

PLANNING SERVICES APPLICATION

5

CONSULTATION SHEET

APPLICANT:

Circus Architects,  
1 Summers Street,  
London  
EC1R 5BD

APPLICATION NO: LB/99/02583

APPLICATION DATED: 17/12/1999

DATE ACKNOWLEDGED: 22 December 1999

APPLICATION COMPLETE: 22/12/1999

DATE TO BE DECIDED BY: 16/02/2000

SITE: Flat One, 10 Royal Crescent, London W11 4SL

PROPOSAL: Minor alterations of existing dwelling <sup>internal</sup> at ground floor level

ADDRESSES TO BE CONSULTED

1. 9, 10, 11 Royal Crescent 9, 10 (Bsmr / Grp, 1<sup>st</sup> / 2<sup>nd</sup>, 3<sup>rd</sup> / 4<sup>th</sup>)
- 2.
- 3.
4. H (Plots 1-4)
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.

9  
24/12/99

✓ 24/12/99

CONSULT STATUTORILY

- HBMC Listed Buildings
- HBMC Setting of Buildings Grade I or II
- HBMC Demolition in Conservation Area
- Demolition Bodies
- DoT Trunk Road - Increased traffic
- DoT Westway etc.,
- Neighbouring Local Authority
- Strategic view authorities
- Kensington Palace
- Civil Aviation Authority (over 300')
- Theatres Trust
- National Rivers Authority
- Thames Water
- Crossrail
- LRT/Chelsea-Hackney Line

ADVERTISE

- Effect on CA
- Setting of Listed Building
- Works to Listed Building
- Departure from UDP
- Demolition in CA
- "Major Development"
- Environmental Assessment
- No Site Notice Required
- Notice Required other reason
- Police
- L.P.A.C
- British Waterways
- Environmental Health

✓ ① ✓ 24/12/99  
✓ ④

# DEVELOPMENT CONTROL

## TECHNICAL INFORMATION

THE ROYAL  
BOROUGH OF



KENSINGTON  
AND CHELSEA

ADDRESS 10 Royal Crescent

FLAT ONE

10 ROYAL CRESCENT W11.

POLLING DISTRICT F

- |     |  |        |  |
|-----|--|--------|--|
| HB  | Buildings of Architectural Interest          | LSC    | Local Shopping Centre                          |
| AMI | Areas of Metropolitan Importance             | AI     | Sites of Archeological Importance              |
| MDO | Major Sites with Development Opportunities   | SV     | Designated View of St Paul's from Richmond     |
| MOL | Metropolitan Open Land                       | SNCI   | Sites of Nature Conservation Importance        |
| SBA | Small Business Area                          | REG 7  | Restricted size and use of Estate Agent Boards |
| PSC | Principal Shopping Centre (Core or Non-core) | ART IV | Restrictions of Permitted Development Rights   |

LB992583

Conservation Area	HB	CPO	TPO	AMI	MDO	MOL	SBA	Unsuitable for Diplomatic use	PSC		LSC	AI	SV	SNCI	REG 7	ART IV
									C	N						
2	II*							✓							✓	✓

Within the line of Safeguarding of the proposed Chelsea/Hackney underground line

Within the line of Safeguarding of the proposed Eastwest/Crossrail underground line

Density	
Site Area	
Habitable rooms proposed	
Proposed Density	

Plot Ratio	
Site Area	
Zoned Ratio	
Floor Area proposed	
Proposed Plot Ratio	

<b>Daylighting</b>	Complies	
	Infringes	

<b>Car Parking</b>	Spaces required	
	Spaces proposed	

**Notes:**

MEMORANDUM

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**TO: FOR FILE USE ONLY**

**From: EXECUTIVE DIRECTOR  
PLANNING & CONSERVATION**

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**My Ref: LB/99/02583/MK  
Room No:**

**CODE 1D**

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**Date: 24 December 1999**

**DEVELOPMENT AT:**

**Flat One, 10 Royal Crescent, London, W11 4SL**

**DEVELOPMENT:**

**Minor internal alterations at ground floor level.**

The above development is to be advertised under:-

1. Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (development affecting the character or appearance of a Conservation Area or adjoining Conservation Area)
  
4. Town and Country Planning (Listed Buildings and Conservation Areas) Regulations 1990 (applications for Listed building consent)

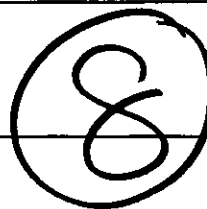
**M.J. French**

Executive Director, Planning & Conservation

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PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX



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THE ROYAL  
BOROUGH OF

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

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English Heritage  
Historic Building and Monuments Commission  
London + South East Region  
23 Saville Row, London  
W1X 1AB

Switchboard: 0171-937-5464  
Direct Line: 0171-361-2585  
Extension: 2585  
Facsimile: 0171-361-3463



**KENSINGTON  
AND CHELSEA**

Date: 24 December 1999

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My Ref: **DPS/DCN/LB/99/02583** Your ref: **NIGEL HETHERINGTON** Please ask for: **M. Kingston**

Dear Sir / Madam

**TOWN AND COUNTRY PLANNING ACT 1990**

**Proposed development at: Flat One, 10 Royal Crescent, London, W11 4SL**

I enclose a copy of an application, with relevant drawings and/or supporting information, and should be pleased to receive your observations on these proposals as soon as possible.

It is hoped to present this application to the Planning Services Committee prior to 16/02/2000. I look forward to hearing from you in the near future, in order that your comments may be reported to this Committee.

Should you require any further details in respect of this case, please do not hesitate to contact the Case Officer on the above extension.

Yours faithfully,

**M.J. FRENCH**

Executive Director, Planning and Conservation

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**PLANNING AND CONSERVATION**

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS TP MRTPI Cert TS

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**THE ROYAL  
BOROUGH OF**



**KENSINGTON  
AND CHELSEA**

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THE OCCUPIER  
FILE COPY  
0171-361- 3651

Switchboard: 0171-937-5464  
Extension: 3651  
Direct Line:

Facsimile: 0171-361-3463  
Date: 24 December 1999

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My reference:

Your reference:

Please ask for:

My Ref: DPS/DCN/LB/99/02583/MK

Planning Information Office

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING ACT 1990**

**Proposed development at: Flat One, 10 Royal Crescent, London, W11 4SL**

Brief details of the proposed development are set out below. Members of the public may inspect copies of the application, the plans and any other documents submitted with it. The Council's Planning Services Committee, in considering the proposal, welcomes comments either for or against the scheme. Anyone who wishes to make representations about the application should write to the Council at the above address **within 21 days** of the date of this letter. Unfortunately, the Council does not have the resources to advise objectors of the Committee date, and you should telephone for further information.

**Proposal for which permission is sought**

**Minor internal alterations at ground floor level.**

**Applicant**

**Circus Architects, 1 Summers Street, London  
EC1R 5BD**

**The Planning Information Office Christmas opening hours are as follows:- Mon 20th -  
Thurs 23rd Dec. 9.00-16.45. Fri 24th Dec 9.00-13.00. Wed 29th & Thur 30th Dec  
9.00-13.00 then 14.00-16.30. The office will be closed on 27th, 28th & 31st Dec. & 3rd  
Jan. Normal office hours resume on Tues. 4th Jan at 9.00.**

Yours faithfully,

**M. J. FRENCH**

Executive Director, Planning and Conservation

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### **WHAT MATTERS CAN BE TAKEN INTO ACCOUNT**

When dealing with a planning application the Council has to consider the policies of the Borough Plan, known as the Unitary Development Plan, and any other material considerations. The most common of these include (not necessarily in order of importance):

- \* The scale and appearance of the proposal and impact upon the surrounding area or adjoining neighbours;
- \* Effect upon the character or appearance of a Conservation Area;
- \* Effect upon the special historic interest of a Listed Building, or its setting;
- \* Effect upon traffic, access, and parking;
- \* Amenity issues such as loss of Sunlight or daylight, Overlooking and loss of privacy, Noise and disturbance resulting from a use, Hours of operation

### **WHAT MATTERS CANNOT BE TAKEN INTO ACCOUNT**

Often people may wish to object on grounds that, unfortunately, **cannot** be taken into account because they are not controlled by Planning Legislation. These include (again not in any order of importance):

- \* Loss of property value;
- \* Private issues between neighbours such as land covenants, party walls, land and boundary disputes, damage to property;
- \* Problems associated with construction such as noise, dust, or vehicles (If you experience these problems Environmental Services have some control and you should contact them direct)
- \* Smells (Also covered by Environmental Services)
- \* Competition between firms;
- \* Structural and fire precaution concerns; (These are Building Control matters)

### **WHAT HAPPENS TO YOUR LETTER**

Planning applications where objections have been received are presented to the Planning Services Committee which is made up of elected Ward Councillors. Planning Officers write a report to the Committee with a recommendation as to whether the application should be granted or refused. Letters received are summarised in the report, and copies can be seen by Councillors and members of the public including the applicant. The Councillors make the decisions and are not bound by the Planning Officer's recommendation. All meetings of the Committee are open to the public.

