

**London Borough of Hammersmith & Fulham**

Planning Division, Transport and Technical Services  
Hammersmith Town Hall Extension, King Street, London W6 9JU

Tel: 020 8753 1081  
Email: [planning@lbhf.gov.uk](mailto:planning@lbhf.gov.uk)  
Web: [www.lbhf.gov.uk](http://www.lbhf.gov.uk)



Mr Elie Osborne  
Osborne Planning LLP.  
86-90 Paul Street  
3rd Floor  
London EC2A 4NE

**17th September 2015**

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Applicant:  
Ms Tara Davies  
5 Palliser Road  
London  
W14 9EB

Application Reference: **2015/03492/FUL**

Registered on: **23rd July 2015**

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

**FULL PLANNING PERMISSION**

**Location and Description:**

**5 Palliser Road London W14 9EB**

Erection of a rear extension at lower ground floor level following the removal of existing rear balcony and external staircase at upper ground floor level

Drawing Nos: A-LG-01B; 0G-01B; 01-01B; 02-01B; 0R-01B; 65-00B; 76-01B; 77-01B

**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.

Condition 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 be carried out and completed only in accordance with the submitted drawings.

Juliemma McLoughlin  
Director for Planning

In order to ensure a satisfactory external appearance, in accordance with Policy BE1 of the Core Strategy (2011) and policies DM G3 and DM G7 of the Development Management Local Plan (2013).

- 3) The ground floor extension hereby approved shall be constructed in London stock brick to match the existing building.

In order to ensure a satisfactory external appearance, in accordance with Policy BE1 of the Core Strategy (2011) and policies DM G3 and DM G7 of the Development Management Local Plan (2013).

- 4) Where openings are to be formed in the external faces of the development, the parts of the structure above such openings shall be supported by brick arches or brick faced lintels.

In order to ensure a satisfactory external appearance, in accordance with Policy BE1 of the Core Strategy (2011) and Policies DM G3 and DM G7 of the Development Management Local Plan (2013).

- 5) Any alterations to the elevations of the existing building shall be carried out in the same materials as the existing elevation to which the alterations relate.

In order to ensure a satisfactory external appearance, in accordance with Policy BE1 of the Core Strategy (2011) and Policies DM G3 and DM G7 of the Development Management Local Plan (2013).

- 6) The roof of the single-storey extension at ground floor level shall not be used as a terrace or other amenity space. No railings or other means of enclosure shall be erected around the roof and no alterations shall be carried out to the rear elevation of the application property to form an access onto the roof.

Such a use would be detrimental to the amenities of neighbouring properties by reason of overlooking and loss of privacy, in accordance with Policies DM A9 and DM G3 and DM G7 of the Development Management Local Plan (2013) and Housing Policy 8 (criteria ii) of the Planning Guidance Supplementary Planning (2013).

- 7) No water tanks, water tank enclosures or other structures shall be erected upon the roofs of the extensions hereby permitted.

It is considered that such structures would seriously detract from the appearance of the building, in accordance with Policy BE1 of the Core Strategy (2011) and Policies DM G3 and DM G7 of the Development Management Local Plan (2013).

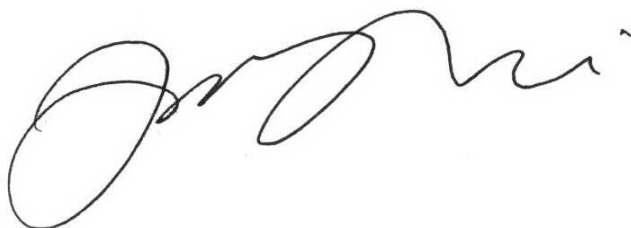
### **Reason(s) for granting planning permission:**

- 1) It is considered that the proposal would not have a significant effect on the residential amenity of adjoining occupiers and would be of an acceptable visual appearance. In

this respect the proposal complies with Policy BE1 and of the Core Strategy (2011), Policies DM A9, DM G3 and DM G7 of the Development Management Local Plan (2013), and SPD Housing Policies 6, 7 and 8, SPD Design Policy 31 and 34 and SPD Sustainability Policy 1 of the Planning Guidance Supplementary Planning Document (2013).

**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 paragraphs 186 and 187 of the National Planning Policy Framework
- 2) Potentially contaminative land uses (past or present) have been identified at, and or, near to this site. The applicant is advised to contact the Council should any unexpected staining or malodours be encountered during the redevelopment either on or within floor/ground materials.

A handwritten signature in black ink, appearing to be 'J. Smith', written in a cursive style.

On behalf of the Executive Director, Transport and Technical Services  
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](http://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**

