

PLANNING SERVICES APPLICATION

4 B

CONSULTATION SHEET

APPLICANT:

Dalton Warner Davis,
21 Garlick Hill,
London
EC4

APPLICATION NO: LB/99/00754

APPLICATION DATED: 12/04/1999

DATE ACKNOWLEDGED: 16 April 1999

APPLICATION COMPLETE: 16/04/1999

DATE TO BE DECIDED BY: 11/06/1999

SITE: Second and Third Floor Flat, 38 Royal Crescent, W.11

PROPOSAL: Internal alterations.

ADDRESSES TO BE CONSULTED

- 1. 37, 38, 39 Royal Crescent
2. 37 (FLATS 1-3+B) 38 (FLATS 1+2+A)
3. 26, 26a Royal Crescent West, NORLAND ROAD 39
4.
5. 26, 26A.
6.
7.
8.
9.
10.
11.
12.
13.
14.
15.

10

CT
21/4/99

21/4/99

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

CT
21/4/99

(5) (A)

CURRENT APPLICATION

Con. slip

COMMITTEE: _____

FOR OBSERVATIONS:

- 1. Design (H. Benes)
- 2. _____
- 3. _____

PLEASE ENTER
OBSERVATIONS ON
2ND PAGE OF
CURRENT PINK
SHEET IN FILE

Officer
_____ (W)

Report Written

26 APR 1999

For Schedule
Typing
Committee
FILE

and 5/7/99

NOTES:

Miss Manley.

DEVELOPMENT CONTROL

TECHNICAL INFORMATION

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

ADDRESS ~~38 Royal Crescent~~
SECOND AND THIRD FLOOR FLAT
38 ROYAL CRESCENT
W11.

(F)

LB990754'

- | | | | |
|-----|--|--------|--|
| 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							
2	X							✓								✓	✓

Density	
Site Area	
Habitable rooms proposed	
Proposed Density	

Plot Ratio	
Site Area	
Zoned Ratio	
Floor Area proposed	
Proposed Plot Ratio	

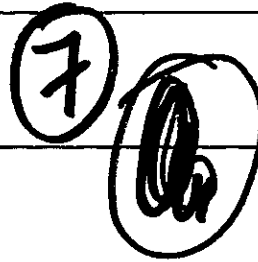
Daylighting	Complies	
	Infringes	

Car Parking	Spaces required	
	Spaces proposed	

Notes:

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX



THE ROYAL
BOROUGH OF

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

English Heritage
Historic Buildings & Monuments Commission,
London & South East Region,
23 Saville Row,
London,
W1X 1AB

Switchboard: 0171-937-5464
Direct Line: 0171-361-2982
Extension: 2982
Facsimilie: 0171-361-3463



KENSINGTON
AND CHELSEA

Date: 21 April 1999

My Ref: **DPS/DCN/LB/99/00754** Your ref: Please ask for: **I. Williams**

Dear Sir / Madam

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: Second and Third Floor Flat, 38 Royal Crescent, W.11

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 11/06/1999. I look forward to hearing from you in the near future, in order that your comments may be reported to this Committee.

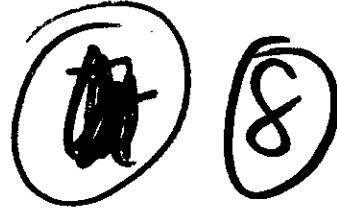
Should you require any further details in respect of this case, please do not hesitate to contact the Case Officer on the above extension.

Yours faithfully,

M.J. FRENCH

Executive Director, Planning and Conservation

MEMORANDUM



TO: FOR FILE USE ONLY

**From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION**

**My Ref: LB/99/00754/IW
Room No:**

CODE 1D

Date: 21 April 1999 ✓

DEVELOPMENT AT:

Second and Third Floor Flat, 38 Royal Crescent, W.11

DEVELOPMENT:

Internal alterations.

The above development is to be advertised under:-

1. Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (development affecting the character or appearance of a Conservation Area or adjoining Conservation Area)

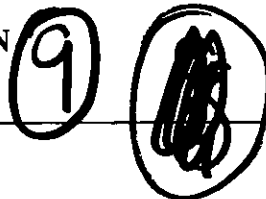
4. Town and Country Planning (Listed Buildings and Conservation Areas) Regulations 1990 (applications for Listed building consent)

M.J. French

Executive Director, Planning & Conservation

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX



THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

Executive Director M J FRENCH FRICS TP MRTPI Cert TS

THE OCCUPIER
1 FILE COPY
0171-361- 2982

Switchboard: 0171-937-5464
Extension: 2982
Direct Line:

Facsimile: 0171-361-3463

Date: 21 April 1999

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCN/LB/99/00754/IW

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

The Council has received a planning application for development at:

Second and Third Floor Flat, 38 Royal Crescent, W.11

Brief details of the proposed development are set out below. Members of the public may inspect copies of the application, the plans and any other documents submitted with it. The Council's Planning Services Committee, in considering the proposal, welcomes comments either for or against the scheme. Anyone who wishes to make representations about the application should write to the Council at the above address **within 21** days of the date of this letter. Unfortunately, the Council does not have the resources to advise objectors of the Committee date, and you should telephone for further information.

Proposal for which permission is sought

Internal alterations.

Applicant

**Dalton Warner Davis, 21 Garlick Hill, London
EC4**

PLEASE NOTE: Applications for districts W.10, W.11 & W.2 in the NORTH of the Borough can be seen at: THE INFORMATION CENTRE, NORTH KENSINGTON LIBRARY, 108 LADBROKE GROVE, W.11 (Tel: 0171 727 6583) and NOT at the location stated overleaf.

Yours faithfully,

M. J. FRENCH

Executive Director, Planning and Conservation



WHAT MATTERS CAN BE TAKEN INTO ACCOUNT

When dealing with a planning application the Council has to consider the policies of the Borough Plan, known as the Unitary Development Plan, and any other material considerations. The most common of these include (not necessarily in order of importance):

- * The scale and appearance of the proposal and impact upon the surrounding area or adjoining neighbours;
- * Effect upon the character or appearance of a Conservation Area;
- * Effect upon the special historic interest of a Listed Building, or its setting;
- * Effect upon traffic, access, and parking;
- * Amenity issues such as loss of Sunlight or daylight, Overlooking and loss of privacy, Noise and disturbance resulting from a use, Hours of operation

WHAT MATTERS CANNOT BE TAKEN INTO ACCOUNT

Often people may wish to object on grounds that, unfortunately, **cannot** be taken into account because they are not controlled by Planning Legislation. These include (again not in any order of importance):

- * Loss of property value;
- * Private issues between neighbours such as land covenants, party walls, land and boundary disputes, damage to property;
- * Problems associated with construction such as noise, dust, or vehicles (If you experience these problems Environmental Services have some control and you should contact them direct)
- * Smells (Also covered by Environmental Services)
- * Competition between firms;
- * Structural and fire precaution concerns; (These are Building Control matters)

WHAT HAPPENS TO YOUR LETTER

Planning applications where objections have been received are presented to the Planning Services Committee which is made up of elected Ward Councillors. Planning Officers write a report to the Committee with a recommendation as to whether the application should be granted or refused. Letters received are summarised in the report, and copies can be seen by Councillors and members of the public including the applicant. The Councillors make the decisions and are not bound by the Planning Officer's recommendation. All meetings of the Committee are open to the public.

If you would like further information, about the application itself or when it is likely to be decided, please contact the Planning Department on the telephone number overleaf.

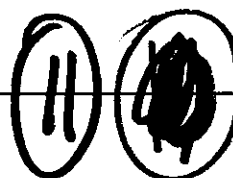
WHERE TO SEE THE PLANS

Details of the application can be seen at the **Planning Information Office, 3rd floor, Town Hall, Hornton Street W.8**. It is open from 9am to 4.45pm Mondays to Thursdays (4pm Fridays). A Planning Officer will always be there to assist you.

