFICE, BUSINESS AND RESTAURANT USES, TOGETHER WITH
 ERECTION OF A 25 STOREY RESIDENTIAL TOWER WITH GROUND FLOOR
 GYM, A 3-8 STOREY BUILDING INCORPORATING COMMERCIAL AND
 RESIDENTIAL USES,CONTINUED.....

Received Decision & Date
 Complet'd
 Revised

TP No PP/02/1324 Brief Description of Proposal 4 of 10

.....CONTINUED... A 9 STOREY BUILDING ASSOCIATED PARKING,
 SERVICING AND LANDSCAPING, AND WORKS TO CHELSEA CREEK,
 INCLUDING THREE PEDESTRIAN BRIDGES.
 (SEE NOTE - CASE 8)

Received 07/06/2002 Decision & Date
 Complet'd 17/06/2002 Refused 13/11/2003 Appeal
 Revised 10/07/2003 Y 26/03/2004 Lodged

LOTS ROAD

Property Card N° : 0524 008 50

Sitename : LOTS ROAD POWER STATION AND CHELSEA CREEK
(NEW DEVELOPMENT)
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TP Arch/History :
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CHELSEA CREEK
Xref : CROWN WHARF PLUS THE FORMER CHELSEA CREEK
Notes :

TP No PP/02/1325 Brief Description of Proposal 5 of 10

DEMOLITION OF A SERIES OF BUILDINGS CURRENTLY ANCILLARY TO
OPERATION OF THE POWER STATION, CONVERSION OF THE POWER
STATION TO PROVIDE RESIDENTIAL ACCOMMODATION, CLASS A RETAIL,
CLASS B1, CLASS D COMMUNITY USES AND ANCILLARY RESIDENTIAL
USES INCLUDING HEALTH AND FITNESS CENTRE, WITH ***CONTINUED***

Received Decision & Date
Completd
Revised

TP No PP/02/1325 Brief Description of Proposal 6 of 10

****CONTINUED**** WORKS TO CHELSEA CREEK AND CHELSEA BASIN,
INCLUDING CONSTRUCTION OF THREE BRIDGES OVER THE CREEK.
(MAJOR APPLICATION) (DUPLICATE APPLICATION)
****WITHDRAWN BY COUNCIL E-MAIL****

Received 17/06/2002 Decision & Date
Completd 17/06/2002 Withdrawn 17/12/2003E
Revised

TP No PP/02/1324 Brief Description of Proposal 7 of 10

LETTER FROM THE PLANNING INSPECTORATE: THE FIRST SECRETARY OF
STATE CONSIDERS THAT HE SHOULD DETERMINE THE APPEAL HIMSELF.
ACCORDINGLY IN EXERCISE OF HIS POWERS UNDER SECTION 79 AND
PARAGRAPH 3 OF SCHEDULE 6 TOWN AND COUNTRY PLANNING ACT 1990
HE HEREBY DIRECTS THAT HE SHALL DETERMINE THE APPEAL.

Received Decision & Date
Completd 23/07/2004L
Revised

TP No PP/02/1324 Brief Description of Proposal 8 of 10

NB: IN THE EVENT OF PLANNING PERMISSION BEING GRANTED ON
APPEAL, THE EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION BE
AUTHORISED TO NEGOTIATE AND ENTER INTO A SECTION 106 AGREEMENT
(MAJOR PLANNING APPLICATIONS COMMITTEE 15/02/2005)

Received Decision & Date
Completd 04/02/2005
Revised

LOTS ROAD

Property Card N° : 0524 008 50

Sitename : LOTS ROAD POWER STATION AND CHELSEA CREEK
(NEW DEVELOPMENT) {
Comment : SEE S106 FOR CROSS REFERENCE ADDRESSES
TP Arch/History :
See Also : 55 63
LOTS ROAD GENERATING STATION
CHELSEA CREEK
Xref : CROWN WHARF PLUS THE FORMER CHELSEA CREEK
Notes :

TP No PP/02/1324 Brief Description of Proposal 9 of 10

SECTION 106 TOWN AND COUNTRY PLANNING ACT 1990
AGREEMENT RELATING TO THE ABOVE PLANNING APPLICATION.
(SEE ALSO LOTS ROAD, CHELSEA HARBOUR CARD; LONDON TRANSPORT
GENERATING STATION, 55 LOTS ROAD AND CHELSEA BASIN DEPOT)

Received	Decision & Date	
Completd	Section 106 Agreemnt	27/04/2005
Revised		

TP No PP/02/1324 Brief Description of Proposal 10 of 10

SECTIONS 77 & 78 TOWN AND COUNTRY PLANNING ACT 1990
APPEAL TO THE SECRETARY OF STATE AGAINST THE INSPECTOR'S
DECISION TO DISMISS APPEAL.
APPEAL GRANTED FOR OUTLINE PLANNING PERMISSION.

Received	Decision & Date	
Completd	Conditional	30/01/2006
Revised		

> Any Queries Please Phone 0207 361 2199/2206/2015 <
> Fax Requests (FOA Records Section) 0207 361 3463 <

LOTS ROAD

Property Card N° : 0524 008 50

Sitename : LOTS ROAD POWER STATION AND CHELSEA CREEK
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ANCILLARY RESIDENTIAL USES INCLUDING HEALTH ***CONTINUED***

Received
Completd
Revised

Decision & Date

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TP No PP/01/1627 Brief Description of Proposal 1 of 10

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Received Decision & Date
Completd
Revised

TP No PP/01/1627 Brief Description of Proposal 2 of 10

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Received Decision & Date
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TP No PP/02/1324 Brief Description of Proposal 4 of 10

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TP No PP/02/1325 Brief Description of Proposal 5 of 10

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Received Decision & Date
Completd
Revised

TP No PP/02/1325 Brief Description of Proposal 6 of 10

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Completd 04/02/2005
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Received	Decision & Date	
Completd	Section 106 Agreeemnt	27/04/2005
Revised		

TP No PP/02/1324 Brief Description of Proposal 10 of 10

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Completd	Conditional	30/01/2006
Revised		

> Any Queries Please Phone 0207 361 2199/2206/2015 <
> Fax Requests (FOA Records Section) 0207 361 3463 <

Hutchison Whampoa Property



21 May 2007

Mr David Prout
Director of Planning & Conservation
Royal Borough of Kensington & Chelsea
The Town Hall
Hornton Street
London
W8 7NX

Dear Mr Prout

Re: Lots Road PowerStation Redevelopment

Dr Ho and I were pleased to meet with you, Cllrs Cockell and Moylan and Mr Myers on 11 May 2007. We were grateful to be able to discuss with you our intentions to progress matters leading up to redevelopment of the PowerStation site now that we have planning consent.

There were a few issues that I promised to advise you upon further. Some concern was expressed at the likely concurrency of our works on the PowerStation and the Council's development at Ashburton School. We have already invited tenders for the site preparation works and we are planning for those to commence in July / August of this year. A 24 month programme looks likely at this time for the works which will comprise a small amount of demolition, and predominately asbestos removal and plant strip-out. Clearly the asbestos removal is something of an emotive issue and will be a concern to local residents. Please be assured, however, that our contractor will be professional and have considerable experience with work of that nature. All statutory provisions, codes of practice and the requirements of the Health & Safety Executive will be complied with and insisted upon by us. Provided we make a start in the summer, the asbestos removal from the PowerStation should be completed by July 2008 which I believe is before the reopening of the Ashburton School. I would be grateful if you would advise me of the programme for your works at the school and we will do our best to coordinate with the Council to minimise disruption in the locality.

We also discussed the Chelsea Creek which it has been proposed that we acquire from the Council. The planning application and inquiry documents contained detailed proposals for the Creek and I enclose for your information copies of the drawings which were approved. Condition 12 of the Planning Consent requires that before development begins we have to submit to you for approval a scheme for the treatment of Chelsea Creek. Our design team is currently working on the details of that scheme and it is intended to submit those to you in the next few weeks. The details follow closely the scheme given planning consent and will demonstrate our commitment to providing a well landscaped and ecological amenity for the benefit of the project and to the public who have hitherto been denied access to the Creek. Furthermore, the S106 Agreement (Clause. 49.1) requires that we submit for your approval a Chelsea Creek Management Plan which will establish the maintenance regime. We earnestly believe that our proposals for the Creek will offer long-term improvements to the Creek which will be to the benefit of residents and the local community. The measures required of us by the Planning Consent and S106 Agreement will ensure delivery and provide adequate safeguard for the public interest.

Hutchison Whampoa Properties (Europe) Limited

Hutchison House, 5 Hester Road, London SW11 4AN, United Kingdom
Tel +44 (0) 20 7350 5640 Fax +44 (0) 20 7350 5641
www.hwpag.com
Registered in UK, registration no. 4004453



A member of Hutchison Whampoa Property Group
A Hutchison Whampoa Company

As mentioned above, we intend submitting to you very soon material for the discharge of a series of planning conditions as required by the planning permission. In our view, those planning conditions will need to be discharged prior to the implementation of the development, by which we understand to mean works such as construction of basements, piling of foundations etc, and as such they would not need to be discharged prior to the works of decontamination, strip-out and demolition in the PowerStation. Similarly these preparation works would not trigger implementation for the purposes of the S106 Agreement. I would be grateful if you could confirm that this reflects the Council's view of the position.

Clearly our development at Lots Road is a major project and will require close liaison between us. We look forward to the prospect and trust you will feel able to contact me directly if any matters arise that are of concern or arise from the various meetings that will ensue between the Council's officers and our design team.

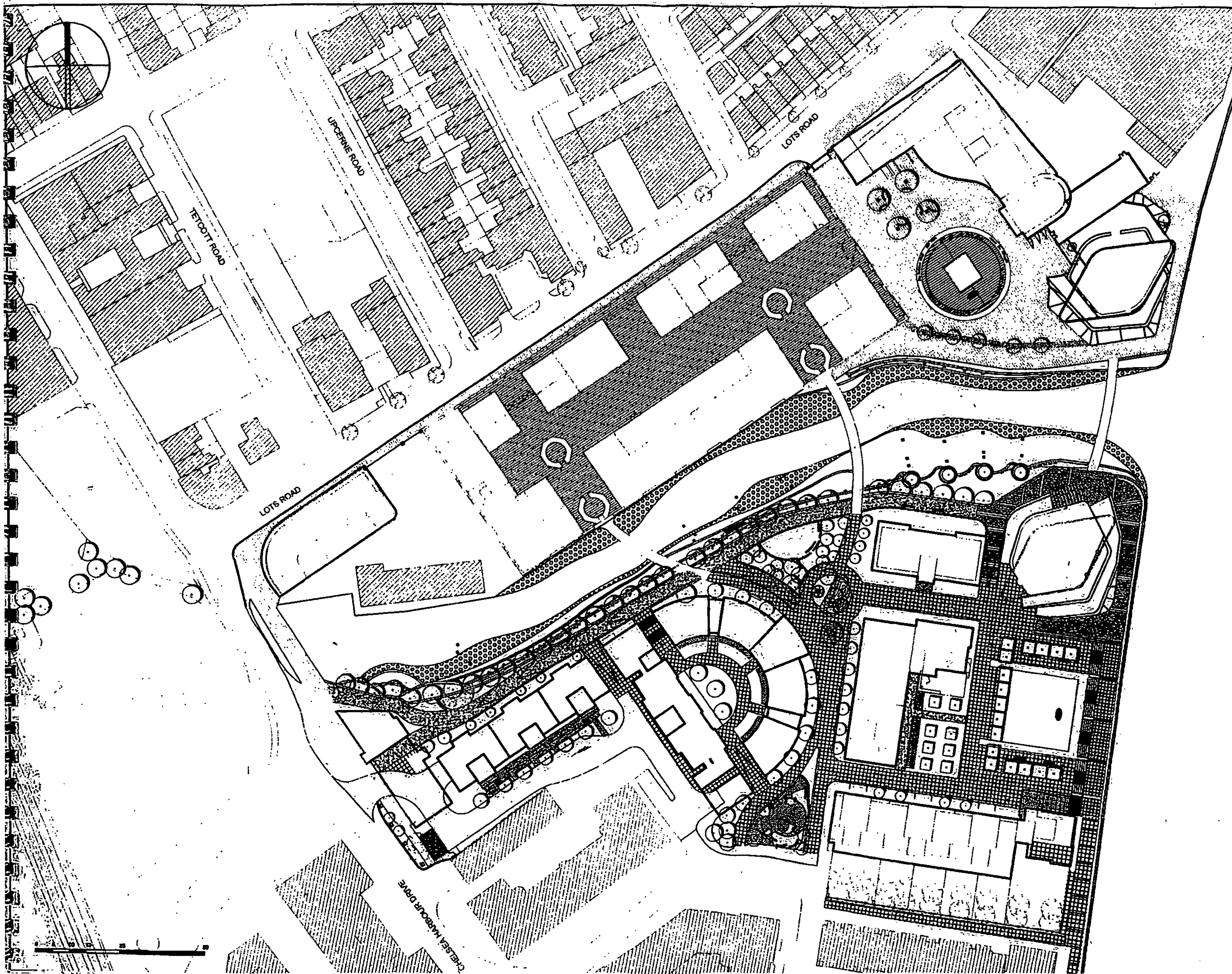
Yours sincerely

A handwritten signature in black ink, appearing to read 'David Beynon', with a long horizontal flourish extending to the right.

