

# **WRITTEN REPRESENTATIONS**

## **STATEMENT & DOCUMENTS**

**35 LANSDOWNE ROAD, KENSINGTON, W11**



**RBK&C Ref: DPS/DCN/TP/98/1245 & /1246/AP  
DOE Ref: APP/K5600/A/98/1014995 & /E/98/1014994**

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STATEMENT & DOCUMENTS**

**35 LANSDOWNE ROAD, KENSINGTON, W11**



**RBK&C Ref: DPS/DCN/TP/98/1245 & /1246/AP  
DOE Ref: APP/K5600/A/98/1014995 & /E/98/1014994**

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# PLANNING AND CONSERVATION

THE TOWN HALL, HORNTON STREET, LONDON W8 7NX

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Executive Director: M J French FRICS DipTP MRTPI Cert TS

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The Planning Inspectorate  
Department of the Environment  
Room  
Tollgate House  
Houlton Street  
BRISTOL BS2 9DJ

Switchboard: 0171-937 5464  
Extension: 3465  
Direct Line: 0171-361 3465  
Facsimile: 0171 361 3463

16 February 1999

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THE ROYAL  
BOROUGH OF



KENSINGTON  
AND CHELSEA

---

My reference: DPS/DCN/TP/98/  
1245 & 1246/AP/AMJ

Your reference: APP/K5600/A/98/1014995  
APP/K5600/A/98/1014994

Please ask for: Andrew Paterson

Dear Sir

**Town and Country Planning Act 1990 (As Amended)  
35 Lansdowne Road, Kensington, W11**

I write to you with reference to the appeals made by Mr. and Mrs. Spencer, under Section 78 of the Town and Country Planning Act 1990 (As Amended), and Section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990, against the Council's decision to (a) refuse planning permission for the erection of a rear first floor extension and (b) listed building consent for the erection of a rear first floor extension at 35 Lansdowne Road, Kensington, W11.

The Council consider that with a few additions to explain Statutory Plans and Policies and the status of the Council's Unitary Development Plan, the report to the Planning Services Committee dated 13th October 1998, clearly amplifies the Council's decision to refuse planning permission and listed building consent.

### Statutory Plans and Policies

On 28th August 1995, the Council's Unitary Development Plan (UDP) was formally adopted and it is the Statutory Plan for the Borough.

Other relevant documents are Circulars, Planning Policy Guidance Notes and other advice from Central Government and the statutory framework provided by the Town and Country Planning Act 1990, the Planning (Listed Buildings and Conservation Areas) Act 1990, and the Planning and Compensation Act 1991.

Section 54A of the Town and Country Planning Act 1990 places an emphasis on the need to meet the requirements of the Development Plan, and states:-

**"Where, in making any development under the Planning Acts, regard is to be had to the Development Plan, the determination shall be made in accordance with the Plan unless material considerations indicate otherwise."**

Planning Policy Guidance: General Policy and Principles (PPG1) states:-

**“Conversely, applications which are not in accordance with relevant policies in the Plan should not be allowed unless material considerations justify granting planning permission”. (PPG1 paragraph 40)**

Concerning design, PPG1 advises at paragraph 15:-

**“Good design should be the aim of all those involved in the development process and should be encouraged everywhere”.**

**“Applicants for planning permission should be able to demonstrate how they have taken account of the need for good design in their development proposals and that they have had regard to relevant development plan policies and supplementary design guidance ....”.**  
(PPG1 paragraph 16)

It further advises in paragraph 17:-

**“Local planning authorities should reject poor designs, particularly where their decisions are supported by clear plan policies or supplementary design guidance which has been subject to public consultation and adopted by the local planning authority. Poor designs may include those inappropriate to their context, for example those clearly out of scale or incompatible with their surroundings.”**

Paragraph 4.14 of PPG15 states inter alia:-

**“Section 72 of the Act requires that special attention shall be paid in the exercise of planning functions to the desirability of preserving or enhancing the character or appearance of the Conservation Area. This requirement extends to all powers under the Planning Acts, not only those which relate directly to historic buildings. The desirability of preserving or enhancing the area should also, in the Secretary of State’s view, be a material consideration in the Planning Authority’s handling of development proposals which are outside the Conservation Area but would adversely affect its setting, or views into or out of the area.”**

The Council do not consider the appellants grounds of appeal mention anything that has not already been addressed in the Committee Report dated 13th October 1998, and as a result the Council’s only comment is to reiterate the reasons for refusal which consider the proposed first floor addition is considered detrimental to the character and appearance of the property, the terrace, the Conservation Area and the special architectural character and historic interest of this Grade II Listed Building.

