

ROYAL BOROUGH OF KENSINGTON & CHELSEA

REPORT BY THE EXECUTIVE DIRECTOR, PLANNING & CONSERVATION

PLANNING & CONSERVATION COMMITTEE
PLANNING SERVICES COMMITTEE
DELEGATED

APP NO. PP/04/01687 /JS
AGENDA ITEM NO.

ADDRESS/SUBJECT OF REPORT:

FLAT 1, 24 Onslow
Gardens, London,
SW7 3AL

APPLICATION DATED 17/06/2004

APPLICATION REVISED

APPLICATION COMPLETE 26/07/2004

APPLICANT/AGENT ADDRESS:

Emre Mengu,
The Hide,
265 Petersham
Road,
Richmond, Surrey,
TW10 7DA

CONS. AREA 13A

CAPS Yes

ARTICLE '4' No

WARD BRB

LISTED BUILDING

II

HBMC DIRECTION

CONSULTED

OBJ.

SUPPORT

PET.

RECOMMENDED PROPOSAL:

RBK& C DRAWING NO(S):

RECOMMENDED DECISION:

CONDITIONS/REASONS FOR THE IMPOSITION OF CONDITIONS:

ROYAL BOROUGH OF KENSINGTON & CHELSEA
REPORT BY EXECUTIVE DIRECTOR, PLANNING & CONSERVATION

de DPI

Date: 17/09/2004

DELEGATED

APP NO. PP/04/01687/CHSE

This application is for a class of development to be determined under powers delegated to me by the Council on 18th July, 2001 and is not a major, controversial or sensitive application nor one which a Ward Councillor has asked to be considered by Planning Services Committee.

Class - 8th Schedule development

RECOMMENDED DECISION: Grant planning permission

I hereby determine and grant this application under the powers delegated to me by the Council, subject to the condition(s) indicated below imposed for the reason(s) appearing thereunder, or for the reasons stated.

Exec. Director, Planning and Conservation

Head of Development Control

Area Planning Officer

MW
28/9/04

Wes
20/9/04

Kmk 20.9.04

ADDRESS OF SITE:

FLAT 1, 24 Onslow Gardens,
London, SW7 3AL

APPLICATION DATED 17/06/2004

APPLICATION COMPLETE 26/07/2004

APPLICANT/AGENT ADDRESS:

Emre Mengu,
The Hide,
265 Petersham Road,
Richmond, Surrey,
TW10 7DA

APPLICATION REVISED 23/09/2004

10.

APPLICANT: Mr. Justin Drummond,

DELEGATED
APPROVAL
20 SEP 2004

CONS AREA Thurloe
and Smith's Charity

CAPS Yes

ART '4' No

WARD Brompton

LISTED BUILDING II

ENG. HERITAGE

CONSULTED 80

OBJ. 0

SUP. 0

PET. 0

PROPOSAL: Excavation to enlarge lightwell at basement level between property and communal garden and provision of new bridge over, also erection of external spiral staircase and installation of a pair of french doors in place of an existing window both at basement level.

RBK&C Drawing No(s): PP/04/01687 and PP/04/01687/A

Applicant's Drawing No(s) Unnumbered drawings received 13/09/04 and 17/9/04.

CONDITIONS AND REASONS FOR THEIR IMPOSITION

1. **The development hereby permitted shall be begun before the expiration of five years from the date of this permission. (C001)**
Reason - As required by Section 91 of the Town and Country Planning Act 1990, to avoid the accumulation of unexercised Planning Permissions. (R001)

2. **The development hereby permitted shall be carried out exactly and only in accordance with the drawings and other particulars forming part of the permission and there shall be no variation therefrom without the prior written approval of the Executive Director, Planning and Conservation. (C068)**
Reason - The details are considered to be material to the acceptability of the proposals, and for safeguarding the amenity of the area. (R068)

3. **All work and work of making good shall be finished to match the existing original work in respect of material, colour, texture, and profile and, in the case of brickwork, facebond and pointing unless otherwise approved by the Executive Director, Planning and Conservation in writing. (C071)**
Reason - To protect the character and appearance of the building which is statutorily Listed. (R073)

