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**PLANNING AND CONSERVATION**

THE TOWN HALL HORNTON STREET LONDON W8 7NX

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**THE ROYAL  
BOROUGH OF**

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

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**27 FEB 2001**



**KENSINGTON  
AND CHELSEA**

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My Ref: LB/00/02872/CLBA  
Your Ref: TP/CAC/SE

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:** Internal alterations

**SITE ADDRESS:** 19 Royal Avenue, Chelsea, SW3 4QE

**RBK&C Drawing Nos:** LB/00/02872, LB/00/2872/A and LB/00/2872/B

**Applicant's Drawing Nos:** 19/RA/SK1 rev A, 19/RA/EX rev A, SK/4, SK/5 and sketch detail of fireplace.

**Application Dated:** 11/12/2000

**Application Completed:** 14/12/2000

**Application Revised:** 25/01/2001

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

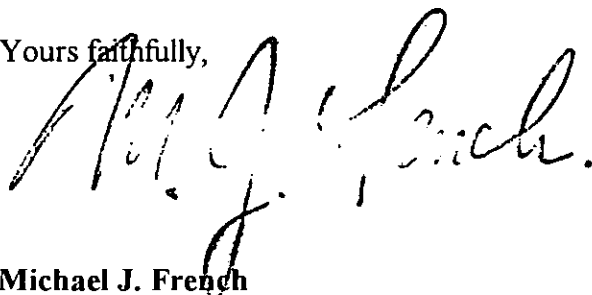
## CONDITION(S) AND REASON(S) FOR THEIR IMPOSITION

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 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. **All original architectural details shall be retained unless notated otherwise.**  
*Reason: To preserve the special architectural character of the listed building.*
  
5. **The new floor and tanking to the vaults shall be carried out as specified in the applicant's letter dated 29th January 2001 and shall be so maintained.**  
*Reason: To preserve the special architectural character of the listed building.*
  
6. **The new internal doors shall be of timber and 4 panelled as indicated on the details submitted on 30th January 2001 and shall be so maintained.**  
*Reason: To preserve the special architectural character of the listed building.*
  
7. **All new architectural details such as cornices, skirtings, architraves and fireplaces shall be submitted to and approved in writing by the Executive Director, Planning and Conservation prior to installation, and shall only be installed as so approved and shall be so maintained.**  
*Reason: To preserve the special architectural character of the listed building.*

**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. Demolition and building works are subject to the Environmental Protection Act, 1990, and appropriate controls over methods, screening, and protection of site, noise, or hours of work, may be imposed by the Council. You are advised to consult the Director of Environmental Health, Council Offices, 37 Pembroke Road, W8 6PW at an early stage. (I30)
  
5. 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,



**Michael J. French**  
Executive Director, Planning and Conservation