

ROYAL BOROUGH OF KENSINGTON & CHELSEA

REPORT BY THE EXECUTIVE DIRECTOR, PLANNING & CONSERVATION

PLANNING & CONSERVATION COMMITTEE.  
PLANNING SERVICES COMMITTEE  
DELEGATED

APP NO. LB/04/01688 /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:

AL DL

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

Date: 17/09/2004

**DELEGATED**

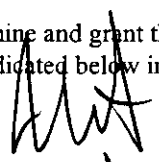
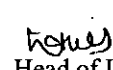
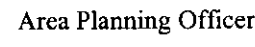
APP NO. LB/04/01688/CLBA

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 - Listed building consent for above Classes.

**RECOMMENDED DECISION: Grant listed building consent**

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
20/9/04	20/9/04	Kme 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 13/09/2004

10

**APPLICANT:** Mr. Justin Drummond,

**DELEGATED APPROVAL**  
ART 2.0 SEP 2004  
WARD

CONS AREA Thurloe CAPS Yes  
and Smith's Charity

WARD Brompton

LISTED BUILDING II

ENG. HERITAGE

CONSULTED 0

OBJ.

SUP.

PET.

**PROPOSAL:** Excavation to enlarge lightwell at basement level between property and communal garden and provision of a 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): LB/04/01688 and LB/04/01688/A

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

## **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 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. **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) **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.***Reason - In order to safeguard the special architectural or historic interest of the building. (R206)*
  
5. **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)*
  
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. I10A
3. I11
4. I21A
5. I30
6. I54
7. I55

**DELEGATED REPORT LB/04/01688**

**See attached handwritten report.**

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

**Background Papers**

**The contents of file LB/04/01688 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:** *Lohney*  
*2019/10/20*

# DELEGATED REPORT

Address  
FLAT 1  
24 ONLOW GARDENS  
LONDON SW7.

Reference LB/04/1688

Conservation Area 13A.

Listed Building  ~~No~~

## Type of Application

~~Planning Permission/Approval of Works/Variation of Conditions~~  ~~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

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.

Unlisted Building - Demolition  
whole  part

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

Who COVNEIL'S CONSERVATION AND DESIGN OFFICER

Overcome by Amendment Withdrawn, Not Relevant

Existing

SELF CONTAINED MAJUMNETTE AT GROUND AND LOWER GROUND FLOOR LEVELS.

Issues/Policy/Precedent/Conditions/Third Schedule

RELEVANT PLANNING POLICIES (All Complied With)

- CD 27 (High Standard of Design)
- CD 35 (Amenity)
- CD 40 (Noise)
- CD 50 (Other Attention)
- CD 61, CD 62, CD 63 (Development in Conservation Areas)
- LD 65 (Alterations to Listed Buildings)
- CD 66 (Demolition/Part Demolition of Listed Buildings)
- CD 80, CD 82, CD 83 (Trees)

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 parliament. He considered it unsustainable in this position.

subject to conditions

Informatives

Standards

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

HBMC Direction/Obs.

Obs. Rec'd	<input type="checkbox"/> N/A
Direction Rec'd (K+C)	<input checked="" type="checkbox"/>
Consultation Expired	<input type="checkbox"/> N/A