

Wilden, Sarah: PC-Plan

From: Wilden, Sarah: PC-Plan
Sent: 20 October 2006 13:06
To: Tiernan, Peter: CP-Fin
Subject: RE: 540/542 King's Road and 48 Gunter Grove SW10

Peter,

I'm on leave next week, back 30/10. It might be best to have a meeting on site accompanied by one of our design officers. If you think this appropriate, let me know and I shall arrange.

I have checked the planning permission for No.48 and condition 4 removes permitted development rights. For any unauthorised windows to acquire lawfulness, they would have to have been installed more than 10 years ago, which is clearly impossible as the PP was dated 3/3/99. Therefore the windows would be eligible for Enforcement Action. Whether we think it expedient to take action is another matter. A site visit would assist.

Sarah

-----Original Message-----

From: Tiernan, Peter: CP-Fin
Sent: 19 October 2006 14:19
To: Wilden, Sarah: PC-Plan
Subject: 540/542 King's Road and 48 Gunter Grove SW10

Dear Sarah

I believe that Richard Carroll (Head of Valuation) may have briefly spoken to recently concerning a rights of light issue at the above addresses.

To briefly recap, 48 Gunter Grove is privately owned and the freehold of the adjacent property at 540/542 King's Road is owned by the Council. There was a former two-storey commercial building at 48 Gunter Grove that was demolished circa 1998 and a new three-storey four-bedroom building was erected on the site shortly afterwards. (Planning refs: TP/98/2026 and TP/98/2025). However it was only in the last 18 months or so, that Property Services became aware of the rights of light issue (which is being disputed by the freeholder of 48 Gunter Grove).

Richard and I would like to explore the possibility of a backland development to the communal rear garden at the rear of 540/542 King's Road, and wonder if it would be possible to briefly meet with you at the Town Hall sometime next week to discuss this matter further? I would be obliged if you could provide me with some time and dates for possible appointments in this regard.

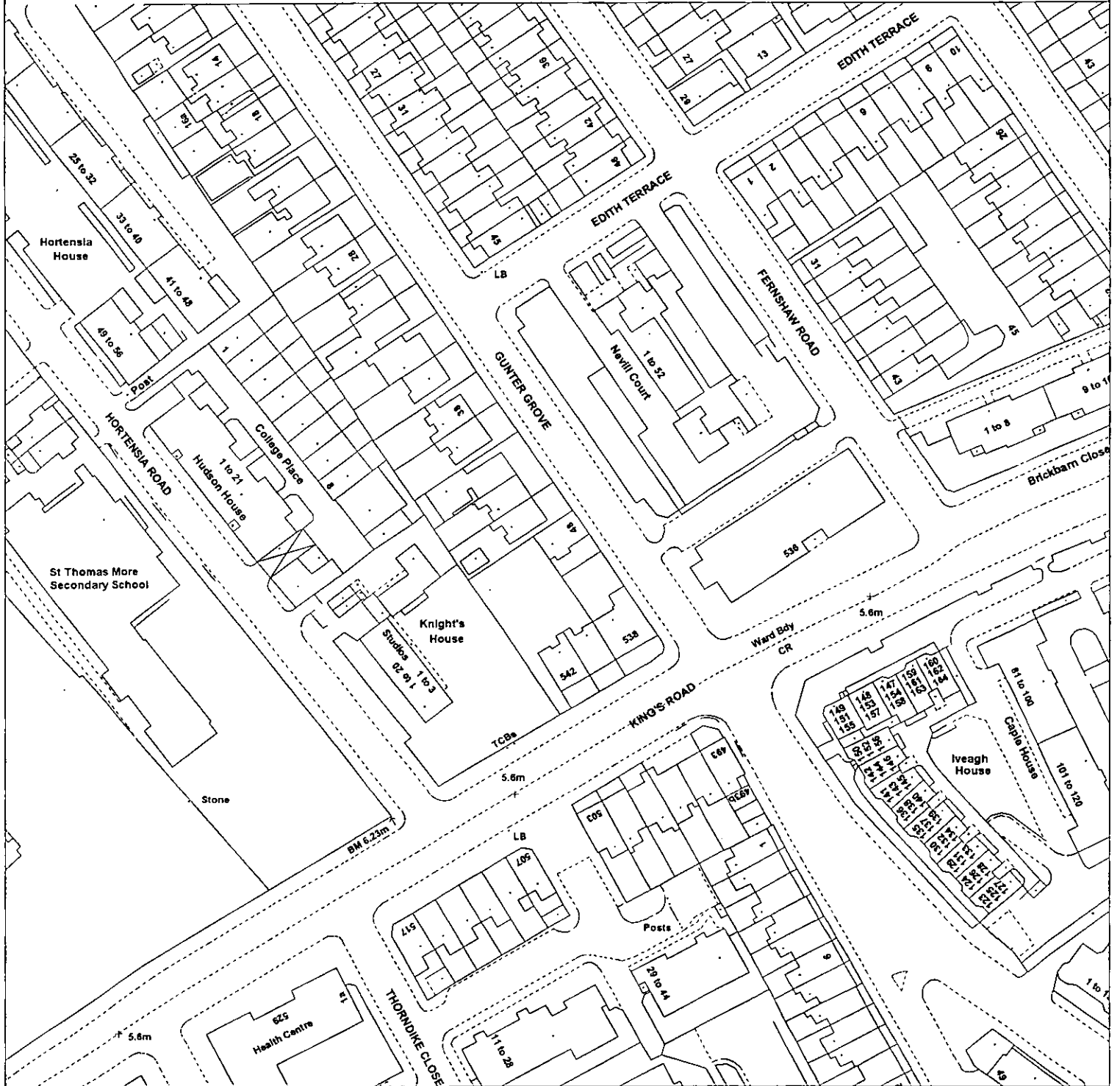
If I can be of further assistance in this matter, please do not hesitate to contact me.

