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**ROYAL BOROUGH OF  
KENSINGTON AND  
CHELSEA**

(26)

CONDITION 9

**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.

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Please return to  
Debrah Silver on  
completion.

Thanks

~~Vip~~ 20/4



Georgina Slader  
Royal Borough of Kensington and  
Chelsea  
Planning and Conservation  
[Georgina.Slader@rbkc.gov.uk](mailto:Georgina.Slader@rbkc.gov.uk)

**Our ref:** TL/2008/100446/01-L02  
**Your ref:**  
**Date:** 05 March 2008

Dear Ms Slader

**SUBMISSION OF DETAILS OF A SCHEME FOR ACCESS TO THE RIVER WALL  
PURSUANT TO CONDITION 9 OF PLANNING PERMISSION PP/02/01324  
GRANTED BY THE SECRETARY OF STATE ON 30 JANUARY 2006.  
LAND ADJACENT TO SOUTH SIDE OF CHELSEA CREEK, CHELSEA  
HARBOUR DRIVE, LONDON.**

Following further discussions with the Applicant we are now in a position to recommend the discharge of Condition 9 (Access to the River Wall) of Planning Permission PP/02/01324.

Yours sincerely

**Ms Anna Scott**  
**Major Projects Officer**

Direct dial 020 7091 4042  
Direct e-mail [anna.scott@environment-agency.gov.uk](mailto:anna.scott@environment-agency.gov.uk)

Environment Agency  
30-34 Albert Embankment, London, SE1 7TL.  
Customer services line: 08708 506 506  
Email: [enquiries@environment-agency.gov.uk](mailto:enquiries@environment-agency.gov.uk)  
[www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)  
End



**Silver, Debrah: PC-Plan**

---

**From:** Burrage, Geoff: TELS-HwayTraf  
**Sent:** 24 February 2009 10:18  
**To:** Julian Shirley  
**Subject:** RE: Lots Road power station

Julian,

Our preference here would be 600mm wide pre-cast concrete paving.

Regards,

Geoff

---

**From:** Julian Shirley [mailto:julian.shirley@dp9.co.uk]  
**Sent:** 23 February 2009 15:53  
**To:** Burrage, Geoff: TELS-HwayTraf  
**Subject:** RE: Lots Road power station

Geoff

Further to my email below, I was just wondering if you could let me have any further feedback.

Many thanks  
Regards  
Julian

---

**From:** Julian Shirley  
**Sent:** 16 February 2009 08:45  
**To:** 'Geoff.Burrage@rbkc.gov.uk'  
**Subject:** RE: Lots Road power station - parking

Geoff

Thanks for your email.

The drawings show concrete paving to adoptable standards. At the meeting, we suggested a Charcon product which comes in various sizes (400x400mm would probably be best) but also showed a granite sample and some standard PC paving. At the meeting, we agreed that granite was not used anywhere nearby and the concrete might be more suitable for the Riverside Walk as this would tie in better with the riverside walk in front of Chelsea harbour.

Hope this helps.

Regards  
Julian

---

**From:** Geoff.Burrage@rbkc.gov.uk [mailto:Geoff.Burrage@rbkc.gov.uk]  
**Sent:** 13 February 2009 09:42  
**To:** Julian Shirley  
**Subject:** RE: Lots Road power station - parking

22/04/2009

Julian,

I have spoken to Graeme – could you confirm the type and size of material proposed? The plan I have refers to concrete paving but I don't think this was what we were discussing at the meeting a while ago. I believe it was a granite type natural stone paving? We need to be sure that whatever material is used it is one we can repair easily once adopted.

Thanks,

Geoff

---

**From:** Julian Shirley [mailto:julian.shirley@dp9.co.uk]  
**Sent:** 12 February 2009 10:21  
**To:** Burrage, Geoff: TELS-HwayTraf  
**Subject:** RE: Lots Road power station - parking

Thanks Geoff.

If you could raise this with him asap, that would be great.

Thanks  
J

---

**From:** Geoff.Burrage@rbkc.gov.uk [mailto:Geoff.Burrage@rbkc.gov.uk]  
**Sent:** 11 February 2009 17:47  
**To:** Julian Shirley  
**Subject:** RE: Lots Road power station - parking

Julian,

Sorry for the delay. I will speak to Graeme about this as soon as possible, I'm afraid his timetable is a little hectic.

Geoff

---

**From:** Julian Shirley [mailto:julian.shirley@dp9.co.uk]  
**Sent:** 11 February 2009 17:34  
**To:** Burrage, Geoff: TELS-HwayTraf  
**Subject:** RE: Lots Road power station - parking

Geoff

Any feedback you could give me regarding condition 9 on the use of material for required for the Riverside Walk?

If you could let me have this asap, it would be much appreciated.

Many thanks  
Regards  
Julian

---

**From:** Geoff.Burrage@rbkc.gov.uk [mailto:Geoff.Burrage@rbkc.gov.uk]  
**Sent:** 20 January 2009 11:10

22/04/2009



**To:** Julian Shirley  
**Cc:** Ahmed.Bouariche@arup.com  
**Subject:** FW: Lots Road power station - parking

Julian,

I wonder if you can advise on this? I note that Ahmed is out of the office. I will get back to you shortly re condition 9.

Regards,

Geoff

---

**From:** Burrage, Geoff: TELS-HwayTraf  
**Sent:** 19 January 2009 10:32  
**To:** 'Ahmed Bouariche'  
**Subject:** Lots Road power station - parking

Dear Ahmed,

You will remember a while ago we discussed parking levels at the power station. There is a lot of work going on in the Lots Road area at the moment and I would be interested to know what your client's intentions are regarding parking. I'm not, of course, after any commitment either way but I would be interested to know whether you are going to be engaging us on this soon.

Kind regards,

**Geoff Burrage**

**Senior Transport Planner - Transportation and Highways**  
**Royal Borough of Kensington and Chelsea**  
**Tel: 020 7361 2557**  
**Fax: 020 7361 2796**

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22/04/2009

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## Silver, Debrah: PC-Plan

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**From:** Julian Shirley [julian.shirley@dp9.co.uk]  
**Sent:** 03 March 2009 17:54  
**To:** Coey, Bruce: PC-Plan  
**Subject:** RE: Lots Road Power Station  
**Attachments:** RE: Lots Road power station; TOWN352(08)350 R01.pdf

Bruce

Many thanks for your email.

One item on the use of the material Riverside Walk (Condition 9), Geoff Burrage has confirmed that pre-cast concrete paving would be acceptable. Please see his email attached. This is what is proposed in the submitted Materials booklet (ref. TOWN352(08)350 R01) for the discharge of this condition. As such, can this condition now be discharged?

I will pick the other items up with Debra on her return.

Many thanks  
Regards  
Julian

---

**From:** Bruce.Coey@rbkc.gov.uk [mailto:Bruce.Coey@rbkc.gov.uk]  
**Sent:** 03 March 2009 17:48  
**To:** Julian Shirley  
**Subject:** RE: Lots Road Power Station

Dear Julian

Saskie's comments are not finalised as yet-this is one matter that I need to discuss and clarify before responding to you.

Richard's comments are still outstanding.

I will try and progress these matters this week, but I can advise you that Debrah Silver will be returning next week and will re-assume responsibility for Lots Road Power Station on her return.

Kind regards  
Bruce Coey  
Area planning officer  
Development control south team

---

**From:** Julian Shirley [mailto:julian.shirley@dp9.co.uk]  
**Sent:** 23 February 2009 16:35  
**To:** Coey, Bruce: PC-Plan  
**Subject:** RE: Lots Road Power Station

Bruce

Many thanks for your email.

22/04/2009



In the meantime, is it possible you could let me have the comments from Saskie in respect of condition 12 (Treatment of Creek)? I see from her email attached that she has provided you with comments. Also, any comments from Richard Craig in respect of Condition 7 (Riverside Walk) would be helpful.

As I'm sure you will agree, we are keen to keep the momentum on this so that we know what the remaining issues are so that these remaining conditions can be discharged.

Many thanks  
Regards  
Julian

---

**From:** Bruce.Coey@rbkc.gov.uk [mailto:Bruce.Coey@rbkc.gov.uk]  
**Sent:** 16 February 2009 12:23  
**To:** Julian Shirley; John.Shearman@rbkc.gov.uk  
**Subject:** RE: Lots Road Power Station

Dear Julian

I was hoping that this would be straightforward and could be dealt with by John Shearman. However, there would appear to be major issues which I will deal with (if Debrah Silver has not returned) once I have been briefed by Saskie. In the long term, Debrah is expected to return next month and will then be dealing with this case until Georgina Slader, who is the case officer, returns from maternity leave.

Kind regards

Bruce Coey  
Area planning officer  
South team

---

**From:** Julian Shirley [mailto:julian.shirley@dp9.co.uk]  
**Sent:** 11 February 2009 16:18  
**To:** Shearman, John: PC-Plan  
**Cc:** Coey, Bruce: PC-Plan  
**Subject:** RE: Lots Road Power Station

John

Further to my email below – any response on who is dealing with this??

