

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

29

**THE ROYAL
BOROUGH OF**



**KENSINGTON
AND CHELSEA**

APCAR Smith Planning,
56-58 Crewys Road,
London
NW2 2AD

Switchboard: 020-7937-5465
Direct Line: 020-7361-3663
Extension: 3651
Facsimile: 020-7361-3463

3 MAR 2000

My Ref: PP/99/02477/COTH/04/476
Your Ref: CA/1227

Please ask for: North 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) (DPI)

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: Pursuant to Section 73 of the Town and Country Planning Act 1990, erection of ground, first and second floor rear extension, new rooflights, fenestration alterations to front and rear elevations and installation of new shopfront to shop unit, separate access to upper residential flat and the formation of a terrace on the main roof.

SITE ADDRESS: 93 Portobello Road, Kensington, W11 2QB

RBK&C Drawing Nos: PP/99/02477/A

Applicant's Drawing Nos: 314/31, location plan and photographs

Application Dated: 29/11/1999

Application Completed: 08/12/1999

Application Revised: 25/01/2000

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

CONDITIONS AND REASONS 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. The railings to the roof terrace hereby permitted shall be simple vertical painted black, and so maintained. (C082)**
Reason - To safeguard the appearance of the building/street. (R082)
- 5. Except as shown on the drawings hereby approved, 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 building / area. (R077)
- 6. The windows to the front elevation shall be timber framed, double hung, sliding sashes, and so maintained. (C075)**
Reason - To preserve and enhance the character and appearance of the Conservation Area. (R072)
- 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.**
Reason: To protect the privacy and amenity of neighbouring property (R080)

(31)

8. Notwithstanding the shopfront details as indication on applicant's plan 314/31, the two outer door panels shall be fixed shut, and be so maintained. Only the two central door panels shall be openable.

Reason: To maintain the continuity of the street frontage, in accordance with Policy CD65 of the Unitary Development Plan.

INFORMATIVE(S)

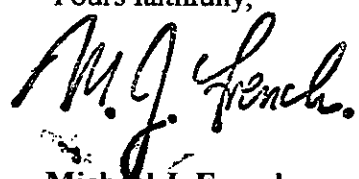
1. Your attention is drawn to the Conditions of this Permission and to the Council's powers of enforcement, including the power to serve a Breach of Condition Notice under the Town and Country Planning Act 1990, as amended. (I10)
2. Conditional Planning Permission is hereby granted for the development 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)
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. Any proposals for external fire escapes, exit housings, roof walkways, or safety railings arising from the requirements of the Building Regulations may require further planning permission, and approval under those Regulations does not imply that planning permission will be granted. The Directorate of Planning Services will be pleased to advise on the implications of any changes. (I22)
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. Your attention is drawn to the British Standards Code of Practice for Demolition, and the Environmental Protection Act 1990 relating to nuisances, the observation of which should considerably reduce the risks and nuisance inherent in demolition work (particularly in relation to fire hazards arising from the practice of burning materials on site) both to operatives on site and to the general public. (I31)

- 8. Any Advertisements to be erected at the premises may require consent under the Control of Advertisement Regulations 1992. You are advised to consult the Directorate of Planning Services. (I05)

- 9. 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)

Yours faithfully,



Michael J. French
Executive Director, Planning and Conservation