Kind regards.

Peter
19/10/2006
Peter Tiernan
Senior Valuer
Royal Borough of Kensington and Chelsea
2nd Floor Central Library
12 Phillimore Walk
London W8 7NX

Direct Line: (020) 7361 2852
Fax: (020) 7361 2008

RBKC - Planning and Conservation - Card Index - Site Map



Ordnance Survey Map Extract - Crown Copyright Reserved - RBKC Internal Use Only

QuickMap(12/10/2006)

Map width : 243.74m

Scale 1 : 1250

48 GUNTER GROVE

Property Card N° : 0357 062 00

Sitename :
 Comment :
 TP Arch/History : H 12500
 See Also :

Xref :
 Notes :

TP No Brief Description of Proposal 1 of 13

**USE FOR LIMITED PERIOD PART 1ST FLOOR AS CLUB PREMISES
 BY FULHAM BRANCH - ROYAL NAVAL ASSOC.
 PERSONAL.**

Received	Decision & Date	
Completd	Conditional	18/10/1968
Revised	LIMITED TO	30/09/1969

TP No Brief Description of Proposal 2 of 13

**CONTINUED LIMITED PERIOD USE DITTO DITTO.
 PERSONAL.**

Received	Decision & Date	
Completd	Conditional	23/04/1970
Revised	LIMITED TO	30/04/1973

TP No Brief Description of Proposal 3 of 13

**CONTINUED DITTO DITTO DITTO
 PERSONAL**

Received	Decision & Date	
Completd	Conditional	04/03/1975
Revised	LIMITED TO	31/01/1978

TP No TP/81/0893 Brief Description of Proposal 4 of 13

**CONTINUED USE FOR A FURTHER LIMITED PERIOD AS A PRIVATE
 CLUB AT 1ST FLOOR.
 PERSONAL**

1ST FLOOR

Received	Decision & Date	
Completd	Conditional	03/09/1981
Revised	LIMITED TO	27/08/1984

48 GUNTER GROVE

Property Card N° : 0357 062 00

Sitename :
 Comment :
 TP Arch/History : H 12500
 See Also :

Xref :
 Notes :

TP No TP/83/0453 Brief Description of Proposal 5 of 13

ELEVATIONAL ALTERATIONS TO THE GROUND FLOOR, AND USE FOR
 A LIMITED PERIOD, OF THE GROUND FLOOR AS A PRIVATE CLUB

COMPLETED JULY 1983

Received	Decision & Date	Works Completed
Completed	Conditional	08/06/1983
Revised	LIMITED TO	27/08/1984
		Y

TP No TP/90/1128 Brief Description of Proposal 6 of 13

REFURBISHMENT OF EXISTING OFFICE/STORAGE YARD BUILDING
 AND CONSTRUCTION OF NEW GROUND FLOOR LOBBY, DEMOLITION OF
 EXISTING EXTERNAL STAIRS AND ELEVATIONAL ALTERATIONS

Received	Decision & Date	Works Completed
06/06/1990	Conditional	09/11/1990
19/01/1990		
01/08/1990		

TP No TP/90/1129 Brief Description of Proposal 7 of 13

REFURBISHMENT OF EXISTING OFFICE/STORAGE YARD BUILDING
 AND CONSTRUCTION OF NEW GROUND FLOOR LOBBY, DEMOLITION
 OF EXISTING EXTERNAL STAIRS, ERECTION OF AN ADDITIONAL
 FLOOR AND ELEVATIONAL ALTERATIONS.

