

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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Alex Michaelis Associates,
Unit B,
97-101 Wilsham Street,
London,
W11 4AU

Switchboard: 0171-937-5464
Direct Line: 0171-361-2585
Extension: 2585
Facsimile: 0171-361-3463

**KENSINGTON
AND CHELSEA**

5 NOV 1999

My Ref: PP/99/01114/CUSE/41/166
Your Ref: ALEX

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) (DPI)

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:** Change of use from ground floor shop to residential to form part of a single family dwelling house, alterations to front and rear elevations, erection of rear infill basement extension, ground floor balcony and insertion of roof lights.
- SITE ADDRESS:** 17 Uxbridge Street, Kensington, W8 7TQ
- RBK&C Drawing Nos:** PP/99/01114, P/99/01114/A, PP/99/01114/B and PP/99/01114/C
- Applicant's Drawing Nos:** AMA 1201/E, AMA 1202/E, AMA/1211/P/A, AMA 1212/P/B, AMA 1213/P/B, AMA 1214/P/A and photographs
- Application Dated:** 24/05/1999
- Application Completed:** 02/06/1999
- Application Revised:** 19/08/1999, 08/10/1999 and 14/10/1999

**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. **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. **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 details for the front door
 - (b) the details of the rooflights
 - (c) the material to be used for the windows and French doors.**(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)

5. **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)

5. **The railings to the roof terrace hereby permitted shall be painted black, and so maintained. (C082)**
Reason - To safeguard the appearance of the building/street. (R082)

6. **The rooflight hereby permitted shall be of a traditional conservation type. (C083)**
Reason - To safeguard the appearance of the building/street. (R083)

INFORMATIVE(S)

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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)

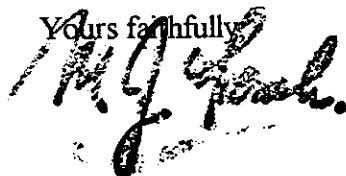
2. Separate approval for the works hereby granted planning permission may be required by the Building Act 1984 and the Building Regulations 1991, and the grant of planning permission does not imply that such approval will be given. The Director of Building Control, Town Hall, Hornton Street, W8 7NX should be consulted before works commence. (I21)

3. Any proposals for external fire escapes, exit housings, roof walkways, or safety railings arising from the requirements of the Building Regulations may require further planning permission, and approval under those Regulations does not imply that planning permission will be granted. The Directorate of Planning Services will be pleased to advise on the implications of any changes. (I22)

4. 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)

5. 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)

Yours faithfully,



Michael J. French
Executive Director, Planning and Conservation