David Beynon
Senior Project Manager

Enc:

c.c. Mr Derrick Myers Chief Executive, RBK&C
EH



- KEY**
- Black granite blocks, fine sand or honed finish 300x100mm
 - White granite slabs honed finish, 200x400
 - Reconstituted granite slabs 400x600
 - Reconstituted York stone blocks 200x100
 - Reconstituted stone slabs ochre buff, 450x150mm
 - Blue granolithic resin blocks, 400x200mm
 - Buff coloured York stone slabs, min. 450mm width x random length
 - Grey granite flags, min. 450mm width x random length
 - Engraved stone feature paving
 - Exposed aggregate concrete block, buff colour, 100x200mm
 - Porcelain reconstituted stone slabs, 450x150mm
 - Peash board gravel
 - Gravel surfacing
 - Stone + stainless steel seating
 - Sculpture to be confirmed
 - Granite plaques with feature lighting mounts
 - Stainless steel bollards
 - Concrete and timber planting 'benches'
 - Timber bench pillars
 - Timber pillars
 - Playground area
 - Timber deck to bridge
 - Sculptural lighting
 - Treble features
 - Hurdled screens
 - Reconstituted stone parapet with stainless steel capping
 - Granite block seating to amphitheatre
 - Gate
 - Gravel to terraces
 - Railing
 - Bin

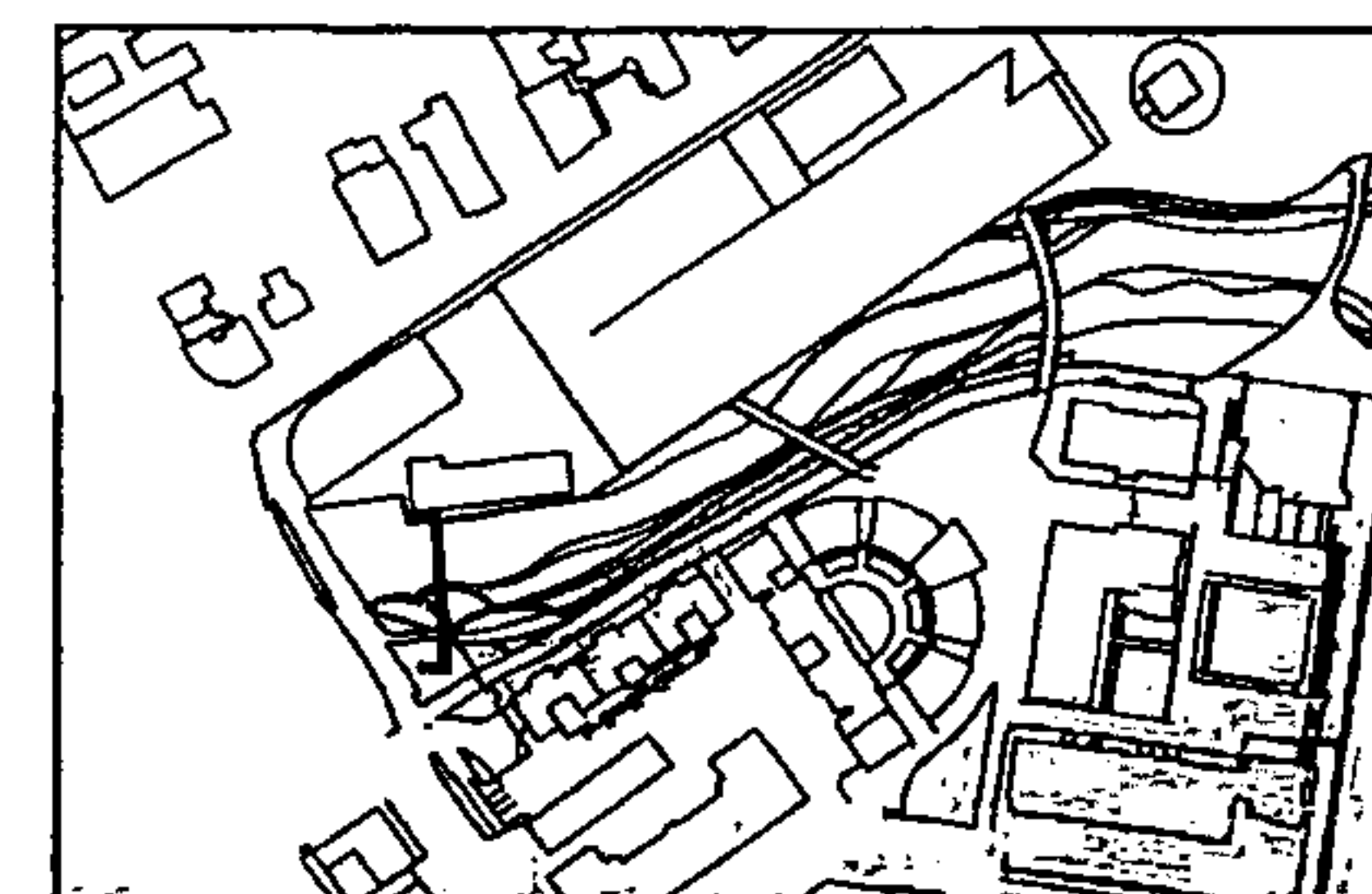
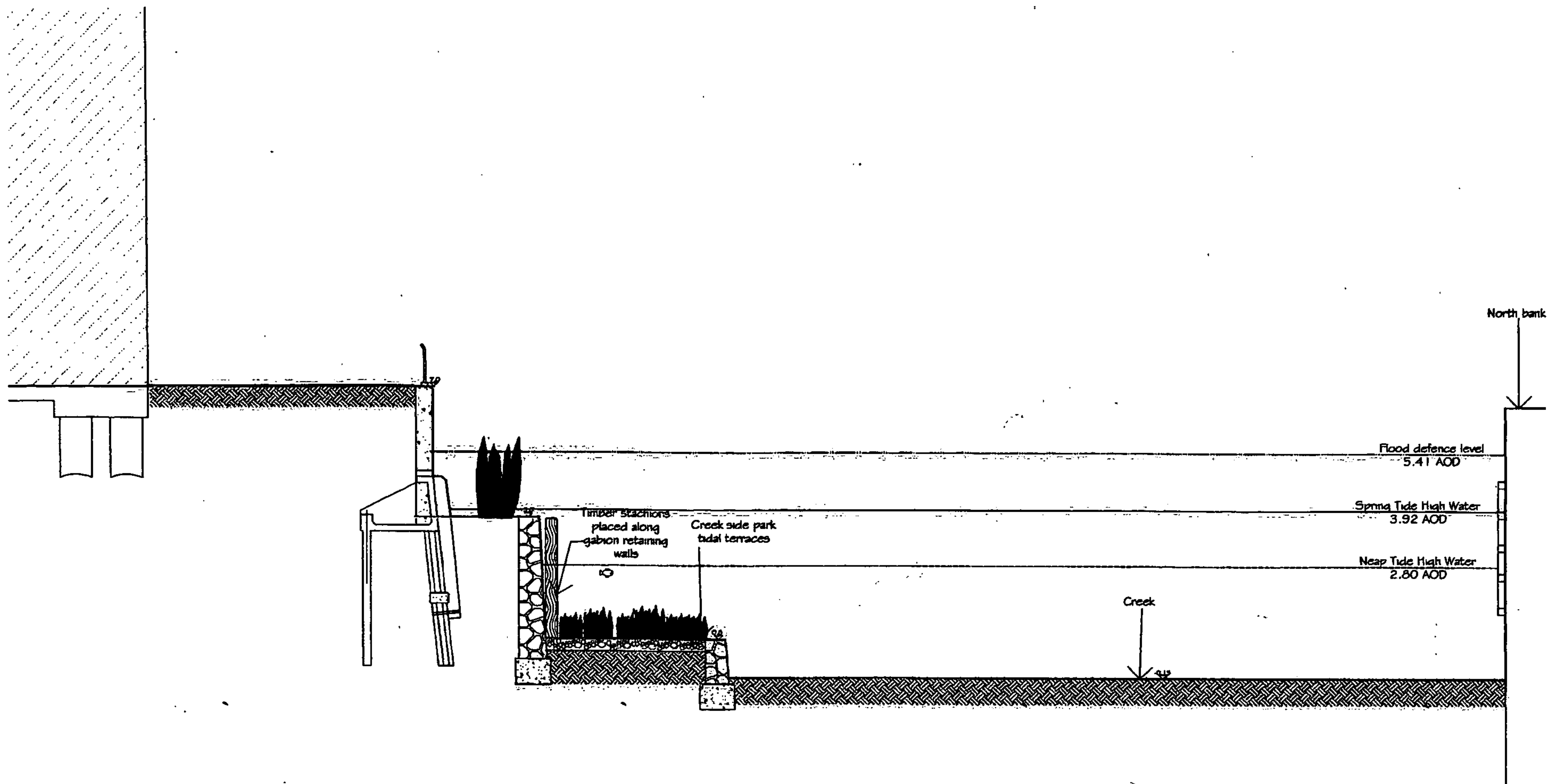
Note:
All paving materials and finishes to be confirmed during detail stage

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Project	Lots Road
Drawn	Hard Landscape Masterplan
Scale	1:500
Date	Dec 2012
Drawn	Design
Checked	Design

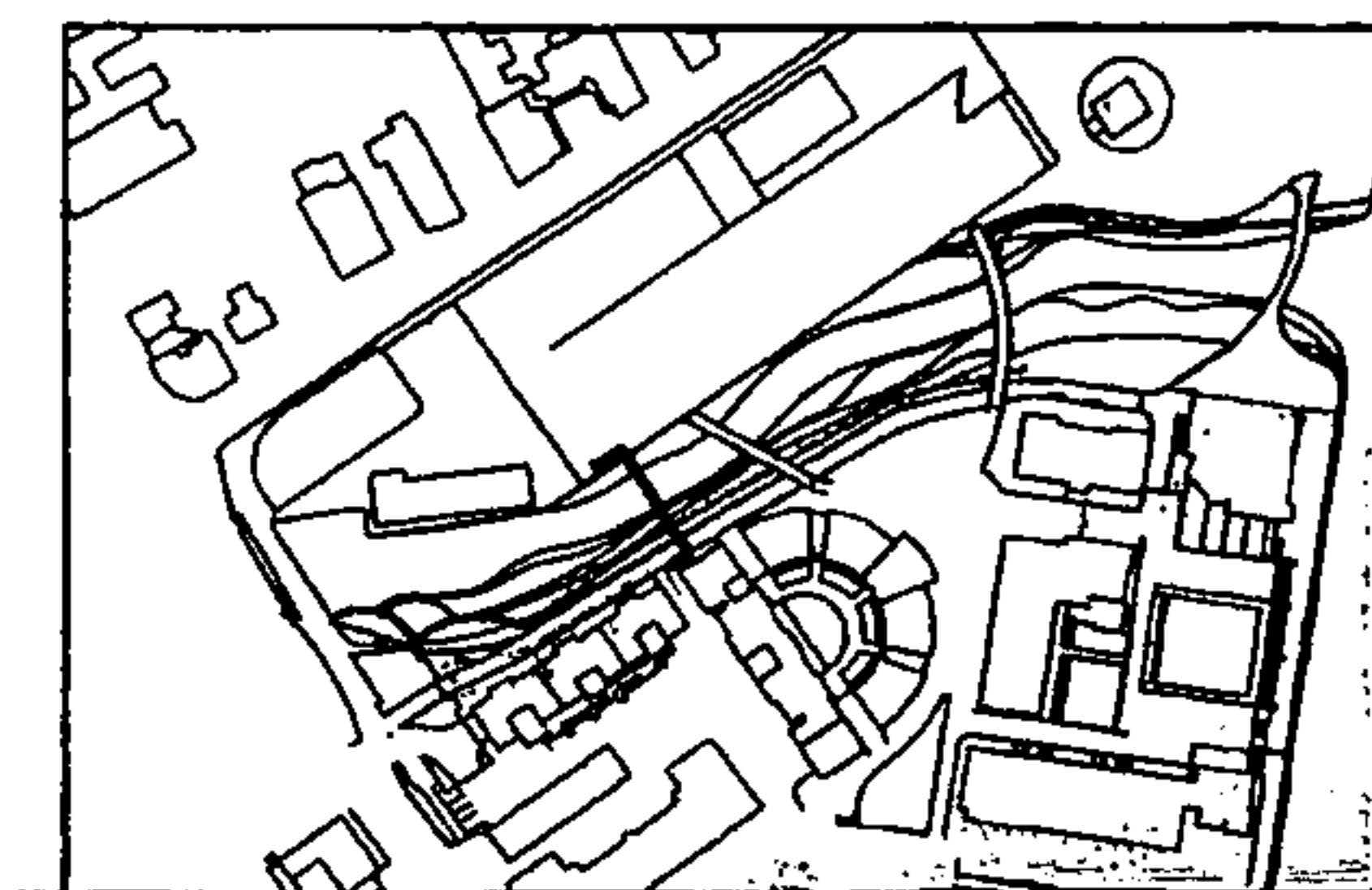
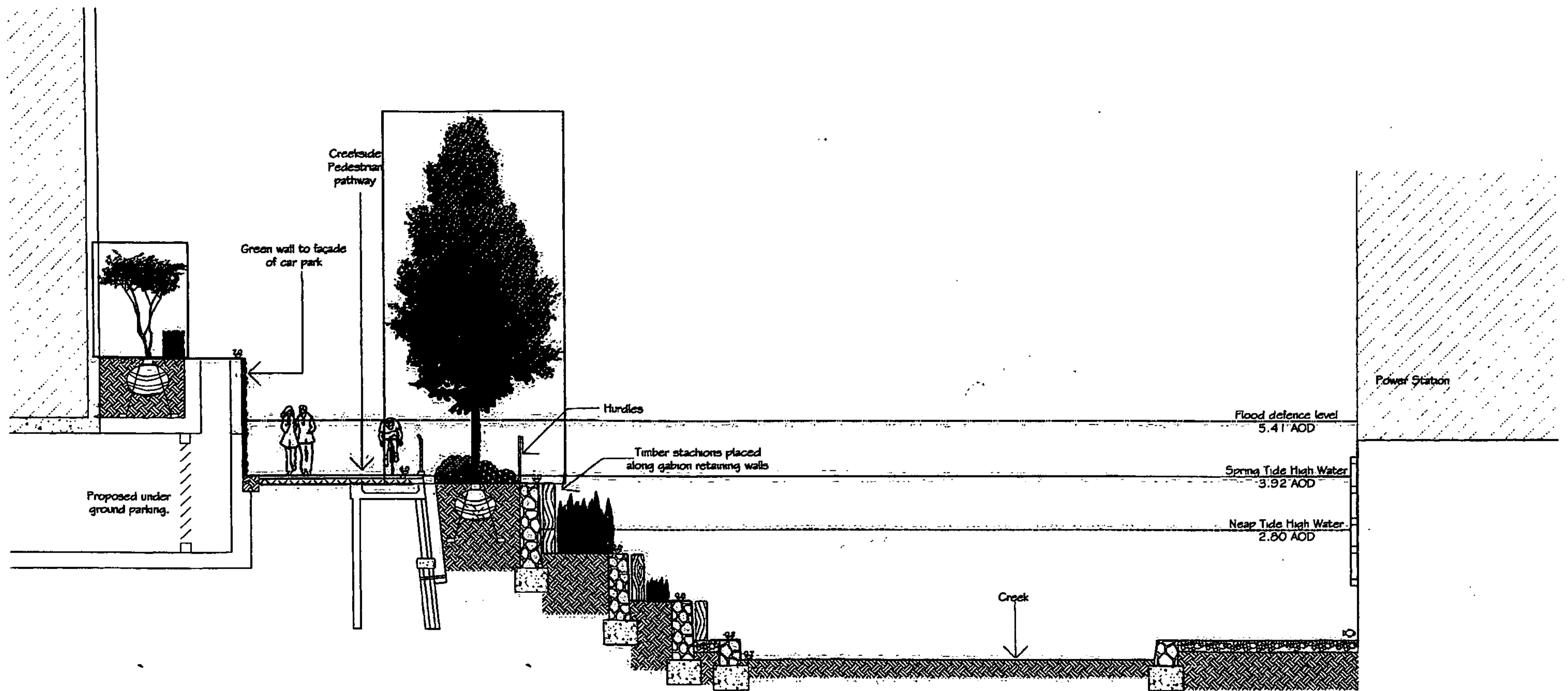
HARDY SIDDLEY
associates

