

THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA

PLANNING APPLICATIONS COMMITTEE 11/02/2025

REPORT BY THE DIRECTOR, PLANNING AND PLACE

Application:	PP/24/07831	Agenda Item:	S011		
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:	
10	0	0	0	0	
Listed building:	Grade II				
Conservation area:	Cheyne				

1. Summary

- 1.1 The proposed draught proofing and replacement works would require minimal intervention within the listed building and would be considered to be a heritage benefit. The proposed development would continue to preserve the special historic and architectural interest of the listed building as well as the character and appearance of the host property and the wider Cheyne Conservation Area in line with Local Plan Policies CD1, CD2, CD3, CD4, CD5, CD10, and CD15.

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

2. Reason for committee consideration

- The Royal Borough of Kensington and Chelsea (the Council) is the applicant.

3. The site and its surroundings

- 3.1 This application relates to 36 Glebe Place which is a two-storey terraced dwellinghouse with a lower ground floor level. It is located within Crossrail Line 2 - 200m Buffer and there is an Article 4 direction (No.100) restricting permitted development rights for works to basements below dwellinghouses.
- 3.2 The property is a Grade II Listed Building (alongside Nos. 37 and 38 Glebe Place) located

within the Cheyne Conservation Area. The building was built in the early to mid-19th century and was listed on the 07/11/1984.

4. The proposal and any relevant planning history

4.1 Planning permission is sought for the following works:

- Renovation and installation of draught-proofing to windows; and
- Replacement of the front entrance door and associated fanlight and the basement door with new painted timber doors; and
- Repair and repainting of existing louvers.

4.2 Officers visited the site on 13/01/2025.

4.3 The relevant planning history is set out below:

Reference	Description	Decision
PP/22/02178 & LB/22/02179	Replacement of existing front door with new, 6 panel door with fan light and new tiled finish to existing asphalt steps.	Withdrawn
PP/08/02299 (adjacent site)	Extension and conversion of the former Jamahiriya School building to create seven residential apartments; demolition of outbuildings; construction of a new residential villa accessed from Glebe Place; construction of a new residential villa and gatehouse comprising two studio flats, with a new vehicular access onto Old Church Street; change of use and conversion of 48 Old Church Street to a replacement Social/Community facility (Class D1); all with associated landscaping, car parking and servicing. (MAJOR APPLICATION).	Granted on 31/03/2009

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
General townscape	CD1, CD2, CD10, CD15
Conservation areas	CD3, CD4
Listed Building	CD5
Living conditions	CD9, GB10
Fire Safety	CD16
Construction Impacts	GB7
Flood risk and sustainability	GB11, GB12

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:

- Cheyne Conservation Area Appraisal
- Noise

5.4 These documents can be read online at:

- 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 Given the proposed development would not introduce any new openings or structures, the proposals would continue to maintain good living conditions for the neighbouring occupiers in terms of overlooking, privacy, or sense of enclosure. Therefore, the proposals would be compliant with Local Plan Policy CD9.

6.2 This application is supported by a Reasonable Exemption Statement (RES) which demonstrates that the proposals would not impact existing fire safety measures. Therefore, a Planning Fire Safety Strategy (PFSS) would not be required in this instance and the proposals would be in accordance with Local Plan Policy CD16.

6.3 The proposed works would be considered to be Category-3 development as per the RBKC Code of Construction Practice and would not be expected to have an unacceptable impact on local residential amenity as a result of demolition and construction works. Therefore, the proposed development would be in line with Local Plan Policy GB7.

6.4 The property is located within Flood Risk Zone 1 and outside of a critical drainage area. Therefore, a site-specific flood risk assessment would not be required as per Local Plan Policy GB11.

6.5 Local Plan Policy GB12 requires all developments to contribute towards a reduction in the rate and volume of surface water run-off into the combined sewer network through measures that promote multifunctional benefits. However, given the scale of the proposed works, a detailed SuDS strategy would not be necessary.

