

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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**KENSINGTON
AND CHELSEA**

20 JUL 2000

My Ref: LB/99/02456/CLBA/49/2077
Your Ref:

Please ask for: Central Area Team

FILE COPY

Dear Sir/Madam,

PLANNING (LISTED BUILDING AND CONSERVATION AREAS) ACT 1990- SECTION 7
WORKS OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST
(DL1)

The Borough Council, hereby consent to the works to the Listed Buildings referred to in the undermentioned schedule, subject to the conditions set out therein and in accordance with the plans submitted, save in sofar as may otherwise be required by the said conditions. Your attention is drawn to the enclosed Information Sheet.

SCHEDULE

DEVELOPMENT: Provision of new french doors and steps and enclosure of the flat roof with railings to form a terrace.

SITE ADDRESS: Flat M, 26/27 Queen's Gate Gardens, Kensington, SW7 5RP

RBK&C Drawing Nos: LB/99/02456

Applicant's Drawing Nos: 2474/1 ✓

Application Dated: 01/12/1999

Application Completed: 06/12/1999

**FULL CONDITION(S), REASON(S) FOR THEIR IMPOSITION AND INFORMATIVE(S)
ATTACHED OVERLEAF**

CONDITIONS AND REASONS FOR THEIR IMPOSITION

16

- 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. Details of the external flight of steps and an elevation of the proposed balustrade shall be submitted to and approved in writing by the Executive Director, Planning and Conservation, and the works shall only be carried out as so approved and shall be so maintained.**
Reason - In order to safeguard the special architectural or historic interest of the building. (R205)
- 4. Details of the french windows, which shall be of timber construction and finished in white shall be submitted to and approved in writing by the Executive Director, Planning and Conservation prior to the commencement of works on site, and the doors shall be installed and as so approved and shall be so maintained.**
Reason - In order to safeguard the special architectural or historic interest of the building. (R205)

INFORMATIVE(S)

- 1.** Your attention is drawn to the Conditions of this Permission 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. (I10)
- 2.** You are reminded that no work should commence on implementing this Listed Building Consent until all matters, samples, and details reserved by Condition have been submitted and approved by this Authority. It is an offence to carry out work to a Listed Building unless all such Conditions have been complied with. This Council will use its Enforcement powers, including use of Breach of Condition Notices or Prosecution, to ensure compliance with Conditions and prevent harm to the special historic character and historic interest of Listed Buildings. You are

advised that there is currently a maximum fine of £20,000 if the offence is dealt with summarily, but if the offence is dealt with by indictment the fine is unlimited. (I10A)

17

3. This property is within a Conservation Area Building works should, therefore, be completed with great care. External facing work and detailed treatment should be finished in a manner sympathetic to the existing building. If there is any doubt about the way in which work should be carried out, you should consult the Directorate of Planning Services. (I11)
4. Separate approval for the works hereby granted planning permission may be required by the Building Act 1984 and the Building Regulations 1991, and the grant of planning permission does not imply that such approval will be given. The Director of Building Control, Town Hall, Hornton Street, W8 7NX should be consulted before works commence. (I21)
5. Demolition and building works are subject to the Environmental Protection Act, 1990, and appropriate controls over methods, screening, and protection of site, noise, or hours of work, may be imposed by the Council. You are advised to consult the Director of Environmental Health, Council Offices, 37 Pembroke Road, W8 6PW at an early stage. (I30)
6. You are advised that you should not implement this Listed Building Consent in the absence of the appropriate Planning Permission.

Yours faithfully,



Michael J. French
Executive Director, Planning and Conservation