

THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA

PLANNING APPLICATIONS COMMITTEE 11/02/2025

REPORT BY THE DIRECTOR, PLANNING AND PLACE

Application:	PP/24/05755	Agenda Item:	N005		
Address:	48 Campden Hill Square, LONDON, W8 7JR				
Proposal:	Construction of full width infill extension at rear lower ground floor level, with creation of terrace above with railings/ stairs to garden; re-construction of closet wing with additional storey; replacement of window with French doors and Juliette balcony at first floor level and replacement of windows throughout.				
Applicant:	MrGladman				
Agent:	Mr Rugg RYE Design Ltd				
Properties notified:	Objections:	Support:	Comments:	Petition:	
5	3	0	1	0	
Conservation area:	Kensington				

1. Summary

- 1.1 The proposed external alterations and additions would preserve the character, appearance and significance of the conservation area and the development would have an acceptable impact on neighbouring living conditions. The development would comply with policies of the Development Plan as well as complying with the statutory requirements for development within a conservation area.
- 1.2 Objections received from interested parties have been taken into consideration and are addressed throughout the report and in Section 7. Where appropriate and necessary, conditions are recommended to address the concerns raised.

It is recommended the Committee grants planning permission with the conditions listed in Section 8 of this report.

2. Reason for committee consideration

- Three or more objections were received during the consultation period and the recommendation is to grant.

3. The site and its surroundings

- 3.1 The property is a three-storey (over lower ground floor plus mansard roof addition) mid-terraced Victorian building, which is sited on the western side of Camden Hill Square (CHS). The rear of no. 48 CHS backs onto the rear of properties on Aubrey Walk. The application site building is used as a single dwelling-house.
- 3.2 No. 48 CHS is sited within the Kensington Conservation Area and within the Holland Park Critical Drainage Area. This building is also subject to Article IV Direction No. 100 (which restricts permitted development rights in relation to the excavation and provision of basement extensions and light-wells). The site is located in close proximity to the registered listed garden and some listed buildings. However, the proposal given its location, size and scale would have no impact on either the listed garden or the listed buildings.
- 3.3 The property forms part of a wider terrace group that is located on a hill (sloping down north to south) with the application site building set mid-way within the group. The majority of these properties benefit from rear half width projecting wings of differing heights.

4. The proposal and any relevant planning history

- 4.1 Planning permission is sought for:
- Construction of a full width infill extension at rear lower ground floor level, with creation of terrace above with railings and stairs to the rear garden;
 - Re-construction of closet wing with additional storey;
 - Replacement of window with French doors and shallow Juliet balcony at rear first floor level; and
 - Replacement of windows throughout with new double glazed units.
- 4.2 Officers last visited the site on 28th November 2024.
- 4.3 The relevant planning history is set out below:

Reference	Description	Decision
PP/21/04738	Variation of Condition 2 (Compliance with approved drawings) of planning permission PP/20/01208 for reconstruction of rear closet wing in its entirety in London Stock Brick to match existing rear facade. Reconstruction of roof with a structure to match existing in design, dimensions, materiality and detail, including front and rear mansard roof slopes clad in natural slate with lead clad dormers and lead flashings. Reconstruction of rear facade in London Stock Brick.	Granted 19 th October 2021
PP/24/01883	Excavation of front garden to create enlarged services and utility rooms in the original vault stores; erection of rear extension featuring an enclosed conservatory area at ground floor level to replace existing; and remodelling of front garden to create refuse collection point at street level.	Approved 16 th July 2024
ARB/24/03732	Felling of 1 x beech tree in rear garden near to boundary shared with No. 49 CHS.	Approved 16 th July 2024

5. Main policies and strategies relevant to the decision

The development plan

5.1 The main planning considerations applying to the site and the associated policies are:

	Local Plan 2024
Conservation areas	CD3, CD4 and CD15
General townscape	CD1, CD2, CD7, CD10, CD12 and CD13
Living conditions	CD9
Arboriculture/ Flooding	GB16, GB11 and GB12
Construction Management	GB7
Fire Safety	CD16
Overheating	GB5