2 Fulham Palace Court
Fulham Palace
London SW3 6LJ
Telephone: 020 7587 1222
Facsimile: 020 7587 1223
Email: info@hardysiddley.co.uk

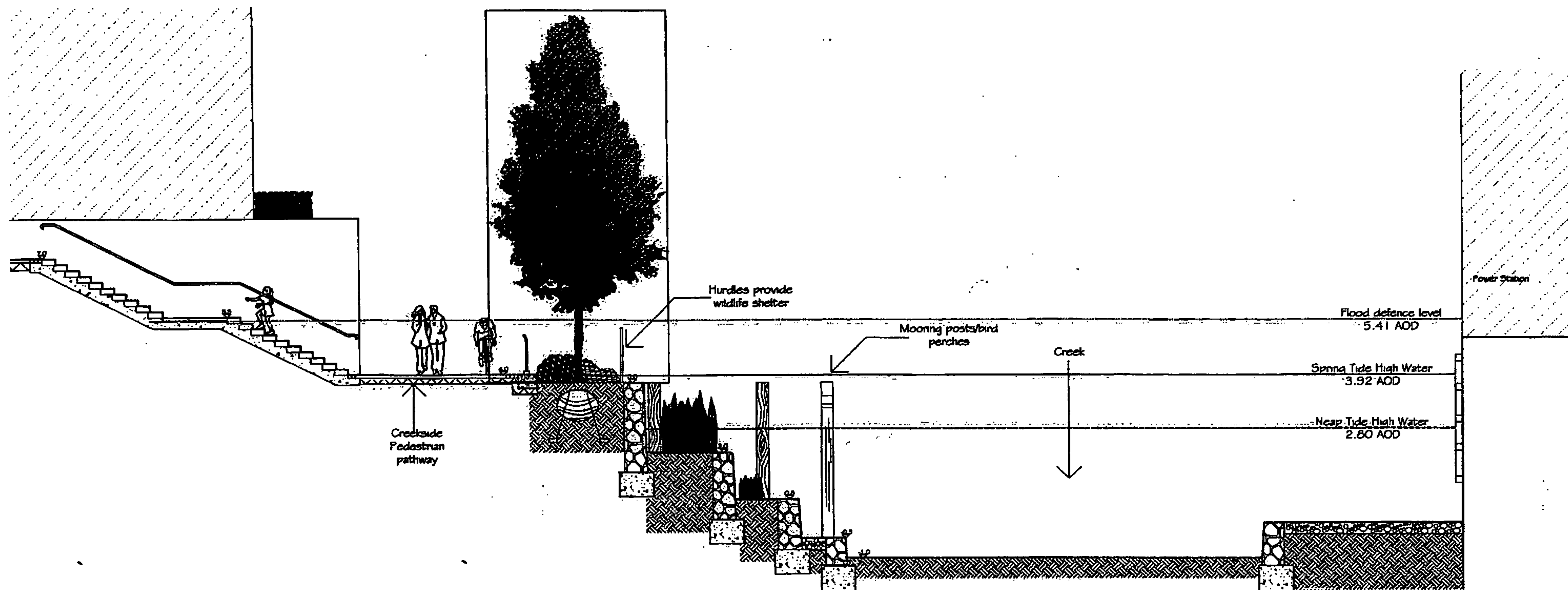
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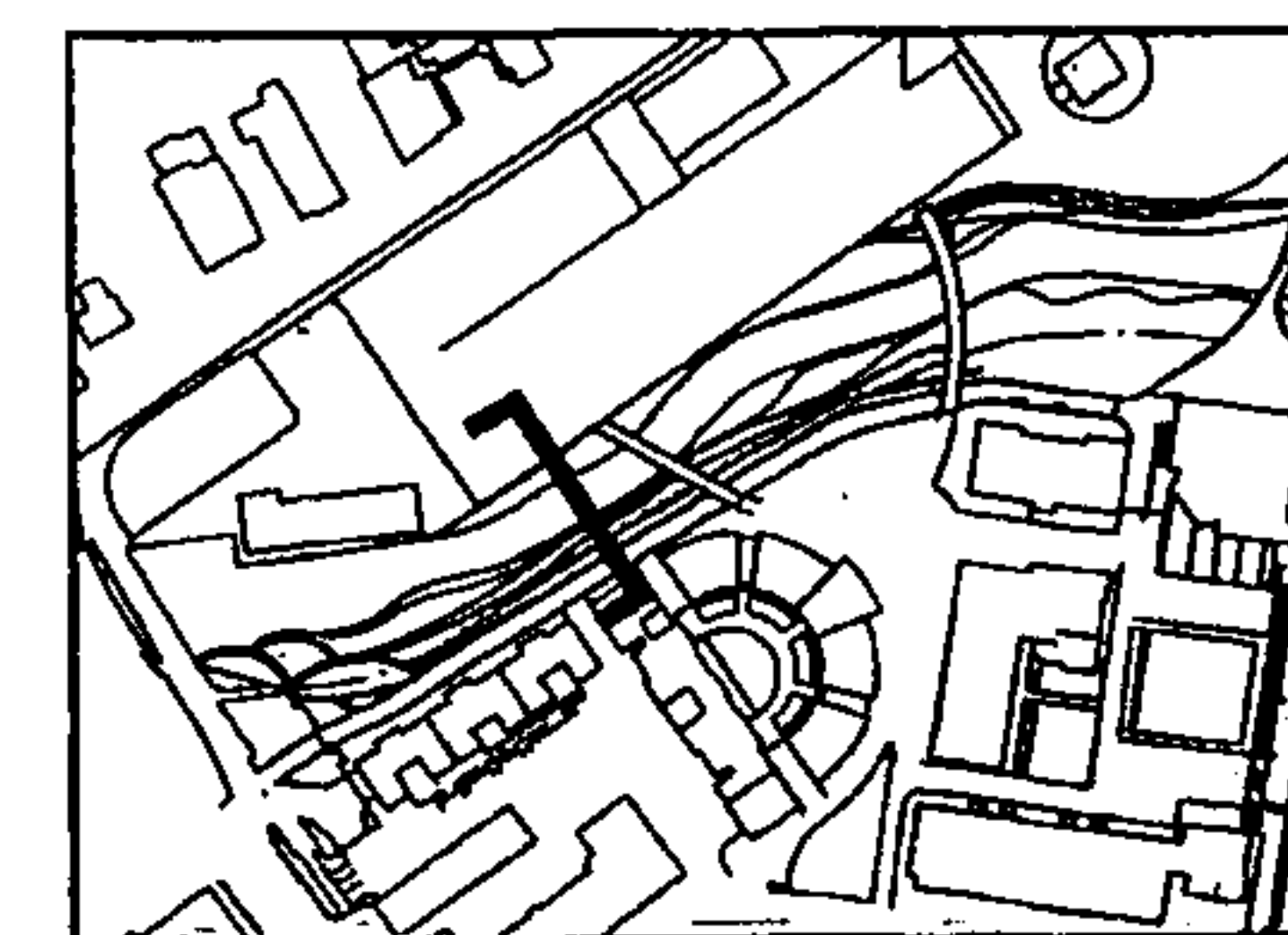
C	Creek profile and block HPS-C amended
Oct 2004	
B	Minor amendments
Sept 2004	
A	Changes to landscape layout and levels
August 2004	
RANDLE SIDDELEY associates 2 Palmetto Court Palmetto Way London E16 4AJ Telephone 020 7627 7272 Facsimile 020 7627 7273 Email: rsideley@randle-siddley.co.uk	
Client	Circadian
Project	Lot 4 Road IV
Landscape Section - Sheet 1 of 12	
Scale	1:50 @ A1
Date	August 2004
Drawn	JS
Checked	JS
This drawing is the property of Randle Siddley Associates and should not be used for any other purpose without the written consent of Randle Siddley Associates. It is to be used for the purpose of the project only and is not to be used for any other purpose. It is to be used for the purpose of the project only and is not to be used for any other purpose.	
Drawing No.	040404
Revision No.	0



