
PLANNING AND CONSERVATION

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**KENSINGTON
AND CHELSEA**

01 February 2006

My reference: DCS/DCC/TP/98/0204/SB Your reference: ERS/BJ/D0444152 Please ask for: Suzanne Bowman

Dear Sir/Madam

**Town and Country Planning Act 1990
3 Kramer Mews, SW5**

Thank you for your letter dated 28 November 2005 regarding the abovementioned property.

Please be advised that planning permission TP/98/0204 you have referred to in your letter relates to 308 Old Brompton Road and not 3 Kramer Mews (formerly known as 308A Old Brompton Road). The Unitary Development Plan (UDP) identifies no. 308 Old Brompton Road as being in the Local Shopping Centres, with Policy S8 seeking to resist the loss of any shop within this area.

Planning permission TP/98/02004 was granted in 1998 for this property to be converted into four self contained flats with an A1 shop unit on the ground and basement floors and a mansard roof addition. A new application similar to the previous consent would be favourably received, provided the function and commercial viability of the A1 use would not be compromised by the C3 (residential) use of the property.

A proposal for self contained flats would be assessed in relation to policies within the Council's Unitary Development Plan, with particular regard to the policies on Conversions, Density, Housing Mix and Houses in Multiple Occupancy. Also relevant is the Supplementary Planning Guidance (SPG) concerning Permit Free and Car Free Residential Development and Housing Standards.

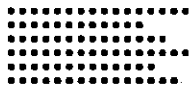
The advice given in this letter is intended to be helpful and is offered without prejudice to any formal decision of the Planning Services Committee. If you have any further enquiries please contact the above named officer.

Yours faithfully


M. J. French
Executive Director, Planning and Conservation

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Blackhursts®

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Your ref:

Our ref: ERS/BJ/D0444152

Email: ERS@blackhursts.co.uk

Date: 25 November 2005

*PC Ask
Book in
SB
R reply*

Dear Sirs

Re: 3 Kramer Mews London SW5 9HR

We are acting for the Purchaser of the above mentioned property.

Our Local Authority Search has revealed planning entry TP/98/0204 in relation to the erection of a mansard roof extension to provide additional storage and conversion to Class A1 shop unit and 4 self contained flats at 308 Brompton Old Road.

We understand that the work permitted was not, in fact, carried out. We wonder whether or not the Local Authority would be favourably disposed to a revised application along similar lines to that previously authorised.

We look forward to hearing from you.

Yours faithfully,
BLACKHURSTS

Partner

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