

**PLANNING SERVICES APPLICATION**  
**CONSULTATION SHEET**

**APPLICANT:**

Mulgrave Estate,  
Estate Office,  
Mulgrave Castle,  
Lythe, North Yorkshire,  
YO21 3RJ

APPLICATION NO: LB/00/02890

APPLICATION DATED: 04/12/2000

DATE ACKNOWLEDGED: 18 December 2000

APPLICATION COMPLETE: 18/12/2000

DATE TO BE DECIDED BY: 12/02/2001

SITE: 211 King's Road, London, SW3 5EH

PROPOSAL: Reconstruction of one section of unstable garden wall damaged by tree roots.

**ADDRESSES TO BE CONSULTED**

1. ~~211-215~~<sup>213</sup> (ODD) KING'S RD
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.

①

**CONSULT STATUTORILY**

HBMC Listed Buildings  
HBMC Setting of Buildings Grade I or II  
HBMC Demolition in Conservation Area  
Demolition Bodies  
DoT Trunk Road - Increased traffic  
DoT Westway etc.,  
Neighbouring Local Authority  
Strategic view authorities  
Kensington Palace  
Civil Aviation Authority (over 300')  
Theatres Trust  
The Environment Agency  
Thames Water  
Crossrail  
LRT/Chelsea-Hackney Line

**ADVERTISE**

Effect on CA  
Setting of Listed Building  
Works to Listed Building  
Departure from UDP  
Demolition in CA  
"Major Development"  
Environmental Assessment  
No Site Notice Required  
Notice Required other reason  
Police  
L.P.A.C  
British Waterways  
Environmental Health  
GLA  
Govt Office for London

OM  
22/12

OM  
21/12

OM  
22/12

# DEVELOPMENT CONTROL

## TECHNICAL INFORMATION

ADDRESS 211 Kings Rd  
211 KING'S ROAD

POLLING DISTRICT T

LB002890



- HB Buildings of Architectural Interest
- AMI Areas of Metropolitan Importance
- MDO Major Sites with Development Opportunities
- MOL Metropolitan Open Land
- SBA Small Business Area
- PSC Principal Shopping Centre (Core or Non-core)
- LSC Local Shopping Centre
- AI Sites of Archeological Importance
- SV Designated View of St Paul's from Richmond
- SNCI Sites of Nature Conservation Importance
- REG 7 Restricted size and use of Estate Agent Boards
- ART IV Restrictions of Permitted Development Rights

Conservation Area	HB	CPO	TPO	AMI	MDO	MOL	SBA	Unsuitable for Diplomatic use	PSC		LSC	AI	SV	SNCI	REG 7	ART IV
									C	N						
19	11							✓								

<input checked="" type="checkbox"/>	Within the line of Safeguarding of the proposed Chelsea/Hackney underground line
<input type="checkbox"/>	Within the line of Safeguarding of the proposed Eastwest/Crossrail underground line

Density	
Site Area	
Habitable rooms proposed	
Proposed Density	

Plot Ratio	
Site Area	
Zoned Ratio	
Floor Area proposed	
Proposed Plot Ratio	

<b>Daylighting</b>	Complies	
	Infringes	

<b>Car Parking</b>	Spaces required	
	Spaces proposed	

**Notes:**  
 No planning history

**Royal Borough of Kensington and Chelsea**  
**GGP Point in Polygon Search Results**  
**Corporate Land and Property Gazetteer**  
**Buildings and their Flats**

213 King's Road

SW3 5EH

**Total Number of Buildings and Flats Found 1**

**MEMORANDUM**

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**TO: FOR FILE USE ONLY**

**From: EXECUTIVE DIRECTOR  
PLANNING & CONSERVATION**

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**My Ref: LB/00/02890/MK**

**CODE 1D**

**Room No:**

---

**Date: 21 December 2000**

**DEVELOPMENT AT:**

**211 King's Road, London, SW3 5EH**

**DEVELOPMENT:**

**Reconstruction of one section of unstable garden wall damaged by tree roots.**

The above development is to be advertised under:-

1. Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990  
(development affecting the character or appearance of a Conservation Area or adjoining Conservation Area)
4. Town and Country Planning (Listed Buildings and Conservation Areas) Regulations 1990 (applications for Listed building consent)

**M.J. French**

Executive Director, Planning & Conservation

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**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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Chelsea-Hackney Line,  
Network Capacity Planning,  
London Underground Limited,  
Commercial Directorate, 1st Floor,  
30 The South Colonnade, London,  
E14 5EU

Switchboard: 020-7937-5464  
Direct Line: 020-7361-3564  
Extension: 3564  
Facsimilie: 020-7361-3463



**KENSINGTON  
AND CHELSEA**

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Date: 22 December 2000

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My Ref: **DPS/DCSW/LB/00/02890** Your ref: Please ask for: **M. Kingston**

Dear Sir / Madam

**TOWN AND COUNTRY PLANNING ACT 1990**

**Proposed development at: 211 King's Road, London, SW3 5EH**

I enclose a copy of an application, with relevant drawings and/or supporting information, and should be pleased to receive your observations on these proposals as soon as possible.

It is hoped to present this application to the Planning Services Committee prior to 12/02/2001. I look forward to hearing from you in the near future, in order that your comments may be reported to this Committee.

Should you require any further details in respect of this case, please do not hesitate to contact the Case Officer on the above extension.

Yours faithfully,

**M.J. FRENCH**

Executive Director, Planning and Conservation

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**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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English Heritage  
Historic Building and Monuments Commission  
London + South East Region  
23 Saville Row, London  
W1X 1AB

Switchboard: 020-7937-5464  
Direct Line: 020-7361-3564  
Extension: 3564  
Facsimilie: 020-7361-3463

Date: 22 December 2000



**KENSINGTON  
AND CHELSEA**

---

**My Ref: DPS/DCSW/LB/00/02890 Your ref: Please ask for: M. Kingston**

Dear Sir / Madam

**TOWN AND COUNTRY PLANNING ACT 1990**

**Proposed development at: 211 King's Road, London, SW3 5EH**

I enclose a copy of an application, with relevant drawings and/or supporting information, and should be pleased to receive your observations on these proposals as soon as possible.

It is hoped to present this application to the Planning Services Committee prior to 12/02/2001. I look forward to hearing from you in the near future, in order that your comments may be reported to this Committee.

Should you require any further details in respect of this case, please do not hesitate to contact the Case Officer on the above extension.

Yours faithfully,

**M.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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THE ROYAL  
BOROUGH OF



## FILE COPY

2079/ 2080

020-7361- 2079/ 2080

020-7937-5464  
Switchboard:

Extension:

Direct Line:

Facsimile: 020-7361-3463

Date: 22 December 2000

---

KENSINGTON  
AND CHELSEA

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCSW/LB/00/02890/MK

Planning Information Office

Dear Sir/Madam,

### TOWN AND COUNTRY PLANNING ACT 1990

#### **Proposed development at: 211 King's Road, London, SW3 5EH**

Brief details of the proposed development are set out below. Members of the public may inspect copies of the application, the plans and any other documents submitted with it. The Council's Planning Services Committee, in considering the proposal, welcomes comments either for or against the scheme. Anyone who wishes to make representations about the application should write to the Council at the above address **within 21 days** of the date of this letter. Unfortunately, the Council does not have the resources to advise objectors of the Committee date, and you should telephone for further information.

#### **Proposal for which permission is sought**

**Reconstruction of one section of unstable garden wall damaged by tree roots.**

**Applicant** The Dowager Marchioness of Normanby, C/o Estate Office, Mulgrave Castle, Lythe, North Yorkshire, YO21 3RJ

#### **KENSINGTON TOWN HALL CHRISTMAS OPENING TIMES ARE AS**

**FOLLOWS:-** Friday 22nd Dec 9.00 - 1.00 closed in afternoon. Mon 25th, Tue 26th Closed. Wed 27th + Thur 28th 9.30 - 1.00 then 2.00 - 4.30. Fri 29th 9.30 - 1.00 closed in afternoon. Mon 1st Jan Closed.

Yours faithfully,

**M. J. FRENCH**

Executive Director, Planning and Conservation

### WHAT MATTERS CAN BE TAKEN INTO ACCOUNT

When dealing with a planning application the Council has to consider the policies of the Borough Plan, known as the Unitary Development Plan, and any other material considerations. The most common of these include (not necessarily in order of importance):

- The scale and appearance of the proposal and impact upon the surrounding area or adjoining neighbours;
- Effect upon the character or appearance of a Conservation Area;
- Effect upon the special historic interest of a Listed Building, or its setting;
- Effect upon traffic, access, and parking;
- Amenity issues such as loss of Sunlight or daylight, Overlooking and loss of privacy, Noise and disturbance resulting from a use, Hours of operation.

### WHAT MATTERS CANNOT BE TAKEN INTO ACCOUNT

Often people may wish to object on grounds that, unfortunately, cannot be taken into account because they are not controlled by Planning Legislation. These include (again not in any order of importance):

- Loss of property value;
- Private issues between neighbours such as land covenants, party walls, land and boundary disputes, damage to property;
- Problems associated with construction such as noise, dust, or vehicles (If you experience these problems Environmental Services have some control and you should contact them direct);
- Smells (Also covered by Environmental Services);
- Competition between firms;
- Structural and fire precaution concerns; (These are Building Control matters).

