

ROYAL BOROUGH
OF
KENSINGTON & CHELSEA

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DECISION NOTICE



DEC

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

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THE ROYAL
BOROUGH OF



**KENSINGTON
AND CHELSEA**

17 JUN 2002

My Ref: PP/02/00895/CHSE/
Your Ref: CHRIS GOUGH-WILLETTS

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 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>	Erection of glass conservatory to front of existing property together with side extension adjacent to party wall providing entry/WC and utility accommodation.
<u>SITE ADDRESS:</u>	Cranley Lodge, 132B Fulham Road, London, SW3 6HX
<u>RBK&C Drawing Nos:</u>	PP/02/00895
<u>Applicant's Drawing Nos:</u>	020/AP100, 101, 2G01, 2G02, 301 and 302.
<u>Application Dated:</u>	15/04/2002
<u>Application Completed:</u>	26/04/2002

**FULL CONDITION(S), REASON(S) FOR THEIR IMPOSITION AND INFORMATIVE(S)
ATTACHED OVERLEAF**

CONDITION(S) AND REASON(S) FOR THEIR IMPOSITION

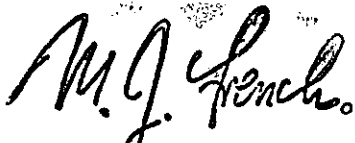
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1. **The development hereby permitted shall be begun before the expiration of five years from the date of this permission. (C001)**
Reason - As required by Section 91 of the Town and Country Planning Act 1990, to avoid the accumulation of unexercised Planning Permissions. (R001)
2. **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. **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 preserve and enhance the character and appearance of the Conservation Area. (R072)
4. **The roof of the side 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 (R080)
5. **The trees existing on the site at the date of this permission shall be protected against damage throughout the period of building and other operations pursuant to this permission. (C020)**
Reason - To ensure that trees are adequately protected and to safeguard the amenity. (R020)
6. **Full particulars of the method(s) 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)
7. **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)
8. **Any tree which is removed during the course of development must be replaced by another within twelve months of removal. The size, species and planting pit, including all details and specifications, must be approved in writing by the Borough Arboriculturist.**
Reason - To protect and enhance the amenities of the area.

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. (I11)
4. 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, CD41, CD42, CD48, CD52 and CD53. (I51)

Yours faithfully,



Michael J. French
Executive Director, Planning and Conservation