

PLANNING SERVICES APPLICATION

CONSULTATION SHEET

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APPLICANT:

Pelling Limited,  
Enterprise House,  
45 Homesdale Road,  
Bromley, Kent  
BR2 9TE

APPLICATION NO: LB/99/02449

APPLICATION DATED: 26/11/1999

DATE ACKNOWLEDGED: 3 December 1999

APPLICATION COMPLETE: 03/12/1999

DATE TO BE DECIDED BY: 28/01/2000

SITE: 17A Onslow Gardens, London, SW7 3AL

PROPOSAL: Internal alterations for conversion back to residential use.

ADDRESSES TO BE CONSULTED

- 1.
- 2.
- 3.
4. See T Papp
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.

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

3/12  
3/12  
3/12  
3/12

# DEVELOPMENT CONTROL

## TECHNICAL INFORMATION

ADDRESS 17A Onslow Gardens

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THE ROYAL  
BOROUGH OF



KENSINGTON  
AND CHELSEA

POLLING DISTRICT 0A

LB992449

- |     |                                              |        |                                                |
|-----|----------------------------------------------|--------|------------------------------------------------|
| 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   |

Conservation Area	HB	CPO	TPO	AMI	MDO	MOL	SBA	Unsuitable for Diplomatic use	PSC		LSC	AI	SV	SNCI	REG 7	ART IV	
									C	N							
13A	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:**

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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  
Facsimilie: 0171-361-3463



**KENSINGTON  
AND CHELSEA**

Date: 3 December 1999

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My Ref: **DPS/DCSE/LB/99/02449** Your ref: 636.011 Please ask for: S. Gentry

Dear Sir / Madam

**TOWN AND COUNTRY PLANNING ACT 1990**

**Proposed development at: 17A Onslow Gardens, London, SW7 3AL**

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 28/01/2000. 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

MEMORANDUM

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TO: FOR FILE USE ONLY

From: EXECUTIVE DIRECTOR  
PLANNING & CONSERVATION

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My Ref: LB/99/02449/SG

CODE D4

Room No:

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Date: 3 December 1999

**DEVELOPMENT AT:**

17A Onslow Gardens, London, SW7 3AL

**DEVELOPMENT:**

Internal alterations for conversion back to residential use.

The above development is to be advertised under:-

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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# RBKC District Plan Observations CONSERVATION AND DESIGN

Address 17A, Onslow Gardens, SW7.	Appl. No. <u>SG</u> LB/99/02449	L.B. II	C.A. 13	N C S Y
Description Internal alterations for conversion built to residential use.		Code		

The notes prepared are comprehensive - 4 set no plans for the building or existing are included - they are difficult to follow notes.

Would suggest an early site meeting, to inspect the house, assess its present condition & make a full response to the proposals.

Could we have clarification that no alterations to the elevations or roof are included?

HRB  
8.11.99

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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:

- (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:

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/99/02449/SG

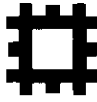
Date: 10/12/1999

17A Onslow Gardens, London, SW7 3AL

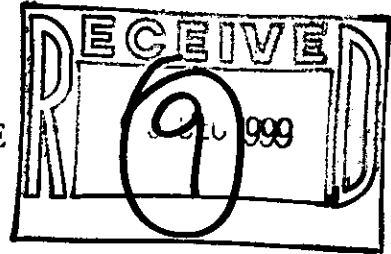
Internal alterations for conversion back to residential use.

**APPLICANT** Pelling Limited,

24/12/99  
13/12/99  
ajv



ENGLISH HERITAGE  
LONDON REGION



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

Your refs: DPS/DCSE/LB/99/  
02449

Our ref: LRS/2719/17A

Contact: Paul Calvocoressi

Direct Dial: 0171-973-3763

For the attention of S Gentry

21 DEC 1999

Dear Sir/Madam

**Planning (Listed Buildings and Conservation Areas) Act, 1990:**  
**17A ONSLOW GARDENS, LONDON, SW7 3AL**

*Applicant:*  
*Grade of building*  
*Proposed works:*

The Wellcome Trust  
II  
Internal alterations for conversion back to residential use.

*Drawing numbers*

636.011/02A

*Date of application:*  
*Date of referral by Council:*  
*Date received by English Heritage*  
*Date referred to D.o.E.:*

26.11.1999  
03.12.1999  
06.12.1999  
10.12.1999

RECEIVED BY PLANNING SERVICES								
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK	
								10
29 DEC 1999								
APPEALS	IO	REL	ARB	FWD PLN	CON DES	FEEES		

You are hereby authorised to determine the application for listed building consent referred to above as you think fit. In so doing English Heritage would stress that it is not expressing any views on the merits of the proposals which are the subject of the application, nor any parallel application for planning permission.

