

**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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KENSINGTON  
AND CHELSEA

112 JUN 2000

My Ref: PP/99/02585/MIND/13/4069  
Your Ref: 125

Please ask for: South East Area Team

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING ACT 1990**

FILE COPY

**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:** Rebuilding of three storey mews property, including mansard roof, at No. 84 Cadogan Lane; erection of rear extension and glazed atriums at No. 67 Cadogan Place, and other minor elevational alterations.
- SITE ADDRESS:** 84 Cadogan Lane with Flat 8 and ancillary storerooms, 66/67 Cadogan Place, Chelsea, SW1
- RBK&C Drawing Nos:** PP/99/2586 and PP/99/2586/A
- Applicant's Drawing Nos:** 125/D/11A and /12A; 125/B/11, /12, /13A and /14
- Application Dated:** 16/12/1999
- Application Completed:** 22/12/1999
- Application Revised:** 30/03/2000

**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. **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. **The roof slope(s) of the building hereby permitted shall be clad in natural slates, and so maintained. (C073)**  
*Reason - To preserve and enhance the character and appearance of the Conservation Area (R072)*
  
5. **The windows hereby permitted shall be single glazed, timber framed, double hung, sliding sashes, and so maintained. (C075)**  
*Reason - To preserve and enhance the character and appearance of the Conservation Area (R072)*
  
6. **No water tank, lift motor room, or other roof structure shall be erected which rises above a roof of any part of the building, including the roof of any extensions. (C078)**  
*Reason - To safeguard the appearance of the terrace. (R077)*
  
7. **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 amenity of neighbouring property (R080)*

8. **The external pipework hereby permitted shall be painted black cast iron metal and so maintained (C088)**

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

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9. **The new doors hereby permitted shall be of vertically boarded painted timber and so maintained.**

*Reason - To preserve and enhance the character and appearance of the Conservation Area.*

10. **The dormer windows hereby permitted shall lead cheeked and so maintained.**

*Reason: To preserve and enhance the character and appearance of the Conservaion Area.*

11. **Full particulars of the following shall be submitted to and approved in writing by the Executive Director, Planning and Conservation 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 roofing and facing materials (C011)**

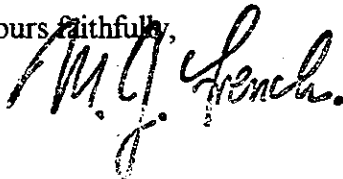
*Reason - The particulars hereby reserved are considered to be material to the acceptability of the development, and the Local Planning Authority wishes to ensure that the details of the development are satisfactory. (R011)*

### **INFORMATIVE(S)**

1. 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. 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 and consent must be obtained before the commencement of such work. The Directorate of Transportation and Highways, Room 230, Town Hall, Hornton Street W8 7NX (020-7361-3628) can give further advice. (I26)
6. 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)
7. If the development is to include any air conditioning unit incorporating a water cooling system, or any other plant or equipment involving large scale heating and distribution of water, you should consult the Director of Environmental Health to ensure adequate mechanical cleaning. (I37)
8. Any plant or equipment installed in or on the building must be designed so as not to cause a nuisance through noise, vibration, or fumes. The grant of planning permission does not obviate the need to comply with relevant environmental protection legislation, nor imply that these other approvals will be given. The Directorate of Environmental Services should be contacted on the detail of any such plant or equipment. Any changes to plant or equipment required to comply with other legislation may require further planning permission. (I38)

Yours faithfully,



**Michael J. French**  
Executive Director, Planning and Conservation