**If you would like further information, about the application itself or when it is likely to be decided, please contact the Planning Department on the telephone number overleaf.**

### **WHERE TO SEE THE PLANS**

Details of the application can be seen at the **Planning Information Office, 3rd floor, Town Hall, Hornton Street W8**. It is open from 9am to 4.45pm Mondays to Thursdays (4pm Fridays). A Planning Officer will always be there to assist you.

In addition, copies of applications in the **Chelsea Area (SW1, SW3, SW10)** can be seen at **The Reference Library, Chelsea Old Town Hall, Kings Road SW3 (0171-361 4158)**, for the **Central Area (W8, W14, SW5, SW7)** can be viewed in the **Central Library, Town Hall, Hornton Street, W8**. and applications for districts **W10, W11 and W2** in the **North** of the Borough can be seen at **The Information Centre, North Kensington Library, 108 Ladbroke Grove, London W11** (under the Westway near Ladbroke Grove Station **0171-727-6583**). Please telephone to check the opening times of these offices.

If you are a registered disabled person, it may be possible for an Officer to come to your home with the plans. Please contact the Planning Department and ask to speak to the Case Officer for the application.

**PLEASE QUOTE THE APPLICATION REFERENCE NUMBER ON YOUR REPLY**



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# RBKC District Plan Observations CONSERVATION AND DESIGN

Address Flat 1, 10 Royal Crescent, W.M.	Appl. No. 99/2583/MK	L.B. 7/2	C.A. 2	NV C S
Description Internal alterations @ ground floor level.		Code I		

Principle - NOT acceptable.

- Detail → ~~loss~~ loss of original fabric
- loss of plan form.
  - loss of integrity to rear room.
  - no elevation of rear walls?

MK - please arrange a meeting for David Stubbs & I  
to discuss ~~the application being made to the council, and~~  
~~at least to discuss the site.~~  
on site.

MRP 11/1/00.



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ENGLISH HERITAGE

LONDON REGION

Royal Borough of Kensington & Chelsea  
Planning Department  
The Town Hall  
Hornton Street  
LONDON W8 7NX

Your ref: LB/99/02583  
Our ref: LRS 7259/10  
Contact: David Stabb  
Direct Dial: 0171-973 3775

For the attention of Maressa Kingston

21 FEB 2000

Dear Sir/Madam,

**PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT, 1990:**  
**ADDRESS: FLAT 1, 10 ROYAL CRESCENT, LONDON, W11 4SL**

**Applicant:** Guy Zabell  
**Grade of Building:** II\*  
**Proposed works:** Minor alterations

**Drawing numbers:** 406/01/02

**Date of application:** 17.12.1999  
**Date of referral by Council:** 24.12.1999  
**Date received by English Heritage:** 05.01.2000  
**Date referred to DoE:** 16.02.2000

RECEIVED BY PLANNING SERVICES									
EX DIR	HDC	N	C	SV	SI	ENF	AO ACK		
23 FEB 2000									
APPLS	IO	REC	AHB	FWD PLN	CON DES	FEES			

English Heritage wishes to raise no objection to any parallel planning application.

If your authority is minded to grant listed building consent for the application referred to in the schedule above, you are hereby directed to attach the condition(s) set out overleaf, in addition to any which your Council is minded to impose.

Yours faithfully

**DAVID STABB**  
London Region

The Secretary of State has considered the information given above and does not intend to require the application concerned to be referred to him  
Signed *JLR*  
Date 18/2/00

21 FEB 2000

RETAINED





ENGLISH HERITAGE

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**SCHEDULE OF CONDITIONS**

**Address:** FLAT 1, 10 ROYAL CRESCENT, LONDON, W11 4SL

**Date of decision:** 21 FEB 2000

**Our ref:** LRS/7259/10

1. The works hereby approved are only those specifically indicated on the drawing referred to above.

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THE ROYAL BOROUGH OF

# NOTICE OF A PLANNING APPLICATION



TOWN AND COUNTRY PLANNING ACT 1990  
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

Notice is hereby given the Royal Borough of Kensington and Chelsea Council **KENSINGTON AND CHELSEA**  
an application:

- (a) for development of land in or adjacent to a Conservation Area.
- (d) for consent to demolition and/or alteration of a building which is of architectural or historic interest.

Details are set out below.

