

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

**APP NO. CC/12/03478/Q25
PLANNING APPLICATIONS COMMITTEE 05/02/2013
AGENDA ITEM NO. C13**

SITE ADDRESS

Park House Onslow Square LONDON SW7 2NG	<u>APPLICATION DATED</u>	20/09/2012
	<u>APPLICATION COMPLETE</u>	21/09/2012

APPLICANT/AGENT ADDRESS

Miss H Bizoumiz
Gerald Eve LLP
72 Welbeck Street
LONDON W1G 0AY

<u>LISTED BUILDING</u>	N/A	<u>CONS. AREA</u>	Thurloe and Smith's Charity	WARD	Brompton
<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	0	0	0	0

Applicant c/o Agent

PROPOSAL: Excavation of 2 storey basement extension involving partial demolition and reconstruction of existing building.

RBK&C Drawing No(s):CC/12/03478

Applicant's Drawing No(s): 001/A, 910, 911, 912.

RECOMMENDED DECISION: Grant conservation area 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. (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

- 1 I10 Attention to Conditions

- 2 I11 Care - Conservation Area

- 3 I67A Construction Management

Please see PP/12/03477 found elsewhere on this agenda.

1.0 CONCLUSION

1.1 The existing property does makes a positive contribution to the character and appearance of the conservation area. As the main cottage buildings are to be retained no objection is raised to the principle of demolishing the later date additions to the building. The replacement building will preserve the character and appearance of the conservation area.

2.0 RECOMMENDATION

2.1 **Grant conservation area consent**

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

List of Background Papers:

The contents of file CC/12/03478 save for exempt or confidential information in accordance with the Local Government (Access to Information) Act 1985.

SUMMARY OF REASONS FOR DECISION

Excavation of 2 storey basement extension involving partial demolition and reconstruction of existing building.

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 existing property does makes a positive contribution to the character and appearance of the conservation area. As the main cottage buildings are to be retained no objection is raised to the principle of demolishing the later date additions to the building. The replacement building will preserve the character and appearance of the conservation area.

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

The full report is available on the Royal Borough of Kensington and Chelsea website.