

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8-7NX

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THE ROYAL
BOROUGH OF

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

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13 FEB 2000



KENSINGTON
AND CHELSEA

My Ref: PP/99/02502/CHSE/51/74

Please ask for: North Area Team

Your Ref: 108

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 first floor rear extension, provision of a rooflight to main roof and new lean-to roof to existing basement rear extension.
(Amendment to planning permission dated 22/09/99 Ref: PP/99/01476).

SITE ADDRESS:

34 Hillgate Place, Kensington, W8 7ST

RBK&C Drawing Nos:

PP/99/02502 and PP/99/02502/A

Applicant's Drawing Nos:

108/PA/01, /08 (with the exception of Section aa), /09, and /10

Application Dated:

25/11/1999

Application Completed:

10/12/1999

Application Revised:

24/12/1999

**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. **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 render to the rear elevation of the extension hereby permitted shall be finished smooth and shall be so maintained.**
Reason - To preserve and enhance the character and appearance of the Conservation Area. (R072)
5. **The windows in the extension hereby permitted shall be painted timber framed, double hung, sliding sashes, and so maintained. (C075)**
Reason - To ensure a satisfactory standard of appearance. (R075)
6. **The windows in the rear elevation of the first floor extension hereby permitted shall be constructed using only obscured glazing, and shall be so maintained. (C092)**
Reason - To safeguard the amenity of neighbouring property, and in particular to prevent overlooking. (R091)
7. **The roof of the building and 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. (C079)**
Reason - To protect the privacy and amenity of neighbouring property. (R079)

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)

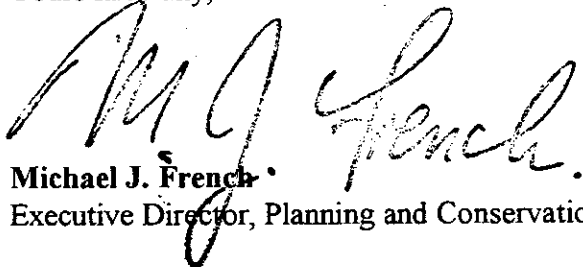
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2. This property is within a Conservation Area. Building works should, therefore, be completed with great care. External facing work and detailed treatment should be finished in a manner sympathetic to the existing building. If there is any doubt about 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)

Yours faithfully,



Michael J. French
Executive Director, Planning and Conservation