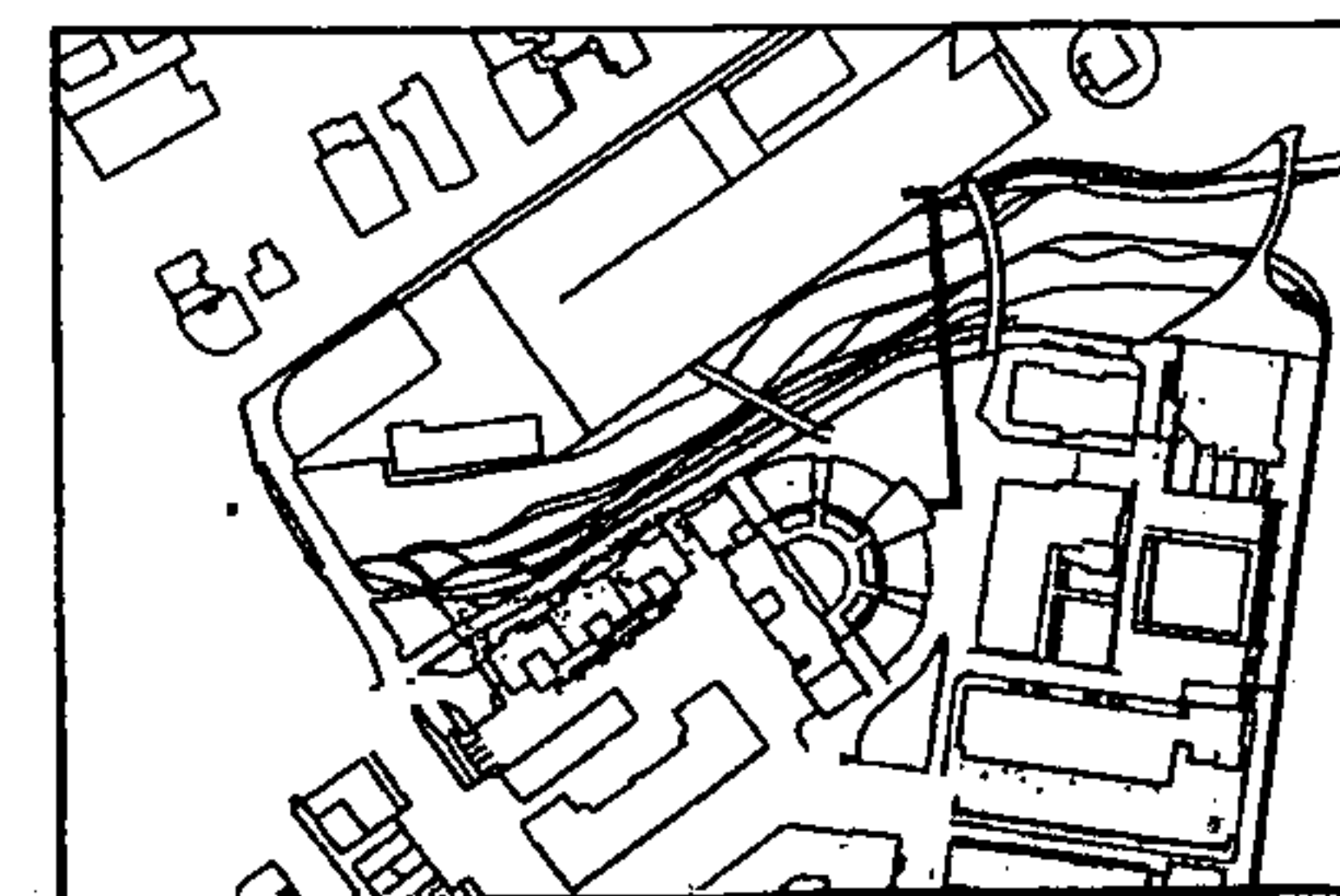
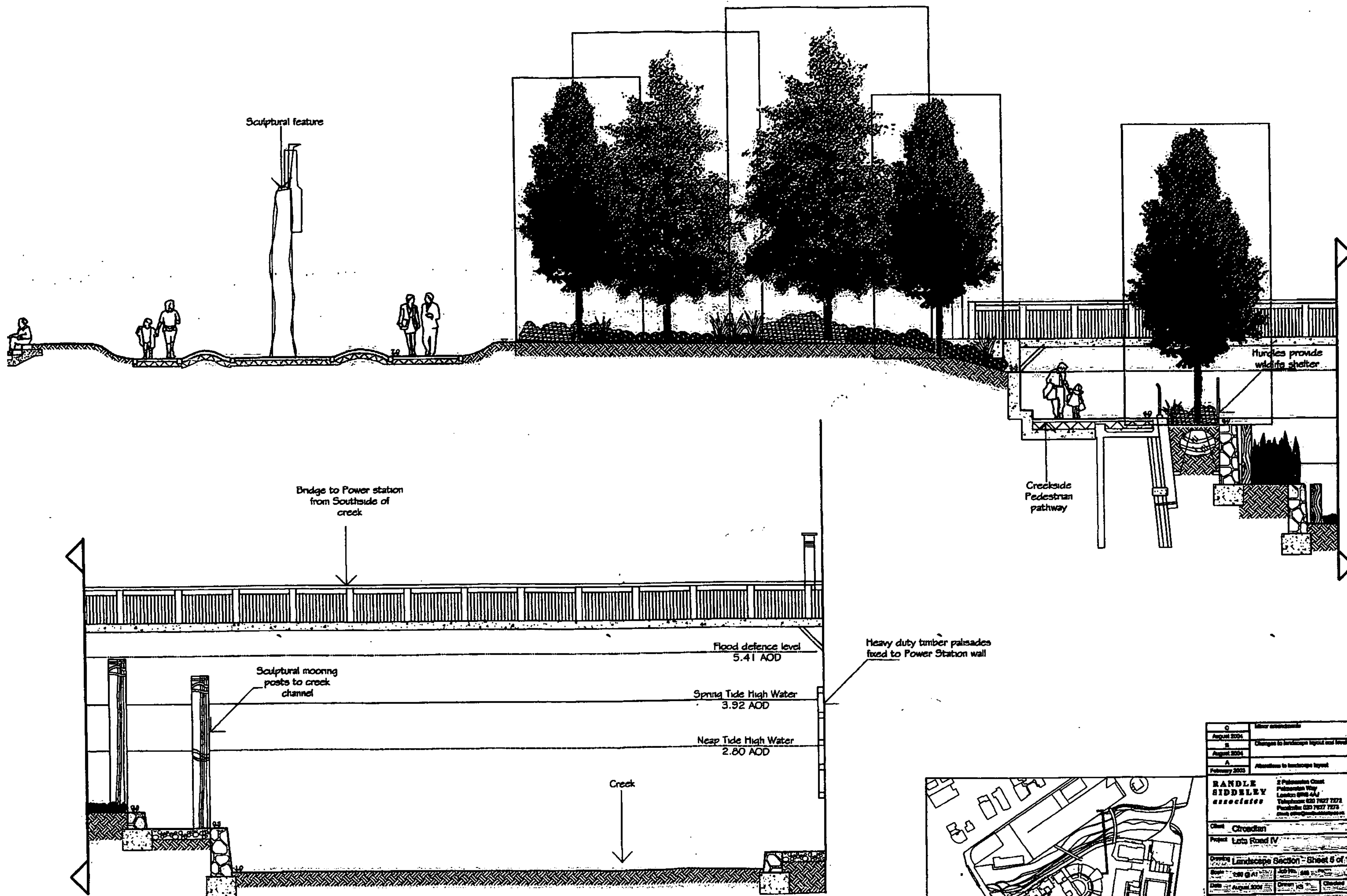
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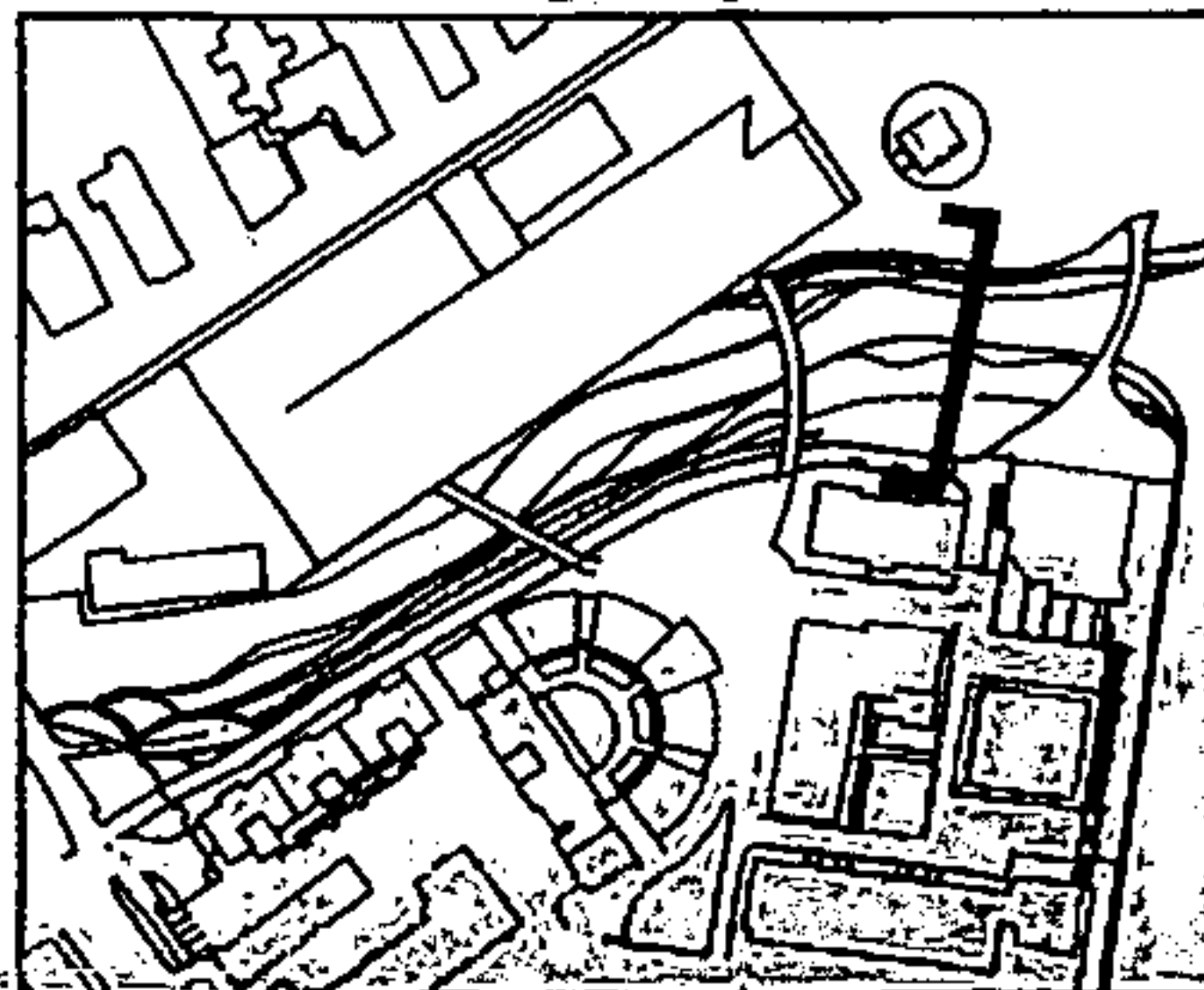
Q	Minor amendments
Sep 2004	
R	Changes to landscape layout and levels
August 2004	
A	Attention to landscape layout
February 2003	
RANDLE SIDDELEY associates	
2 Pakenham Court Pakenham Way London SW18 4AJ Telephone: 020 7627 7272 Facsimile: 020 7627 7273 Email: rsl@randsiddeley.co.uk	
Client: Cricorian	
Project: Lots Road IV	
Drawing: Landscape Section - Sheet 3 of 12	
Scale: 1:50 @ A1	Job No. 000 000 000
Date: 17 August 2004	Drawn: JRS Checked: JRS
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Drawing No. 000000 000 000	

