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**ROYAL BOROUGH OF
KENSINGTON AND
CHELSEA**

23 **DOCUMENT TYPE**
BAILEY BRIDGE
APPLICATIONS
LATE UPDATE

PP/02/01324

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.

Index of content of case files

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- 18-19 Hammersmith And Fulham Plans
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- 35 Condition 12 -Superseded Docs
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JRS/DP1025

8 August 2007

DP9

Peck/BCS

Royal Borough of Kensington & Chelsea
Planning and Conservation
The Town Hall
Hornton Street
LONDON
W8 7NX
For the attention of Bruce Coey

100 Pall Mall
London SW1Y 5NQ

telephone 020 7004 1700
facsimile 020 7004 1790

www.dp9.co.uk

at 9/8

EX DIR	HDC	TP	CAC	AD	CLU	AP
R.B.	09 AUG 2007				PLANNING	
K.C.	N	C	S	APP	IO	FE
HBS			ARB	FPLN	DE	

32

Dear Sirs

LOTS ROAD POWER STATION
Planning Permission Ref. PP/02/01324

We refer to the above planning permission granted for the redevelopment of the above site.

As you are aware, the site owners are currently preparing the site for construction. During the construction phase, a temporary bridge will need to be constructed on the site over Chelsea Creek to enable the works to take place. We enclose details of the location of the Bailey Bridge.

As you are aware, Part 4 of the General Permitted Development Order 1995 (As Amended) relates to 'Temporary Buildings and Uses' and states that,

"Class A

Permitted development

A. The provision on land of buildings, moveable structures, works, plant or machinery required temporarily in connection with and for the duration of operations being or to be carried out on, in, under or over that land or on land adjoining that land.

Development not permitted

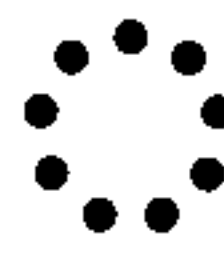
A.1 - Development is not permitted by Class A if—

- (a) the operations referred to are mining operations, or
- (b) planning permission is required for those operations but is not granted or deemed to be granted.

Conditions

A.2 Development is permitted by Class A subject to the conditions that, when the operations have been carried out—

- (a) any building, structure, works, plant or machinery permitted by Class A shall be removed, and



(b) any adjoining land on which development permitted by Class A has been carried out shall, as soon as reasonably practicable, be reinstated to its condition before that development was carried out.

The temporary Bailey Bridge is required in connection with the on-site construction works and is therefore required "temporarily in connection with and for the duration of the operations being carried out on the land." We would therefore be grateful to receive confirmation that the proposed siting of a temporary bridge would constitute permitted development and would not require the submission of a planning application.

We trust this is acceptable and look forward to hearing from you. In the meantime, if you have any queries, please contact Julian Shirley or Rory McManus at the above address.

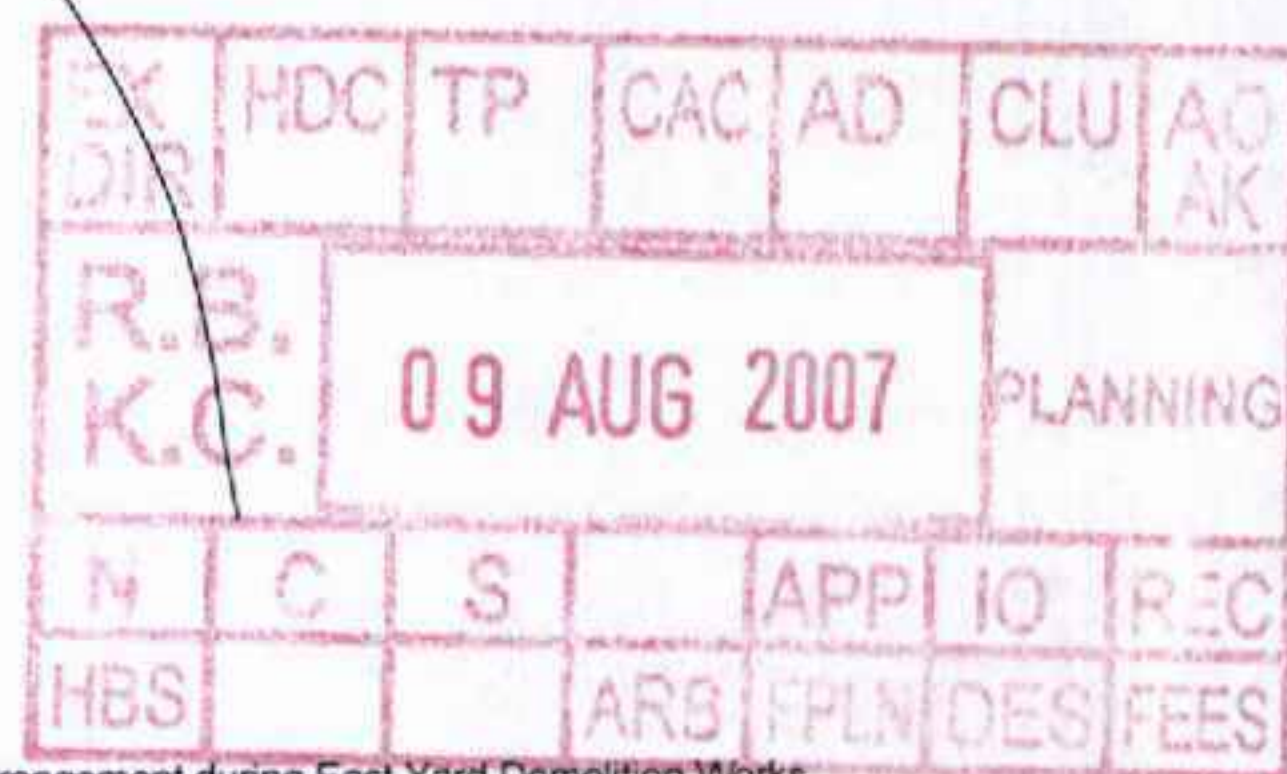
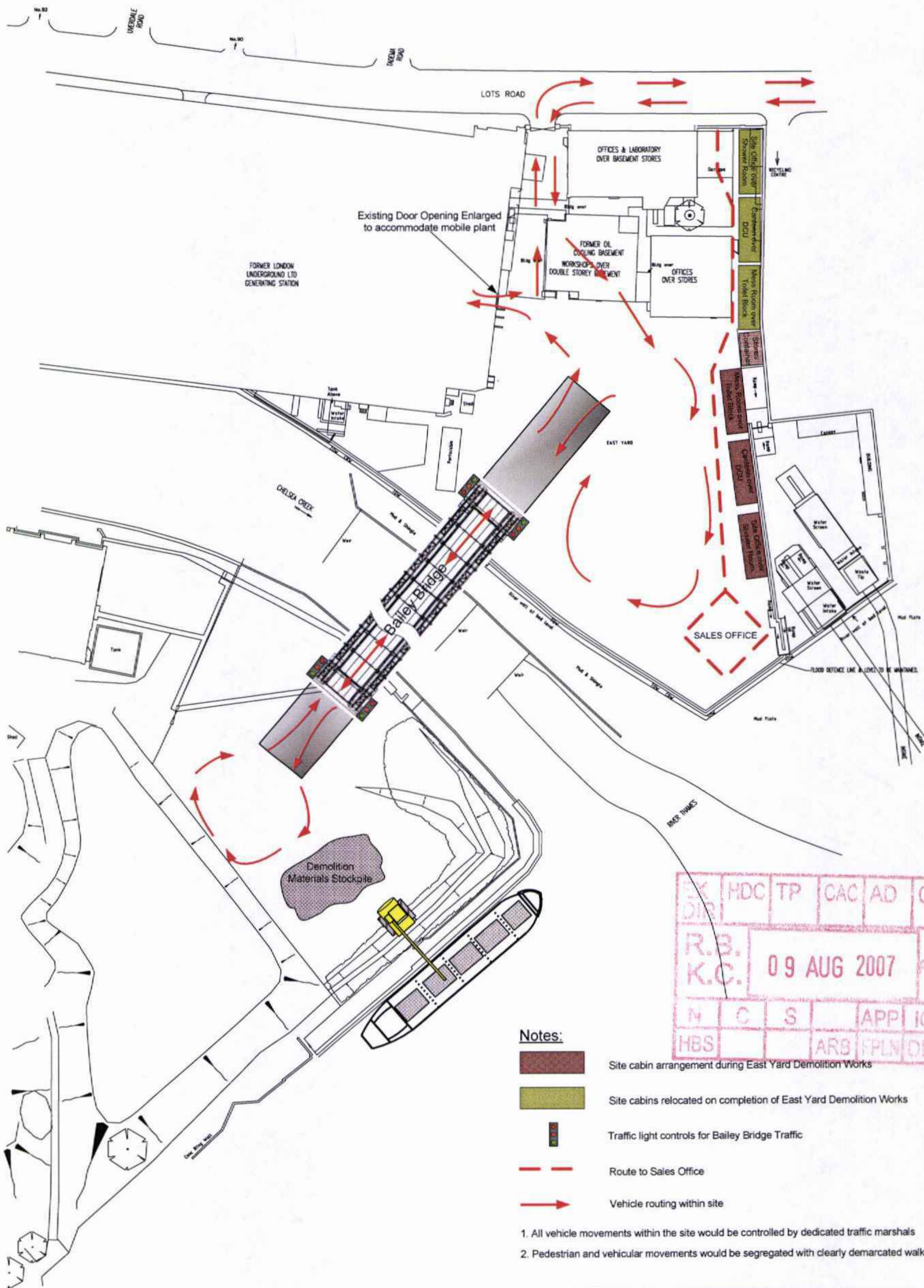
Yours faithfully