In addition, copies of applications in the **Chelsea Area (SW1, SW3, SW10)** can be seen at **The Information Office, Chelsea Old Town Hall, Kings Road SW3 (0171-352 1856)**, for the **Central Area (W8, W14, SW5, SW7)** can be viewed in the **Central Library, Hornton Street, W8** and applications for districts **W10, W11 and W2** in the **North** of the Borough can be seen at **The Information and Aid Centre, Ladbroke Grove, W10** (under the Westway near Ladbroke Grove Station **0181-969-2433**). Please telephone to check the opening times of these offices.

If you are unable to come to the Office due to illness or disability, it may be possible for an Officer to come to your home with the plans. Please contact the Planning Department and ask to speak to the Case Officer for the application.

PLEASE QUOTE THE APPLICATION REFERENCE NUMBER ON YOUR REPLY



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:

- (a) for development of land in or adjacent to a Conservation Area.
(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/99/00754/IW

Date: 30/04/1999

Second and Third Floor Flat, 38 Royal Crescent, W.11

Internal alterations.

APPLICANT Dalton Warner Davis,



12

RBKC

District Plan Observations
CONSERVATION AND DESIGN

Address 38, Royal Crescent	Appl. No. 99/754/W	L.B. 11*	C.A. 2	N C S
Description Internal reinstatement following unauthorised works		Code 1		

I would repeat my advice of 27/4/98, the proposed remedial works shown on the drawing 03B are acceptable except for the missing pilaster (300mm) on the right hand side between the kitchen and the living room at 2nd floor level.

The cornice is OK.

The door should have a traditional arched transom. All joinery should be painted. We can consider some of these details, but not the pilaster, that one must be ^{shown} on the drawings.

Also, we must give them a limited (only) period of time to carry out the works, and should arrange an inspection by us afterwards.

S. 6/5799'

13/5



ENGLISH HERITAGE

LONDON REGION

13 Babbic (w)

RECEIVED BY PLANNING SERVICES									
EX DIR	HDC	M	C	SE	ENF	AO ACK			
12 MAY 1999							68		
IO	REC	ARB	FWD PLN	CON DES	FEES				

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

Your refs: 99/00754 -

Our ref: LRS/2672/38

Contact: David Stabb

Direct Dial: 0171-973-3775

For the attention of Ian Williams

Date : 10 May 1999 -

Dear Sir

38 ROYAL CRESCENT (2nd and 3rd FLOOR)

DEVELOPMENT PROPOSAL: INTERNAL ALTERATIONS

I refer to your letter of 21.04.1999 notifying English Heritage of the application for Listed Buildings Consent detailed above. We have considered the development proposals and have the following observations to make on the scheme:

The opening at 2nd floor level needs to be reduced and marked on both sides by the retention of nib walls. It would be preferred (and more practical) if the kitchen and living areas could be divided by a pair of doors (suitably detailed) in this opening.

Yours faithfully

D STABB
 London Region

LR32C

14

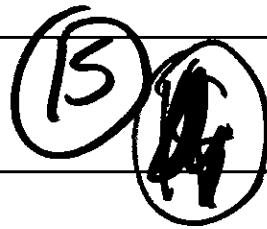
O3B

I would repeat my advice of the 27th. The proposed remedial works shown on the drawing O3B are acceptable except for the missing pilaster (300mm) on the right hand side between the kitchen and the living room at 2nd floor level.

The cornice is ok. The door should have a traditional architrave. All joinery should be painted . Can we condition some of the details but not the pilaster. That must be shown on a drawing, also we must give them a limited only period of time to carry out the works and should arrange an inspection by us afterwards.

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX



**THE ROYAL
BOROUGH OF**



**KENSINGTON
AND CHELSEA**

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Dalton Warner Davies.
21, Garlick Hill.
London.
EC4.

Switchboard: 0171-937 5464
Extension: 2982
Direct Line: 0171-361-2982
Facsimile: 0171-361-3463
Email: plniw@rbkc.gov.uk

15 June 1999 ✓

My reference: **DPS/DCN/IW/PP** Your reference:
1754/N.