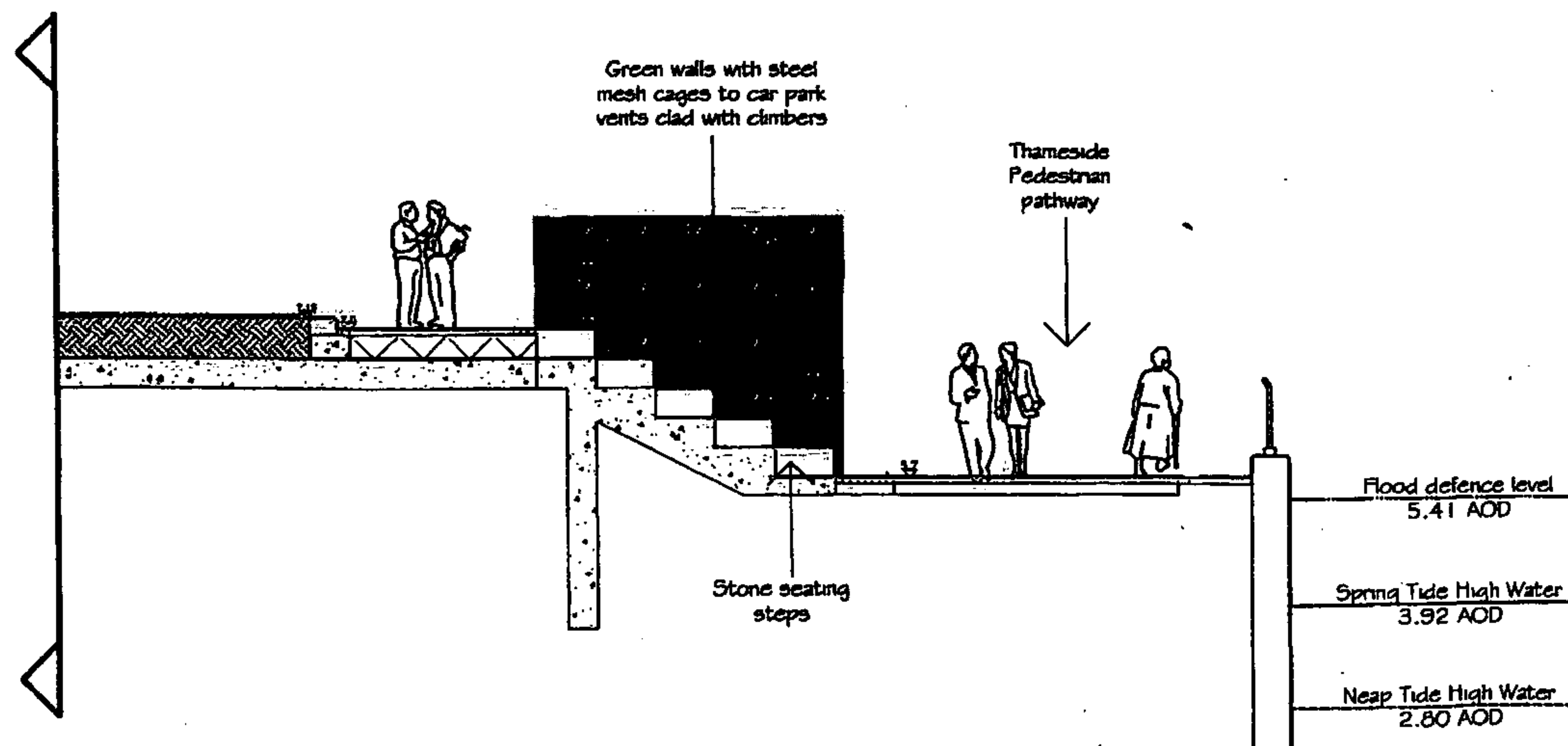
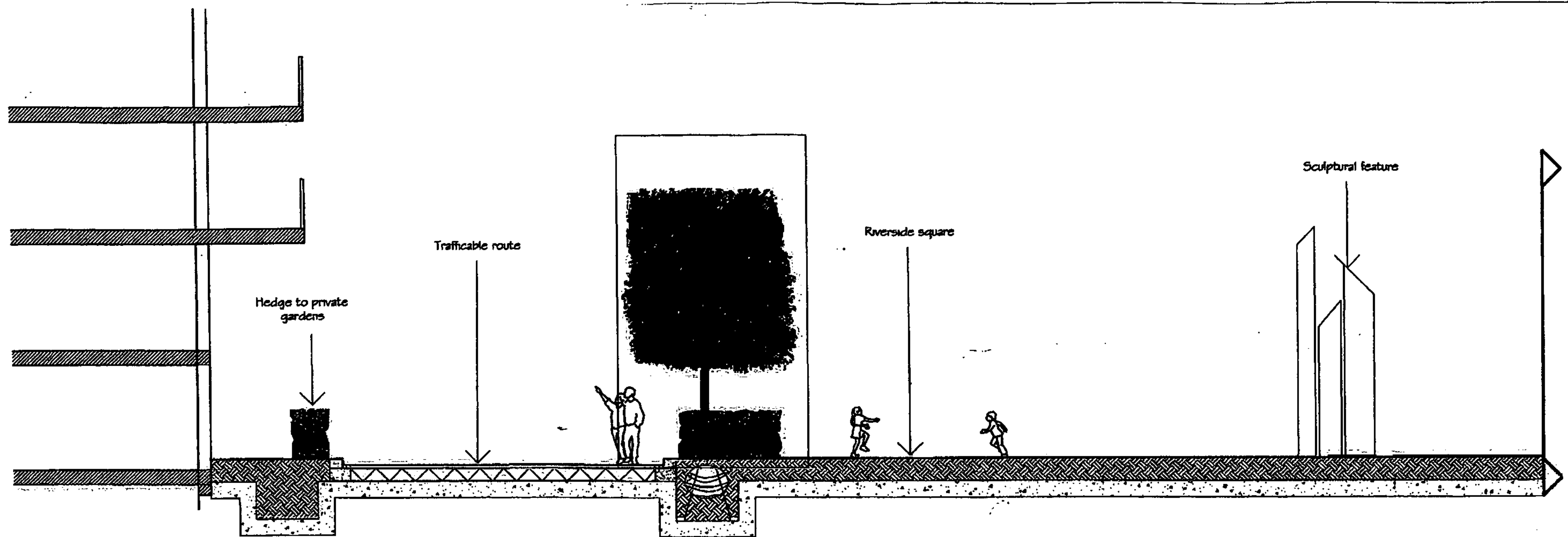


B	Minor amendment
Page 2004	
A	Minor amendment
12.03.04	
RANDLE SIDDELEY associates	2 Palustrine Court Palustrine Way London SW9 6JL Telephone 020 7627 7222 Facsimile 020 7627 7223 Email info@randsid.co.uk
Client	Circulant
Project	Lois Roads
Working	Landscape Section - Sheet 4 of 12
Date	24.09.02
Drawn	WGA
Check	WGA
Scale	1:100
Project No.	0000
Client No.	0000
Project Name	Lois Roads
Project Address	Lois Roads
Project Description	Lois Roads
Project Status	Lois Roads
Project Location	Lois Roads
Project Date	Lois Roads
Project Time	Lois Roads
Project Cost	Lois Roads
Project Budget	Lois Roads
Project Risk	Lois Roads
Project Impact	Lois Roads
Project Benefit	Lois Roads
Project Conclusion	Lois Roads
Project Recommendation	Lois Roads
Project Action	Lois Roads
Project Review	Lois Roads
Project Follow-up	Lois Roads
Project Sign-off	Lois Roads
Project Approval	Lois Roads
Project Completion	Lois Roads
Project Handover	Lois Roads
Project Close-out	Lois Roads
Project Archiving	Lois Roads
Project Reporting	Lois Roads
Project Communication	Lois Roads
Project Documentation	Lois Roads
Project Management	Lois Roads
Project Organisation	Lois Roads
Project Planning	Lois Roads
Project Execution	Lois Roads
Project Monitoring	Lois Roads
Project Evaluation	Lois Roads
Project Improvement	Lois Roads
Project Innovation	Lois Roads
Project Creativity	Lois Roads
Project Collaboration	Lois Roads
Project Teamwork	Lois Roads
Project Leadership	Lois Roads
Project Motivation	Lois Roads
Project Inspiration	Lois Roads
Project Vision	Lois Roads
Project Mission	Lois Roads
Project Values	Lois Roads
Project Principles	Lois Roads
Project Standards	Lois Roads
Project Guidelines	Lois Roads
Project Procedures	Lois Roads
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Project Guidelines	Lois Roads
Project Procedures	Lois Roads

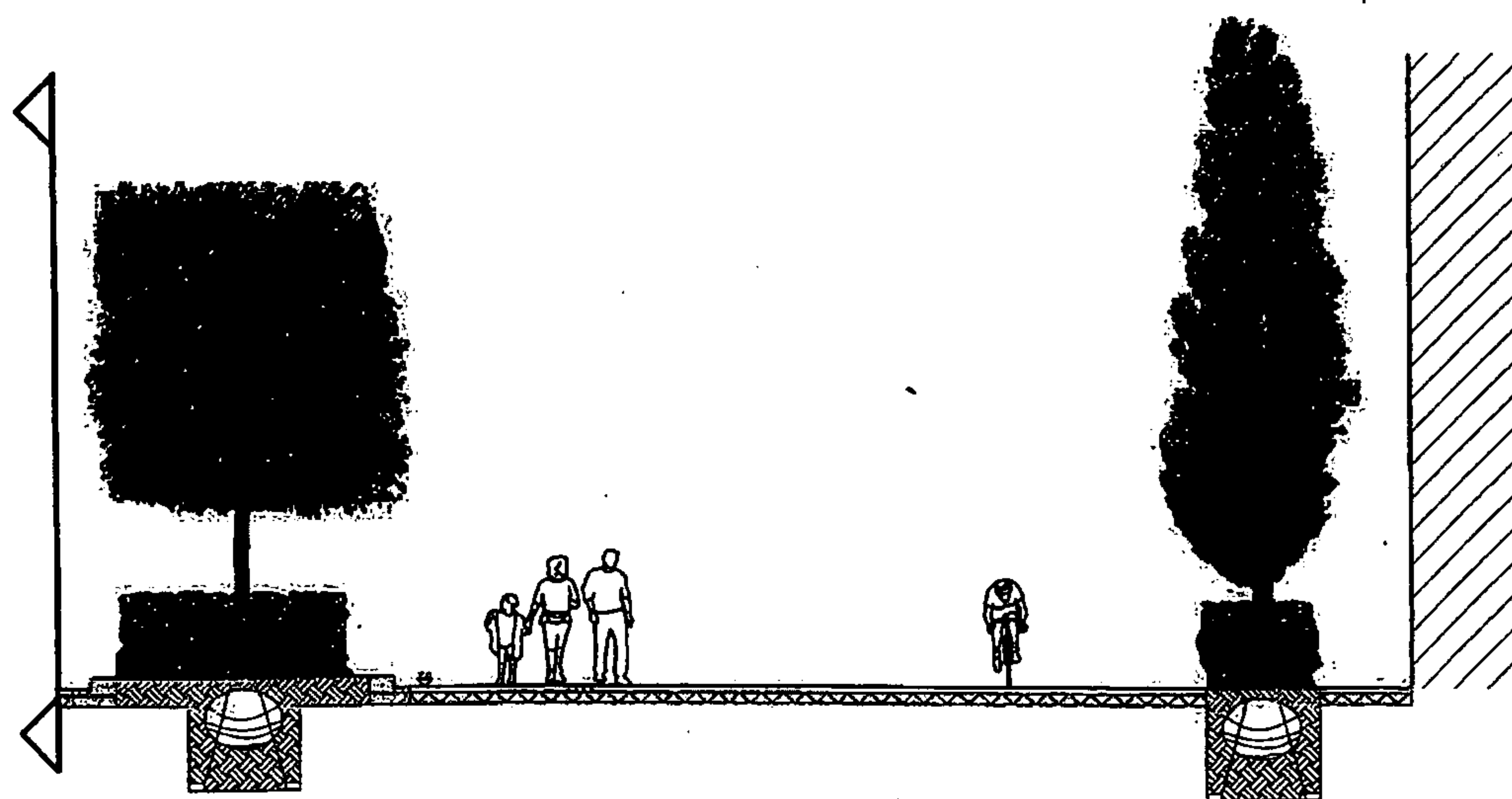
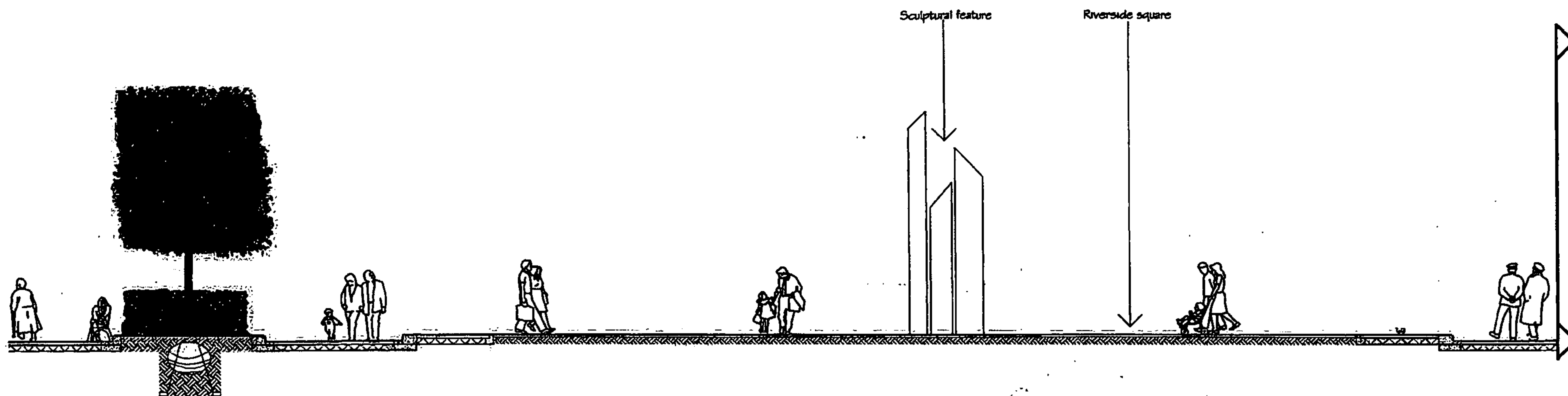


Q	Minor amendments
August 2004	
B	Changes to landscape layout and levels
August 2004	
A	Attention to landscape layout
February 2003	
RANDLE SIDDELEY associates 2 Palms Green Court Palms Green Way London SW16 4AA Telephone: 020 7827 7272 Facsimile: 020 7827 7273 Email: info@randlesiddeley.co.uk	
Client	Chorlton
Project	Lots Road IV
Drawing	Landscape Section - Sheet 5 of 12
Scale	1:50 @ A1
Drawn	JD
Checked	JD
Approved	JD
Date	11 August 2004
<small> Drawings are the property of Randle Siddeley Associates and shall not be used for any other purpose without the written consent of Randle Siddeley Associates. The drawings are to be used in accordance with the contract conditions of sale. The drawings are not to be used for any other purpose without the written consent of Randle Siddeley Associates. </small>	
Drawing No.	040101
Revision No.	1
Project No.	040101
Sheet No.	46

