

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

**THE ROYAL
BOROUGH OF**



**KENSINGTON
AND CHELSEA**

David Robson,
8 Wendell Road,
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W12 9RT

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17 AUG 1999

My Ref: PP/99/00751/CHSE/26/6128

Your Ref: 103

Please ask for: South West 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: Erection of a roof extension.

SITE ADDRESS: Flat D, 25 Rosary Gardens, Kensington, SW7 4NH

RBK&C Drawing Nos: PP/99/00751 and PP/99/00751/A

Applicant's Drawing Nos: 103/01, /02, /04B, /05B and /06B

Application Dated: 13/04/1999

Application Completed: 16/04/1999

Application Revised: 26/09/1999

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

(54) (70)

CONDITIONS AND REASONS FOR THEIR IMPOSITION

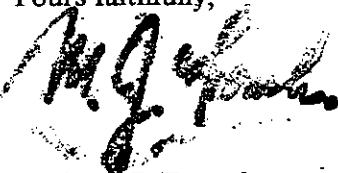
1. **The development hereby permitted shall be begun before the expiration of five years from the date of this permission. (C001)**
Reason As required by Section 91 of the Town and Country Planning Act 1990, to avoid the accumulation of unexercised Planning Permissions. (R001)
2. **The development hereby 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 new external finishes shall be in materials to match those of the exterior of the existing building(s). (C072)**
Reason - To preserve and enhance the character and appearance of the Conservation Area. (R072)
4. **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)
5. **All the joinery and fenestration shall be timber framed and so maintained.**
Reason. To ensure a satisfactory standard of external appearance.

INFORMATIVE(S)

1. The Council has granted Planning Permission for the roof addition because of the special circumstances involving the existing roof level alterations and does not consider that this permission should serve as a precedent for further development at roof level, within Rosary Gardens.
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)

- (55) (7A)
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. 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. 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