Yours faithfully

Paul Calvocoressi  
Kensington & South London Team

The Secretary of State has considered the information given above and does not intend to require the application concerned to be referred to the Secretary of State.  
Signed J.C. R. [Signature]  
15/12/99  
LR/F

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Royal Borough of Kensington and Chelsea  
Directorate of Planning Services - Policy Observations

TP No: TP/99/2449	Address: 17a Onslow Gardens	Date Received 15.12.99	Date of Obs. 22.12.99
UDP Paras/Policies		Obj.	No obj. ***
	Development: cou from b1 office to single family house C3.	HMO?	No. of Dwelling Units
		Existing 0	Proposed 1
		D.C. Officer SG	Policy Officer CMcG

**Comments:**

There are no policies to protect the existing B1 office use. The conversion back to residential use is consistent with policies H2, H3, STRAT13 and STRAT14 which seek to maximise the residential capacity of the Borough in line with RPG3. The family sized unit (5 bedrooms) has access to a private roof terrace as well as Onslow Gardens, therefore, there is no conflict with LR14 which requires that amenity space is provided for family-sized accommodation

PH 22.12.99



**RBKC**  
**CONSERVATION & DESIGN**

(11)

**GRADE II LISTED BUILDINGS**  
**FORMAL OBSERVATIONS**

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**Address:** 17a Onslow Gardens. SW7 3AL.

**Description:** Internal alterations for conversion back to residential use.

**Application No:** (DPS/DCSE/LB/99/02449.)

**DC Case Officer:** SG.

**Drawing Nos:**  
Location plan.  
636.011/02 B.  
Photographic Schedule.

**CD Case Officer:** HSB.

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**Date:** 15.02.2000.

**Grant/Refuse:** GRANT.

**Formal Observations:**

This property is a stuccoed mid-19thc. terraced house, being part of a formally planned square.

Originally designed as a single family dwelling, the property, which is arranged on five floors with a basement, has been converted for use as office accommodation. The present proposal, to restore the building to a single family dwelling is welcomed.

The works will comprise the removal of non-original partitions, to reinstate the 19thc. plan form as fully as practicable, the upgrading of building services and associated minor works. A comprehensive programme of repairs and maintenance will also be undertaken.

The design scheme will not involve loss of original fabric and all new internal partitions will be lightweight and fully reversible.

It is considered that the scheme proposed will benefit the special architectural and historic character of the building and is therefore acceptable.

**Conditions:**

C205.

All original architectural detailing to be retained, unless notated otherwise.

Details of all new joinery and plasterwork details to be submitted for approval.

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Signed: ..... *H. Lambell* .....

Date: ..15.02.2000.....

Approved: ..... *David M. Smith* .....

Date: ..16/2/00.....

Other Notes:



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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 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 original achitectural detailing to be retained, unless otherwise noted on the approved drawings. */ bold*  
  
Reason  
In order to safeguard the special architectural or historic interest of the building. */ bold*

4. Details of the proposed new joinery and plasterwork shall be submitted to and approved in writing by the local planngng authority before the relevant part of the work is begun. */ bold*  
  
Reason  
In order to safeguard the special architectural or historic interest of the building. */ bold*

INFORMATIVES

- 1. I09
- 2. I21A
- 3. I10A

# DELEGATED REPORT

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Address 17 Onslow Gardens,  
SW7

Reference PP/00/2448' 2449

Conservation Area yes

Listed Building Yes no

## Type of Application

Planning Permission/Approval of Materials/Variation of Condition/Listed Building Consent/Conservation Area Consent

## Type of Development

Residential Extension

Roof

Rear

Storeys \_\_\_\_\_

Side

Front

Garden

Residential Alterations

Residential Conversion

From \_\_\_\_\_

To \_\_\_\_\_

Other

Shopfront

Non-Residential Extension

Listed Building Demolition  
whole  part

Listed Building Alterations

Unlisted Building - Demolition  
whole  part

continued

D4/51(a)

**Objections** (withdrawn etc.) (incl. internal – Design, Policy, Transportation etc.)

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Who \_\_\_\_\_

Overcome by Amendment/Withdrawn/Not Relevant/Other \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Existing**

**Issues/Policy/Precedent/Conditions/Third Schedule**

*See Agenda.*

**Standards**

satisfactory

- Light
- Privacy
- Room Sizes
- Parking
- Trees

**HBMC** Direction/Obs.

Obs. Rec'd

Direction Rec'd

Consultation Expired

**GRANT/APPROVE**

subject to conditions

✓

Informatives

Report by

*SGT*

Date

Agreed

*BC/WWS*

*21.2.2000*



**1.0 THE SITE**

- 1.1 The property is located on the southern side of Onslow Gardens.
- 1.2 The property is listed Grade 2. It is within the Thurloe/ Smiths Charity Conservation Area.

**2.0 PROPOSAL**

- 2.1 Planning permission is sought for the conversion of the property from B1 office use to a single family dwellinghouse.
- 2.2 Listed building consent is sought for the internal alterations to the property comprising the rearrangement of partitions.
- 2.3 A separate planning and listed building consent application has been submitted for minor external alterations to the property.

**3. PLANNING CONSIDERATIONS**

- 3.1 There is no objection to the loss of the existing B1 office use. The conversion back to residential use is consistent with Policies H2, H3, STRAT13 and 14 which seek to maximise the residential accommodation within the Borough. The property has access to a private roof terrace as well as Onslow Gardens and so the proposal complies with LR14 which requires that amenity space is provided for family-sized accommodation.
- 3.2 Flexible authorisation has been received from English Heritage to determine this application. The comments of the Design and Conservation officer are as follows:
- 3.2 Formal observations of the Design and Conservation officer

This property is a stuccoed mid-19thc. terraced house, being part of a formally planned square.

