

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

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**APP NO. LB/11/02850/Q23  
PLANNING APPLICATIONS COMMITTEE 06/03/2012  
AGENDA ITEM NO. N21**

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**SITE ADDRESS**

<b>48 Holland Park Avenue LONDON W11 3QY</b>	<b><u>APPLICATION DATED</u></b>	<b>18/08/2011</b>
	<b><u>APPLICATION COMPLETE</u></b>	<b>16/09/2011</b>
	<b><u>APPLICATION REVISED</u></b>	<b>14/12/2011</b>

**APPLICANT/AGENT ADDRESS**

**Mr P Cusack  
Michaelis Boyd Associates,  
108 Palace Gardens Terrace  
LONDON  
W8 4RT**

<b><u>LISTED BUILDING</u></b>	<b>Grade II</b>	<b><u>CONS. AREA</u></b>	<b>Ladbroke</b>	<b>WARD</b>	<b>Norland</b>
<b><u>CAPS</u></b>	<b>Yes</b>	<b><u>ENGLISH HERITAGE</u></b>	<b>K&amp;C</b>	<b>ART '4'</b>	<b>No</b>

<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>
<b>0</b>				

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**Applicant**            **Ms S Briggs**

**PROPOSAL:**            **Replacement of conservatory located at rear basement floor level and associated elevational alterations to front and rear facade with internal alterations**

**RBK&C Drawing No(s):LB/11/02850 and LB/11/02850/A**

**Applicant's Drawing No(s): 10101/100 P3, 10101/101 P3, 10101/102 P3, 10101/103, 10101/104, 10101/105, 10101/106 P3, 10101/107 P3, 10101/110 P9, 10101/111 P8, 10101/112 P7, 10101/116 P8 and 10101/117 P6.**

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**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. **The works hereby permitted shall be carried out in their entirety exactly and only in accordance with the drawings, 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)
3. **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)
4. **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:**
  - (a) new external front basement area stone stair and metal balustrade;
  - (b) new external rear garden access metal stair and balustrade;
  - (c) the proposed colours of the external render to the rear closet wing and the rear infill extension; and
  - (d) new internal basement to ground floor timber staircase and balustrade.**(C208)**  
*Reason* - In order to safeguard the special architectural or historic interest of the building. (R206)
5. **All new windows hereby approved shall be of timber construction, single glazed and painted white with no trickle vents, and so maintained. (C210a)**  
*Reason* - In order to safeguard the special architectural or historic interest of the building. (R206)

6. **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)*
  
7. **Excluding 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)*
  
8. **Notwithstanding the approved drawings, there shall be no general renewal of plasterwork. Plaster shall only be replaced where it is unsound, and then it shall be replaced on a 'like for like' basis (i.e. replace laths with laths, lime plaster with lime plaster, and gypsum with gypsum). (C223)**  
*Reason - In order to safeguard the special architectural or historic interest of the building. (R215)*

## **INFORMATIVES**

- 1 I55 Listed Buildings
- 2 I56 Listed Buildings

**For further details and the report, please see Planning Application reference PP/11/02849.**

**1.0 CONCLUSION**

1.1 The proposed conservatory located at rear basement floor level and associated elevational alterations, by reason of their detailed design, materials and location would preserve the special architectural and historic interest of this listed property.

**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/11/02850 save for exempt or confidential information in accordance with the Local Government (Access to Information) Act 1985.**

**Report Prepared By: LP  
Report Approved By: DT/JB  
Date Report Approved: 23/02/2012**

**PSC03/12/LP.REP**

23/02/2012 12:18:27

**Replacement of conservatory located at rear basement floor level  
and associated elevational alterations to front and rear facade  
with internal alterations**

**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 PPS5 'Planning for the Historic Environment', 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 formal observations of the Council's Conservation and Design Officer are set out below:

*"Consent is sought for internal alterations at the lower and upper ground floor levels, the replacement of the existing non-original lower and upper ground floor level rear infill extension, rear elevational alterations and the replacement of the front lightwell and rear garden access staircases. The proposals have been substantially revised following the advice from the Council Conservation officer in order to avoid harm to the surviving historic character of the property. The internal alterations proposed at these two floor levels are now of minor nature and preserve all the surviving elements of the original plan form and original decorative features. The proposed replacement rear infill extension is of contemporary design and features rear facing glazed screens at both floor levels. The hipped roof profile of the existing roof has been replaced by a simple lean-to roof which slopes down in the direction of the neighbouring property on the western side. The existing front and rear external staircases are not original and the details of the replacement stairs and balustrades are controlled by conditions of this consent. The works to the rear facade involve the replacement of non-original rear door and window with new window and door of appropriate period style.*

*The proposals will preserve the special architectural and historic interest of this Grade II listed building and the significance of the heritage asset."*

The proposed conservatory located at rear basement floor level and associated elevational alterations, by reason of their detailed design, materials and location would preserve the special architectural and historic interest of this listed property.

The full report is available for public inspection at the Planning Information Office, Ground Floor, Town Hall, Hornton Street, London, W8 7NX.