

Decision Notice

Please Index As

File Number

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

**THE ROYAL
BOROUGH OF**



**KENSINGTON
AND CHELSEA**

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London
W1X 6JR

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17 MAY 2001

My Ref: LB/01/00638/CLBA
Your Ref: MJO

Please ask for: South East Area Team

Dear Sir/Madam,

PLANNING (LISTED BUILDING AND CONSERVATION AREAS) ACT 1990 - SECTION 7

**WORKS OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST
(DL2)**

REFUSAL OF CONSENT

The Borough Council hereby REFUSES consent to the works to the Listed Building(s) referred to in the under-mentioned schedule, as shown in the plans submitted. Your attention is drawn to the enclosed Information sheet

SCHEDULE

DEVELOPMENT: Erection of glazed lightwell infill extension at rear first floor level.

SITE ADDRESS: 40 Ovington Street, London, SW3 2JB

RBK&C Drawing Nos: LB/01/00638 and LB/01/00638/A

Applicant's Drawing Nos: 2011/01; 2011/02; 2011/03; 2011/12 and Planning Statement
(received 04/04/2001)

Application Dated: 21/03/2001

Application Completed: 26/03/2001

Application Revised: 04/04/2001

REASON(S) FOR REFUSAL OF PERMISSION ATTACHED OVERLEAF

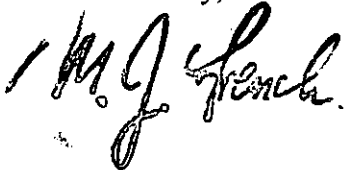
REASON(S) FOR REFUSAL:

By reason of its location significantly above garden level, the proposed glazed infill extension is considered to introduce an alien feature at this level, removing an original window and having an overbearing impact on the rear facade. This would be detrimental to the special architectural character and historic interest of the property, the terrace of which it forms part, and the character and appearance of the surrounding Conservation Area and would be contrary to policies contained within the Conservation and Development Chapter of the Unitary Development Plan, particularly Policies CD25, CD41, CD42, CD48, CD52, CD53 and CD58.

INFORMATIVE(S)

You are advised that a number of relevant policies of the Unitary Development Plan were used in the determination of this case, in particular, Policy CD58. (I51)

Yours faithfully,

A handwritten signature in black ink, appearing to read "M. J. French". The signature is written in a cursive style with a large initial "M" and "J".

Michael J. French
Executive Director, Planning and Conservation

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

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5 OCT 2000

**THE ROYAL
BOROUGH OF**



**KENSINGTON
AND CHELSEA**

My Ref: LB/00/01957/CLBA

Please ask for: South East Area Team

Dear Sir/Madam,

PLANNING (LISTED BUILDING AND CONSERVATION AREAS) ACT 1990- SECTION 7
WORKS OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST
(DL1)

The Borough Council, hereby consent to the works to the Listed Buildings referred to in the undermentioned schedule, subject to the conditions set out therein and in accordance with the plans submitted, save insofar as may otherwise be required by the said conditions. Your attention is drawn to the enclosed Information Sheet.

SCHEDULE

DEVELOPMENT: Erection of roof extension, remodelling of existing closet wing, fenestration alterations, erection of rear conservatory within lightwell and internal alterations.

SITE ADDRESS: 40 Ovington Street, London, SW3 2JB

RBK&C Drawing Nos: LB/00/01957 and LB/00/1957/A

Applicant's Drawing Nos: 2011/01; 2011/02; 2011/03; 2011/06A; 2011/07A; 2011/08A; 2011/05 (Photosheet No. 2) and 2011/04 (Photosheet No. 1)

Application Dated: 09/08/2000

Application Completed: 11/08/2000

Application Revised: 28/09/2000

**FULL CONDITION(S), REASON(S) FOR THEIR IMPOSITION AND INFORMATIVE(S)
ATTACHED OVERLEAF**

CONDITIONS AND REASONS FOR THEIR IMPOSITION

1. **The works hereby permitted shall be begun before the expiration of five 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 prior 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. **Suitable precautions must be taken to secure and protect the interior elements against accidental loss or damage during building work, and no such elements may be disturbed or removed temporarily or permanently except as indicated on the approved drawings or with the prior written approval of the Local Planning Authority. (C214)**
Reason - In order to safeguard the special architectural or historic interest of the building. (R211)

5. **All new brickwork shall match adjoining brickwork in terms of colour, size, texture, facebond and pointing.**
Reason - In order to safeguard the special architectural or historic interest of the building. (R211)

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:**
 - (a) **new basement staircase railings.**

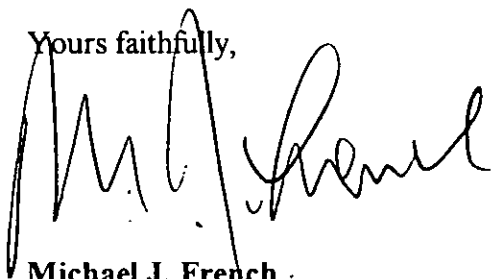
 - (b) **method of cleaning external brickwork**
Reason - In order to safeguard the special architectural or historic interest of the building. (R206)

7. All new rain water goods/guttering shall be of painted cast metal and so maintained.
Reason - In order to safeguard the special architectural or historic interest of the building. (R211)

INFORMATIVE(S)

1. 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. (I10A)
2. This property is within a Conservation Area Building works should, therefore, be completed with great care. External facing work and detailed treatment should be finished in a manner sympathetic to the existing building. If there is any doubt about the way in which work should be carried out, you should consult the Directorate of Planning Services. (I11)
3. Separate approval for the works forming the subject of this application may be required under the Building Act 1984 and/or the Building Regulations 1991, and this decision does not imply that such a consent will be given. The Director of Building Control, Town Hall, Hornton Street W8 7NX should be consulted before works commence. (I21A)
4. You are advised that a number of relevant policies of the Unitary Development Plan were used in the determination of this case, in particular, Policies CD38, CD39, CD41, CD48, CD52 and CD53. (I51)

Yours faithfully,



Michael J. French
Executive Director, Planning and Conservation