

THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA

PLANNING APPLICATIONS COMMITTEE 25/02/2025

REPORT BY THE DIRECTOR, PLANNING AND PLACE

Application:	PP/24/08190	Agenda Item:	N010		
Address:	14 Colville Square, LONDON, W11 2BQ				
Proposal:	Replacement combustible external wall insulation system; upgrading windows to aluminum casement designs; replacement timber flat entrance doors; installation of ventilation extract fans in kitchens and bathrooms				
Applicant:	Royal Borough of Kensington and Chelsea				
Agent:	Mr Reddy Capital Property & Construction Consultants Ltd				
Properties notified:	Objections:	Support:	Comments:	Petition:	
35	0	0	0	0	
Conservation area:	Colville				

1. Summary

- 1.1 Planning permission is sought for the replacement of the existing external wall insulation (EWI) render on the building, the replacement of aluminium windows and timber entrance doors and the installation of ventilation extract fans.
- 1.2 Subject to conditions, the proposed scheme would enhance the character and appearance of the building and the wider Colville Conservation Area. The proposals would also ensure good living conditions for the neighbouring properties. The proposal is therefore in accordance with policies CD1, CD2, CD4, CD9, CD10 and CD15 of the Local Plan 2024.

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 The application site is a four-storey, semi-detached building located on the northern side of Colville Square. The property comprises twelve (12) flats.

- 3.2 The building is externally finished in off-white render, with white aluminium windows and a tiled pitched roof.
- 3.3 The property is not listed but lies within the Colville Conservation Area.

4. The proposal and any relevant planning history

- 4.1 Planning permission is sought for the replacement of the existing external render to the building. It is noted that the applicant has advised that the existing external render is combustible and is to be replaced with high-performance alternative render.
- 4.2 The proposal includes the replacement of existing white aluminium windows with double-glazed units and replacement timber entrance doors. The proposal also includes the installation of extract fans.
- 4.3 Officers visited the site on 06/02/2025.
- 4.4 The relevant planning history is set out below:

No relevant planning history.

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	CD4, CD15
General townscape	CD1, CD2, CD10
Living conditions	CD9
Fire safety	CD16
Noise	GB8

- 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:

- Colville Conservation Area Proposal 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 (Fire Safety) of the Local Plan 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. An informative has been added to the recommendation as details would need to be scrutinised at Building Regulations stage, if permission is granted.
- 6.2 The proposal includes the installation of ventilation extract fans in the kitchens and bathrooms. The application is supported by a noise report prepared by Nova Acoustics that has been reviewed by the Council’s Environmental Health Officer. The report confirms that the new extract fans would be inaudible in habitable rooms and the Environmental Health Officer has concluded that a condition for building services plant would not be proportionate in this instance. The proposal is therefore in accordance with policy GB8 (Noise and Vibration) of the Local Plan.
- 6.3 The decisive issues are:
- i Whether the proposal would continue to preserve, or take the opportunity to enhance, the character or appearance of the application building and the Colville Conservation Area; and
 - ii Whether the proposals would continue to ensure good living conditions for all neighbouring occupiers

Character and appearance

- 6.4 The site is located within the Colville Conservation Area. The appraisal document identifies the building as a ‘negative building’ in the conservation area. Negative buildings are those that are clearly harmful to the character of the area. Their removal and redevelopment would be welcomed, subject to the highest quality design.

Replacement EWI render

- 6.5 The proposal includes the replacement of the external render to the building to match the existing colour and finish. The existing render of the building is off-white in colour and is unattractive, as such, there is an opportunity to improve the existing treatment and enhance the character and appearance of the building within the conservation area. The applicant has provided limited details of the proposed finish and colour of the replacement render and as such, Condition 3 is recommended to secure further details of materials to be used on the external faces of the building. It is recommended that the new render in white in colour to improve the appearance of the building.
- 6.6 Subject to Condition 3, the proposal would enhance the character and appearance of the building and wider Colville Conservation Area in accordance with CD1, CD2, CD4, CD10 and CD15 of the Local Plan

Replacement windows and doors

- 6.7 The proposal includes the replacement of existing, white-painted aluminium windows with double-glazed replacements. The proposed replacement windows would match the existing treatment and would preserve the character and appearance of the wider Colville Conservation Area in accordance with CD1, CD2, CD4, CD10 and CD15 of the Local Plan

- 6.8 The proposal includes the replacement of the existing timber entrance doors with timber replacements. The proposed replacement windows would match the existing treatment and would preserve the character and appearance of the wider Colville Conservation Area in accordance with CD1, CD2, CD4, CD10 and CD15 of the Local Plan.

Living conditions

- 6.9 The proposed replacement render would not materially harm the living conditions of neighbouring occupiers in terms of loss of light, sense of enclosure or overlooking.
- 6.10 The proposals do not introduce any new openings for additional windows or doors and so the amenity of neighbouring occupiers would not be materially harmed with regards to overlooking and loss of privacy.

Issues and balancing

- 6.11 Subject to conditions, the proposal would enhance the character and appearance of the building and wider conservation area. The proposal would also ensure good living conditions for neighbouring occupiers. Therefore, the proposal is in accordance with policies CD1, CD2, CD4, CD9, CD10 and CD15 of the Local Plan.
- 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 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. 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 35 nearby owners/occupiers were notified directly of the application. The application was advertised in the Gazette on 03/01/2025. A statutory notice advertising the application was posted near the site on 16/12/2024.
- 8.2 No comments were received.

Other consultees and organisations

Consultee	Comment	Where in the report this is considered
Director of Environmental Health (Noise)	No objection.	6.2

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 *Site Location Plan and Site Plan (1200)14 COLVILLE-0-001 Rev P;*

Proposed Elevation A-A (1200)14 COLVILLE-0-210 Rev P;

Proposed Elevation B-B (1200)14 COLVILLE-0-211 Rev P;

Proposed Elevation C-C (1200)14 COLVILLE-0-212 Rev P;

Proposed Elevation D-D (1200)14 COLVILLE-0-213 Rev P;

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

3. Submission of details (Full PP)

No development shall commence until full particulars of the following have been submitted to and approved in writing by the local planning authority and the development shall not be completed otherwise than in accordance with the details so approved:

- (a) **Materials to be used on the external faces of the building, including colour and texture.**

Reason - To accord with the development plan by ensuring that the character and appearance of the area are preserved and living conditions of those living near the development suitably protected. It is necessary for the condition to be on the basis that "No development shall commence until" as compliance with the requirements of the condition at a later time would result in unacceptable harm contrary to the policies of the Development Plan.

INFORMATIVES

- 1 It is recommended that the external faces of the building are white in colour to improve the character and appearance of the building.
- 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 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](#)

- 4 Separate approval for the works hereby granted permission/consent may be required by the Building Act 1984 and the Building Regulations 2018 (as amended), and the grant of planning permission does not imply that such approval will be given. The District Surveyor, Town Hall, Hornton Street, W8 7NX should be consulted before works commence.
- 5 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>
- 6 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.

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).

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

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/24/08190. Access to computers is also available in the Customer Service Centre at the Town Hall.

Contact officer:

Ms. S. Winter-Irving

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