

**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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**20 SEP 2004**

My Ref: PP/04/01687/CHSE /  
Your Ref:

Please ask for: South East Area Team

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING ACT 1990**

**TOWN AND COUNTRY PLANNING GENERAL PERMITTED DEVELOPMENT  
ORDER 1995**

**Permission for Development (Conditional) (DP1)**

The Borough Council hereby permits 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:** Excavation to enlarge lightwell at basement level between property and communal garden and provision of new bridge over, also erection of external spiral staircase and installation of a pair of french doors in place of an existing window both at basement level.
- SITE ADDRESS:** FLAT 1, 24 Onslow Gardens, London, SW7 3AL
- RBK&C Drawing Nos:** PP/04/01687 PP/04/01687/A
- Applicant's Drawing Nos:** Unnumbered drawings received 13/09/04 and 17/9/04.
- Application Dated:** 17/06/2004
- Application Completed:** 26/07/2004
- Application Revised:** 10/09/2004

**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. 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 protect the character and appearance of the building which is statutorily Listed. (R073)*
- 4. The french doors hereby permitted shall be timber framed, single glazed with no trickle vents and so maintained. (C075)**  
*Reason - To protect the character and appearance of the building which is statutorily Listed. (R073)*
- 5. Full particulars of the following shall be submitted to and approved in writing by the Executive Director, Planning and Conservation before the development hereby permitted commences and the development shall not be carried out otherwise than in accordance with the details so approved:**

  - (a) larger scale elevation and section of the proposed new basement doors**
  - (b) detail of the proposed basement stairs**
  - (c) a sample of the proposed stone paving in the lightwell.**

**(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)*
- 6. The spiral staircase and all the railings hereby permitted shall be painted black and so maintained.**  
*Reason - To protect the character and appearance of the building which is statutorily Listed. (R073)*
- 7. 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;**

*Reason - To ensure the appearance of the development is satisfactory, and to safeguard the amenity of the area. (R016)*

- 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 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)*

### **INFORMATIVE(S)**

1. 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)
2. 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)
3. 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. (Tel. No. 020-7361-2465) (I11)
4. Separate approval for the works hereby granted planning permission may be required by the Building Act 1984 and the Building Regulations 2000 (as amended), 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, routing of construction traffic, 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)

**Excavation to enlarge lightwell at basement level between property and communal garden and provision of new bridge over, also erection of external spiral staircase and installation of a pair of french doors in place of an existing window both at basement level.**

**SUMMARY OF REASONS FOR DECISION**

You are advised that this application was determined by the Local Planning Authority with regard to the policies in the Council's Unitary Development Plan, and was considered to comply with these policies. In particular, the following policy/policies were considered:

- CD27 (high standards of design)
- CD35 (privacy)
- CD40 (noise)
- CD50 (alterations)
- CD61 (to preserve and enhance the character and appearance of Conservation Areas)
- CD62 (standards of design in Conservation Areas)
- CD63 (development adjoining Conservation Areas)
- CD80 (retention of trees)
- CD82 (loss of trees)
- CD83 (felling of trees)

Weight was also given to relevant local Supplementary Planning Guidance and Statements, including the Thurloe and Smith's Charity Conservation Area Proposals Statement.

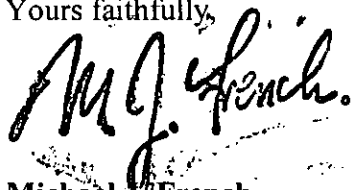
The material circumstances of the case, including site history, location, and impact on amenities were considered.

In addition, consideration was given to the results of public consultation.

It was concluded that there was no material impact upon the amenities of adjoining occupiers, or upon the character or appearance of the area, that would justify a refusal in this case.

The full report is available for public inspection at the Planning Information Office,  
Room 325, Town Hall, Hornton Street, London, W8 7NX.

Yours faithfully,

A handwritten signature in black ink, appearing to read "M. J. French". The signature is written in a cursive style with a large initial "M".

**Michael J. French**

Executive Director, Planning and Conservation