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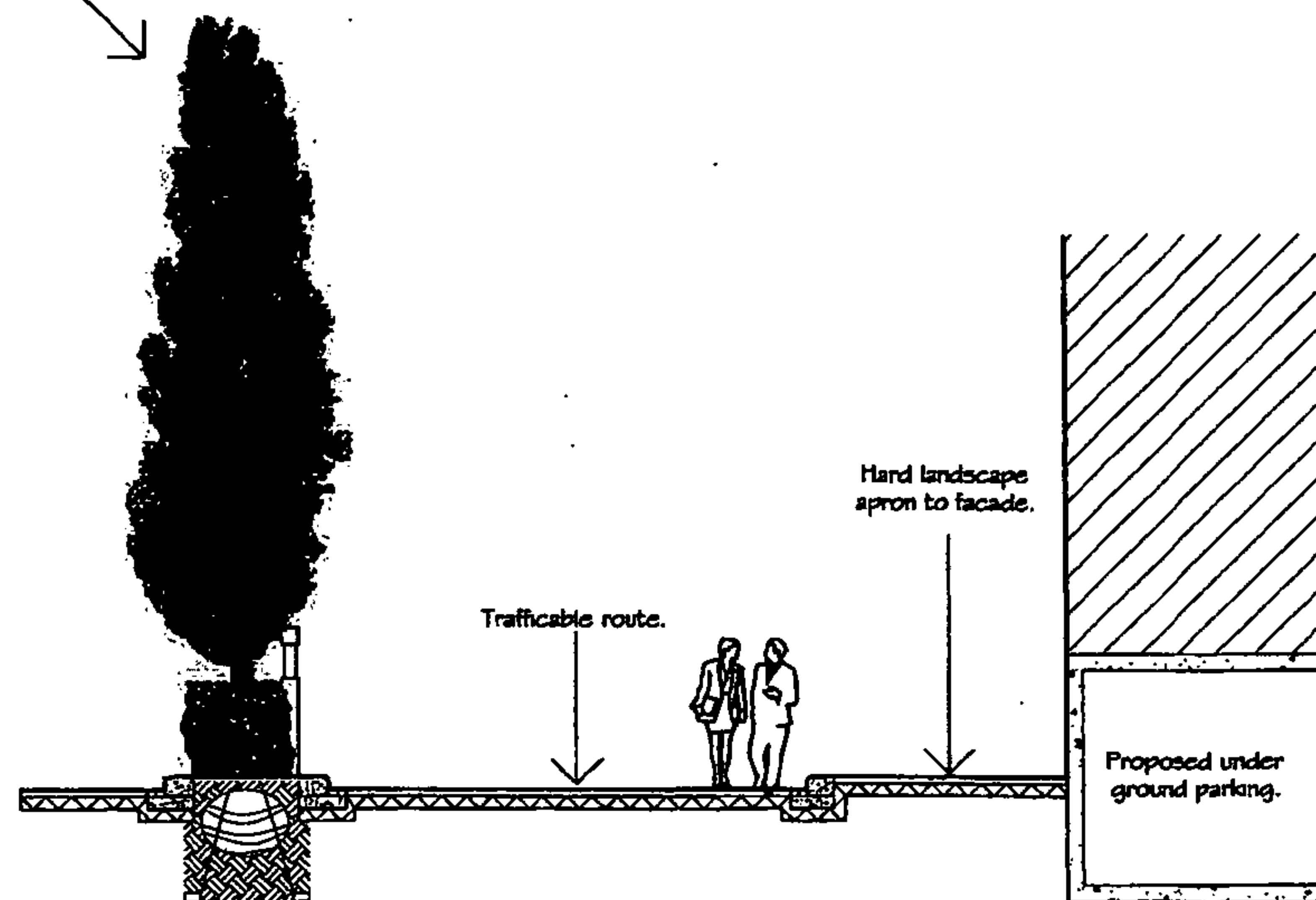


C	Mirror amendments
August 2004	
B	Changes to landscape layout and levels
August 2004	
A	Alterations to landscape layout
February 2003	
RANDLE SIDDELEY associates 2 Polaris Court Polaris Way London E16 4AJ Telephone: 020 7527 7272 Facsimile: 020 7527 7273 Email: info@randle-siddleley.co.uk	
Client	Circadian
Project	Lots Road IV
Drawing	Landscape Section - Sheet 7 of 12
Scale	1:50 @ A1
Date	August 2004
Drawn by	IG
Checked by	
Do not make any drawing alterations without the approval of the author or the client. Any alterations must be made in consultation with the author and the client. The client is responsible for ensuring that the drawing is used for the purpose for which it was prepared. The client is also responsible for ensuring that the drawing is not used for any other purpose without the written consent of the author.	
Drawing No.	00011
Revision No.	0



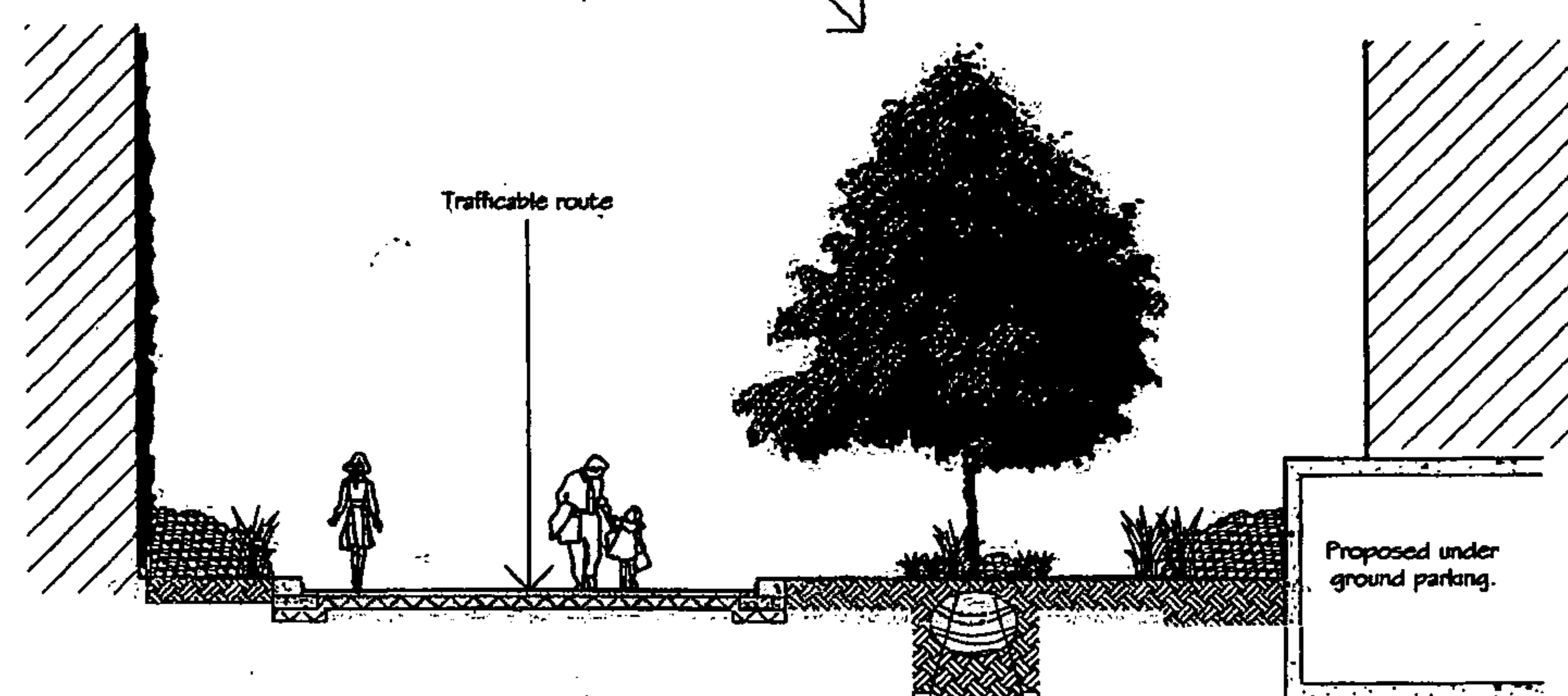
RANDLE SIDDELEY associates		2 Putney Court Putney Station Way London SW15 4AA Telephone: 020 7527 1278 Facsimile: 020 7527 1279 Email: info@randle-siddleley.co.uk
Client: Chorlton Project: Lois Road IV		Drawing: Landscape Section - Sheet 8 of 12
Date: 10th Aug 2004	Author: SA	Checked: SA
This drawing is for the use of the client only. It is not to be used for any other purpose without the written consent of Randle Siddeley Associates. It is the client's responsibility to ensure that the drawing is used in accordance with the intended purpose.		

Formal specimen trees and boundary planting.

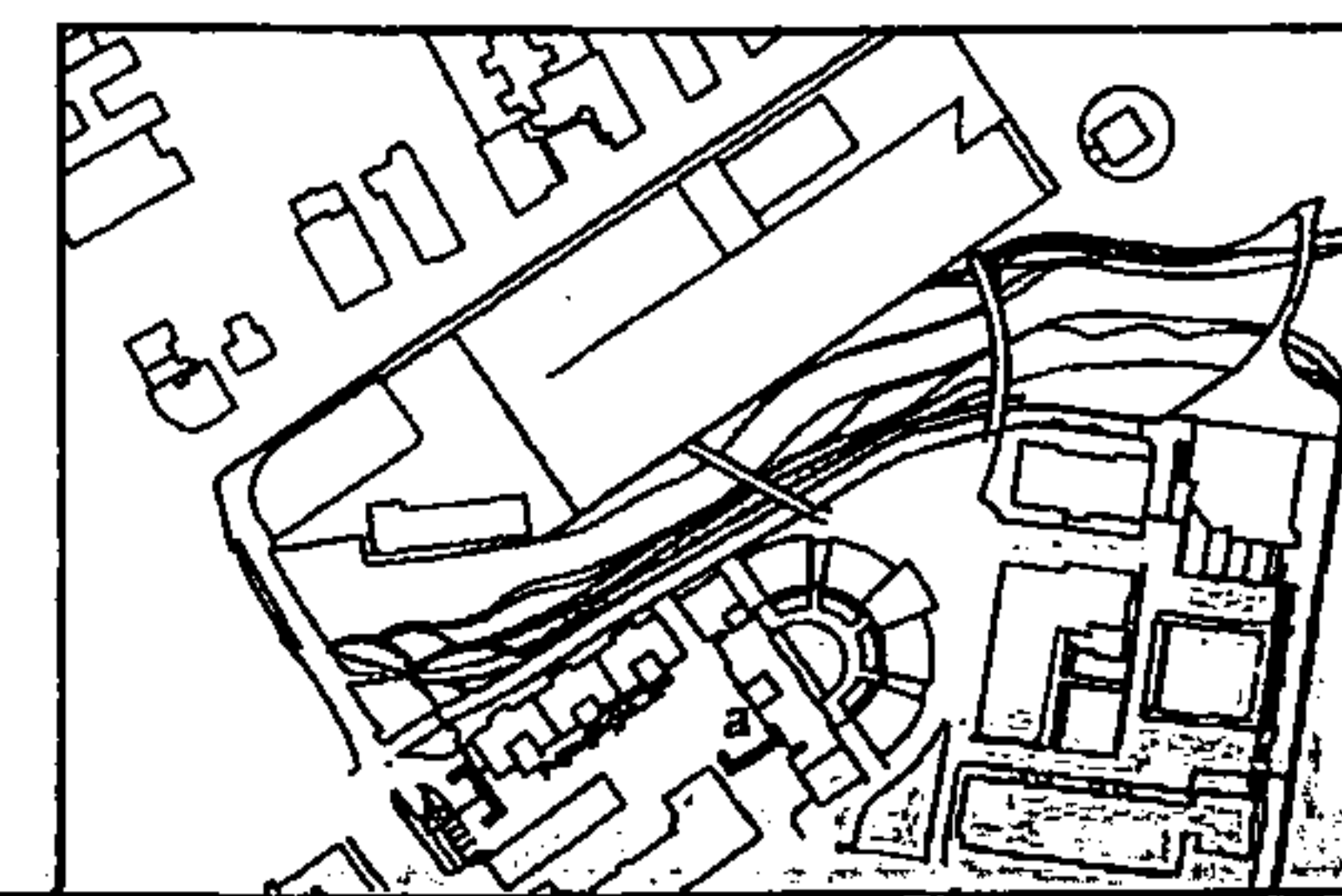


Section 9a

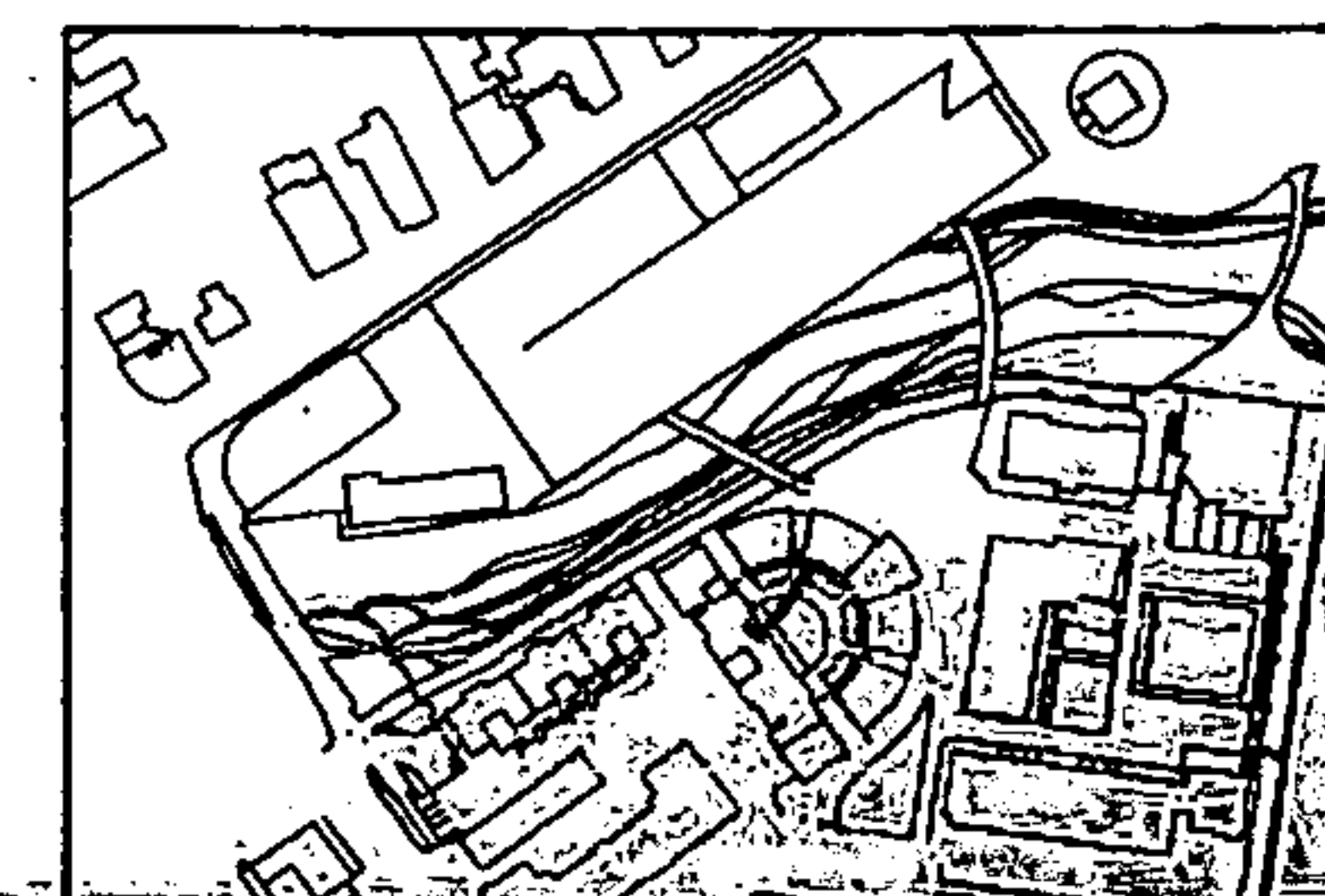
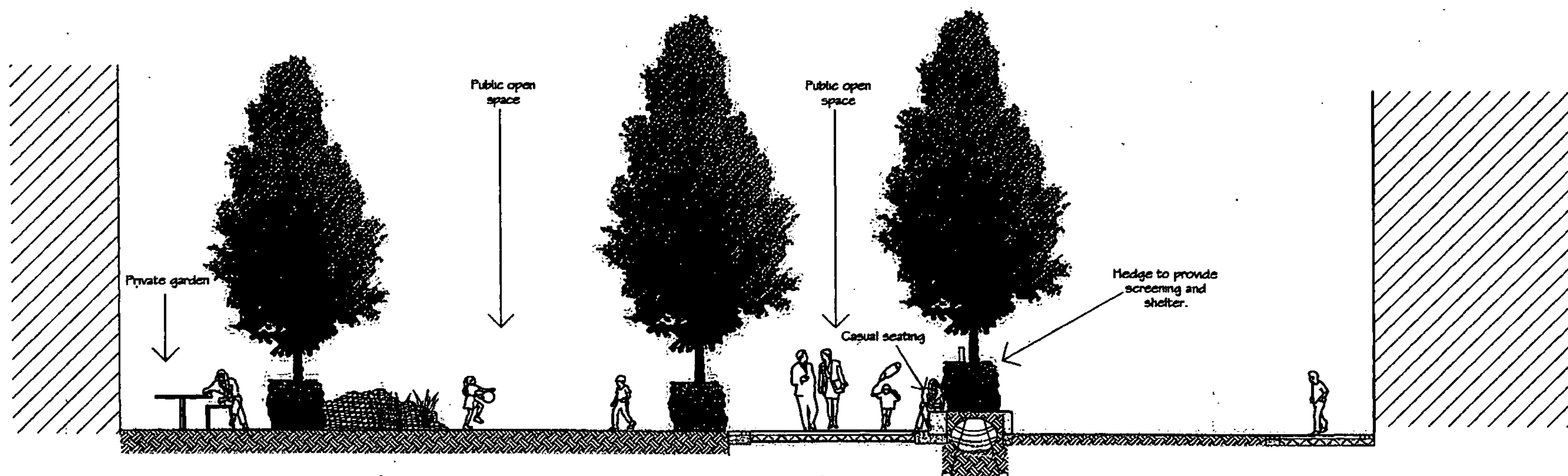
Small street tree and low groundcovers.



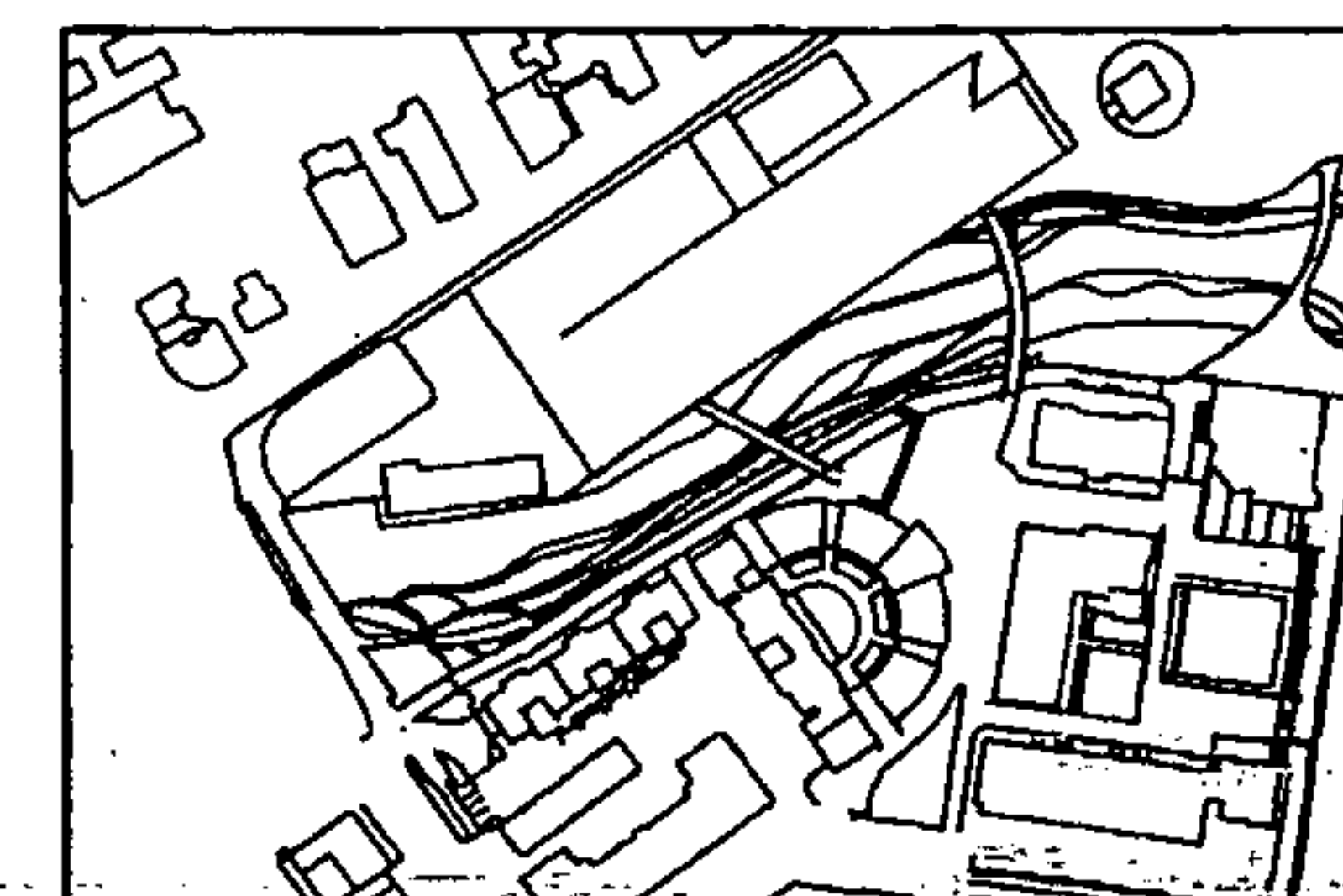
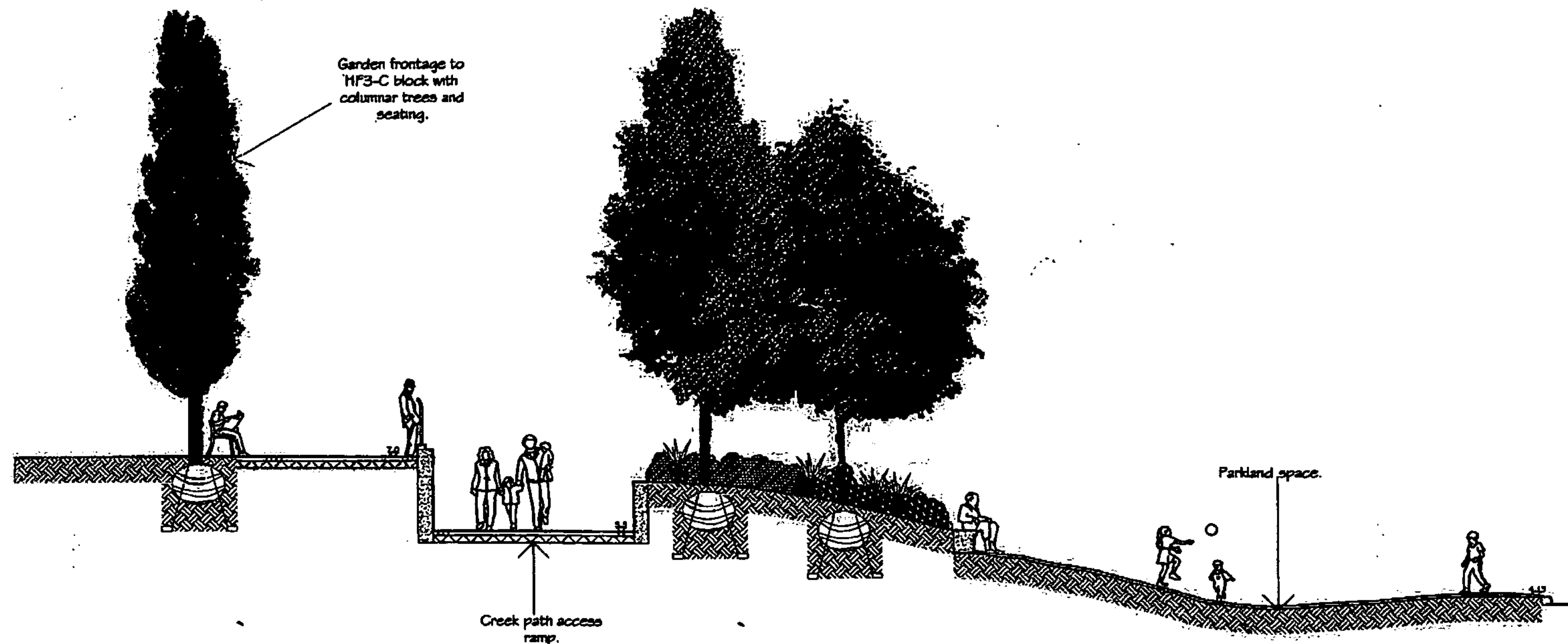
Section 9b



0	Minor amendments
Sept 2004	
1	Changes to landscape layout and levels
August 2004	
2	Alterations to landscape layout
February 2005	
RANDLE SIDDELEY associates 2 Palmerston Court Palmerston Way London SW6 4JL Telephone: 020 7427 7272 Facsimile: 020 7427 7273 Email: info@randle-siddeley.co.uk	
Client: Ceredian Project: Lota Road IV Randle Siddeley Landscape Section - Sheet 9 of 12 Scale: 1:100 (A1) Date: August 2004 Drawn: [blank] Checked: [blank]	



