

Planning and Borough Development
Kensington Town Hall, Hornton Street, LONDON, W8 7NX

Executive Director Planning and Borough Development
Jonathan Bore



THE ROYAL BOROUGH OF
KENSINGTON
AND CHELSEA

Mr M Watterson
IBI Taylor Young
Chadsworth House
Wilmslow Road
HANDFORTH
Cheshire
SK9 3HP

Date: 10/01/2014

My Ref: /PP/12/04097

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) ORDER 2010

Permission for Development (Conditional)

The Borough Council hereby permits the development referred to in the under-mentioned schedule subject to the conditions set out therein and in accordance with the plans submitted, save insofar as may otherwise be required by those plans or by the said conditions. Your attention is drawn to the enclosed information sheet.

SCHEDULE

<u>Development:</u>	Refurbishment of existing Grenfell Tower including new external cladding and fenestration, alterations to plant room, reconfiguration of lower 4 levels to provide 7 new residential units (use class C3), replacement nursery (use class D1) and boxing club (use class D2) facilities, external public realm works, redevelopment and change of use of existing garages to refuse collection area.
<u>Site Address:</u>	Grenfell Tower, Grenfell Road, LONDON, W11 1TH
<u>RBKC Drawing Nos:</u>	PP/12/04097 PP/12/04097/A
<u>Applicant's Drawing Nos:</u>	1279_PL_001_00, 1279_PL_002_00, 1279_PL_003_01, 1279_PL_010_00, 1279_PL_020_00, 1279_PL_030_00, 1279_PL_110_01, 1279_PL_111_01, 1279_PL_112_01, 1279_PL_113_01, 1279_PL_114_01, 1279_PL_115_00, 1279_PL_116_00, 1279_PL_117_01, 1279_PL_118_01, 1279_PL_125_01, 1279_PL_200_01, 1279_PL_302_01, 1279_PL_303_01, 1279_PL_304_01, 1279_PL_305_01.
<u>Application Dated:</u>	18/10/2012
<u>Application Completed:</u>	29/10/2012
<u>Application Revised</u>	30/07/2013

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

CONDITION(S) AND REASON(S) FOR THEIR IMPOSITION

1. The development hereby permitted shall be begun before the expiration of three 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 not be carried out except in complete accordance with the details shown on submitted plans, 1279_PL_001_00, 1279_PL_002_00, 1279_PL_003_01, 1279_PL_010_00, 1279_PL_020_00, 1279_PL_030_00, 1279_PL_110_01, 1279_PL_111_01, 1279_PL_112_01, 1279_PL_113_01, 1279_PL_114_01, 1279_PL_115_00, 1279_PL_116_00, 1279_PL_117_01, 1279_PL_118_01, 1279_PL_125_01, 1279_PL_200_01, 1279_PL_302_01, 1279_PL_303_01, 1279_PL_304_01, 1279_PL_305_01. (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. Detailed drawings or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun and the works shall not be carried out other than in accordance with the details so approved and shall thereafter be so maintained:

- Materials to be used on the external faces of the building(s);

Reason - To accord with the development plan by ensuring that the character and appearance of the area are preserved and living conditions of those living near the development suitably protected.

4. Detailed drawings or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun and the works shall not be carried out other than in accordance with the details so approved and shall thereafter be so maintained:

- the windows and doors

Reason - To ensure the appearance of the development is satisfactory, and to safeguard the amenity of the area. (R016)

5. Detailed drawings or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun and the works shall not be carried out other than in accordance with the details so approved and shall thereafter be so maintained:

- Cycle parking and storage;

Reason - To accord with the development plan by ensuring that the character and appearance of the area are preserved and living conditions of those living near the development suitably protected.

6. Detailed drawings or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun and the works shall not be carried out other than in accordance with the details so approved and shall thereafter be so maintained:

- Hard and soft landscaping and external lighting;

Reason – To accord with the development plan by ensuring that the character and appearance of the area are preserved and living conditions of those living near the development suitably protected.

