

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 Mansoor
Drawing and Planning Ltd
Mercham House
25-27 The Burroughs
Hendon
LONDON
NW4 4AR

Date: 21/11/2013

My Ref: /LB/13/05546

Dear Sir/Madam,

PLANNING (LISTED BUILDING AND CONSERVATION AREAS) ACT 1990- SECTION 7

WORKS TO BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST

The Royal Borough of Kensington and Chelsea, hereby consents to the works to the Listed Buildings 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 the said conditions. Your attention is drawn to the enclosed Information Sheet.

SCHEDULE

<u>Development:</u>	Internal alterations to combine Flat 4, 53 Onslow Gardens with Flats 3-4, 55-57 Onslow Gardens.
<u>Site Address:</u>	Flat 4, 53 and Flats 3-4, 55-57 Onslow Gardens, LONDON, SW7 3QF
<u>RBKC Drawing Nos:</u>	LB/13/05546
<u>Applicant's Drawing Nos:</u>	ONSGD-P001, ONSGD-P002, ONSGD-SD101, ONSGD-P101 Rev C, ONSGD-P102 Rev B, ONSGD-ED101.
<u>Application Dated:</u>	26/09/2013
<u>Application Completed:</u>	26/09/2013

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

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

1. Time limit

The works hereby granted shall be begun before the expiration of three years from the date of this consent.

Reason - As required by Section 18 of the Planning (Listed Buildings and Conservation Areas Act) 1990, to avoid the accumulation of consents.

2. Compliance with drawings

The works forming the subject of this consent shall not be carried out except in complete accordance with the details shown on submitted plans *ONSGD-P001, ONSGD-P002, ONSGD-SD101, ONSGD-P101 Rev C, ONSGD-P102 Rev B, ONSGD-ED101.* and shall be so maintained.

Reason - In order to safeguard the special architectural or historic interest and heritage significance of the building .

3. Notification of start of works

No works shall commence under this listed building consent before **written notification** of the intended start of works has been provided to the local planning authority [*Town Hall, Hornton Street, London W8 7NX*] with such notification providing not less than 14 days notice prior to the commencement of works. For the period of 14 days before works commence, access shall be enabled to the building, on request from the local planning authority, to allow photographs and/or measured drawings to be undertaken.

Reason - In order that the local planning authority may be given the opportunity of monitoring the progress of works on site to ensure there is no harm to the special architectural or historic interest and heritage significance of the building. You should expect that a Council Officer may arrive to inspect the works at any time to ensure that the extent of works permitted by the listed building consent is not being exceeded.

4. Submission of details

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) Section and elevation of new staircases
- (b) Existing and proposed floor buildup showing the proposed overlay flooring and retention of the existing floorboards where they exist.
- (c) Elevations and sections of all new doors
- (d) Details of any proposed cornices and skirting boards

Reason - In order to safeguard the special architectural or historic interest and heritage significance of the building and comply with policy CL4 of the Core Strategy.

5. Work to match retained fabric

All new works and works of making good to the retained fabric, whether internal or external, shall be finished to match the adjacent work with regard to the methods used and to colour, material, texture, and profile.

Reason - In order to safeguard the special architectural or historic interest and heritage significance of the building and comply with policy CL4 of the Core Strategy.

6. Retention of fabric

All existing fabric including existing wall and ceiling plasterwork shall be retained, unless notated otherwise on the drawings approved under this consent.

Reason - In order to safeguard the special architectural or historic interest and heritage significance of the building and comply with policy CL4 of the Core Strategy.

7. Partitions

All partitions hereby granted consent shall be of lightweight construction, easily removable, and be so maintained.

Reason:- To preserve the special architectural character and heritage significance of the listed building and comply with Policy CL4 of the Core Strategy.

8. U1 All existing fireplaces shall be retained.

U2 notwithstanding that shown on drawing ONSGD-ED101 any mirror panels shall not extend beyond the bottom line of the existing cornice.

Reason - In order to preserve the special architectural and historic interest and heritage significance of the Grade II listed.

INFORMATIVE(S)

1. You are reminded that no work should commence on implementing this Listed Building Consent until all matters, samples, and details reserved by condition have been submitted to, and approved by, this local planning authority. It is an offence to carry out work to a Listed Building unless all such conditions have been complied with. Any proposed departure from the works specified in the approved drawings should be brought to the attention of the planning department for further consideration before the work is carried out. The Council will use its enforcement powers, including use of Breach of Condition Notices or Prosecution, to ensure compliance with conditions and prevent harm to the special historic character and historic interest of Listed Buildings. You are advised that there is currently a maximum fine of £20,000 if the offence is dealt with summarily, and if the offence is dealt with by indictment the fine is unlimited.

2. You are reminded that the original historic fabric of the listed building should be retained unless specifically authorised for removal by the Council as part of a listed building consent. Historic fabric which must be retained would include lath and plaster ceilings and walls, floor boards, original skirting boards, dado rails, cornice, fireplaces, staircases, and any other surviving historic fabric. Where these elements are in poor condition, repair and restoration could be undertaken by competent workmen, with the minimum amount of intervention to the historic fabric.

You are reminded that the installation of recessed ceiling lights and speakers in most cases will require listed building consent. Any proposals for these particular works must be first approved by the Council as part of a listed building consent before they are installed within the listed building. Use the following link to see how advice can be obtained: [Planning Advice Service](#)

Advice can be sought if a problem has occurred during consented works, but it is clearly preferable to seek advice at as early a stage as possible.

**Internal alterations to combine Flat 4, 53 Onslow Gardens with Flats 3-4, 55-57
Onslow Gardens.**

SUMMARY OF REASONS FOR DECISION

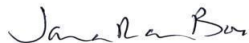
You are advised that this application for listed building consent was determined by the Local Planning Authority with regard to Development Plan policies in particular Policy CL4 of the Core Strategy within the Local Development Framework, as well as the policies and guidance presented in the National Planning Policy Framework, and was considered not to result in harm to the special significance of the building and to be in compliance with the relevant policies.

The London Plan was taken into consideration. No policies were considered of particular relevance to this application.

The proposal will not further harm the special architectural or historic interest or heritage significance of this Grade II listed building.

The full report is available for public inspection on the Council's website at <http://www.rbkc.gov.uk/LB/13/05546>. 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/pcs.
- 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.