

THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA

PLANNING APPLICATIONS COMMITTEE 11/02/2025

REPORT BY THE DIRECTOR, PLANNING AND PLACE

Application:	LB/24/07832	Agenda Item:	S012	
Address:	36 Glebe Place, LONDON, SW3 5JP			
Proposal:	Renovation and installation of draught-proofing to windows. Replacement front entrance door, including fanlight. Replacement basement door and louvers repaired and repainted			
Applicant:	Royal Borough of Kensington and Chelsea			
Agent:	Mr Reddy Capital Property & Construction Consultants Ltd			
Properties notified:	Objections:	Support:	Comments:	Petition:
0				
Listed building:	Grade II			
Conservation area:	Cheyne			

Please refer to the case officer's report for PP/24/07831.

- 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 **1215-RBKC-36GP-X01-Rev P; 1215-RBKC-36GP-301-Rev P; 1215-RBKC-36GP-302-Rev P; and 1215-RBKC-36GP-303-Rev P.** and shall be so maintained. *Reason* - In order to safeguard the special architectural or historic interest and heritage significance of the building .
- 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:
 - Detailed elevation and section drawings (1:20) of replacement ground floor front door, including panelling; and
 - Detailed elevation and section drawings (1:20) of replacement front

lightwell door at basement level, including details of glazed panel.

Reason - In order to safeguard the special architectural or historic interest and heritage significance of the building and comply with policy CD5 of the Local Plan 2024.

INFORMATIVES

- 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 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 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.
- 5 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.
- 6 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).

- 7 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

- 8 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/24/07832. Access to computers is also available in the Customer Service Centre at the Town Hall.

Contact officer:

Ms. P. Mundhra

Telephone: 07971-982-052