
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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6 4 AUG 2004

My Ref: LB/04/01269/CLBA /
Your Ref:

Please ask for: North 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 consents to the works to the Listed Buildings referred to in the under-mentioned 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: Internal alterations including the formation of a lobby entrance to auditorium, new seating in auditorium, replacement ventilation fans in central lightwell and provision of an external louvre to rear elevation fronting Uxbridge Street.

SITE ADDRESS: The Gate Cinema, 87 Notting Hill Gate, London, W11 3JZ

RBK&C Drawing Nos: LB/04/01269 & LB/04/01269/A

Applicant's Drawing Nos: 304/C/04, 05, 06, 09, 304/SK/07, 08, 09 and one page of photographs.

Application Dated: 28/05/2004

Application Completed: 09/06/2004

Application Revised: 21/07/2004

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



CONDITION(S) AND REASON(S) 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 Executive Director, Planning and Conservation. (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. Notwithstanding the approved drawings details of the external appearance and size of the proposed grille and any replacement a/c units on the Uxbridge Street elevation shall be shown on an elevation drawing of this facade at scale 1:100 and shall be submitted to and approved in writing by the Executive Director of Planning and Conservation before the work commences.**
Reason - In order to safeguard the special architectural or historic interest of the building. (R206)

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. Part 3 of the Disability Discrimination Act will be fully implemented in October 2004. Service providers will have to make "reasonable adjustments" to the physical features of their premises to overcome physical barriers to access. (I49b)

Internal alterations including the formation of a lobby entrance to auditorium, new seating in auditorium, replacement ventilation fans in central lightwell and provision of an external louvre to rear elevation fronting Uxbridge Street.

SUMMARY OF REASONS FOR DECISION

You are advised that this application was not considered to harm the special architectural character or historic interest of the listed building, and as such complied with Policies CD65 and CD66 of the Unitary Development Plan and national guidance.

Policy CD65 to resist demolition works to Listed Buildings
Policy CD66 to resist alterations to Listed Buildings.

The formal observations of the Council's Conservation and Design Officer are set out below:

The Gate Cinema was opened in 1911 but substantially rebuilt in parts during road widening 1962. The Notting Hill Gate and Farmer Street elevations form part of the rebuilt area which is a steel framed 1960s modernist building. The scope of the proposed works is confined to auditorium itself and the rear elevation of the property.

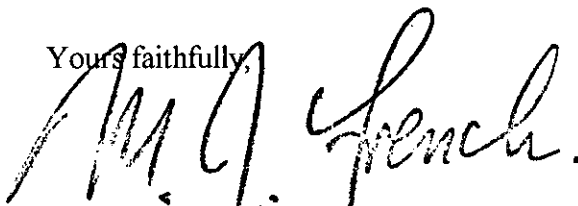
Internally it is proposed to install new air conditioning units into the auditorium. There are already existing units within the building located within the internal lightwell and on the rear elevation which will be replaced. At the back of the auditorium it is proposed to box the units in behind the seats. In this location the rear wall has already been somewhat altered so the provision of these units at a low level are not considered to harm the special interest of the property. At the front the units will be installed behind the screen and under a small stage and will have a minimal impact on the fabric so are considered acceptable.

The existing seats are unoriginal and therefore their replacement is not considered harmful. The formation of a small lobby for sound insulation purposes is considered acceptable.

Externally it is proposed to insert a grille on the Uxbridge Street elevation. This elevation is on a secondary street and already feature services units so is not considered harmful.

The full report is available for public inspection at the Planning Information Office, Room 325, Town Hall, Hornton Street, London, W8 7NX.

Yours faithfully,



Michael J. French
Executive Director, Planning and Conservation