Originally designed as a single family dwelling, the property, which is arranged on five floors with a basement, has been converted for use as office accommodation. The present proposal, to restore the building to a single family dwelling is welcomed.

The works will comprise the removal of non-original partitions, to reinstate the 19thc plan form as fully as practicable, the upgrading of building services and associated minor works. A comprehensive programme of repairs and maintenance will also be undertaken.

The design scheme will not involve the loss of original fabric and all new partitions will be lightweight and fully reversible.

It is considered that the scheme proposed will benefit the special architectural and

historic character of the building and is therefore acceptable.

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#### 4.0 PUBLIC CONSULTATION

4.1 Eleven letters of notification were sent to adjoining occupiers. No representations have been received.

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

#### List of Background Papers:

The contents of file LB/99/02449 save for exempt or confidential information in accordance with the Local Government (Access to Information) Act 1985.

Report Prepared By: SG

Report Approved By: *SC/LWS*

Date Report Approved: *21.2.2000*



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LB 992448



17A ONSLOW GARDENS

Rear Three-Quarter View

Our Ref: sb/photo/636.011/PH1

Photo 1

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LB992449



17A ONSLOW GARDENS

Front Three-Quarter View

Our Ref: sb/photo/636.011/PH1

Photo 2

PELLINGS

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LB992449



**17A ONSLOW GARDENS**

**Detail: Part Front Elevation**

Our Ref: sb/photo/636.011/PH1

Photo 3

PELLINGS

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LB992449



**17A ONSLOW GARDENS**

**Detail: Part Front Elevation**

Our Ref: sb/photo/636.011/PH1

Photo 4

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LB992449



**17A ONSLOW GARDENS**

**Detail: Part Front Elevation**

Our Ref: sb/photo/636.011/PH1

Photo 5



PELLING  
L I M I T E D

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PLANNERS

ARCHITECTS

SURVEYORS

ENTERPRISE HOUSE 45 HOMESDALE ROAD BROMLEY KENT BR2 9TE TELEPHONE: 020 8460 9114 FAX: 020 8313 0019

E Mail: bromley@pellings.co.uk

ALSO AT: BARNET AND WESTMINSTER



PHOTOGRAPHIC SCHEDULE  
OF  
17A ONSLOW GARDENS  
LONDON  
SW7 3AL  
TAKEN JANUARY 2000

Ref: PCW/rw/209.661

17A ONSLOW GARDENS, SW7 3AL

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1. Front and Flank Elevations

R.B.K. & C.  
TOWN PLANNING  
27 JAN 2000  
RECEIVED

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2. Rear and Flank Elevations



