

ROYAL BOROUGH OF KENSINGTON & CHELSEA

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REPORT BY EXECUTIVE DIRECTOR, PLANNING & CONSERVATION

PLANNING SERVICES COMMITTEE 10/08/2000 APP NO. LB/99/02584/CLBA/25
AGENDA ITEM NO. 4110

ADDRESS

Flat 4, 65 Cadogan Square,
Chelsea, SW1X ODY

APPLICATION DATED 10/12/1999

APPLICATION COMPLETE 22/12/1999

APPLICATION REVISED 19/06/2000

RECOMMENDATION
ADOPTED

APPLICANT/AGENT ADDRESS:

S.C. Jarvis,
32 Worples Road Mews,
Wimbledon,
London
SW19 4DJ

CONSERVATION AREA Hans Town CAPS No

ARTICLE '4' No WARD Hans Town

LISTED BUILDING II

HBMC DIRECTION K & C

CONSULTED 7

OBJECTIONS 2

SUPPORT 0

PETITION 0

Applicant Mrs H. D. Benedix,

PROPOSAL:

Internal alterations at third floor level.

REVISED DRAWINGS RECEIVED. ANY FURTHER COMMENTS MUST BE RECEIVED BY 04/08/00.

RBK&C Drawing No(s): LB/99/2584/A

Applicant's drawing No(s): 99/137/101A

RECOMMENDED DECISION: Grant listed building consent

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CONDITIONS/REASONS FOR THE IMPOSITION OF CONDITIONS:

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. **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) **all new joinery and plasterwork (C208)**
Reason - In order to safeguard the special architectural or historic interest of the building. (R206)

4. **All original architectural details shall be retained, unless notated otherwise on the approved drawing.**
Reason - In order to safeguard the special architectural or historic interest of the building.

5. **No plumbing or pipes other than rainwater pipes shall be fixed on the external faces of the building other than those shown on the approved drawings. (C216)**
Reason - In order to safeguard the special architectural or historic interest of the building. (R215)

6. **The existing cupboards in the hallway shall be retained and repositioned as shown on drawing 99/137/101A.**
Reason - In order to safeguard the special architectural or historic interest of the building.

INFORMATIVES

1. I10A
2. I21A

1.0 THE SITE

- 1.1 The application relates to a third floor flat within this residential property located on the southern side of Cadogan Square.
- 1.2 The property is a Grade II listed building and is located within the Hans Town Conservation Area.

2.0 THE PROPOSAL

- 2.1 Listed building consent is sought for internal alterations to the flat comprising alterations to partitions and general refurbishment.

3.0 RELEVANT PLANNING HISTORY

- 3.1 Permission was granted in 1970 for the conversion of the property into five flats, 1 maisonette and caretaker's quarters.

4.0 PLANNING CONSIDERATIONS

- 4.1 The issue for consideration is the impact that the proposal has on the special architectural character and the historic interest of this Grade II listed building.
- 4.2 The relevant policies for consideration are as follows:
- CD58 (Preserve special interest of listed buildings)
 - CD57 (To resist demolition of listed buildings or removal or modification of features of architectural interest)

Formal Observations of the Conservation and Design Officer

- 4.3 The case has been released by English Heritage for the Council to determine. The formal observations of the Conservation and Design Officer are as follows.

"The scheme proposed is intended to improve the layout of the apartment which occupies the third floor of this 19thc. townhouse.

The previous conversion has not been sympathetic to the original plan form, particularly in the areas to the front of the stairwell. The current scheme will remove non-original partitions and replan the floor layout to be more in keeping with the 19thc. interior. The works proposed will not involve loss of original building fabric, and all new partitions will be lightweight and fully reversible. The 19thc. architectural details which survive will be retained and all new joinery and plasterwork will be designed to reflect the period and style of the house. Associated works include a full upgrade of building services and

essential maintenance and repairs.

It is considered that the scheme proposed will not be detrimental to the special architectural and historic character of the building and is therefore acceptable."

- 4.4 The proposals, therefore, are considered to comply with the relevant Unitary Development Plan Policies CD57 and CD58 as they are not considered to harm the special architectural and historic character of this listed building.