### WHAT HAPPENS TO YOUR LETTER

Planning applications where objections have been received are presented to the Planning Services Committee which is made up of elected Ward Councillors. Planning Officers write a report to the Committee with a recommendation as to whether the application should be granted or refused. Letters received are summarised in the report, and copies can be seen by Councillors and members of the public including the applicant. The Councillors make the decisions and are not bound by the Planning Officer's recommendation. All meetings of the Committee are open to the public.

If you would like further information, about the application itself or when it is likely to be decided, please contact the Planning Department on the telephone number overleaf.

### WHERE TO SEE THE PLANS

Details of the application can be seen at the Planning Information Office, 3rd floor, Town Hall, Hornton Street W.8. It is open from 9am to 4.45pm Mondays to Thursdays (4pm Fridays). A Planning Officer will always be there to assist you.

In addition, copies of applications in the Chelsea Area (SW1, SW3, SW10) can be seen at The Reference Library, Chelsea Old Town Hall, Kings Road SW3 (020 7361 4158), for the Central Area (W8, W14, SW5, SW7) can be viewed in the Central Library, Town Hall, Hornton Street, W.8. and applications for districts W10, W11 and W2 in the North of the Borough can be seen at The Information Centre, North Kensington Library, 108 Ladbroke Grove, London W11 (under the Westway near Ladbroke Grove Station 020 7727-6583). Please telephone to check the opening times of these offices.

If you are a registered disabled person, it may be possible for an Officer to come to your home with the plans. Please contact the Planning Department and ask to speak to the Case Officer for the application.

***PLEASE QUOTE THE APPLICATION REFERENCE NUMBER ON YOUR REPLY***



# REASON FOR DELAY

CASE NO. \_\_\_\_\_

This case has been identified as a "Target" application, which has the target for being passed through to the Head of Development Control within 6 weeks of the date of completion.

In the case of this application, there has been a delay of.....

I have been unable to pass through the case within the target period for the following reason(s) [highlight as necessary]

- 1) Delays due to internal Consultation [highlight one or all]
  - (i) Design
  - (ii) Transportation
  - (iii) Policy
  - (iv) Environmental Health
  - (v) Trees
  - (vi) Other
- 2) Further neighbour notification/external consultation necessary (spread or time period)
- 3) Awaiting Direction from English Heritage/other EH delays...
- 4) Revisions requested, but not received in time
- 5) Revisions received but inadequate
- 6) Revisions received but reconsultation necessary
- 7) Of the Committee cycle
- 8) Applicant's instruction
- 9) OTHER REASON.....

Signed..... (Case Officer)

# NOTICE OF A PLANNING APPLICATION

TOWN AND COUNTRY PLANNING ACT 1990  
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990



Notice is hereby given the Royal Borough of Kensington and Chelsea Council has received an application:

- (a) for development of land in or adjacent to a Conservation Area.
- (d) for consent to demolition and/or alteration of a building which is of architectural or historic interest.

**KENSINGTON  
AND CHELSEA**

Details are set out below.

Members of the public may inspect copies of the application, the plans and other documents submitted with it at:

NOTICE OF A PLANNING APPLICATION

The Planning Information Office, 3rd floor, The Town Hall, Hornton Street, W8 7NX between the hours of 9.15 and 4.45 Mondays to Thursdays and 9.15 to 4.30 Fridays;

For applications in the Chelsea area: The Reference Library, Chelsea Old Town Hall, Tel. 0171-361-4158.

For postal areas W10, W11 and W2: The 1st floor, North Kensington Library, 108 Ladbroke Grove, W11, Tel. 0171-727-6583.

Anyone who wishes to make representations about this application should write to the Executive Director of Planning and Conservation at the Town Hall (Dept. 705) within 21 days of the date of this notice.

NOTICE OF A PLANNING APPLICATION SCHEDULE

Reference: LB/00/02890/MK

Date: ~~29/12/2000~~ 03/01/01

211 King's Road, London, SW3 5EH

saibnis.

Reconstruction of one section of unstable garden wall damaged by tree roots.

**APPLICANT** The Dowager Marchioness of Normanby,



# RBKC District Plan Observations CONSERVATION AND DESIGN

Address	Appl. No.	L.B.	C.A.	N
211, King's Road, SW3	Mk LB/00/02890	14*	19	CS ✓
Description	Code			
Reconstruction of section of garden wall.	—			

Site meeting to be arranged asap - to discuss the material, method of construction & associated repairs. At the property 77 Grade II\*, E.H. may also wish to attend.