3. Terrace from Onslow Gardens

R.B.K. & C.  
TOWN PLANNING

27 JAN 2001

RECEIVED



27



4. Ground Floor Flank

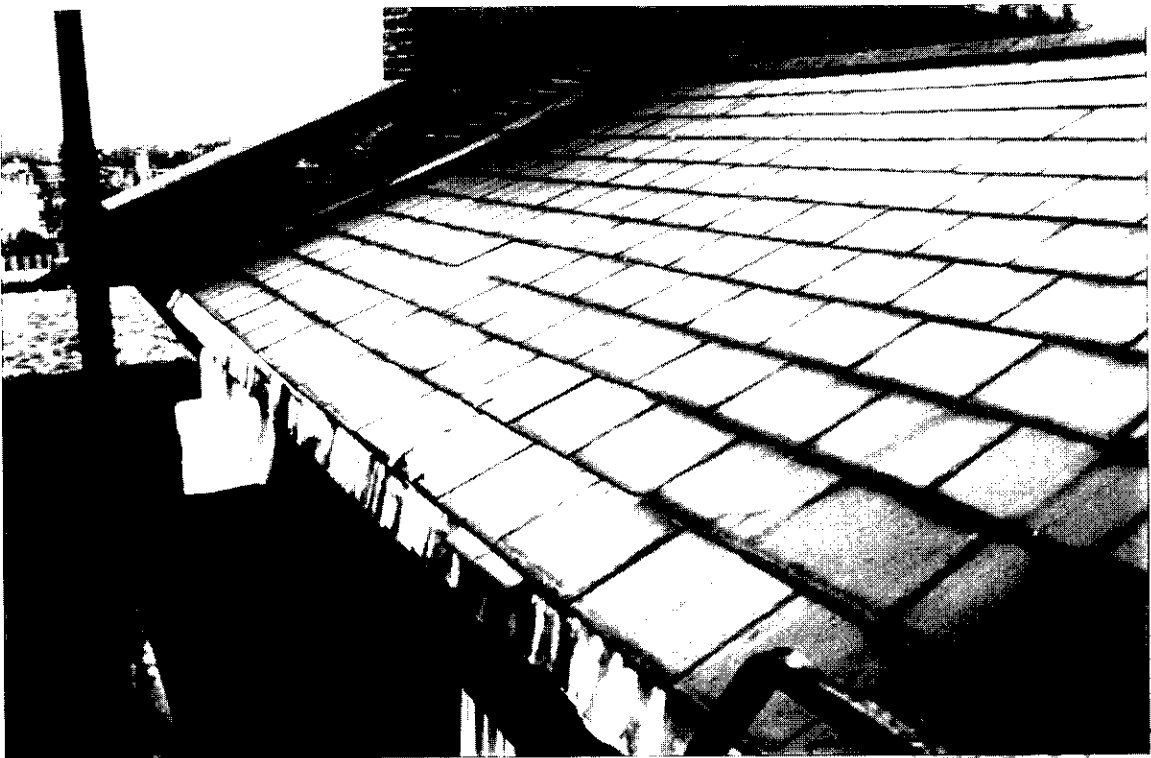


5. Ground Floor Rear Extension

F.B.K. & C.  
TOWN PLANNING  
27 JAN 2001  
RECEIVED



6. Rear terrace.  
Quarry tiles to be replaced with Yorkstone slabs



7. Rear mansard natural slated roof slopes to be overhauled

TOWN PLANNING  
97 JAN 2001  
RECEIVED

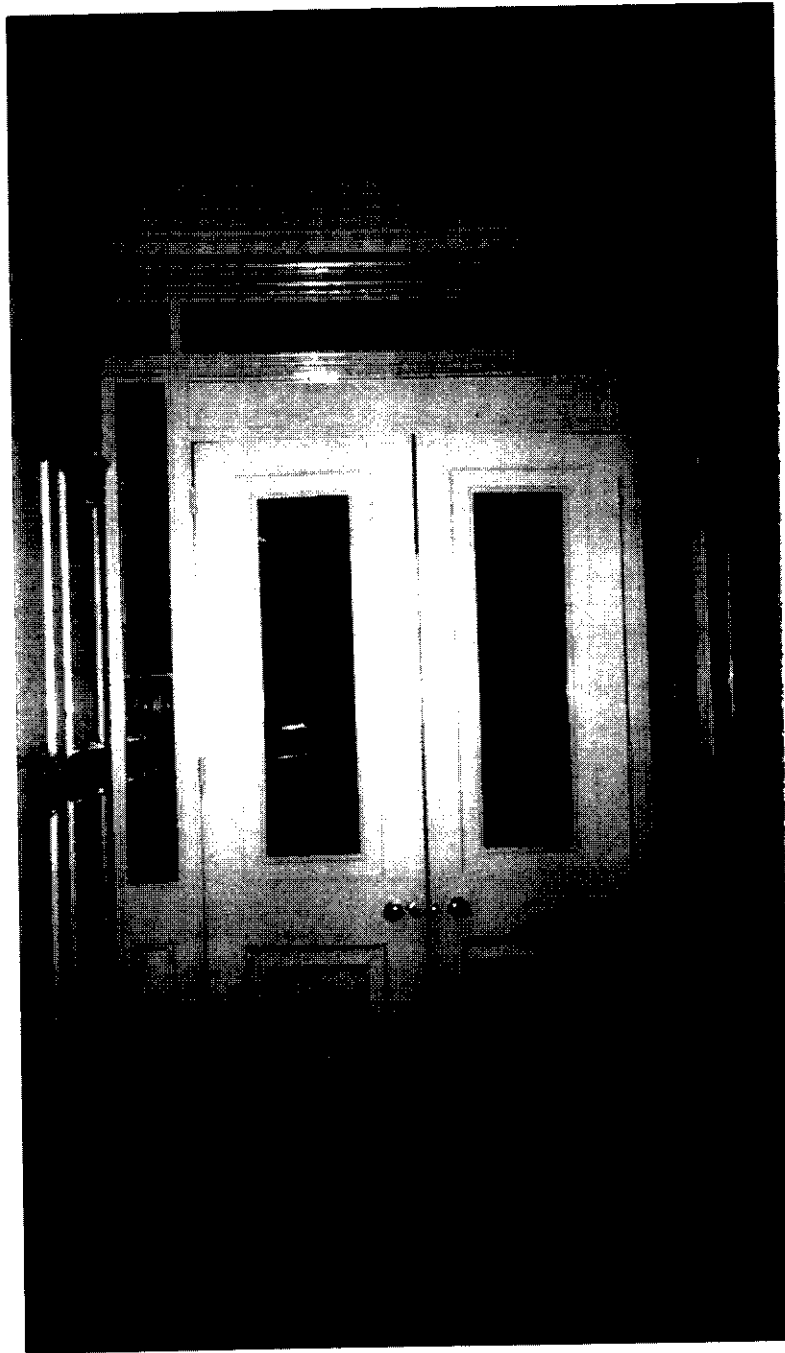
29



8. Front entrance door, sidelights and fanlights to be retained.  
Tiles to landing and steps to be renovated and repaired

R.B.K. & C.  
TOWN PLANNING  
27 JAN 2007  
RECEIVED

30

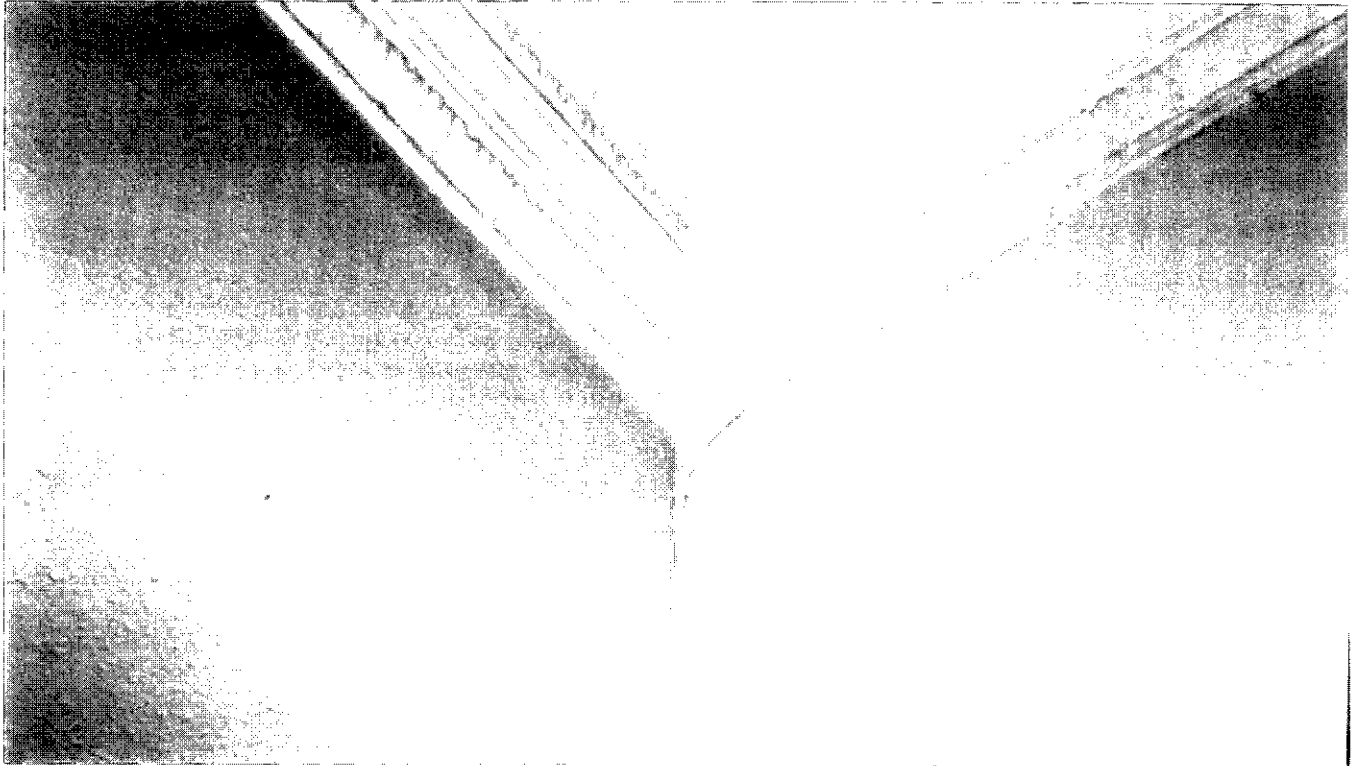


9. Ground floor entrance and vestibule doors, believed to be the originals including the cornice. The cornice continues in the corridor behind the doors.  
Doors and cornice to be retained

