

Decision Notice

Please Index As

File Number

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

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KENSINGTON
AND CHELSEA

24 FEB 2000

My Ref: PP/99/02564/CHSE/6/380
Your Ref: C99/6/KM

Please ask for: North 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:** Alterations including rebuilding of basement rear extension and the rear of the ground floor side extension and alterations to the front boundary wall.
- SITE ADDRESS:** 82 Ladbrooke Road, Kensington, W11 3NU
- RBK&C Drawing Nos:** PP/99/02564, PP/99/02564/A and PP/99/02564/B
- Applicant's Drawing Nos:** C99/6/KM/101, /102A, /107, /112, /201B, /202B, /203, /207B, /212B, /2001 and /2002; unnumbered A4 sheet entitled "1/50 Terrace Elevation of Kitchen"; C97/7/PAS/1011, /1014, /1103 and /5013A
- Application Dated:** 15/12/1999
- Application Completed:** 21/12/1999
- Application Revised:** 05/01/2000 and 09/02/2000

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

CONDITIONS AND REASONS 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. **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) **the design of the proposed vehicular and pedestrian gates**

(b) **the design of the proposed trellis screen adjoining No. 84 Ladbroke Road. ((C011)**

Reason - The particulars hereby reserved are considered to be material to the acceptability of the development, and the local planning authority wishes to ensure that the details of the development are satisfactory. (R011)

4. **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 to include two trees to the rear garden of specified size and species ;**

(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)

5. **All planting, seeding and turfing, forming part of the approved details of landscaping, shall be carried out in the first planting and seeding season following the first occupation of the development or the completion of the development whichever is the sooner and any trees or plants which, within a period of 5 years from the completion of the development, die, are removed, or**

become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives its written consent to any variation. (C018)

Reason - To protect the amenity of the area. (R018)

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6. 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. (C071)

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

7. No water tank, lift motor room, or other roof structure, shall be erected which rises above the level of the roof hereby approved. (C077)

Reason - To safeguard the appearance of the building. (R077)

8. The railings to the roof terrace hereby permitted shall be painted black, and so maintained. (C082)

Reason - To safeguard the appearance of the building. (R082)

9. All new windows and external doors shall be timber framed, painted white or such other colour as the Executive Director, Planning and Conservation shall agree in writing, and be so maintained.

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

INFORMATIVE(S)

1. Planning Permission is hereby granted for the development as shown on the approved drawings and subject to the Conditions. 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 commencing work. (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. 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. This permission conveys no consent for the structure at the end of the rear garden shown on Drawing No. C99/6/KM/201B, for which a separate town planning application may be required.

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Yours faithfully,



Michael J. French
Executive Director, Planning and Conservation