

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

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**KENSINGTON
AND CHELSEA**

2 NOV 1999

My Ref: PP/99/00704/CHSE/14/265

Please ask for: North Area Team

Your Ref:

Dear Sir/Madam,

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

DEVELOPMENT: Excavation of two new basement areas beneath part of front forecourt area and minor elevational alterations to include formation of a covered open front porch.

SITE ADDRESS: 35 Lansdowne Road, Kensington, W11 2LQ

RBK&C Drawing Nos: PP/99/00704

Applicant's Drawing Nos: L(--)-001 (site plan), L(--)-402, L(--)-403, L(--)-404, L(--)-406, L(--)-412, L(--)-413, L(--)-414, L(--)-415, L(-)-416, C(23)201, A(9-)201; photographs, letter and method statement (received 22 June 1999)

Application Dated: 29/03/1999

Application Completed: 09/04/1999

Application Revised: By Method Statement Received 22/06/1999

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

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CONDITIONS AND REASONS FOR THEIR IMPOSITION

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. **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)

3. **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. (C071)**
Reason - To ensure a satisfactory standard of external appearance. (R071)

4. **The development hereby permitted shall be carried out only in accordance with the method statement received 22/6/99 for the construction of the underground rooms and there shall be no variation without the prior written approval of the local planning authority.**
Reason - The details are considered to be material to the acceptability of the proposals and to safeguarding the amenities of the area.

5. **Before the commencement of the development hereby permitted a protective fence (in accordance with BS:5837:1991) shall be constructed in a radius of not less than 3.8 metres from the base of the London Plane tree and maintained for the duration of the development and no equipment or materials shall be stored within the fenced area.**
Reason - To ensure that the tree is adequately protected and to safeguard the amenities of the area. (R020)

6. **A method statement detailing a method of construction which includes the protective fencing, required by Condition 5 above, to be maintained throughout the course of the excavation and building works, shall be approved in writing by the local planning authority before works begin on site.**
Reason - To ensure that the tree is adequately protected and to safeguard the amenities of the area. (R020)

INFORMATIVE(S)

1. 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)

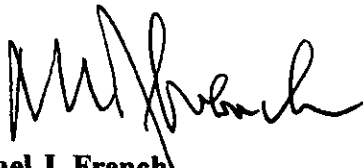
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2. Your attention is drawn to the British Standards Code of Practice for Demolition, and the Environmental Protection Act 1990 relating to nuisances, the observation of which should considerably reduce the risks and nuisance inherent in demolition work (particularly in relation to fire hazards arising from the practice of burning materials on site) both to operatives on site and to the general public. (I31)

3. Any plant or equipment installed in or on the building must be designed so as not to cause a nuisance through noise, vibration, or fumes. The grant of planning permission does not obviate the need to comply with relevant environmental protection legislation, nor imply that these other approvals will be given. The Directorate of Environmental Services should be contacted on the detail of any such plant or equipment. Any changes to plant or equipment required to comply with other legislation may require further planning permission.(I38)

Yours faithfully,



Michael J. French
Executive Director, Planning and Conservation

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