P. & K. & O.  
TOWN PLANNING  
27 JAN 2009  
RECEIVED



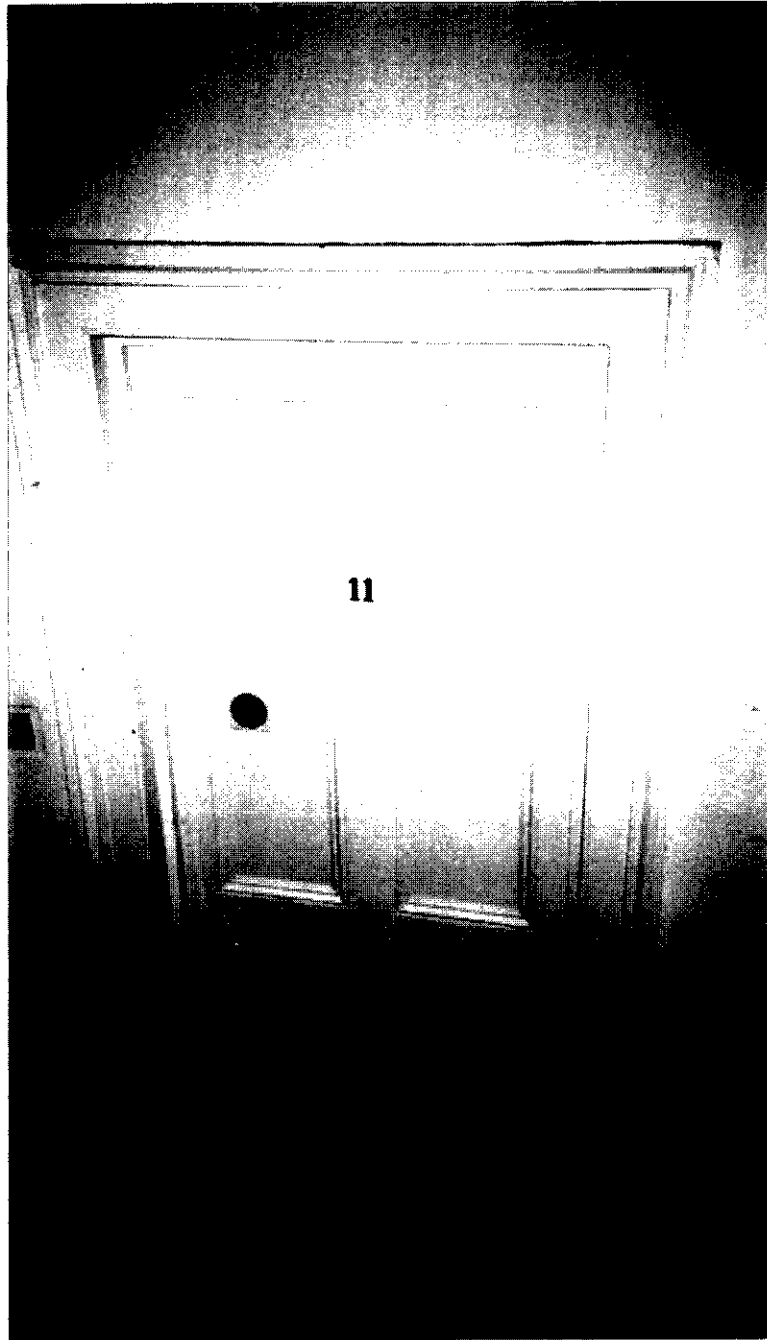
39



12. First Floor landing corridor cornice believed to be original and will be retained

B. B. K. & O.  
TOWN PLANNING  
27 JAN 2004  
RECEIVED

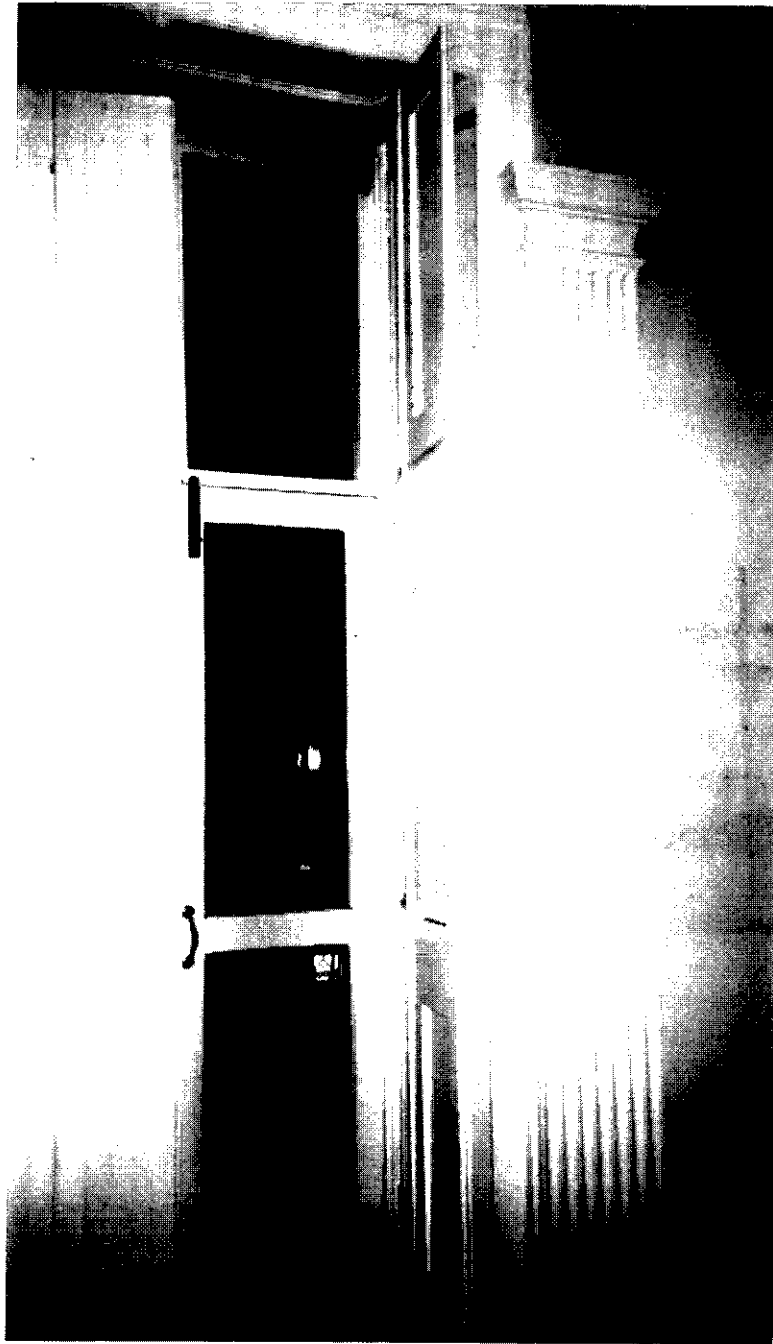
33



13. First Floor ½ landing panelled door, believed to be original door and architraves.  
This door will be matched throughout the property

