

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

APP NO. LB/12/04141/Q23
PLANNING APPLICATIONS COMMITTEE 16/04/2013
AGENDA ITEM NO. S33

SITE ADDRESS

195-197 King's Road
LONDON
SW3 5ED

APPLICATION
DATED

18/10/2012

APPLICATION
COMPLETE

22/10/2012

APPLICATION
REVISED

25/01/2013

APPLICANT/AGENT ADDRESS

Gerald Eve LLP
72 Welbeck Street
LONDON
W1G 0AY

LISTED
BUILDING

Grade II

CONS.
AREA

Cheyne

WARD

Royal Hospital

CAPS

Yes

ENGLISH
HERITAGE

N/A

ART '4'

No

CONSULTED

0

OBJECTIONS

SUPPORT

PETITION

COMMENTS

Applicant

Martins Properties (Chelsea) Ltd

PROPOSAL: Erection of a single storey ground floor rear extension and first floor rear extension and change of use of first to fourth floors from Class A4 (bar) to Class C3 (residential).

RBK&C Drawing No(s):LB/12/04141 and LB/12/04141/A

Applicant's Drawing No(s): 1498(PL)000_P3, PL 201 REV P6, SK 071, SK 068 REV B, SK 069 REV B, SK 070 REV A, SK 072, SK 073, SK 074

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) , 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. **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)
5. **Sample panels of 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)
6. **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. schedule of repairs to the exterior elevations including paint colour finish
 - b. schedule and drawings of bespoke secondary glazing details for all windows
 - c. colour finish for external duct
 - d. details of the plant pots to the front elevation at 1:20
 - e. details of all new external windows and doors at 1:20, 1:10 and 1:5

- as appropriate
- f. details of the green roof
- g. details of the mansafe system
- h. details of all balcony enclosures including colour finish at 1:10
- i. details of all external ventilation cowls
- j. details of the fascia and parapet detail to the rear ground floor rear extension
- k. confirmation of location for existing chimney piece in apartment 3
- l. details of the glazed roof to the ground floor rear extension at 1:20, 1:10 or 1:5 as appropriate.
- m. location and size of MVHR vents within the historic building
- n. detailed joinery drawings for the new shopfront at 1:20, 1:10 and 1:5 as appropriate
- o. details of the proposed jib door at 1:20
- p. methodology statement and drawings for the proposed dismantling and reconstruction of the joinery for the door to apartment 1

Reason - In order to safeguard the special architectural or historic interest of the building. (R206)

7. **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. (C215)**
Reason - In order to safeguard the special architectural or historic interest of the building. (R215)
8. **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. (C216)**
Reason - In order to safeguard the special architectural or historic interest of the building. (R215)
9. **All rainwater goods/guttering shall be of painted cast metal. (C216a)**
Reason - In order to safeguard the special architectural or historic interest of the building. (R215)
10. **Notwithstanding/excluding 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)
12. **Notwithstanding the details on drawing 1498(PL) 204 rev P6 the insertion of a jib door from the first floor room to the wc will only be acceptable if the details are of sufficient quality and are discharged via the relevant condition.**
Reason - In order to safeguard the special architectural or historic interest of the building.

13. **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)

INFORMATIVES

- | | |
|---|--|
| 1 | I10A Listed Building Consent and Enforcement |
| 2 | I57 Ceiling lights and speakers |
| 3 | I.67A |

Refer to report for PP/12/04140

1.0 CONCLUSION

1.1 It is recognised that this grade II listed building would benefit from sensitive refurbishment. This scheme offers a holistic approach to the entire building. While it is desirable to maintain the original use of the a building, the restaurant use is not the subject of this application and the proposed residential use are viable uses which can secure the restoration of this building and its future. The alterations to the listed building cause "less than substantial harm" to significance and therefore the NPPF requires the local planning authority to balance this against the wider benefits which in this case include: an enhanced shopfront based on historic evidence; extensive repair and refurbishment and a more unified rear elevation; and long terms uses of the upper floors.

2.0 RECOMMENDATION

2.1 **Grant listed building consent**

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

List of Background Papers:

The contents of file LB/12/04141 save for exempt or confidential information in accordance with the Local Government (Access to Information) Act 1985.

**Erection of a single storey ground floor rear extension and first floor rear extension
and change of use of first to fourth floors from Class A4 (bar) to Class C3
(residential).**

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.

It is recognised that this grade II listed building would benefit from sensitive refurbishment. This scheme offers a holistic approach to the entire building. While it is desirable to maintain the original use of the a building, the restaurant use is not the subject of this application and the proposed residential use are viable uses which can secure the restoration of this building and its future. The alterations to the listed building cause "less than substantial harm" to significance and therefore the NPPF requires the local planning authority to balance this against the wider benefits which in this case include: an enhanced shopfront based on historic evidence; extensive repair and refurbishment and a more unified rear elevation; and long terms uses of the upper floors.

The full report is available for public inspection on the Council's website at <http://www.rbkc.gov.uk/LB/12/04141>. 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.