

PLANNING AND CONSERVATION

THE TOWN HALL • HORNTON STREET • LONDON W8 7NX

THE ROYAL
BOROUGH OF

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Director of Planning Services

195



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KENSINGTON
AND CHELSEA

16 JAN 1998

My reference:

Your reference:

Please ask for:

DPS/PA/TP/97/1749/L/43/363/392

9757

North Area Team

FILE COPY

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER, 1988

Permission for development (Conditional) (TP6a)

The Borough Council hereby permit the development referred to in the under-mentioned Schedule, subject to the conditions set out therein and in accordance with the plans submitted, save insofar as may otherwise be required by the said conditions. Your attention is also drawn to the enclosed Information Sheet.

SCHEDULE

DEVELOPMENT

Conversion into a health and fitness centre, at 119-131 LANCASTER ROAD, KENSINGTON, W.11, as shown on submitted drawing(s) No(s). TP/97/1749, TP/97/1749/A and TP/97/1749/B, Applicant's drawing(s) No(s). 9757/5A, /16, /17, /18, /10, /13, /14, /11, /12, /15, /16A, /17A, /18 and sk100, in accordance with your application dated 25/07/97, completed 01/08/97, revised 18/09/97 and 23/10/97.

/ CONDITIONS ...

196

CONDITIONS

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission. (C.1)
2. No music shall be played within the premises the subject of this permission so as to be audible outside the premises. (C.48)
3. No loudspeaker or relay equipment or musical instruments shall be used on the premises in such a manner as to cause noise nuisance to nearby occupiers. (C.49)
4. The use hereby permitted shall only be carried out between the hours of 06.30am until 22.00 on any day. (C.45)
5. Full particulars of the following shall be submitted to and approved in writing by the local planning authority before the development hereby permitted commences and the development shall not be carried out otherwise than in accordance with the details so approved:
 - (a) the provision of access for people with disabilities. (C.11)
6. All work and work of making good shall be finished to match the existing original work in respect of material, colour, texture, and profile and, in the case of brickwork, facebond and pointing. (C.71)
7. Drawings shall be submitted to and approved in writing by the local planning authority at a scale of 1:50 showing all external alterations, including the proposed boundary wall before the development hereby permitted commences. Such alterations, when implemented, shall accord with the approved drawings.
8. Details of any re-surfacing and/or soft landscaping of the car park area or hard surface around the main building, shall be submitted to and agreed in writing by, the local planning authority. Any such works shall be carried out in accordance with the approved details.
9. The development hereby permitted shall be carried out exactly and only in accordance with the drawings and other particulars forming part of the permission and there shall be no variation therefrom without the prior written approval of the local planning authority. (C.68)
10. An electronic entrance/exit register for members and their guests shall be installed and operated at all times during club opening hours.
11. The windows to the health club shall be fixed shut at all times other than when required to be opened for maintenance purposes.

/12. The car park...

12. The car park shall not exceed 50 spaces.
13. The car park shall include a one way entrance/egress system.

REASONS FOR THE IMPOSITION OF CONDITIONS

1. As required by Section 91 of the Town and Country Planning Act 1990 to avoid the accumulation of unexercised planning permissions. (R.1)
2. To safeguard the amenities of neighbouring properties. (R.48)
3. To safeguard the amenities of neighbouring properties. (R.48)
4. To safeguard the amenities of neighbouring properties. (R.42)
5. The particulars reserved are considered to be material to the acceptability of the development and the local planning authority wishes to ensure that the details of the development are satisfactory. (R.11)
6. To ensure a satisfactory standard of external appearance. (R.71)
7. The particulars reserved are considered to be material to the acceptability of the development and the local planning authority wishes to ensure that the details of the development are satisfactory. (R.11)
8. To ensure the appearance of the development is satisfactory and safeguard the amenities of the area. (R.16)
9. The details are considered to be material to the acceptability of the proposals and to safeguarding the amenities of the area. (R.68)
10. To enable monitoring of the requirements of the Planning Obligation, and to safeguard the amenity of the area.
11. To safeguard the amenities of neighbouring properties. (R.48)
12. To ensure that the use does not add to traffic congestion in the immediate area contrary to the local planning authority's policies of traffic restraint. (R.30)
13. To prevent the car parking being used by members for other purposes when not using the Club facilities.

INFORMATIVES

1. Any advertisements to be erected at the premises may require consent under the Control of Advertisement Regulations 1992. You are advised to consult the Directorate of Planning Services. (I.5)
2. In granting...

198

2. In granting this permission the Council has had regard to Planning Obligation(s) under Section 106 of the Town and Country Planning Act 1990 as amended. (I.8)
3. Approval under the Planning Acts is hereby granted for the development as shown on the approved drawings and subject to the conditions. Any alteration to the approved scheme, resulting from the requirements of the Building Regulations or for any other reason, may require further approval. You are advised to consult the Directorate of Planning Services before commencing work. (I.9)
4. Your attention is drawn to the conditions of this approval 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. (I.10)
5. Your attention is drawn to the Chronically Sick and Disabled Persons Act, 1970 and the Disabled Persons Act 1981 which place on developers and their representatives an obligation to provide easy access for the disabled. In the case of development for office, shop or factory purposes or for buildings or premises to which the public are admitted you should refer to the Code of Practice for Access for the Disabled to Buildings BS 5810:1979. In the case of university, college or school buildings you should refer to Design Note 18 "Access for the Physically Disabled to Educational Buildings". (I.14)
6. Separate consent for the works hereby given approval under the Planning Acts may be required by the Building Act 1984 and the Building Regulations 1991, and this approval does not imply that such consent will be given. The Director of Building Control, Council Offices, 102-108 Warwick Road, London, W14 8PT should be consulted before works commence. (I.21)
7. Any proposals for external fire escapes, roof walkways or safety railings arising from the requirements of the Building Regulations may require further approval under the Planning Acts, and consent under those Regulations does not imply that approval under the Planning Acts will be given. The Directorate of Planning Services will be pleased to advise on the implication of any changes. (I.22)
8. You are advised to consult the Director of Waste Management and Leisure, Council Offices, 102-108 Warwick Road, W14 8PT on the provision of facilities for the storage and disposal of refuse. There is a code of practice available and advice can also be given on certain aspects of industrial and commercial waste as well as household waste. The Council operates a trade refuse service on a rechargeable basis. (I.29)
9. Demolition and building works are subject to the Environmental Protection Act, and appropriate controls over methods, noise and hours or work may be imposed by the Council. You are advised to consult the Director of Environmental Health, Council Offices, 102-108 Warwick Road, W14 8PT at an early stage. (I.30)

/10. Your attention....

10. Your attention is drawn to the British Standards Code of Practice for Demolition (CP 94 : 1971) the observance of which should considerably reduce the risks inherent in demolition work (particularly in relation to fire hazards arising from the practice of burning materials on site) both to operatives on the site and to the general public. (I.31)
11. The applicant is advised that a pair of Kestrels nest in the roof of the premises and steps should be taken to ensure the Wildlife and Countryside Act is not breached and, accordingly, the applicant should contact English Nature.

Yours faithfully,



Executive Director, Planning & Conservation