

ROYAL BOROUGH OF KENSINGTON & CHELSEA

REPORT BY THE EXECUTIVE DIRECTOR, PLANNING & CONSERVATION

**PLANNING & CONSERVATION COMMITTEE
PLANNING SERVICES COMMITTEE
DELEGATED**

**APP NO. PP/04/00924 /IW
AGENDA ITEM NO.**

ADDRESS/SUBJECT OF REPORT:

**Grenfell Tower,
Lancaster West
Estate, Grenfell
Road, London,
W11 1TH**

APPLICATION DATED 21/04/2004

APPLICATION REVISED

APPLICATION COMPLETE 27/04/2004

APPLICANT/AGENT ADDRESS:

**Butler & Young
Associates,
Elm House,
Pandy Industrial
Estate,
Pandy, Wrexham,
LL11 2UD**

CONS. AREA N/A CAPS No

ARTICLE '4' No WARD NBB

LISTED BUILDING No

HBMC DIRECTION

CONSULTED OBJ.

SUPPORT PET.

RECOMMENDED PROPOSAL:

RBK& C DRAWING NO(S):

RECOMMENDED DECISION:

CONDITIONS/REASONS FOR THE IMPOSITION OF CONDITIONS:

*e DP1.

**ROYAL BOROUGH OF KENSINGTON & CHELSEA
REPORT BY EXECUTIVE DIRECTOR, PLANNING & CONSERVATION**

Date: 09/06/2004

DELEGATED

APP NO. PP/04/00924/MIND

This application is for a class of development to be determined under powers delegated to me by the Council on 18th July, 2001 and is not a major, controversial or sensitive application nor one which a Ward Councillor has asked to be considered by Planning Services Committee.

Class - 8th Schedule development

RECOMMENDED DECISION: Grant Planning Permission under Regulation 3 (Council's Own Development)

I hereby determine and grant this application under the powers delegated to me by the Council, subject to the condition(s) indicated below imposed for the reason(s) appearing thereunder, or for the reasons stated.

Exec. Director, Planning and Conservation

Ledw
Head of Development Control

Area Planning Officer

10/6/00

[Signature]

9/6/04

ADDRESS OF SITE:

**Grenfell Tower, Lancaster
West Estate, Grenfell Road,
London, W11 1TH**

APPLICATION DATED

21/04/2004

257

APPLICATION COMPLETE

27/04/2004

APPLICANT/AGENT ADDRESS:

Butler & Young Associates,
Elm House,
Pandy Industrial Estate,
Pandy, Wrexham,
LL11 2UD

APPLICANT: The Royal Borough of Kensington & Chelsea,

**DELEGATED
APPROVAL
10 JUN 2004**

CONS AREA

N/A

CAPS No

ART '4' No

**WARD Notting
Barnes**

LISTED BUILDING No

ENG. HERITAGE N/A

CONSULTED 148

OBJ. 0

SUP. 0

PET. 0

PROPOSAL: Erection of a bricked enclosure at ground level to contain a pump for a hydraulic lift.

RBK&C Drawing No(s): PP/04/00924

Applicant's Drawing No(s) 8584/A/01/A

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 Executive Director, Planning and Conservation. (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 unless otherwise approved by the Executive Director, Planning and Conservation in writing. (C071)**
Reason - To ensure a satisfactory standard of external appearance. (R071)

4. **The timber door to the pump room hereby approved shall be varnished to match the colour of the existing adjacent office door at ground floor level and shall be so maintained.**
Reason - To ensure a satisfactory standard of external appearance. (R071)

5. **No process shall be carried out, or machinery installed, pursuant to this permission so as to cause detriment to the amenity of adjacent property, or of the immediate area, by reason of noise, vibration, smell, smoke, soot, ash, grit, or electrical interference. (C047)**
Reason - To safeguard the amenity of neighbouring property and the immediate area. (R047)

6. **Prior to the installation of any pump / machinery within the approved ground floor brick enclosure hereby approved, details of the pump for the hydraulic lift shall be submitted to and approved in writing by the Executive Director / Planning and Conservation in consultation with the Director of Environmental Health and shall be so maintained in accordance with these details.**
Reason - To safeguard the amenity of neighbouring property and the immediate area. (R047)

7. The pump for the hydraulic lift hereby approved shall be supported on adequate proprietary anti-vibration mounts as necessary to prevent the structural transmission of vibration and regenerated noise within adjacent or adjoining premises, and these shall be so maintained thereafter.

Reason - To safeguard the amenity of neighbouring property and the immediate area. (R047)

8. Noise emitted by the pump for the hydraulic lift hereby permitted shall not increase the existing lowest LA90(10min) background noise level at any time when the pump is operating. The noise emitted shall be measured or predicted at 1.0m from the facade of the nearest residential premises or at 1.2m above the adjacent residential garden, terrace, balcony or patio. The pump shall be serviced regularly in accordance with the manufacturers' instructions and as necessary to ensure that the requirements of the condition are maintained.

Reason - To safeguard the amenity of neighbouring property and the immediate area. (R047)

INFORMATIVES

- | | |
|----|-----|
| 1. | I10 |
| 2. | I38 |

1.0 PLANNING CONSIDERATIONS

- 1.1 The main considerations in the determination of this application is the effect of this proposal on the character and appearance of the front elevation of this property and the surrounding area as whole.
- 1.2 The relevant policies are contained within the Unitary Development Plan 2002. Policies CD27, CD40, CD47 and CD50 are of particular relevance to this application.
- 1.3 The proposal includes the erection of a brick enclosure at ground floor level to contain a pump for a hydraulic lift. The proposed brick enclosure will be adjacent to Grenfell Tower, which is a residential building with offices on the ground floor.
- 1.4 In terms of the design, the proposed brick enclosure is to a standard which is sensitive to and compatible with the scale, height and materials of the main building and the surrounding area and as such, does not harm the external appearance of the property and therefore, complies with the requirements of policies CD27 and CD50.
- 1.5 The proposed brick enclosure would be discretely located adjacent to one of the main building supports and would not extend forward beyond the general building line. In view of the age and appearance of this property, the proposal complies with the requirements of policy CD47.
- 1.6 The proposal will result in the repositioning of the existing cycle stores; however, these will remain accessible to users and will not have a detrimental impact on the appearance of the main parent building.
- 1.7 Although this application has not been considered by the Department of Environmental Health, the relevant conditions have been attached to this application to ensure that the proposed pump and associated equipment does not result in a statutory nuisance to any nearby residential properties. In view of this, the proposal complies with the requirements of policy CD40.

2.0 CONSULTATION

- 2.1 One hundred and forty seven letters of notification were sent out to properties within Grenfell Tower and Grenfell Walk, a set of proposed drawings were displayed within the public office of Grenfell Tower and a site notice was displayed outside this property.
- 2.2 To date, there have been no letters received by this department in

response to this application.

3.0 RECOMMENDATION

3.1 Grant planning permission.

**M.J. FRENCH
EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION**

Background Papers

The contents of file PP/04/00924 save for exempt or confidential information in accordance with the Local Government (Access to Information) Act 1985.

**Report Prepared By: IW
Report Approved By: DT/LAWJ
Date Report Approved:**

LAWJ
10/6/04