

**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

Thomas Marsterson,  
Jones Lambell Architecture and Design,  
Studio 30, 38 Burns Road,  
London  
SW11 5GY

Switchboard: 0171-937-5464  
Direct Line: 0171-361-2012  
Extension: 2012  
Facsimile: 0171-361-3463



**KENSINGTON  
AND CHELSEA**

22 MAR 2000

My Ref: PP/99/02471/MNW/49/4031

Please ask for: South East Area Team

Your Ref: 358

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:** Extension of existing restaurant into adjacent covered passage.

**SITE ADDRESS:** 21 Elystan Street, Chelsea, SW3 3NT

**RBK&C Drawing Nos:** PP/99/02471

**Applicant's Drawing Nos:** 000, 001, 002, 005, 006, 007, 010, 015, 016 and 017

**Application Dated:** 06/12/1999

**Application Completed:** 01/12/1999

**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. **No more than seventy five customers shall be in the restaurant at any one time.**  
*Reason - To safeguard the amenities of neighbouring properties.*
  
5. **No music shall be played within the premises the subject of this permission so as to be audible outside the premises. (C048)**  
*Reason - To safeguard the amenity of neighbouring property. (R048)*
  
6. **Before the use hereby permitted commences, the premises shall be insulated so as to prevent the transmission of excessive airborne and impact noise from the premises in accordance with details to be submitted to, and approved in writing by, the Local Planning Authority and the insulation shall be installed only in accordance with the details so approved and shall be so maintained. (C054)**  
*Reason - To safeguard the amenity of neighbouring property. (R054)*

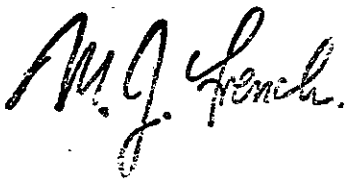
**INFORMATIVE(S)**

1. Planning Permission is hereby granted for the development as shown on the approved drawings and subject to the Conditions. 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 commencing work. (I09)

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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. 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. Before placing any structures, including tables, chairs, or advertisements, on the public highway, you are advised to consult the Directorate of Transportation and Highways, Room 230, Town Hall, Hornton Street W8 7NX (0171-361-3628) regarding consent under the Highways Act which may be required. (I25)
  
5. Your attention is drawn to condition 1 of the original permission which permits the Class A3 (food and drink) use of the unit (Ref. TP/82/0307, dated 28/4/1982) which states:  
"The hours of opening shall be restricted to those normally enjoyed by licensed permesis i.e. 11 a.m. to 3 p.m. and 5.30 p.m. to 11 p.m. Mondays to Saturdays, and 12 p.m. to 2 p.m. and 7 p.m. to 10.30 p.m. on Sundays."  
A further planning application need be submitted under Section 73 of the Town and Country Planning Act, 1990 should one wish to amend this permission.
  
6. The passageway to the north of the restaurant shall be adequately lit at all times.

Yours faithfully,



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