If the Inspector is minded to grant planning permission and listed building consent for the erection of the rear first floor addition, it is considered the conditions accompanying this letter be attached to safeguard the character and appearance of the property and the Ladbroke Conservation Area.

Yours faithfully



**R. THOMPSON**

**Area Planning Officer**

**for the Executive Director, Planning and Conservation**

# APPEAL 35 LANSDOWNE ROAD W11

## LIST OF DOCUMENTS

- 1) Report presented to the Planning Services Committee dated 13 October 1998.
- 2) Planning Refusal dated 15 October 1998.
- 3) Refusal of Listed Building Consent dated 15 October 1998.
- 4) Planning permission dated 27 March 1998.
- 5) Listed Building Consent dated 27 March 1998.
- 6) Planning Permission dated 27 March 1998,
- 7) Listed Building Consent dated 27 March 1998
- 8) Chapter 4,"Conservation and Development" of the Unitary Development Plan.

APPEAL 35 LANSDOWNE ROAD W11

LIST OF DOCUMENTS

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- 2) Planning Refusal dated 15 October 1998.
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- 6) Planning Permission dated 27 March 1998,
- 7) Listed Building Consent dated 27 March 1998
- 8) Chapter 4,"Conservation and Development" of the Unitary Development Plan.

THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA

PLANNING SERVICES COMMITTEE                      13/10/98                      APPLICATION NO.                      AGENDA ITEM  
TP/98/1245/M/27                      160

REPORT BY THE EXECUTIVE DIRECTOR OF PLANNING AND CONSERVATION

APPLICANTS NAME/ADDRESS

David Postins RIBA,  
69 Selwyn Avenue,  
Richmond,  
TW9 2HB

**REFUSED BY  
PLANNING SERVICES CTTEE**  
  
**OCT 18 1998**  
  
REFUSAL REF. \_\_\_\_\_

**RECOMMENDATION  
ADOPTED.**

Application dated                      28/06/98  
Revised  
Completed                      02/07/98  
Polling Ward F17

ON BEHALF OF : Mr & Mrs M. Spencer  
INTEREST : Freeholders

District Plan Proposals Map:

Cons.Area	CAPS	Article 4 Direction	Listed Building	HBMC Direction	A/O Consulted	Objectors (to date)
3	YES	NO	II	REL	14	1

RECOMMENDED DECISION :-

**REFUSE** planning permission for the erection of a rear first floor extension.

At: 35 LANSDOWNE ROAD, KENSINGTON, W.11

As shown on submitted drawing(s) No(s): TP/98/1245

Applicant's drawing(s) No(s) : L(--)-502, 504, 505, 512, 514 and 515

REASON FOR REFUSAL

The proposed rear extension is considered, by virtue of its size, design and location, to be detrimental to the character and appearance of the property, the terrace and the Conservation Area, and therefore is contrary to the Council's policies, which seek to maintain and enhance the character and appearance of the Borough, as stated in the Council's Unitary Development Plan, in particular, Strategies 5 and 6 and Policies CD52, CD53 and CD41.

1.0 THE SITE

- 1.1 The property is located on the West side of Lansdowne Road between its junctions with St. John's Gardens to the South and Lansdowne Rise to the North. The property is a semi-detached villa comprising basement and three upper floors, and is a single family dwelling house.
- 1.2 The property is a Grade II Listed Building located within the Ladbroke Conservation Area.

2.0 THE PROPOSAL

- 2.1 The proposal seeks to erect a rear extension at first floor level.

3.0 RELEVANT PLANNING HISTORY

- 3.1 The Council granted Planning Permission and Listed Building Consent on the 27th March 1998, for two separate proposals relating to the premises.
- 3.2 The first Planning Permission and Listed Building Consent granted by the Council was for the insertion of two rear rooflights and alterations to an existing side dormer window. The second Planning Permission and Listed Building Consent granted by the Council was to allow the erection of a rear/side conservatory and elevational alterations to the front, side and rear elevations.

