

Notting Hill Gate Draft SPD – consultation comments [Site 3: The Gate Cinema block]

Document Section	Respondent name	Respondent company / organisation	Comment	Council response	Recommended change to draft SPD
Site 3. 1: The Gate Cinema block	Yashmin and Alex Jeffries		Site 3: Gate Cinema block The Gate Cinema must be preserved at all costs. The interior is a 'national treasure'. However, the document rightly determines that the exterior is ugly and I would support all attempts to 'beautify' it, including cleaning up the area in the passageway which leads to Farmer Street.	Support for improvements to the external appearance of buildings at site 3. The Cinema is Grade II so it is protected.	The text has been re-worded.
Site 3. 2: The Gate Cinema block	Laure Ghouila-Houri		It is an ugly building from the outside and I don't understand what contribution it has to the neighbourhood. I am for a face lift of the building.	Support for the improvements to the external appearance of buildings at site 3 noted.	The text has been re-worded.
Site 3. 3: The Gate Cinema block	Irving		This block is on the edge of Hillgate Village, which consists of 2 and 3 story buildings. It is therefore essential that any redevelopment is of a height compatible with Hillgate Village buildings, so no higher than the 3 storey period buildings.	Opposition to the redevelopment of buildings that are above 3 storeys in height noted. This block is located within the Kensington Conservation Area so any development will have to take opportunities to enhance the character or appearance of the conservation area.	The text has been re-worded.
Site 3. 4: The	Bulmer Mews	Bulmer Mews	I think it is important to be	The SPD recognises the site	The text has been re-worded.

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Gate Cinema block	Management Limited (J Gardner)	Management Limited	clearer on the Gate Cinema as the block itself does have some historic merit, not just the interior.	is in a conservation area, and that the Gate Cinema is listed. The text has been reworded	
Site 3. 5: The Gate Cinema block	English Heritage (Richard Parish)	English Heritage	Site 3 The Gate Cinema. The buildings identified, in addition to the listed cinema, must be considered to make a positive contribution to the character of the conservation area. The NPPF requires local planning authorities to identify the significance of heritage assets affected by development proposals and conserve them in a manner appropriate to that significance. In our view the loss of these buildings would potentially cause substantial harm to significance of the conservation area and should be resisted. The current wording implies potential support for a scheme which offers public benefit. Given that substantial harm could result from demolition we consider that it is unlikely that any comprehensive scheme would demonstrate sufficient public benefits. Particularly as there is little evidence for a lack of viability within the SPD area. The text would therefore appear to be at	Views noted. The SPD recognises the contribution the buildings at site 3 make to Kensington Conservation Area. The appraisal of the heritage assets within the Kensington Conservation Area is to be outlined in a forthcoming update of the existing Conservation Area Proposal Statement as a Conservation Area Assessment, currently scheduled for 2015. An assessment of the harm and potential public benefits from any development proposal would be dependent upon specific proposals, which would be judged on submission of a planning application.	The text has been re-worded.

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			<p>odds with both the intentions of the Council's Partial Review of the Core Strategy and the NPPF. We must therefore recommend that the site proposal is revised to encourage retention and enhancement of the existing buildings and public realm rather than, as implied, a scheme which provides (in this instance unspecified) public benefits. As such we consider that the site should either be removed as a potential development site or the text reworded to explicitly encourage retention and enhancement.</p>		
<p>Site 3. 6: The Gate Cinema block</p>	<p>Shala Kaussari-Dick</p>		<p>The Gate Cinema is a national treasure and must be preserved at all costs. However, the exterior is ugly and I would support all attempts to 'beautify' it, including cleaning up the area in the passageway which leads to Farmer Street.</p>	<p>Support for improvements to the external appearance of buildings at site 3 noted. The Cinema is Grade II so it is protected and the SPD encourages its retention. The listing relates mainly to the original interior as the office building above was rebuilt in the 1960s.</p>	<p>The text has been re-worded.</p>
<p>Site 3. 7: The Gate Cinema block</p>	<p>Shala Kaussari-Dick</p>		<p>The Gate Cinema is a national treasure and must be preserved at all costs. However, the exterior is ugly and I would support all attempts to 'beautify' it, including cleaning up the</p>	<p>Repetition of comment above</p>	<p>The text has been re-worded</p>

