From: CP-Plan: RBKC < rbkc.gov.uk> 11 July 2018 08:59 Sent: To: RE: Kensington Forum Hotel follow-up meeting Subject: Attachments: Stage 1 GLA Notification.docx I am the case officer for this application. I have attached a formal referral letter. I wanted to get in touch to find out if your stage 1 response is likely to be issued on, after or before 6 weeks? Kind regards, | Planning Officer | Development Management Planning and Borough Development | Royal Borough of Kensington and Chelsea Phone: 0207 361 http://www.rbkc.gov.uk/planning Register at MyRBKC to receive alerts about new planning applications and more: www.rbkc.gov.uk/myRBKC/login.aspx (GVA) From: **Sent:** 06 July 2018 08:24 To: CP-Plan: RBKC; (GVA); Subject: RE: Kensington Forum Hotel follow-up meeting Further to my email below, can you confirm receipt of the CD and notify us of when you expect to issue your Stage 1 Response please? Please also find attached the Affordable Housing Viability Statement that followed (which is not included on the CD). Please note the increased affordable offer to 20 homes from a total of 46 homes which has changed since our preapp meeting. This was encouraged by Councillors prior to submission and this offer works with our internal layouts. This equates to 43.5% by unit, 45% by GIA and 47% by habitable rooms. Planning Statement also attached for convenience. On a unit basis, the affordable tenure is 55/45% in favour of Social Rented, which broadly accords with the emerging local policy requirement of 50/50% that we have been encouraged to observe. The split is 60/40 calculated by floor area and 61.5/38.5 based on habitable rooms in favour of Social Rented. The larger 3 bedroom units have been allocated to the social rented tenure as requested by RBKC. The applicant is also prepared to make a financial contribution to deliver a Wider Public Realm Strategy (see DAS Appendices) that would involve hard and soft landscaping works around Gloucester Road Station and the immediately adjacent streets. This can be secured as part of the S.106 Agreement. Any questions, give me a shout. Regards Associate **GVA** T 020 7911 | M 07984 gva.co.uk | www.gva.co.uk 65 Gresham Street, London EC2V 7NQ (GVA) From: Sent: 20 June 2018 17:28 To: ' CP-Plan: RBKC (rbkc.gov.uk)

We submitted the application on Friday last week and it is in the process of being validated. An electronic version of the submission has been put on a USB and sent to you in the post.

Subject: RE: Kensington Forum Hotel follow-up meeting

It would be useful if you could confirm your timescales for providing a Stage I Report. Many thanks,



Associate

GVA

@gva.co.uk | www.gva.co.uk

65 Gresham Street, London EC2V 7NQ

From: 2010 16 57

@london.gov.uk]

Sent: 14 May 2018 16:57

To:

Subject: Kensington Forum Hotel follow-up meeting

Hi

Hope you are well?

Can I check whether you want to discuss transport in detail at the next session? If not, I'll stand down my TfL colleagues.

Many thanks

Senior Strategic Planner - Dev

Senior Strategic Planner – Development Management

GREATERLONDONAUTHORITY, City Hall, The Queen's Walk, London, SE1 2AA

T: 020 7983

@london.gov.uk I www.london.gov.uk

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Planning and Borough Development

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

Operational Head of Development Management

Royal Borough of Kensington & Chelsea

Greater London Authority City Hall The Queen's Walk London SE1 2AA

By e-mail only

Date: 04/07/2018

My reference: PP/18/03461 Please ask for:

Dear Sir/Madam

Town and Country Planning Act 1990 (as amended)
Greater London Authority Act 1999
Greater London Authority Act 2007
Town and Country Planning (Mayor of London) Order 2008

Proposed development at: Holiday Inn, Kensington Forum Hotel, 97-109 Cromwell Road, LONDON, SW7 4DN

Description of Development:

Comprehensive redevelopment and erection of part 30, part 22, and part 7 storey building comprising hotel bedrooms and serviced apartments (Class C1) with ancillary bar, restaurants, conferencing and dining areas, leisure facilities, and back of house areas; and new homes [including affordable homes] (Class C3); with associated basement, energy centre, plant, car parking, cycle parking, refuse stores, and servicing areas; associated highway works; and creation of new publicly accessible open space with associated hard and soft landscaping. (MAJOR DEVELOPMENT) (EIA DEVELOPMENT)

I have received an application in connection with the above site and request your comments on these proposals.

