
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

Mr. Stephen Tsang,
31 Stewart's Grove,
London,
SW3 6PH

Switchboard: 020-7937-5464

Direct Line: 020-7361-2699

Extension: 2699

Facsimile: 020-7361-3463



**KENSINGTON
AND CHELSEA**

02 FEB 2001

My Ref: PP/00/02849/CHSE

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: Rebuilding of rear garden level extension and excavation below to form basement accommodation, rebuilding of boundary wall and associated elevational alterations.

SITE ADDRESS: 49 Sydney Street, London, SW3 6PX

RBK&C Drawing Nos: PP/00/02849 and PP/00/02849/A

Applicant's Drawing Nos: 021/03 and 021/04A and photographs

Application Dated: 08/12/2000

Application Completed: 11/12/2000

Application Revised: 24/01/2001

**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. **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. **The windows shall be timber framed, double hung, single glazed with no trickle vents, sliding sashes, and so maintained. (C075)**
Reason - To protect the character and appearance of the building which is statutorily Listed. (R073)

4. **All new external finishes shall be in materials to match those of the exterior of the existing building(s) unless otherwise agreed by the Executive Director, Planning and Conservation in writing. (C072)**
Reason - To protect the character and appearance of the building which is statutorily Listed. (R073)

5. **The roof of the extension hereby permitted shall not be used at any time as a terrace without the prior written approval of the Local Planning Authority (C080)**
Reason - To protect the privacy and amenity of neighbouring property. (R079)

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. 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)
4. 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)
5. 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)
6. 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 CD28, CD30, CD41, CD52, CD53, CD57 and CD58, together with Policy CD27a of the Proposed Alterations to the Unitary Development Plan.(I51)

Yours faithfully,



Michael J. French
Executive Director, Planning and Conservation