4. **The french doors hereby permitted shall be timber framed, single glazed with no trickle vents and so maintained. (C075)**
Reason - To protect the character and appearance of the building which is statutorily Listed. (R073)

5. **Full particulars of the following shall be submitted to and approved in writing by the Executive Director, Planning and Conservation before the development hereby permitted commences and the development shall not be carried out otherwise than in accordance with the details so approved:**
 - (a) **larger scale elevation and section of the proposed new basement doors**
 - (b) **detail of the proposed basement stairs**
 - (c) **a sample of the proposed stone paving in the lightwell.****(C011)**
Reason - The particulars hereby reserved are considered to be material to the acceptability of the development, and the Local Planning Authority wishes to ensure that the details of the development are satisfactory. (R011)

6. **The spiral staircase and all the railings hereby permitted shall be painted black and so maintained.**
Reason - To protect the character and appearance of the building which is statutorily Listed. (R073)

INFORMATIVES

1. I09
2. I10
3. I11
4. I21
5. I30

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See attached handwritten sheet.

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

Background Papers

The contents of file PP/04/01687 save for exempt or confidential information in accordance with the Local Government (Access to Information) Act 1985.

Report Prepared By: JS
Report Approved By: BC/LAWJ
**Date Report Approved: *ledws*
*20/9/00***

DELEGATED REPORT

Address

FLAT 1
24 ONLOW GARDENS
LONDON SW7

Reference PP/04/1687

Conservation Area 13A

Listed Building ~~Yes~~

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 _____

Shopfront

Non-Residential Extension

Listed Building Demolition

whole part

Listed Building Alterations

Unlisted Building - Demolition

whole part

Other EXCAVATION TO ENLARGE LIGHTWELL AT BASEMENT LEVEL BETWEEN PROPERTY AND COMMUNAL GARDEN, PROVISION OF BRIDGE OVER, ERECTION OF EXTERNAL SPIRAL STAIRCASE AND INSTALLATION OF A PAIR OF FRENCH DOORS IN PLACE OF AN EXISTING WINDOW.

continued

D4/51(a)

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

Who COUNCIL'S CONSERVATION AND DESIGN OFFICER

Overcome by Amendment Withdrawn/Not Referred/OMA

Existing

SELF CONTAINED MAJUMNETTE AT GROUND AND LOWER GROUND FLOOR LEVELS.

Issues/Policy/Precedent/Conditions/Third Schedule

- **RELEVANT PLANNING POLICIES** (All Complied With).
 - CO 27 (High Standard of Design)
 - CO 35 (Amenity)
 - CO 40 (Noise)
 - CO 50 (Other Attention)
 - CO 61, CO 62, CO 63 (Development in Conservation Areas)
 - LD 65 (Attention to Listed Buildings)
 - CO 66 (Demolition/Part Demolition of Listed Buildings)
 - CO 80, CO 82, ~~CO 83 (Trees)~~

Standards

| | satisfactory |
|------------|-------------------------------------|
| Light | <input checked="" type="checkbox"/> |
| Privacy | <input checked="" type="checkbox"/> |
| Room Sizes | <input type="checkbox"/> N/A |
| Parking | <input type="checkbox"/> N/A |
| Trees | <input checked="" type="checkbox"/> |

HBMC Direction/Obs.

| | |
|----------------------|--------------------------|
| Obs. Rec'd | <input type="checkbox"/> |
| Direction Rec'd | <input type="checkbox"/> |
| Consultation Expired | <input type="checkbox"/> |

- The enlargement of the lightwell is considered acceptable as is the installation of a larger bridge across (in place of the existing) to provide access to the communal garden. These alterations have occurred on several of the other properties in the terrace.
- The installation of a spiral staircase is also considered acceptable. It would not be widely visible and is of appropriate traditional design. This is also the case in respect of the installation of a pair of french doors in place of a window at basement level.
- The proposals would not harm the special architectural character or historic interest of the Listed Building or the character or appearance of this part of the Conservation Area. They would also not harm the amenities of neighbouring properties.
- The Council's Architecture officer is satisfied with the removal of the tree adjacent

GRANT/APPROVE to the permanent. He considered it unsustainable in this position.

subject to conditions Informatives

Report by John Shearman Date _____ Agreed _____