F.B.K.N.O.  
TOWN PLANNING  
77 JAN 2000  
RECEIVED

34

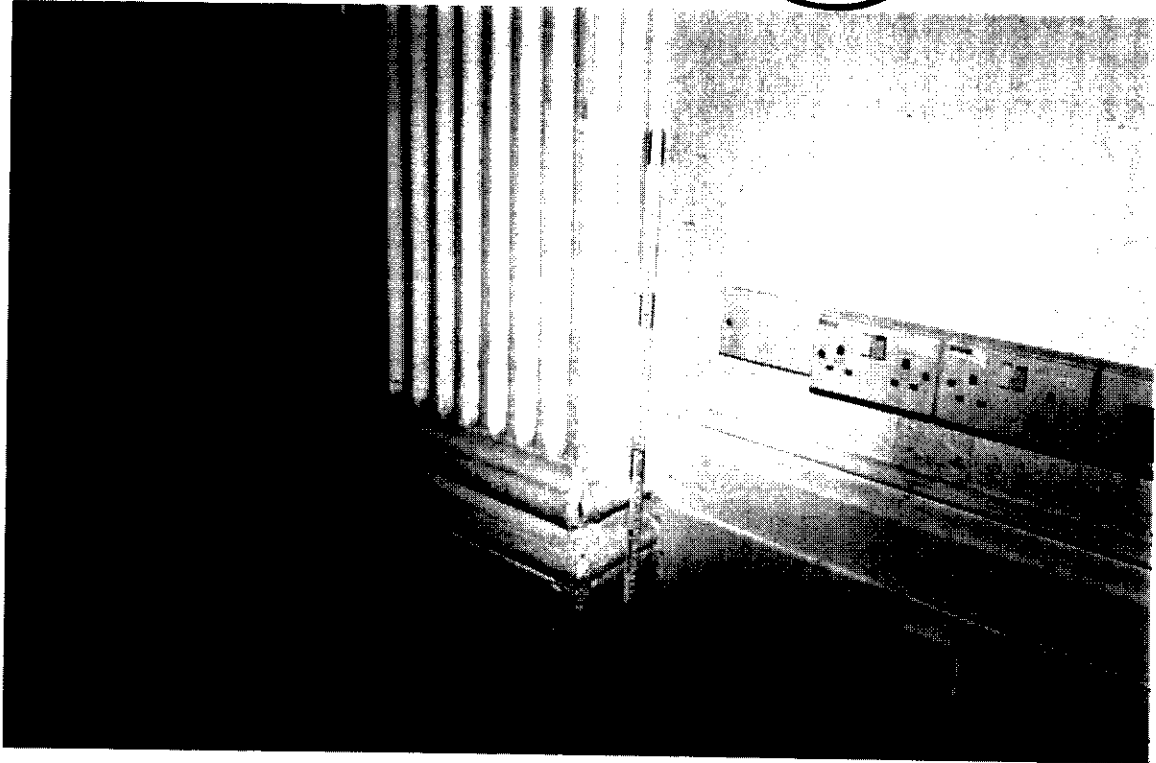


14. First Floor column and beam detail between front and rear main rooms

FRANK  
TOWN PLANNING  
27 JAN 2010  
5:50 PM



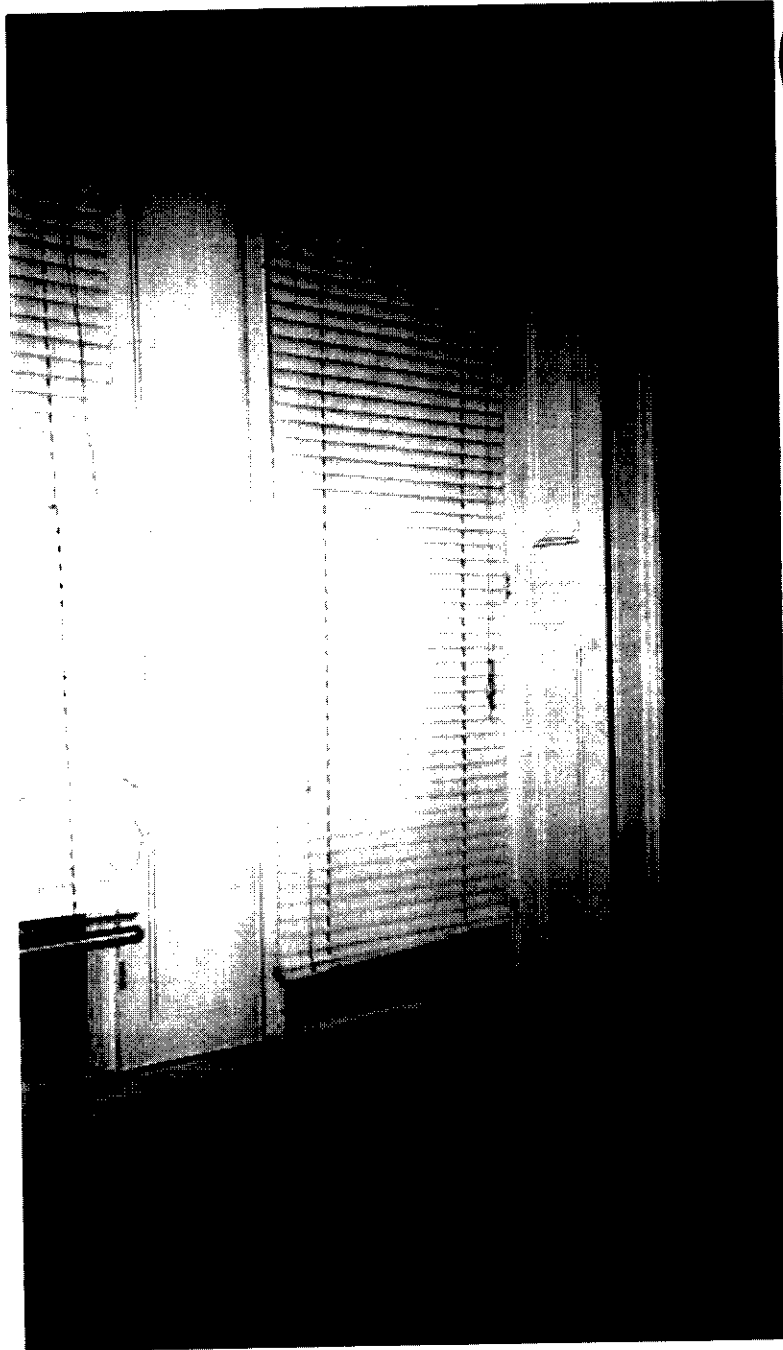
35



15. Column and skirting detail to First Floor front room.  
These skirtings to be generally matched throughout all  
Principal rooms at ground and first floors

R.B.K. & L.  
TOWN PLANNING  
27 JUL 2008  
RECEIVED

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16. Typical shutter boxes and associated panelling all to be retained

P. B. & C.  
TOWN PLANNING  
27 JAN 2009  
17 ONSLOW GARDENS



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17. Typical double hung sash window