Bruce – is there any feedback you could give me?

Thanks  
Regards  
Julian

---

**From:** Julian Shirley  
**Sent:** 04 February 2009 12:24  
**To:** 'John.Shearman@rbkc.gov.uk'  
**Subject:** RE: Lots Road Power Station

John

22/04/2009

As discussed, please see the trail of emails below.

My first email on 6<sup>th</sup> January sets out the remaining actions / issues to be resolved.

Many thanks for your help on this and I look forward to hearing from you / Bruce Coey.

Regards  
Julian

---

**From:** Julian Shirley  
**Sent:** 29 January 2009 09:23  
**To:** 'John.Shearman@rbkc.gov.uk'  
**Subject:** FW: Lots Road Power Station

John

Any feedback you could give me?

Thank you  
Julian

---

**From:** Saskie.Lovell@rbkc.gov.uk [mailto:Saskie.Lovell@rbkc.gov.uk]  
**Sent:** 28 January 2009 10:35  
**To:** Julian Shirley  
**Cc:** Geoff.Burrage@rbkc.gov.uk; Saskie.Lovell@rbkc.gov.uk; Richard.Craig@rbkc.gov.uk; John.Shearman@rbkc.gov.uk; Bruce.Coey@rbkc.gov.uk; David.Prout@rbkc.gov.uk  
**Subject:** RE: Lots Road Power Station

Dear Julian,

I have provided ecological input to the Planning Group. Therefore I cannot provide any further feedback.

I recommend you contact the planning department for further feedback on the status of the application.

Kind regards

**Saskie Lovell** (MIEEM, AIEEMA)  
Ecology Service Manager  
Royal Borough of Kensington and Chelsea

Phone: 020 7938 8185  
Mobile: 079 7606 0347  
Fax: 020 7371 4682

---

**From:** Julian Shirley [mailto:julian.shirley@dp9.co.uk]  
**Sent:** 23 January 2009 09:32  
**To:** Shearman, John: PC-Plan  
**Cc:** Burrage, Geoff: TELS-HwayTraf; Lovell, Saskie: TELS-WasteLeis; Craig, Richard: PC-Plan  
**Subject:** RE: Lots Road Power Station

Dear All

Further to my email below, I would be very grateful if Richard, Saskie and Geoff could let me have any feedback to the issues raised at the meeting?

We have now received the letter granting a further partial discharge to the Archaeology condition.

22/04/2009



Many thanks  
Regards  
Julian

---

**From:** Julian Shirley  
**Sent:** 06 January 2009 09:53  
**To:** 'John.Shearman@rbkc.gov.uk'  
**Cc:** 'Geoff.Burrage@rbkc.gov.uk'; 'Saskie.Lovell@rbkc.gov.uk'; Richard.Craig@rbkc.gov.uk;  
DanielGray@hwp.com  
**Subject:** Lots Road Power Station

John

I understand that you have taken over the Lots Road Power Station case, following the departure of Georgina Slader and more recently Debrah Silver.

I thought that I would drop you a quick note to bring you up to speed on this, in case Debrah did not have time before she left. A meeting took place on 16<sup>th</sup> December between ourselves, HWP and Townshends with Debrah Silver, Geoff Burrage, Richard Craig and Saskie Lovell to discuss the remaining conditions to be discharged, namely the following:

- Condition 7 (Hard and soft landscaping);
- Condition 9 (Riverside Walk);
- Condition 12 (Treatment of Creek);
- Condition 25 (Archaeology) – partial discharge.

In respect of the above conditions, the following actions were agreed:

Condition 7: A further set of plans were sent through by ourselves for the attention of Debrah Silver on 17<sup>th</sup> December, as Richard Craig had not seen the latest drawings. From the comments raised at the meeting, it did not seem as though Richard had any significant concerns, but he is due to review the plans in more detail and come back with any comments.

Condition 9: At the meeting, Geoff recognised that the use of Yorkstone may not be appropriate for the riverside walk, but would speak to his Director and the officer at LBHF with regard to the choice of material. GB to confirm the type of material.

Condition 12: Saskie Lovell has contacted the GLA who have confirmed that they do not wish to comment on the submitted Management Plan, given that we have already consulted with the relevant bodies. (The EA have already given their approval to these details and LBHF have discharged the condition for their Borough). Saskie is due to provide information to us on suggested options for capital works to Chelsea Basin. All other queries / comments previously raised by Saskie were discussed and resolved at the meeting.

Condition 25 – Debrah was going to grant a further partial discharge of this condition as the only remaining item to be submitted is the 'Historic Building Report' which should be available towards the end of January 2009. She was going to send the letter out on 19<sup>th</sup> December confirming that the 'Historic Building Report' is the only item required to be submitted to fully discharge this condition, but we are yet to receive this. Is it possible this letter could be emailed through?

I would be very grateful to receive any update on the above as we are extremely keen to maintain the momentum following our productive meeting held before Christmas, as we feel we are at a stage now where the conditions, which were submitted for approval a considerable time ago, could be



signed off fairly soon. Alternatively, maybe Geoff / Saskie / Richard could let me know where they are with their actions. If necessary, we would be happy to meet with you to provide a briefing as to the project as a whole.

I hope this is helpful, but if you have any queries, please let me know. I look forward to hearing from you.

Regards

Julian Shirley  
Associate

direct: 020 7004 1716  
mobile: 07795 397616  
e-mail: [julian.shirley@dp9.co.uk](mailto:julian.shirley@dp9.co.uk)

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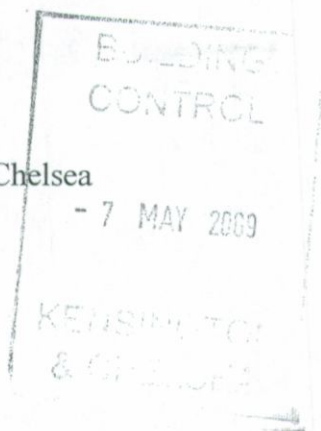
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JRS/DP1025

06 May 2009

Ms. Debrah Silver  
 Royal Borough of Kensington & Chelsea  
 Planning and Conservation  
 The Town Hall  
 Hornton Street  
 LONDON  
 W8 7NX



dp9

100 Pall Mall  
 London SW1Y 5NQ

telephone 020 7004 1700  
 facsimile 020 7004 1790

www.dp9.co.uk

Dear Ms. Silver

### LOTS ROAD POWER STATION AND CHELSEA CREEK, LONDON, SW10

Further to our recent telephone conversation, please see attached a further copy of the document previously submitted pursuant to approval of details for condition 9 (Riverside Walk) of planning permission ref. PP/02/01324.

As discussed at our meeting held on 16<sup>th</sup> December 2008, we have now received confirmation from Geoff Burrage of your Council's Transport and Highways Department that the use of pre-cast concrete would be acceptable (email dated 24<sup>th</sup> February 2009). This material conforms to the Council's Streetscape guidance and is illustrated in the enclosed materials document ref. TOWN352(08)350 R01 and accompanying drawings previously submitted.

We can confirm that we have also discussed this and have submitted the same material for the Riverside Walk within LB Hammersmith & Fulham, who consider this approach to be acceptable in order to achieve a common use of material across both Boroughs for the Riverside walk.

We understand that this is the only outstanding issue relating to the discharge of this condition and therefore would now be grateful to receive formal confirmation that condition 9 is discharged. You will be aware that the Environment Agency has previously confirmed that this condition could be approved dated 5<sup>th</sup> March 2008.

We trust this is helpful, but if you have any queries, please do not hesitate to contact me at the above address.

Yours sincerely

**JULIAN SHIRLEY**  
**DP9**

Encs.

Exd	HCC	HSS	HPD	Pol	Des	ARB	Rec
Reg	PIO	U 7 MAY 2009				RBKC Planning	APP
DC Nth	DC Cen	DC Str	Obj	Supp	No Obj	Rev	Other
						Cond	PDA

37

copy of letter  
 - attached to  
 "Materials Booklet  
 July 2007"  
 by Townsend  
 landscape architects



**Silver, Debrah: PC-Plan**

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**From:** Craig, Richard: PC-Plan  
**Sent:** 07 May 2009 13:31  
**To:** Burrage, Geoff: TELS-HwayTraf  
**Cc:** Silver, Debrah: PC-Plan  
**Subject:** Lots Road Powerstation

And another thing Geoff.....!

Yesterday I spoke to Paul Goodacre, design officer at H&F, who wanted to confirm what stone we were asking for the riverside walk.

Turns out H&F were being told by DP9 that K&C said concrete ASP was ok. Weren't we meant to be actively co-ordinating with H&F?

In fact Paul/ H&F are keen to have York Stone.....Funny that!

Can we get Graeme Swinburne to co-ordinate and insist on high quality stone, please.

