
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**



Mr. Michael Fidler,
Fidler Associates,
31 Hillside Road,
Northwood, Middx.
HA6 1PY

Switchboard: 020-7937-5468

Direct Line: 020-7361-3110

Extension: 3190

Facsimile: 020-7361-3463

5 MAR 2001

**KENSINGTON
AND CHELSEA**

My Ref: LB/00/02813/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: Internal alterations to ground floor flat.

SITE ADDRESS: Flat 2, 51, Queen's Gate Gardens, London, SW7 5NF

RBK&C Drawing Nos: LB/00/02813

Applicant's Drawing Nos: 20102/01/B, 20102/02/B, 20102/03/F, 20102/04/B and 20102/05

Application Dated: 01/12/2000

Application Completed: 06/12/2000

Application Revised: 23/02/2001

**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. **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) **Detailed methodology of any floor strengthening,**
 - (b) **1:20 scale drawings to be submitted of all new doors (which should be of a traditional four panel type)**
Reason - In order to safeguard the special architectural or historic interest of the building. (R206)

5. **The position, type, and manner of installation of all new and relocated services and related fittings shall be adequately specified in advance of any work being carried out, and the prior written approval of the Local Planning Authority must be obtained wherever these installations are to be visible or where ducts or other methods of concealment are proposed. (C215)**
Reason - In order to safeguard the special architectural or historic interest of the building. (R215)

6. **No new suspended ceilings shall be installed.**
Reason - In order to safeguard the special architectural or historic interest of the building. (R205)

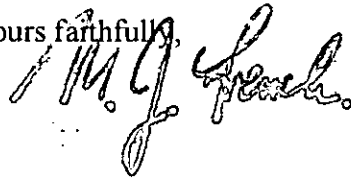
7. **The frame of the new kitchen screen and the original walls of the rear reception room shall be painted the same colour and so maintained.**

Reason - *To maintain some visual unity between the sub-divided spaces.*

INFORMATIVE(S)

1. 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)
2. 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)
3. 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)
4. Under the Planning (Listed Buildings and Conservation Areas) Act 1990, Section 8(2)(c), owners of a Listed building **must** give the Royal Commission on the Historical Monuments of England 30 days notice of works involving any element of demolition for which consent has already been granted, and allow the Royal Commission access to the building so that it may if it wishes make a record of the building before work begins. A Listed Building Consent is not valid unless these Conditions have been complied with. (I15)
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,

A handwritten signature in cursive script, appearing to read "M. J. French".

Michael J. French
Executive Director, Planning and Conservation

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS



Mr. Michael Fidler,
Fidler Associates,
31 Hillside Road,
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HA6 1PY

Switchboard: 020-7937-546
Direct Line: 020-7361-318
Extension: 3190
Facsimile: 020-7361-3463

**KENSINGTON
AND CHELSEA**

05 MAR 2001

My Ref: LB/00/02813/CLBA
Your Ref:

Please ask for: Central Area Team 02073612771

Kate Orme

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