

ROYAL BOROUGH OF KENSINGTON & CHELSEA

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REPORT BY THE EXECUTIVE DIRECTOR, PLANNING & CONSERVATION

PLANNING & CONSERVATION COMMITTEE
PLANNING SERVICES COMMITTEE
MEMBERS PANEL

APP NO. PP/99/02521
AGENDA NO.

ADDRESS/SUBJECT OF REPORT:

118/118A King's London, SW3 4TR
Road,

APPLICATION DATED 09/12/1999

APPLICATION REVISED

APPLICATION COMPLETE 14/12/1999

APPLICANT/AGENT ADDRESS:

Leckenby
Associated
Limited,
20 Woodfield Road,
Ealing,
London
W5 1SH

CONS. AREA N/A

CAPS No

ARTICLE '4' No

WARD Royal Hospital

LISTED BUILDING

NO

HBMC DIRECTION

CONSULTED

OBJ.

SUPPORT

PET.

RECOMMENDED PROPOSAL:

RBK& C DRAWING NO(S):

RECOMMENDED DECISION:

CONDITIONS/REASONS FOR THE IMPOSITION OF CONDITIONS:

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1.0 SITE

1.1 The property lies on the northern side of King's Road. The application relates to a retail shop on the basement and ground floor. The upper two floors of the building are residential flats.

1.2 The property is not listed nor is it located within a conservation area.

2.0 PROPOSAL

2.1 Planning permission is sought for a new shopfront and air conditioning unit in the rear lightwell.

2.2 Consent has been granted for the proposed advertisements (CA/99/2526).

3.0 PLANNING CONSIDERATIONS

2.1 The proposed shopfront will be constructed from powder coated aluminium with a marble stallriser. It is considered to be an improvement over the existing shopfront. and the proportions are considered to respect the building's original structural framework. The corner of the fascia will be splayed which will relate more satisfactorily to the building above than the existing right angled corner. The proposal is therefore considered to comply with Policy CD63.

2.2 The access to the shopfront is level and there is sufficient clearance on the proposed entrance doors. The proposal is therefore considered to comply with Policy CD67.

2.3 There are four existing air conditioning units in the rear lightwell at ground floor level. It is proposed to install an additional air conditioning unit within this lightwell in the space adjoining these existing units. There is residential accommodation in the adjoining properties. The Council's Environmental Health Officer is satisfied that the standard condition relating to any noise emitted will be satisfactory and achievable. It is therefore recommended that this is attached to any permission in order to ensure that the noise emitted from the units will not cause any harm to adjoining properties.

3.0 PUBLIC CONSULTATIONS

3.1 Sixteen occupiers of properties in King's Road and Tryon Street notified. No representations received.

M.J. FRENCH
EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION

List of Background Papers:

The contents of file PP/99/02521 save for exempt or confidential information in accordance with the Local Government (Access to Information) Act 1985.

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Report Prepared By: SG
Report Approved By: *[Signature]*
Date Report Approved: *17/2/2000*