You can view the documents on the Council's website through the following address:

https://www.rbkc.gov.uk/planning/searches/default.aspx

Under the terms of the above Order I am writing formally to refer this application to you and understand that the six-week period for receiving your Stage 1 response will commence when you have notified us of receipt of this letter.

Please return your acknowledgement letter and Stage 1 response by e-mail to planning@rbkc.gov.uk and to my e-mail address below. Please quote the site address and application numbers in the subject heading.

Should you require any further details in respect of this case, please do not hesitate to contact me on 0207 361 or rbkc.gov.uk.

Yours sincerely,



From:

rbkc.gov.uk> CP-Plan: RBKC < 03 October 2018 13:20 Sent: To: RE: GLA 4266 - Kensington Forum Hotel Subject: This application was refused by members of the planning committee on Thursday night last week. When would be a good time to send over the stage 2 referral? Kind regards, | Senior Planning Officer | Development Management Planning and Borough Development | Royal Borough of Kensington and Chelsea Phone: 0207 361 http://www.rbkc.gov.uk/planning Register at MyRBKC to receive alerts about new planning applications and more: www.rbkc.gov.uk/myRBKC/login.aspx From: london.gov.uk> Sent: 28 August 2018 17:29 CP-Plan: RBKC < rbkc.gov.uk> Subject: FW: GLA 4266 - Kensington Forum Hotel Please see attached. Kind regards Senior Strategic Planner - Development Management GREATERLONDONAUTHORITY, City Hall, The Queen's Walk, London, SE1 2AA T: 020 7983 london.gov.uk I www.london.gov.uk From: planningsupport@london.gov.uk [mailto:planningsupport@london.gov.uk] Sent: 28 August 2018 16:40 london.gov.uk>; planning@rbkc.gov.uk; spatialplanning@tfl.gov.uk; Nicky Gavron < Nicky. Gavron@london.gov.uk >; PCU@communities.gsi.gov.uk; Lucinda Turner @tfl.gov.uk>; @tfl.gov.uk; @london.gov.uk>; Planning @london.gov.uk>; Tony Devenish <Planning@london.gov.uk>; <Tony.Devenish@london.gov.uk>; @london.gov.uk>; @tfl.gov.uk; gva.co.uk Subject: GLA 4266 - Kensington Forum Hotel

Dear all

Please find the attached decision letter & report relating to the above application.		
Regards		
GLA Planning Support Team		
#LondonIsOpen		
GREATER LONDON AUTHORITY NOTICE: The information in this email may contain confidential or privileged materials. For more information see https://www.london.gov.uk/about-us/email-notice/		

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From: 23 October 2018 15:00 Sent: CP-Plan: RBKC To:

RE: GLA 4266 - Kensington Forum Hotel - Stage 2 referral Subject:

Thank you

I can also confirm we have received the draft decision letter.

Kind regards

Principal Strategic Planner - Development Management

Development, Enterprise & Environment

GREATERLONDONAUTHORITY

City Hall, The Queen's Walk, London, SE1 2AA

london.gov.uk I www.london.gov.uk Tel: +44 (0)20 7983

CP-Plan: RBKC < rbkc.gov.uk> From:

Sent: 23 October 2018 14:45

london.gov.uk>

Subject: RE: GLA 4266 - Kensington Forum Hotel - Stage 2 referral

Hi

I can confirm that it would be acceptable to the Council for you to validate the referral as of 23 October 2018 so that it can be heard by the Mayor at his meeting of 5 November 2018.

Kind regards,

| Senior Planning Officer | Development Management Planning and Borough Development | Royal Borough of Kensington and Chelsea

Phone: 0207 361

http://www.rbkc.gov.uk/planning

Register at MyRBKC to receive alerts about new planning applications and more: www.rbkc.gov.uk/myRBKC/login.aspx

london.gov.uk> From:

Sent: 23 October 2018 09:45

CP-Plan: RBKC < rbkc.gov.uk>

Subject: FW: GLA 4266 - Kensington Forum Hotel - Stage 2 referral

Morning

Firstly, apologies for the incorrect address on my previous email and also for the lack of response to your telephone calls last week – it was a very challenging few days on all fronts.

It would be great if we could catch up today to discuss the below. I am in a meeting from 10-11am but other than that I should be at my desk and able to take a call.

I look forward to hearing from you.

Kind regards



Principal Strategic Planner - Development Management

Development, Enterprise & Environment

GREATERLONDONAUTHORITY

City Hall, The Queen's Walk, London, SE1 2AA

Tel: +44 (0)20 7983

london.gov.uk I www.london.gov.uk

From:

Sent: 19 October 2018 13:03

To: CP-Plan: RBKC <

rbkc.gov.uk>

Subject: RE: GLA 4266 - Kensington Forum Hotel - Stage 2 referral

Hi

I understand that we received the USB stick on Wed 17 Oct. However,

. I have therefore been unable to make any progress on

the stage II as originally programmed and will struggle to get a report drafted and cleared to meet 29 October 2018 meeting.

Can you please confirm by response to this email that it would be acceptable to the Council for it to validate the referral as of 23 October 2018 so that it can be heard by the Mayor at his meeting of 5 November 2018.

Kind regards

Principal Strategic Planner – Development Management

Development, Enterprise & Environment

GREATERLONDONAUTHORITY

City Hall, The Queen's Walk, London, SE1 2AA

Tel: +44 (0)20 7983

london.gov.uk I www.london.gov.uk

From:

CP-Plan: RBKC <

rbkc.gov.uk>

Sent: 16 October 2018 14:34

To: | london.gov.uk>

Subject: RE: GLA 4266 - Kensington Forum Hotel - Stage 2 referral

I have received confirmation from our support team that a USB of the requested information will be couriered to your offices today.

Can you confirm that this will enable the application to be heard at the 29th October meeting?

Kind regards,

| Senior Planning Officer | Development Management
Planning and Borough Development | Royal Borough of Kensington and Chelsea

Phone: 0207 361

http://www.rbkc.gov.uk/planning

Register at MyRBKC to receive alerts about new planning applications and more: www.rbkc.gov.uk/myRBKC/login.aspx

From: < <u>london.gov.uk</u>>

Sent: 11 October 2018 16:33

To: CP-Plan: RBKC < rbkc.gov.uk > Subject: RE: GLA 4266 - Kensington Forum Hotel - Stage 2 referral

Hi

Thank you for sending this over.

As per the Mayor of London Order 2008 and the clarification provided within the London Planning Statement SPD (see Annex C for procedural matters), Stage II referrals must include a copy of all representations and a copy of the draft decision notice, in addition to the committee reports and addendums and s106's where necessary. I note that a draft decision notice has not been included and as set out in para 1.2 of Appendix C, links to websites to download documents will not be accepted. Given the number of objections that would be required to be downloaded in this case, can I please ask that these are provided on a CD/USB drive to ensure we have access to all representations. Until these documents are received the referral will not be validated.

With regards to the timing of the validation, can I please ask that these documents are issued for next Tuesday 16 October 2018 as this will help with programming it the 29 October 2018 which would be the next available meeting within the 14 day consultation time when factoring in internal clearing deadlines. I appreciate that you had already asked about timing in your email of 3 October 2018 and apologies for the lack of response.

Kind regards

Principal Strategic Planner - Development Management

Development, Enterprise & Environment

GREATERLONDONAUTHORITY

City Hall, The Queen's Walk, London, SE1 2AA

Tel: +44 (0)20 7983

From: CP-Plan: RBKC < rbkc.gov.uk>

Sent: 09 October 2018 16:07

Cc: Planning Support < <u>planningsupport@london.gov.uk</u>>; Planning: PC-PlanSvc: RBKC < <u>Planning@rbkc.gov.uk</u>>;

Planning < Planning@london.gov.uk>

Subject: RE: GLA 4266 - Kensington Forum Hotel - Stage 2 referral

Please see attached. Kind regards,

	fficer Development Management ent Royal Borough of Kensington and Chelsea
Phone: 0207 361 http://www.rbkc.gov.uk/planning	
Register at MyRBKC to receive a www.rbkc.gov.uk/myRBKC/login.	lerts about new planning applications and more: aspx
From: Sent: 28 August 2018 17:29 To: CP-Plan: RBKC < Subject: FW: GLA 4266 - Kensing	
Hi	
Please see attached.	
Kind regards	
Senior Strategic Planner – Dev	elopment Management
	Hall, The Queen's Walk, London, SE1 2AA ondon.gov.uk I <u>www.london.gov.uk</u>
Sent: 28 August 2018 16:40 To:	gva.co.uk
Dear all	
Please find the attached decision	letter & report relating to the above application.
Regards	Attachments available at https://www.rbkc.gov.uk/committees/ Meetings/tabid/73/ctl/ViewMeetingPublic/mid/669/Meeting/7730/ Committee/1568/SelectedTab/Documents/Default.aspx