5.2 These policies can be read online at:

- Local Plan 2024:
<https://www.rbkc.gov.uk/planning-and-building-control/planning-policy/local-plan/local-plan>
- London Plan:
<http://www.london.gov.uk/priorities/planning/london-plan>

Other local strategies or publications

5.3 The main relevant supplementary planning documents adopted by the Council are:

- Kensington Conservation Area Appraisal
- Trees and Development

5.4 These documents can be read online at:

- Conservation Area Proposal Statements and Conservation Area Appraisals:
<https://www.rbkc.gov.uk/planning-and-building-control/heritage-and-conservation/conservation-areas/conservation-area>
- Other documents:
<https://www.rbkc.gov.uk/planning-and-building-control/planning-policy/supplementary-planning-documents-and-guidance>

6. Evaluation

6.1 The Council's Arboriculturist has been consulted on the proposals and confirmed that subject to conditions ensuring; a) the provision of a suitable replacement tree within the front garden and b) the submission of tree protection details for the retained tree of amenity value in the rear garden, the proposals are acceptable in terms of LP 2024 policy GB16. The officer has also confirmed that arboricultural consent was recently approved for the removal of other existing trees of lesser quality in the rear garden under ref. ARB/21/02661. Recommended conditions 10, 11 and 12 achieve this which means the proposals are supported under LP 2024 policy GB16 and the Trees and Development SPD

6.2 The property is within the Holland Park Critical Drainage Area meaning that a Flood Risk Assessment (FRA) is needed. Local Plan 2024 policy GB12 requires all minor developments to achieve a reduction of existing surface water run-off rates. The application does not contain a FRA with added SUDs mitigation measures and hence

recommended condition 7 is necessary to ensure the development is policy compliant.

- 6.3 Policy CD16 (Fire Safety) sets out that all development proposals must demonstrate they achieve the highest standards of fire safety. Minor or 'other' planning applications must have a Planning Fire Safety Strategy (PFSS) submitted. The applicant has provided a Fire Safety Strategy and this document is acceptable for the purposes of meeting the aims of this recently adopted policy. The proposals are thereby acceptable in terms of LP 2024 policy CD16.
- 6.4 The decisive issues are:
- i Whether the proposals would preserve or enhance the character, appearance and significance of the conservation area;
 - ii Whether the proposals would safeguard the living conditions of the occupiers of neighbouring properties.

Character & Appearance

Front garden and front light well area

- 6.5 The proposed changes to the front garden in general and including a timber rubbish/recycling storage area, would follow similar works already carried out within other properties facing Camden Hill Square. In addition, these works are similar to the front garden works previously permitted under ref. PP/24/01883. As such, they would have an acceptable visual impact upon the character and appearance of the individual building and group of properties of which it forms part.

Rear Infill Extension

- 6.6 The proposed raised ground floor level infill extension would follow the principle of similar examples within the group. It is noted that it differs in terms of that previously permitted at this location under ref. PP/24/01883 and in the sense it is now more solid in appearance and materials and it features a flat roof as opposed to a sloping one. However, it is noted that the current proposals appear to address policies CD5 (overheating) and GB10 (light pollution) by having lesser expanses of glazing. This coupled with the discreet location of the addition that would be set to the rear and at a fairly low level where it would be subject to limited views, it is therefore considered to be on balance acceptable.

Rear Lower Ground Floor full width Extension

- 6.7 Planning permission has recently been granted under ref. PP/24/01883 for the erection of a full width extension projecting approximately 1m from the rear fascia of the existing rear closet wing and featuring a terrace above. However, the applicants have since provided additional evidential information which indicates there is no particular uniformity to the rear building line within this particular group. As part of this, the applicants have provided evidence showing that the property to the south at No. 47 CHS benefits from a rear "add on" extension behind its original rear closet wing that projects approximately 1.7m towards the garden and that there are other examples within the group towards the north of the site.
- 6.8 Above the new infill addition the applicants seek to drop the cill level of the first floor level window and install full height doors with a shallow Juliet type balcony. This would comprise a later date unoriginal alteration to the property however given its recessive location and reversible nature, this is considered to comprise an alteration that would not result in material harm to the visual amenity of the area.
- 6.9 The proposal therefore now seeks to extend the property at this level with a full width

extension (featuring a terrace/balcony above) matching the projection exhibited at No. 47 CHS. Given there is no particularly uniformity within the group for extensions at this level coupled to the fact that the addition would not project beyond the line of the extension exhibited at No. 47 CHS, this aspect of the proposals is considered to result in no visual harm to the character and appearance of the property and its Kensington Conservation Area.