Received	Decision & Date	Works Completed
06/06/1990	Conditional	09/11/1990
19/06/1990		
05/09/1990		

TP No TP/90/1486 Brief Description of Proposal 8 of 13

EXTENSION OF EXISTING OFFICE BUILDING AT GROUND,
 FIRST AND SECOND FLOORS

Received	Decision & Date	Works Completed
09/03/1990	Refused	09/11/1990
17/08/1990		

48 GUNTER GROVE

Property Card N° : 0357 062 00

Sitename :
 Comment :
 TP Arch/History : H 12500
 See Also :

Xref :
 Notes :

TP No TP/97/2595 Brief Description of Proposal 9 of 13

**CHANGE OF USE TO PROVIDE A SINGLE FAMILY DWELLING HOUSE,
 INVOLVING SIDE AND ROOF EXTENSIONS AND ELEVATIONAL
 ALTERATIONS.**

Received 20/11/1997 Decision & Date
 Completd 24/11/1997 Conditional 27/03/1998
 Revised 22/01/1998

TP No TP/98/1793 Brief Description of Proposal 10 of 13

**DEMOLITION OF EXISTING COMMERCIAL BUILDING AND
 CONSTRUCTION OF NEW THREE BEDROOM, PRIVATE DWELLING.**

*****WITHDRAWN BY APPLICANT*****

Received 04/08/1998 Decision & Date
 Completd 24/09/1998 Withdrawn 28/09/1998L
 Revised

TP No TP/98/1794 Brief Description of Proposal 11 of 13

**DEMOLISH EXISTING COMMERCIAL BUILDING, CONSTRUCT TWO
 STOREY HOUSE.**

***** WITHDRAWN BY APPLICANT *****

Received 04/08/1998 Decision & Date
 Completd 24/09/1998 Withdrawn 28/09/1998L
 Revised

TP No TP/98/2025 Brief Description of Proposal 12 of 13

ERECTION OF A SINGLE FAMILY DWELLING.

Received 26/10/1998 Decision & Date
 Completd 30/10/1998 Conditional 03/03/1999
 Revised 01/02/1999

> Any Queries Please Phone 0207 361 2199/2206/2015 <
 > Fax Requests (FOA Records Section) 0207 361 3463 <

48 GUNTER GROVE

Property Card N° : 0357 062 00

Sitename :
Comment :
TP Arch/History : H 12500
See Also :

Xref :
Notes :

TP No TP/98/2026 Brief Description of Proposal 13 of 13
DEMOLITION OF TWO STOREY EXISTING BUILDING

Received 26/10/1998 Decision & Date
Completd 30/10/1998 Conditional 03/03/1999
Revised 01/02/1999 CAC

> Any Queries Please Phone 0207 361 2199/2206/2015 <
> Fax Requests (FOA Records Section) 0207 361 3463 <

PLANNING AND CONSERVATION

THE TOWN HALL • HORNTON STREET • LONDON W8 7NX

THE ROYAL
BOROUGH OF

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS
Director of Planning Services

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Jonathan Dunn Associates Ltd.,
Wick Farm Oast,
Udimore,
Rye,
East Sussex TN31 6AH

Switchboard: 0171-937 5464
Direct Line: 0171-3612026

Facsimile: 0171-361 3463

KENSINGTON
AND CHELSEA

03 MAR 1999

My reference:

Your reference:

Please ask for:

DPS/PA/TP/98/2025/G/05/6030
J. Dunn

South West Area Team

FILE COPY

Dear Sir/Madam.

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER, 1988

Permission for development (Conditional) (TP6a)

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 insofar as may otherwise be required by the said conditions. Your attention is also drawn to the enclosed Information Sheet.