Planning and Borough Development

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

Executive Director, Planning and Borough Development

Mr Graham Stallwood



Greater London Authority City Hall The Queen's Walk London SE1 2AA

By e-mail only

Date: 09/10/2018

My reference: PP/18/03461 Please ask for:

Dear

Town and Country Planning Act 1990 (as amended)
Greater London Authority Act 1999
Greater London Authority Act 2007
Town and Country Planning (Mayor of London) Order 2008

Re: Kensington Forum Hotel (Holiday Inn) 97-109 Cromwell Road, LONDON, SW7 4DN

I am writing in connection with the current planning application for the redevelopment of the above site for the erection of a part 30, part 22, and part 7 storey building comprising hotel bedrooms and serviced apartments (Class C1); new homes [including affordable homes] (Class C3); and the creation of a new publicly accessible open space.

The scheme was presented to the meeting of the Planning Committee on 27/09/2018. The Committee resolved to refuse planning permission subject to receiving any Direction to the contrary from the Mayor of London.

I enclose the following documents:

- Copy of the committee report (including recommended conditions)
- Pre- and post-committee memos

All third party consultation responses can be viewed via the following link:

<a href="https://www.rbkc.gov.uk/planning/searches/details.aspx?adv=0&simple=18%2f03461&simpleBatch=20&simSubmit=Search&id=PP/18/03461&cn=219174+GVA+65+Gresham+Street+London+&type=application&tab=tabs-planning-1#tabs-planning-6

If hard copies are required, please let me know as soon as possible.

Under the terms of the above Order I am writing formally to refer this application to you and understand that the 14-day period for your Stage 2 response will commence when you have notified us of receipt of this letter and the supporting documentation.

Please return your Stage 2 comments by e-mail to planning@rbkc.gov.uk and to my e-mail address below. Please quote the site address and application numbers in the subject heading.

Should you have any queries regarding this or require any further information, please do not hesitate to contact me on 0207 361 or require any further information, please do not reduce the contact me on 0207 361.

Yours sincerely,

Senior Planning Officer

For the Executive Director of Planning and Borough Development

Addenum Report available at https://www.rbkc.gov.uk/committees/Meetings/tabid/73/ctl/ViewMeetingPublic/mid/669/Meeting/7730/Committee/1568/SelectedTab/Documents/Default.aspx

From:	Planning Support			
Sent:	24 October 2018 09:42			
То:	Nicky Gavron; PCU@communities.gsi.gov.uk;			
	@tfl.gov.uk;		; Planning;	
	@tfl.gov.uk:		rbkc.gov.uk:	onv

AlisonCowie@tfl.gov.uk

Devenish; GLA 4266 - Kensington Forum Hotel

Dear

Site name: Kensington Forum Hotel

Site Address: 97 Cromwell Road, Kensington, London SW7 4DN

Local planning authority reference: PP/18/03461

GLA case number: 4266

Thank you for your letter of 16 October 2018 informing the Mayor that Kensington and Chelsea has resolved that it is minded to refuse permission for the above planning application.

I hereby give notice that your Stage II referral was received complete on 23 October 2018 and that the fourteen day period allowed to the Mayor will therefore terminate on 7 November 2018.

If you have any queries at this stage, please contact who can be reached by email or phone; london.gov.uk; 020 7983

Kind Regards

Development Management Greater London Authority

Kind regards

I du Nobilison
From: Sent: 05 November 2018 11:31 To: : CP-Plan: RBKC Subject: RE: Holiday Inn- Stage 2 Referral
Certainly.
Thanks
Principal Strategic Planner – Development Management
Development, Enterprise & Environment GREATERLONDONAUTHORITY City Hall, The Queen's Walk, London, SE1 2AA Tel: +44 (0)20 7983
From: : CP-Plan: RBKC @rbkc.gov.uk> Sent: 05 November 2018 11:16 To: : Include the second of the s
Hi
As is on leave all this week, please can you cc me a copy of the decision notice after the meeting? Many thanks
Strategic Developments Lead Development Management Planning and Borough Development Royal Borough of Kensington and Chelsea
http://www.rbkc.gov.uk/planning
Register at MyRBKC to receive alerts about new planning applications and more: www.rbkc.gov.uk/myRBKC/login.aspx
From:
н
As agreed with the stage 2 will be considered by the Mayor at his planning meeting this afternoon (3-4pm).
I will forward a scanned copy of the decision notice after the meeting.

