

PP/02/01324	Lots Road Power Station And Chelsea Creek 16- 41
PP/02/01324	Lots Road Power Station And Chelsea Creek 17- 41
PP/02/01324	Lots Road Power Station And Chelsea Creek 18- 41
PP/02/01324	Lots Road Power Station And Chelsea Creek 19- 41
PP/02/01324	Lots Road Power Station And Chelsea Creek 20- 41
PP/02/01324	Lots Road Power Station And Chelsea Creek 21- 41
PP/02/01324	Lots Road Power Station And Chelsea Creek 22- 41
PP/02/01324	Lots Road Power Station And Chelsea Creek 23- 41
PP/02/01324	Lots Road Power Station And Chelsea Creek 24- 41
PP/02/01324	Lots Road Power Station And Chelsea Creek 25- 41
PP/02/01324	Lots Road Power Station And Chelsea Creek 26- 41
PP/02/01324	Lots Road Power Station And Chelsea Creek 27- 41
PP/02/01324	Lots Road Power Station And Chelsea Creek 28- 41
PP/02/01324	Lots Road Power Station And Chelsea Creek 29- 41
PP/02/01324	Lots Road Power Station And Chelsea Creek 30- 41

**ROYAL BOROUGH OF
KENSINGTON AND
CHELSEA**

(27)

CONDITION 7

DOCUMENT TYPE

DISCHARGE OF CONDITIONS
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

File Number: Content of File:

- 01-10 Council Case
- 11- 13 Refused Drawings
- 14 -17 Amended Drawings
- 18-19 Hammersmith And Fulham Plans
- 20-21 CD of Planning Drawings
- 22 Other Docs
- 23 Baily Bridge
- 24 Officers Notes and Other Correspondents
- 25 Condition 5
- 26 Condition 6
- 27 Condition 7
- 28 Condition 9
- 29 CONFIDENTIAL DOCS
- 30 Condition II
- 31 Condition II
- 32 Condition 12
- 33 Condition 12
- 34 Condition 12 -CONFIDENTAIL DOCS
- 35 Condition 12 -Superseded Docs
- 36 Condition 12 -Superseded Docs
- 37 Condition 12 -Superseded Drawings
- 38 Condition 12 -Superseded Drawings
- 39 Condition 25
- 40 Condition 25 + 29
- 41 Condition 27

JRS/DP1025

17 December 2008



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

*John - Could
you deal with this
please*

JS

100 Pall Mall
London SW1Y 5NQ

telephone 020 7004 1700
facsimile 020 7004 1790

www.dp9.co.uk

Ext	HDC	HSS	HFD	Pal	Des	ARG	Rec
Reg	PIO	17 DEC 2008				REKC Planning	APP
DC Nth	DC Cen	DC Sth	Q	Sup	No Obj	Rev	Other
						Cond	PDA

24

Dear Sirs

**LOTS ROAD POWER STATION
PLANNING PERMISSION REF. PP/02/01324
Details Pursuant To Condition 7: Hard and Soft Landscaping**

We refer to the above application for the submission of details relating to hard and soft landscaping previously submitted on 6th August 2007 and subsequently amended on 10th December 2007 (copy of letter enclosed).

Further to our meeting held on 16th December 2008, as requested we hereby enclose a further two copies of the previously submitted drawings at A3 size.

We hope that the enclosed information is helpful on order to progress the discharge of the above condition. If you have any queries, please contact Julian Shirley at the above address.

Yours faithfully

DP9

Encs.

*Please return to Debra
on completion.
Thanks.*

13/5/10



DRAWING SCHEDULE

Title	Drawing No.	Revision
Landscape Key Plan	TOWN352(08)110	R02
Landscape Surface Finishes 1 of 3	TOWN352(08)1101	R02
Landscape Surface Finishes 2 of 3	TOWN352(08)1102	R02
Landscape Surface Finishes 3 of 3	TOWN352(08)1103	R02
Landscape Levels 1 of 3	TOWN352(08)1104	R02
Landscape Levels 2 of 3	TOWN352(08)1105	R02
Landscape Levels 3 of 3	TOWN352(08)1106	R02
Landscape Planting 1 of 3	TOWN352(08)1107	R02
Landscape Planting 2 of 3	TOWN352(08)1108	R02
Landscape Planting 3 of 3	TOWN352(08)1109	R02
Schematic Section A-A	TOWN352(08)7001	R02
Schematic Section E-E	TOWN352(08)7005	R02
Schematic Section F-F	TOWN352(08)7006	R02
Schematic Section G-G	TOWN352(08)7001	R00
Intensive and Extensive Green Roofs	TOWN352(08)1400	R02
Lots Road Sitewide Pedestrian Access Strategy	TOWN352(08)1410	R02
Materials Booklet	TOWN352(08)250	R01
Schematic Section J-J	TOWN352(08)7009	R01
Schematic Section K-K	TOWN352(08)7010	R01

Planning and Borough Development

Kensington Town Hall, Hornton Street, LONDON, W8 7NX

Executive Director Planning and Borough Development

Peter Lerner

Hutchison Whampoa
Hutchison House,
5 Hester Road,
London SW11 4AN

My Ref: DPS/DC/CON/02/01324/ ad3 /

UPRN: 217055659

Please Ask For: Ms D. Silver

Date: 02/02/2010

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Application for Discharge of Condition at: Electricity Generating Station, 55
Lots Road, LONDON, SW10 0QH

Proposal: Discharge of Condition no. 7 attached to appeal decision from
PP/02/01324.