-H/B

Jan. 10. 01



# RBKC District Plan Observations CONSERVATION AND DESIGN

Address	Appl. No.	L.B.	C.A.	N C S
211, King Road, S13.	MK LB/00/02890	II*	✓	✓ S
Description	Code			
Reconstruction of gate wall.	—			

- Site visit with M.C. 19. 01. 01.
- Proposed reconstruction of the wall, as set out in drawing no. 207/01 is consistent with conservation & restoration principles. Method of pointing should be submitted for approval - with a trial panel, given the Grade II\* status of the building.
- No objections noted.
- EH + Three directors.

-HPB

19. 01. 01.

Department Safeguarding Team

Ext/Direct: (020) 7308 4400  
Fax: (020) 7308 4680  
Our ref: HVR/SFGNEW22-SFG9938  
Your ref: DPS/DCSW/LB/00/02890  
Date: 4<sup>th</sup> January 2001



London Underground Limited  
30 The South Colonnade  
Canary Wharf  
London E14 5EU  
Telephone 020 7222 5600

The Royal Borough of Kensington & Chelsea  
Planning & Conservation  
The Town Hall  
Hornton Street  
London  
W8 7 NX

Dear Sirs,

**RE: 211 KING'S ROAD, LONDON SW3 5EH**

Thank you for your letter dated 22<sup>nd</sup> December 2000, requesting the views of the Chelsea-Hackney Line Project Team on the above application.

The application has been considered, and we wish to make no comment.

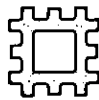
If you have any further questions, please do not hesitate to contact me.

Yours faithfully

*H.V. Robinson*

**David J Taylor**  
**MANAGER, STATIONS & SAFEGUARDING**

RECEIVED BY PLANNING SERVICES							
EA DIR	HDC	N	C	SV	SE	ENF	45 ACK
- 8 JAN 2001							
LEGAL	IO	REV	LRD	PWD PLN	CON DES	FEES	



ENGLISH HERITAGE

*(Handwritten initials)*  
*Stabb*

Director of Planning & Transportation  
Royal Borough of Kensington & Chelsea  
The Town Hall  
Hornton Street  
LONDON  
W8 7NX

Your refs: LB/00/02890  
Our ref: LRS/325/211  
Contact: D Stabb  
Direct Dial: 020-7973-3775

For the attention of Maresa Kingston

23 FEB 2001

Dear Sir/Madam

**Planning (Listed Buildings and Conservation Areas) Act, 1990:  
211 KING'S ROAD, SW3**

*Applicant:* The Dowager Marchioness of Normanby  
*Grade of building(s):* II\*  
*Proposed works:* Reconstruction of front garden wall

*Drawing numbers:* 207/01

*Other Documentation:*

*Date of application:* 04.12.2000

*Date of referral by Council:* 22.12.2000

*Date received by English Heritage:* 02.01.2001

*Date referred to GOL:* 16.02.2001

RECEIVED BY PLANNING SERVICES								
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK	
26 FEB 2001							(68)	
APPEALS	IO	REG	ARB	FWD PLN	CON DES	FEEB		

**If your authority is minded to grant listed building consent for the application referred to in the schedule above, you are hereby directed to attach the condition(s) set out overleaf, in addition to any which your Council is minded to impose.**

English Heritage wishes to raise no objection to any parallel planning application.

Yours faithfully

D Stabb  
London Region

The Secretary of State has considered the information given above and does not intend to require the application concerned to be referred to him  
Signed *J. A. [Signature]*  
Date *12/2/01*



## ENGLISH HERITAGE

### Schedule of Conditions

Address: 211 KING'S ROAD, SW3

*Date of Decision:* **23 FEB 2001**

*Our ref:* LRS/ 325/211

#### **Informative:**

1. The works hereby approved are only those specifically indicated on the drawing(s) and/or other documentation referred to above.
2. Rebuilding shall match the original in all respects including brick, bond, mortar type and finish pointing.
3. A sample of the proposed work shall be approved by the L.P.A. to confirm that it conforms to the requirement of Condition 2 (above).

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# 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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Councillor John Corbet-Singleton C.B.E.  
3 Carlyle Square  
London  
SW3 6EX

Switchboard: 020 7937 5464

Extension: 2275

Direct Line: 020 7361 2275

Facsimile: 020 7361 3463

27 February 2001

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THE ROYAL  
BOROUGH OF



KENSINGTON  
AND CHELSEA

---

My reference: DPS/DCSW/RT Your reference:  
/PP/00/2890

Please ask for: Roy Thompson

Dear Councillor Corbet-Singleton

**Town and Country Planning Act 1990  
Demolition of garden wall at 211 Kings Road, SW3**

I write further to my letter to you dated 8<sup>th</sup> November 2000, in respect of the above.

