

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

36

**THE ROYAL
BOROUGH OF**

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

FILE COPY



Christopher Smallwood Architects,
79 Lots Road,
London
SW10 0RN

Switchboard: 0171-937-5464
Direct Line: 0171-361-2096
Extension: 2096
Facsimile: 0171-361-3463

**KENSINGTON
AND CHELSEA**

25 FEB 2000

My Ref: PP/99/02372/MNW/03/30
Your Ref: 424

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:** Erection of new front boundary wall, railings, gates and piers, alterations to front garden area, together with formation of an off-street parking space.
- SITE ADDRESS:** 20 Lansdowne Road, Kensington, W11 3LL
- RBK&C Drawing Nos:** PP/99/02372 and PP/99/02372/A
- Applicant's Drawing Nos:** L2.55 and L2.54/A
- Application Dated:** 10/11/1999
- Application Completed:** 22/11/1999
- Application Revised:** 20/01/2000

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

CONDITIONS AND REASONS FOR THEIR IMPOSITION

37

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. (C071)**
Reason - To ensure a satisfactory standard of external appearance (R071)
4. **The sliding gates to the parking area hereby permitted shall be kept permanently in the closed position, except to allow the ingress and egress of vehicles.**
Reason - To preserve and enhance the character and appearance of the Conservation Area. (R072)
5. **The railings and gates hereby permitted shall be of black painted metal and shall be so maintained.**
Reason - To preserve and enhance the character and appearance of the Conservation Area. (R072)
6. **The hardstanding and all areas of hard landscaping hereby permitted shall be paved in York stone and shall be so maintained.**
Reason - To preserve and enhance the character and appearance of the Conservation Area. (R072)
7. **The hardstanding hereby permitted shall not be used for the parking of more than one vehicle.**
Reason - To preserve and enhance the character and appearance of the Conservation Area. (R072)
8. **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) Details of the railings and gates to the front boundary, including finials, at at scale of 1:20.

((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)

INFORMATIVE(S)

1. 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)
2. 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)
3. 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)
4. 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)
5. The Council hereby GRANTS CONSENT under Section 184 of the Highways Act 1980 for the construction of a vehicular pavement crossover.

The crossover will be constructed by the Council's Directorate of Transportation and Highways upon a receipt of a written request and payment of a deposit. The total cost of the work may include the cost of making good any existing redundant crossovers. An estimate of the cost can be obtained from the Directorate of Transportation and Highways, Room 230, Town Hall, Hornton Street W8 7NX (0171-361-3628). It should be noted that sunken crossovers will not normally be allowed. (I23)

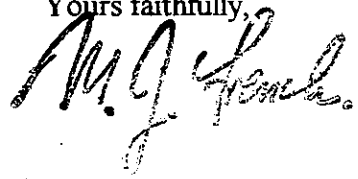
39

6. Your attention is drawn to the Statutory provisions relating to projections over the public highway. Doors and windows close to the edge of the public footway must be designed to open inwards. Projections over the highway of any kind require **additional consent** and are only approved in exceptional circumstances. The Directorate of Transportation and Highways, Room 230, Town Hall, Hornton Street W8 7NX (0171-361-3628) can give further advice. (I26)

7. You are informed that the works involved in the relocation of the lamp column and British Telecom box must be undertaken at the applicants expense.

8. The development hereby permitted must comply with the Highways Acts. The Directorate of Transportation and Highways, Room 230, Town Hall, Hornton Street W8 7NX (0171-361-3628) should be consulted on the positioning of buildings in relation to the highway, points of vehicle access and the width of the highway. (I24)

Yours faithfully,



Michael J. French
Executive Director, Planning and Conservation