

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

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20 SEP 1999

~~THE ROYAL
BOROUGH OF~~



**KENSINGTON
AND CHELSEA**

My Ref: PP/99/00742/COTH/21/138

Your Ref: G/06/105

Please ask for: North Area Team

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

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, variations to Conditions 2, 8 and 10 of planning permission Ref. TP/96/0558, dated 9 May 1997, for the erection of a single family dwelling comprising two storeys and a basement, allowing additional clear glazing, requiring trellis screens, and approving details of items reserved under Application TP/96/0558.

SITE ADDRESS:

17A Princes Place, Kensington, W11 4QA

RBK&C Drawing Nos:

PP/99/00742 and PP/99/00742/A

Applicant's Drawing Nos:

Axonometric dated 2.4.99; P1(22.3.99), P2(22.3.99), P3(22.3.99), EO(6.4.99), E1(6.4.99), E2(6.4.99), E3(6.4.99), E6(b)(1.7.99), S1(22.3.99), S2(22.3.99), S3(22.3.99), S4(22.3.99), S5(12.10.98), D13 and TP-03(c)

Application Dated:

08/04/1999

Application Completed:

15/04/1999

Application Revised:

26/05/1999 and 06/07/1999

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

FILE COPY

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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 proposed facing bricks**
 - (b) **the obscured glazing to the first floor windows. (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. **The building(s) hereby permitted shall not be occupied until the means of vehicular access has been constructed in accordance with details to be submitted to, and approved in writing by, the Local Planning Authority. (C037)**
Reason - To ensure that the use does not add to traffic congestion in the immediate area contrary to the local planning authority's policies for traffic restraint. (R027)

4. **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)

5. **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)

6. **No additional plumbing or pipes other than rainwater pipes shall be fixed on the external faces of the building without the prior written approval of the Local Planning Authority. (C085)**
Reason - To preserve the character and appearance of the building, and the area in which it is situated. (R086)

7. **The first floor windows on the southern elevation shown to be obscured glazed on Drawings P3 (22/3/99) and E6(b) (1/7/99) shall be constructed using only obscured glazing and so maintained.**
Reason - To protect the privacy and amenity of neighbouring property. (R079)

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8. **The building hereby approved shall be no more than 5.9m high to eaves level on its northern boundary and 7.25m high to gable ridge level (measurements to be taken from the level of the footpath between Nos. 14/15 and 17A Princes Place).**
Reason - To ensure that the development enjoys satisfactory light conditions, and does not prejudice the levels of natural light enjoyed by the occupants of neighbouring property. (R090)
9. **A trellis shall be provided to both the southern boundary and the eastern boundary as shown on drawings hereby approved before the premises are brought into use, and shall be so maintained.**
Reason - To protect the privacy and amenity of neighbouring property. (R079)

INFORMATIVE(S)

1. This permission does not permit the use of the premises to provide temporary sleeping accommodation, including holiday lets, short lets, or timeshare, or for any purpose specified in Section 25 of the Greater London (General Powers) Act 1973, as amended by the Greater London (General Powers) Act 1983, or as timeshare accommodation as specified in Section 5 of the Greater London (General Powers) Act 1984. Use for such purposes would constitute a change of use requiring planning permission. It is the Council's policy to resist such changes of use, and you are advised that planning permission for such a change of use is unlikely to be granted. (I02)
2. 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)
3. 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)
4. 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)
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)

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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)

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)

Yours faithfully,

Michael J. French
Executive Director, Planning and Conservation