Dated: 13/01/2010 **Complete:** 15/01/2010 **Decision due by:** 12/03/2010

Fee Received: £0.00

I acknowledge receipt of your application for discharge of conditions. The contact details for this application are printed at the bottom of this letter. Should further information or clarification on any points be required, the case officer will contact you directly.

You are reminded that it may be unlawful to begin the development that is the subject of this application prior to the issue of a written permission from the Council formally discharging the conditions, and you are strongly advised against so doing.

Yours faithfully,



Peter Lerner

Executive Director, Planning and Borough Development

Case Officer's Direct Line 020 7361-2699

Email: Validplanning@rbkc.gov.uk

Fax 020 7361-3463

Web: www.rbkc.gov.uk/planning



**GIS Report**: Showing up to **3 nearest results** per layer within **0.1m** of address.

LAYER	NAME	INFO DESCRIPTION	Map Feedback
Development Sites	Major Sites with Development Opportunities	N/A Area 3	Map
Employment Zones	Employment Zone	N/A Area 11	Map
Flood Risk Zone 2	NA	Click	Map
Flood Risk Zone 3	NA	Click Zone 3	Map
Metropolitan Importance	NA	N/A Area 2	Map
Proposed Special Policy Area	Thames Special Policy Area	N/A Proposed Thames Special Policy Area	Map
Unsuitable for Diplomatic Uses	South	N/A Area 6	Map

Lookups

BLPU Type 3 Unit Type 600
Housing Zone E Wards S
Noise Zone 10
Polling District CRA

Corporate Property Database 01726489
Number of Properties 1
Planning ID 21676
Sequence 5200

Property Information

Electricity Generating Station	UPRN	217055659	Pictometry	177049 526408
55 Lots Road	Ward	Cremorne	Classification	CU03
LONDON	Easting	526408	Description	Commercial: Utilities: Power Stations
SW10 0QH	Northing	177049	Cautionary Level	No
View Map	Property Type	Non-Residential Building		
1 Set Ref	Mosaic Info	Click here		
2 Set Ref				

Unit Information

No matches found.



020 7361 3266
Jason.Rowland@rbkc.gov.uk

Date Printed :
02 February 2010
Reference :

Map produced with
RBKC
Electronic Atlas
<http://rbkc-gis1/atlas>

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 15

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
Completd
Revised

TP No PP/01/1627 Brief Description of Proposal 2 of 15

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
Completd 18/07/2001 Refused 22/03/2002
Revised

TP No PP/02/1324 Brief Description of Proposal 3 of 15

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
Completd
Revised

TP No PP/02/1324 Brief Description of Proposal 4 of 15

.....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 Appeal
Completd 17/06/2002 Refused 13/11/2003 Lodged
Revised 10/07/2003 Y 26/03/2004

> Any Queries Please Phone 0207 361 2496/2466 <
> Fax Requests (FAO Records Section) 0207 361 3463 <

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/02/1325 Brief Description of Proposal 5 of 15

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 15

****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 15

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 15

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 15

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 Agreeemnt	27/04/2005
Revised		

TP No PP/02/1324 Brief Description of Proposal 10 of 15

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		

TP No / / Brief Description of Proposal 11 of 15

COUNCIL LETTER DATED 15TH FEBRUARY 2008 RELATING TO DETAILS
OF CONDITIONS 25 AND 29 OF PLANNING PERMISSION REF:PP/02/1324
DATED 30TH JANUARY 2006. THIS LETTER CONFIRMS THE PARTIAL
DISCHARGE OF CONDITION 25 - THE ARCHAEOLOGICAL CONDITION IS
NOT FULLY SATISFIED. DETAILS SUBMITTEDCONTINUED...

Received	Decision & Date	
Completd		
Revised		

TP No / / Brief Description of Proposal 12 of 15

...../CONT...SATISFIES THE REQUIREMENTS OF CONDITION 29 TO BE
DISCHARGED.

Received	Decision & Date	
Completd		15/02/2008L
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 / / Brief Description of Proposal 13 of 15

COUNCIL LETTER DATED 30TH OCTOBER 2008 RELATING TO THE SECTION
106 AGREEMENT DATED 27TH APRIL 2005

Received Decision & Date
Completd 30/10/2008L
Revised

TP No / / Brief Description of Proposal 14 of 15

COUNCIL LETTER DATED 30TH OCTOBER 2008 RELATING TO THE DETAILS
SUBMITTED PURSUANT TO CONDITIONS 5,6,7,9,11,12,27 ATTACHED TO
PLANNING PERMISSION PP/02/1324 AND CLAUSE 49/1 OF THE SECTION
106 AGREEMENT DATED 27TH APRIL 2005.

