

# THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA

## PLANNING APPLICATIONS COMMITTEE 11/02/2025

### REPORT BY THE DIRECTOR, PLANNING AND PLACE

<b>Application:</b>	PP/24/07554	<b>Agenda Item:</b>	N003		
<b>Address:</b>	41 Ladbroke Grove, LONDON, W11 3AR				
<b>Proposal:</b>	Alterations to the front facade main entrance door set				
<b>Applicant:</b>	Pembridge Developments Ltd				
<b>Agent:</b>	Hobbs AHA - Alexander Hobbs Associates				
<b>Properties notified:</b>	<b>Objections:</b>	<b>Support:</b>	<b>Comments:</b>	<b>Petition:</b>	
36	6	2	0	0	
<b>Conservation area:</b>	<b>Ladbroke</b>				

## 1. Summary

- 1.1 The proposed alterations to the front entrance door, given the use of traditional materials and design, would enhance the character and appearance of the property and the wider Ladbroke Conservation Area. Therefore, the proposals would be in accordance with policies CD1, CD2, CD4, CD7, CD9, CD10 and CD15 of the Local Plan 2024. Subject to conditions, the proposal would comply with policies of the Development Plan as well as complying with the statutory requirements for development within a conservation area. There are no material considerations to suggest a decision other than in accordance with the Development Plan.
- 1.2 Objections received from interested parties have been taken into consideration and are addressed throughout the report and in Section 8. Where appropriate and necessary, conditions are recommended to address the concerns raised.

**It is recommended the Committee grants planning permission with the conditions listed in Section 9 of this report.**

## 2. Reason for committee consideration

- Three or more objections were received during the consultation period and the recommendation is to grant.

## 3. The site and its surroundings

- 3.1 The site is a four-storey, plus lower ground, end-of-terrace property located on the western side of Ladbroke Grove.

- 3.2 The building is located on the southern end of a terrace group which consists of five buildings (nos. 41-49 odds) constructed of yellow brick with stuccoed ground and lower ground floors.
- 3.3 The building is not listed but lies within the Ladbroke Conservation Area. The property lies in close proximity to the Grade II Registered Park and Garden to the rear of the site.

#### 4. The proposal and any relevant planning history

- 4.1 Planning permission is sought for alterations to the existing front entrance door and fanlight.
- 4.2 The relevant planning history is set out below:

Reference	Description	Decision
PP/11/00859	Erection of brick and slate mansard roof extension to front section of the main roof with glazed doors to roof terrace. Installation of six rooflights in the rear roof slope. Installation of three French windows with railings at rear third floor level.	Refused (17.05.2011)
PP/13/01408	Works to 2nd floor flat involving addition of replacement timber sash window to an enlarged opening to rear elevation.	Granted (13.05.2013)
PP/23/07732	Refurbishment of front windows at ground and lower ground floor levels, to be fitted with sealed double-glazed units to existing frames. Replacement of ground and lower ground floor windows on rear elevation with 6no. pairs French windows to match original C19th profiles fitted with sealed double-glazing units. Damp-proofing of basement cellar space involving installation of concrete slab with lightwells at front and rear with walk-on surfaces above.	Refused (09.02.2024)
PP/24/01239	Replacement or refurbishment of existing windows to include slimline double-glazing (front and rear), new lightwells with metal grille to front and rear and associated alterations.	Granted (27.08.2024)

#### 5. Main policies and strategies relevant to the decision

##### The development plan

- 5.1 The main planning considerations applying to the site and the associated policies are:

	Local Plan
Conservation areas	CD3, CD4, CD15
General townscape	CD1, CD2, CD10
Registered Park and Gardens	CD7
Living conditions	CD9

5.2 These policies can be read online at:

- Local Plan:  
<https://www.rbkc.gov.uk/planning-and-building-control/planning-policy/local-plan/local-plan>