4.0 PLANNING CONSIDERATIONS

- 4.1 The main consideration that has to be addressed when determining this application is the effect the proposal will have upon the special architectural character and historic interest of this Grade II Listed Building, and upon the character and appearance of the Conservation Area.
- 4.2 The relevant Unitary Development Plan policies that have to be considered are:

STRATS 5 and 6 (Preservation and enhancement of the Borough):

CD52 and CD53 (Development in Conservation Areas):

CD58 (Alterations to Listed Buildings):

CD41 (Rear extensions).



- 4.3 The proposal seeks to erect a first floor addition at the rear of the property on the flat roof of the existing ground and basement extension. The proposed addition will measure 1.4 metres in depth, 3.8 metres in width and approximately 3.3 metres in height. The floor plans submitted with the application indicate the addition will be used to increase the size of the existing dressing room.

Formal Observations of the Council's Conservation and Design Officer

- 4.4 The Council has been authorised by English Heritage to determine this application as it sees fit. The formal observations of the Council's Conservation and Design Officer are as follows:

"The proposal involves the provision of a rear extension at first floor level.

The flanking square outreaches are important robust elements on the building's rear elevation especially in terms of visually framing the rear facade as well as their relationship with the central half hexagonal bays at lower levels. Along this stretch of terrace these flanking outreaches are devoid of any rearward extensions at first or second floor level. In this respect the proposal will read as an incongruous addition at this level and location, further unbalancing the sense of symmetry of Nos. 33 and 35 and resulting in a discordant element in relation to the host Listed terrace. The flanking square outreaches are also characterized by an unbroken flush facade at upper levels, the proposal will corrupt this element to the detriment of the sense of integrity and clarity of the flanking outreaches.

The proposed extension will also result in extensive works of demolition of the original rear elevation with the entire extent of wall behind the extension removed resulting in an excessive and unjustified loss of original fabric.

Consequently, the proposal is considered to harm the special architectural and historical character of the building."

- 4.5 The proposal is therefore considered to be contrary to Policy CD58 of the Unitary Development Plan, which seeks to resist proposals to alter Listed Buildings if the alterations are not in keeping with the style of the original building.

- 4.6 The Council addresses the subject of rear extensions in Policy CD41 of the Unitary Development Plan. There are no examples in this stretch of terrace where the flat roofs at ground floor level at the rear have been extended rearwards or upwards at first or second floor level. The Council's Conservation and Design Officer states that:

"The proposal will read as an incongruous addition at this level and location, further unbalancing the sense of symmetry of Nos. 33 and 35 Lansdowne Road."

The proposal, therefore, is considered to be contrary to Policy CD41, and in particular CD41 (a) and CD41 (c).

- 4.7 The premises are located within the Ladbroke Conservation Area, and the Council seeks to maintain and enhance the character and appearance of the Borough and its Conservation Areas, with Strategies 5 and 6 of the Unitary Development Plan outlining the Council's general policy. This theme is developed in Policies CD52 and CD53, and the proposal is considered to be contrary to the aims of the Council as it would have a detrimental effect upon the character and appearance of the premises, and the Conservation Area, for the reasons stated previously in this report.

#### 5.0 PUBLIC CONSULTATION

- 5.1 The Council notified fourteen addresses of the proposal, and to date has received one letter of objection from the Ladbroke Association.

- 5.2 The Ladbroke Association state in their objection:

"Listed. The proposed extension at the back is not acceptable."

The Ladbroke Association have explained to the case officer that in their opinion, the building had already undergone major works, which they considered were appropriate, but this proposal is without precedent and would ruin the building's integrity.

- 5.3 The Council's Conservation and Design Officer is of the same opinion as the Ladbroke Association, and recommends refusal in his formal objections.

#### 6.0 RECOMMENDATION

- 6.1 Refuse planning permission.

M.J. FRENCH  
EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION

TP/98/1245 : 5

Background Papers

The contents of the file number TP/98/1245 referred to at the head of this report save for exempt or confidential information as defined by the Local Government (Access to Information) Act, 1985.

Officer Contact

The above documents can be inspected by prior appointment with Tracey Rust in the Planning Information Office, Room 325, The Town Hall, Telephone 0171-361-2080.