Received Decision & Date
Completd 30/10/2008L
Revised

TP No / / Brief Description of Proposal 15 of 15

PARTIAL DISCHARGE OF CONDITION 25 OF PLANNING PERMISSION DATED
30/01/2006 WHICH RELATES TO DETAILS OF PROGRAMME OF
ARCHAEOLOGICAL WORK

Received 10/11/2008 Decision & Date
Completd 11/11/2008 Discharge/Conditions 19/12/2008
Revised

> Any Queries Please Phone 0207 361 2496/2466 <
> Fax Requests (FAO Records Section) 0207 361 3463 <

LOTS ROAD

Property Card N° : 0524 021 00

Sitename : CHELSEA CREEK
FOR NEW DEVELOPMENT
Comment : SEE ALSO LOTS ROAD POWER STATION AND CHELSEA CREEK
TP Arch/History : HIST
See Also : 63

Xref : CROWN WHARF, CROWN WHARF PLUS THE FORMER CHELSEA CREEK
Notes :

TP No TP/76/0485 Brief Description of Proposal 1 of 6

THE FILLING IN AND SURFACING OF CHELSEA CREEK, TO PROVIDE
A HARDSTANDING FOR THE USE, FOR A LIMITED PERIOD FOR OPEN
STORAGE PURPOSES.

Received 27/04/1976 Decision & Date
Completd Refused 10/03/1977
Revised

TP No TP/77/0484 Brief Description of Proposal 2 of 6

PROPOSED FILLING IN AND SURFACING TO PROVIDE
HARDSTANDING FOR STORAGE OF PLANT HIRE EQUIPMENT.

Received 22/04/1977 Decision & Date
Completd
Revised

TP No TP/77/1310 Brief Description of Proposal 3 of 6

CONSTRUCTION OF A SKATEBOARD RINK AT THAT PART OF CHELSEA
CREEK SITUATED WITHIN RBK&C.

Received 22/10/1977 Decision & Date
Completd Conditional 13/04/1978
Revised LIMITED TO 31/03/1983

TP No TP/80/1663 Brief Description of Proposal 4 of 6

REG. 4 T&CPG REGS 1976: INFILLING OF THE NORTHERN
SECTION TO BE USED FOR DEPOT PURPOSES.
DEEMED P.P. 22.6.81

Received Decision & Date
Completd 22/06/1981
Revised LIMITED TO 01/07/1986

> Any Queries Please Phone 0207 361 2496/2466 <
> Fax Requests (FAO Records Section) 0207 361 3463 <

LOTS ROAD

Property Card N° : 0524 021 00

Sitename : CHELSEA CREEK
FOR NEW DEVELOPMENT
Comment : SEE ALSO LOTS ROAD POWER STATION AND CHELSEA CREEK
TP Arch/History : HIST
See Also : 63

Xref : CROWN WHARF, CROWN WHARF PLUS THE FORMER CHELSEA CREEK
Notes :

TP No TP/85/2081 Brief Description of Proposal 5 of 6

USE OF THE SITE FOR CONTRACT CAR PARKING,
(PRIME ENTRY ABOVE)
RETENTION OF THE INFILLED AREA OF CHELSEA CREEK AS A DEPOT.
DEEMED P.P. (CARD ENTRY- DIFFERS)

Received 04/11/1985	Decision & Date	
Completd 29/01/1986		18/06/1986L
Revised	PRIME DATE	23/06/1986

TP No TP/86/1656 Brief Description of Proposal 6 of 6

CONTINUED USE, FOR A FURTHER LIMITED PERIOD, OF THAT PART
OF THE CREEK LOCATED WITHIN THE ROYAL BOROUGH AS A
HIGHWAYS DEPOT.

Received 05/08/1986	Decision & Date	
Completd 06/08/1986		21/10/1986
Revised	LIMITED TO	01/11/1991

> Any Queries Please Phone 0207 361 2496/2466 <
> Fax Requests (FAO Records Section) 0207 361 3463 <

LOTS ROAD

Property Card N° : 0524 008 00

Sitename : GENERATING STATION (L.T.B.)

Comment :

TP Arch/History : 103276 H 18954

See Also : 55

CHELSEA CREEK

CROWN WHARF & CHELSEA CREEK

Xref : NEW DEVELOPMENT LOTS ROAD POWER STATION AND CHELSEA CREEK

Notes : SEE ABOVE FOR S.106 AGREEMENT

TP No Brief Description of Proposal 1 of 4

T.C.P.A.G.D.O 1963 NO OBJECTION TO THE ERECTION
OF A NEW PUMP SWITCH HOUSE.Received
Completd
RevisedDecision & Date
Conditional

08/10/1963L

TP No TP/78/1300 Brief Description of Proposal 2 of 4

ERECTION AND RETENTION FOR A LIMITED PERIOD OF AN AERIAL
BETWEEN THE 2 CHIMNEYS.Received
Completd
RevisedDecision & Date
Conditional
LIMITED TO09/01/1979
31/12/1980

TP No TP/80/1237 Brief Description of Proposal 3 of 4

RETENTION OF AN AERIAL ARRAY AND CONSTRUCTION OF A STEEL
SAFETY PLATFORM AND CAT LADDERReceived
Completd
RevisedDecision & Date
Conditional

04/11/1980

TP No TP/97/0578 Brief Description of Proposal 4 of 4

RETENTION OF SEVEN CCTV CAMERAS ALONG LOTS ROAD PERIMETER
WALL OF POWER STATION, AT LOTS ROAD POWER STATION.Received 12/03/1997 Decision & Date
Completd 20/03/1997 Conditional
Revised 08/04/1997

27/05/1997

> Any Queries Please Phone 0207 361 2496/2466 <
> Fax Requests (FAO Records Section) 0207 361 3463 <

RBK&C TRANSPORTATION COMMENTS

CON No.: 02/1324	Address: Electricity Generating Station, 55 Lots Road, LONDON, SW10 0QH	Date of obs: 17/03/10
----------------------------	--	---------------------------------

Proposal: Discharge of condition nine attached to appeal decision for PP/02/1324.

