

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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THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

Keith Horn Architects,
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Canonbury,
London
N1 2QW

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18 MAY 2001

My Ref: PP/99/02212/CHSE/2035
Your Ref: 369

Please ask for: Central Area Team

Dear Sir/Madam,

FILE COPY

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: Erection of a partially glazed rear extension at ground floor level.

SITE ADDRESS: 29 Pembroke Road, London, W8 6DP

RBK&C Drawing Nos: PP/99/02212, PP/99/02212/A and PP/99/02212/B

Applicant's Drawing Nos: SK1, SK2, SK3, SK4/B, SK5/B, SK7/B, SK8/B, SK9
(Photographs), SK11 and SK12

Application Dated: 20/10/1999

Application Completed: 28/10/1999

Application Revised: 17/01/2001 and 12/01/2001

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

CONDITION(S) AND REASON(S) 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 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. **All external joinery hereby permitted shall be of white painted timber construction.**
Reason - To preserve and enhance the character and appearance of the Conservation Area. (R072)
5. **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 preserve and enhance the character and appearance of the Conservation Area. (R072)
6. **The roof of the 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 amenities of neighbouring properties. (R079)
7. **No additional plumbing or pipes other than rainwater pipes shall be fixed on the external faces of the building without the prior written approval of the Local Planning Authority. (C085)**
Reason - To preserve and enhance the character and appearance of the Conservation Area. (R072)
8. **Full particulars of the method(s) by which the existing London Plane tree on the site is 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 existing London Plane tree is adequately protected and to safeguard the amenities of the area.

9. **The minimum distance between the existing London Plane tree and any construction must be no less than 1200mm from the closest part of the trunk of the tree, measured at 400mm above the garden level existing at the date of this planning permission.**

Reason - To ensure that the existing London Plane tree is adequately protected and to safeguard the amenities of the area.

10. **Positioning of piles to support ground beams should be determined on the basis of careful hand excavation to a depth of at least 1000mm and the full width (or diameter) required for construction. Any roots encountered greater than 150mm circumference or 50mm diameter may be cut only at the discretion of the Council's Arboriculturist. Prior to the construction of any piles, the written permission of the Council Arboriculturist must have been obtained.**

Reason - To ensure that the existing London Plane tree is adequately protected and to safeguard the amenities of the area.

11. **The roof lantern light hereby permitted shall be of white painted timber construction.**

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

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. 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)

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6. 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, CD40, CD41, CD44, CD52, CD53, CD56, CD72, CD74 and CD76. (I51)



Yours faithfully,

A handwritten signature in black ink, appearing to read 'M. J. French'. The signature is written in a cursive, flowing style.

Michael J. French
Executive Director, Planning and Conservation