REPORT PREPARED BY: AP  
REPORT APPROVED BY: RT/LAWJ  
DATE REPORT APPROVED: 25/09/98

PSC9810/AP.REP

# PLANNING AND CONSERVATION

THE TOWN HALL • HORNTON STREET • LONDON W8 7NX

THE ROYAL  
BOROUGH OF

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS  
Director of Planning Services



David Postins RIBA,  
69 Selwyn Avenue,  
Richmond,  
TW9 2HB

Switchboard: 0171-937 5464  
Direct Line: 0171-361 3266

Facsimile: 0171-361 3463

**15 OCT 1998**

**KENSINGTON  
AND CHELSEA**

My reference:

Your reference:

Please ask for:

DP/49

North Area Team

DPS/PA/TP/98/1245/M/27/160

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT, 1990  
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER, 1988

Refusal of permission to develop (TP8)

The Borough Council, in pursuance of their powers under the above-mentioned Act and Order, hereby refuse to permit the development referred to in the under-mentioned Schedule, as shown on the plans submitted. Your attention is also drawn to the enclosed Information Sheet.

## SCHEDULE

### DEVELOPMENT

Erection of a rear first floor extension, at 35 LANSLOWNE ROAD, KENSINGTON, W.11, as shown on submitted drawing(s) No(s). TP/98/1245, Applicant's drawing(s) No(s). L(--)-502, 504, 505, 512, 514 and 515, in accordance with your application dated 28/06/98, completed 02/07/98.

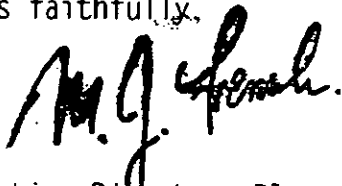
/ REASON FOR REFUSAL ...

TP/98/1245 : 2

REASON FOR REFUSAL

The proposed rear extension is considered, by virtue of its size, design and location, to be detrimental to the character and appearance of the property, the terrace and the Conservation Area, and therefore it is contrary to the Council's policies, which seek to maintain and enhance the character and appearance of the Borough, as stated in the Council's Unitary Development Plan, in particular, Strategies 5 and 6 and Policies CD52, CD53 and CD41.

Yours faithfully,

A handwritten signature in black ink, appearing to read "A. G. French". The signature is written in a cursive style with a large initial "A" and "F".

Executive Director, Planning & Conservation

**PLANNING AND CONSERVATION**

THE TOWN HALL • HORNTON STREET • LONDON W8 7NX

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Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS  
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**15 OCT 1998**

**KENSINGTON  
AND CHELSEA**

My reference:

Your reference:

Please ask for:

DP/49  
DPS/PA/TP/98/1246/X/27/161

North Area Team

Dear Sir/Madam,

**PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990 - SECTION 7**

**Works to buildings of special architectural or historic interest (LB)**

**Refusal of Consent**

The Borough Council hereby refuses consent to the works to the Listed Buildings referred to in the under-mentioned Schedule, as shown on the plans submitted. Your attention is also drawn to the enclosed Information Sheet.

**SCHEDULE**

**WORKS PROPOSED**

Erection of a rear first floor extension, at 35 LANSLOWNE ROAD, KENSINGTON, W.11, as shown on submitted drawing(s) No(s). TP/98/1246, Applicant's drawing(s) No(s). L(--)502, 504, 505, 512, 514 and 515, in accordance with your application dated 28/06/98, completed 02/07/98.

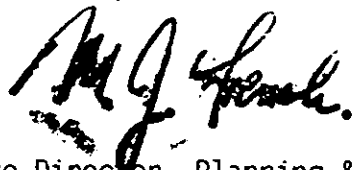
/ **REASON FOR REFUSAL** ...

TP/98/1246 : 2

REASON FOR REFUSAL

The proposed rear extension is considered by virtue of its size, design and location to have a detrimental effect upon the special architectural character and historic interest of this Grade II Listed Building, and therefore, is contrary to the aims of the Council, as stated in the Unitary Development Plan, in particular Strategies 5 and 6 and Policies CD52, CD53 and CD58.

Yours faithfully,

A handwritten signature in black ink, appearing to read "A. J. Smith". The signature is written in a cursive style with a large initial "A".