Members of the public may inspect copies of the application, the plans and other documents submitted with it at:

## NOTICE OF A PLANNING APPLICATION

The Planning Information Office, 3rd floor, The Town Hall, Hornton Street, W8 7NX between the hours of 9.15 and 4.45 Mondays to Thursdays and 9.15 to 4.30 Fridays;

For applications in the Chelsea area: The Reference Library, Chelsea Old Town Hall, Tel. 0171-361-4158.

For postal areas W10, W11 and W2: The 1st floor, North Kensington Library, 108 Ladbroke Grove, W11, Tel. 0171-727-6583.

Anyone who wishes to make representations about this application should write to the Executive Director of Planning and Conservation at the Town Hall (Dept. 705) within 21 days of the date of this notice.

### SCHEDULE

Reference: LB/99/02583/MK

Date: 28 07/01/2000

failings 10am MK

Flat One, 10 Royal Crescent, London, W11 4SL

Minor internal alterations at ground floor level.

**APPLICANT** Circus Architects,



RBKC  
District Plan Observations  
CONSERVATION AND DESIGN

Address Flat 1, 10 Royal Crescent, W11.	Appl. No. 99/2583/MP	L.B. JHA	C.A. 2	N/C/S ✓ CS
Description Minor alteration to plan form at ground floor level.	Code P	<b>15</b>		

Principle - Not welcome but ~~just~~ after consideration to degree of harm on balance acceptable.

Detail

- This area of the building has already been altered in the past.
- There will be little difference between a column and a pier
- given the removal of the unsightly projection the overall appearance of the room is likely to be improved.

Recommend - approval.

Conditions :-  
C206  
C207  
C208 - in respect of the proposed elevation of the rear wall showing detail of cornice & downstand.

MP 21/2/00.

11Y

DL1

**THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA  
MEMORANDUM - SECTION 101 - LOCAL GOVERNMENT ACT, 1972**

To: Chief Administrative Officer (Planning)  
From: The Executive Director, Planning & Conservation  
Our Ref:

Date: 23 October 2000  
Delegated Case No:  
LB/99/02583

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Application Date: 17/12/1999 Complete Date: 22/12/1999 Revised Date:

Applicant: Circus Architects, 1 Summers Street, London  
EC1R 5BD **FAO: Nigel Hetherington**

Address: Flat One, 10 Royal Crescent, London, W11 4SL

This application is for a class of development to be determined under powers delegated to me by the Council on 21st July, 1976, and/or by the Town Planning Committee 6th November, 1979, and/or by the Town Planning Committee on 18th March 1986, 23rd May 1988 and 8th January 1990 and is not such as I wish to refer to the Planning Application Committee. No relevant planning objections have been received.

- |   |  |
|---|--|
| Class (i) - 8th Schedule development                  | <u>Class (vi) - listed building consent for above Classes.</u>   |
| Class (ii) - shop fronts                              | Class (vii) - approval of facing materials   |
| Class (iii) - conversion from non s/c dwellings etc   | Class (viii) - grant of planning permission for a change from one kind of non-residential use except from one kind of non-residential use except where this would involve the loss of shop use |
| Class (iv) - amendments as required by T.P. Committee |  |
| Class (iv) - amendments as required by T.P. Committee | Class (ix) - grant permission licence or no objection by T.P. Committee under Sections 73, 74, 138, 143, 152, 153, 177 & 180 of the Highways Act   |
| Class (v) - above classes after D.P. Committee agree  | Class (x) - Crossover under S. 108 of the Highways Act 1980  |

**DELEGATED APPROVAL**  
1 NOV 2000

Consent under T&CP Control of Advertisement Regulations 1984-90; incl. refusal of consent for Reg. 15 applications.

**DESCRIPTION OF PROPOSED DEVELOPMENT**

**Minor internal alterations at ground floor level.**

**RECOMMENDED DECISION Grant listed building consent**

RBK&C drawing(s) No. LB/99/02583  
Applicant's Drawing Nos: 406/PLAN/01 and 406/PLAN/02

I hereby determine and grant/~~refuse~~ this application (subject to ~~HBMC Direction/Historic Building~~ ~~authorisation~~) under the powers delegated to me by the Council, subject to the condition(s) indicated above imposed for the reason(s) appearing thereunder, or for the reasons stated.