5.0 PUBLIC CONSULTATION

- 5.1 Six of occupiers the property have been consulted.
- 5.2 Two letters of objection have been received. The occupier of the flat above (flat 5) is concerned about the structural transformations to the flat, possible serious damage to the flats above and below, and to the stability of the building as a whole.
- 5.3 A letter has also been received from the occupier of the flat below (flat 3) expressing the following concerns:
- "1) What measures will be taken to support the structure as a result of the removal of walls between the existing lounge, kitchen and passage? Concern about potential collapse of Flat 5 flooring and damage to Flat 3 ceiling. Where is the steel beam to be inserted?
 - 2) How will the new wall between the lounge and new kitchen be supported? How and where will a steel beam be inserted?
 - 3) How will the plumbing be dealt with?
 - 4) The hardwood flooring proposed is prohibited in the lease and sound will transfer through the floor.
 - 5) Is there insurance cover should problems occur?"
- 5.4 Records for the property show that the wall between the existing lounge, kitchen and passage is considered likely to be non original fabric and that there is an existing 12 inch x 6 inch RSJ steel beam where the existing wall between the lounge and new kitchen will be removed. Structural engineers have confirmed that in their opinion the alterations do not involve any structural alterations and no load bearing walls will be removed, and on this basis it is not considered that the proposal will cause harm to the special interest of this listed building. In addition, structural matters are fully covered by the Building Act 1984 and the Buildings Regulations 1991 and approval of the detailed methods used will be required under these Regulations.
- 5.5 The plumbing will be routed to the existing lightwell and will be linked to the existing system. It is recommended that a condition is attached that no additional pipes should be fixed on the external face of the building. The hardwood flooring which was originally proposed has been omitted from the application. The insurance cover is not a planning matter.
- 5.6 Further consultation letters have been sent with regard to the revised drawings.

Any additional responses will be reported verbally.

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6.0 RECOMMENDATION

6.1 Grant Listed Building Consent.

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

List of Background Papers:

The contents of file LB/99/02584 save for exempt or confidential information in accordance with the Local Government (Access to Information) Act 1985.

Report Prepared By: SG
Report Approved By: JW/LAWJ
Date Report Approved: 25/07/2000

PSC00/08/SG.REP

ADDENDUM REPORT BY THE EXECUTIVE DIRECTOR, PLANNING &
CONSERVATION
PLANNING SERVICES COMMITTEE 10 AUGUST 2000

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The Planning Services Committee is asked to note and agree the following amendments to the Committee reports for the SOUTH-EAST area teams.

AGENDA ITEM 4110

Flat 4, 65 Cadogan Square

Two further letters received in response to the revised drawings.

One further letter from occupier of flat 5 requesting that due account be taken of her previous letter and the correspondence from occupier of flat 3.

One further letter from occupier of flat 5. In this he states that no longer objects to removal of walls between existing lounge, kitchen and small passage, providing that Party wall surveyor appointed and structural aspects handled by registered Structural Engineer. he reiterates other objections raised in earlier letter in particular with respect to repositioning of wall between lounge and kitchen and plumbing.

See Committee report for comments on these matters.

AGENDA ITEM 4111/
4112

36 Harrington Road

i) ADD INFORMATIVE

You are advised that the planning permission at 38-42 Harrington Road is for use within Class D1 of the Town and Country Planning (use classes) Order 1987. The Council do not accept that use as a snooker room would normally fall within Class D1.

- ii) The Committee are advised that a letter has been received dated 1st August from the applicants planning consultant offering to accept conditions limiting the use of the ground floor to a snooker room only and the basement to ancillary storage; requiring access to be only internally from No.38; limiting the hours of use to the same as those operated at No's. 38-42 Harrington Road; and stating that the appeal will be withdrawn if a permission including these conditions is issued.

No changes are made to the recommendations.

AGENDA ITEM 4113

297-299 Brompton Road



i) In Condition 3 replace the word "occupied" with "residential".

ii) OMIT CONDITION 4

The equipment hereby approved shall not operate between 20.00 hours and 08.00 hours the following day"

The proposed equipment is refrigeration plant for the freezers for the shop and this therefore needs to be kept on during the night. The applicant has provided calculations for the night time to the satisfaction of the Council's Environmental Health officer.