Raised Rear Closet Wing

- 6.10 Following an assessment of additional evidential material provided by the applicant, it has been demonstrated that the additional height to the rear closet wing would have an acceptable visual impact upon the character and appearance of the individual building as well as those of the Kensington Conservation Area. As existing the rear closet wing of the application site stands some 600mm lower than its adjacent wing to the north (up the hill at No. 47 CHS) and the proposals that would add approximately 2m to the height of this existing wing, would result in its overall height projecting some 1.35m taller than the wing of the adjacent No. 47 CHS. The extension would be built in bricks to match existing and it would feature a traditionally detailed timber framed sash window.
- 6.11 There is no particular uniformity in terms of rear closet wings overall height when considering all buildings within this side of the square and which means the proposed increase is supported in visual terms in this particular instance. Furthermore, the increased height would still ensure that the closet wing of the application site building would remain as a subservient element particularly as it would remain approximately half a storey below the level of the property's main rear elevation wall.
- 6.12 Overall, the proposals including the replacement of windows with new timber framed double glazed units to the front and rear, would preserve the character and appearance of the property as well as those of the Kensington Conservation Area, in compliance with Local Plan 2024 policies CD1, CD2, CD4, CD10, CD12, CD13 and CD15.

Living Conditions

- 6.13 Given the low level position of the proposed rear lower ground floor level extension and the infill location of the raised ground floor level extension (both built within existing solid brick walls), these additions would have an acceptable impact upon the living conditions of the occupiers of adjacent properties in terms of sunlight and daylight and sense of enclosure levels.
- 6.14 The proposed raised ground floor infill extension would be provided within an area which is currently used as a raised terrace area. Therefore, this addition together with the new further forward terrace (the latter which would be shielded from both sides by existing side boundary trellising) would have an acceptable impact upon neighbouring amenity in terms of overlooking, noise and disturbance if compared to currently existing conditions. The proposals would thus comply with Local Plan 2024 policy CD9 overall.
- 6.15 The proposed increase in height to the rear closet wing adjoining No. 47 CHS to the south would result in some increased sense of enclosure as experienced by the occupiers of this property. Whilst this is the case and bearing in mind No. 47 CHS stands some 600mm higher up in the hill and the addition would raise approximately 1.35m above the roof of the rear closet wing of No. 47, it is nonetheless considered it would remain within the tolerances of LP 2024 policy CD9 and it would not result in materially increased sense of enclosure and or reduced levels of sunlight and daylight as such. The submitted proposed rear elevation wall drawing illustrates that the raised closet wing would remain sufficiently below the more central point of the neighbouring window to the north at No. 47 CHS which means this window would be impacted but it would not be significantly impacted particularly in terms of sense of enclosure as such.

It is noted from the received comments that there is also additional porthole style window at No. 47 CHS, however given that this windows serves a staircase and the overall location and size of the proposed extension, the proposal would remain acceptable in terms of LP 2024 policy CD9.

- 6.16 In addition, given the sun orientation that travels through to the south in relation to the newly increased height wing that stands to the north of No. 47 CHS is once again not considered to result in materially increased levels of reduced sunlight and daylight as such to the occupiers of No. 47 CHS. The new addition would also remain some distance away from the boundary line adjoining No. 47 CHS to the north of the site. The proposed increased height wing is therefore not objected in this particular instance.
- 6.17 As of 1st April 2019, a new, Borough wide Code of Construction Practice is in force. The Code brings together a number of aspects of construction impacts to ensure that different pieces of relevant legislation operate effectively and seamlessly to minimise the impacts of construction works on those living and working nearby. Condition 9 is therefore recommended so as to require the applicant to provide information including a site construction management plan prior to starting works. This ensures the proposed works would not affect the living conditions of neighbouring occupiers and would be in line with LP 2024 policy GB7.

