COMMITTEE REPORT

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File Number

Committee Report

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

DELEGATED

APP NO. PP/99/00678/

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 DI	ECISION: Grant pla	anning permissio	on
I hereby determine and gran condition(s) indicated below Exec. Director, Planning and	t this application under the primposed for the reason(s) application the reason of Domest varion.	pearing thereunder, or for t	ne Council, subject to the be reasons stated. 314603 a Planning Officer
ADDRESS OF SITE: 152 Warwick Road	(,)London;	APPLICATION DA	TED 26/03/1999
W14 8PS	- 8 APR ZC33	APPLICATION COMPL	<u>.ETE</u> 08/04/1999
APPLICANT/AGENT ADDE Nigel Hefferman Associates, 12 Bollingbroke Road, London, W14 <u>APPLICANT:</u> Mohsen		APPLICATION REV	I <u>SED</u> 25/11/1999
CONS ADEA	CARS Vac	ART '4' No W	VARD

CONS AREA

CAPS Yes

Edwardes

Square/Scarsdale/A

LISTED BUILDING

ENG. HERITAGE

CONSULTED 12

SUP. 0

0

PROPOSAL: Retention of rear extension at ground floor level to provide additional House floorspace for existing cafe / restaurant (Class A3).

RBK&C Drawing No(s): PP/99/00678 and PP/99/00678/A Applicant's Drawing No(s) MOH/98/01, MOH /98/03, 9910/01A, 9910/02A, 9910/03B and 9910/04B

CONDITIONS AND REASONS FOR THEIR IMPOSITION



- 1. The use cafe/restaurant hereby permitted shall not be carried out between 23.00 hours and 10.00 hours the following day. (C045)

 Reason To safeguard the amenity of neighbouring property. (R042)
- 2. 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)
- Not more than one restaurant shall be created pursuant to this permission, and the restaurant (including the rear extension hereby permitted) shall not provide more than 50 covers. (C051)

 Reason To safeguard the amenity of neighbouring property. (R048)
- The premises the subject of this permission shall not at any time be used for the sale of hot food for consumption off the premises. (C061)

 Reason To safeguard the amenity of the area, in particular the levels of amenity presently enjoyed by the occupants of neighbouring property.

 (R059)
- The rear exit door at ground floor level hereby approved shall be used for emengency purposes only and shall otherwise be kept shut.

 Reason To safeguard the amenity of the area, in particular the levels of amenity presently enjoyed by the occupants of neighbouring property.

 (R059)
- The rear yard/garden shall not at any time be used for dining or drinking or any purpose ancilliary to the Class A3 Cafe/Restaurant Use.

 Reason To safeguard the amenity of the area, in particular the levels of amenity presently enjoyed by the occupants of neighbouring property.

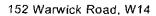
 (R059)
- 7. The rear window at ground floor level hereby approved shall be fixed shut and thereafter so maintained.

 Reason To safeguard the amenity of the area, in particular the levels of amenity presently enjoyed by the occupants of neighbouring property.

 (R059)
- 8. The steps to the rear yard/garden area hereby permitted shall be painted black and so maintained.

 Reason To preserve and enhance the character and appearance of the Conservation Area. (R072)

a see atterned





Suggested Condition 6

The wooden roof structure with corrugated sheeting erected over the rear yard/garden area of the property is not hereby approved. It is unauthorised and shall be removed within six months of the date of this permission.

REASON

To safeguard the amenities of neighbouring properties

AND

Delete Informative 8 or change the wording of pargola structure installed to wooden roof structure with corrugated sheeting erected to mirror the Condition.

(omment)

INFORMATIVES



- 1. IO5
- 2. I09
- 3. I10
- 4. I21
- 5. I33
- 6. I38
- 7. I29
- 8. You are advised that the pergola structure installed over the rear yard/garden area is not hereby approved.
- 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, CD41, CD44, CD52, CD53, S13 and TR39. (I51)

DELEGATED REPORT

PP/99/00678

M.J. FRENCH EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION

Background Papers

The contents of file PP/99/00678 save for exempt or confidential information in accordance with the Local Government (Access to Information) Act 1985.

Report Prepared By:

JS

Report Approved By:

PK/LAWJ

Date Report Approved: