

**ROYAL BOROUGH OF KENSINGTON AND CHELSEA
REPORT BY EXECUTIVE DIRECTOR,
PLANNING AND BOROUGH DEVELOPMENT**

**APP NO. LB/12/01503/Q23
PLANNING APPLICATIONS COMMITTEE 26/02/2013
AGENDA ITEM NO. S10**

SITE ADDRESS

94, 94a and 95-96 Cheyne Walk LONDON SW10 0DQ	<u>APPLICATION DATED</u>	27/04/2012
	<u>APPLICATION COMPLETE</u>	30/04/2012
	<u>APPLICATION REVISED</u>	26/06/2012 08/10/2012 07/01/2013

APPLICANT/AGENT ADDRESS

Ms S Round
Savills the London Planning Practice
Lansdowne House
57 Berkeley Square
LONDON
W1J 6ER

<u>LISTED BUILDING</u>	Grade II*	<u>CONS. AREA</u>	Cheyne	WARD	Cremorne
<u>CAPS</u>	Yes	<u>ENGLISH HERITAGE</u>	K&C	ART '4'	No

<u>CONSULTED</u>	<u>OBJECTIONS</u>	<u>SUPPORT</u>	<u>PETITION</u>	<u>COMMENTS</u>
0				

Applicant Acmonius Investments Ltd as Trustee of The Perseus Trust,

PROPOSAL: Erection of a three storey side extension to 95/96 Cheyne Walk, for a subterranean extension adjacent to the eastern flank wall of 95 to 96, for the rebuilding of the rear and flank wall of 94, for the rebuilding of the mansard to 94 and insertion of a front gate and creation of new doors in flank wall of rear extension to 95/96, demolition of 94A Cheyne Walk, partial demolition of 94 Cheyne Walk at rear ground, first, second and third floor levels, demolition of the rear north eastern section of 95 to 96 Cheyne Walk, and for internal alterations including the insertion of an cantilevered stair within 95 to 96 Cheyne Walk.

**RBK&C Drawing No(s):LB/12/01503 and LB/12/01503/A LB/12/01503/B
LB/12/01503/C**

Applicant's Drawing No(s): 272 0101 A1, 0102 A1, 0103 A1, 0104 A1, 0105 A1, 0106 A1, 0203 A1, 0204 A1, 0205 A1, 0208 A1, 0209 A1, 0210 A1, 0211 A1, 0301 B1, 0302 B1, 0304 A1, 0305 A1, 0306 A, 1099 I1, 1100 J1, 101 K1, 1102 I1, 1103 I1, 1104 I1, 1105 F1, 1106 C1, 1203 D1, 1204 B1, 1205 E1, 1206 B1, 1207 E1, 1209 B1, 1210 B1, 1211 C1, 1213 A1, 1216 A1, 1301 G1, 1302 D1, 1302 D1, 1306 C1, 1307 -1, 1309 D1 and 1310 B1.

RECOMMENDED DECISION: Grant listed building consent

CONDITIONS/REASONS FOR THE IMPOSITION OF CONDITIONS:

1. **The works hereby permitted shall be begun before the expiration of three years from the date of this consent. (C201)**
Reason - As required by Section 18 of the Planning (Listed Buildings and Conservation Areas Act) 1990, to avoid the accumulation of consents. (R201)

2. **No works shall commence under this listed building consent before Written Notification of the intended start of works has been provided to the local planning authority [*Executive Director of Planning and Borough Development, Town Hall, Hornton Street, W8 7NX*] with such notification providing not less than fourteen days notice prior to the commencement of works. (C203)**
Reason - In order that the Local Planning Authority may be given the opportunity of monitoring the progress of works on site to ensure there is no harm to the special architectural or historic interest of the building. You should expect that a Council Officer may arrive to inspect the works at any time to ensure that the extent of works permitted by the listed building consent is not being exceeded. (R203)