6.6 The decisive issue is:

- i Whether the proposal would safeguard the special historic and architectural interest of the listed building and preserve or enhance the character, appearance and significance of the Cheyne Conservation Area.

Heritage impacts

6.7 The significance of 36 Glebe Place derives from its original and historic architectural design, its features, its planform, its elevational hierarchy that is reflected in the internal arrangement, its contribution to the group and its remaining historic fabric.

6.8 The main consideration is whether the proposals would conserve the heritage significance or special architectural or historic interest of the listed building. The National Planning Policy Framework (NPPF) requires all proposals to avoid or minimise harm to the significance of a heritage asset. RBKC Local Plan Policy CD5 also requires any work to a

listed building to sustain the significance of the heritage asset.

6.9 The impacts of the proposed works are discussed in detail below:

External alterations

- 6.10 The proposed development would introduce draught-proofing improvements while retaining the existing front windows at basement, ground and first floor levels on the front elevation and the existing rear windows at ground and first floor levels on the main rear elevation. The proposed draught-proofing would be in the form of ventrola perimeter sealing system and would be acceptable subject to further details which would be secured via Condition 3 of the Listed Building Consent.
- 6.11 The proposals seek to replace the existing basement door with a timber door painted in a dark blue colour to match the existing door. Given the existing door is of a modern door, its replacement would be acceptable in principle. Further details would be secured through Condition 3 of the Listed Building Consent. The proposed repainting of the existing timber side louvre-vent would also be acceptable.
- 6.12 The proposals would replace the existing front door and associated fanlight with a new timber door which would be painted in a green colour. Given the existing door is a modern door and the design of the proposed door would be more in keeping with the other front doors around Glebe Place, its replacement would be acceptable in principle. Further details would be secured through Condition 3 of the Listed Building Consent.
- 6.13 The proposed upgrading works would require minimal intervention to the fabric of the listed building and would be considered to be a heritage benefit.

Issues and balancing

- 6.14 Overall, the proposed works would continue to preserve the special historic and architectural interest of the listed building as well as the character and appearance of the host property and the wider Cheyne Conservation Area in line with Local Plan Policies CD1, CD2, CD3, CD4, CD5, CD10 and CD15.
- 6.15 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 and to the need for special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses, under s.16 and s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended.

7. Community Infrastructure Levy

- 7.1 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 10 nearby owners/occupiers were notified directly of the application. The application was advertised in the Gazette on 29/11/2024. A statutory notice advertising the application was posted near the site on 29/11/2024.

8.2 No letters were received in response to the consultation.

Other consultees and organisations

Consultee	Comment	Where in the report this is considered
Conservation and Design Officer	No objection subject to Condition 3 of the Listed Building Consent.	6.7-6.15

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 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.

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

3. Materials - To match existing

All work and work of making good shall be finished to match the existing exterior of the building(s) in respect of materials, colour, texture, profile and, in the case of brickwork, facebond and pointing, and shall be 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, CD3, CD4, CD5 and CD10 of the Local Plan 2024.

INFORMATIVES

- 1 Your attention is drawn to the Conditions of this Permission and to the Council's powers of enforcement, including the power to serve a Breach of Condition Notice under the Town and Country Planning Act 1990, as amended. All Conditions must be complied with. If you wish to seek to amend a Condition you should apply to do so under s.73 of the Act, explaining why you consider it is no longer necessary, or possible, to comply with a particular condition.
- 2 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](#)

- 3 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.
- 4 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>
- 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 advised that it is the duty of the occupier of any domestic property to take all such measures available to him/her as are reasonable in the circumstances to secure that any transfer of household waste produced on the property is only to an authorised person or to a person for authorised transport purposes. This includes waste materials produced as a result of building works. You may check whether your waste carrier is licensed on the DEFRA website. (I61)
- 7 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).
- 8 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
- 9 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/24/07831. Access to computers is also available in the Customer Service Centre at the Town Hall.

Contact officer:

Ms. P. Mundhra

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