

ROYAL BOROUGH OF KENSINGTON & CHELSEA

REPORT BY EXECUTIVE DIRECTOR, PLANNING & CONSERVATION

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MEMBERS PANEL

APP NO. OB/99/00724/COTH/15  
AGENDA ITEM NO. 147

ADDRESS

Huxley  
Buildings,  
Callendar Road,  
London, SW7

*Agreed  
2/8/99*

APPLICATION DATED 06/04/1999

APPLICATION COMPLETE 13/04/1999

APPLICATION REVISED N/A

APPLICANT/AGENT ADDRESS:

CONSERVATION AREA N/A

CAPS N/A

City of  
Westminster,  
Department of Environment and Planning,  
Westminster City  
Hall,  
64 Victoria Street,  
SW1E 6QP

ARTICLE '4' N/A

WARD N/A

LISTED BUILDING NO

HBMC DIRECTION N/A

CONSULTED 0

OBJECTIONS 0

SUPPORT 0

PETITION 0

Applicant City of Westminster,

RECOMMENDED PROPOSAL:

Installation of roof top plant enclosure.

RBK&C Drawing No(s): OB/99/00724

Applicant's Drawing(s) No(s): EP/AHXL/Y8P/P1; EP/AHXL/Y8P/P2 and  
EPA/HXL/Y8P/P3

DELEGATED  
NO objection  
08 JUN 1999

RECOMMENDED DECISION:

Raise No objection

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## **1.0 INTRODUCTION**

- 1.1 This report concerns a request by the neighbouring City of Westminster for the views of the Royal Borough on a proposed roof top plant enclosure at Imperial College. The proposed structure is considered unlikely to be harmful when viewed from the Royal Borough and the Panel are accordingly recommended to raise no objection.

## **2.0 THE PROPERTY**

- 2.1 Imperial College is primarily located within the City of Westminster on land to the East of Queen's Gate, to the north of Imperial Institute Road and to the south of Prince Consort Road.
- 2.2 The application concerns the Huxley Building, which is located on the East side of Queen's Gate to the north of Alexandra Court. It has a frontage to Callendar Road within the main college campus.
- 2.3 The Huxley Building is a seven storey concrete framed building which, from its appearance, dates from the 1960s.
- 2.4 Properties on the west side of Queen's Gate lie within the Royal Borough's Queen's Gate Conservation Area. The Huxley Building is located opposite Nos. 25-30 Queen's Gate and the junction with Queen's Gate Terrace.

## **3.0 THE PROPOSAL**

- 3.1 The City of Westminster are requesting the views of the Royal Borough on an application which they are considering for planning permission to erect a roof top plant enclosure.
- 3.2 The proposed plant enclosure would measure ten metres in length by five metres in width by three metres in height. It would be clad in grey acoustic louvres and would be positioned centrally on the roof adjacent to a larger and taller existing structure to the south.

## **4.0 PLANNING CONSIDERATIONS**

- 4.1 It is considered that the principal consideration for the Royal Borough is the impact of the proposed structure on the skyline and the impact on views from the Queen's Gate Conservation Area.

4.2 It should also be borne in mind that Imperial College lies immediately to the north of the South Kensington Museums area, which is of Metropolitan importance and where Policy CD6 protects important views and where policy CD7 preserves the character by, inter alia, safeguarding vistas to the Colcutt Tower within Imperial College.



4.3 The site and surrounding area were inspected on 11th May. It is not considered that the proposed plant room will impinge on views of Colcutt Tower from the west side of Queen's Gate which are not already partly obscured by the existing roof top structure to the south. It is accordingly not considered to be harmful to views from the Royal Borough.

5.0 **RECOMMENDATION**

5.1 Raise no objection.

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

## 1.0. INTRODUCTION.

1.1. This report concerns a request by the neighbouring City of Westminster for the views of the Royal Borough on a proposed roof top plant enclosure at Imperial College. The proposed structure is considered unlikely to be harmful when viewed from the Royal Borough and the Panel are accordingly recommended to raise no objection.

## 2.0. THE PROPERTY

2.1. Imperial College is primarily located within the City of Westminster on land to the East of Queen's Gate, to the North of Imperial Institute Road and to the South of Prince Consort Road.

2.2. The application concerns the Hurley Building which is located on the East side of Queen's Gate to the North of Alexandra Court. It has a frontage to Callendar Road within the main college campus.

2.3. The Hurley Building is a ~~two~~<sup>seven</sup> storey concrete framed building which from its appearance dates from the nineteen sixties.

2.4. Properties on the West side of Queen's Gate lie within the Royal Borough's Queen's Gate Conservation Area. The Hurley Building is located opposite Nos. 25-30 Queen's Gate and the junction with Queen's Gate Terrace.

## 3.0. THE PROPOSAL

3.1. The City of Westminster are requesting the views of the Royal Borough on an application which they are considering for planning permission to erect a roof top plant enclosure.

3.2. The proposed plant enclosure would measure ten metres in length by five metres in width by three metres in height. It would be clad in grey acoustic louvers and positioned centrally on the roof adjacent to a larger and taller existing structure to the South.

## 4.0. PLANNING CONSIDERATIONS.

4.1. It is considered that the principal consideration for the Royal Borough is the impact of the proposed structure on the skyline and the impact on views from the Queen's Gate Conservation Area.

4.2. Policy CD 5.4 in the Unitary Development Plan considers views from Conservation Areas.

4.3. It should also be borne in mind that Imperial College lies immediately

to the North of the South Kensington Museums area, which is of Metropolitan Importance and where Policy CD6 protects important views and where Policy CD7 preserves the character by, inter alia, safeguarding vistas to the Colcutt Tower within Imperial College.

4.4. The site and surrounding area were inspected on 11<sup>th</sup> May. It is not considered that the proposed plant room will impinge on views of Colcutt Tower from the west side of Area's Gate which are not already partly obscured by the existing roof top structure to the South. It is accordingly not considered to be harmful to views from the Royal Borough.

5.0. RECOMMENDATION.

Raise no objection