Saves us having to see off Cllr Moylan.

Richard

Richard Craig  
Policy and Design  
ext. 2573



**Silver, Debrah: PC-Plan**

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**From:** Burrage, Geoff: TELS-HwayTraf  
**Sent:** 10 June 2009 16:53  
**To:** Silver, Debrah: PC-Plan  
**Cc:** Craig, Richard: PC-Plan  
**Subject:** RE: Lots Road Power Station - discharge of condition 9

Debrah,

Sorry about the delay on this. Since I emailed DP9 in February confirming acceptance of ASP on the walk instead of York Stone I have heard from LBHF that they are now seeking York Stone. As you will be aware York Stone is generally our first preference for new paving and therefore I believe it is appropriate to seek that here to ensure a consistent design with LBHF and more generally a consistent design for any future extension of the Thames Path east. Therefore I now require that the area of path to be adopted should be constructed with York Stone paving. The type of lighting column (Woodhouse), benches and bins are acceptable to us though we would want the bins to be attached to the lighting columns.

I would appreciate a plan showing the detailed layout of the area including street furniture. I may need to seek approval from my cabinet member for the details, particularly the balustrade. A plan and electronic copy of the details I have in hard copy would aid this.

Richard, who was the LBHF contact on this?

Thanks,

Geoff

---

**From:** Silver, Debrah: PC-Plan  
**Sent:** 08 June 2009 14:24  
**To:** Burrage, Geoff: TELS-HwayTraf  
**Subject:** Lots Road Power Station - discharge of condition 9

Geoff

I forgot to ask you while you were floating around our section whether you have had a chance to look at DP9's submission to discharge the condition 9 relating to the Riverside Walk. Could you please provide me with an update when you can?

Thanks!

Regards

**Debrah Silver**  
Senior Planning Officer  
Planning and Borough Development  
Town Hall  
Hornton Street  
London  
W8 7NX

Telephone: 020 7361 2699

16/06/2009

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## Silver, Debrah: PC-Plan

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**From:** Silver, Debrah: PC-Plan  
**Sent:** 18 June 2009 10:41  
**To:** 'Julian Shirley'  
**Cc:** Burrage, Geoff: TELS-HwayTraf  
**Subject:** Lots Road Power Station - Riverside Walk

Dear Julian

### **RE: CONDITION 9 – RIVERSIDE WALK**

I have received comments from Geoff Burrage in relation to the information on the Riverside Walk submitted to the Council in May. Since Mr Burrage last emailed you in February, he has been notified by London Borough of Hammersmith and Fulham that they are seeking York Stone, not ASP. As you are aware from our meeting in December, our preference is for York Stone for new paving. Based on this information from LBHF, we believe it is more appropriate to seek a consistent design for any future extension of the Thames Path east and would require that the area of the path to be adopted should be constructed with York Stone paving.

Mr Burrage further advises that the type of lighting column (Woodhouse), benches and bins are acceptable, although we require confirmation that the bins would be attached to the lighting columns.

We would appreciate a plan showing the detailed layout of the area including street furniture and the use of York Stone paving. Mr Burrage may need to seek approval of these details from his cabinet member, especially with respect of the balustrade. Could you please forward an electronic copy of the plan and details to us to help with this presentation?

Mr Burrage is on leave until 6 July. However, should you have any questions before that date, please contact me.

Regards

### **Debrah Silver**

Senior Planning Officer  
Planning and Borough Development  
Town Hall  
Hornton Street  
London  
W8 7NX

Telephone: 020 7361 2699

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**Silver, Debrah: PC-Plan**

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**From:** Julian Shirley [julian.shirley@dp9.co.uk]  
**Sent:** 18 June 2009 11:55  
**To:** Silver, Debrah: PC-Plan  
**Cc:** Burrage, Geoff: TELS-HwayTraf; Goodacre Paul; DanielGray@hwpwg.com  
**Subject:** RE: Lots Road Power Station - Riverside Walk  
**Attachments:** TOWN352(08)1029 R00.pdf

Debrah

Many thanks for your email.

We have discussed this issue with Paul Goodacre at LBHF at regular meetings over the last few weeks. It is our understanding that LBHF are not seeking York Stone, but the main objective is for the paving material for the riverside walk for both Boroughs to be consistent to achieve a comprehensive design approach.

When we met in December, it was recognised that your Council's preference is for York Stone, but that artificial stone paving is also considered acceptable, as stated in the Streetscape Guide. It was agreed that, although a preference, Yorkstone would not be an appropriate material for the Riverside Walk. It was agreed that the use of concrete paving would be more suitable as this would tie in better with the riverside walk in front of Chelsea Harbour and the surrounding area as there is little use of Yorkstone in the vicinity of the site, as shown on the attached drawing. This was subsequently confirmed by Geoff Burrage.

The LBHF Streetsmart Guide also allows for the use of ASP. As such, from our discussions with LBHF, given that your Council had agreed ASP in this location, LBHF would have no issue with this and would also consider ASP to be acceptable and would therefore not seek Yorkstone.

It was therefore our understanding that although there is a preference for Yorkstone, having demonstrated that this would not be a suitable material for the riverside walk and agreed with your officers that ASP would be more appropriate, LBHF would also agree to the use of ASP to ensure a consistent use of material across both Boroughs.

I have copied Paul Goodacre into this email, but would be grateful if you could provide some further clarification on this.

Many thanks

Regards  
Julian

---

**From:** Debrah.Silver@rbkc.gov.uk [mailto:Debrah.Silver@rbkc.gov.uk]  
**Sent:** 18 June 2009 10:41  
**To:** Julian Shirley  
**Cc:** Geoff.Burrage@rbkc.gov.uk  
**Subject:** Lots Road Power Station - Riverside Walk

Dear Julian

**RE: CONDITION 9 – RIVERSIDE WALK**

01/07/2009



I have received comments from Geoff Burrage in relation to the information on the Riverside Walk submitted to the Council in May. Since Mr Burrage last emailed you in February, he has been notified by London Borough of Hammersmith and Fulham that they are seeking York Stone, not ASP. As you are aware from our meeting in December, our preference is for York Stone for new paving. Based on this information from LBHF, we believe it is more appropriate to seek a consistent design for any future extension of the Thames Path east and would require that the area of the path to be adopted should be constructed with York Stone paving.

Mr Burrage further advises that the type of lighting column (Woodhouse), benches and bins are acceptable, although we require confirmation that the bins would be attached to the lighting columns.

We would appreciate a plan showing the detailed layout of the area including street furniture and the use of York Stone paving. Mr Burrage may need to seek approval of these details from his cabinet member, especially with respect of the balustrade. Could you please forward an electronic copy of the plan and details to us to help with this presentation?

Mr Burrage is on leave until 6 July. However, should you have any questions before that date, please contact me.

Regards

**Debrah Silver**

Senior Planning Officer  
Planning and Borough Development  
Town Hall  
Hornton Street  
London  
W8 7NX

Telephone: 020 7361 2699

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01/07/2009





① View towards Battersea Bridge



② View from Battersea Bridge towards Riverside Walk



③ View along Cheyne Walk footpath



④ View towards Lots Road Power Station



⑤ View towards Chelsea Harbour Drove roundabout



⑥ View along Riverside Walk





**Silver, Debrah: PC-Plan**

---

**From:** Burrage, Geoff: TELS-HwayTraf  
**Sent:** 05 August 2009 13:58  
**To:** 'Julian Shirley'; Silver, Debrah: PC-Plan  
**Cc:** Goodacre Paul; DanielGray@hwpg.com  
**Subject:** RE: Lots Road Power Station - Riverside Walk

Julian,

I am sorry for the confusion and inconsistency here. Although I was initially satisfied with concrete ASP further discussion with Paul at LBHF and Graeme Swinburne (Director Transportation and Highways here and Assistant Director of Highways at LBHF) has led to a preference for York Stone paving. This is to ensure that this part of the Thames Path and future adjoining sections are constructed to the Council's preferred standards for its own highway.

Regards,

Geoff

---

**From:** Julian Shirley [mailto:julian.shirley@dp9.co.uk]  
**Sent:** 18 June 2009 11:55  
**To:** Silver, Debrah: PC-Plan  
**Cc:** Burrage, Geoff: TELS-HwayTraf; Goodacre Paul; DanielGray@hwpg.com  
**Subject:** RE: Lots Road Power Station - Riverside Walk

Debrah

Many thanks for your email.

We have discussed this issue with Paul Goodacre at LBHF at regular meetings over the last few weeks. It is our understanding that LBHF are not seeking York Stone, but the main objective is for the paving material for the riverside walk for both Boroughs to be consistent to achieve a comprehensive design approach.

When we met in December, it was recognised that your Council's preference is for York Stone, but that artificial stone paving is also considered acceptable, as stated in the Streetscape Guide. It was agreed that, although a preference, Yorkstone would not be an appropriate material for the Riverside Walk. It was agreed that the use of concrete paving would be more suitable as this would tie in better with the riverside walk in front of Chelsea Harbour and the surrounding area as there is little use of Yorkstone in the vicinity of the site, as shown on the attached drawing. This was subsequently confirmed by Geoff Burrage.

The LBHF Streetsmart Guide also allows for the use of ASP. As such, from our discussions with LBHF, given that your Council had agreed ASP in this location, LBHF would have no issue with this and would also consider ASP to be acceptable and would therefore not seek Yorkstone.

It was therefore our understanding that although there is a preference for Yorkstone, having demonstrated that this would not be a suitable material for the riverside walk and agreed with your officers that ASP would be more appropriate, LBHF would also agree to the use of ASP to ensure a consistent use of material across both Boroughs.

08/10/2009



I have copied Paul Goodacre into this email, but would be grateful if you could provide some further clarification on this.

Many thanks

Regards  
Julian

---

**From:** Debrah.Silver@rbkc.gov.uk [mailto:Debrah.Silver@rbkc.gov.uk]  
**Sent:** 18 June 2009 10:41  
**To:** Julian Shirley  
**Cc:** Geoff.Burrage@rbkc.gov.uk  
**Subject:** Lots Road Power Station - Riverside Walk

Dear Julian

**RE: CONDITION 9 – RIVERSIDE WALK**

I have received comments from Geoff Burrage in relation to the information on the Riverside Walk submitted to the Council in May. Since Mr Burrage last emailed you in February, he has been notified by London Borough of Hammersmith and Fulham that they are seeking York Stone, not ASP. As you are aware from our meeting in December, our preference is for York Stone for new paving. Based on this information from LBHF, we believe it is more appropriate to seek a consistent design for any future extension of the Thames Path east and would require that the area of the path to be adopted should be constructed with York Stone paving.

Mr Burrage further advises that the type of lighting column (Woodhouse), benches and bins are acceptable, although we require confirmation that the bins would be attached to the lighting columns.

We would appreciate a plan showing the detailed layout of the area including street furniture and the use of York Stone paving. Mr Burrage may need to seek approval of these details from his cabinet member, especially with respect of the balustrade. Could you please forward an electronic copy of the plan and details to us to help with this presentation?

Mr Burrage is on leave until 6 July. However, should you have any questions before that date, please contact me.

Regards

**Debrah Silver**  
Senior Planning Officer  
Planning and Borough Development  
Town Hall  
Hornton Street  
London  
W8 7NX

Telephone: 020 7361 2699

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

**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  
55 Lots Road  
LONDON  
SW10 0QH

UPRN 217055659  
Ward Cremorne  
Easting 526408  
Northing 177049  
Property Type Non-Residential Building  
Mosaic Info [Click here](#)

Pictometry 177049 526408  
Classification CU03  
Description Commercial: Utilities: Power Stations  
Cautionary Level No

[View Map](#)[Set Ref](#)[Set Ref](#)

1

2

**Unit Information**

No matches found.



THE ROYAL BOROUGH OF  
**KENSINGTON  
AND CHELSEA**

020 7361 3266  
[Jason.Rowland@rbkc.gov.uk](mailto:Jason.Rowland@rbkc.gov.uk)

Date Printed :  
02 February 2010  
Reference :

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



## LOTS ROAD

Sitename : LOTS ROAD POWER STATION AND CHELSEA CREEK (NEW DEVELOPMENT) Property Card N° : 0524 008 50  
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

> 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/02/1324 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 SUBMITTED .....CONTINUED...

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		

> 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 / / Brief Description of Proposal 13 of 15

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

Received  
Completd  
Revised

Decision & Date  
30/10/2008L

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  
Completd  
Revised

Decision & Date  
30/10/2008L

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  
Completd 11/11/2008  
Revised

Decision & Date  
Discharge/Conditions  
19/12/2008

> 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

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> 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 : 55CHELSEA CREEK  
CROWN WHARF & CHELSEA CREEKXref : 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 Decision & Date  
Completd 08/10/1963L  
Revised

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 Decision & Date  
Completd Conditional 09/01/1979  
Revised LIMITED TO 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 Decision & Date  
Completd Conditional 04/11/1980  
Revised

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 27/05/1997  
Revised 08/04/1997

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

**Executive Director Planning and Borough Development**  
Peter Lerner

DP9 Planning Consultants,  
100 Pall Mall  
London  
SW1Y 5NQ

My Ref: DPS/DC/CON/02/01324/ ad4 /

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. 9 attached to appeal decision for  
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

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

**Executive Director Planning and Borough Development**  
Peter Lerner





## Hutchison Whampoa Property



13 January 2010

Royal Borough of Kensington & Chelsea  
Planning and Borough Development  
The Town Hall  
Hornton Street  
London  
W8 3NX

F.A.O. Debrah Silver

ExD	HDC	HSS	HPD	HoE	Policy	Design	Trees
DC	Received RBKC Planning					Reg	PIO
Enf	15 JAN 2010					LLC	Appeals
Str Dev		N&N	Obj	Supp	No Obj	Rev	Other

Dear Sirs

**Re: Town and Country Planning Act 1990 (As Amended)**  
**Lots Road Power Station**  
**Planning Permission Ref. PP/02/01324**  
**Condition 7: Hard and Soft Landscaping**  
**Condition 9: Riverside Walk**

Further to your discussions at that end of last year, we write regarding the submission of details pursuant to the conditions attached to the above planning permission.

We hereby enclose four copies of the following drawings

### Condition 7: Hard and Soft Landscaping

As requested, we enclose a supplementary explanatory drawing showing the various ground floor uses superimposed onto the landscape plan. We do not envisage this to form part of the main submission under this condition but rather to help explain to the Council the landscape materials as they relate to the public and private/ commercial uses on the Ground Floor.

### Condition 9: Riverside Walk

As previously discussed, we do not consider York Stone paving as an appropriate material/colour choice for this short stretch of paving in front of KC-1 due to the adjacent material being a grey colour. We propose to offer another high quality material in lieu of the York Stone which more closely fits with the adjacent surface finish and colour throughout the KC-Site. The proposed material being of an equivalent quality and standard installed to an adoptable standard. The sample material has now been included within the Materials brochure for completeness.

We enclose a full set of drawings/ documents as previously submitted for your ease of reference as follows:

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  
Registered in UK, registration no. 4004453



A member of Hutchison Whampoa Property Group  
A Hutchison Whampoa Company

Landscape Key Plan K&C Riverside Walk -	TOWN352(08)1500
Landscape Surface Finishes K&C Riverside walk-	TOWN352(08)1501
Landscape levels K&C Riverside Walk-	TOWN352(08)1504
Schematic Section B-B-	TOWN352(08)7006
Materials Booklet K&C Riverside Walk-	TOWN352(08)350

We trust that the enclosed information is sufficient to now fully discharge the above conditions and we look forward to the Councils formal notice of Discharge. In the mean time, please do not hesitate to contact us should you require any clarification regarding the enclosed.

Yours faithfully



**Daniel Gray**

Enc:

c.c. EH / GG / HF



# RBK&C TRANSPORTATION COMMENTS

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

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

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

**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

## Silver, Debrah: PC-Plan

---

**From:** DanielGray@hwpg.com  
**Sent:** 19 April 2010 17:47  
**To:** Silver, Debrah: PC-Plan  
**Cc:** gilbertgehrmann@hwpg.com  
**Subject:** LR- Landscape and Riverside Walk  
**Attachments:** LR LANDSCAPE SECTION - SHEET 1 OF 14.PDF; Block KC-1 LRTW-4\_PA\_08-115-E.PDF

Dear Debrah,

Thank you for your time at the meeting today. Please find attached drawings from the original Planning Consent files. Apologies for the quality, but I trust that it highlights the principles of planting to vertical walls and the ramp around the base of KC-1.

With regard to any requirement for designated outdoor Nursery Play space. We have reviewed the original Planning Consented landscape drawings (attached plan), the EIA and the S106 which makes no reference to any such provision being made. The only reference we can locate with the Consent is within the Planning Conditions where we advise:

*Condition 16: Notwithstanding the provisions of the Town & Country Planning (Use Classes) Order 1987 (or any order revoking and re-enacting that Order with or without modification) the ground floor unit in Building KC2A shown as a nursery shall be used solely as a Use Class D1(b) creche or day nursery unless otherwise agreed in writing by the local planning authority..*

We will update the drawings for the Riverside Walk as discussed today and issue in due course.

