

THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA

PLANNING APPLICATIONS COMMITTEE 21/05/2024

REPORT BY THE DIRECTOR, PLANNING AND PLACE

<b>Application:</b>	LB/24/01608	<b>Agenda Item:</b>	N59	
<b>Address:</b>	17 Addison Road, LONDON, W14 8DJ			
<b>Proposal:</b>	Demolition and replacement of two-storey modern side wing; provision for single storey basement set away from main house; minor modifications to four-storey listed building to improve internal layout and restore original appearance.			
<b>Applicant:</b>	MrHedger			
<b>Agent:</b>	Ms Martyna Przybolewska 23 Architecture			
<b>Properties notified:</b>	<b>Objections:</b>	<b>Support:</b>	<b>Comments:</b>	<b>Petition:</b>
0				
<b>Listed building:</b>	<b>Grade II</b>			
<b>Conservation area:</b>	<b>Holland Park</b>			

## 1. Summary

- 1.1 The proposed development would preserve the special architectural and historic interest and heritage significance of the listed building. The replacement of the existing extensions would be on a similar footprint to the existing at ground floor, however, larger at lower ground floor. The loss of the early twentieth century fabric and the larger footprint causes harm to the special interest of the listed building, however, this harm is somewhat mitigated by the improvements to the fenestration to the front and rear of the extensions. The basement is acceptable on design and heritage grounds. The internal alterations to the original part of the building are positive and would provide a considerable number of heritage benefits.
- 1.2 The development complies with policy CL4 of the Local Plan. See report for PP/24/01607.

**It is recommended the Committee grants listed building consent with the conditions listed in Section 2 of this report.**

## 2. Recommended conditions if the application is granted

### 1. Time limit

/LB/24/01608: 1

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 **ARC632-EX001; ARC632-PL001 P5; ARC632-PL101 P5; ARC632-PL102 P5; ARC632-PL103 P5; ARC632-PL104 P5; ARC632-PL105 P5; ARC632-PL106 P5; ARC632-PL107 P5; ARC632-PL108 P5; ARC632-PL109 P5; ARC632-PL110 P5; ARC632-PL111 P5; ARC632-PL112 P5; ARC632-PL113 P5** and shall be so maintained. *Reason - In order to safeguard the special architectural or historic interest and heritage significance of the building .*

3. **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) *Edit/Add as appropriate*
- (b)
- (c)
- (d)

*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.*

4. **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 Local Plan 2019.*

5. **Demolition and stability**

Before any work is undertaken in pursuance of this consent to demolish any part of the building, such steps shall be taken and such works carried out as shall, during the progress of works permitted by this consent, secure the safety and stability of all parts of the building to be retained.

*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.*

6. **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 Local Plan 2019.*

7. **Heritage benefits (reinstatement/new features)**

The approved fire surrounds, cornices, skirtings and panelling throughout, alterations to front entrance stairs, replacement balustrades at lower ground and ground floors, as well as the reinstatement of original door openings, plan form, and nibs/downstands as shown on the drawings shall be completely installed and finished following the commencement of works and shall be so maintained.

*Reason - In order to ensure the public benefits forming part of this scheme are carried out, and to safeguarded the special architectural or historic interest and heritage significance of the listed building and comply with policy CL4 of the Local Plan 2019.*

8. **Heritage benefits (removal of harmful features)**

**The approved removal of the detracting outdoor bath and shower and of panelling to ground floor 'kitchen', shall be completely installed and finished following the commencement of works and prior to the occupation of the property and shall be so maintained.**

*Reason - In order to ensure the public benefits forming part of this scheme are carried out, and to safeguard the special architectural or historic interest and heritage significance of the listed building and comply with policy CL4 of the Local Plan 2019.*

**9. Enforcement**

**The removal of the external air conditioning unit at lower ground floor, security grilles from ground floor windows and the replacement of windows throughout shall be undertaken as per the approved drawings within 9 months of the date of this decision.**

*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**

- 1 This property is within a Conservation Area. All building works should, therefore, be completed with great care. External facing work and detailed treatment should be finished in a manner sympathetic to the existing building. If there is any doubt about the way in which work should be carried out, you should seek the advice of the Directorate of Planning and Place.
- 2 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.
- 3 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.

- 4 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.

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](http://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).

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](mailto:dehcmt@rbkc.gov.uk)

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/24/01608](http://www.rbkc.gov.uk/LB/24/01608). Access to computers is also available in the Customer Service Centre at the Town Hall.**

**Contact officer:**

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