3. **The works hereby permitted shall be carried out in their entirety exactly and only in accordance with the submitted plan No(s) 272 0101 A1, 0102 A1, 0103 A1, 0104 A1, 0105 A1, 0106 A1, 0203 A1, 0204 A1, 0205 A1, 0208 A1, 0209 A1, 0210 A1, 0211 A1, 0301 B1, 0302 B1, 0304 A1, 0305 A1, 0306 A, 1099 I1, 1100 J1, 101 K1, 1102 I1, 1103 I1, 1104 I1, 1105 F1, 1106 C1, 1203 D1, 1204 B1, 1205 E1, 1206 B1, 1207 E1, 1209 B1, 1210 B1, 1211 C1, 1213 A1, 1216 A1, 1301 G1, 1302 D1, 1302 D1, 1306 C1, 1307 -1, 1309 D1 and 1310 B1., and other particulars, forming part of the Consent, and there shall be no variation therefrom without the written approval of the local planning authority. (C205)**
Reason - In order to safeguard the special architectural or historic interest of the building. (R205)

4. **Notwithstanding the approved drawings, the consent hereby approved does not cover the removal or alteration of any currently hidden features of interest that may be revealed during the course of building works, unless otherwise specifically agreed in writing by the local planning authority. (C205a)**
Reason - In order to safeguard the special architectural or historic interest of the building. (R205)

5. **All new works and works of making good to the retained fabric, whether internal or external, shall be finished to match the adjacent work with regard to the methods used and to colour, material, texture, and profile. (C206)**
Reason - In order to safeguard the special architectural or historic interest of the building. (R206)

6. **Before any work is undertaken in pursuance of this permission to demolish or to alter by way of partial demolition any part of the building, structural engineers' drawings and a method statement, indicating the proposed method of ensuring the safety and stability of the building fabric to be retained throughout the period of demolition and reconstruction, shall be submitted to and approved by the local planning authority. The relevant work shall be carried out in accordance with such structural engineers' drawings and method statement approved.**
Reason - To ensure the structural stability of the listed building during construction..
7. **The position, type and method of installation of all new and relocated services and related fixtures (for the avoidance of doubt including communications and information technology servicing), shall be specified in advance of any work being carried out, and the prior approval of the local planning authority shall be obtained wherever these installations are to be visible, or where ducts or other methods of concealment are proposed. Any works carried out shall be in accordance with such approval.**
Reason - In order to safeguard the special architectural or historic interest of the building. (R206)
8. **No new plumbing, pipes, soilstacks, flues, vents or ductwork shall be fixed on the external faces of the building unless shown on the drawings hereby approved.**
Reason - In order to safeguard the special architectural or historic interest of the building. (R206)
9. **No new grilles, security alarms, lighting, cameras or other appurtenances shall be fixed on the external faces of the building unless shown on the drawings hereby approved.**
Reason - In order to safeguard the special architectural or historic interest of the building. (R206)
10. **No cleaning of masonry, other than a gentle surface clean using a nebulous water spray, is authorised by this consent without prior approval of details. Proposals shall be submitted to and approved by the Council as local planning authority before the work is begun and the work shall be carried out in accordance with such approved proposals.**
Reason - In order to safeguard the special architectural or historic interest of the building. (R206)
11. **Sample panels of all new facing brickwork showing the proposed colour, texture, facebond and pointing shall be provided on site, and approved in writing by the local planning authority, before the relevant parts of the works are commenced, and the sample panels shall be retained on site until the work is completed and has been approved in writing by the local planning authority. (C207)**
Reason - In order to safeguard the special architectural or historic interest of the building. (R206)

12. **All new window openings hereby approved (except those on the side extension) shall have traditional brick lintels to match those adjacent on the same building**
Reason - In order to safeguard the special architectural or historic interest of the building. (R206)
13. **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) all new joinery including windows, doors, secondary glazing, architraves and panelling
 - b) fireplaces for removal and their replacements
 - c) gate to front boundary
 - d) covered bike store within front garden.
 - e) complete set of proposed elevations at 1:50 scale
 - f) sectional details of the window frames on side extension at 1:2 scale
 - g) sectional details of the window frames of the replacement windows at rear ground floor level of 'Tilden's' extension on 95/96 at 1:2 scale
 - h) detailed section at 1:20 of proposed mansard level on 94 through front and rear dormer.
 - i) sample of paving that will be used on driveway and central courtyard area.
- (C208)**
Reason - In order to safeguard the special architectural or historic interest of the building. (R206)
14. **All new windows hereby approved (except those located on the side extension) shall be of painted timber, traditional double hung, single glazed vertical sliding sashes with no trickle vents. All mouldings and dimensions to match the existing windows and in the case of new window openings, shall be recessed within the brick reveal to match those adjacent on the same building. (C210c)**
Reason - In order to safeguard the special architectural or historic interest of the building. (R206)
15. **No development in relation to the subterranean development shall take place until details of the location of the proposed solar water heating panels are submitted to and approved in writing by the local planning authority. If the solar water heating panels are required, they shall only be installed in accordance with the approved details.**
Reason - To protect the appearance of the property and to preserve the character and appearance of the conservation area.