Executive Director, Planning & Conservation

# PLANNING AND CONSERVATION

THE TOWN HALL • HORNTON STREET • LONDON W8 7NX

THE ROYAL  
BOROUGH OF



KENSINGTON  
AND CHELSEA

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Director of Planning Services

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69 Selwyn Avenue,  
Richmond,  
TW9 2HB

Switchboard: 0171-937 5464  
Direct Line: 0171-361 3266

Facsimile: 0171-361 3463

27 MAR 1998

My reference:

Your reference:

Please ask for:

North Area Team

DPS/PA/TP/97/2780/M/05/329

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT, 1990  
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER, 1988

Permission for development (Conditional) (TP6a)

The Borough Council hereby permit the development referred to in the under-mentioned 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 also drawn to the enclosed Information Sheet.

## SCHEDULE

### DEVELOPMENT

Insertion of two rear rooflights and alterations to existing side dormer window, at 35 LANSDOWNE ROAD, KENSINGTON, W.11, as shown on submitted drawing(s) No(s). TP/97/2780/A, Applicant's drawing(s) No(s). L(-- )08A, L(-- )09A, L(-- )07A, L(-- )306B, L(-- )308B, L(-- )307B and L(-- )309A, in accordance with your application dated 12/12/97, completed 19/12/97, revised 29/01/98.

/ CONDITIONS ...



CONDITIONS

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission. (C.1)
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 local planning authority. (C.68)
3. All new external finishes shall be in materials to match those of the exterior of the existing building(s). (C.72)

REASONS FOR THE IMPOSITION OF CONDITIONS

1. As required by Section 91 of the Town and Country Planning Act 1990 to avoid the accumulation of unexercised planning permissions. (R.1)
2. The details are considered to be material to the acceptability of the proposals and to safeguarding the amenities of the area. (R.68)
3. To protect the character and appearance of the building which is statutorily listed. (R.73)

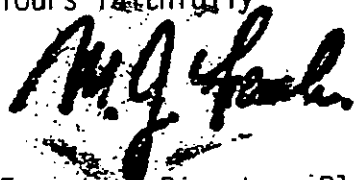
INFORMATIVES

1. The works hereby granted planning permission require separate Listed Building Consent, which must be obtained before the works commence. Any person carrying out unauthorised works to a Listed Building may be liable to criminal prosecution. Application for Consent should be made to the Executive Director of Planning and Conservation, Town Hall, Hornton Street, W8 7NX. (I.3)
2. Approval under the Planning Acts is hereby granted for the development as shown on the approved drawings and subject to the conditions. Any alteration to the approved scheme, resulting from the requirements of the Building Regulations or for any other reason, may require further approval. You are advised to consult the Directorate of Planning Services before commencing work. (I.9)
3. Your attention is drawn to the conditions of this approval and to the Council's powers of enforcement, including the power to serve a Breach of Condition Notice under the Town and Country Planning Act, 1990, as amended. (I.10)

/4. Separate ...

4. Separate consent for the works hereby given approval under the Planning Acts may be required by the Building Act 1984 and the Building Regulations 1991, and this approval does not imply that such consent will be given. The Director of Building Control, Council Offices, 102-108 Warwick Road, London, W14 8PT should be consulted before works commence. (I.21)
5. Any proposals for external fire escapes, roof walkways or safety railings arising from the requirements of the Building Regulations may require further approval under the Planning Acts, and consent under those Regulations does not imply that approval under the Planning Acts will be given. The Directorate of Planning Services will be pleased to advise on the implication of any changes. (I.22)
6. Demolition and building works are subject to the Environmental Protection Act, and appropriate controls over methods, noise and hours or work may be imposed by the Council. You are advised to consult the Director of Environmental Health, Council Offices, 102-108 Warwick Road, W14 8PT at an early stage. (I.30)
7. Your attention is drawn to the British Standards Code of Practice for Demolition (CP 94 : 1971) the observance of which should considerably reduce the risks inherent in demolition work (particularly in relation to fire hazards arising from the practice of burning materials on site) both to operatives on the site and to the general public. (I.31)

Yours faithfully



Executive Director, Planning & Conservation

# PLANNING AND CONSERVATION

THE TOWN HALL • HORNTON STREET • LONDON W8 7NX

THE ROYAL  
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KENSINGTON  
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69 Selwyn Avenue,  
Richmond,  
TW9 2HB

Switchboard: 0171-937 5464

Direct Line: 0171-361  
3266

Facsimile: 0171-361 3463

27 MAR 1998

My reference:

Your reference:

Please ask for:

North Area Team

DPS/PA/TP/97/2667/Z/05/332

Dear Sir/Madam,

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990 - SECTION 7

Works to buildings of special architectural or historic interest (LBC)

The Borough Council hereby consent to the works to the Listed Buildings referred to in the under-mentioned 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 also drawn to the enclosed Information Sheet.

