

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

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APP NO. LB/13/00483/Q23  
PLANNING APPLICATIONS COMMITTEE 16/04/2013  
AGENDA ITEM NO. N29

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**SITE ADDRESS**

Colville Primary School Lonsdale Road LONDON W11 2DF	<b><u>APPLICATION DATED</u></b>	18/01/2013
	<b><u>APPLICATION COMPLETE</u></b>	18/01/2013

**APPLICANT/AGENT ADDRESS**

Mr J Heaney  
DGA Architects  
149a Grosvenor Road  
LONDON  
SW1V 3JY

<b><u>LISTED BUILDING</u></b>	Grade II	<b><u>CONS. AREA</u></b>	Colville	<b>WARD</b>	Colville
<b><u>CAPS</u></b>	Yes	<b><u>ENGLISH HERITAGE</u></b>	N/A	<b>ART '4'</b>	No

<b><u>CONSULTED</u></b>	<b><u>OBJECTIONS</u></b>	<b><u>SUPPORT</u></b>	<b><u>PETITION</u></b>	<b><u>COMMENTS</u></b>
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**Applicant** Colville Primary School

**PROPOSAL:** Variation of condition 2 (adherence to approved plans) and removal of conditions 8 (internal arrangement) and 9 (drawings or material samples) of listed building consent LB/09/00272 to allow for alterations to the approved scheme

RBK&C Drawing No(s):LB/13/00483

Applicant's Drawing No(s): 001 Revision T1, 002 Revision T2, 021 Revision T2, 031 Revision T2, 032 Revision T2, 033 Revision T6, 034 Revision T6, 035 Revision T5, SK-001 Revision T1.

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**RECOMMENDED DECISION:** Grant listed building consent subject to approval by the Secretary of State

## **CONDITIONS/REASONS FOR THE IMPOSITION OF CONDITIONS:**

1. **The works hereby permitted shall be carried out in their entirety exactly and only in accordance with the submitted plan No(s) 001 Revision T1, 002 Revision T2, 021 Revision T2, 031 Revision T2, 032 Revision T2, 033 Revision T6, 034 Revision T6, 035 Revision T5, SK-001 Revision T1. , and other particulars, forming part of the Consent, and there shall be no variation therefrom without the written approval of the Local Planning Authority.**  
*Reason - In order to safeguard the special architectural or historic interest of the building.*
2. **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.**  
*Reason - In order to safeguard the special architectural or historic interest of the building.*
3. **All external windows, doors and framing thereof shall be of painted timber (not stained or varnished) and so maintained.**  
*Reason - In order to safeguard the special architectural or historic interest of the building.*
4. **The position, type, and manner of installation of all new and relocated services and related fittings shall be adequately specified in advance of any work being carried out, and the prior written approval of the Local Planning Authority, must be obtained, including where ducts or other methods of concealment are proposed.**  
*Reason - In order to safeguard the special architectural or historic interest of the building.*
5. **No plumbing or pipes other than rainwater pipes shall be fixed on the external faces of the building other than those shown on the approved drawings unless otherwise approved in writing by the Local Planning Authority.**  
*Reason - In order to safeguard the special architectural or historic interest of the building.*
6. **All new partitions hereby approved shall be of lightweight construction and easily removable and shall be so maintained.**  
*Reason - To preserve the special architectural character of the listed building.*
7. **The handrail and railings to the roof of the extension and enclosing the raised walkway and secured playground hereby permitted shall be painted black, and so maintained.**  
*Reason - To safeguard the appearance of the listed building.*
8. **Prior to the occupation of the extension, details of the colour of the external paint to be applied to the timber facing material shall be submitted to and approved in writing by the Local Planning Authority and the works shall not be carried out other than in accordance with the details so approved and shall thereafter be so maintained.**  
*Reason - In order to safeguard the special architectural or historic interest of the building.*

## **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. You are advised that from the 6th April 2008 there is a formal system by which planning conditions should be discharged. The appropriate application form can be downloaded from the Council's website ([www.rbkc.gov.uk](http://www.rbkc.gov.uk)) or requested from the Planning Information Office at the Town Hall. In most instances there will be a fee associated with each request for the discharge of conditions. Please see the guidance notes and fee regulations on the Council's website or telephone 020 7361 3012 for further advice.
- 2 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.
- 3 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 and approved by this Authority. It is an offence to carry out work to a Listed Building unless all such Conditions have been complied with. This 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, but if the offence is dealt with by indictment the fine is unlimited.

Please see report for PP/13/00360.

**1.0 CONCLUSION**

1.1 The development will safeguard the future of the building and protect its special interest. The development complies with all relevant planning policies.

**2.0 RECOMMENDATION**

2.1 **Grant listed building consent subject to approval by the Secretary of State**

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

**List of Background Papers:**

**The contents of file LB/13/00483 save for exempt or confidential information in accordance with the Local Government (Access to Information) Act 1985.**

**Variation of condition 2 (adherence to approved plans) and removal of conditions 8 (internal arrangement) and 9 (drawings or material samples) of listed building consent LB/09/00272 to allow for alterations to the approved scheme**

**SUMMARY OF REASONS FOR DECISION**

You are advised that this application was determined by the Local Planning Authority with regard to the National Planning Policy Framework (NPPF), Development Plan policies, including relevant policies contained within the Core Strategy of the Local Development Framework, the London Plan, as well as policies 'saved' from the Unitary Development Plan, and was considered to be in compliance with the relevant policies. In particular, the following policies were considered:

**Core Strategy adopted 8 December 2010**

CL4 Listed Buildings, Scheduled Ancient Monuments & Archaeology

The material circumstances of the case, including site history, location, and impact on amenity were considered. In addition, consideration was given to the results of public consultation.

The development will safeguard the future of the building and protect its special interest. The development complies with all relevant planning policies.

The full report is available for public inspection on the Council's website at <http://www.rbkc.gov.uk/LB/13/00483>. 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.