

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. D. Mansoor
Drawing and Planning Ltd
Mercham House
25-27 The Burroughs
Hendon, London
NW4 4AR

Date: 17/04/2013

My Ref: /PP/13/01067

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

REFUSAL OF PERMISSION TO DEVELOP

The Royal Borough of Kensington and Chelsea hereby REFUSES PERMISSION for the development set out in the schedule below.

Your attention is drawn to the enclosed Information Sheet.

SCHEDULE

Development:

Retention of alterations to the front elevation including installation of architraves to windows at ground and first floor level and associated pot stands, installation of architrave and new entrance door, stucco rendering at ground floor level, replacement front entrance steps and replacement railings abutting the pavement.

Site Address:

43 Hillgate Place, LONDON, W8 7SS

RBKC Drawing Nos:

PP/13/01067

Applicant's Drawing Nos:

Drawing Nos HLGTP-L000, HLGTP-L101, HLGTP-E001, HLGTP-E002, HLGTP-E101, HLGTP-E102

Application Dated:

20/02/2013

Application Completed:

20/02/2013

REASON(S) FOR REFUSAL OF PERMISSION ATTACHED OVERLEAF

REASON(S) FOR REFUSAL

1. The retention of stucco rendering at ground floor level by reason of its materials and positioning would result in harm to the character and appearance of the building, the terrace of which it forms part and the Kensington Conservation Area, contrary to policies of the development plan, in particular 'saved' policy CD63 of the Unitary Development Plan 2002 (as amended September 2007), policies CL1, CL2, CL3 and CL6 of the Core Strategy adopted 8 December 2010 and the Kensington Conservation Area Proposals Statement adopted 9 January 1995.

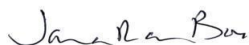
INFORMATIVE(S)

1. You are advised that this application was determined by the Local Planning authority with regard to Development Plan policies including relevant policies contained within the London Plan Spatial Development Strategy for Greater London adopted July 2011; the Core Strategy adopted 8 December 2010 and the 'Saved' policies of the Unitary Development Plan adopted 25 May 2002. The relevant policies of the Core Strategy were CL1, CL2, CL3, CL5, CL6. The relevant policies of the UDP were CD63. Weight was also given to relevant local Supplementary Planning Guidance/Documents and Statements, including: Kensington adopted 9 January 1995 (06). These documents were adopted following public consultation.
2. 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, and offers a pre-application advice service.

Pre-application advice was sought and provided. Unfortunately, this advice was not adhered to. Nevertheless, the Council is ready to enter into discussions with the applicants through the advice service to assist in the preparation of a new planning application.

The full report is available for public inspection on the Council's website at <http://www.rbkc.gov.uk/PP/13/01067>. 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 faithfully,



Jonathan Bore
Executive Director, Planning and Borough Development

HOUSEHOLDER APPEALS NOTICE TO APPLICANTS

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- As this is a decision to refuse planning permission for a 'householder application', if you want to appeal against your local planning authority's decision then **you must do so within 12 weeks of the date of this notice.**
- However, if an enforcement notice has been served for the same or very similar development the time limit, as stated on the Planning Portal website (<http://www.planningportal.gov.uk/planning/appeals/guidance/timelimits>) is:
 - a) **28 days** from the date of the LPA decision if the enforcement notice was served before the decision was made yet not longer than 2 years before the application was made.
 - b) **28 days** from the date the enforcement notice was served if served on or after the date the decision was made (unless this extends the appeal period beyond 12 weeks).
- Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at www.planningportal.gov.uk/pcs.
- The Secretary of State can allow a longer period for giving notice of an appeal, but they will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to them that the local planning authority could not have granted planning permission for the proposed development, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by the Secretary of State.