A listed building application was submitted in December which sought retrospective consent for the demolition of the wall, and consent for its rebuilding in matching materials.

Following consultation with English Heritage, who have directed no objection, it is considered that the demolition and the proposed rebuilding of the wall would not harm the special architectural or historic interest of the building. Accordingly it is my intention to recommend the grant of listed building consent under delegated authority, subject to a number of strict conditions in respect of the materials to be used and method of rebuilding.

Yours sincerely,

M.J. French  
Executive Director, Planning and Conservation.

Member.doc

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# PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

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Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

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Councillor Timothy Boulton  
36 Lennox Gardens  
London  
SW1X 0DH

Switchboard: 020 7937 5464

Extension: 2275

Direct Line: 020 7361 2275

Facsimile: 020 7361 3463

27 February 2001

---

THE ROYAL  
BOROUGH OF



KENSINGTON  
AND CHELSEA

---

My reference: DPS/DCSW/RT Your reference:  
/PP/00/2890

Please ask for: Roy Thompson

Dear Councillor Boulton

**Town and Country Planning Act 1990  
Demolition of garden wall at 211 Kings Road, SW3**

I write further to my letter to you dated 25<sup>th</sup> October 2000, in respect of the above.

A listed building application was submitted in December which sought retrospective consent for the demolition of the wall, and consent for its rebuilding in matching materials.

Following consultation with English Heritage, who have directed no objection, it is considered that the demolition and the proposed rebuilding of the wall would not harm the special architectural or historic interest of the building. Accordingly it is my intention to recommend the grant of listed building consent under delegated authority, subject to a number of strict conditions in respect of the materials to be used and method of rebuilding.

Yours sincerely,

M.J. French  
Executive Director, Planning and Conservation.

Member.doc

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# PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

---

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

---

Mr Hugh Krall  
Hon. Secretary  
The Chelsea Society  
51 Milmans Street  
London  
SW10 0DA

Switchboard: 020 7937 5464  
Extension: 2275  
Direct Line: 020 7361 2275  
  
Facsimile: 020 7361 3463

27 February 2001

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THE ROYAL  
BOROUGH OF



KENSINGTON  
AND CHELSEA

---

My reference: DPS/DCSW/RT/ Your reference:  
PP/00/2890

Please ask for: Roy Thompson

Dear Mr Krall,

**Town and Country Planning Act 1990  
Demolition of wall at 211 Kings Road, SW3**

I write further to my letter to you dated 14<sup>th</sup> November 2000, in respect of the above

A listed building application was submitted in December which sought retrospective consent for the demolition of the wall, and consent for its rebuilding in matching materials.

Following consultation with English Heritage, who have directed no objection, it is considered that the demolition and the proposed rebuilding of the wall would not harm the special architectural or historic interest of the building. Accordingly, it is my intention to recommend the grant of listed building consent under delegated authority, subject to a number of strict conditions in respect of the materials to be used and method of rebuilding.

Yours sincerely,

M.J. French  
Executive Director, Planning and Conservation

Letterl

Extra Copy please

AE  
DLI

**THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA  
MEMORANDUM - SECTION 101 - LOCAL GOVERNMENT ACT, 1972**

To: Chief Administrative Officer (Planning)  
From: The Executive Director, Planning & Conservation

Date: ~~27 February 2001~~

5/3/2001

Our Ref: LB/00/02890 /CLBA

Applicant's Ref:

Application Date: 04/12/2000 Complete Date: 18/12/2000 ~~Revised Date:~~

Applicant: Mulgrave Estate, Estate Office, Mulgrave Castle, Lythe, North Yorkshire, YO21 3RJ

Address: 211 King's Road, London, SW3 5EH

This application is for a class of development to be determined under powers delegated to me by the Council on 21st July, 1976, and/or by the Town Planning Committee 6th November, 1979, and/or by the Town Planning Committee on 18th March 1986, 23rd May 1988 and 8th January 1990 and is not such as I wish to refer to the Planning Application Committee. No relevant planning objections have been received.

Class (i) - 8th Schedule development Class (vi) - listed building consent for above Classes.