## SCHEDULE

### WORKS PROPOSED

Internal alterations and elevational alterations to front, side and rear and demolition of existing garden conservatory and erection of replacement conservatory, at 35 LANSDOWNE ROAD, KENSINGTON, W.11, as shown on submitted drawing(s) No(s). TP/97/2667 and TP/97/2667/A, Applicant's drawing(s) No(s). L(--)-07A, L(--)-307B, L(--)-08A, L(--)-308B, L(--)-09A, L(--)-309A, L(--)-102C, L(--)-103A, L(--)-104B, L(--)-105 and L(--)-002, in accordance with your application dated 25/11/97, completed 02/12/97, revised 29/01/98.

/ CONDITIONS ...

CONDITIONS

1. The works hereby permitted shall be begun before the expiration of five years from the date of this consent. (C.201)
2. The works hereby permitted shall be carried out 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. (C.205)
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 material, colour, texture, and profile. (C.206)
4. All external joinery shall be of painted timber and so maintained.
5. All rainwater goods/downpipes shall be of painted cast metal and so maintained.
6. Suitable precautions must be taken to secure and protect the interior elements against accidental loss or damage during the building work and no such elements may be disturbed or removed temporarily or permanently except as indicated on the approved drawings or with the prior written approval of the local planning authority. (C.214)
7. All areas of rendering shall be finished smooth and so maintained.
8. 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) new staircase;
  - (b) new rear elevation bottled and cast metal balustrade;
  - (c) new front door. (C.208)
9. All new windows (with the exception of the French windows on the rear bay outreach) shall be vertically sliding painted timber box sashes and so maintained.
10. All new windows shall be single glazed and so maintained.
11. The roof of the conservatory shall be glazed in glass and be so maintained.

/ REASONS FOR THE IMPOSITION ....

REASONS FOR THE IMPOSITION OF CONDITIONS

1. As required by Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to avoid the accumulation of consents. (R.201)
2. In order to safeguard the special architectural or historic interest of the building. (R.205)
3. In order to safeguard the special architectural or historic interest of the building. (R.206)
4. In order to safeguard the special architectural or historic interest of the building. (R.206)
5. In order to safeguard the special architectural or historic interest of the building. (R.215)
6. In order to safeguard the special architectural or historic interest of the building. (R.211)
7. In order to safeguard the special architectural or historic interest of the building. (R.206)
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10. In order to safeguard the special architectural or historic interest of the building. (R.205)
11. In order to safeguard the special architectural or historic interest of the building. (R.205)

INFORMATIVES

1. Approval under the Planning Acts is hereby granted for the development as shown on the approved drawings and subject to the conditions. Any alteration to the approved scheme, resulting from the requirements of the Building Regulations or for any other reason, may require further approval. You are advised to consult the Directorate of Planning Services before commencing work. (I.9)
2. Your attention is drawn to the conditions of this approval and to the Council's powers of enforcement, including the power to serve a Breach of Condition Notice under the Town and Country Planning Act, 1990, as amended. (I.10)

/3. Separate consent for ...

3. Separate consent for the works hereby given approval under the Planning Acts may be required by the Building Act 1984 and the Building Regulations 1991, and this approval does not imply that such consent will be given. The Director of Building Control, Council Offices, 102-108 Warwick Road, London, W14 8PT should be consulted before works commence. (I.21)
4. Any proposals for external fire escapes, roof walkways or safety railings arising from the requirements of the Building Regulations may require further approval under the Planning Acts, and consent under those Regulations does not imply that approval under the Planning Acts will be given. The Directorate of Planning Services will be pleased to advise on the implication of any changes. (I.22)
5. Demolition and building works are subject to the Environmental Protection Act, and appropriate controls over methods, noise and hours or work may be imposed by the Council. You are advised to consult the Director of Environmental Health, Council Offices, 102-108 Warwick Road, W14 8PT at an early stage. (I.30)
6. Your attention is drawn to the British Standards Code of Practice for Demolition (CP 94 : 1971) the observance of which should considerably reduce the risks inherent in demolition work (particularly in relation to fire hazards arising from the practice of burning materials on site) both to operatives on the site and to the general public. (I.31)
7. This consent does not include works to the roof, which are covered by a separate Listed Building application (Ref: TP/97/2781).
8. 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. (I.15)

