

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**

06 MAR 2001

My Ref: PP/99/02457/CHSE/136/A2

Please ask for: North 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 part single storey and part three storey rear extension following demolition of existing two storey rear extension.

SITE ADDRESS: 86 Cambridge Gardens, London, W10 6HS

RBK&C Drawing Nos: PP/99/02457 and PP/99/02457/B

Applicant's Drawing Nos: GW99/100, GW99/PL200 Rev.B, GW99/101, GW99/PL201 Rev.B, GW99/102, GW99/PL202 Rev.B, GW99/110 and GW99/PL210 Rev.C

Application Dated: 02/12/1999

Application Completed: 06/12/1999

Application Revised: 04/08/2000

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

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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 new brickwork shall match the adjoining brickwork in terms of colour, size, texture, facebond and pointing.**
Reason: To preserve and enhance the character and appearance of the Conservation Area.
- 5. 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) the materials to be used on the external faces of the building(s);**
 - (b) the design and materials of the means of enclosure around the terrace. (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)
- 6. The roof at first floor level of the rear closet wing 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)

7. A revised version of plan GW99/PL201 Rev.B, indicating the planters extended to cover (a) the area of 0.8m in width parallel to the stairs hereby approved and (b) the area at the opposite end of the terrace already shown as effectively separated by planters, shall be submitted to, and approved in writing by, the Executive Director, Planning and Conservation before development commences. The areas so indicated on that plan shall thereafter only be used to contain planting and shall not otherwise be used as a terrace.
Reason - To prevent harm to the existing levels of privacy enjoyed by residents of the adjoining properties.

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. 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 CD28, CD30, CD40, CD41, CD52 and CD53. (I51)

Yours faithfully,



Michael J. French
Executive Director, Planning and Conservation