Exec. Director, Planning and Conservation    Head of Development Control    Area Planning Officer

23/10/00

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 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.       **Sample panels of facing brickwork showing the proposed colour, texture, facebond and pointing shall be provided on site, and approved in writing by the Local Planning Authority, before the relevant parts of the works are commenced, and the sample panels shall be retained on site until the work is completed and has been approved in writing by the Executive Director, Planning and Conservation. (C207)**  
*Reason - In order to safeguard the special architectural or historic interest of the building. (R206)*
  
5.       **Detailed drawings in respect of the proposed elevation of the rear ground floor wall showing detail of cornice and downstand shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun.**  
  
*Reason - In order to safeguard the special architectural or historic interest of the building. (R206)*
  
6.       **Suitable precautions must be taken to secure and protect the interior elements against accidental loss or damage during 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. (C214)**  
*Reason - In order to safeguard the special architectural or historic interest of the building. (R211)*

INFORMATIVES

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1. I10
2. I12
3. I15
4. I21A

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, Policies CD57 and CD58 (I51)

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## 1.0 Planning Considerations

- 1.1 The main considerations in this case relate to the impact of the proposed internal alterations upon the special historic character of this Grade II\* Listed building.
- 1.2 The relevant policies are contained in the "Conservation and Development" Chapter of the UDP. Policies CD57 and CD58 are of particular relevance to this application.
- 1.3 It is proposed to carry out minor alterations to the plan form of the rear principle room at ground floor level. The proposed alterations include the removal of a nib wall, the replacement of a brick pier with new steel column and enlargement of an opening to the rear principle rooms. This area of the building has been subject to a number of alterations in the past and it is concluded that the overall appearance of the rear principle rooms is likely to be improved. Therefore, the proposal is not considered to harm the special architectural character and historic interest of the Grade II\* listed building.
- 1.4 The Listed Building consent application has been retained by English Heritage who raise no objection to the proposal and authorise the grant of conditional Listed Building consent.

## 2.0 Public Consultation

- 2.1 Nine letters of notification were sent to properties in Royal Crescent.
- 2.2 No objections have been received.

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

### **List of Background Papers:**

**The contents of file LB/99/02583 save for exempt or confidential information in accordance with the Local Government (Access to Information) Act 1985.**

**Report Prepared By: MK**  
**Report Approved By: DT/LAWJ**  
**Date Report Approved:**

**PSC0009/MK.REP**

**PLANNING AND CONSERVATION**

THE TOWN HALL HORNTON STREET LONDON W8 7NX

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**THE ROYAL  
BOROUGH OF**

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS



**KENSINGTON  
AND CHELSEA**

K. Presser-Velder  
Circus Architects  
1 Summer's Street  
London  
EC1R 5BD

Switchboard: 020-7937 5464  
Extension: 2096  
Direct Line: 020 - 7361 2096  
Facsimile: 020- 7361 3463

22<sup>nd</sup> February 2002

My reference: DPS/DCN/  
PP/99/0598

Your reference:

Please ask for: Sarah Gentry

LB/99/0599

LB/99/2583/SG

Dear Ms Presser-Velder,

**Town and Country Planning Act 1990  
Planning (Listed Buildings and Conservation Areas) Act 1990  
Flat 1, 10 Royal Crescent, W11**

I refer to your letters dated 3<sup>rd</sup> December 2001 and to your site meeting with Sarah Gentry and Justin Ayton on the 15<sup>th</sup> January 2002.

Condition 4(a) of the listed building consent granted on 16<sup>th</sup> December 1999 (LB/99/2583) required details of the fireplaces. I confirm that the proposed replacement fireplace as shown on drawing 406/P/707 is not considered to be appropriate, given the style and period of this listed building.

Condition 4(b) required details and sections of the proposed fixing and construction of the proposed lobby to the ground floor communal staircase. I understand that you intended to investigate whether this lobby was necessary. If it is, please confirm in writing that the lobby wall will not be bolted, screwed or nailed onto the soffit of the stone steps above.

Drawing 406/P/202 showing the elevation of the rear ground floor wall is considered acceptable. Condition 4(c) of the listed building consent granted on the 16<sup>th</sup> December 1999 (LB/99/2583) and Condition 5 of the listed building consent granted on 1<sup>st</sup> November 2000 (LB/99/2583) are discharged.

If you have any further queries please contact the above named officer.

Yours sincerely,

M.J. French  
Executive Director, Planning and Conservation

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Site Visit 23/8/02

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JA with Nigel Hetherington + K. Prosser-Valder  
SG

Agreed that existing fireplace non-original.

JA stated that could be replaced, but should be replaced with something as much in character.

To remove and not replace at all would not be acceptable.

NHetherington asked how this view could be challenged.

SG advised him to write in enclosing photo of existing fireplace and SG + JA will discuss with Head of design.

SG 23/8.