More info needed	No Objection	No objection STC	Concern Raised	Objection
				✓
Initial Observations		Transportation Officer:	DC Officer:	
Full Observations	✓	Geoff Burrage	D Silver	
Further Observations (no.)				

Comments: The application seeks to discharge condition nine of PP/02/1324. The condition relates to the details of the riverside walk, which is to be adopted by the Council.

The applicant is seeking approval to use grey natural stone paving. Previous discussions have made clear that the Council requires York Stone paving at this location. This is to ensure consistency with the design of the walk on the Hammersmith and Fulham side of the scheme and more generally with future sections of the riverside walk.

I maintain that position and therefore object to condition nine being discharged. The applicant should consider a design solution that incorporates York Stone paving with their broader scheme. This will ensure consistency with UDP policy TR3 and proposed submission Core Strategy policies CT1 (f), (m) and CR4 (a).

Recommendation: The Director of Transportation and Highways objects to the proposal.

Signed: Geoff Burrage

- info has been updated
since these obs
- obs mainly relate to
Riverside Walk condition.

OBSERVATIONS REQUIRED

TO: Design – Richard

FROM: Debrah Silver (Strategic Development) x2699

APPLICATION
NUMBER: CON/02/01324/ad3

PROPERTY
ADDRESS: Lots Road Power Station

DESCRIPTION: Amended drawings received to discharge condition 7 (hard and soft landscaping)

LB:

CAC:

DATE: 23.04.10

COMMENTS:

CONSERVATION AND DESIGN

Address: Power Station, Lots Road, SW10	App No: 02/1324/ad3 02/1324/ad4 (Townshend)	D.C. Officer DS	L.B. No	C.A. No	North South
Description: Approval of details for landscaping in accordance with conditions 7 and 9 relating to planning permission granted on appeal		Code: AoD	Design officer: RC		

Proposal

The applicants have submitted applications for the approval of details for the hard and soft landscaping of the new plaza within the Power station site (condition 7), and for the hard landscaping of the Riverside Walk (condition 9).

Drawings:

Town352(08)1100-9, 1400, 1410, 7001-10 Revisions 02 (received 17/12/08); Town352(08)1500-1, 1504 and 7006 Revisions 03 (received 15/01/10)

Design considerations**Plaza landscaping**

The soft landscaping proposals are for a series of tree lined terraces and reed beds stepping down from the development site and riverwalk to the water's edge. The tree planting includes willow, alder, silver birch and maple. The hard landscaping comprises predominantly granite setts laid out in a distinctive grid pattern as a continuation of the proposed internal street flooring within the power station complex itself. Granite benches, four oak trees and unspecified public art are used to define a plaza area. Resin-bound pathways leading down from the plaza and internal street to the edge of the creek. Other benches and lighting columns are from the Woodhouse Geo range. A planted verge and handrail separate block KC1 from the riverwalk. The proposals appear to show the resurfacing of the south side of the public highway in lots Road in an unspecified natural paving to an adoptable standard.

The arrangement of terracing and reed beds should make for an interesting, informal water's edge, complemented by a good choice of trees that should make it attractive. The proposed hard landscaping is equally well chosen and designed, with the good choice of granite setts laid out in a pattern that picks up the structural grid of the power station's architecture. The overall strategy, however, is let down by four detailed matters:

1. the layout of the plaza does not engage with the use and architecture of block KC2A, which has a nursery at ground floor level.
2. the flooring choice is referred to as granite or a 'similar' material. The choice of material cannot be left unspecified.
3. the treatment of the junction of block KC1 and the riverwalk is unconvincing. The planted strip is too narrow and broken to provide any substantial planting and is liable to become degraded and accumulate litter. The handrail gives a somewhat cluttered appearance to the building.
4. the south side of Lots Road should be surfaced in Yorkstone.

These outstanding matters should be addressed to ensure the high quality setting of the power station and proposed new development. Therefore, the design officer considers that the current application fails to be of acceptable design and quality should be resisted.

Riverside walk

The proposals are to surface the 5m wide riverside walk in natural stone paving laid out in panels, and install street furniture from the Woodhouse Geo range that include timber slat seats with stainless steel frames, stainless steel litter bins, stainless steel lamp columns, and metal balustrade with steel cables and handrail. Townshend does not consider Yorkstone paving an appropriate material and colour choice for this short stretch of paving. However, other than saying that it should not be Yorkstone but a natural stone of an equivalent quality, the final materials are not specified.

