

THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA

PLANNING APPLICATIONS COMMITTEE 07/05/2024

REPORT BY THE DIRECTOR, PLANNING AND PLACE

Application:	LB/24/00641	Agenda Item:	S52	
Address:	8 Cornwall Gardens, LONDON			
Proposal:	Refurbishment of rear lower roof and installation of new roof, replacement of roof light over common stairwell			
Applicant:	Tall Building Ltd			
Agent:	Ms Zelichowska-Chowdery Shape of Architecture Limited			
Properties notified:	Objections:	Support:	Comments:	Petition:
0	2	1	1	0
Listed building:	Grade II			
Conservation area:	Cornwall			

1. Summary

- 1.1 The proposal would continue to preserve the special architectural and historic interest of the Grade II listed building. Please see report under ref. PP/24/00640 (associated planning application) for a full assessment of the proposal.

It is recommended the Committee grants listed building consent subject to the conditions set out in Section 2

2. Recommended conditions if the application is granted

- 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.
- 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 *Proposed Plans (D.02 - Rev 04)* and shall be so maintained. *Reason - In order to safeguard the special architectural or historic interest and heritage significance of the building .*
- 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 Local Plan 2019.

INFORMATIVES

- 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.

- 3 This consent does not cover the removal or alteration of any currently hidden features of architectural or historic interest that may be revealed during the course of building works; removal or alteration of any such features may well require listed building consent.
- 4 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).
- 5 Construction and demolition work is controlled by the Council under sections 60 and 61 of the Control of Pollution Act 1974. The Council has adopted a Code of Construction Practice which sets out best practice standards expected in the borough and applies to new development projects from April 2019. Under the terms of the Code, works heard at the boundary of the site are restricted to:

Monday to Friday 8am – 6pm

Saturday, Sunday and public holidays – none permitted

The code also introduces a further set of restricted hours for high impact activities such as demolition and concrete breaking. Undertaking noisy works outside of the Code hours may be liable for prosecution and a fine of up to £5000 where a notice has been served under the Control of Pollution Act 1974.

If you are required to submit a Code of Construction Checklist and Site Construction Management Plan (SCMP), please contact the Construction Management Team on 020 7361 3002 or by email at dehcmt@rbkc.gov.uk

- 6 Your attention is drawn to Section 61 of the Control of Pollution Act 1974, which allows developers and their building contractors to apply for 'prior consent' for

noise generating activities during building works. This proactive approach involves assessment of construction working methods to be used and prediction of likely construction noise levels at sensitive positions, with the aim of managing the generation of construction noise using the 'best practicable means' available. You are advised to engage an acoustic consultant experienced in construction noise and vibration assessment and prediction to complete your S.61 application. Relevant information can be found here [S.61 Control of Pollution Act 1974](#)

Background papers:

Documents associated with the application (except exempt or confidential information) may be viewed at www.rbkc.gov.uk/LB/24/00641. Access to computers is also available in the Customer Service Centre at the Town Hall.

Contact officer:

Ms. M. Quigg

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