Class (ii) - shop fronts Class (vii) - approval of facing materials

Class (iii) - conversion from non s/c dwellings etc Class (viii) - grant of planning permission for a change from one kind of non-residential use except from one kind of non-residential use except where this would involve the loss of shop use

Class (iv) - amendments as required by T.P. Committee Class (ix) - grant permission licence or no objection by T.P. Committee under Sections 73, 74, 138, 143, 152, 153, 177 & 180 of the Highways Act

Class (v) - above classes after D.P. Committee agree Class (x) - Crossover under S. 108 of the Highways Act 1980

HBMC 'D'  
Rec'd OK

DELEGATED APPROVAL  
06 MAR 2001

Consent under T&CP Control of Advertisement Regulations 1984-90; incl. refusal of consent for Reg. 15 applications.

**DESCRIPTION OF PROPOSED DEVELOPMENT**

**Demolition of and reconstruction of one section of unstable garden wall damaged by tree roots (Part retrospective).**

**RECOMMENDED DECISION Grant listed building consent**

RBK&C drawing(s) No. LB/00/02890 Applicant's drawing(s) No.207/01 and photographs (207/02)

I hereby determine and grant/refuse this application (subject to HBMC Direction/Historic Building authorisation) under the powers delegated to me by the Council, subject to the condition(s) indicated above imposed for the reason(s) appearing thereunder, or for the reasons stated.

Exec. Director, Planning and Conservation Head of Development Control Area Planning Officer

rec'd  
27701

holway  
5/3/01

CONDITION(S) AND REASON(S) FOR 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        **Written notification of the intended start of works shall be given to the Local Planning Authority, Executive Director, Planning & Conservation, Town Hall, Hornton Street, W8 7NX, no less than seven days before the reconstruction works hereby approved are commenced. (C203)**  
*Reason - In order that the Local Planning Authority may be given the opportunity of monitoring the progress of works on site to ensure the preservation of the special interest of the building affected by the works hereby approved. (R203)*
  
- 3        **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)*
  
4.        **The rebuilding of the wall hereby permitted shall match the original in all respects, including brick, bond, mortar type and finish pointing**  
*Reason - In order to safeguard the special architectural or historic interest of the building.*
  
5.        **A sample of the proposed work shall be approved by the local planning authority prior to commencement of rebuilding works to confirm that it conforms to the requirements of condition no.4 above. Such rebuilding shall be carried out in accordance with the sample approved.**  
*Reason - In order to safeguard the special architectural or historic interest of the building.*

INFORMATIVE(S)

1.        I09
2.        I10A
3.        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 CD52, CD53, CD57, and CD58. (I51)

# DELEGATED REPORT

Address 211 Kings Rd

Reference B/00/2890

Conservation Area yes

Listed Building ~~Yes/No~~

## Type of Application

Planning Permission/Approval of Materials/Variation of Condition/Listed Building Consent/Conservation Area Consent

## Type of Development

Residential Extension

Roof

Rear

Storeys \_\_\_\_\_

Side

Front

Garden

Residential Alterations

Residential Conversion

From \_\_\_\_\_

To \_\_\_\_\_

Other  \_\_\_\_\_

Shopfront

Non-Residential Extension

Listed Building Demolition

whole  part

Listed Building Alterations

Unlisted Building - Demolition

whole  part

**Objections** (withdrawn etc.) (incl. internal - Design, Policy, Transportation etc.)

Who \_\_\_\_\_

Overcome by Amendment/Withdrawn/Not Relevant/Other \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Existing**

**Issues/Policy/Precedent/Conditions/Third Schedule**

*see Award*

**Standards**

satisfactory

- Light
- Privacy
- Room Sizes
- Parking
- Trees

**HBMC** Direction/Obs.

- Obs. Rec'd
- Direction Rec'd  *Rec'd*
- Consultation Expired

**GRANT/APPROVE**

subject to conditions

Informatives

Report by

*RET*

Date

Agreed

*Wong*  
*5/3/07*

### **Delegated report**

The application site is located to the south side of Kings Road, mid way between its junctions with Oakley Street and Glebe Place. It is a private dwelling house within Cheyne Conservation Area and is Grade 11\* listed.

The proposal seeks listed building consent to rebuild a lateral brick wall and pier running perpendicular from Kings Road, following damage caused by the roots of a nearby tree which has since been removed. Consent has been granted for the removal of the tree. The wall would be 1.8m in height and 6.25m in length, and be constructed in salvaged bricks and second hand stocks to match the existing. The pier will be similarly rebuilt and the existing coping stone would be reused.

This application has arisen through an enforcement complaint in respect of the demolition of the former wall.

The relevant policies contained within the Council's UDP are CD57 and CD58, which relate to demolition of and work to listed buildings. Policies CD52 and CD53 should also be taken into account, relating to conservation areas.

English Heritage direct that if the Council is minded to grant consent, three conditions should be attached. The Council's Conservation and Design Officer advises that the proposed reconstruction is consistent with conservation and restoration principles. No objections are raised.

