

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

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**THE ROYAL
BOROUGH OF**



**KENSINGTON
AND CHELSEA**

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21 JUL 1999

FILE COPY

My Ref: PP/99/00717/CUSE/24/4110
Your Ref: WAL

Please ask for: South East 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:** Change of use of the existing ground floor unit at 192 Walton Street from Class B1 (light industrial) to form a new building, creation of a residential flat and provision of a new shopfront.
- SITE ADDRESS:** 190-200 Walton Street, Chelsea, S.W.3
- RBK&C Drawing Nos:** PP/99/00717 and PP/99/00717/B
- Applicant's Drawing Nos:** WAL X01, WAL X02, WAL X03, WAL X04, WAL 200, WAL 300B, WAL 301B, WAL 302A, WAL 100A, WAL 101A, WAL 102B, WAL 103B and photographs.
- Application Dated:** 01/04/1999
- Application Completed:** 13/04/1999
- Application Revised:** 18/06/1999

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. **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) and**
 - (b) **the provision of access for people with disabilities.****(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)

3. **No process shall be carried out, or machinery installed, pursuant to this permission so as to cause detriment to the amenity of adjacent property, or of the immediate area, by reason of noise, vibration, smell, smoke, soot, ash, grit, or electrical interference. (C047)**
Reason - To safeguard the amenity of neighbouring property. (R042)

4. **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)

5. **No loudspeakers or relay equipment, or musical instruments, shall be used on the premises in such a manner as to cause noise nuisance to occupants of neighbouring property. (C049)**
Reason - To safeguard the amenity of neighbouring property. (R048)

6. **Details of the means of ventilation to the premises shall be submitted to and approved in writing by the Local Planning Authority before the use hereby permitted commences, and the use shall take place only with the ventilation so approved in operation. (C055)**
Reason - To safeguard the amenity of neighbouring property. (R055)

7. **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)
8. **No demolition pursuant to this permission shall commence until a contract for the carrying out of the building operations hereby permitted has been completed. (C069)**
Reason - To ensure a satisfactory standard of external appearance, and to safeguard the visual amenity of the area. (R069)
9. **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)
10. **No water tank, lift motor room, or other roof structure, shall be erected which rises above the level of the roof hereby approved. (C077)**
Reason - To safeguard the appearance of the building and area. (R077)
11. **The retail floorspace hereby permitted shall not be occupied until the residential flat hereby permitted located in the rear roof void of 190-196 Walton Street has been constructed and is available for occupation.**
Reason - To safeguard the provision of residential accommodation within the Borough.
12. **Details of the dormer windows hereby permitted on the rear roof void of 190-196 Walton Street shall be submitted to and approved in writing by the Executive Director, Planning and Conservation prior to development commencing.**
Reason - The particulars 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.
13. **Details of the shopfront hereby permitted including materials shall be submitted to and approved in writing by the Executive Director, Planning and Conservation prior to the commencement of the development.**
Reason - To preserve and enhance the character and appearance of the Conservation Area. (R072)

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)
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. Your attention is drawn to the Chronically Sick and Disabled Persons Act 1970 (Section 4) and the Disabled Persons Act 1981 which place on developers and their representatives an obligation to provide easy access for the disabled; the Chronically Sick and Disabled Persons Act 1970 (Section 5) and the Disabled Persons Act 1981 which place on local authorities and an obligation to provide easy access for the disabled with regard to the provision of toilets; the Chronically Sick and Disabled Persons Act 1970 (Section 8) and the Disabled Persons Act 1981 which place on developers and their representatives of educational buildings an obligation to provide easy access for the disabled. Design Guidance notes for schools can be found in the DfEE Design Note 18 - Access for Disabled People to School Buildings. (I43)
5. 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)
6. 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)


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7. 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)

8. 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)

9. 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