16. **All new partitions hereby approved shall be of lightweight construction and easily removable and shall be so maintained. (C219)**
Reason - To preserve the special architectural character of the listed building. (R219)
17. **Notwithstanding only that which is specifically indicated on the approved drawings, no existing joinery, cornices, fireplaces, floorboards, lath and plaster or other architectural fixtures or surfaces shall be removed from the building unless details have first been submitted to and approved in writing by the local planning authority. (C220)**
Reason - In order to safeguard the special architectural or historic interest of the building. (R215)
18. **Notwithstanding only that which is specifically indicated on the approved drawings, no new joinery, cornices, fireplaces, parquet or stone floors, or other architectural fixtures or surfaces shall be installed unless details have first been submitted to and approved in writing by the local planning authority. (C221)**
Reason - In order to safeguard the special architectural or historic interest of the building. (R215)
19. **Notwithstanding only that which is specifically indicated on the approved drawings, no recessed lighting and/or speakers, smoke detectors, ventilation, heating or air-conditioning grilles shall be installed unless details have first been submitted to and approved in writing by the local planning authority. (C222)**
Reason - In order to safeguard the special architectural or historic interest of the building. (R215)
20. **Precautions shall be taken to secure and protect the interior features against accidental loss or damage, or theft during the building work. Details shall be submitted to and approved by the Council as local planning authority before works begin on site, and the relevant work carried out in accordance with such approval. No such features shall be disturbed or removed temporarily or permanently except as indicated on the approved drawings or with prior approval in writing of the Council.**
Reason - In order to safeguard the special architectural or historic interest of the building. (R215)

INFORMATIVES

- 1 I10A Listed Building Consent and Enforcement
- 2 I55 Listed Buildings
- 3 I56 Listed Buildings
- 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. A pre-application advice service is also offered, and was used in this instance.

On first submission the proposals did not comply with guidance, but improvements suggested by the planning authority were adopted by the applicant.
- 5 I67A Construction Management

1.0 REPORT

1.1 Please see the report under planning reference PP/12/01502.

2.0 CONCLUSION

2.1 The proposed development would not cause harm to the special architectural and historic interest of the listed building. The proposal therefore complies with policy CL4 of the Core Strategy.

3.0 RECOMMENDATION

3.1 **Grant listed building consent**

**JONATHAN BORE
EXECUTIVE DIRECTOR, PLANNING AND BOROUGH DEVELOPMENT**

List of Background Papers:

The contents of file LB/12/01503 save for exempt or confidential information in accordance with the Local Government (Access to Information) Act 1985.

Erection of a three storey side extension to 95/96 Cheyne Walk, for a subterranean extension adjacent to the eastern flank wall of 95 to 96, for the rebuilding of the rear and flank wall of 94, for the rebuilding of the mansard to 94 and insertion of a front gate and creation of new doors in flank wall of rear extension to 95/96, demolition of 94A Cheyne Walk, partial demolition of 94 Cheyne Walk at rear ground, first, second and third floor levels, demolition of the rear north eastern section of 95 to 96 Cheyne Walk, and for internal alterations including the insertion of an cantilevered stair within 95 to 96 Cheyne Walk.

SUMMARY OF REASONS FOR DECISION

You are advised that this application for listed building consent was determined by the Local Planning Authority with regard to Development Plan policies in particular Policy CL4 of the Core Strategy within the Local Development Framework, as well as the policies and guidance presented in the National Planning Policy Framework, and was considered not to result in harm to the special significance of the building and to be in compliance with the relevant policies.

The London Plan was taken into consideration. No policies were considered of particular relevance to this application.

The proposed development would not cause harm to the special architectural and historic interest of the listed building. The proposal therefore complies with policy CL4 of the Core Strategy.

The full report is available for public inspection on the Council's website at <http://www.rbkc.gov.uk/LB/12/01503>. If you do not have access to the internet you can view the application electronically on the ground floor of the Town Hall, Hornton Street, London, W8 7NX.