This is considered to be a relatively minor proposal, which with appropriate conditions will not harm the architectural or historic character of the building, nor harm the character or appearance of the conservation area..

### **Public consultation**

One letter of notification was sent to the adjoining property at 213 Kings Road. No representations have been received.

**M.J. FRENCH**  
**EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION**

Ref No. 020-7361-3463

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OM  
26/3

R.B.K. & C.  
TOWN PLANNING  
MULGRAVE ESTATE  
2 MAR 2001  
RECEIVED

JAMES W. PETTY MRICS  
Resident Land Agent

ESTATE OFFICE  
MULGRAVE CASTLE  
LYTHE  
NORTH YORKSHIRE  
YO21 3RJ

Tel: 01947 893239  
Fax: 01947 893454  
Email: office@mulgrave-estate.com

Planning and Conservation  
The Royal Borough of Kensington and Chelsea  
The Town Hall  
Hornton Street  
London  
W8 7NX

For the attention of Mr R. Thompson

BY POST AND FAX

21 March 2001

Your ref. LB/00/02890/CLBA  
Ref: 21030101

Dear Sirs

211, Kings Road, Chelsea, SW3 5EH – Reconstruction of Boundary Wall

Further to your approval in respect of the above, and in accordance with the conditions contained therein, we confirm that it is our intention to commence works next week Wednesday 28 March 2001. There will be men on site the day before, to remove the temporary hoarding and clean up the site ready to commence reconstruction.

Our maintenance foreman Mr M. Dudman will be briefed to contact you following his commencement of brickwork to allow you to inspect and confirm that you are happy with the work being carried out.

If you have any queries regarding the above, please do not hesitate to contact the undersigned.

Yours faithfully

Peter Frost  
Clerk of Works





# RBKC District Plan Observations CONSERVATION AND DESIGN

Address 211-213 King's Ln, SW3.	Appl. No. RT E/00/5274	L.B. <input checked="" type="checkbox"/>	C.A. 19	N C S <input checked="" type="checkbox"/>
Description Reconstruction of boundary wall.	Code			

- i) Bulk pier to package to be rebuilt with yellow stocker, to a flange bond, with full pointing. Pointing to consist of 7:1:1 Sand/Cement mortar. Pier cap to be ~~re~~ reinstated.
- ii) Wall to be rebuilt with yellow stocker, to a flange bond with full pointing - to 7:1:1 mortar. Inner face of wall to be faced with the remaining red brick. Outer face (to neighbouring side) to be rendered.
- iii) All work to be given a roof with a completion.
- iv) Original <sup>copies</sup> ~~copies~~ to be used - if not available a photocopy detail to be agreed.

H18  
28.03.01



# MULGRAVE ESTATE

KT All as agreed on site  
#18 9.4.01  
Phoned  
10/04/01 re.  
Confirmation



Boh

JAMES W. PETTY MRICS  
Resident Land Agent

Tel: 01947 893239  
Fax: 01947 893454  
Email: office@mulgrave-estate.com

ESTATE OFFICE  
MULGRAVE CASTLE  
LYTHE  
NORTH YORKSHIRE  
YO21 3RJ

Planning and Conservation  
The Royal Borough of Kensington and Chelsea  
The Town Hall  
Hornton Street  
London W8 7NX

For the attention of Roy Thompson

Your ref E/00/5274  
Ref. 04040103

4 April 2001

Dear Sirs

### Argyll House, 211, Kings Road, Chelsea – Garden Wall Reconstruction

Further to the visit last week by your Planning and Conservation Officers, I confirm the instructions given on site to my staff as follows:

1. The brick pier to the wall to be formed using second hand London stock yellow bricks, the facing bricks to Argyll House elevation to be in salvaged reds from the original wall. The reverse side of the wall previously rendered to be made up with second hand yellow stock bricks and rendered over as before to match the original.
2. The wall pointing to be carried out using soft sand as opposed to sharp to produce a better colour match.

I trust the above is in accordance with your requirements, please do not hesitate to contact me if there are any further queries.

Yours faithfully

Peter Frost  
Clerk of Works

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				✓ ONA 9 APR 2001		46		
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00/2890



Roy Thompson,  
Networks proposed are being

**MULGRAVE ESTATE**

carried out on a

line - fr - the best wire

therefore

acceptable

ESTATE OFFICE  
MULGRAVE CASTLE  
LYTHE  
NORTH YORKSHIRE  
YO21 3RJ

HLB 24.05.01

\* Please treat as repair & maintenance - no UBC required.

