

PLANNING AND CONSERVATION

THE TOWN HALL, HORNTON STREET, LONDON W8 7NX

THE ROYAL
BOROUGH OF

Executive Director: M J FRENCH FRICS Dip TP MBTPI Cert 15

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23 SEP 1999



**KENSINGTON
AND CHELSEA**

My Ref: TP/98/01010/A/52
Your Ref: RPW/SLR

Please ask for: South West Area Team

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:

Part refurbishment and part demolition and part redevelopment to provide a total of 308 residential units together with ancillary car parking, access and landscaping.

SITE ADDRESS:

SITE AT 552 KING'S ROAD, CHELSEA, S.W.10

RBK&C Drawing Nos:

TP/98/01010, TP/98/1010/A and TP/98/1010/B

Applicant's:

Site location Plan and Drawing Nos. Site EX/A; Site-Demo/A; Site 00/B; Site B1/B; Site R1/A; COL P0/A; COL P1/A; COL P2/A; COL P3/A; COL P4/A; COL P5/A; HUD P0/A; HUD P1/A; HUD P2/A; HUD P3/A; HUD P4/A; HUD P5/A; HUD P6/A; HUD P7/A; HUD P8/A; FUL P0/A; FUL P1/A; FUL P2/A; FUL P3/A; FUL P4/A; FUL P5/A; FUL P6/A; FUL P7/A; FUL P8/A; ELEV CLS/A; ELEV COL/A; ELEV HUD/A; ELEV HUD/Q/A; ELEV FUL 1/A; ELEV FUL 2/A; SECT AB/A; SECT CD/A; SECT EF/A; SECT GH/A; SECT I/A;

1300

SECT KL/A; STAN PX/A; STAN P1-4/A; ELEV 201X (received 13.10.98); ELEV 201/A; OCT PX/A; OCT X/A; OCT P0/b; OCT 239/b; EXCOL P0/A; EXCOL P1/A, EXCOL P2/A; PRCOL P0/A; PRCOL P1/A; PRCOL P2/A; ELEV 202X/A; ELEV 203X/A, ELEV 204X/A; ELEV 202/A; ELEV 203/A; ELEV 204/A; Landscape Plan RSA dated 16/12/1998; Schedule of Original Features to be retained 536/16.0 and Access/Parking Statement.

Application Dated: 22/05/1998
Application Completed: 28/05/1998
Application Revised: 13/10/1998 and 24/12/1998

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. **Sample panels of facing brickwork showing the proposed colour, texture, facebond and pointing shall be provided on site, and approved in writing by the local planning authority, before the relevant parts of the works are commenced, and the sample panels shall be retained on site until the work is completed and has been approved (C207)**
Reason - To ensure a satisfactory standard of external appearance, and to safeguard the visual amenities of the area. (R069)

3. **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, and to safeguard the visual amenities of the area. (R069)

4. **The relevant car parking spaces shall be provided before the dwellings to which they relate are occupied and the spaces shall be permanently retained for use in connection with the residential use of the dwellings and for no other purpose.**
Reason - To prevent obstruction of the surrounding streets and safeguard the amenities of the area. (R026)

5. **The garage accommodation hereby permitted shall be available at all times for**

car parking and shall not be adapted for living, commercial, or other purposes(C028)

Reason - 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. (R027)

(1307)

6. Adequate steps shall be taken to ensure that any extractor does not cause noise or vibration to the detriment of nearby residents.
Reason - To safeguard the amenities of neighbouring properties. (R055)
7. Additional details of landscaping, including location and species of planting and details of surface materials shall be submitted to and approved in writing by the Executive Director, Planning and Conservation before that part of the landscape is commenced.
Reason - To protect and enhance the amenities of the area. (R18)
8. All planting, seeding and turfing, forming part of the approved details of landscaping, shall be carried out in the first planting and seeding season following the first occupation of the development or the completion of the development whichever is the sooner and any trees or plants which, within a period of 5 years from the completion of the development, die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives its written consent to any variation (C018)
Reason - To ensure that the trees are adequately protected and to safeguard the amenities of the area. (R020)
9. All trees existing on the site at the date of this permission including those trees re-sited or replaced but excluding those trees removed in accordance with these conditions shall be protected against damage in accordance with BS 5837 (Trees in relation to construction) throughout the period of building and other operations pursuant to this permission.
Reason - To ensure that the trees are adequately protected and to safeguard the amenities of the area. (R020)
10. All existing trees shown on drawings hereby approved shall be retained other than those trees directly affected by the development which shall either be removed, replaced or re-sited in accordance with the prior approval in writing of the local planning authority.
Reason - To ensure that the trees are adequately protected and to safeguard the amenities of the area. (R020)
11. All trees which, within a period not exceeding five years from completion of the development hereby approved, shall die as a consequence of the carrying out of the development shall be replaced with a species of a type and in such a position as approved in writing by the local planning authority.
Reason - To ensure that the trees are adequately protected and to safeguard the

12. Within a period not exceeding twelve months from completion of the development hereby approved, a drawing shall be submitted to the local planning authority showing the position of all those trees which have died or have been required by the local planning authority to be re-sited in accordance with these conditions.

Reason - To ensure that the trees are adequately protected and to safeguard the amenities of the area. (R020)

13. No water tank, lift motor room, or other roof structure, shall be erected which rises above the level of the roofs hereby approved. (C077)

Reason - To safeguard the appearance of the building / terrace / area (R077)

14. Full particulars of the following shall be submitted to and approved in writing by the local planning authority before that part of the development is commenced and the development shall not be carried out otherwise than in accordance with the details so approved:

(a) The design and disposition of any exhaust or ventilation ducting or machinery;

(b) All boundary treatments including gates, wall and gate houses.

