

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 APR 2001

My Ref: PP/00/02824/MNW/6033

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:** Erection of a two storey building to incorporate a multi purpose hall with associated facilities following demolition of existing children's play building.
- SITE ADDRESS:** West Chelsea Play Space Group, Tetcott Road, London, S.W.10
- RBK&C Drawing Nos:** PP/00/02824, PP/00/02824/A and PP/00/02824/B
- Applicant's Drawing Nos:** 1136/PI/001, /002, /003, /004, /005, /006, /007, /008, /010, /011(rev a), /012, /013, /014, /017 and /018.
- Application Dated:** 06/12/2000
- Application Completed:** 08/12/2000
- Application Revised:** 24/01/2001 and 20/02/2001

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

CONDITION(S) AND REASON(S) 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. Notwithstanding the details submitted, 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) a landscaping and tree/shrub planting scheme;**
 - (b) which trees/shrubs are to be retained.**

(C016)
Reason - To ensure the appearance of the development is satisfactory, and to safeguard the amenity of the area. (R016)
- 3. 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 first planting and seeding season referred to above, 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)
- 4. Full particulars of the method(s) by which all the existing trees 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)
- 5. Five car parking spaces, a disabled parking space and a mini-bus space shall be provided on the application site prior to the occupation of the development hereby permitted, and shall be permanently retained for the parking of vehicles in connection with the use of the building(s) and for no other purpose. (C029)**
Reason - To avoid adding to traffic congestion in the immediate area, to safeguard the amenity of the area, and to comply with the Council's Policies of traffic restraint. (R029)

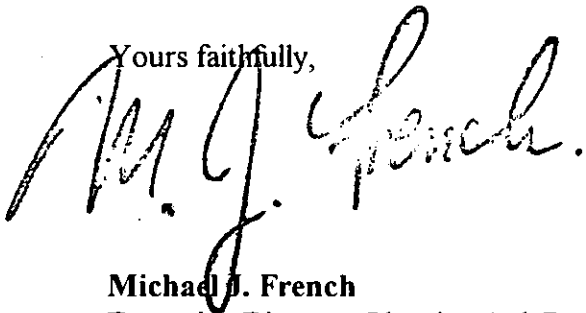
6. **No music shall be played within the premises the subject of this permission so as to be audible outside the premises. (C048)**
Reason - To safeguard the amenity of neighbouring property. (R048)
7. **No loudspeakers or relay equipment, or musical instruments, shall be used on the premises in such a manner as to cause noise nuisance to occupants of neighbouring property. (C049)**
Reason - To safeguard the amenity of neighbouring property. (R048)
8. **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)
9. **If the building and associated facilities hereby permitted are used otherwise than by the West Chelsea Play Space Group there shall be no more than 30 additional persons on the site at any one time without the prior written approval for a larger number by the Executive Director, Planning and Conservation, and such use shall only take place on Mondays, Fridays and Saturdays.**
Reason - To ensure that the use does not add to traffic congestion in the immediate area contrary to the local planning authority's policies on traffic restraint.
10. **The use hereby permitted shall not be carried out otherwise than between 09.00 hours and 22.00 hours the same day. (C045)**
Reason - To safeguard the amenity of neighbouring property. (R042)

INFORMATIVE(S)

1. You are advised that any external plant or equipment required for extraction and/or ventilation of the kitchen may require the submission of a separate planning application.
2. Conditional Planning Permission is hereby granted for the development as shown on the approved drawings. 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 work commences if this is the case. (I09)
3. 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)

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. 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)
6. Your attention is drawn to the Chronically Sick and Disabled Persons Act 1970 (Section 4) as amended which places on developers and their representatives an obligation to provide easy access for the disabled; the Chronically Sick and Disabled Persons Act 1970 (Section 5), as amended, which places on local authorities 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), as amended, which places 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); Section 8A, as amended, which places an obligation on developers to provide easy access for disabled employees working in offices, shops, railway premises and factories and the provisions of Section 19 of the Disability Discrimination Act 1995 in relation to the use hereby permitted. (I43)
7. You are advised that a number of relevant policies of the Unitary Development Plan were used in the determination of this case, in particular, Policies CD25, CD72, TR39, TR41, SC5, and LR2 (I51)
8. You are requested to contact Mr S. Parish (Arboricultural Officer), at The Town Hall, Hornton Street, London W8 7NX, or telephone no. 020 7361 2763, in respect of tree works and the above planning conditions relating to tree planting.

Yours faithfully,



Michael J. French
Executive Director, Planning and Conservation