Yours faithfully,



Executive Director, Planning & Conservation

# PLANNING AND CONSERVATION

THE TOWN HALL • HORNTON STREET • LONDON W8 7NX

THE ROYAL  
BOROUGH OF

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Director of Planning Services



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TW9 2HB

Switchboard: 0171-937 5464

Direct Line: 0171-361 3266

Facsimile: 0171-361 3463

KENSINGTON  
AND CHELSEA

27 MAR 1998

My reference:

Your reference:

Please ask for:

North Area Team

DPS/PA/TP/97/2781/X/05/330

Dear Sir/Madam.

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990 - SECTION 7

Works to buildings of special architectural or historic interest (LBC)

The Borough Council hereby consent to the works to the Listed Buildings referred to in the under-mentioned 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 also drawn to the enclosed Information Sheet.

## SCHEDULE

### WORKS PROPOSED

Insertion of two rear rooflights and alterations to existing side dormer window, at 35 LANSDOWNE ROAD, KENSINGTON, W.11, as shown on submitted drawing(s) No(s). TP/97/2781, Applicant's drawing(s) No(s). L(-- )08A, L(-- )09A, L(-- )07A, L(-- )306B, L(-- )308B, L(-- )307B and L(-- )309A, in accordance with your application dated 12/12/97, completed 19/12/97, revised 29/01/98.

/ CONDITIONS ...

CONDITIONS

1. The works hereby permitted shall be begun before the expiration of five years from the date of this consent. (C.201)
2. The works hereby permitted shall be carried out 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. (C.205)
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 material, colour, texture, and profile. (C.206)
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) new rooflights.
  - (b) new dormer window.
  - (c) new roof slates. (C.208)
5. The roof shall be clad in natural slate and so maintained.
6. The roof and cheeks of the dormer shall be clad in lead and so maintained.
7. The new dormer window shall be a vertically sliding timber painted box sash and so maintained.

REASONS FOR THE IMPOSITION OF CONDITIONS

1. As required by Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to avoid the accumulation of consents. (R.201)
2. In order to safeguard the special architectural or historic interest of the building. (R.205)
3. In order to safeguard the special architectural or historic interest of the building. (R.206)
4. In order to safeguard the special architectural or historic interest of the building. (R.206)
5. In order to safeguard the special architectural or historic interest of the building. (R.205)

/6. In order ...

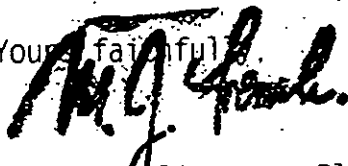


6. In order to safeguard the special architectural or historic interest of the building. (R.205)
7. In order to safeguard the special architectural or historic interest of the building. (R.205)

INFORMATIVES

1. Approval under the Planning Acts is hereby granted for the development as shown on the approved drawings and subject to the conditions. Any alteration to the approved scheme, resulting from the requirements of the Building Regulations or for any other reason, may require further approval. You are advised to consult the Directorate of Planning Services before commencing work. (I.9)
2. Your attention is drawn to the conditions of this approval and to the Council's powers of enforcement, including the power to serve a Breach of Condition Notice under the Town and Country Planning Act, 1990, as amended. (I.10)
3. Separate consent for the works hereby given approval under the Planning Acts may be required by the Building Act 1984 and the Building Regulations 1991, and this approval does not imply that such consent will be given. The Director of Building Control, Council Offices, 102-108 Warwick Road, London, W14 8PT should be consulted before works commence. (I.21)
4. Any proposals for external fire escapes, roof walkways or safety railings arising from the requirements of the Building Regulations may require further approval under the Planning Acts, and consent under those Regulations does not imply that approval under the Planning Acts will be given. The Directorate of Planning Services will be pleased to advise on the implication of any changes. (I.22)
5. Demolition and building works are subject to the Environmental Protection Act, and appropriate controls over methods, noise and hours of work may be imposed by the Council. You are advised to consult the Director of Environmental Health, Council Offices, 102-108 Warwick Road, W14 8PT at an early stage. (I.30)
6. Your attention is drawn to the British Standards Code of Practice for Demolition (CP 94 : 1971) the observance of which should considerably reduce the risks inherent in demolition work (particularly in relation to fire hazards arising from the practice of burning materials on site) both to operatives on the site and to the general public. (I.31)

