

PLANNING AND CONSERVATION

**THE ROYAL
BOROUGH OF**

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS



Crawford & Gray Architects,
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Extension: 2011
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10 JUL 2001

**KENSINGTON
AND CHELSEA**

My Ref: PP/00/02785/CHSE/2049/A2
Your Ref: 191

Please ask for: Central Area Team

Dear Sir/Madam,



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: Formation of a swimming pool, changing rooms, gym and plant room at basement level together with the erection of a side extension at lower ground floor level, rebuilding of the wall to the existing rear stairwell at lower ground floor, ground floor and first floor levels, formation of two dormer windows to the side roof slope, formation of one dormer to the rear roof slope and the installation of two air conditioning units to the roof of the side extension.

SITE ADDRESS: 13 Albert Place, London, W8 5PD

RBK&C Drawing Nos: PP/00/02785, PP/00/02785/A and PP/00/02785/B

Applicant's Drawing Nos: 191/S01 A, 191/S02, 191/S03, 191/S04 A, 191/01 B, 191/02 B, 191/03 A, 191/04 B, 191/05 A and 191/06 A

Application Dated: 04/12/2000

Application Completed: 06/12/2000

Application Revised: 21/03/2001 and 30/03/2001

**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. **Full particulars of the methods 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)
3. **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;**
 - (c) **a hard landscaping scheme, including any paths and the surfacing materials to be used;**
 - (d) **any walls, fences, railings, gates, or other boundaries or enclosures. (C016)**
Reason - To ensure the appearance of the development is satisfactory, and to safeguard the amenity of the area. (R016)
4. **No tree within the curtilage of the site shall be lopped, topped, or felled, without the prior written approval of the Local Planning Authority. (C023)**
Reason - To safeguard the tree(s), and preserve its/their contribution to the amenity of the area. (R023)
5. **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)
6. **No plumbing or pipes other than those shown on the drawings hereby approved shall be fixed on the external faces of the building without the prior written approval of the Local Planning Authority. (C086)**
Reason - To ensure a satisfactory standard of external appearance (R071)
7. **All new external windows, doors and framing thereof shall be of painted timber and so maintained.**
Reason - To ensure a satisfactory standard of external appearance.

8. **The air conditioning units hereby permitted shall operate at no more than 2dB (A) above the lowest background level when measured one metre from the facade of the nearest residential property. The units shall be serviced regularly in accordance with manufacturer's instructions, or as necessary to ensure that the requirements of the condition are met. (C57a)**

Reason:- To protect the amenities of neighbouring residential occupiers.

9. **Full details relating to the plant equipment for the swimming pool shall be submitted to and approved in writing by the Executive Director, Planning and Conservation prior to the commencement of the development hereby approved.**

Reason - To protect the amenities of neighbouring residential occupiers.

10. **Full details relating to the provision of topsoil with associated drainage above the swimming pool in the rear garden shall be submitted to and approved in writing by the Executive Director, Planning and Conservation prior to the commencement of the development hereby approved, and these details shall be implemented and maintained only as so approved.**

Reason:- To ensure that vegetation can be maintained in the rear garden.

11. **Full structural calculations and associated drawings and documents with regard to the excavation works at basement level and underneath the rear garden in connection with the construction of an underground swimming pool, changing rooms, plant room and gym shall be submitted to and approved in writing by the Executive Director, Planning and Conservation, prior to the commencement of this part of the development.**

Reason - To preserve the character and appearance of the Conservation Area.

INFORMATIVE(S)

1. Tree(s) on this site are protected by a Tree Preservation Order, Numbered 10 of 2001 and must not be cut down, lopped or topped without the prior written permission of the Council. The Arboriculturist of the Directorate of Planning Services, Town Hall, Hornton Street W8 7NX (020-7361-2767) will be pleased to advise on proposed works.(I07)
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. 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. 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)
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. If the development is to include any air conditioning unit incorporating a water cooling system, or any other plant or equipment involving large scale heating and distribution of water, you should consult the Director of Environmental Health to ensure adequate mechanical cleaning. (I37)
8. Any plant or equipment installed in or on the building must be designed so as not to cause a nuisance through noise, vibration, or fumes. The grant of planning permission does not obviate the need to comply with relevant environmental protection legislation, nor imply that these other approvals will be given. The Directorate of Environmental Services should be contacted on the detail of any such plant or equipment. Any changes to plant or equipment required to comply with other legislation may require further planning permission.(I38)
9. 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, CD28, CD30, CD34, CD38, CD39, CD41, CD43, CD44, CD51, CD52, CD53 and CD56. (I51)

Yours faithfully,



Michael V. French
Executive Director, Planning and Conservation

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Your Ref: 191

Please ask for: Central 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:

Formation of a swimming pool, changing rooms, gym and plant room at basement level together with the erection of a side extension at lower ground floor level, rebuilding of the wall to the existing rear stairwell at lower ground floor, ground floor and first floor levels, formation of two dormer windows to the side roof slope, formation of one dormer to the rear roof slope and the installation of two air conditioning units to the roof of the side extension.

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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. **Full particulars of the methods by which all the existing trees on the site shall 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)

3. **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;**

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

4. **No tree within the curtilage of the site shall be lopped, topped, or felled, without the prior written approval of the Local Planning Authority. (C023)**

Reason - To safeguard the tree(s), and preserve its/their contribution to the amenity of the area. (R023)

5. **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)

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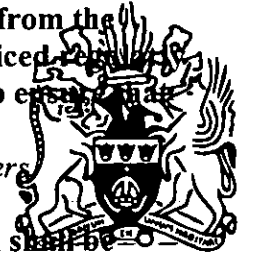
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8. **The air conditioning units hereby permitted shall operate at no more than 2dB**

(A) above the lowest background level when measured one metre from the facade of the nearest residential property. The units shall be serviced in accordance with manufacturer's instructions, or as necessary to ensure that the requirements of the condition are met. (C57a)

Reason:- To protect the amenities of neighbouring residential occupiers



9. **Full details relating to the plant equipment for the swimming pool shall be submitted to and approved in writing by the Executive Director, Planning and Conservation prior to the commencement of the development hereby approved.**

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Michael J. French
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