

London Borough of Hammersmith & Fulham

Development Management. The Economy Department
Hammersmith Town Hall, King Street, London W6 9JU

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Miss Sharon-lee Bow
Studio Charrette
The Clubhouse
50 Grosvenor Hill
London
W1K 3QT

4th August 2021

Applicant:	Application Reference:	2021/01967/FUL
	Registered on:	16th June 2021

**Town and Country Planning Act 1990
Town and Country Planning General Regulations 1992**

FULL PLANNING PERMISSION

Location and Description:

Replacement of existing side boundary wall and side entrance gate fronting Kelvedon Road.

Drawing Nos: DG.6; - Date:
03.06.2021.

Particulars of Decision:

Full planning permission granted subject to the following condition(s):

- 1 The development hereby permitted shall not commence later than the expiration of 3 years beginning with the date of this planning permission.

As required to be imposed by section 91(1)(a) of the Town and Country Planning Act 1990 (as amended by section 51 of the Planning and Compulsory Purchase Act 2004).

- 2 The development shall not be erected otherwise than in accordance with the detailed drawings which have been approved and are stated on this decision notice.

Chief Planning Officer of The Economy Department:
Joanne Woodward

In order to ensure full compliance with the planning permission hereby approved and to prevent harm arising through deviations from the approved plans, in accordance with Policies HO11, DC1, DC4 and DC8 of the Local Plan (2018).

- 3 Any alterations to the existing side boundary wall or flank wall (including works of making good) shall be carried out in the same materials as the existing wall to which the alterations relate, unless otherwise shown on the approved plans.

To ensure a satisfactory external appearance, in accordance with Policies DC1, DC4 and DC8 of the Local Plan (2018).

- 4 The entrance gate hereby approved shall not open outwards onto the public highway and shall be constructed in accordance with the details shown on the approved drawings and shall be thereafter permanently retained in this form.

To ensure a satisfactory external appearance and to prevent harm to the street scene, in accordance with Policies DC1, DC4 and DC8 of Local Plan (2018).

Reason(s) for granting planning permission:

- 1 It is considered that the proposal would not have an unacceptable impact on the amenities of the occupiers of neighbouring residential properties, and would be of an acceptable visual appearance which is not considered to harm the character and appearance of the host property, terrace and surrounding conservation area. The character and appearance of the surrounding conservation area would be preserved. In these respects, the development is considered to be acceptable in accordance with Policies HO11, DC1, DC4 and DC8 of the Hammersmith and Fulham Local Plan (2018).

For your information:

- 1) In determining this application, the local planning authority has worked in a pro-active and positive manner with the applicant to foster the delivery of sustainable development, in accordance with the requirements of paragraph 38 of the National Planning Policy Framework (2018).



**Joanne Woodward, Chief Planning Officer of The Economy Department
Duly authorised by the Council to sign this notice.**

Notes:

This decision is a planning permission under Part III of the Town and Country Planning Act 1990 only. It must not be taken as implying that the Council will grant any other consent, permission or approval that may be necessary in connection with the development, whether under any other statutory powers or in any other capacity.

Refer to the Statement of Applicants' Rights and general information enclosed.

**LONDON BOROUGH OF HAMMERSMITH AND FULHAM
TOWN AND COUNTRY PLANNING ACT 1990**

STATEMENT OF APPLICANTS' RIGHTS

arising from the grant of planning permission subject to conditions

- 1** An applicant aggrieved by the accompanying decision may appeal to the Secretary of State in accordance with Section 78 of the Town and Country Planning Act 1990. An appeal must be made by Notice served within six months of the date of this notice.
- The Secretary of State has the power to allow a longer period for the giving of notice of appeal but will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the Development Order and any Direction given under the Order.
- 2** If permission to develop land 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 had been or would be permitted, then a Purchase Notice may be served on the Council of the London Borough of Hammersmith and Fulham requiring that authority to purchase the owner's interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.
- 3** In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused, or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 108 of the Town and Country Planning Act, 1990.
- 4** Any appeal must be made on the appropriate forms, which can be obtained by post from:
The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN
or from the Inspectorate website at: www.planning-inspectorate.gov.uk
Telephone: **0117 372 8000**

GENERAL INFORMATION

The granting of planning permission does not relieve developers of the necessity for complying with any local Acts, the Building Regulations and general statutory provisions in force in the area, nor does it modify or affect any personal or restrictive covenants, easements etc, applying to or affecting either the land to which the permission relates or any other land or the rights of any persons or authorities (including the Council of the London Borough of Hammersmith and Fulham) entitled to the benefit thereof or holding in the property concerned in the development permitted or in any adjoining property.

The Council's Building Control Officer should be consulted at the earliest possible opportunity before commencing the development with regard to the provisions of the Building Regulations and/or other statutes.

Further, applicants are advised that the granting of planning permission does not authorise any development which may encroach upon a public highway and, in the event of such an encroachment, the Council may take such action as is appropriate to secure the removal of that part of the development which encroaches upon the public highway.

The Council's Highways and Engineering Division should be consulted as to any works proposed to, above, under or abutting any carriageway, footway or forecourt.

For all telephone enquiries please call the Council's Corporate Contact Centre on: **020 8753 1081**

**Building Control
BUILDING REGULATIONS
APPROVAL**



Now you have planning permission, it's time to get your building regulations approval.

We have an expert team in-house to help you through the process.

Visit our website at www.lbhf.gov.uk/building-control

Call our duty officer on 020 8753 3387 (Monday to Friday 9.30am - 12.30pm)

Or email us at buildingcontrol@lbhf.gov.uk

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