Reason - To ensure a satisfactory standard of external appearance, and to safeguard the visual amenities of the area. (R069)

15. No development shall take place until the implementation of a programme of archaeological work in accordance with a written scheme of investigation submitted to and approved in writing by the Council, as Local Planning Authority, has been secured. The development shall only take place in accordance with the detailed scheme so approved. The archaeological works shall be carried out by a suitably qualified investigating body acceptable to the Council. (C100)

Reason - To minimise damage to any archaeological remains that may exist on site and to ensure satisfactory recording in accordance with the guidance contained in Planning Policy Guidance Note 16, and the Council's policies. (R100)

16. No construction shall take place until a detailed design statement for all foundations and other developments more than 3 metres below ground level, which takes account of the proposed running tunnels of the Chelsea-Hackney Line Project, including any ground movement arising from the construction and operation of the said project, has been submitted to and approved by London Underground Limited. Any development on this site must take full account of the future requirements of the Chelsea-Hackney Line and the future requirements for the Nursery Site.

Reason - To safeguard the Chelsea-Hackney Line Project as required by London Underground Limited. (R102)

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17. Notwithstanding the details of the pedestrian entrance from Fulham Road to the proposed public open space shown on the drawings hereby approved, the location and detail layout of the entrance shall be reserved for approval by the Executive Director, Planning and Conservation.

Reason - To ensure the appearance of the development is satisfactory and to preserve the character and appearance of the Conservation Area. (R017)

18. The development hereby approved shall not be implemented other than for the purposes of any operation in the course of laying out or constructing a road or part of any road until highway improvements at the King's Road access to the site have been completed to the satisfaction of the Executive Director, Planning and Conservation and the Director of Transportation and Highways.

Reason - To ensure that the development functions satisfactorily and to protect the safe and free flow of traffic on neighbouring highways. (R035)

INFORMATIVE(S)

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. (I05)
2. 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)
3. The premises may be subject to the requirements of the Health and Safety at Work Act 1974. You are advised to consult the Director of Environmental Health, Council Offices, 37 Pembroke Road, W8 6PW at an early stage. (I32)
4. 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)
5. The Council hereby GRANTS CONSENT under Section 184 of the Highways Act 1980 for the construction of a vehicular pavement crossover.

The crossover will be constructed by the Council's Director of Highways and

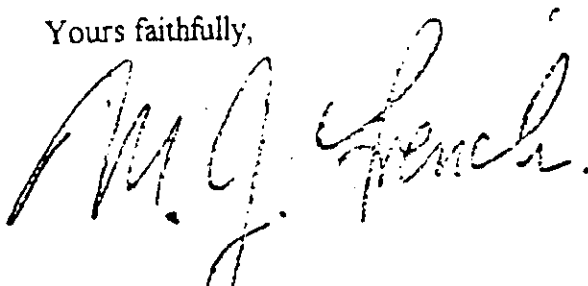
Traffic upon a receipt of a written request and payment of a deposit. The total cost of the work may include the cost of making good any existing redundant crossovers. An estimate of the cost can be obtained from the Director of Highways and Traffic, Council Offices, 37 Pembroke Road, W8 6PW (0171-373-6099). It should be noted that sunken crossovers will not normally be allowed. (123)

- 6. 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, Horton Street, W8 7NX well in advance of the completion of the building. (139)
- 7. 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. (122)
- 8. The use of the premises for public entertainment may require a licence under the London Government Act 1963, and other entertainment may require a licence under the Private Places of Entertainment (Licensing) Act 1967. Separate application should be made to the Council in this regard, and the Director of Environmental Services should be consulted at an early stage. (136)
- 9. Tree(s) on this site are subject to a Tree Preservation Order, Numbered 25/75, and must not be cut down, lopped or topped without the prior written permission of the Council. The Arboriculturist of the Directorate of Planning Services, Town Hall, Horton Street W8 7NX (0171-361-2767) will be pleased to advise on works which are likely to receive consent. (107)
- 10. The development hereby permitted must comply with the Highways Acts. The Director of Highways and Traffic, Town Hall, W8 7NX should be consulted on the positioning of buildings in relation to the highway, points of vehicle access and the width of the highway. (124)
- 11. The Director of Highways and Traffic should be informed 7 days before any earth moving or abnormal use of highways adjoining the site commences so that arrangements for the routing of earth moving vehicles and cleansing the highway can be made. Contractors should be reminded that it is an offence to deposit mud on the public highway. If any spillage is not immediately cleared the Council will carry out the necessary cleansing and recharge the cost to the Contractor. (127)
- 12. 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 and 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. (145)

13. 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 W 8 6PW at an early stage. (130)
14. 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. (131)
15. This permission/consent is granted without prejudice to the Council's position as owner or occupier of adjoining property. (140)
16. The Directorate of Planning Services will be pleased to advise on matters relating to the restoration of architectural features such as cornices and mouldings. Please contact the Design and Conservation Section of the Directorate of Planning Services, on 361-2465. (112)
17. Alterations to boundary walls or railings, or the erection of dustbin enclosures, may require a further grant of planning permission. These features can be very important in the street scene. The Directorate of Planning Services (0171-361-2465) will be pleased to advise on appropriate designs. (113)
18. If the development is to include any air conditioning unit incorporating a water cooling system, or any other plant or equipment involving large scale heating and distribution of water, you should consult the Director of Environmental Health to ensure adequate mechanical cleaning. (137)
19. 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. (108)
20. You are advised that this Council is the authorised Programme authority and you should consult with the Housing Department regarding the choice of RSL provider.

Yours faithfully,



Michael J. French
Executive Director, Planning and Conservation