

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

FILE COPY



Carnell Green,
5/6 Kendrick Mews,
South Kensington,
London
SW7 3HG

Switchboard: 0171-937-5464
Direct Line: 0171-361-2085
Extension: 2085
Facsimile: 0171-361-3463

**KENSINGTON
AND CHELSEA**

FEB 2000

My Ref: PP/99/02594/CHSE/3/81
Your Ref: 80563

Please ask for: Central 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 garage with new boundary gates alteration to link to swimming pool at lower ground, works to rear roof terrace and balustrading together with alterations to crossover to Duchess of Bedford Walk to provide new access to garage.
- SITE ADDRESS:** 19 Upper Phillimore Gardens, Kensington, W8 7HF
- RBK&C Drawing Nos:** PP/99/02594 and PP/99/02594/A
- Applicant's Drawing Nos:** EX03, EX06, EX07, EX12A, P01B, P03B, P06A, P07, P11 and P12
- Application Dated:** 20/12/1999
- Application Completed:** 23/12/1999
- Application Revised:** 18/01/2000

**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 garage accommodation hereby permitted shall be available at all times for car parking and shall not be adapted for living, commercial, or other purposes. (C028)**
Reason - To protect the amenity of the area. (R028)

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)

INFORMATIVE(S)

1. 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)

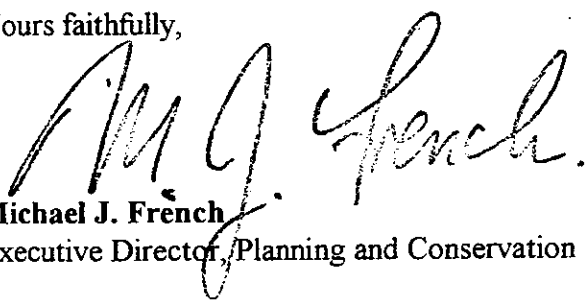
2. Separate approval for the works hereby granted planning permission may be required by the Building Act 1984 and the Building Regulations 1991, and the grant of planning permission does not imply that such approval will be given. The Director of Building Control, Town Hall, Hornton Street, W8 7NX should be consulted before works commence. (I21)

3. 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)

- 4. 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 317, Town Hall, Hornton Street W8 7NX (0171-361-2103). It should be noted that sunken crossovers will not normally be allowed. (I23)

Yours faithfully,



Michael J. French
Executive Director, Planning and Conservation