7. Detailed drawings or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun and the works shall not be carried out other than in accordance with the details so approved and shall thereafter be so maintained:

- (a) a landscaping and tree/shrub planting scheme;

Reason - To ensure the appearance of the development is satisfactory, and to safeguard the amenity of the area. (R016)

8. The tree(s) existing on the site at the date of this permission shall be protected against damage as per Arboricultural Report of B.J Unwin (02/05/12) throughout the period of building and other operations pursuant to this permission, including site preparation. (C020)

Reason - To ensure that the trees are adequately protected and to safeguard the amenities of the area. (R020)

9. Noise emitted by the condensing boiler and gas absorption heat pump hereby permitted, located on the roof of the building, when operating concurrently or in isolation, shall not increase the lowest existing measured background LA90(15min) level measured or predicted at 1.0m from the nearest residential window or at a height of 1.2m above any adjacent residential garden, terrace, balcony or patio at any time when the plant is operating. The plant shall be serviced regularly in accordance with manufacturer's instructions and as necessary to ensure that the requirements of the condition are maintained. If at any time the plant is unable to comply with this Condition, it shall be switched off and not used again until it is able to comply.

Reason - To prevent any significant disturbance to residents of nearby properties and comply with development plan policies, in particular policy CL5 of the Core Strategy.

10. All plant and equipment associated with the condensing boiler and gas absorption heat pump shall be supported on adequate proprietary anti-vibration mounts, as necessary, to prevent the structural transmission of vibration and regenerated noise within adjacent or adjoining premises, and these shall be so maintained thereafter.

Reason - To prevent any significant disturbance to residents of nearby properties and comply with development plan policies, in particular policy CL5 of the Core Strategy.

11. The development hereby permitted shall not be implemented until a Construction Traffic Management Plan has been submitted to and approved in writing by the Local Planning Authority. The statement should include:

- routeing of demolition, excavation and construction vehicles;
- access arrangements to the site;
- the estimated number of vehicles per day/week;
- details of any vehicle holding area;
- details of the vehicle call up procedure;
- estimates for the number and type of parking suspensions that will be required;
- details of any diversion, disruption or other abnormal use of the

- public highway during demolition, excavation and construction works;
- a strategy for coordinating the connection of services on site with any programmed work to utilities upon adjacent land;
- work programme and/or timescale for each phase of the demolition, excavation and construction works; and
- where works cannot be contained wholly within the site a plan should be submitted showing the site layout on the highway including extent of hoarding, pedestrian routes, parking bay suspensions and remaining road width for vehicle movements.

The development shall not be carried out except in accordance with the approved Construction Traffic Management Plan.

Reason - In the interest of highway safety and to safeguard the amenity of the area and to comply with the Subterranean Development SPD and policy CT1 and CL5.

INFORMATIVE(S)

1. Conditional Planning Permission is hereby granted for the development as shown on the approved drawings. 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 work commences if this is the case. (I09)
2. Separate approval for the works hereby granted planning permission may be required by the Building Act 1984 and the Building Regulations 2000 (as amended), 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)
3. You are advised that it is the duty of the occupier of any domestic property to take all such measures available to him/her as are reasonable in the circumstances to secure that any transfer of household waste produced on the property is only to an authorised person or to a person for authorised transport purposes. This includes waste materials produced as a result of building works. You may check whether your waste carrier is licensed on the DEFRA website. (I61)
4. To assist applicants in finding solutions to problems arising in relation to their development proposals the Local Planning Authority has produced planning policies, and provided written guidance, all of which are available on the Council's website. A pre-application advice service is also offered.

The scheme was submitted in accordance with advice provided through pre-application discussions.

5. You are reminded that, if not properly managed, construction works can lead to negative impacts on the local environment, reducing residential amenity and the safe function of the highway. The Council can prosecute developers and their contractors if work is not managed properly. For advice on how to manage construction works in the Royal Borough please see the Council's website: www.rbkc.gov.uk/environmentandtransport/adviceforbuilders.aspx. From this page you will also find guidance on what to include in Construction Traffic Management Plans (where these are required). (I67A)

Refurbishment of existing Grenfell Tower including new external cladding and fenestration, alterations to plant room, reconfiguration of lower 4 levels to provide 7 new residential units (use class C3), replacement nursery (use class D1) and boxing club (use class D2) facilities, external public realm works, redevelopment and change of use of existing garages to refuse collection area.

SUMMARY OF REASONS FOR DECISION

You are advised that this application was determined by the Local Planning Authority with regard to the National Planning Policy Framework (NPPF), Development Plan policies, including relevant policies contained within the Core Strategy of the Local Development Framework, the London Plan, as well as policies 'saved' from the Unitary Development Plan, and was considered to be in compliance with the relevant policies. In particular, the following policies were considered:

Core Strategy adopted 8 December 2010

CL1	Context and Character
CL2	New Buildings, Extensions and Modifications
CL5	Amenity
C1	Infrastructure Delivery and Planning Obligations
CK1	Social and Community Uses
CT1	Improving alternatives to car use
CH1	Housing Targets
CH2	Housing Diversity
CE1	Climate Change
CE6	Noise and Vibration
CR4	Streetscape
CR6	Trees and landscape
CF5	Location of Business Uses

'Saved' policies of the Unitary Development Plan adopted 25 May 2002

CD63	Conservation Area Views
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London Plan Spatial Development Strategy for Greater London adopted July 2011

3.1	Ensuring equal life chances for all
3.2	Improving health and addressing health inequalities
3.5	Quality and design of housing developments
3.8	Housing choice
3.16	Protection and enhancement of social infrastructure
3.17	Health and social care facilities
3.19	Sports facilities
7.2	Geological conservation
7.3	London's canals and other rivers and waterspaces
7.4	Local character
7.5	Public realm
8.2	Planning obligations

The material circumstances of the case, including site history, location, and impact on amenities were considered.

In addition, consideration was given to the results of public consultation.

It was concluded that there was no impact upon the amenities of adjoining occupiers, or upon the character or appearance of the area, that would justify a refusal in this case.

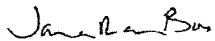
In conclusion the proposed scheme provides significant improvements to the site and is acceptable. The provision of seven new affordable housing units which have a satisfactory quality of accommodation is supported. The reorganization of the existing uses in the lower floors provides greater facilities and more suitable access arrangements that will

benefit the local community. The changes to the external appearance of the building will also provide positive enhancements to the appearance of the area, and the removal of the walkway and the canopy are welcome improvements. The residents will also benefit from increased security and new windows and heating systems to allow each unit to have independent climate control.

The proposed residential units are permit free and adequate cycle parking has been provided for the new residents and visitors to the other uses and therefore no objection is raised in relation to transportation. There would be no loss of amenity to the surrounding residents and overall the application is acceptable and is in accordance with policies CL1, CL2, CL5, C1, CK1, CT1, CH1, CH2, CE1, CE6, CR4, CR6 and CF5 of the Core Strategy, 'saved' policy CD63 of the UDP and policies 3.5, 3.8, 3.16, 3.17, 6.10, 7.2, 7.3, 7.4 and 7.5 of the London Plan, the Transportation SPD, the Access SPD, the Kensington Academy and Leisure Centre Planning Brief and the London Housing SPG.

The full report is available for public inspection on the Council's website at <http://www.rbkc.gov.uk/PP/12/04097>. If you do not have access to the internet you can view the application electronically on the ground floor of the Town Hall, Hornton Street, London, W8 7NX.

Yours sincerely,



Jonathan Bore
Executive Director, Planning and Borough Development

INFORMATION SHEET

When a permission or consent is given it does not convey any approval, consent, permission or licence under any Acts, Byelaws, Orders or Regulations other than those referred to in the permission or consent. Nothing in the permission or consent shall be regarded as dispensing with compliance with such other Acts or Byelaws etc.

In respect of planning permission, your particular attention is drawn to the provisions of the Building Act 1984, and the Building Regulations 2010 (as amended).

Also, the Council's permission does not modify or affect any personal or restrictive covenants, easements, etc., applying to or affecting the land or the rights of any persons entitled to the benefits thereof.

Your attention is drawn to applicant's rights arising from the refusal of planning permission or Listed Building Consent, and from the grant of permission/consent subject to Conditions, as follows:

- 1) If the applicant is aggrieved by the decision of the local planning authority to refuse planning permission, Listed Building Consent, or approval for the proposed development; or to grant permission or approval/consent subject to conditions, he may appeal to the Secretary of State, under the Town and Country Planning Act 1990, within **six months** of the date of this notice. Appeals must be made using a form available from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at www.planningportal.gov.uk/pes.
- 2) If permission to develop land or Listed Building Consent is refused or granted subject to Conditions whether by the local planning authority or by the Secretary of State, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the relevant authority where the land is situated, a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990, or Part 1 Chapter III of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 3) In certain circumstances, a claim may be made against the local planning authority for compensation. The circumstances in which such compensation is payable are set out in Sections 114 of the Town and Country Planning Act 1990, or Section 27 of the Planning (Listed Buildings and Conservation Areas) Act 1990.