The current riverside walk along Chelsea Embankment to the east of the site has a distinctive character, defined by the attractive, historic residential architecture of the buildings adjacent to the waterfront. This is complemented by the choice of street furniture with traditional style lamp columns in a traditional livery. The character, however, changes with the break of Cremorne Gardens and the industrial architecture of the former Chelsea wharf and the Lots Road power station. This provides the opportunity for a change in style and livery of the street furniture. The proposed Geo ranges is of good design and build quality, and is widely used by the Council as an alternative choice of street furniture in more contemporary settings. The design officer supports the use of the Geo range of street furniture on this short stretch of the borough's riverside walk adjacent to Lots Road, particularly as it is proposed to extend its use to the remainder of the development site in the adjoining borough. This will help reinforce a distinctive sense of place of the former industrial riverfront by Counter's Creek (Chelsea Creek).

The proposed use of a natural paving material cannot be supported as such, since it is unspecified. The decision not to use Yorkstone is a disappointment. Yorkstone is a robust, high quality, natural paving material that works well in both an historic and modern setting, and is the Council's standard for the riverside walkway. The argument that it is not grey enough and would in effect clash with the granite used on the adjoining plaza is unfounded. Yorkstone comes in a range of hues, and a grey finish can be obtained. It is understood that the adjoining borough is asking for Yorkstone, thereby ensuring its consistency of use. Furthermore, laying the paving out in panels is not supported. The paving should be traditionally laid as a continuous surface parallel to the riverside with the outer edge (towards the development) edged in granite setts as a transitional band.

Overall, the design officer considers that the application fails to be of acceptable design and quality and should be resisted.

Richard Craig
5/4/10

a traditional livery. The character, however, changes with the break of Cremorne Gardens and the industrial architecture of the former Chelsea wharf and the Lots Road power station. This provides the opportunity for a change in style and livery of the street furniture. The proposed Geo ranges is of good design and build quality, and is widely used by the Council as an alternative choice of street furniture in more contemporary settings. The design officer supports the use of the Geo range of street furniture on this short stretch of the borough's riverside walk adjacent to Lots Road, particularly as it is proposed to extend its use to the remainder of the development site in the adjoining borough. This will help reinforce a distinctive sense of place of the former industrial riverfront by Counter's Creek (Chelsea Creek). The proposal to use Yorkstone for the riverside footway is welcome: Yorkstone is a robust, high quality, natural paving material that works well in both an historic and modern setting, and is the Council's standard for the riverside walkway.

Conclusions

Overall, the design officer considers that the applications are of a sufficiently high standard of design quality and are therefore acceptable.



Richard Craig
7/5/10

CONSERVATION AND DESIGN

Address: Power Station, Lots Road, SW10	App No: 02/1324/ad3a 02/1324/ad4 (Townshend)	D.C. Officer DS	L.B. No	C.A. No	North South
Description: Approval of details for landscaping in accordance with conditions 7 and 9 relating to planning permission granted on appeal		Code: AoD	Design officer: RC		

Proposal

The applicants have submitted applications for the approval of details for the hard and soft landscaping of the new plaza within the Power station site (condition 7), and for the hard landscaping of the Riverside Walk (condition 9).

Drawings:

Town352(08)1100-9, 1400, 1410, 7001-10 Revisions 02 (received 17/12/08); Town352(08)1500-1, 1504 and 7006 Revisions 03 (received 22/04/10)

Design considerations**Plaza landscaping**

The soft landscaping proposals are for a series of tree lined terraces and reed beds stepping down from the development site and riverside walk to the water's edge. The tree planting includes willow, alder, silver birch and maple. The hard landscaping comprises predominantly granite setts laid out in a distinctive grid pattern as a continuation of the proposed internal street flooring within the power station complex itself. Granite benches, four oak trees and unspecified public art are used to define a plaza area. Resin-bound pathways leading down from the plaza and internal street to the edge of the creek. Other benches and lighting columns are from the Woodhouse Geo range. A planted verge and handrail separate block KC1 from the riverside walk. The proposals show the resurfacing of the south side of the public highway in lots Road in York stone paving to an adoptable standard.

The arrangement of terracing and reed beds should make for an interesting informal water's edge, complemented by a good choice of trees that should make it attractive. The proposed hard landscaping is equally well chosen and designed, with the good choice of granite setts laid out in a pattern that picks up the structural grid of the power station's architecture. Whilst the layout of the plaza does not directly engage with the use of the ground floor of block KC2A as a nursery, there is no outstanding planning requirement for a dedicated outdoor space. The nursery school children and visitors will, however, benefit from the shared surface with its easy access and from the adjacent car-free plaza. The treatment of the boundary between the ramped access to block KC1 and the riverside walk as a planted verge/ green wall helps soften the appearance of the area, but will require good maintenance to avoid becoming degraded. Lastly, the use of Yorkstone for the public footway on the south side of Lots Road is welcome, being in accordance with Council policy for renewing and upgrading its highways.

Riverside walk

The proposals are to surface the 5m wide riverside walk in York stone paving laid out to an adoptable standard, and install street furniture from the Woodhouse Geo range that include timber slat seats with stainless steel frames, stainless steel litter bins, stainless steel lamp columns, and metal balustrade with steel cables and handrail.