Please ask for: **Ian Williams.**

Dear Sirs,

**Town and Country Planning Act 1990.
Planning (Listed Building and Conservation Areas) Act 1990.
Re: Flat 2, 38, Royal Crescent, Kensington, London W11.**

I write with reference to your recent listed building application for internal alterations at the above mentioned property.

Further to consultation with English Heritage and the department's Design division, I make the following recommendations;

- The proposed opening at second floor level needs to be reduced and marked on both sides by the retention of nib walls.
- The kitchen and living areas should be divided by a pair of doors (suitably detailed) in this opening and shown on a drawing.
- The doors should have traditional architrave.

Please forward revised drawings showing all of the above, to my assistant, within 14 days of the date of this letter. To discuss any of these issues further, please contact Mr Williams on the above direct line.

Yours sincerely,

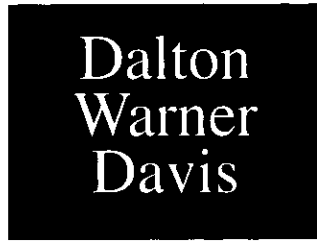
Roy Thompson,
Area Team Leader,
For the Executive Director, Planning and Conservation.

LB 99 0754

ble in + p c ach -> 10

K Dalton FRICS
A J Warner FRICS Dip TP
A M Davis FRICS IRRV

Associates
N P Draper FRICS IRRV
N M Fennell BSc ARICS



Chartered Surveyors
Commercial Property &
Town Planning Consultants



21 Garlick Hill
London
EC4V 2AU



Telephone: 0171 489 0213
Facsimile: 0171 248 4743
E-mail: Daltonwd@MSN.Com

R Thompson Esq.,
Royal Borough of Kensington & Chelsea
Planning and Conservation
Town Hall
Hornton Street
London
W8 7NX

24th June 1999
AW/SW/2841

ca
25/6/99

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC			SW	SE	ENF	AO ACK
(S3)		25 JUN 1999					
FEES	IC	RE	RE	FWD PLN	CON DES	FEES	

Dear Mr. Thompson

RE: 38 ROYAL CRESCENT, LONDON, W11

I refer to your letter of 15th June which we have received today, and write to confirm that we will take our clients instructions on these various matters.

We would point out that we are somewhat concerned that what we considered to be an agreed scheme, with both yourselves and English Heritage now seems to have been revoked. Our discussions with your Design Officer clearly indicated their satisfaction with the reintroduction of nibs indicating the form of the previous wall and a similarly sized down stand. We are aware of such proposals being acceptable to English Heritage elsewhere in your Borough, and we would also query the need to have a suitably detailed pair of doors to form a separation between the kitchen and living room area.

We would be grateful if you would consult with your Conservation Officer and advisors as to their comments about this request from English Heritage.

Yours sincerely

Andrew Warner

ANDREW WARNER



K Dalton FRICS
 A J Warner FRICS Dip TP
 A M Davis FRICS IRRV
 Associates
 N P Draper FRICS IRRV
 N M Fennell BSc ARICS



Chartered Surveyors
 Commercial Property &
 Town Planning Consultants

21 Garlick Hill
 London
 EC4V 2AU

Telephone: 0171 489 0213
 Facsimile: 0171 248 4743
 E-mail: Daltonwd@MSN.com

(17) *W*
Bohr
Pl. ad
(Signature)

R. Thompson Esq.,
 Royal Borough of Kensington & Chelsea
 Planning and Conservation
 Town Hall
 Hornton Street
 London
 W8 7NX

✓
CT
 9th July 1999 -
 AW/SW/2841
13/7/99

Dear Mr Thompson,

RE: 38 ROYAL CRESENT, LONDON, W11.

Further to our letter 24th June we have been asked by our clients for an explanation as to why English Heritage have changed your views on the reinstatement of the interior of the above property.

Yours Sincerely,

Emma Mann

Emma Mann

PP Andrew Warner.