Kind regards,

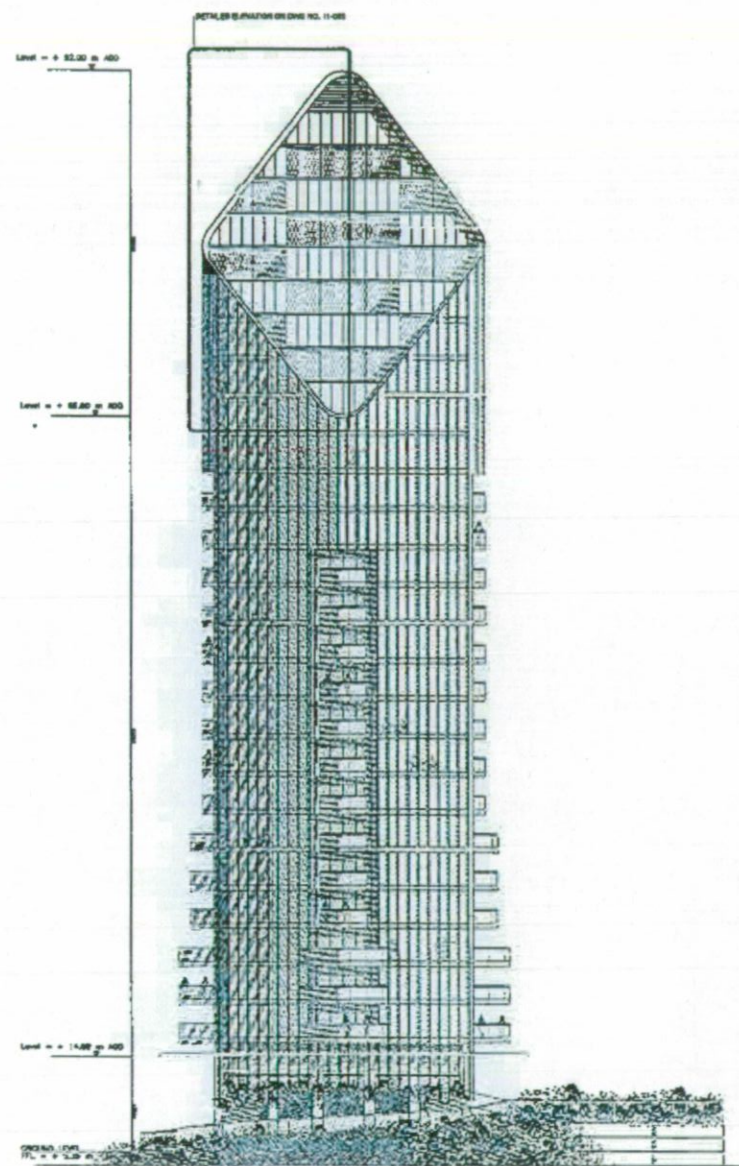
Daniel Gray  
Hutchison Whampoa Properties (Europe) Limited.  
Tel: +44 (0) 207 350 5640  
Fax: +44 (0)207 350 5641  
E-mail: [danielgray@hwpg.com](mailto:danielgray@hwpg.com)

### **Hutchison Whampoa Property**

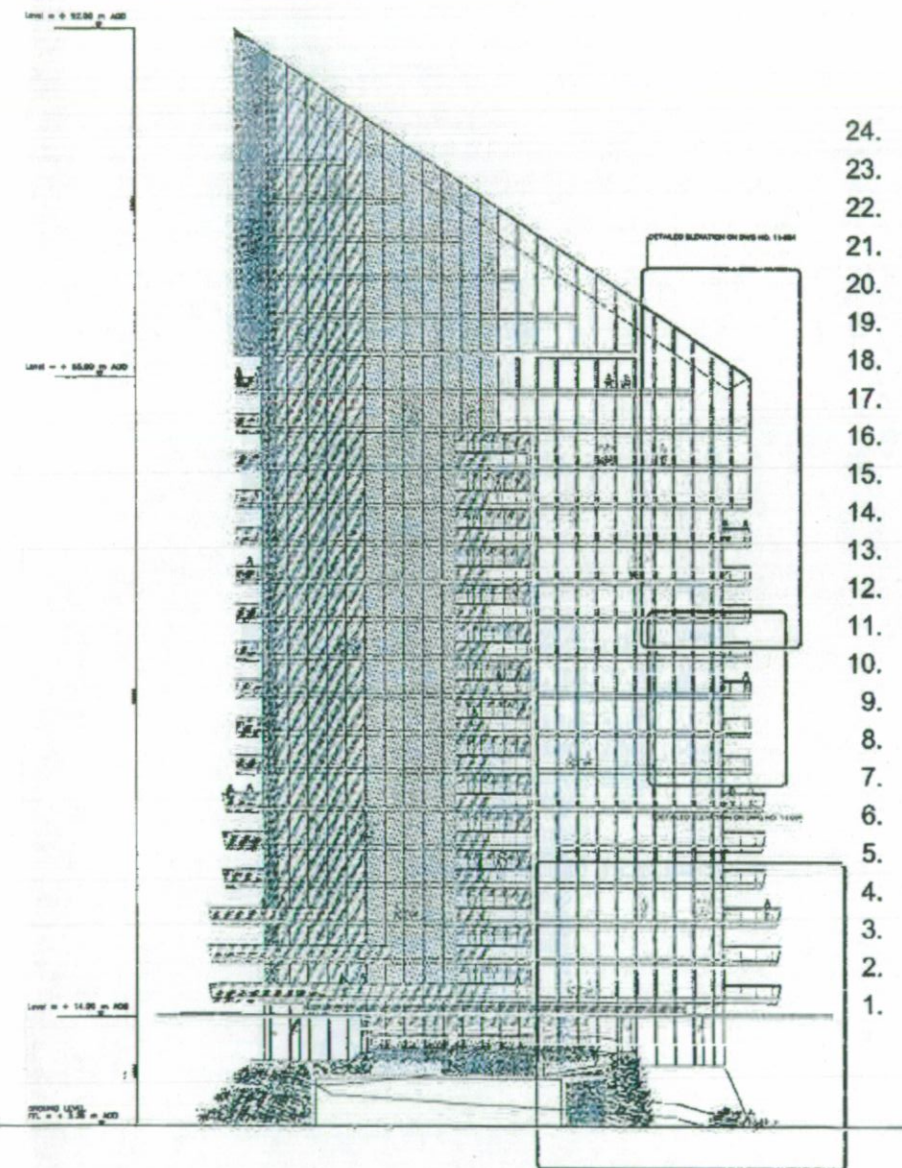
Hutchison Whampoa Properties (Europe) Limited  
Hutchison House, 5 Hester Road, London SW11 4AN, United Kingdom  
Tel +44 (0) 20 7350 5640 Fax +44 (0) 20 7350 5641  
[www.hwpg.com](http://www.hwpg.com)  
Registered in England & Wales, registration no. 40004453

**P** Please consider the environment before printing this e-mail





BLOCK KC1  
EAST-ELEVATION



BLOCK KC1  
SOUTH-ELEVATION

- 24.
- 23.
- 22.
- 21.
- 20.
- 19.
- 18.
- 17.
- 16.
- 15.
- 14.
- 13.
- 12.
- 11.
- 10.
- 9.
- 8.
- 7.
- 6.
- 5.
- 4.
- 3.
- 2.
- 1.



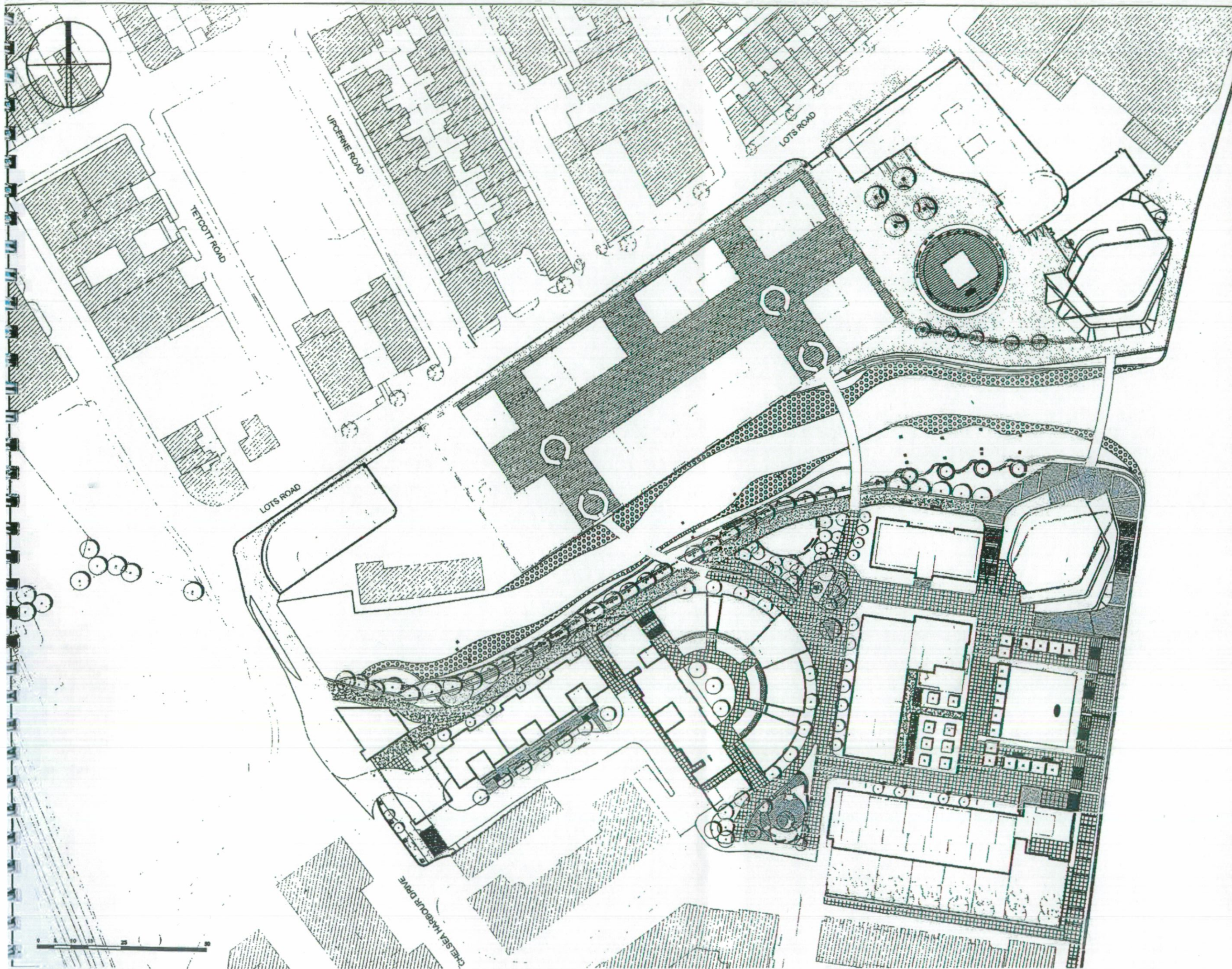
LOTS ROAD POWERSTATION AND LAND AT THAMES AVENUE DEVELOPMENT

BLOCK KC1: BUILDING ELEVATIONS  
OCTOBER 2004

SCALE 1/200@ A0  
LRTW-4/PA/08-115-E







- LEGEND**
- Black granite blocks, fine sand or honed finish 300x100mm
  - White granite slabs honed finish, 200x400
  - Reconstituted granite slabs 400x400
  - Reconstituted York stone blocks 200x100
  - Reconstituted stone slabs ochre/buff, 450x450mm
  - Blue granite/basalt 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
  - Precast reconstituted stone slabs, 450x450mm
  - Resin bound gravel
  - Gravel surfacing
  - Stone + stainless steel seating
  - Sculpture to be confirmed
  - Granite plinth with feature lighting recess
  - Stainless steel bollards
  - Concrete and timber planting 'bowl'
  - Timber bulk planters
  - Timber planters
  - Playground area
  - Timber deck to bridge
  - Sculptural lighting
  - Trellis feature
  - Hurdle screens
  - Reconstituted stone parapet with stainless steel railing
  - Granite block seating to amphitheatre
  - Gates
  - Gravel to terraces
  - Railing
  - Bin

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

Client	Circadian
Project	Lots Road
Drawing	Hard Landscape Masterplan
Scale	1:5000 A1
Date	Dec 2002
Drawn	TA/BA
Checked	
Drawn by	TA/BA
Revision No.	1

**RANDLE SIDDELEY associates**  
8 Pelham Court  
Pelhamton Way  
London W16 4JZ  
Telephone: 020 7827 7272  
Facsimile: 020 7827 7273  
Email: office@randle-siddeley.co.uk



**Planning and Borough Development**

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

**Executive Director Planning and Borough Development**

Jonathan Bore



THE ROYAL BOROUGH OF  
**KENSINGTON  
AND CHELSEA**

D Gray  
Hutchison Whampoa Property  
Hotchison House  
5 Hester Road  
London SW11 4AN

My Ref: DPS/DC/CON/02/01324 ad4

UPRN: 217055659

Please ask for: South Area Team

Dear Sir,

Date: 19/04/2010

**TOWN AND COUNTRY PLANNING ACT, 1990**  
**TOWN AND COUNTRY PLANNING GENERAL PERMITTED DEVELOPMENT**  
**ORDER 1995**

**DISCHARGE OF CONDITION(S)**

The Royal Borough of Kensington and Chelsea hereby **REFUSES** to discharge the Conditions referred to in the Schedule below and in accordance with the plans submitted.

**SCHEDULE**

**DEVELOPMENT:**

Discharge of Condition no. 9 (Riverside Walk)  
attached to appeal decision for PP/02/01324.

**SITE ADDRESS:**

**Lots Road Power Station and Chelsea Creek,  
SW10 0QH**

**RBK&C Drawing Nos:**

CON/02/01324 ad4

**Applicant's Drawing Nos:**

Materials booklet TOWN352(08)350R2 prepared  
by Townshend Landscape Architects,  
TOWN352(08)1110, TOWN352(08)1500,  
TOWN352(08)1501, TOWN352(08)1504 and  
TOWN352(08)7006.

**Application Dated:**

13/01/2010

**Application Completed:**

15/01/2010

**REASONS FOR REFUSAL ARE ATTACHED OVERLEAF**



**REASON(S) FOR REFUSAL:**

1. The proposal involves using grey natural stone paving along the Riverside Walk. 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 Council side of the scheme and more generally with future sections of the riverside walk. As such, it is considered that the proposal is contrary to UDP Policy TR3 and Submission Core Strategy Policies CT1 (f) and (m) and CR4 (a).

**INFORMATIVE(S)**

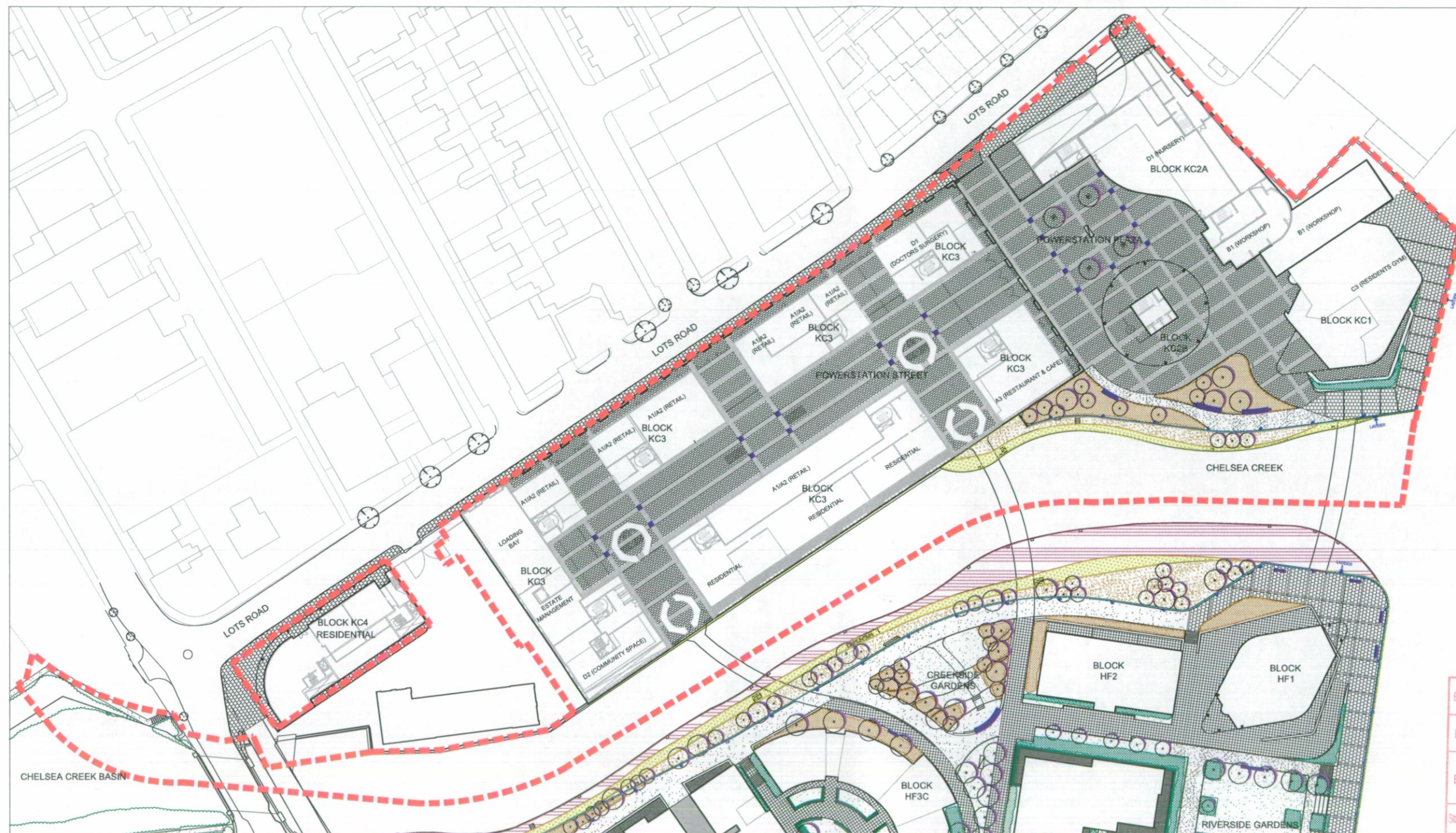
Yours faithfully

A handwritten signature in blue ink, appearing to read 'J Bore', is written over a faint, larger blue ink signature that appears to read 'Chau'. The signature is written in a cursive, flowing style.

**JONATHAN BORE**  
**Executive Director, Planning and Borough Development**

Case Officer: Ms D. Silver  
Direct Line: 020 7361 2699  
Web: [www.rbkc.gov.uk/planning](http://www.rbkc.gov.uk/planning)





- KEY**
- ST1 - NATURAL STONE PAVING TO ADOPTABLE STANDARDS
  - ST1 - NATURAL STONE PAVERS WITH ST-1 NATURAL STONE ACCENT BANDS
  - BALUSTRADE TO ADOPTABLE STANDARD OR SIMILAR AND APPROVED
  - BENCH TO ADOPTABLE STANDARD
  - INDICATIVE LOCATION OF GRAB CHAINS AND ESCAPE LADDER
  - INDICATIVE LIGHTING LOCATION
  - PLANNING BOUNDARY

**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.

ExD	HDC	HSS	HPD	HoE	Policy	Design	Times
DC	Received RBKC Planning					Reg	PIO
Enf	15 JAN 2010					LLC	Appeals
Str Dev	N&N	Obj	Supp	No Obj	Rev	Other	



Project	Drawing Title	Revision	Date	Client	Consultant	Project No.	Scale	Approved By	Drawing No.	Revision
LOTS ROAD DEVELOPMENT	LANDSCAPE SURFACE FINISHES PLAN K&C			WHAMPOA	TOWNSHEND Landscape Architects	352	1-500	DP		R00
				Address: 5 Heister Road, London, SW11 4AN	Unit 3A Zetland House, London EC2A 4HJ	Date	Drawing Size	Drawn By	TOWN352(08)1110	
				Telephone: 020 7350 5640	Telephone: 020 7729 9333 Fax: 020 7729 3300 E-Mail: sa@townshenda.com	DEC 09	A1	AA		



Lots Road Development - Kensington & Chelsea, Riverside Walk

Materials Booklet

ExD	HDC	HSS	HPD	HoE	Policy	Design	Trees
DC	Received RBKC Planning					Reg	PIO
Enf	15 JAN 2010					LLC	Appeals
Str Dev	N&N	Obj	Supp	No Obj	Rev	Other	





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

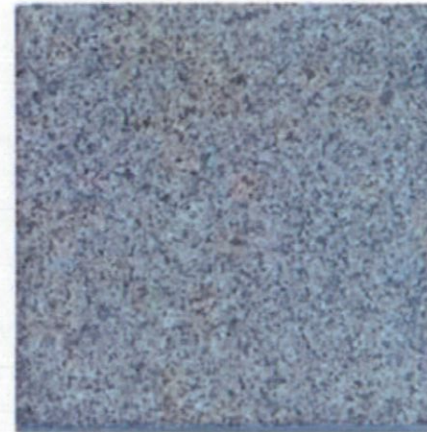
### PAVING TO ADOPTABLE STANDARD

#### Description:

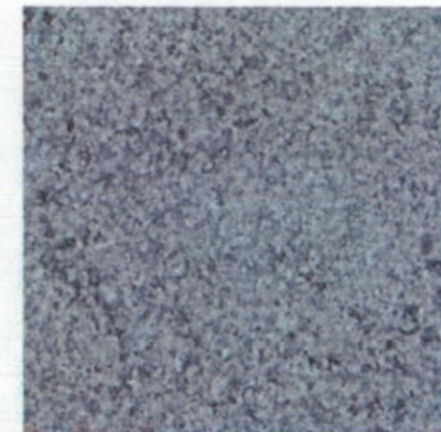
ST-1 Natural stone paving to adoptable standard or similar and approved.

#### Dimensions:

TBC



Example of ST-1 Natural stone paving with flame textured finish.



Example of ST-1 Natural stone paving with fine picked 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



## 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



## CONDITION 9 RIVERSIDE WALK

K&C and H&F RIVERSIDE WALK  
Job No.352

Sheet 4

DATE OF ISSUE

DAY

MONTH

YEAR

19	31	03	06	12			
07	07	08	12	01			
07	07	07	07	10			

Townshend Landscape Architects

3A Zetland House,

Scrutton Street

London EC2A 4HJ

e: [tla@townshendla.com](mailto:tla@townshendla.com)

t: 020 7729 9333

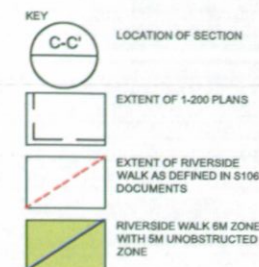
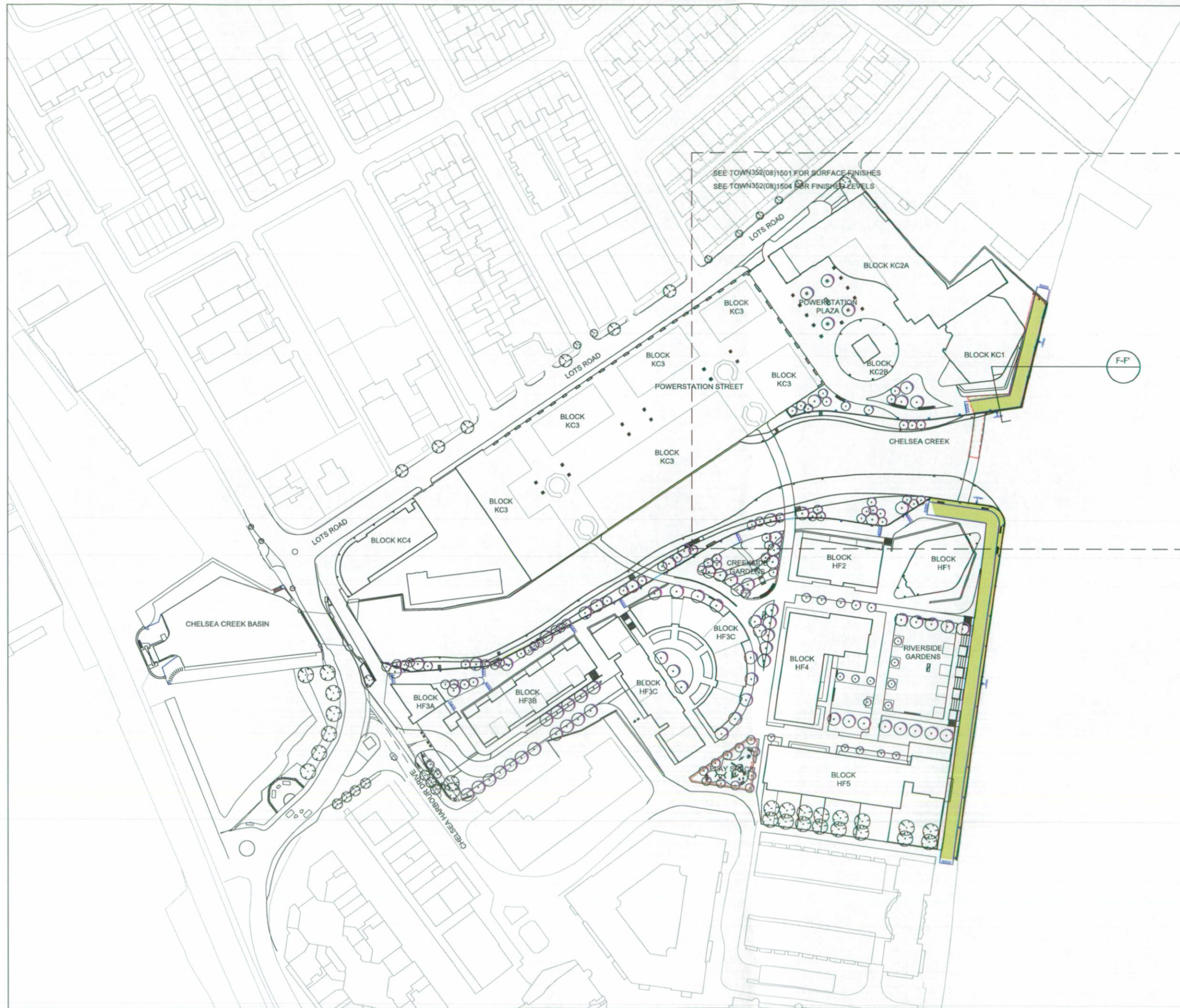
f: 020 7729 3300