Your faithful



Executive Director, Planning & Conservation

# PLANNING AND CONSERVATION

THE TOWN HALL • HORNTON STREET • LONDON W8 7NX

THE ROYAL  
BOROUGH OF

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Director of Planning Services



Mr. D. Postins RIBA,  
69 Selwyn Avenue,  
Richmond,  
TW9 2HB

Switchboard: 0171-937 5464  
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KENSINGTON  
AND CHELSEA

27 MAR 1998

My reference:

Your reference:

Please ask for:

North Area Team

DPS/PA/TP/97/2666/M/05/331

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT, 1990  
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER, 1988

Permission for development (Conditional) (TP6a)

The Borough Council hereby permit the development referred to in the under-mentioned 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 also drawn to the enclosed Information Sheet.

## SCHEDULE

### DEVELOPMENT

Erection of rear/side conservatory and alterations to front, side and rear elevations, at 35 LANSDOWNE ROAD, KENSINGTON, W.11, as shown on submitted drawing(s) No(s). TP/97/2666 and TP/97/2666/A, Applicant's drawing(s) No(s). L(-- )07A, L(-- )307B, L(-- )08A, L(-- )308B, L(-- )09A, L(-- )309A, L(-- )102C, L(-- )103A, L(-- )104B, L(-- )105 and L(-- )002, in accordance with your application dated 25/11/97, completed 02/12/97, revised 29/01/98.

/ CONDITIONS ...

CONDITIONS

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission. (C.1)
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 local planning authority. (C.68)
3. All new external finishes shall be in materials to match those of the exterior of the existing building(s). (C.72)

REASONS FOR THE IMPOSITION OF CONDITIONS

1. As required by Section 91 of the Town and Country Planning Act 1990 to avoid the accumulation of unexercised planning permissions. (R.1)
2. The details are considered to be material to the acceptability of the proposals and to safeguarding the amenities of the area. (R.68)
3. To protect the character and appearance of the building which is statutorily listed. (R.73)

INFORMATIVES

1. The works hereby granted planning permission require separate Listed Building Consent, which must be obtained before the works commence. Any person carrying out unauthorised works to a Listed Building may be liable to criminal prosecution. Application for Consent should be made to the Executive Director of Planning and Conservation, Town Hall, Hornton Street, W8 7NX. (I.3)
2. Approval under the Planning Acts is hereby granted for the development as shown on the approved drawings and subject to the conditions. Any alteration to the approved scheme, resulting from the requirements of the Building Regulations or for any other reason, may require further approval. You are advised to consult the Directorate of Planning Services before commencing work. (I.9)
3. Your attention is drawn to the conditions of this approval and to the Council's powers of enforcement, including the power to serve a Breach of Condition Notice under the Town and Country Planning Act, 1990, as amended. (I.10)
4. Separate consent for the works hereby given approval under the Planning Acts may be required by the Building Act 1984 and the Building Regulations 1991, and this approval does not imply that such consent will be given. The Director of Building Control, Council Offices, 102-108 Warwick Road, London, W14 8PT should be consulted before works commence. (I.21)

/5. Any proposals for ...

5. Any proposals for external fire escapes, roof walkways or safety railings arising from the requirements of the Building Regulations may require further approval under the Planning Acts, and consent under those Regulations does not imply that approval under the Planning Acts will be given. The Directorate of Planning Services will be pleased to advise on the implication of any changes. (I.22)
6. Demolition and building works are subject to the Environmental Protection Act, and appropriate controls over methods, noise and hours of work may be imposed by the Council. You are advised to consult the Director of Environmental Health, Council Offices, 102-108 Warwick Road, W14 8PT at an early stage. (I.30)
7. This permission does not convey planning permission for alterations to the roof, which are covered by a separate planning application (Ref: TP/97/2780) and Listed Building Consent application (Ref: TP/97/2781).

Yours faithfully,



Executive Director, Planning & Conservation