RECEIVED BY PLANNING SERVICES									
EX DIR	HDC	M	G	SW	AF	ENF	AO ACK		
<i>(Signature)</i>		13 JUL 1999							
REC	IO	REC	ARB	FWD PLN	CON DES	FEEES			



PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Mr Andrew Warner.
Dalton Warner Davies.
21, Garlick Hill,
London.
EC4V 2AU.

Switchboard: 0171-937 5464
Extension: 2982
Direct Line: 0171-361-2982
Facsimile: 0171-361-3463
Email: plniw@rbkc.gov.uk

14 July 1999

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

My reference: DPS/DCN/IW/PP Your reference:
/754/N.

Please ask for: Ian Williams.

Dear Mr Warner,

Town and Country Planning Act 1990.
Planning (Listed Building and Conservation Areas) Act 1990.
Re: Flat 2, 38, Royal Crescent, Kensington, London W11.

I write with reference to your recent correspondence dated 9th July 1999 and telephone conversation with Mrs Benes on 14th July 1999. During the conversation the following points were established:

- The proposed opening at second floor level needs to be marked on both sides by nib walls.
- The door should have traditional architrave.
- All joinery should be painted.

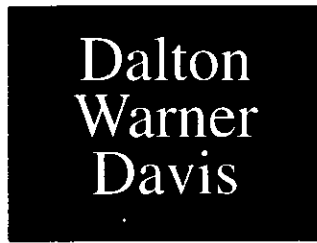
Please submit a revised drawing showing the above amendments to Mr Williams, to be received by this office **within 14 days** of the date of this letter.

Your co-operation in resolving this issue is greatly appreciated.

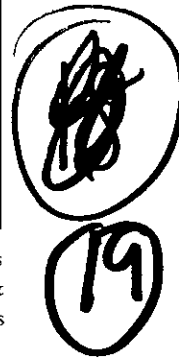
Yours sincerely,

Roy Thompson,
Area Team Leader,
For the Executive Director, Planning and Conservation.

K Dalton FRICS
A J N Warner FRICS Dip TP
A M Davis FRICS IRRV
Associates
N P Draper FRICS IRRV
N M Fennell BSc ARICS



Chartered Surveyors
Commercial Property &
Town Planning Consultants



21 Garlick Hill
London
EC4V 2AU

Telephone: 0171 489 0213

Facsimile: 0171 248 4743

E-mail: Daltonwd@MSN.Com

Handwritten notes: 'lw' in a circle, 'B. J. M. ad', 'Vom', '10/8'

I. Williams Esq
The Royal Borough of Kensington & Chelsea
Planning and Conversation
The town Hall
Hornton Street
London W8 7NX

AW/RG/2841

6th August 1999

Dear Mr Williams

RE: 39 ROYAL CRESCENT

I refer to our telephone conversation today and write to enclose the copy of drawing 8868/03C upon which we have indicated the 300mm pier and added that the architraves will be traditional and that joinery will be painted.

We trust that this now finalises the agreement between us and look forward to having the relevant consent in due course. We are grateful for your co-operation in this matter.

Yours sincerely

ANDREW WARNER

cc: J. Jenkins

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENR	AO ACK
(39)		09 AUG 1999					
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES	

(lw) COPY OF PLANS TO INFORMATION OFFICE





20

RBKC

District Plan Observations
CONSERVATION AND DESIGN

Address 38, Royal Crescent	Appl. No. 99/754/V	L.B. II*	C.A. 2	N C S
Description Internal reinstatement following unauthorised works at 2nd & 3rd floor		Code I		

The drawing O3C is now fine. I do not think I should do formal obs here - it is a grade II* building. It should have E+H directions. Any approval should condition the detailing of cornice, ^(2nd floor one) - unless they are installing the one I gave them a photocopy of - see on file.

We should also put time limit on the reinstatement works & should arrange for an inspection by us afterwards.

J. 8/11/99

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

(21)

[Handwritten signature]

**THE ROYAL
BOROUGH OF**



**KENSINGTON
AND CHELSEA**

Mr D Stabb.
English Heritage London Region.
23, Saville Row,
London.
W1X 1AB.