**DRAWING TITLE**

## DWG. NO.

Landscape Key Plan K&C Riverside Walk	TOWN352(08)1500	R00	R01	R01	R02	R03
Landscape Surface Finishes K&C Riverside Walk	TOWN352(08)1501	R00	R01	R01	R02	R03
Landscape Levels K&C Riverside Walk	TOWN352(08)1504	R00	R01	R01	R02	R03
Schematic Section F-F'	TOWN352(08)7006	R00	R01	R01	R02	R03
Materials Booklet K&C, Riveerside Walk	TOWN352(08)350	R00	R01	R01		R02
Landscape Key Plan H&F Riverside Walk	TOWN352(08)1600	R00	R01	R01	R02	
Landscape Surface Finishes H&F Riverside Walk	TOWN352(08)1601	R00	R01	R01	R02	
Landscape Levels H&F Riiverside Walk	TOWN352(08)1604	R00	R01	R01	R02	
Schematic Section B-B'	TOWN352(08)7002	R00	R00	R00		
Materials Booklet	TOWN352(08)400	R00	R01	R01	R02	
* = Issued electronically						
DISTRIBUTION	NO. OF COPIES					
Hutchison Whampoa Properties (Europe) Ltd		1*	1*		1*	1*
DP9		1*	1*	8	3	
Farrells		1*	1*		1*	
ARUP		1*	1*		1*	
BPTW		1*	1*		1*	
Middlemarch Environmental		1*	1*		1*	
Davis Langdon		1*	1*		1*	
Hoare Lea		1*	1*		1*	
File Copy		1*	1*		1*	1*





NOTE

ALL DIMENSIONS ARE SHOWN IN mm.

ExD	HDC	HSS	HPD	HoE	Policy	Design	Trees
DC	Received RBKC Planning					Reg	P.O.
Enf	15 JAN 2010					LLC	Appeals
Str Dev	N&N	Obj	Supp	No Obj	Rev	Other	

Project	Drawing Title	Revision	Date	Client	Consultant	Project No.	Scale	Approved By	Drawing No.	Revision
LOTS ROAD DEVELOPMENT	LANDSCAPE KEY PLAN KENSINGTON AND CHELSEA RIVERSIDE WALK	R01 Drawing updated	05.07.09	WHAMPOA	TOWNSEND Landscape Architects	352	1:500	DP	TOWN352(08)1500	R03
		R02 - Drawing amended to take account of consultant responses	25.11.09							
		R03 - Drawing further updated	17.12.09							





- KEY**
- ST-1 NATURAL STONE 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**

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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 GABBION EXITING THE CREEK.

ExD	HDC	HSS	HPD	HoE	Policy	Design	Ten
DC					Received RBKC Planning	Reg	P/O
Enf					15 JAN 2010	LLC	Agents
Str Dev	N&N	Obj	Supp	No Obj	Rev	Other	



Project	Drawing Title	Revision	Date	Client	Consultant	Project No.	Scale	Approved By	Drawing No.	Revision
LOTS ROAD DEVELOPMENT	LANDSCAPE SURFACE FINISHES PLAN K&C RIVERSIDE WALK	R01 - Drawing updated	31.07.09	HUTCHISON WHAMPOA PROPERTIES LTD	TOWNSHEND Landscape Architects	352	1:200	DP	TOWN352(08)1501	R03
		R02 - Drawing amended to take account of consultant responses	27.11.09	Address: 5 Hester Road, London, SW11 6AN	Unit 3A, Zealand House, London EC2A 4HU			DP		
		R03 - Drawing updated	17.10.09	Telephone: 020 7729 8940	Telephone: 020 7729 8333 Fax: 020 7729 3300 E-Mail: info@townshend.co.uk					











# Lots Road Development - Kensington & Chelsea, Riverside Walk

---

Materials Booklet



TOWN352(08)350 R01  
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 and further details including material samples and details will be submitted at a later date.

### CONTENTS

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



### Surface Materials

#### CONCRETE PAVING TO ADOPTABLE STANDARD

**Description:**

Concrete paving to accord with local authority streetscape guidance or similar and approved.

**Dimensions:**

TBC



Example of concrete paving.



#### 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.





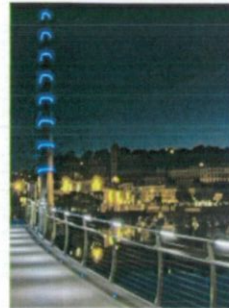
### BALUSTRADE TO ADOPTABLE STANDARD

**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



### Lighting

#### LIGHTING

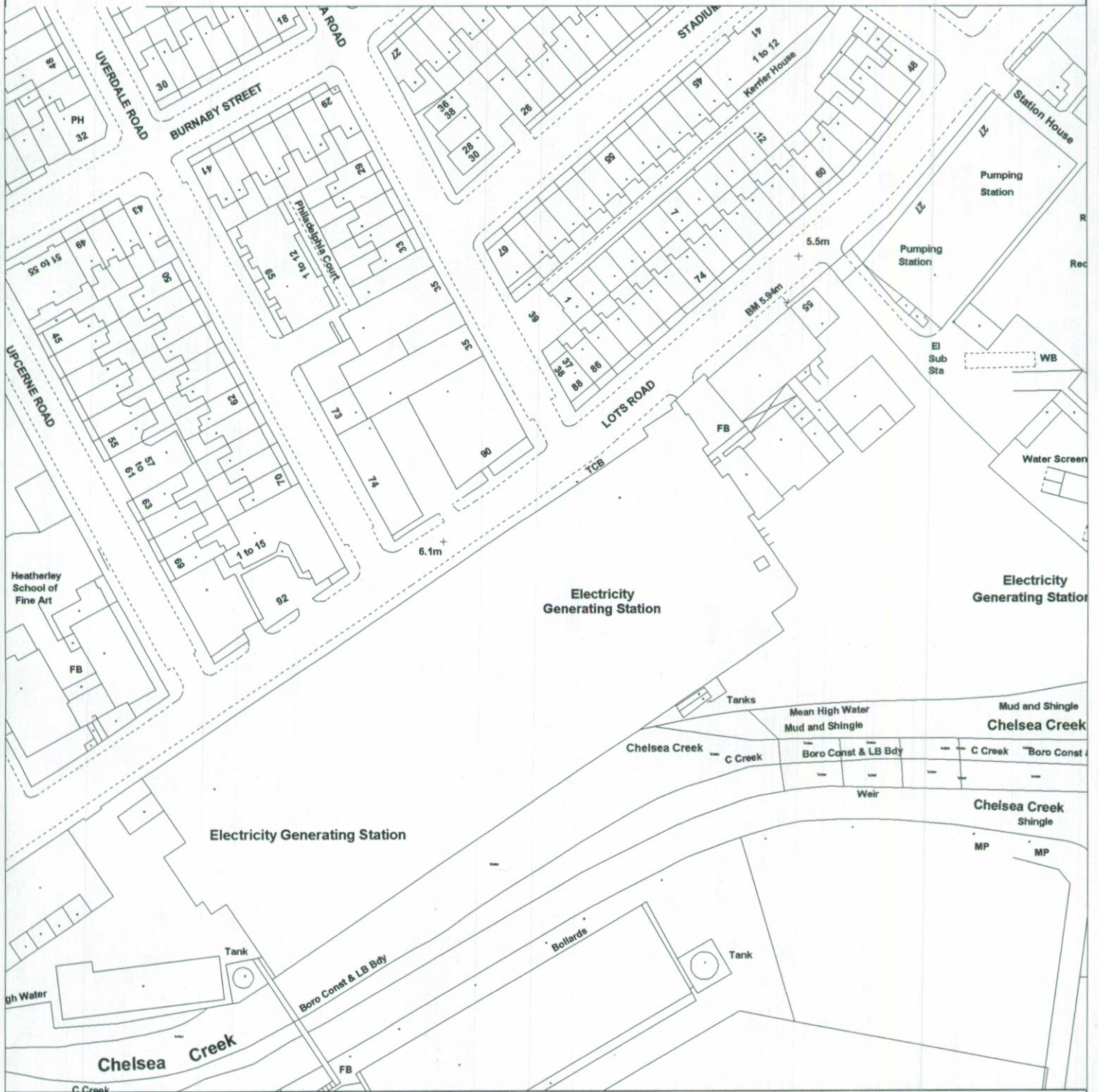
**Description:**  
lighting to provide illumination of riverwalk and achieve light levels required for local authority walkways. Lighting will accord with local authority streetscape guidance.



Examples of lighting



# RBKC - Planning and Conservation - Card Index - Site Map



Ordnance Survey Map Extract - Crown Copyright Reserved - RBKC Internal Use Only

QuickMap(02/02/2010)

Map width : 243.74m

Scale 1 : 1250