### **Other local strategies or publications**

5.3 The main relevant supplementary planning documents adopted by the Council are:

- Ladbrooke Conservation Area Appraisal

5.4 These documents can be read online at:

- Conservation Area Proposal Statements and Conservation Area Appraisals:  
<https://www.rbkc.gov.uk/planning-and-building-control/heritage-and-conservation/conservation-areas/conservation-area>
- Other documents:  
<https://www.rbkc.gov.uk/planning-and-building-control/planning-policy/supplementary-planning-documents-and-guidance>

## **6. Evaluation**

6.1 Policy CD16 sets out that all development proposals must demonstrate that they achieve the highest standards of fire safety. Policy CD16 requires the submission of a Planning Fire Safety Strategy (PFSS) for “minor” or “other” planning applications, or a Reasonable Exception Statement (RES), as considered relevant by the applicant. The application is supported by a PFSS in accordance with CD16 of the Local Plan.

6.2 The proposal would not have a material impact on the living conditions of neighbouring occupiers as the proposal would not result in a loss of sunlight/daylight, loss of privacy or a sense of enclosure. The proposal is therefore in compliance with policy CD9 of the Local Plan 2024.

6.3 The decisive issue is:

- i Whether the proposal would preserve or take opportunities to enhance the character, appearance and significance of the building, group or wider Ladbrooke Conservation Area.

### **Character and appearance**

6.4 The site is located within the Ladbrooke Conservation Area. The appraisal document identifies the building as a ‘positive building’ in the conservation area. Positive buildings make a positive contribution to the historic and architectural character and appearance of the conservation area. They are a key reason for the designation and significance of the conservation area. The Local Plan policies seek for change to be managed to conserve and, where appropriate, enhance the significance of positive buildings.

6.5 Policy CD4 of the Local Plan outlines that development in conservation areas should take opportunities to enhance the character and appearance of its setting.

6.6 Paragraph 6.35 of the Local Plan states that ‘developers will be encouraged to take opportunities to enhance the cherished and familiar local scene. The Council will give

appropriate weight to such enhancements gained in development proposals’.

- 6.7 Policy CD10 of the Local Plan requires that alterations and additions do not harm the existing character and appearance of the building and its context.
- 6.8 The proposal includes the replacement of the existing entrance door and fanlight at the front elevation of the building. The existing entrance door consists of a black-painted door with two glazed panels, flanked by moulded pilasters and a glazed fanlight above. The proposal would replace the existing door with a four-panelled, black-painted timber door with two glazed panels and a fanlight above. The proposed door would be slightly wider than the existing one, however, it would fit within the existing opening.
- 6.9 It is acknowledged that there is a consistent treatment to the front elevation of the terrace group, with each building having an entrance door matching the existing door at no. 41. However, the existing door is an unsympathetic addition, and the new door would be traditional in appearance which would improve the character and appearance of the host building. Condition 3 is recommended to ensure the new door is constructed of timber and painted black.
- 6.10 Given the above, the proposal would enhance the character and appearance of the building and wider Ladbroke Conservation Area and would preserve the significance of the Registered Park and Garden and therefore would comply with policies CD1, CD2, CD3, CD4, CD7, CD10 and CD15 of the Local Plan.

### **Issues and balancing**

- 6.11 Overall, the proposed replacement door would enhance the character, appearance and significance of the property, group and the wider Ladbroke Conservation Area and would preserve the setting of the Registered Park and Garden. Therefore, the proposals would be in accordance with policies CD1, CD2, CD3, CD4, CD7, CD9, CD10 and CD15 of the Local Plan 2024. In addition, the new opening would also improve the accessibility to the building.
- 6.12 Considerable importance and weight has been attached to and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended.

## **7. Community Infrastructure Levy**

7. If permitted and built, the proposal would not require a payment towards funding additional infrastructure under the Borough’s Community Infrastructure Levy and a payment towards funding Crossrail under the Mayor of London’s Community Infrastructure Levy.