Issues and balancing

- 6.18 The proposals would preserve the character or appearance of the property and conservation area, and would have an acceptable impact on neighbouring living conditions, trees, flooding, drainage and fire safety. The proposals are overall compliant with the relevant policies in the Local Plan 2024 and satisfy the statutory requirements for a conservation area.
- 6.19 Considerable importance and weight has been attached to and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended.

7. Consultations carried out

Comments from interested parties

- 7.1 5 nearby owners/occupiers were notified directly of the application. The application was advertised in the Gazette on 20th September 2024. A statutory notice advertising the application was posted near the site on 11th November 2024.
- 7.2 3 letters were received objecting the application, summarised as:

	Comment	Response
1	Objection raised to raising rear closet wing as this would materially restrict views out of the rear upper window of No. 47 CHS to the south of the site and create a clear and unwanted sense of enclosure.	This has been addressed within paras 6.15 and 6.16.
2	There is a small porthole type window located just above the rear	As explained within para 6.16, the sun orientation in relation to the position of the

	<p>closet wing at the adjacent property to the south at No. 47 CHS which is the only window providing light into our main staircase.</p>	<p>increased height rear closet wing would mean sunlight and daylight conditions at No. 47 CHS to the south would not be significantly impacted and would remain acceptable in terms of LP 2024 policy CD9. This includes the small raised level “oculus” window serving the half landing level stairs of No. 47 CHS. Furthermore, the internal stairs is/are not categorised as a habitable room and such spaces would generally benefit/rely on borrowed light from the many rooms it serves throughout the floor levels of the property.</p>
3	<p>The new added window to be installed at the increased height closet wing will overlook our garden at No. 47 CHS to the south of the site and reduce our privacy. Current window at that level is set back on the main rear elevation and so it does not currently overlook our garden.</p>	<p>The currently existing building as well as the remainder buildings within this terrace group already benefit from rear elevation windows within their many floor levels. This includes windows within the existing one storey lower rear closet wing of the subject property. Therefore, the proposals that would be erected in association with the existing single family dwellinghouse, is considered to result in no materially increased levels of overlooking as such when compared to currently existing conditions.</p>
4	<p>Along our side of Camden hill square, the physical height of the rear closet wing are either level or decline as one moves from house to house down the steep hill (the only exception being between 49 and 50). This proposal would instead raise the height of the rear closet as one moves down the hill from 47 CHS to 48 CHS. It would appear incongruous and is not in keeping with the character of the conservation area.</p>	<p>A review of the rear closet wings featured within this particular terrace group has revealed they have no particular consistency in terms of their overall height. This means that the proposed increased height wing which has been designed in a sensitive manner and that would be made of materials replicating those predominantly featured at the property and its surrounding area would preserve the character and appearance of the individual building, the group of properties of which it forms part and those of the Kensington Conservation Area in line with LP 2024 policies CD1, CD2, CD4, CD10, CD13 and CD15.</p>
5	<p>The pre application advice previously provided by the Council advised the applicants the extension could result in some sense of enclosure to the occupiers of No. 47 and advised them to discuss with adjoining neighbours. However the applicants have not discussed their proposals with us.</p>	<p>Whilst not a planning policy requirement, officers continue to remind applicants of the importance of discussing their proposals with local residents and in particular to those sharing a boundary line with their property.</p>
6	<p>The disproportionately high rear closet wing and Juliet balcony at the rear will grossly limit the privacy and natural light and cause sense of enclosure of our adjoining house to the south of the site at No. 49</p>	<p>The proposed increased height rear closet wing is not considered to result in undue loss of sunlight and daylight to the detriment of the occupiers of No. 49 CHS to the south of the site, given the separation of this proposed element to the adjacent property’s rear closet wing to the south.</p>

	<p>CHS.</p> <p>The Juliet balcony will overlook the flat roof of our low closet wing which is mainly transparent glass and is the ceiling of our guest bathroom.</p>	<p>The proposed Juliet balcony would entail an alteration to the lower parts of an existing window where its currently existing (upper parts) already benefit from views across the rear parts of adjacent sites. The proposed Juliet balcony that would be almost flush to the rear elevation would therefore result in no increased overlooking levels as such when compared to currently existing conditions and is for this reason supported.</p>
7	<p>The proposed new infill terrace on the raised ground floor would be mere inches away from our much used patio area therefore infringing the privacy on 49 CHR to the north.</p>	<p>Whilst approximately 700mm deeper than the previously permitted balcony/terrace that was approved under ref. PP/24/01883, the proposed balcony is not considered to materially impact upon the living conditions of the occupiers of No. 49 CHR to the north. Most importantly, the existing building already benefits from a rear recessed terraced area at this location and this incorporates a flight of stairs that is set close to the boundary wall shared with No. 49 CHR and that gives access to the main rear garden. The proposals that would see the stairs being repositioned to the southern side of the site closer to No. 47 CHS instead is therefore considered to be acceptable in this regard.</p>

7.3 1 letter was received commenting upon the application, summarised as:

	Comment	Response
1	<p>We live at the rear of this site and we don't have any specific objections to the scheme but would be grateful if the applicants could take our comments in consideration. Since one of their trees has been cut down recently, we have much less screening between our properties. If there could be a consideration in the design and developments for mutually beneficial privacy, that would be greatly appreciated.</p>	<p>The applicants have been advised to give due regard to such comments and as part of this they have been encouraged to approach the residents in question to discuss any possibly mitigation measures which could include additional planting within the site.</p>

Other consultees and organisations

Consultee	Comment	Where in the report this is considered
Arboricultural Officer	Acceptable subject to condition(s).	Para 6.1

8. Recommended conditions if the application is granted

1. Time Limit

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason - As required by Section 91 of the Town and Country Planning Act 1990, to avoid the accumulation of unexercised Planning Permissions.

2. Compliance with approved drawings

The development shall not be carried out except in complete accordance with the details shown on submitted plans *EL-200 (Proposed Front Elevation Street View); EL-201 (Proposed Front Elevation); EL-202 (Proposed Rear Elevation); EL-203 (Proposed Rear Elevation Garden View); GA-000 (Existing Location Plan); GA-001 (Existing Site Block Plan); GA-002 (Existing Location Plan); GA-200 (Proposed Lower Ground Floor Plan); GA-201 (Proposed Raised Ground Floor Plan); GA-202 (Proposed First Floor); GA-203 (Proposed 2nd Floor Plan); GA-204 (Proposed 3rd Floor Plan); GA-205 (Proposed Roof Plan); SC-200 (Proposed Long Section) and; SC-201 (Proposed Long Section).*

Reason - The details are material to the acceptability of the proposals, and to ensure accordance with the development plan.

3. Materials - To match existing

All work and work of making good shall be finished to match the existing exterior of the building(s) in respect of materials, colour, texture, profile and, in the case of brickwork, facebond and pointing, and shall be so maintained.

Reason - To preserve or enhance the appearance of the building and/or the character of the area in accordance with policies of the development plan in particular policies CL1, CL2, CL3 and CL6 of the Local Plan 2019.

4. Sash windows and doors in painted timber

Except for the rear lower ground and raised ground floor level glazed patio doors, external windows and doors hereby permitted shall be timber framed and painted, with the windows being double hung, white painted, sliding sashes, and so maintained.

Reason - To preserve or enhance the appearance of the building and/or the character of the area, in accordance with policies of the development plan in particular policies CD1, CD2, CD3, CD4 and CD10 of the Local Plan 2024.

5. Conservation rooflights

The rooflight(s) shall be of a traditional conservation type, flush with the roof and slim framed, and so maintained.

Reason - To preserve or enhance the appearance of the building and/or the character of the area, in accordance with policies of the development plan in particular policies CD1, CD2, CD3 and CD4 of the Local Plan 2024.

6. Perimeter railings and rear garden stairs - Painted black

All external perimeter railings to the new rear raised ground floor level terrace/balcony and associated rear garden stairs shall be painted black and so maintained.

Reason - To preserve the appearance of the building and/or the character of the area, in accordance with policies of the development plan in particular policies CD1, CD2, CD4 and CD10 of the Local Plan 2024.

7. Flood Risk Assessment/Sustainable Drainage Systems Strategy

No development shall commence until a Flood Risk Assessment and

Sustainable Drainage Systems Strategy with the following information is submitted to and approved in writing by the Local Planning Authority:

Flood Risk Assessment (FRA)

- A Flood Risk Assessment to analyse all potential flood risks to the site and ensure that the development is protected against flood risk and will not lead to off-site flooding. Any proposed protection, mitigation and resilience measures should be shown on submitted plans.

Sustainable Drainage Systems (SuDS)

- A detailed analysis of surface water run-off and attenuation volume (to demonstrate how the proposed measures will aim to comply with Local Plan Policies GB11 and GB12
- Information about the proposed SuDS types, their location, attenuation capacity, specification, structural integrity, construction, operation, access, and maintenance. (More sustainable green SuDS should be favoured over attenuation tanks).
- Section/profile drawings of the SuDS, if relevant (green roofs, blue roofs, sub-base attenuation, permeable paving, planters, species, etc.).
- Drainage plans to show clearly how surface water run-off will be conveyed to the SuDS and any connections to the sewer system if necessary.

During construction of the development hereby permitted the approved Sustainable Drainage System (SuDS) and Flood Risk measures shall be fully implemented and maintained thereafter.

Reason – To reduce flood risk and to contribute to sustainability in accordance with policy GB11 and GB12 of the Local Plan. It is necessary for the condition to be on the basis that “No development shall commence until” as compliance with the requirements of the condition at a later time would result in unacceptable harm contrary to the policies of the Local Plan 2024.

8. Porous surfaces

All external hard surfacing in the development shall be constructed using porous materials and so maintained thereafter. If any permeable surfaces are removed, they must be replaced only with permeable surfaces.

Reason – To reduce flood risk and to contribute to sustainability in accordance with policy GB11 and GB12 of the Local Plan 2024.

9. Code of Construction Practice

No development shall commence until:

A) An Appendix A Checklist and Site Construction Management Plan (SCMP) for the development have both been submitted to, and approved in writing, by the Council’s Construction Management Team, and then

B) Copies of the approved Checklist and Plan, and their written approval, have been submitted to the local planning authority to be placed on the property record.

The development shall be carried out in accordance with the Appendix A Checklist and SCMP so approved, or in accordance with a subsequent Checklist or SCMP as may be approved under this condition.

Note - The Council's Construction Management Team work independently of the planning department. For further information regarding the Code and how the required details should be submitted to them, the Council's Construction Management Team can be contacted on email at: dehcmt@rbkc.gov.uk or tel: 020 7361 3002

Reason - To mitigate the impact of construction work upon the levels of amenity that neighbouring occupiers should reasonably expect to enjoy, and to comply with the Transport and Streets SPDs and policy GB7 of the Local Plan 2024. It is necessary for the condition to be on the basis that "No development shall commence until" as compliance with the requirements of the condition at a later time would result in unacceptable harm contrary to the policies of the Local Plan 2024.

10. Protection of trees during construction – Details required

No development shall commence until full particulars of the method(s) by which all existing trees on the site and adjacent land are to be protected during site preparation, demolition, construction, landscaping, and other operations on the site including erection of hoardings, site cabins, or other temporary structures, shall be submitted to and approved in writing by the local planning authority and the development shall be carried out only in accordance with the details so approved.

Reason - To protect the appearance and amenity of the area and to accord with policies of the development plan, in particular policy GB16 of the Local Plan 2024 It is necessary for the condition to be on the basis that "No development shall commence until" as compliance with the requirements of the condition at a later time would result in unacceptable harm contrary to the policies of the Development Plan.

11. Trees and landscaping – Details required

No development shall commence until a scheme of landscaping, to include all existing trees and shrubs and proposed trees shrubs, plus a suitable replacement tree to the front garden and; paths and their surfacing materials, has been submitted to and approved in writing by the local planning authority, and the development shall only be carried out and maintained in accordance with the details so approved.

Reason - To protect the appearance and amenity of the area and to accord with policies of the development plan, in particular policy GB16 of the Local Plan 2024 It is necessary for the condition to be on the basis that "No development shall commence until" as compliance with the requirements of the condition at a later time would result in unacceptable harm contrary to the policies of the Development Plan.

12.

Planting and replanting

All tree and shrub planting forming part of the plans and details approved through this planning permission shall be carried out in the first planting and seeding season following the first occupation of the development or the completion of the development whichever is the sooner. Any trees or shrubs which, within a period of five years from the first planting and seeding season referred to above, die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species.

Reason - To protect the appearance and amenity of the area and to accord with policies of the development plan, in particular policy GB16 of the Local Plan 2024.

INFORMATIVES

- 1 To assist applicants in finding solutions to problems arising in relation to their development proposals the Local Planning Authority has produced planning policies, and provided written guidance, all of which are available on the Council's website. A pre-application advice service is also offered.

The scheme was submitted in accordance with advice provided through pre-application discussions.

- 2 Your attention is drawn to the Conditions of this Permission and to the Council's powers of enforcement, including the power to serve a Breach of Condition Notice under the Town and Country Planning Act 1990, as amended. All Conditions must be complied with. If you wish to seek to amend a Condition you should apply to do so under s.73 of the Act, explaining why you consider it is no longer necessary, or possible, to comply with a particular condition.

- 3 Conditions no(s) ********* impose requirements which must be met prior to commencement of the development. Failure to observe these requirements could result in the Council taking enforcement action, or may invalidate the planning permission and render the whole of the development unlawful.

- 4 Planning permission is hereby granted for the development as shown on the approved drawings. Any variation to the approved scheme may require further permission, and unauthorised variations may lay you open to planning enforcement action. You are advised to seek advice from the Directorate of Planning and Place, before work commences, if you are thinking of introducing any variations to the approved development.

Advice should urgently be sought if a problem occurs during approved works, but it is clearly preferable to seek advice at as early a stage as possible. Use the following link to see how advice can be obtained: [Planning Advice Service](#)

- 5 This property is within a Conservation Area. All building works should, therefore, be completed with great care. External facing work and detailed treatment should be finished in a manner sympathetic to the existing building. If there is any doubt about the way in which work should be carried out, you should seek the advice of the Directorate of Planning and Place.

- 6 You are advised that it is the duty of the occupier of any domestic property to take all such measures available to him/her as are reasonable in the circumstances to secure that any transfer of household waste produced on the property is only to an authorised person or to a person for authorised transport purposes. This includes waste materials produced as a result of building works. You may check whether your waste carrier is licensed on the DEFRA website. (I61)

- 7 You are reminded that, if not properly managed, construction works can lead to negative impacts on the local environment, reducing residential amenity and the safe function of the highway. The Council can prosecute developers and their contractors if work is not managed properly. For advice on how to manage construction works in the Royal Borough please see the Council's website: www.rbkc.gov.uk/environmentandtransport/adviceforbuilders.aspx. From this page you will also find guidance on what to include in Construction Traffic Management Plans (where these are required).

- 8 Construction and demolition work is controlled by the Council under sections 60 and 61 of the Control of Pollution Act 1974. The Council has adopted a Code of Construction Practice which sets out best practice standards expected in the borough and applies to new development projects from April 2019. Under the terms of the Code, works heard at the boundary of the site are restricted to:

Monday to Friday 8am – 6pm
Saturday, Sunday and public holidays – none permitted

The code also introduces a further set of restricted hours for high impact activities such as demolition and concrete breaking. Undertaking noisy works outside of the Code hours may be liable for prosecution and a fine of up to £5000 where a notice has been served under the Control of Pollution Act 1974.

If you are required to submit a Code of Construction Checklist and Site Construction Management Plan (SCMP), please contact the Construction Management Team on 020 7361 3002 or by email at dehcmt@rbkc.gov.uk

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Your attention is drawn to Section 61 of the Control of Pollution Act 1974, which allows developers and their building contractors to apply for 'prior consent' for noise generating activities during building works. This proactive approach involves assessment of construction working methods to be used and prediction of likely construction noise levels at sensitive positions, with the aim of managing the generation of construction noise using the 'best practicable means' available. You are advised to engage an acoustic consultant experienced in construction noise and vibration assessment and prediction to complete your S.61 application. Relevant information can be found here [S.61 Control of Pollution Act 1974](#)

Background papers:

Documents associated with the application (except exempt or confidential information) may be viewed at www.rbkc.gov.uk/PP/24/05755. Access to computers is also available in the Customer Service Centre at the Town Hall.

Contact officer:

Mr. R. Colalillo

Telephone: 07739-313-846