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			area in the passageway which leads to Farmer Street.		
Site 3. 8: The Gate Cinema block	Alessandra Masoero		It needs to be preserved. It's a good idea to improve the outside look	Support for preservation and enhancement of the Gate Cinema noted. It is Grade II so it is protected and the SPD requires its retention. The listing relates mainly to the original interior as the office building above was rebuilt in the 1960s	The text has been re-worded.
Site 3. 9: The Gate Cinema block	Fiona Lindblom		The Gate Cinema is an important local amenity and should be safeguarded	The SPD recognises the contribution of the Gate Cinema, it is listed and social and community uses, which include cinemas, are protected by Policy CF7 of the Council's Core Strategy.	The text has been re-worded.
00Site 3. 10: The Gate Cinema block	Savills (Nick de Lotbiniere)	Savills	Notting Hill Gate Supplementary Planning Document The Gate Cinema Site I write in respect of the above and to set out our support for both the Council's aspiration's and our clients aspirations for this part of Notting Hill. The Gate Cinema occupies number 87 Notting Hill Gate and continues around the corner, down Farmer Street and around onto Uxbridge Street. The property was converted from a restaurant which was built in 1861 to the designs of William Hancock. The	Council notes support for the aspirations outlined in the Notting Hill Gate SPD. The Council notes the GL Hearn study did not look at the Gate Cinema site. This site has not been identified as one where there is an opportunity for an increase in height.	The text has been re-worded.

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			<p>Cinema opened in 1911 as the Electric Palace is grade II listed The remainder of the site is occupied by numbers 89 – 101 Notting Hill Gate, a run of 6 small individual properties of varying character and quality. As the site turns the corner, down Hillgate Street are two further modest properties consisting of ground and first floor levels. Our clients' site also includes the properties immediately opposite the Cinema on Uxbridge Street Initial feasibility studies for the potential redevelopment of this site by Piers Gough and CZWG Architects have been carried out with a view to retaining the listed Cinema building. The initial analysis is that the site could support the retention of the cultural use as well as the re-provision and potential expansion of this and the commercial uses at ground floor level with the provision of residential above. In the first instance we would confirm our clients support for the Council's broad initiative to regenerate this part of the Borough and our clients would be keen to work further with discussing how</p>		

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			<p>their site could help contribute towards this regeneration aspiration and provide an improved identity for this part of the Borough. We support in particular the proposal to create a stronger identity through significant improvements to the public realm, investment in cultural and employment uses and the potential for creating taller, high quality buildings where appropriate. We note from the submitted viability work by GL Hearn that in order to achieve the envisaged investment a large proportion of residential accommodation will need to be provided within the brief area, this accommodation will also assist the Council the provision of much needed residential accommodation.</p>		
Site 3. 11: The Gate Cinema block	N. Lindsay-Fynn		<p>Site 3: Gate Cinema block The Gate Cinema must be preserved – it would be a crime to demolish or convert. It is one of the few decent buildings on the main road. The interior is classic. However, the document rightly determines that the exterior is in need to improving, including cleaning</p>	<p>The SPD recognises the contribution of the Gate Cinema, it is listed and social and community uses, which include cinemas, are protected by Policy CF7 of the Council's Core Strategy. The Council notes support for external improvements to buildings at site 3 and cleaning up the passageway</p>	The text has been re-worded.

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			up the area in the passageway which leads to Farmer Street.	that leads to Farmer Street.	
Site 3. 12: The Gate Cinema block	Way West Press (Tim Burke)	Way West Press	Gate Cinema, Building and cultural use must be protected	The SPD recognises the contribution of the Gate Cinema, it is listed and social and community uses, which include cinemas, are protected by Policy CF7 of the Council's Core Strategy.	The text has been re-worded.
Site 3. 13: The Gate Cinema block	C Pinder		The Gate Cinema must be preserved at all costs. The interior is a 'national treasure'. However, the document rightly determines that the exterior is ugly and I would support all attempts to 'beautify' it, including cleaning up the area in the passageway which leads to Farmer Street.	The SPD recognises the contribution of the Gate Cinema, it is listed and social and community uses, which include cinemas, are protected by Policy CF7 of the Council's Core Strategy. Council notes support for external improvements to buildings at site 3 and cleaning up the passageway that leads to Farmer Street.	The text has been re-worded.