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# PLANNING AND BOROUGH DEVELOPMENT

THE TOWN HALL HORNTON STREET LONDON W8 7NX

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THE ROYAL  
BOROUGH OF

Executive Director DAVID PROUT

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The Owner/Occupier  
13 Airlie Gardens  
London  
W8 7AL

020-7937-5464  
Switchboard: 2079/ 2080  
020-7361- 2079/ 2080  
Extension:  
Direct Line: 020-7361-3463  
Date: 19/03/2008



**KENSINGTON  
AND CHELSEA**

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My reference: PS/DCN/PP/08 /00591/DT  
Your reference:

Please ask for: Mr. D. Taylor

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING ACT 1990 - PROPOSED MAJOR DEVELOPMENT AT:**  
**Holland Park School, Airlie Gardens, LONDON, W8 7AF**

**Proposal for which permission is sought** Redevelopment of site, involving demolition of existing school buildings (excluding Thorpe Lodge) and construction of a new secondary school (basement up to six storeys) and associated hard surface playing grounds, soft landscape areas, sports lighting and parking; erection of residential development on the southern part of the site comprising 72 units with associated landscaping and parking; works of hard and soft landscaping and alterations to existing pedestrian and vehicular access together with other associated and enabling works. (Major Application for a Council's Own Development).

**Applicant:** The Executive Director of Family & Children Services, on behalf of The Royal Borough of Kensington & Chelsea, The Education Authority, c/o DP9, 100 Pall Mall, London, SW1Y 5NQ

The Council has received the above application and you are invited to make comments either for or against the scheme. These will be taken into consideration before a decision is reached.

If you wish to make representations about the application please write to the Council at the above address **within 23 days** of the date of this letter. This is to ensure that your comments are received early in the consideration of the application and can form part of discussions. However, the Council will consider any letter received after the 23 days providing it is received before a decision is made. The Council aims to make a decision on this application by 09/06/2008 at the latest. It is likely that the Planning Committee will consider the case two to three weeks before this date. To have details of your objection included in the committee report we must receive your letter at least two weeks before the committee.

Please note that all letters of representation will be publicly available on the Council's website after a decision has been made. If this is of concern to you, please advise us in writing when you make your representation.

Full details of the application can be viewed on the Council's website - [www.rbkc.gov.uk/Planning/scripts/acolaidform.asp](http://www.rbkc.gov.uk/Planning/scripts/acolaidform.asp) Alternatively hard copies can be seen at the Planning Information Office, Ground Floor, Town Hall. Please telephone 020 7361 3012 if you require further details or wish to discuss the case.

Yours faithfully

**DAVID PROUT**

**Executive Director, Planning and Borough Development**

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My reference: My Ref: PS/DCN/PP/08 /00594/DT & PP/08/00591

Your reference:

Please ask for: Mr. D. Taylor

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING ACT 1990 - PROPOSED MAJOR DEVELOPMENT AT:  
Holland Park School, Airlie Gardens, LONDON, W8 7AF**

**Proposal for which permission is sought** Erection of temporary classrooms and buildings in association with redevelopment of site to provide new school and associated facilities and residential development. (Major Application for a Council's Own Development).

**Applicant:** The Executive Director of Family & Children Services, on behalf of The Royal Borough of Kensington & Chelsea, The Education Authority, c/o DP9, 100 Pall Mall, London, SW1Y 5NQ

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Yours faithfully

**DAVID PROUT**  
Executive Director, Planning and Borough Development

## **PLEASE QUOTE THE APPLICATION REFERENCE NUMBER ON YOUR REPLY**

### **WHAT MATTERS CAN BE TAKEN INTO ACCOUNT**

When dealing with a planning application the Council has to consider the policies of the Borough Plan, known as the Unitary Development Plan, and any other material considerations. The most common of these include (not necessarily in order of importance):

- The scale and appearance of the proposal and impact upon the surrounding area of adjoining neighbours;
- Effect upon the character or appearance of a Conservation Area;
- Effect upon the special historic interest of a Listed Building, or its setting;
- Effect upon traffic, access, and parking;
- Amenity issues such as loss of sunlight or daylight, overlooking and loss of privacy;
- Noise and disturbance resulting from a use, hours of operation.

### **WHAT MATTERS CANNOT BE TAKEN INTO ACCOUNT**

Often people wish to object on grounds that **cannot** be taken into account because they are not controlled by Planning Legislation. These include (again not in any order of importance):

- Loss of property value;
- Private issues between neighbours such as land covenants, party walls, land and boundary disputes, damage to property;
- Problems associated with construction such as noise, dust, or vehicles (If you experience these problems Environmental Services have some control and you should contact them direct);
- Smells (Also covered by Environmental Services);
- Competition between firms;
- Structural and fire precaution concerns; (these are Building Control matters).

### **WHAT HAPPENS TO YOUR LETTER**

All letters of objection are taken into account when an application is considered. Generally planning applications where 3 or more objections have been received are presented to the Planning Services Committee which is made up of elected Ward Councillors. Planning Officers write a report to the Committee with a recommendation as to whether the application should be granted or refused. Letters received are summarised in the report, and copies can be seen by Councillors and members of the public, including the applicant. The Councillors make the decisions and are not bound by the Planning Officer's recommendation. All meetings of the Committee are open to the public. Applications with less than three objections are likely to be dealt with under delegated powers by the Executive Director.

### **WHERE TO SEE THE APPLICATION**

On the **Council's Internet site** – [www.rbkc.gov.uk](http://www.rbkc.gov.uk) (see front of letter for link)

At the Planning Information Office, Ground Floor, Town Hall, Hornton Street, W.8 (Tel: 020-7361-3012). It is open from 08:30am to 5:00pm Monday to Friday. A Planning Officer will always be there to assist you.

Electronic viewing is available at the libraries at Chelsea Old Town Hall, Central Library and North Kensington Library.

If you are a registered disabled person, it will be possible for an officer to come to your home with the plans. Please contact the Planning Department on the number given above.