Switchboard: 0171-937 5464
Extension: 2982
Direct Line: 0171-361-2982
Facsimile: 0171-361-3463
Email: plniw@rbkc.gov.uk

12 November 1999 ✓

My reference: DPS/DCN/LB/99 Your reference: LRS/2672/38
/00754/IW.

Please ask for: Ian Williams.

Dear Mr Stabb,

**Town and Country Planning Act 1990.
Planning (Listed Building and Conservation Areas) Act 1990.
Re: Internal alterations, 38, Royal Crescent, Kensington, London W11.**

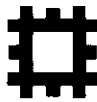
Further to your letter dated 10th May 1999, I would be grateful if you would provide this department with your formal direction concerning the above Listed Building application. I enclose copies of the plans showing the existing and the proposed layout for your observations.

Yours sincerely,

[Handwritten signature]

Roy Thompson,
Area Team Leader,
For the Executive Director, Planning and Conservation.

R



ENGLISH HERITAGE

LONDON REGION

RECEIVED BY PLANNING SERVICES

EX DIR HDC N C SW EF ENF AO ACK

25 NOV 1999

29

IO REC ARB FWD PLN CON DES FEES

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

Your refs: LB/99/00754/IW
 Our ref: LRS/2672/38
 Contact: David Stabb
 Direct Dial: 0171-973-3775

For the attention of Ian Williams

21 NOV 1999

Dear Sir/Madam

Planning (Listed Buildings and Conservation Areas) Act, 1990:
 38 ROYAL CRESCENT, W11

Applicant: Mr J Portman
 Grade of building: II*
 Proposed works: Internal alterations

Drawing numbers: 8868/02 & /03 — should be 03C
 Varsity

Date of application:
 Date of referral by Council:
 Date received by English Heritage:
 Date of revision(s) or amendment(s): 05.08.1999
 Date of referral by Council: 09.08.1999
 Date received by English Heritage: 14.11.1999
 Date referred to D.o.E.: 15.11.1999

English Heritage wishes to raise no objection to any parallel planning application.

If your authority is minded to grant listed building consent for the application referred to in the schedule above, you are hereby directed to attach the condition(s) set out overleaf, in addition to any which your Council is minded to impose.

Yours faithfully

 David Stabb
 London Region

The Secretary of State has considered the information given above and does not intend to require the application concerned to be referred to him

Signed JLR
 Date 18/11/99

G:\KANDSLASTANDARD\38RYLCRS.LAS



ENGLISH HERITAGE



Schedule of Conditions

Address **38 ROYAL CRESCENT, W11**

Date of Decision **19 NOV 1999**

Our ref: LRS/2672/38

1. Informative: The works hereby approved are only those specifically indicated on the drawing(s) and/or other documentation referred to above

see cross ✓

G:\KANDSL\STANDARD\38RYLCRS.LAS

EX + RA
Copy

AC
24
D11
RBK

THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA
MEMORANDUM - SECTION 101 - LOCAL GOVERNMENT ACT, 1972

To: Chief Administrative Officer (Planning)
From: The Executive Director, Planning & Conservation

Date: 2 December 1999
Our Ref: LB/99/00754 / CLG/A

Application Date: 12/04/1999 Complete Date: 16/04/1999 Revised Date: 9/8/99
Agent: Dalton Warner Davis, 21 Garlick Hill, London EC4
Address: **Second and Third Floor Flat, 38 Royal Crescent, W.11**
Kensington
1027

This application is for a class of development to be determined under powers delegated to me by the Council on 21st July, 1976, and/or by the Town Planning Committee 6th November, 1979, and/or by the Town Planning Committee on 18th March 1986, 23rd May 1988 and 8th January 1990 and is not such as I wish to refer to the Planning Application Committee. No relevant planning objections have been received.

- Class (i) - 8th Schedule development
- Class (ii) - shop fronts
- Class (iii) - conversion from non s/c dwellings etc
- Class (iv) - amendments as required by T.P. Committee
- Class (v) - ~~above classes after D.P. