

Decision Notice

Please Index As

File Number

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

Thirlstone Homes Limited,
Thirlstone House,
142 Oyster Lane,
Byfleet, Surrey,
KT14 7JQ

Switchboard: 0171-937-5464
Direct Line: 0171-361-2082
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18 APR 2000

My Ref: PP/99/01429/MIND/42/159
Your Ref: MH/T186/0707/CW

Please ask for: North Area Team

Dear Sir/Madam,

FILE COPY

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988

Permission for Development (Conditional) (DP1)

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 in so far as may otherwise be required by those plans or by the said conditions. Your attention is drawn to the enclosed information sheet.

SCHEDULE

<u>DEVELOPMENT:</u>	Erection of five houses each with integral garages.
<u>SITE ADDRESS:</u>	Colville Mews, Rear of 16 Colville Road, Kensington, W.11
<u>RBK&C Drawing Nos:</u>	PP/99/01429/D, PP/99/01429/E and PP/99/01429/F
<u>Applicant's Drawing Nos:</u>	TO:186:01C, :02C, :03B, :04C, :05D, :06E and 07B
<u>Application Dated:</u>	07/07/1999
<u>Application Completed:</u>	12/07/1999
<u>Application Revised:</u>	30/09/1999, 13/10/1999 and 18/10/1999

**FULL CONDITION(S), REASON(S) FOR THEIR IMPOSITION AND INFORMATIVE(S);
ATTACHED OVERLEAF**

CONDITIONS AND REASONS FOR THEIR IMPOSITION

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1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission. (C001)
Reason As required by Section 91 of the Town and Country Planning Act 1990, to avoid the accumulation of unexercised Planning Permissions. (R001)
2. 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 materials to be used on the roof and balcony enclosures.
 - (b) the treatment of the open land within the site including hard and soft landscaping
 - (c) any proposed walls, fences, or railings
 - (d) the provision to be made for the storage and disposal of refuse
 - (e) the eastern elevation
 - (f) rooflights(C011)
Reason - The particulars hereby 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. (R011)
3. 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. (C068)
Reason - The details are considered to be material to the acceptability of the proposals, and for safeguarding the amenity of the area. (R068)
4. The dwelling hereby permitted shall not be occupied unless and until the garages shown on the drawings have been made available at all times for car parking and the garages shall not be adapted for living, commercial, or other purposes.
Reason - In order to safeguard the special architectural or historic interest of the building. (R206)

5. Notwithstanding the provisions of Article 3, Schedule 2. and Part 1 of the Town and Country Planning General Development Order 1995, no external alterations shall be carried out or extensions constructed to the premises the subject of this permission without the prior approval in writing of the Local Planning Authority. (C070)
Reason - To safeguard the amenities of neighbouring properties. (R055)
6. No demolition pursuant to this permission shall commence until a contract for the carrying out of the building operations hereby permitted has been completed. (C069)
Reason - To ensure a satisfactory standard of external appearance, and to safeguard the visual amenity of the area. (R069)
7. No water tank, lift motor room, or other roof structure shall be erected which rises above the roof of the building, including the roof of any extensions. (C078)
Reason - To safeguard the appearance of the buildings. (R077)
8. Except as shown on Drawing No. TO:186:04C relating to House 5, the roofs of the buildings hereby permitted shall not be used at any time as a terrace without the prior approval in writing of the local planning authority.
Reason - To ensure a satisfactory standard of external appearance. (R079)
9. No plumbing or pipes other than those shown on the drawings hereby approved shall be fixed on the external faces of the building without the prior written approval of the Local Planning Authority. (C086)
Reason - To ensure a satisfactory standard of external appearance. (R085)
10. The windows shown as obscure glass/glazing on Drawing Numbers TO:186:03B, TO:186:04C, TO:186:06E and TO:186:07B shall be constructed using only obscured glazing and shall be so maintained and shall be kept permanently in a closed position.
Reason - To safeguard the amenities of neighbouring properties and in particular to prevent overlooking. (R091)

INFORMATIVE(S)

1. Part M of the Building Regulations - Access and Facilities for Disabled People may apply in these circumstances. Please contact the Building Control Department (0171-341-5290). (I44)
2. Planning Permission 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 permission. You are advised to consult the



3. 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. (I10)
4. Your attention is drawn to the Chronically Sick and Disabled Persons Act 1970 (Section 4) and the Disabled Persons Act 1981 which place on developers and their representatives an obligation to provide easy access for the disabled; the Chronically Sick and Disabled Persons Act 1970 (Section 5) and the Disabled Persons Act 1981 which place on local authorities an obligation to provide easy access for the disabled with regard to the provision of toilets; the Chronically Sick and Disabled Persons Act 1970 (Section 8) and the Disabled Persons Act 1981 which place on developers and their representatives of educational buildings an obligation to provide easy access for the disabled. Design Guidance notes for schools can be found in the DfEE Design Note 18 - Access for Disabled People to School Buildings. (I43)
5. Separate approval for the works hereby granted planning permission may be required by the Building Act 1984 and the Building Regulations 1991, and the grant of planning permission does not imply that such approval will be given. The Director of Building Control, Town Hall, Hornton Street, W8 7NX should be consulted before works commence. (I21)
6. You are advised to consult the Director of Waste Management and Leisure, Council Offices, Pembroke Road, W8 6PW 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. (I29)
7. Demolition and building works are subject to the Environmental Protection Act, 1990, and appropriate controls over methods, screening, and protection of site, noise, or hours of work, may be imposed by the Council. You are advised to consult the Director of Environmental Health, Council Offices, 37 Pembroke Road, W8 6PW at an early stage. (I30)
8. The Naming and Numbering Legislation requires that premises display their street number, and no name or number other than that formally assigned may be displayed. Requests for the assignment of names and numbers to new development should be made to the Executive Director of Planning & Conservation, Town Hall, Hornton Street, W8 7NX well in advance of the completion of the building. (I39)
9. This permission/consent is granted without prejudice to the Council's position as owner or occupier of adjoining property. (I40)

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10. Your attention is drawn to the Statutory provisions relating to projections over the public highway. Doors and windows close to the edge of the public footway must be designed to open inwards. Projections over the highway of any kind are only approved in exceptional circumstances. The Directorate of Transportation and Highways, Room 317, Town Hall, Hornton Street W8 7NX (0171-361-2103) can give further advice. (I26)
11. 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. (I08)

Yours faithfully,



Michael French
Executive Director, Planning and Conservation