The current riverside walk along Chelsea Embankment to the east of the site has a distinctive character, defined by the attractive, historic residential architecture of the buildings adjacent to the waterfront. This is complemented by the choice of street furniture with traditional style lamp columns in

**ROYAL BOROUGH OF
KENSINGTON AND
CHELSEA**

CONDITION 7

DOCUMENT TYPE

DISCHARGE OF CONDITIONS
**APPLICATIONS
LATE UPDATE**

PP/02/01324

Planning and Borough Development
Kensington Town Hall, Hornton Street, LONDON, W8 7NX

Executive Director Planning and Borough Development
Jonathan Bore

Hutchison Whampoa
Hutchison House,
5 Hester Road,
London SW11 4AN



THE ROYAL BOROUGH OF
**KENSINGTON
AND CHELSEA**

My Ref: DPS/DC/CON/02/01324 ad3/ ad3

UPRN: 217055659
Please ask for: South Area Team

Dear Sir,

Date: 07/05/2010

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING
(GENERAL DEVELOPMENT PROCEDURE) ORDER 1995
DISCHARGE OF CONDITION(S)

The Royal Borough of Kensington and Chelsea hereby discharges the Conditions referred to in the schedule below and in accordance with the plans submitted.

SCHEDULE

<u>DEVELOPMENT:</u>	Discharge of Condition no. 7 (Hard and soft landscaping) attached to appeal decision from PP/02/01324.
<u>SITE ADDRESS:</u>	Lots Road Power Station and Chelsea Creek, SW10 0QH
<u>RBK&C Drawing Nos:</u>	CON/02/01324/A
<u>Applicant's Drawing Nos:</u>	TOWN352(08)1500 R03, TOWN352(08)1501 R03, TOWN352(08)1504 R03 and Materials Booklet prepared by Townshend Landscape Architects (ref: TOWN352(08)350 R02)
<u>Application Dated:</u>	13/01/2010
<u>Application Completed:</u>	15/01/2010
<u>Application Revised:</u>	22/04/2010

Yours faithfully,

Jonathan Bore
Executive Director, Planning and Borough Development

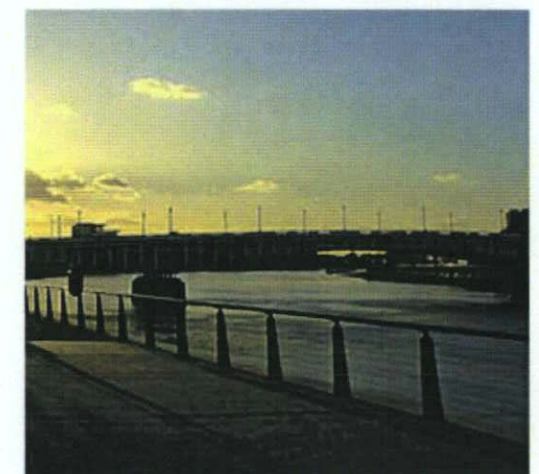
Direct Line 020 7361-2699
Email: Planning@rbkc.gov.uk
Fax 020 7361-3463
Web: www.rbkc.gov.uk/planning

F

Lots Road Development - Kensington & Chelsea, Riverside Walk

Materials Booklet

received 22-04-10
W01/02/01324/ad3A.



TOWN352(08)350 R02
July 2007

TOWNSHEND 
Landscape Architects

INTRODUCTION

The Riverside Walk materials booklet has been developed in collaboration with Hutchison Whampoa Properties Ltd. with the aim of providing further information about the materials that will be used on the Riverside Walk.

The booklet provides an indication of the quality of material finishes.

CONTENTS

Surface Materials & Seating	03
Balustrade & Litter Bins	04
Lighting	05

Surface Materials & Seating

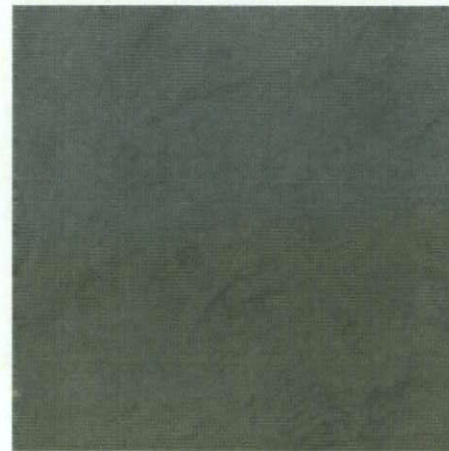
PAVING TO ADOPTABLE STANDARD

Description:

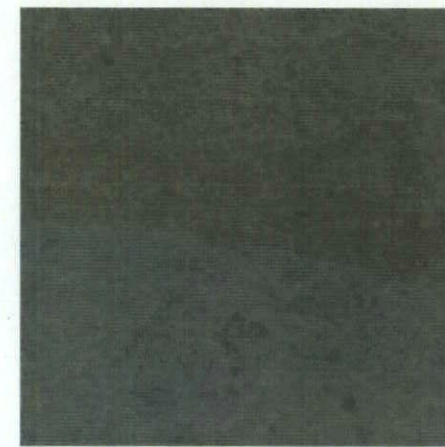
ST-1 Yorkstone paving to adoptable standard or similar and approved.

