

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

APP NO. CC/12/04472/Q25
PLANNING APPLICATIONS COMMITTEE 26/02/2013
AGENDA ITEM NO. N14

SITE ADDRESS

220A & 222-224 Westbourne Grove LONDON W11 2RH	<u>APPLICATION</u>	09/11/2012
	<u>DATED</u>	
	<u>APPLICATION</u>	13/11/2012
	<u>COMPLETE</u>	

APPLICANT/AGENT ADDRESS

DP9
100 Pall Mall
LONDON
SW1Y 5NQ

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

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

Applicant Westbourne Grove Developments Ltd.

PROPOSAL: Demolition of parts of buildings fronting Westbourne Grove and Lonsdale Road and former sorting office shed.

RBK&C Drawing No(s):CC/12/04472

Applicant's Drawing No(s): Demolition drawings: P500, P501, P502, P503, P504, P505, P506, P507, P508, P510.

RECOMMENDED DECISION:

Recommendation A:

Grant Conservation Area Consent Subject to Conditions.

AND

Recommendation B:

In the event that the S106 Agreement for the associated planning application is not completed by 31 March 2013 conservation area consent may be REFUSED for the following reason:

1. In the absence of a satisfactory replacement development, the demolition proposed would harm the character and appearance of the Pembridge and Colville Conservation Areas, contrary to policy CL3 of the Core Strategy adopted 8 December 2010.

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. (C301)**
Reason - As required by Section 74 of the Planning (Listed Buildings and Conservation Areas) Act, 1990, to avoid the accumulation of Consents. (R301)

2. **The demolition hereby permitted shall not commence until a contract for the development of the site, in accordance with planning permission if required, has been let. (C302)**
Reason - To safeguard the character and appearance of the Conservation Area. (R302)

INFORMATIVES

I67A Construction Management

Please see report for PP/12/04471

1.0 CONCLUSION

1.1 The parts of the buildings which it is proposed to demolish do not contribute positively to the character and appearance of the conservation areas and a satisfactory scheme of redevelopment has been approved. The proposals are therefore compliant with policy CL3.

2.0 RECOMMENDATION

2.1 Recommendation A:

Grant Conservation Area Consent Subject to Conditions.

AND

Recommendation B:

In the event that the S106 Agreement for the associated planning application is not completed by 31 March 2013 conservation area consent may be REFUSED for the following reason:

1. In the absence of a satisfactory replacement development, the demolition proposed would harm the character and appearance of the Pembridge and Colville Conservation Areas, contrary to policy CL3 of the Core Strategy adopted 8 December 2010.

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

List of Background Papers:

The contents of file CC/12/04472 save for exempt or confidential information in accordance with the Local Government (Access to Information) Act 1985.

SUMMARY OF REASONS FOR DECISION

Demolition of parts of buildings fronting Westbourne Grove and Lonsdale Road and former sorting office shed.

You are advised that this application for conservation area consent was determined by the Local Planning Authority with regard to Development Plan policies in particular Policy CL3 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 involve demolition that would result in harm to the character or special significance of the Conservation Area and to be in compliance with the relevant policies.

The parts of the buildings which it is proposed to demolish do not contribute positively to the character and appearance of the conservation areas and a satisfactory scheme of redevelopment has been approved. The proposals are therefore compliant with policy CL3.

No policies in The London Plan were considered of particular relevance to this application.

The full report is available for public inspection on the Council's website at <http://www.rbkc.gov.uk/CC/12/04472>. 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.