DP9

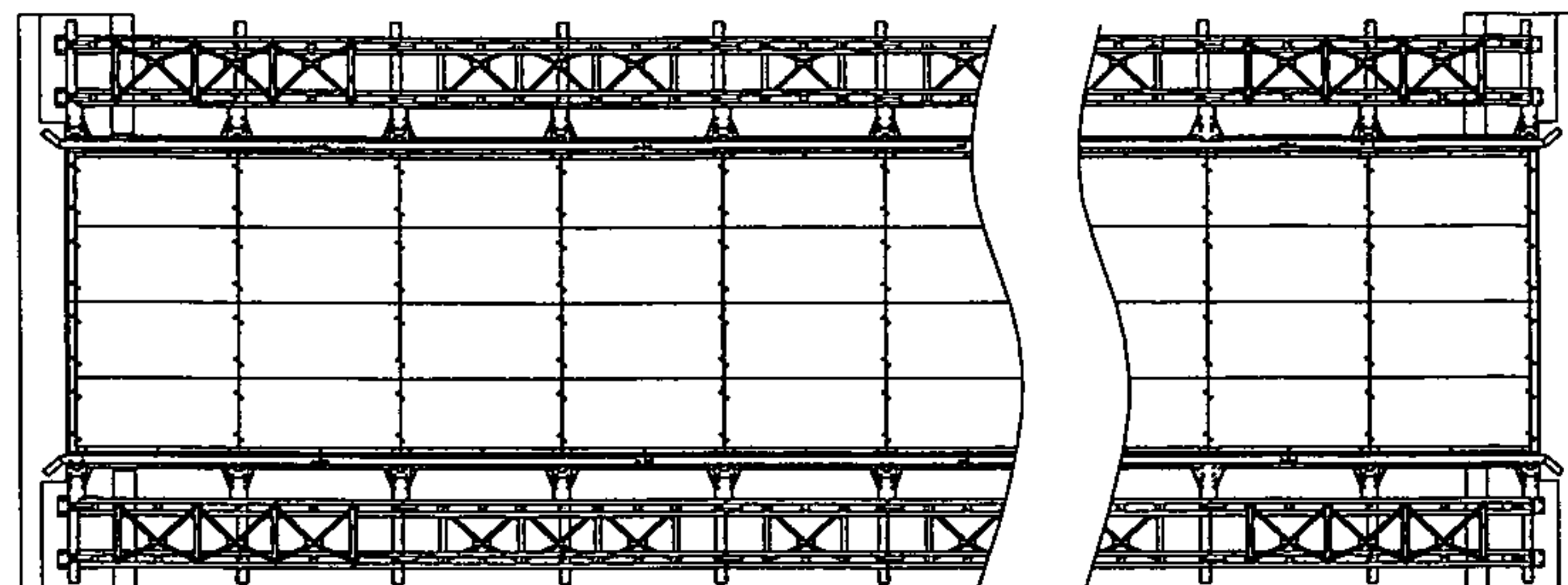
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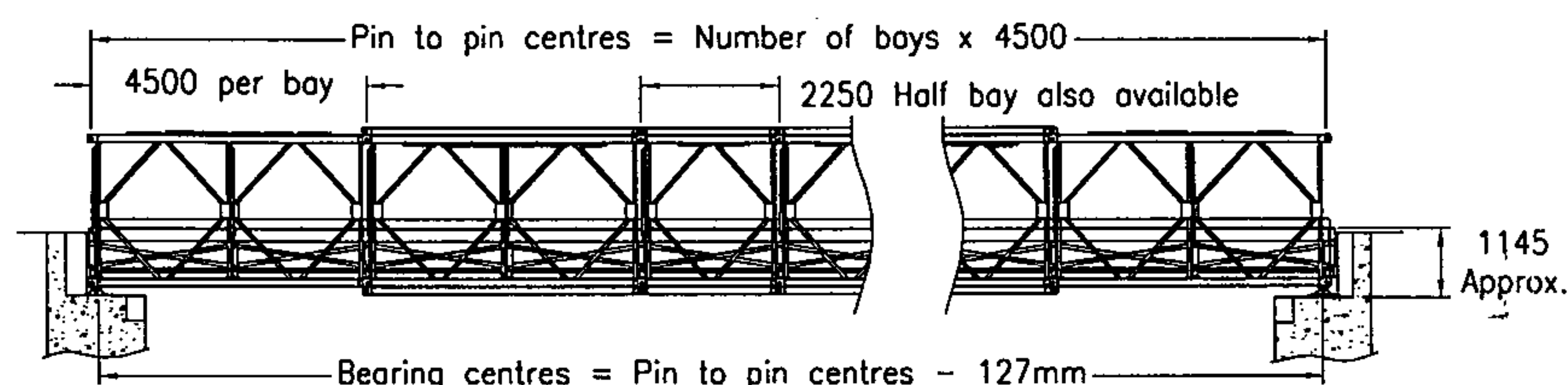
EX DIR	HDC	TP	CAC	AD	CLC	AD /R
R.B. K.C.		09 AUG 2007			PLANNING	
N	C	S		APP	IO	REC
HBS			ARB	FPLN	DES	FEES



BAM BROWN AND MASON LIMITED		LOTS ROAD POWER STATION			
		SITE LOGISTICS PLAN			
BAM Ref: 07016	SIZE	FSCM NO	DWG NO	REV	
20/04/07	SCALE	NTS	1	1 OF 1	

