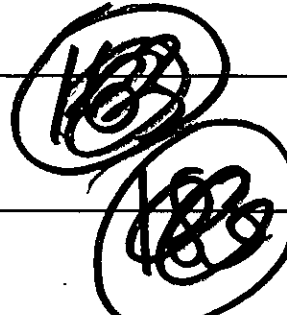


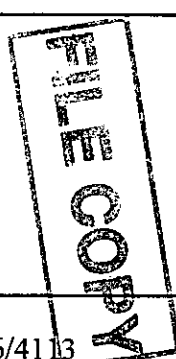
PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS



G M K Associates,
Dukes Court Block D,
Duke Street,
Woking,
GU21 5BH



Switchboard: 0171-937-5464

Direct Line: 0171-361-2664

Extension: 2664

Facsimile: 0171-361-3463

21 JUL 1999



KENSINGTON
AND CHELSEA

My Ref: PP/99/00719/MAJD/26/41 13
Your Ref: 1559

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:

Redevelopment of 179-181 Brompton Road by the erection of a new building comprising retail floorspace at basement and ground floor level with five storeys above, comprising 10 residential flats, and refurbishment and elevational alterations of 1-1A Beauchamp Place to provide retail floor space at basement and ground floor level with residential accommodation at first and second floor levels, comprising two residential flats.

SITE ADDRESS:

179-181 Brompton Road and 1-1A Beauchamp Place,
Kensington, S.W.3

RBK&C Drawing Nos:

PP/99/00719 and PP/99/00719/A

Applicant's Drawing Nos:

1559 05, 1559 06, 1559 07, 1559 08, 1559 09, Datum level drawing dated May 1999 and Beauchamp Place existing elevations dated March 1999

Application Dated:

31/03/1999

Application Completed:

13/04/1999

Application Revised:

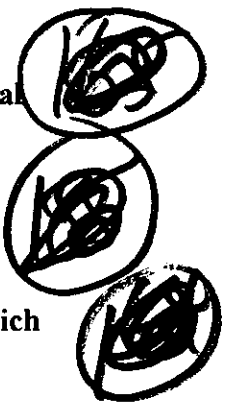
02/07/1999

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. **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. **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)
4. **All external windows and doors shall be painted timber and so maintained. Reason - To ensure a satisfactory standard of external appearance. (R085)**
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) sample panels of facing brickwork.
 - (b) the materials to be used on the external faces of the building(s)
 - (c) the provision to be made for the storage and disposal of refuse
 - (d) the means of external ventilation (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 windows hereby permitted shall be timber framed, double hung, sliding sashes, and so maintained. (C075)**
Reason - To ensure a satisfactory standard of external appearance. (R071)
7. **No additional plumbing or pipes other than rainwater pipes shall be fixed on the**

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external faces of the building without the prior written approval of the Local Planning Authority. (C085)

Reason - To ensure a satisfactory standard of external appearance. (R085)

8. 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)

9. Before the building hereby permitted is used or occupied, provision for access by people with disabilities shall be provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority, and the facilities shall be installed only in accordance with the details so approved. (C095)

Reason - To ensure adequate access for people with disabilities. (R095)

10. No development shall take place until arrangements have been made for an archaeological "watching brief" to monitor development groundworks and to record any archaeological evidence revealed. These arrangements are to be submitted to, and approved in writing by, the Council as Local Planning Authority. The development shall take place in accordance with the "watching brief" so approved. The "watching brief" shall be carried out by a suitable qualified investigating body acceptable to the Council. (C101)

Reason - To minimise any damage to any archaeological remains that may exist on site and to ensure satisfactory recording in accordance with the guidance contained in Planning Policy Guidance Note 16, and the Council's Policies. (R100)


11. Details of the shopfronts at a scale of 1:50 shall be submitted to and approved in writing by the Executive Director, Planning and Conservation before the development hereby permitted commences, and the development shall be carried out in accordance with the details so approved.

Reason - To ensure a satisfactory standard of external appearance. (R071)

INFORMATIVE(S)

1. 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)

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)

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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. 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)
 5. 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)
 6. 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 are only approved in exceptional circumstances. The Director of Highways and Traffic, Council Offices, 37 Pembroke Road, W8 6PW (0171-373-6099) can give further advice. (I26)
 7. This permission is given without prejudice to the Council's powers under the Public Utilities Act (Street Works) 1950 and Vaults By-Laws and the agreement of the Council must be obtained before work is commenced. The Director of Highways and Traffic, Council Offices, 37 Pembroke Road W8 6PW can give further notice. (I28)
 8. You are advised to consult the Director of Waste Management and Leisure, Council Offices, Pembroke Road, W8 6PW on the provision of facilities for the storage and disposal of refuse. There is a code of practice available and advice can also be given on certain aspects of industrial and commercial waste as well as household waste. The Council operates a trade refuse service on a rechargeable basis. (I29)
 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

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with other legislation may require further planning permission. (I38)

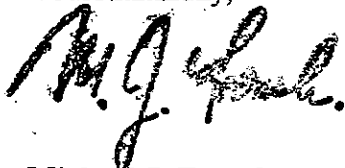
10. The Naming and Numbering Legislation requires that premises display their street number, and no name or number other than that formally assigned may be displayed. Requests for the assignment of names and numbers to new development should be made to the Executive Director of Planning & Conservation, Town Hall, Hornton Street, W8 7NX well in advance of the completion of the building. (I39)

11. 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)

12. Part M of the Building Regulations - Access and Facilities for Disabled People may apply in these circumstances. Please contact the Building Control Department (0171-341-5290). (I44)

13. Part N of the Building Regulations - Glazing - Safety in Relation to Impact, Opening and Cleaning may apply in these circumstances. Please contact the Building Control Department (0171-341-5290). (I45)

Yours faithfully,



Michael J. French
Executive Director, Planning and Conservation