

**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**

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16 JUN 1999

My Ref: TP/98/1905/G/17/6091  
Your Ref: MB0119

Please ask for: South West 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:** Demolition of existing telephone exchange and construction of three dwelling houses with basements and attached garages behind a private service road with access from Boltons Place
- SITE ADDRESS:** EARL'S COURT TELEPHONE EXCHANGE, BOLTONS PLACE, KENSINGTON, S.W.5
- RBK&C Drawing Nos:** TP/98/1905, TP/98/1905/A and TP/98/1905/B
- Applicant's Drawing Nos:** S001, S002, S003, S004, S005; P/300, /301, /302, /303, /304, /305, /306, /307, /308, /309, /310 and TOWN255(08)301 Rev R00
- Application Dated:** 07/10/1998
- Application Completed:** 12/10/1998
- Application Revised:** 19/04/1999 and 29/04/1999
- FULL CONDITION(S), REASON(S) FOR THEIR IMPOSITION AND INFORMATIVE(S) ATTACHED OVERLEAF**

P/300, 301, 302, 303, 304

## 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. **Full particulars of the method(s) by which all the existing trees to be retained on the site are to be protected during building and other operations on the site shall be submitted to, and approved in writing by, the local planning authority before the development commences, and the protection so approved shall be provided before the commencement of the development and maintained for the duration of building and other operations on site (C021)**  
*Reason* - To ensure that the trees are adequately protected, to safeguard their contribution to the amenity of the area (R021)
  
4. **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 external faces of the building(s)
  - (b) any proposed walls, fences, or railings
  - (c) the sizes, proportions and design of the dormer windows (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 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 protect the amenity of the area (R018)

6. The landscaping proposals hereby approved shall be carried out in full within 3 months of the date of occupation of the buildings the subject of this permission, or such longer period as shall be agreed in writing by the local planning authority (C019)

Reason - To screen the development in order to protect the amenity of the area (R019)

7. 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 protect the amenity of the area(R028)

8. 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)

9. Notwithstanding the provisions of Article 3, Schedule 2, Part 1 Classes A-F 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 preserve the character and appearance of the conservation area and the amenities of neighbouring properties.

10. The roof slopes of the buildings hereby permitted shall be clad in natural slates, and so maintained. (C073)

Reason - To preserve the character or appearance of the Conservation Area. (R073)

11. The windows shall be timber framed, double hung, sliding sashes or casements where shown on the approved plans, and so maintained. (C075)

Reason - To ensure a satisfactory standard of appearance (R075)

12. The conservatories hereby permitted shall be timber framed, white painted, and so maintained. (C076)

Reason - To ensure a satisfactory standard of external appearance (R071)

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

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

14. **No additional plumbing or pipes other than rainwater pipes shall be fixed on the external faces of the building without the prior written approval of the local planning authority (C085)**  
*Reason - To ensure a satisfactory standard of external appearance (R085)*
  
15. **The two easternmost windows at first, second and third floor levels in the south elevation of the southernmost house and the two easternmost windows at first, second and third floor levels in the north elevation of the northernmost house hereby permitted shall be constructed using only obscured glazing, and shall be so maintained (C092)**  
*Reason - To safeguard the amenity of neighbouring property, and in particular to prevent overlooking (R091)*
  
16. **The existing telephone exchange building shall be demolished in its entirety prior to the commencement of any part of the development hereby approved.**  
*Reason - To safeguard the character and appearance of the Conservation Area and the setting of the neighbouring Listed Building.*

#### **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)
  
2. 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)
  
3. 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 Directorate of Planning Services before commencing work. (I09)
  
4. This property is within a Conservation Area. Building works should, therefore, be completed with great care. External facing work and detailed treatment should be finished in a manner sympathetic to the existing building. If there is any doubt about the way in which work should be carried out, you should consult the Directorate of Planning Services. (I11)

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. (I23)

6. 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)
7. 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)
8. 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)

Yours faithfully,

  
**Michael J. French**  
Executive Director, Planning and Conservation