1

Principal Strategic Planner - Development Management Development, Enterprise & Environment **GREATERLONDON**AUTHORITY City Hall, The Queen's Walk, London, SE1 2AA Tel: +44 (0)20 7983 london.gov.uk I www.london.gov.uk From: CP-Plan: RBKC @rbkc.gov.uk> Sent: 05 November 2018 10:52 To: london.gov.uk> Subject: Holiday Inn-Stage 2 Referral Hi Please can you advise when you will be issuing your Stage 2 response on this case? I have to respond to a member query today and the case officer and team leader are on leave so any information you can provide on timings for this would be much appreciated! Kind regards | Strategic Developments Lead | Development Management Planning and Borough Development | Royal Borough of Kensington and Chelsea http://www.rbkc.gov.uk/planning

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The Royal Borough of Kensington and Chelsea.

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From: : CP-Plan: RBKC t@rbkc.gov.uk>

Sent: 05 November 2018 17:11 **To:**

Cc: CP-Plan: RBKC

Subject: RE: GLA 4266 - Kensington Forum Hotel

Thanks for confirming this

Strategic Developments Lead | Development Management Planning and Borough Development | Royal Borough of Kensington and Chelsea

Phone: 4

http://www.rbkc.gov.uk/planning

Register at MyRBKC to receive alerts about new planning applications and more: www.rbkc.gov.uk/myRBKC/login.aspx

From: | Iondon.gov.uk>

Sent: 05 November 2018 17:03

To: : CP-Plan: RBKC < @rbkc.gov.uk>Cc: CP-Plan: RBKC < rbkc.gov.uk>

Subject: Re: GLA 4266 - Kensington Forum Hotel

Hi ,

The decision, now it's been issued to RBKC, is now technically available to the public. It will be published on the GLA website in the coming days but will be shared should it be requested in the meantime.

I am not aware at the moment of any proactive press releases, however, I am unable to get hold of our press officer to confirm so I am not 100%.

Kind regards

Principal Strategic Planner

GLA - Development Management

Tel: 020 7983

Email: london.gov.uk

: CP-Plan: RBKC <u>@rbkc.gov.uk</u>>

Sent: Monday, November 5, 2018 4:46 pm

To:

Cc: CP-Plan: RBKC

Subject: RE: GLA 4266 - Kensington Forum Hotel

Hi

Thank you for this

Please can you confirm when the GLA will be making this decision public?

| Strategic Developments Lead | Development Management

Planning and Borough Development | Royal Borough of Kensington and Chelsea

Phone:

http://www.rbkc.gov.uk/planning

Register at MyRBKC to receive alerts about new planning applications and more: www.rbkc.gov.uk/myRBKC/login.aspx

From: < london.gov.uk>

Sent: 05 November 2018 16:31

To: : CP-Plan: RBKC t@rbkc.gov.uk>

Cc: CP-Plan: RBKC rbkc.gov.uk>

Subject: Fwd: GLA 4266 - Kensington Forum Hotel

Hi

Please see decision letter and report attached.

Happy to discuss further.

Kind regards Principal Strategic Planner GLA - Development Management Tel: 020 7983 Email: london.gov.uk From: planningsupport@london.gov.uk Sent: Monday, November 5, 2018 4:17 pm To: planning@rbkc.gov.uk; Tony Devenish; @tfl.gov.uk; e; spatialplanning@tfl.gov.uk; Nicky Gavron; pcu@communities.gsi.gov.uk; @tfl.gov.uk; Planning; **Cc:** Planning Support Subject: GLA 4266 - Kensington Forum Hotel Dear all Please find the attached decision letter & report relating to the above application. Kind regards

Planning Support Team

Development, Enterprise & Environment

Greater London Authority

City Hall, The Queens Walk, London SE1 2AA