Dimensions:

TBC



Example of ST-1 Yorkstone paving with Diamond Sawn textured finish



Example of ST-1 Yorkstone paving with Flame textured finish

SEATING

Description:

Timber slat seat with stainless steel end plates to accord with local authority streetscene guidance or similar and approved.

Dimensions:

TBC



Example of timber seating.



Balustrade & Litter Bins

BALUSTRADE TO ADOPTABLE STANDARD

Description:

Balustrade with stantions and rail to adoptable standard or similar and approved.

Dimension:

TBC



Example of balustrade

LITTER BIN

Description:

Geo litter bin or similar and approved in accordance with local authority streetscape guidance.

Dimensions:

500mm wide x 1150mm height



Example of Geo litter bin

Surface Materials & Seating

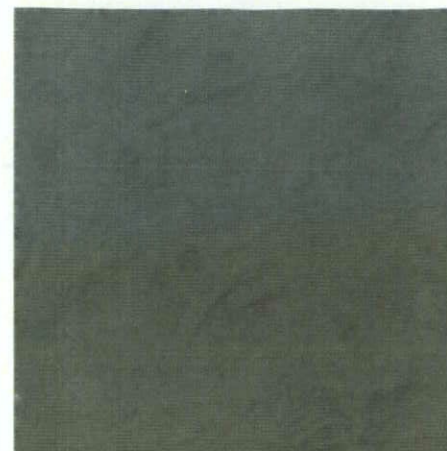
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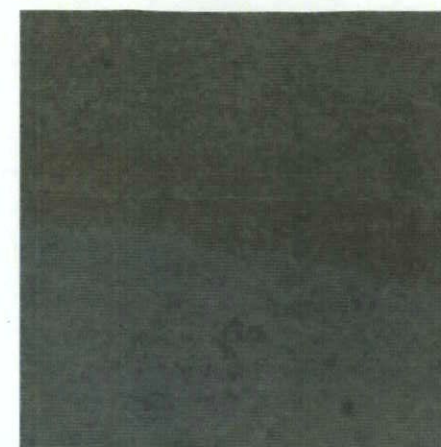
ST-1 Yorkstone paving to adoptable standard or similar and approved.

Dimensions:

TBC



Example of ST-1 Yorkstone paving with Diamond Sawn textured finish



Example of ST-1 Yorkstone paving with Flame textured finish

SEATING

Description:

Timber slat seat with stainless steel end plates to accord with local authority streetscene guidance or similar and approved.

Dimensions:

TBC



Example of timber seating.