## **8. Consultations carried out**

### **Comments from interested parties**

- 8.1 36 nearby owners/occupiers were notified directly of the application. The application was advertised in the Gazette on 22/11/2024. A statutory notice advertising the application was posted near the site on 19/11/2024.
- 8.2 2 letters were received supporting the application.

	Comment	Response
1	The existing doors are not	Noted.

	in-keeping, and the proposal would bring the building back to life. It is wonderful to see the building being maintained and hopefully, the neighbouring properties can follow suit.	
2	I support the application in the interest of restoring the original elegance of the character of the neighbourhood.	Noted.
3	A solid wooden door with only small panels of glass will improve safety and improve privacy.	Noted.

8.3 6 letters were received objecting to the application, summarised as:

	Comment	Response
1	Concerns were raised that the proposal would not maintain the existing uniformity of the terrace houses.	Noted. Whilst there would be a variation in the terrace group, the proposed front entrance door would be traditional in design and would enhance the visual amenity of the building.
2	Concerns were raised that the proposal should not be done in isolation, but rather each terrace house should replace their front door at the same time.	This is noted, however, each application is assessed on its own merit and we cannot control the timing of other applications. It is acknowledged that the proposed door would not match the other doors, however, the proposed new door would be timber, black painted which would be of a traditional appearance and would improve the visual amenity of the host building.
3	Concerns were raised that the replacement door should have a higher proportion of glazing.	Noted. However, the proposed door is traditional in style and would be appropriate for the building.
4	Concerns were raised that more research needs to be done to discover what the original doors looked like.	Noted. However, the proposed door is traditional in style and would be appropriate for the building.

### Statutory consultees

Consultee	Comment	Where in the report this is considered
Gardens Trust	No comment.	N/A

## 9. Recommended conditions if the application is granted

### 1. Time Limit

**The development hereby permitted shall be begun before the expiration of three years from the date of this permission.**

*Reason - As required by Section 91 of the Town and Country Planning Act 1990, to avoid the accumulation of unexercised Planning Permissions.*

### 2. Compliance with approved drawings

**The development shall not be carried out except in complete accordance with the details shown on submitted plans *Location Plan dated 13 Nov 2024;***

***Block Plan 24/71/01;***

***Proposed Ground Fl. Plan & Front Elevation 24/71/04;***

*Reason - The details are material to the acceptability of the proposals, and to ensure accordance with the development plan.*

### 3. Door in painted timber

**The external door hereby permitted shall be timber framed and painted black, and so maintained.**

*Reason - To preserve or enhance the appearance of the building and/or the character of the area, in accordance with policies of the development plan in particular policies CD1, CD2 and CD4 of the Local Plan 2024.*

## INFORMATIVES

- 1 Planning permission is hereby granted for the development as shown on the approved drawings. Any variation to the approved scheme may require further permission, and unauthorised variations may lay you open to planning enforcement action. You are advised to seek advice from the Directorate of Planning and Place, before work commences, if you are thinking of introducing any variations to the approved development.

Advice should urgently be sought if a problem occurs during approved works, but it is clearly preferable to seek advice at as early a stage as possible. Use the following link to see how advice can be obtained: [Planning Advice Service](#)

- 2 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.
- 3 This development has been categorised as Category 3 for the purposes of the Council's Code of Construction Practice, so does not require a condition securing a Checklist or Site Construction Management Plan (SCMP). You are reminded that the Code still applies to building works at the site with regard to working hours and other site practices, and you are advised to review the Code to be aware of its objectives <https://www.rbkc.gov.uk/environment/code-construction-practice>
- 4 To assist applicants in finding solutions to problems arising in relation to their development proposals the Local Planning Authority has produced planning policies, and provided written guidance, all of which are available on the Council's website, and which has been followed in this instance.

5 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).

6 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)

7 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/PP/24/07554](http://www.rbkc.gov.uk/PP/24/07554). Access to computers is also available in the Customer Service Centre at the Town Hall.**

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