

ROYAL BOROUGH OF KENSINGTON & CHELSEA

REPORT BY EXECUTIVE DIRECTOR, PLANNING & CONSERVATION

Al Jones
6.8.99
(21) *OK.*

MEMBERS PANEL

APP NO. LB/99/00728/CLBA/15
AGENDA ITEM NO. 208

ADDRESS

First Floor, 4 Royal Crescent,
Kensington, W11

APPLICATION DATED 06/04/1999

APPLICATION COMPLETE 13/04/1999

APPLICATION REVISED N/A

APPLICANT/AGENT ADDRESS:

CONSERVATION AREA Norland

CAPS Yes

Jeffery W. George
& Associates,
The Old Vicarage,
Stowe,
Shropshire,
LD7 1NB

ARTICLE '4' No

WARD Norland

**DELEGATED
APPROVAL
- 9 AUG 1999**

LISTED BUILDING II*

HBMC DIRECTION Yes

CONSULTED 13

OBJECTIONS 1

SUPPORT 0

PETITION 0

Applicant Mr. & Mrs. D. Newirth

PROPOSAL:

Internal works and replacement of fire surround.

RBK&C Drawing No(s): LB/99/00728

Applicant's drawing(s) No(s): NEW/01, /02 and /03.

RECOMMENDED DECISION:

Grant listed building consent

CONDITIONS/REASONS FOR THE IMPOSITION OF CONDITIONS:

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1. **The following works as shown on the drawings hereby approved shall be completed within 6 months of the date of this consent.**

- (a) **The removal of the internal partitioning;**
(b) **The replacement of the fire surround. (C008)**

Reason - The Council considers that further works are necessary in order to safeguard the special architectural or historic interest of the building.

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 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. **Details in respect of the following shall be submitted to and approved in writing by the Council as local planning authority in consultation with English Heritage before the relevant work is begun. The relevant work shall be carried out in accordance with such approved details:**

- (a) **Fire surround.**

Reason - In order to safeguard the special architectural or historic interest of the building. (R206)

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1.0 THE SITE

- 1.1 The property is located within the north easterly arc of Royal Crescent, north of its junction with Holland Park Avenue It consists of a basement, ground and two upper floors.
- 1.2 The property is used as residential accommodation.
- 1.3 The property is a Grade II* Listed Building and lies within the Norland Conservation Area.

2.0 THE PROPOSAL

- 2.1 The applicant seeks Listed Building consent for the the installation of a replacement of a fire surround and cornice.
- 2.2 The application has been submitted as a result of an enforcement investigation regarding the installation of a partition and removal of a fireplace by previous occupiers. The current occupiers are eager to restore the property.

3.0 RELEVANT PLANNING HISTORY.

- 3.1 An enforcement investigation during September 1998 revealed that the original fireplace had been removed from the front living room within the first floor flat. Furthermore, it was also noted that a wooden partition had been erected between the living room and kitchen.

4.0 PLANNING CONSIDERATIONS.

- 4.1 The main issue for consideration is to ensure that all alterations are in keeping with the style of the original building, the architectural character and historic interest of the building.
- 4.2 Relevant Unitary Development Plan Policies are:
 - (a) CD58 (Works to Listed Buildings);
 - (b) CD60 (Works to Listed Buildings).

These Policies seek to resist proposals to alter Listed Buildings unless original features are to be retained, whilst ensuring that all alterations are in keeping with the style and character of the original building.

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- 4.3 The applicant has addressed the requirements of Policies CD58 and CD60. The wooden partition is to be removed in its entirety, creating an open plan living room and kitchen. The original cornice is to be retained and where necessary repaired to return this room to its original splendour. The applicant also proposes to replace a fire surround within the room, with a design agreed by the Council.
- 4.4 English Heritage does not object to the application, and directs that two conditions are imposed if the local planning authority is minded to grant consent in order to safeguard the special architectural or historic interest of the building. These are recommended accordingly.
- 4.5 It is considered that the removal of the internal partitioning and the replacement of a new fire surround will enhance this room and return the original style, character and features of this room, in line with the original building.
- 4.6 It is therefore considered that these proposals meet the requirements of the Unitary Development Plan Policies CD58 and CD60.

5.0 PUBLIC CONSULTATION

- 5.1 Thirteen letters of notification were sent to properties in Royal Crescent. To date, one response has been received from a local resident, this welcomes the replacement of the fireplace. However, the bulk of this objection relates to other possible future works at the rear of Royal Crescent and not included in this application.

6.0 RECOMMENDATION

- 6.1 Grant listed building consent.

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