
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**

M. Herman,
4 Avondale Crescent,
Redbridge,
Essex,
IG4 5JB

Switchboard: 020-7937-5464
Direct Line: 020-7361-2777
Extension: 2771
Facsimile: 020-7361-3463

11 APR 2001

My Ref: LB/00/02829/CLBA
Your Ref:

Please ask for: Central 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: Replacement of non-original front sash windows, replacement of non-original front basement staircase, raising screen wall to rear and installation of new hairpin railings to front footpath.

SITE ADDRESS: 43 Kensington Square, London, W8 5HP

RBK&C Drawing Nos: LB/00/02829

Applicant's Drawing Nos: 2A, 3, 4, front basement steps plan and elevational drawings (received 04/01/01 (un-numbered)).

Application Dated: 04/12/2000

Application Completed: 08/12/2000

**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. **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) details of the water tank and housing;
 - (b) drawing at a scale of 1:20 to illustrate the works to the brick flat arch and the new windows proposed at ground floor level.**(C208)**
Reason - In order to safeguard the special architectural or historic interest of the building. (R206)

5. **All new windows shall be timber, double hung, single glazed vertical sliding sashes with no trickle vents or horns and so maintained. (C210)**
Reason - In order to safeguard the special architectural or historic interest of the building. (R206)

6. **The new hairpin railings to the front footpath shall be keyed directly into a low stone plinth, to match existing.**
Reason - In order to safeguard the special architectural or historic interest of the building. (R206)

INFORMATIVE(S)

1. Conditional Planning Permission is hereby granted for the development as shown on the approved drawings. Any alteration to the approved scheme, resulting from the requirements of the Building Regulations or for any other reason, may require further permission. You are advised to consult the Directorate of Planning Services before work commences if this is the case. (I09)

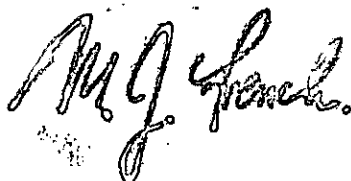
2. You are reminded that no work should commence on implementing this Listed Building Consent until all matters, samples, and details reserved by Condition have been submitted and approved by this Authority. It is an offence to carry out work to a Listed Building unless all such Conditions have been 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)

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