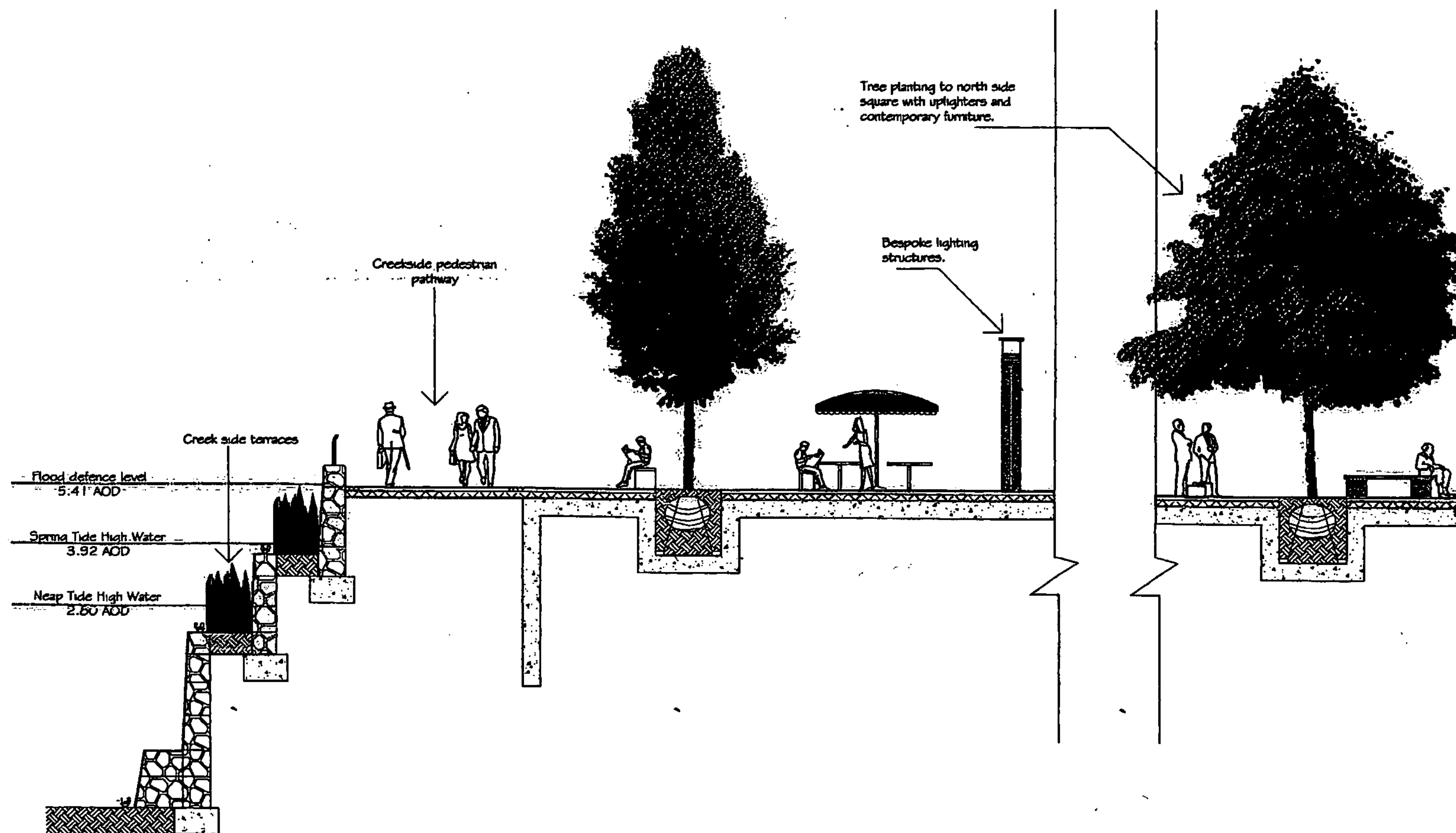
I		More amendments
Sept 2004	A	Changes to landscape layout and levels
August 2004		
HANDLE SIDDELEY		2 Palmerton Court Palmerton Way London SW9 6AA Telephone: 020 7427 1222 Facsimile: 020 7427 1221 Email: info@handlesiddeley.co.uk
Client: Cranston		
Project: Lots Road IV		
Drawing: Landscape Section - Sheet 10 of 12		
Scale: 1:50 @ A1	Job No: 100	
Date: August 2004	Drawn: E.S.	Checked: E.S.
Drawn with data during November 2004. All dimensions in this drawing are approximate and subject to change. The client is responsible for the accuracy of the data. The client is responsible for the accuracy of the data. The client is responsible for the accuracy of the data.		
Drawn by: E.S.	Drawn on: 10/08/04	Sheet No: 10 of 12



Revisions	
1	Issue statement
2	Issue statement
3	Issue statement
4	Issue statement
5	Issue statement
6	Issue statement
7	Issue statement
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51	Issue statement
52	Issue statement

RANDY SIDDELEY
 Landscape Architect
 1000 10th Ave S
 Suite 100
 Minneapolis, MN 55415
 Phone: 612 338 7272
 Fax: 612 338 7273
 Email: rsideley@randysiddeley.com

Client: Circadian
 Project: Lots Road IV
 Drawing: Landscape Section - Sheet 11 of 12
 Date: August 2004
 Scale: 1/8" = 1'-0"



Client	Client
Project	Project
Location	Location
Scale	Scale
Date	Date
Drawn by	Drawn by
Checked by	Checked by
Approved by	Approved by
Project No.	Project No.
Sheet No.	Sheet No.
Revision	Revision
Notes	Notes
Comments	Comments
Drawings	Drawings
Photographs	Photographs
Models	Models
Site Plan	Site Plan
Section	Section
Detail	Detail
Planting	Planting
Lighting	Lighting
Furniture	Furniture
Materials	Materials
Costs	Costs
Timeline	Timeline
Contacts	Contacts
References	References
Other	Other

PLANNING AND BOROUGH DEVELOPMENT

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director David Prout

Mr David Benyon
Hutchinson Whampoa Property Limited
Hutchinson House
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London
SW11 4AN

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Extension: 2664
Direct Line: 020 7361 2664
Facsimile: 020 7361 3463
Email: georgina.slader@rbkc.gov.uk
Web: www.rbkc.gov.uk

05 June 2007

THE ROYAL BOROUGH OF



KENSINGTON AND CHELSEA

My reference: DPS/DCS/TP/H Your reference:

Please ask for: Georgina Slader

Dear Mr Benyon

LOTS ROAD POWERSTATION REDEVELOPMENT

Thank you for your letter dated the 21st May 2007.

The second paragraph in your letter refers to Ashburton School. The name of the Council's development in this area is the Chelsea Academy. To confirm, at present the Council has not received an application for this development and therefore we are not in a position to advise you with respect to potential construction timeframes. We will however keep you updated on progress.

We note your intention to submit details to commence discharging a series of planning conditions attached to the planning permission in the next few weeks. So you are aware we have requested legal opinion from the Director of Law and Administration as to whether the works you are proposing to undertake trigger implementation for the purposes of the S106 Agreement. On receipt of their response we will write to you to confirm the Council's position.

Yours faithfully

 **David Prout**
EXECUTIVE DIRECTOR
PLANNING AND BOROUGH DEVELOPMENT



INVESTOR IN PEOPLE

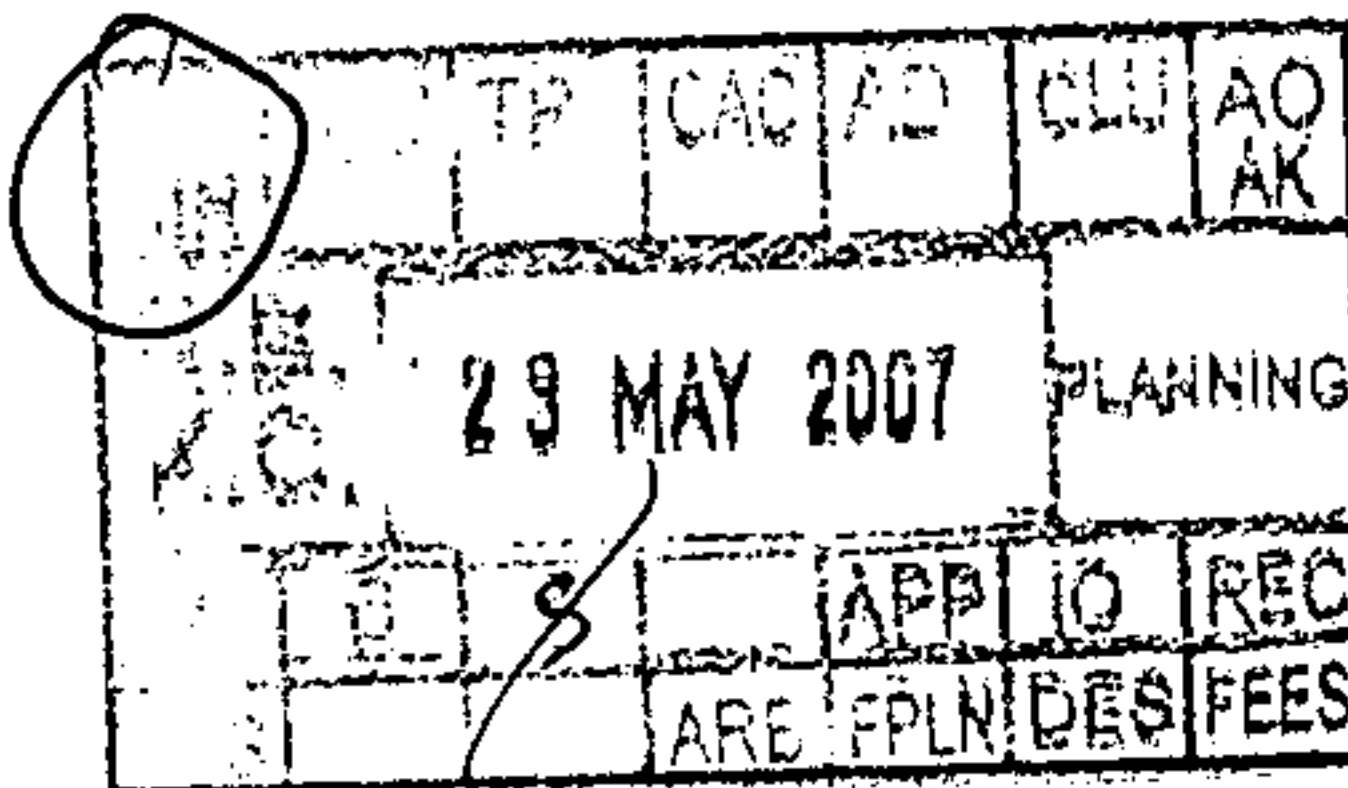
Hutchison Whampoa Property

Bruce Coey
grateful for draft reply
in answer to 'x' website



21 May 2007

Mr David Prout
Director of Planning & Conservation
Royal Borough of Kensington & Chelsea
The Town Hall
Hornton Street
London
W8 7NX



Dear Mr Prout

Re: Lots Road PowerStation Redevelopment

Dr Ho and I were pleased to meet with you, Cllrs Cockell and Moylan and Mr Myers on 11 May 2007. We were grateful to be able to discuss with you our intentions to progress matters leading up to redevelopment of the PowerStation site now that we have planning consent.

There were a few issues that I promised to advise you upon further. Some concern was expressed at the likely concurrency of our works on the PowerStation and the Council's development at Ashburton School. We have already invited tenders for the site preparation works and we are planning for those to commence in July / August of this year. A 24 month programme looks likely at this time for the works which will comprise a small amount of demolition, and predominately asbestos removal and plant strip-out. Clearly the asbestos removal is something of an emotive issue and will be a concern to local residents. Please be assured, however, that our contractor will be professional and have considerable experience with work of that nature. All statutory provisions, codes of practice and the requirements of the Health & Safety Executive will be complied with and insisted upon by us. Provided we make a start in the summer, the asbestos removal from the PowerStation should be completed by July 2008 which I believe is before the reopening of the Ashburton School. I would be grateful if you would advise me of the programme for your works at the school and we will do our best to coordinate with the Council to minimise disruption in the locality.

We also discussed the Chelsea Creek which it has been proposed that we acquire from the Council. The planning application and inquiry documents contained detailed proposals for the Creek and I enclose for your information copies of the drawings which were approved. Condition 12 of the Planning Consent requires that before development begins we have to submit to you for approval a scheme for the treatment of Chelsea Creek. Our design team is currently working on the details of that scheme and it is intended to submit those to you in the next few weeks. The details follow closely the scheme given planning consent and will demonstrate our commitment to providing a well landscaped and ecological amenity for the benefit of the project and to the public who have hitherto been denied access to the Creek. Furthermore, the S106 Agreement (Clause. 49.1) requires that we submit for your approval a Chelsea Creek Management Plan which will establish the maintenance regime. We earnestly believe that our proposals for the Creek will offer long-term improvements to the Creek which will be to the benefit of residents and the local community. The measures required of us by the Planning Consent and S106 Agreement will ensure delivery and provide adequate safeguard for the public interest.

Hutchison Whampoa Properties (Europe) Limited

Hutchison House, 5 Hester Road, London SW11 4AN, United Kingdom

Tel +44 (0) 20 7350 5640 Fax +44 (0) 20 7350 5641

www.hwpg.com

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A Hutchison Whampoa Company

X As mentioned above, we intend submitting to you very soon material for the discharge of a series of planning conditions as required by the planning permission. In our view, those planning conditions will need to be discharged prior to the implementation of the development, by which we understand to mean works such as construction of basements, piling of foundations etc, and as such they would not need to be discharged prior to the works of decontamination, strip-out and demolition in the PowerStation. Similarly these preparation works would not trigger implementation for the purposes of the S106 Agreement. I would be grateful if you could confirm that this reflects the Council's view of the position.

Clearly our development at Lots Road is a major project and will require close liaison between us. We look forward to the prospect and trust you will feel able to contact me directly if any matters arise that are of concern or arise from the various meetings that will ensue between the Council's officers and our design team.

Yours sincerely



David Beynon
Senior Project Manager

Enc:

c.c. Mr Derrick Myers Chief Executive, RBK&C
EH