JAMES W. PETTY MRICS  
Resident Land Agent

Tel: 01947 893239  
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Planning and Conservation  
The Royal Borough of Kensington and Chelsea  
The Town Hall  
Hornton Street  
London  
W8 7NX

For the attention of Ms Hilary Bell

17 May 2001

Ref. 17050101

Dear Madam

**Argyll House, 211, Kings Road, Chelsea – Fence Repairs**

Further to the recent telephone conversation with your office, I confirm that we intend to complete essential repairs to the timber fence fronting the pavement to Kings Road at the above property.

The work comprises the renewal of the rotted tongue and groove fence and adjacent timber gate which will be replaced exactly as existing using 5½" wide boards finished with black oil based paint. I confirm that you do not require a formal application to carry out this work, however, if you have any further queries, please do not hesitate to contact me.

Yours sincerely

Peter Frost  
Clerk of Works

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60		22 MAY 2001					
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RBKC

# District Plan Observations CONSERVATION AND DESIGN

Address 211-213, Kings Road, SW3	Appl. No. KP E100/5274	L.B. 1*	C.A. 19	N O S
Description Reconstruction of front boundary wall.	Code		—	

Visited the site 7. June. 2001.

The works have been carried out to a high standard - in accordance with the design submitted 28.03.2001. [Ref earlier obs].

The reconstruction of the wall, gate pier & driveway wall enhance the building facade - & it therefore welcomed.

JTB  
8. June. 2001

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# PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

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Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

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Mulgrave Estate,  
Estate Office,  
Mulgrave Castle,  
Lythe,  
North Yorkshire,  
Yo21 3RJ

Switchboard: 020 7937 5464  
Extension: 2966  
Direct Line: 020 7361 2966  
Facsimile: 020 7361 3463  
Web: [www.rbkc.gov.uk](http://www.rbkc.gov.uk)

11 June 2001

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THE ROYAL  
BOROUGH OF



KENSINGTON  
AND CHELSEA

---

My reference: DPS/DCSW/KDP Your reference:  
E/00/5274

Please ask for: Mr K Plaster

Dear Mr Frost,

**Town and Country Planning Act 1990**  
**Planning (Listed Buildings and Conservation Areas) Act 1990**  
**Argyll House, 211 King's Road, Chelsea**

I refer to the implementation of Listed Building Consent granted 6th March 2001, for the demolition of and reconstruction of one section of unstable garden wall damaged by tree roots, (Ref. LB/00/2890).

I confirm that following a inspection by my Design and Conservation Officer, Ms Hilary Bell, on 7<sup>th</sup> June 2001, it was noted that the reconstruction of the wall has been undertaken to a high standard in full accordance with the conditions of the consent.

As the breach of listed building control has now been rectified, it is my intention to close my enforcement file accordingly.

I thank you for your co-operation during my officers' investigations in this matter.

Yours sincerely

M J French  
Executive Director, Planning and Conservation

TELEPHONE (01947) 893269  
POST CODE YO21 3RL

00/2890

*Pari*

(B)

*VMB*  
*27*

LYTHE HALL,  
NEAR WHITBY,  
NORTH YORKSHIRE.

M J French Esq  
Executive Director, Planning & Conservation  
Royal Borough of Kensington & Chelsea  
The Town Hall  
Hornton Street  
London W8 7NX

RECEIVED BY PLANNING SERVICES							
EX	HDC	N	C	SW	SE	ENF	AO ACK
29 JUN 2001 (100)							
21 June 2001							
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES	

Dear Mr French

**RE: Argyll House, 211 King's Road, Chelsea**

Thank you for your letter of 11<sup>th</sup> June. I'm glad that you are pleased with the work done in rebuilding a small piece of garden wall which was about to collapse.

I fully admit our mistake in not realising that permission was needed to reconstruct a wall which already existed. At the same time though, I must point out that the work we have done is exactly what we would have done without your intervention. I would have thought that a visit by your architect would have shown him the bricks neatly piled ready to be reused and that permission to reconstruct could have been given almost straight away.

The actual trouble and expense of maintaining beautiful old buildings falls on the owners, and it is very annoying for them that they should be subjected to endless delays caused by red tape. I would have thought that it would be possible to use a little common sense.

Yours sincerely

*Erwin Somley*

The Dowager Marchioness of Normanby OBE



VIEW FROM KINGS ROAD



VIEW FROM No 211

LB002890



VIEW TOWARDS STREET FROM No 213



VIEW TOWARDS No 213 FRONT DOOR

DELEGATED APPROVAL  
06 MAR 2001

R.B.K. & C.  
TOWN PLANNING  
18 DEC 2000  
RECEIVED

Jonathan Louth ARCHITECTS

211 KINGS ROAD PARTY GARDEN WALL

VIEWS OF WALL

207/02

Nov 2000