Lighting

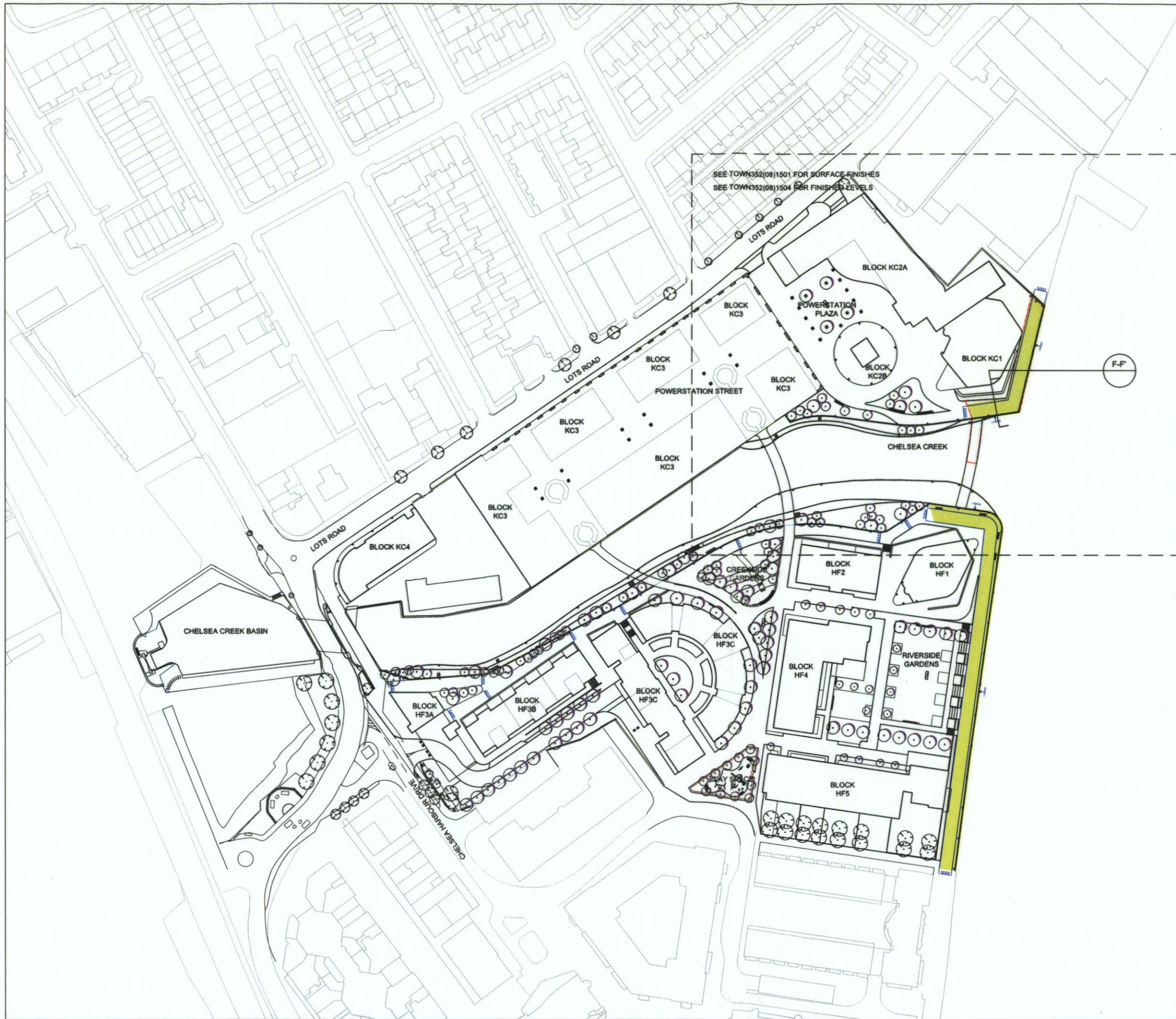
LIGHTING

Description:

lighting to provide illumination of riverwalk and achieve light levels required for local authority walkways. Lighting will accord with local authority streetscape guidance.



Examples of lighting



- KEY
- LOCATION OF SECTION
 - EXTENT OF 1:200 PLANS
 - EXTENT OF RIVERSIDE WALK AS DEFINED IN S108 DOCUMENTS
 - RIVERSIDE WALK 8M ZONE WITH 5M UNOBSTRUCTED ZONE

NOTE
ALL DIMENSIONS ARE SHOWN IN mm.

received 22.04.10
10N/02/01324/ad 3A

Project LOTS ROAD DEVELOPMENT	Drawing Title LANDSCAPE KEY PLAN KENSINGTON AND CHELSEA RIVERSIDE WALK	Revision R01 - Drawing updated. R02 - Drawing amended to take account of consultant responses. R03 - Drawing revised updated.	Date 31.07.07 27.11.07 17.12.08						Client WHAMPOA Address: 5 Manor Road, London, SW11 4NN Telephone: 020 7380 5640	Consultant TOWNSEND Landscape Architects Unit 3A, Dabney House London EC2R 4NU Telephone: 020 7728 8333 Fax: 020 7728 3300 E: info@townsendarchitects.com	Project No. 352 Scale 1:500 Date JUL 07	Approved By DP Drawing No. TOWN352(08)1500 Revision R03
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- KEY**
- ST-1 YORKSTONE PAVING TO ADOPTABLE STANDARD
 - BALUSTRADE TO ADOPTABLE STANDARD
 - BENCH TO ADOPTABLE STANDARD
 - INDICATIVE LOCATION OF GRAB CHAINS AND ESCAPE LADDER
 - INDICATIVE LIGHTING LOCATION TO ADOPTABLE STANDARD

NOTE

FOR FURTHER DETAILS OF THE MATERIALS AND EQUIPMENT REFER TO MATERIALS BOOKLET (TOWN352(08)350)

INFORMATION RELATING TO CHELSEA CREEK TERRACES ARE CONTAINED WITHIN A SEPARATE SUBMISSION.

LIFE BUOYS TO BE LOCATED AT THE TOP OF EACH LADDER AND STEPPED GABION EXITING THE CREEK.

Received 22.04.10
LON/02/01324/ad 3A



Project LOTS ROAD DEVELOPMENT	Drawing Title LANDSCAPE SURFACE FINISHES PLAN K&C RIVERSIDE WALK	Revision R01 Drawing updated R02 Drawing amended to take account of consultation responses R03 Drawing updated	Date 31.07.07 27.11.07 17.12.08	Client HUTCHISON WHARF & PROPERTIES LTD Address: 5 Hunter Road, London, E9 11 4AN Telephone: 020 7350 5540	Consultant TOWNSEND Landscape Architects Unit 3A Duffield House London EC3N 4JG Telephone: 020 7729 8533 Fax: 020 7729 3300 E: info@townsend.co.uk	Project No. 352 Date JUL 07	Scale 1:200 Drawing Size A0	Approved By DP Drawn By DP	Drawing No. TOWN352(08)1501	Revision R03
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KEY	
+ 6.000	PROPOSED LEVEL
+ 5.000	EXISTING LEVEL

received 22.04.10
 W01/02/01324/003A



Project LOTS ROAD DEVELOPMENT	Drawing Title LANDSCAPE LEVELS PLAN K&C RIVERSIDE WALK	Revision R01 - Drawing updated R02 - Drawing amended to take account of consultant responses R03 - Drawing updated	Date 31.07.07 27.11.07 15.12.08	Client HUTCHINSON WHARF PROPERTIES LTD Address: 5 Haver Road, London, SW11 4AA Telephone: 020 7350 1640	Consultant TOWNSEND Landscape Architects Unit 34, Dabell House London EC1A 4NU Telephone: 020 7729 9333 Fax: 020 7729 3200 Email: t@townsend.co.uk	Project No. 352	Scale 1:200	Approved By DP	Drawing No. TOWN352(08)1504	Revision R03
						Date JUL 07	Drawing Size A0	Drawn By DP		