R.B.K. & C.  
TOWN PLANNING  
27 MAR 2006  
RECEIVED



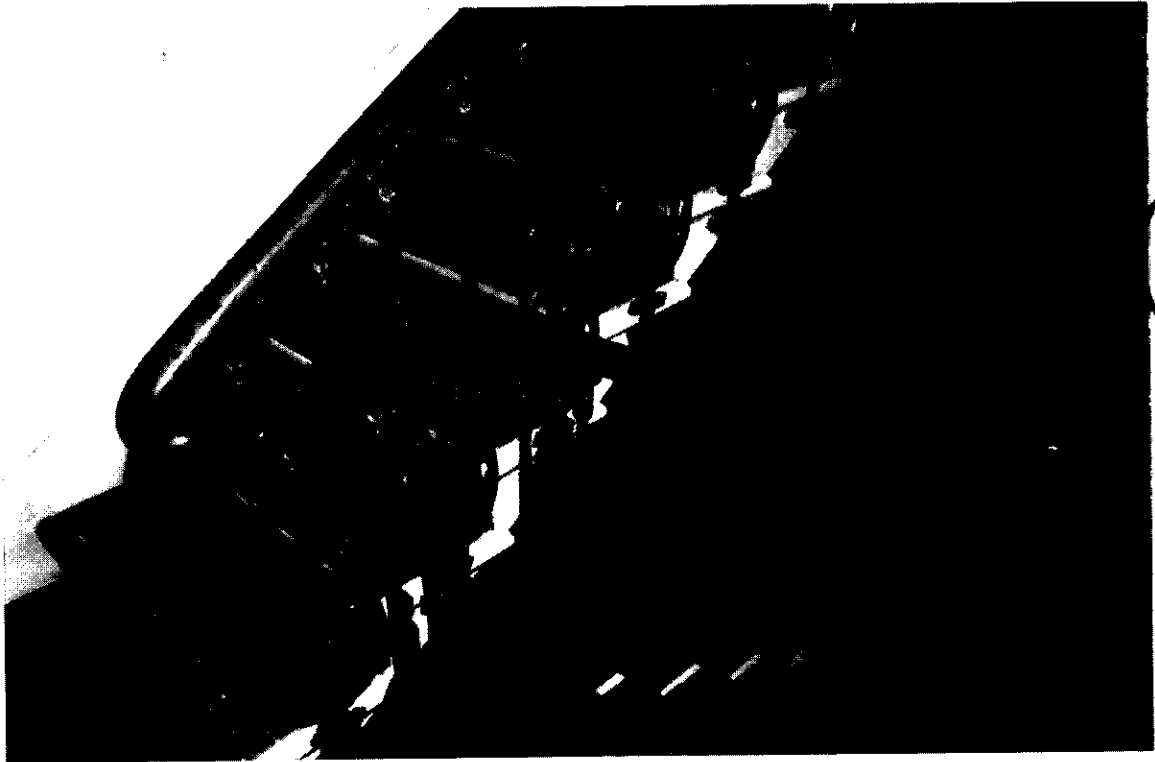
38

**18. First to Second Floor staircase details.  
Wrought iron balustrading to be retained.  
Note original panelled doors.**

**This design to be used throughout ground and first floor rooms.  
The upper floor balusters are square softwood sections and will be replaced with  
carved hardwood**

T. B. K. & C.  
OWN PLANNING  
25 JAN 2011  
15:00

17A ONSLOW GARDENS, SW7 3AL



19. First/Second Floor ½ Landing



20. Steps to basement dry area at front.  
These steps to be repaired using new Yorkstone  
treads to match nearby steps at No.21

MINNIE  
27 JAN 2004  
10:00 AM