SCHEDULE

DEVELOPMENT

Erection of a single family dwelling, at 48 GUNTER GROVE, CHELSEA, S.W.10, as shown on submitted drawing(s) No(s). TP/98/2025 and TP/98/2025/B, Applicant's drawing(s) No(s). 48/GG/01/02B and /03B, in accordance with your application dated 26/10/98, completed 30/10/98, revised 01/02/99.

/ CONDITIONS ...

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CONDITIONS

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission. (C.1)
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. (C.68)
3. No water tank, lift motor room or other roof structure shall be erected which rises above the level of the roof hereby approved. (C.77)
4. Notwithstanding the provisions of Article 3, Schedule 2 Part 1 of the Town and Country Planning (General Permitted Development) Order 1995 development described in Classes A, B, C, D, E, F, G and H of that Part relating to the land the subject of this permission shall not be carried out without prior approval in writing of the local planning authority.
5. 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 and/or shrub planting scheme. (C.16)
6. All planting, seeding and turfing comprised in 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. (C.18)
7. 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) samples of brick and glass. (C.11)

/ REASONS FOR THE IMPOSITION ...

REASONS FOR THE IMPOSITION OF CONDITIONS

1. As required by Section 91 of the Town and Country Planning Act 1990 to avoid the accumulation of unexercised planning permissions. (R.1)
2. The details are considered to be material to the acceptability of the proposals and to safeguarding the amenities of the area. (R.68)
3. To safeguard the appearance of the building and area. (R.77)
4. To ensure the local planning authority has the opportunity to assess the impact of external alterations upon residential amenity and the surrounding townscape.
5. To ensure the appearance of the development is satisfactory and safeguard the amenities of the area. (R.16)
6. To protect and enhance the amenities of the area. (R.18)
7. The particulars 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. (R.11)

INFORMATIVES

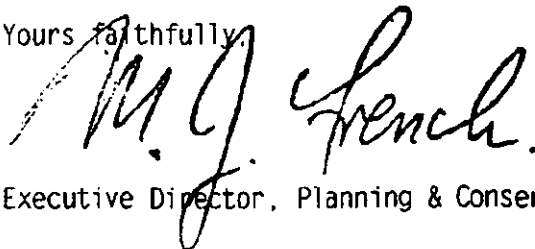
1. This permission does not permit the use of the premises as temporary sleeping accommodation (including holiday lets or short lets) or any purpose specified in Section 25 of the Greater London Council (General Powers) Act 1973 as substituted by the Greater London Council (General Powers) Act 1983 or as timeshare accommodation as specified in Section 5 of the Greater London Council (General Powers) Act 1984. Use for such purposes would constitute a change of use requiring planning permission and it is the Council's policy to resist such changes of use. (I.2)
2. Approval under the Planning Acts 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 approval. You are advised to consult the Directorate of Planning Services before commencing work. (I.9)
3. Your attention is drawn to the conditions of this approval 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. (I.10)

/4. Separate consent for the ...

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4. Separate consent for the works hereby given approval under the Planning Acts may be required by the Building Act 1984 and the Building Regulations 1991, and this approval does not imply that such consent will be given. The Director of Building Control, Town Hall, Hornton Street, London W8 7NX, should be consulted before works commence. (I.21)
5. Any proposals for external fire escapes, roof walkways or safety railings arising from the requirements of the Building Regulations may require further approval under the Planning Acts, and consent under those Regulations does not imply that approval under the Planning Acts will be given. The Directorate of Planning Services will be pleased to advise on the implication of any changes. (I.22)
6. Demolition and building works are subject to the Environmental Protection Act, and appropriate controls over methods, noise and hours of work may be imposed by the Council. You are advised to consult the Director of Environmental Health, Council Offices, 102-108 Warwick Road, W14 8PT at an early stage. (I.30)
7. Your attention is drawn to the British Standards Code of Practice for Demolition (CP 94 : 1971) the observance of which should considerably reduce the risks inherent in demolition work (particularly in relation to fire hazards arising from the practice of burning materials on site) both to operatives on the site and to the general public. (I.31)
8. You are advised to consult the Director of Waste Management and Leisure, Council Offices, 102-108 Warwick Road, W14 8PT on the provision of facilities for the storage and disposal of refuse. There is a code of practice available and advice can also be given on certain aspects of industrial and commercial waste as well as household waste. The Council operates a trade refuse service on a rechargeable basis. (I.29)

Yours faithfully,



Executive Director, Planning & Conservation