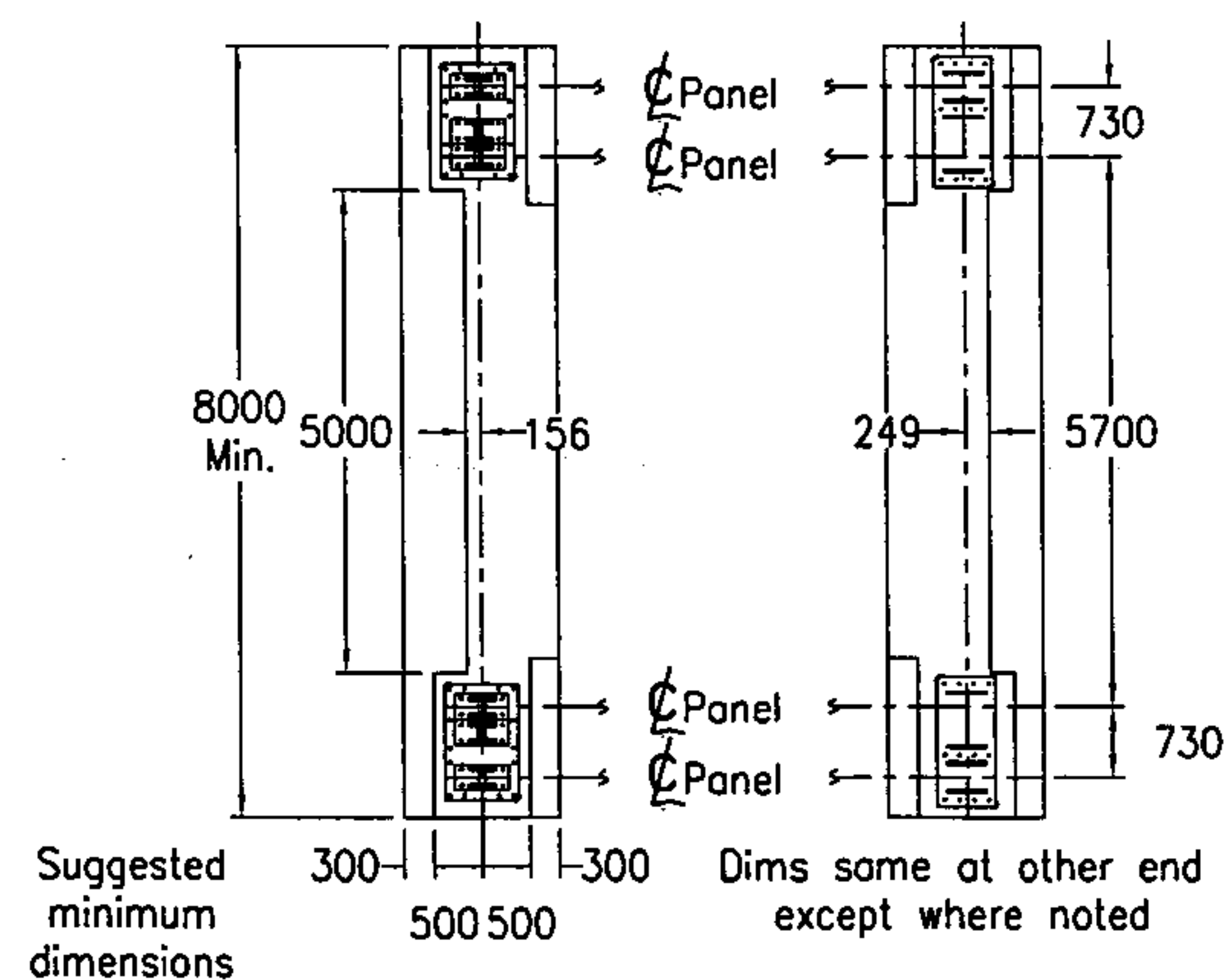


PLAN

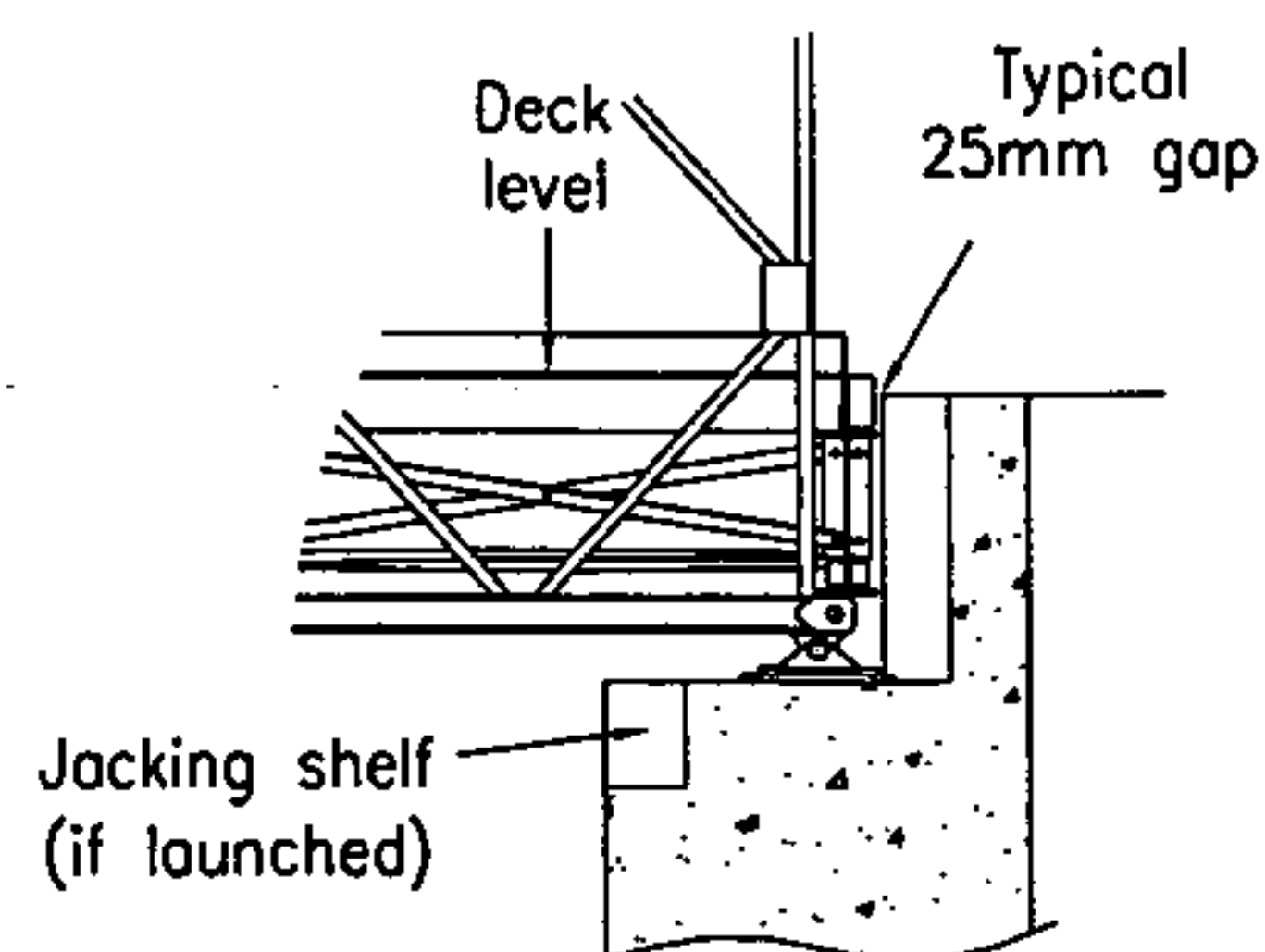


ELEVATION

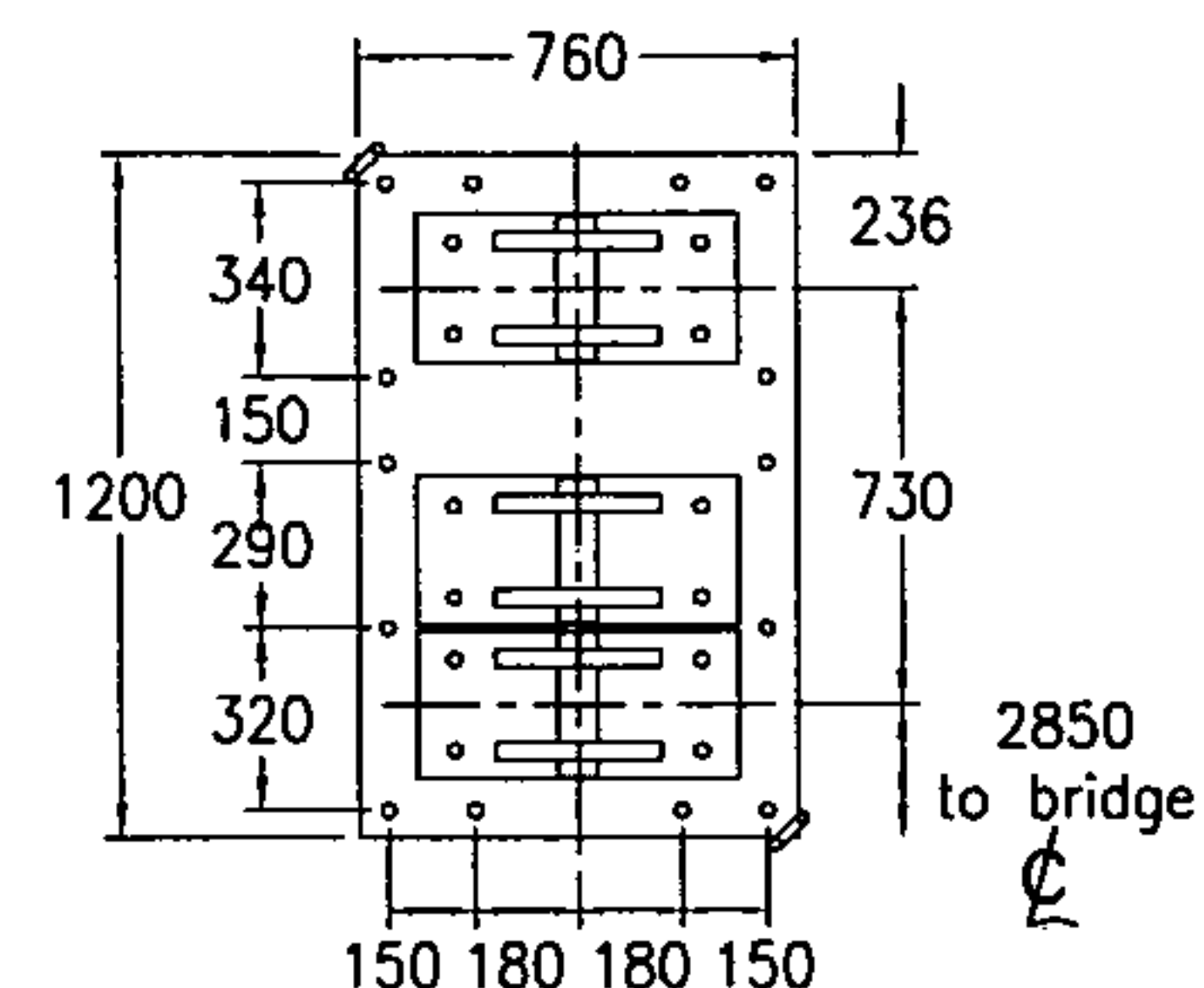
BALLAST WALLS TO BE CAST AFTER ERECTION



PLAN ON ABUTMENTS

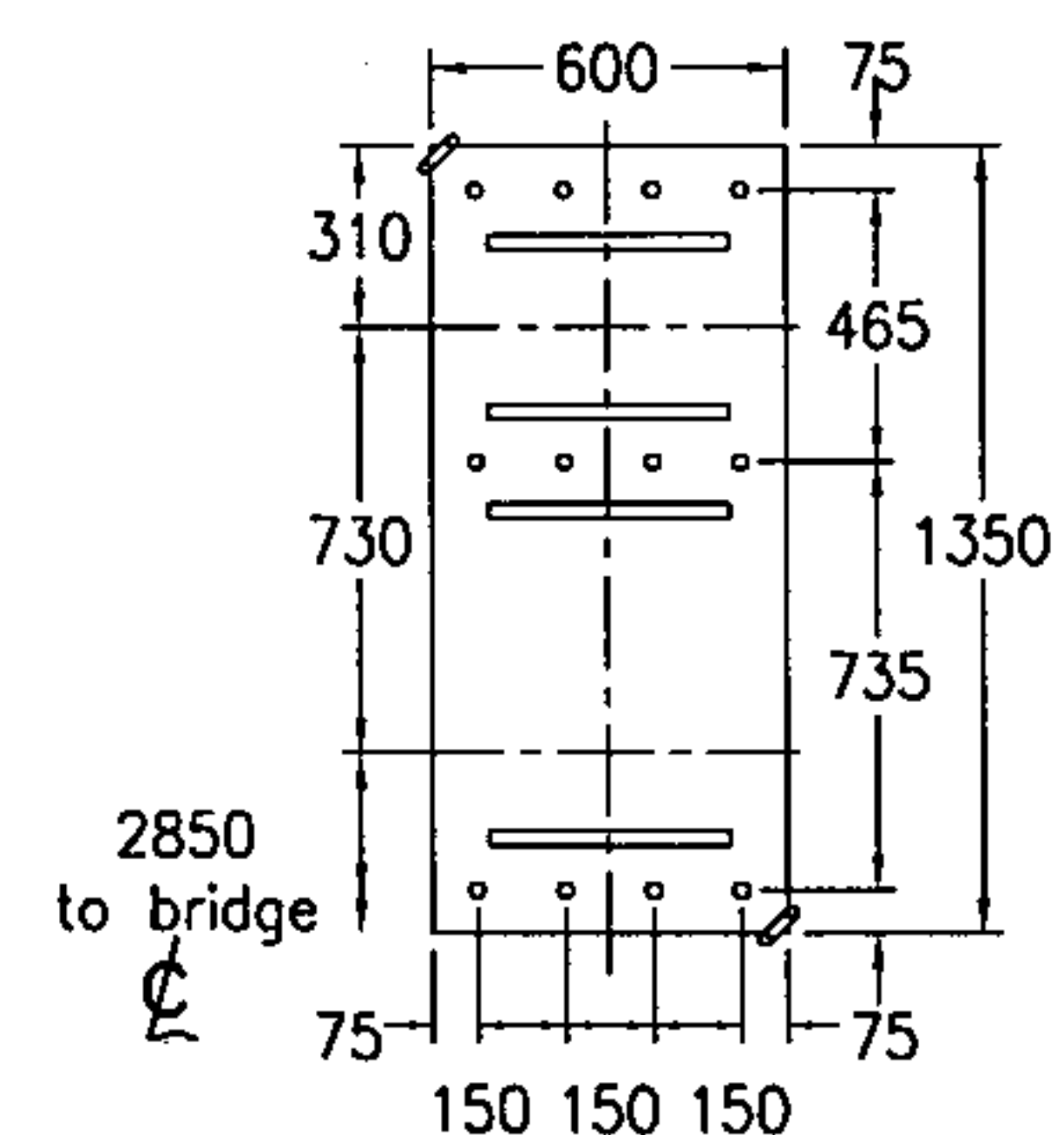


**END OF BRIDGE
Female End Shown**

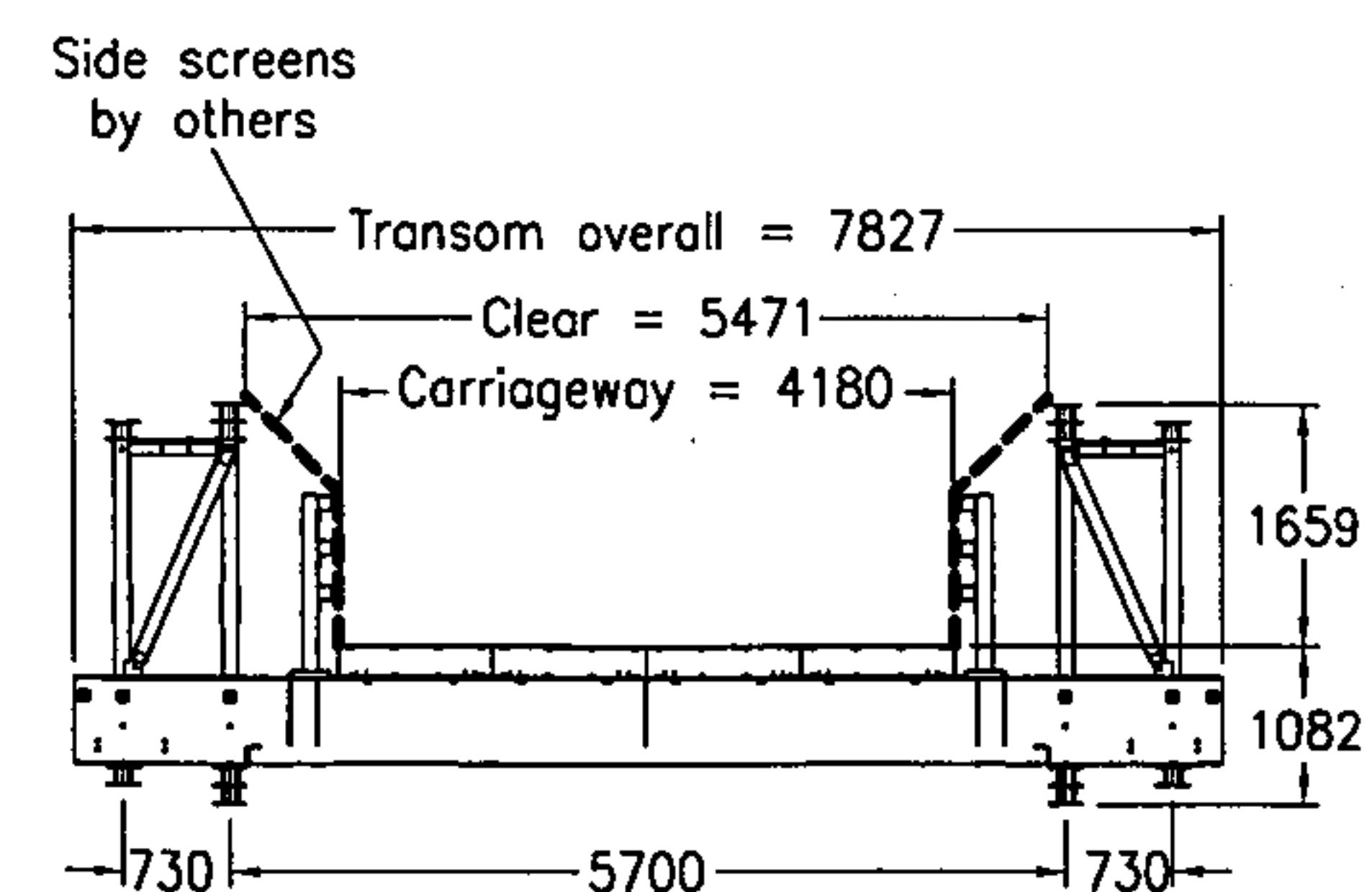


PLAN ON FIXED BASEPLATE

All holes 26ø



PLAN ON SLIDING BASEPLATE



SECTION

NOTES:

1. This is NOT A WORKING DRAWING & should be used for quotation purposes only.
2. Design and provision of all foundations, including holding down bolts, by others.
3. Any side screens to carriageway and footwalk to be designed, supplied and installed by others.
4. This drawing is the property of Mabey Support Systems Ltd and is subject to Mabey Support Systems Ltd normal trading terms and conditions.

