

ROYAL BOROUGH
OF
KENSINGTON & CHELSEA

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DECISION NOTICE



DEC

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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8 - OCT 2002

My Ref: PP/02/01933/CUSE/
Your Ref:

Please ask for: North 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 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

<u>DEVELOPMENT:</u>	Change of use from studio/offices to one residential unit.
<u>SITE ADDRESS:</u>	12/14, Pottery Lane, London, W11 4LZ
<u>RBK&C Drawing Nos:</u>	PP/02/01933
<u>Applicant's Drawing Nos:</u>	PL/SO1
<u>Application Dated:</u>	16/08/2002
<u>Application Completed:</u>	28/08/2002

**FULL CONDITIONS, REASONS FOR THEIR IMPOSITION AND INFORMATIVES
ATTACHED OVERLEAF**

CONDITIONS AND REASONS FOR THEIR IMPOSITION

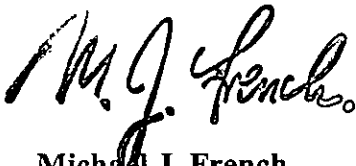
1. **The development hereby permitted shall be begun before the expiration of five years from the date of this permission. (C001)**
Reason - As required by Section 91 of the Town and Country Planning Act 1990, to avoid the accumulation of unexercised Planning Permissions. (R001)
2. **The whole of the car parking space shown on the drawings hereby approved shall be provided before the dwellings are occupied and the spaces shall thereafter be permanently retained for the parking of vehicles in connection with the residential use of the dwellings and for no other purpose. (C026)**
Reason - To prevent obstruction of the surrounding streets and safeguard the amenity of the area. (R026)
3. **Notwithstanding the provisions of Article 3, Schedule 2, and Part 1 of the Town and Country Planning General Development Order 1995, no external alterations shall be carried out or extensions constructed to the premises the subject of this permission without the prior approval in writing of the Local Planning Authority. (C070)**
Reason - Any alterations or extensions to the building will have implications upon the residential amenity of the residential dwellings located directly behind the building which is the subject of this permission.

INFORMATIVES

1. This permission does not permit the use of the premises to provide temporary sleeping accommodation, including holiday lets, short lets, or timeshare, or for any purpose specified in Section 25 of the Greater London (General Powers) Act 1973, as amended by the Greater London (General Powers) Act 1983, or as timeshare accommodation as specified in Section 5 of the Greater London (General Powers) Act 1984. Use for such purposes would constitute a change of use requiring planning permission. It is the Council's policy to resist such changes of use, and you are advised that planning permission for such a change of use is unlikely to be granted. (I02)
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 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)
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, Strats 13 and 14, and Policies H2, H3, and TR46. (I51)

Yours faithfully,



Michael J. French
Executive Director, Planning and Conservation