FILE REF: **GA-MU-4.2-CD-DSR1+P**



MABEY SUPPORT SYSTEMS

Mabey Support Systems Ltd.
Bridge House, Strange Road,
Garswood, Nr Wigan,
WN4 ORX, United Kingdom.

TEL: +44 (0) 1942 725343
FAX: +44 (0) 1942 270893
www.mabeyssupport.co.uk
info@mabeyssupport.co.uk



A MABEY COMPANY

TITLE

**GENERAL ARRANGEMENT
OF A MABEY UNIVERSAL
DSR1+P 4.2m CD DECK**

PROJECT

LOTS ROAD POWER STATION

CLIENT:

TENDER

SCALE

**DRAWN
J HITCHEN**

DRAWING No.

18511-04

REV.

*

Hutchison Whampoa Property

21 August 2007

Mr Ian Doolan
Borough Valuer – Valuers Department
Royal Borough of Kensington & Chelsea
The Town Hall
Hornton Street
London
W8 7NX

Dear Mr Doolan

Re: Lots Road PowerStation Redevelopment

An important part of the redevelopment of the Lots Road Power Station is the overall landscaping design and in particular the improvement of the Chelsea Creek which will be opened up for public access and amenity. Now that a Planning Consent has been obtained for the redevelopment proposals we are keen to press ahead and expect shortly to commence preparation works at the site.

We have met previously with the Leader of the Council and the Chief Executive when the possibility of our acquisition of the Creek from the Council was discussed and seen, we believe, as beneficial. The establishment of commercial terms for acquisition was commenced and is a matter that the Council is considering. If acceptable the legal formalities will presumably take some months to complete. During a recent telephone conversation I discussed with you our need to oversail the Creek with a temporary bridge for the purposes of improving the construction logistics of our site. The possibility of the Council granting us permission or a licence, as an interim measure until such time as a transfer of title may have been achieved was also discussed. We would like to install such a bridge within the next month or two. The bridge would need to be temporary because our preferred location for it is approximately in the position of permanent bridges which are covered by the Planning Consent but we see a need for the temporary bridge for a period of up to three years.

To illustrate our proposal, I enclose a copy of the site survey plan (as existing) with the location of the temporary or "Bailey" bridge indicated. Also enclosed is a construction drawing of a typical temporary bridge which should be taken as being indicative at this stage as it is likely to change in detail when the contractor progresses the design. It may be necessary because of the length of span involved, to introduce a mid-span support from the Creek bed and we would ask that the Council allow such provision. Permission from the Environment Agency would be needed for a mid-span support but our initial enquires have indicated that to be acceptable in principle.

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.hwpog.com
Registered in UK, registration no. 4004453



A member of Hutchison Whampoa Property Group
A Hutchison Whampoa Company

\\Hwpe-svr-00002\share\PROJECTS\Lots Road\Letters 2007\08 - August 2007\LR 070822 LT RBK&C DB HM.doc

See e-mail response 20/08/07

Georgia Slader

As advice Mr Doolan

if planning permission

would be required.



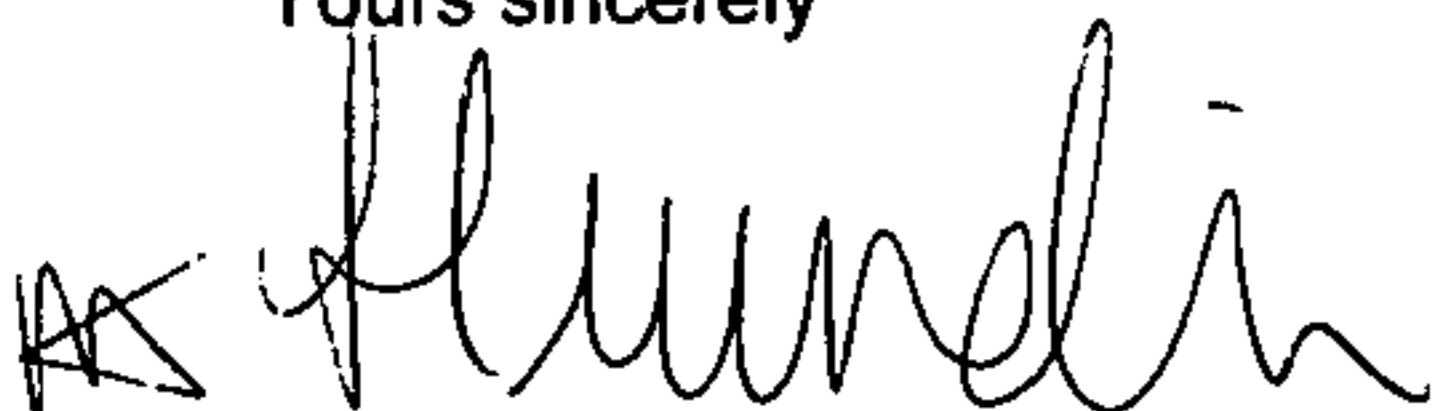
Miss P

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B. K.C.	21 AUG 2007				PLANNING	
N	C	S		APP	IO	REC
HBS			ARB	FPLN	DES	FEES

28/8

We would be grateful if the Council would grant us permission to oversail the Creek with a temporary bridge along the lines of that illustrated and described above. If you require any further information we would be pleased to provide it and to meet for detailed discussions if needed.

Yours sincerely

A handwritten signature in black ink, appearing to read 'David Beynon', with a stylized flourish at the end.

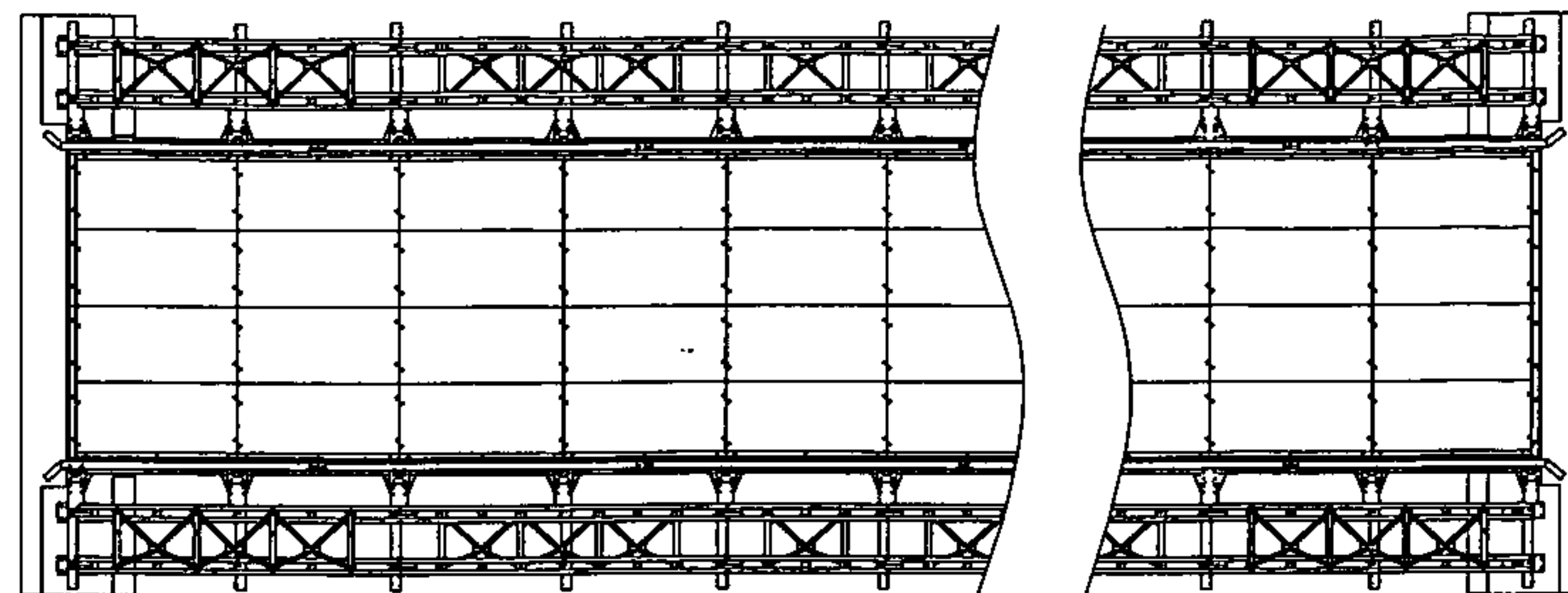
David Beynon
Senior Project Manager

Enc:

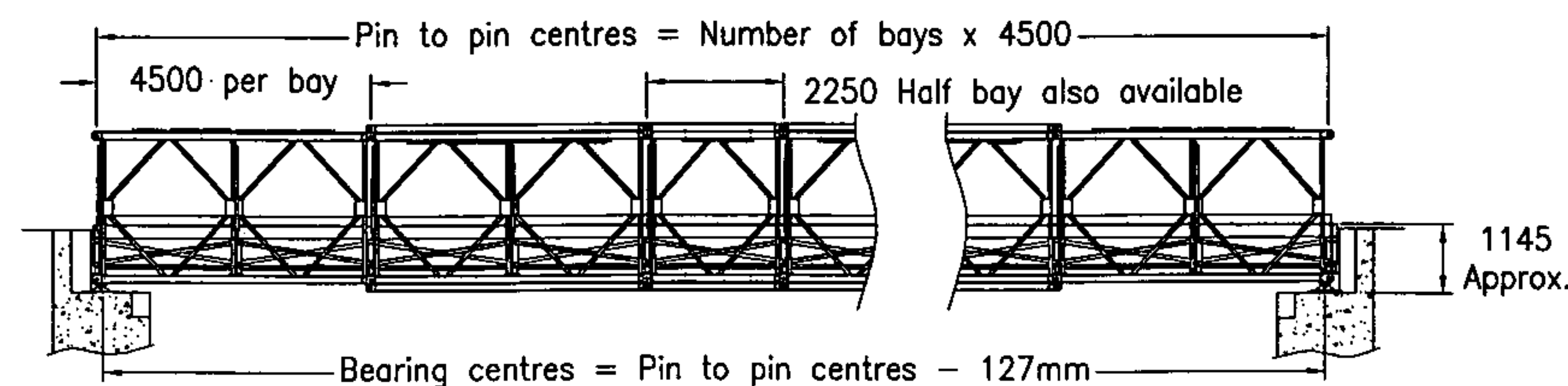
c.c.	Mr Derek Myers	(Town Clerk & Chief Executive)	RBK&C (w/enc)
	Mr David Prout	(Director of Planning & Conversation)	RBK&C (w/enc)
	Hugh Fleming	(Legal Counsel)	HWPEL (w/enc)



TITLE: TEMPORARY CONSTRUCTION BRIDGE (BAILEY BRIDGE)
LOTS ROAD POWER STATION
SCALE: NTS
DATE: 21 AUGUST 2007

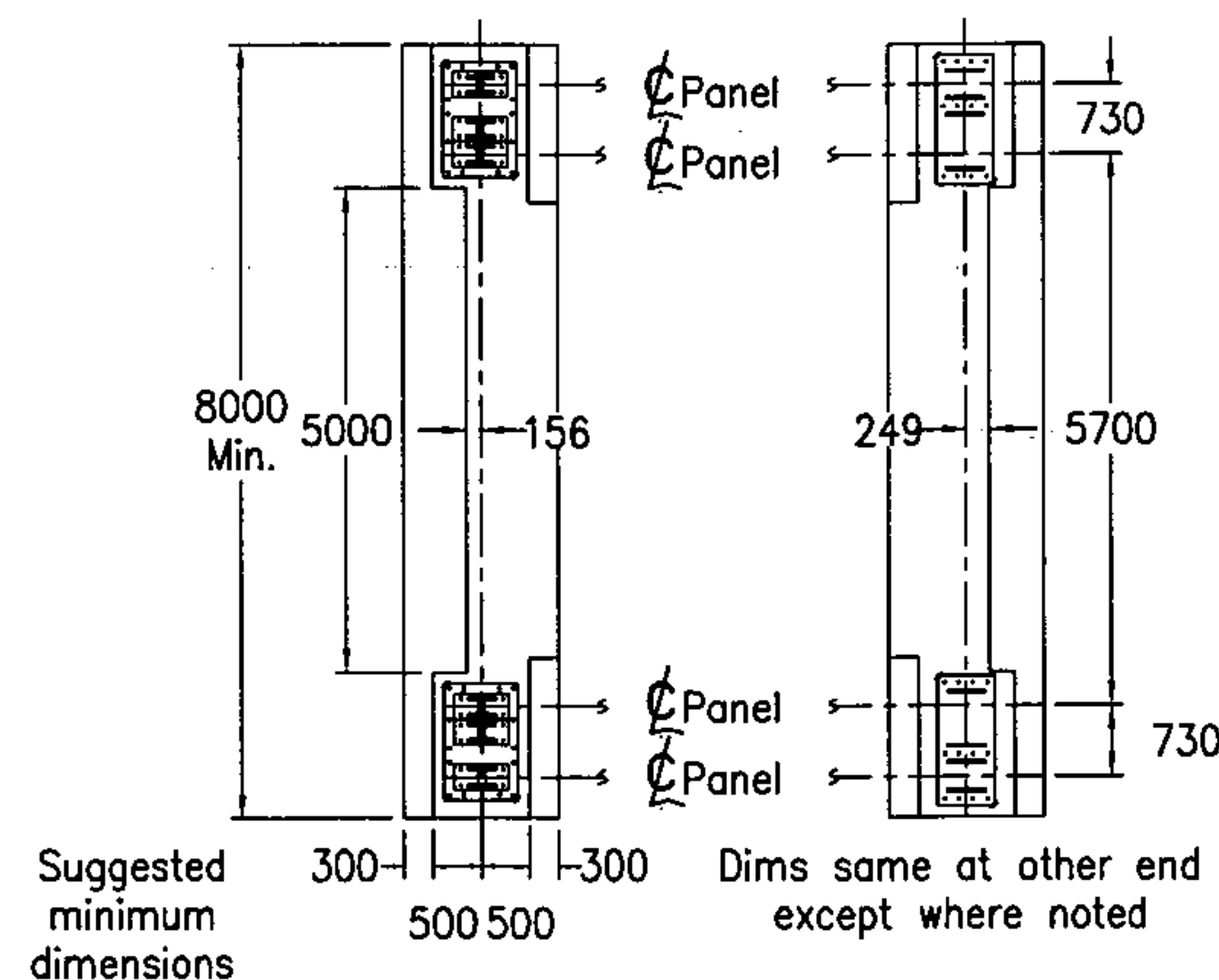


PLAN

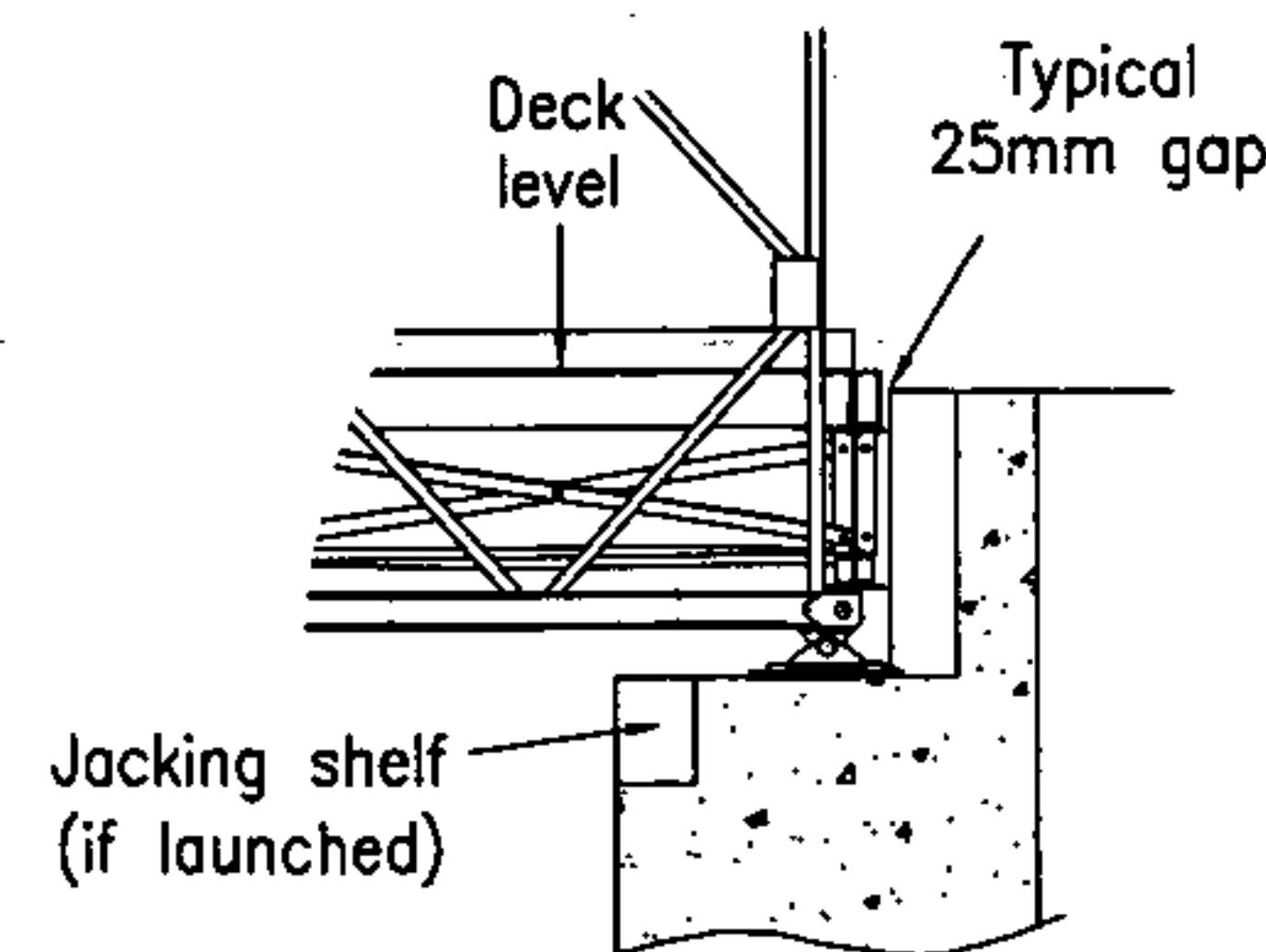


ELEVATION

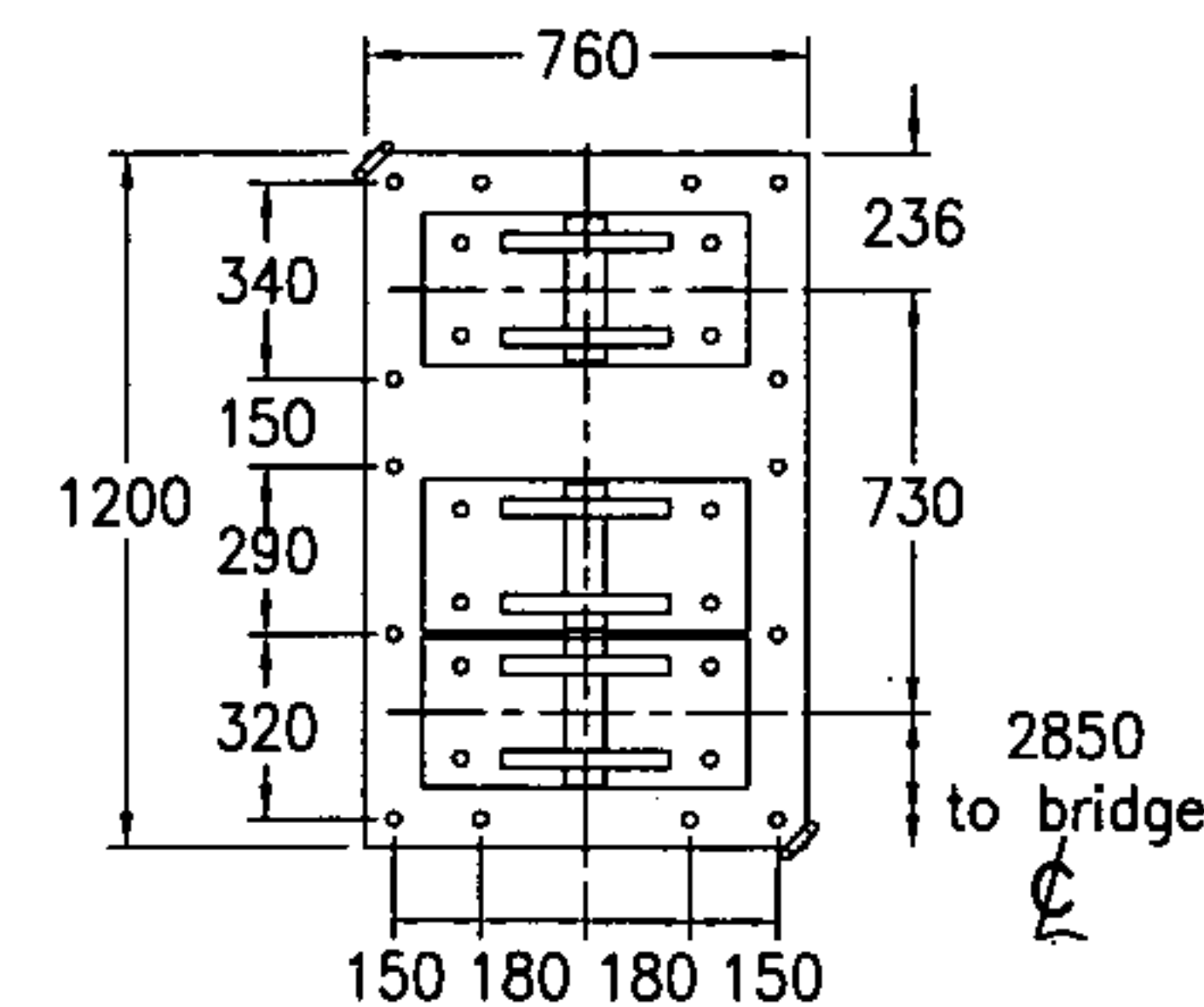
BALLAST WALLS TO BE CAST AFTER ERECTION



PLAN ON ABUTMENTS

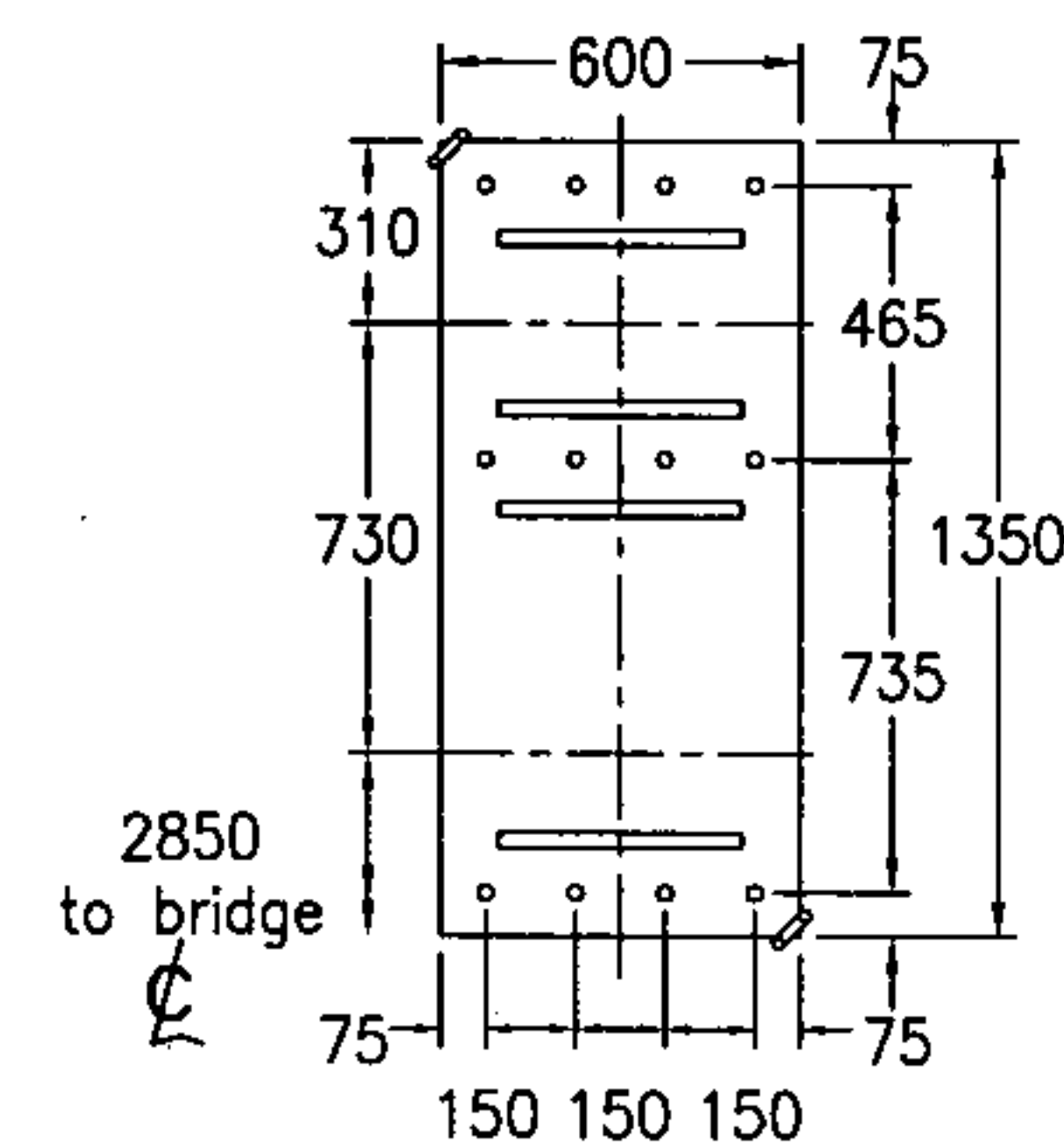


**END OF BRIDGE
Female End Shown**

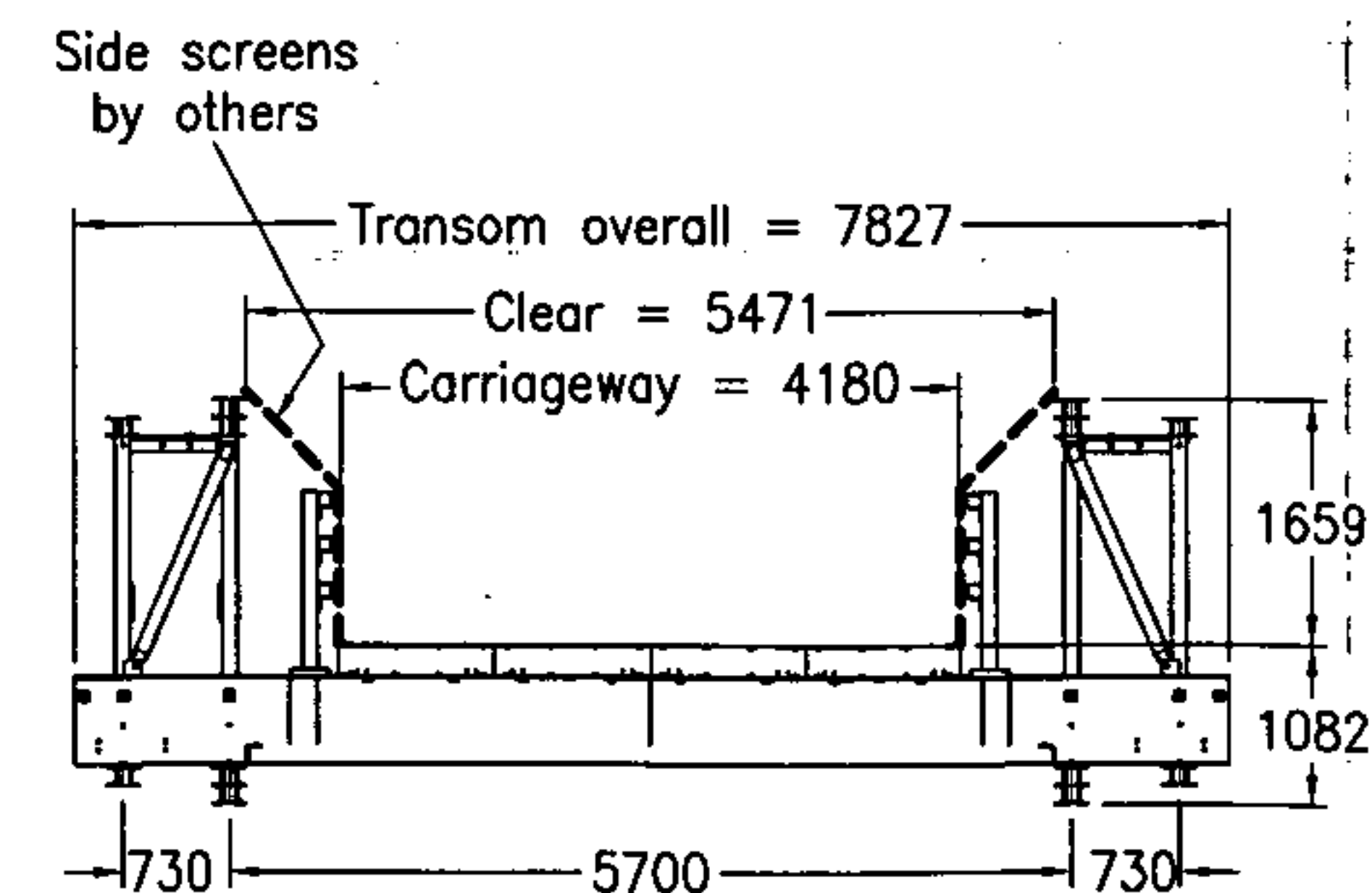


PLAN ON FIXED BASEPLATE

All holes 26ø



PLAN ON SLIDING BASEPLATE



SECTION



NOTES:

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2. Design and provision of all foundations, including holding down bolts, by others.
3. Any side screens to carriageway and footwalk to be designed, supplied and installed by others.
4. This drawing is the property of Mabey Support Systems Ltd and is subject to Mabey Support Systems Ltd normal trading terms and conditions.

FILE REF: **GA-MU-4.2-CD-DSR1+P**



Mabey Support Systems Ltd.
Bridge House, Strange Road,
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www.mabey-support.co.uk
info@mabey-support.co.uk



TITLE

**GENERAL ARRANGEMENT
OF A MABEY UNIVERSAL
DSR1+P 4.2m CD DECK**

PROJECT

LOTS ROAD POWER STATION

CLIENT:

TENDER

SCALE

NTS

A3

DRAWN

J HITCHEN

DATE

CHECKED

DATE

DRAWING No.

18511-04

REV.

PLANNING AND BOROUGH DEVELOPMENT

THE TOWN HALL HORNTON STREET LONDON W8 7NX

THE ROYAL
BOROUGH OF

Executive Director David Prout

DP9
100 Pall Mall
London
SW1Y 5NQ

Switchboard: 020 7937 5464
Extension: 2664
Direct Line: 020 7361 2664
Facsimile: 020 7361 3463
Email: georgina.slader@rbkc.gov.uk
Web: www.rbkc.gov.uk



KENSINGTON
AND CHELSEA

For the attention of Julian Shirley

09 October 2007

My reference: DCS/DPS/PP/02/ Your reference: JRS/DP1025
01324

Please ask for: Georgina Slader

Dear Sirs

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) LOTS ROAD POWER STATION PLANNING PERMISSION REF. PP/02/01324

Thank you for your letter dated the 8th August 2007, and the enclosed drawings; 18511-04 and BAM Ref:07016 DWG NO1. Your letter refers to the need to erect a temporary Bailey Bridge over the Chelsea Creek in connection with, and for the duration of, the operations being carried out in relation to the above planning permission.

Part 4, Class A of the General Permitted Development Order 1995 (As Amended) relates to 'Temporary Buildings and Uses'. Class A states that *'Permitted Development; A. The provision on land of buildings, moveable structures, works, plant or machinery required temporarily in connection with and for the duration of operations being or to be carried out on, in, under or over that land or on land adjoining that land'*.

You should note that Class A, Conditions A.2 notes that *'Development is permitted by Class A subject to the conditions that, when the operations have been carried out – a) any building, structure, work, plant or machinery permitted by Class A shall be removed, and b) any adjoining land on which development permitted by Class A has been carried out shall, as soon as reasonably practicable, be reinstated to its condition before that development was carried out'*.

On the basis of what is set out in Part 4, Class A the erection of the Bailey Bridge does not require planning permission. However, we would advise you that notwithstanding planning permission is not required you will need a licence agreement, the terms of which will need to be agreed with Ian Doolan, the Borough Valuer. Mr Doolan's telephone number is 020 7361 3211.



INVESTOR IN PEOPLE

Please contact my assistant, Georgina Slader, on the above telephone number if you have any queries.

Yours faithfully

Signed & sent

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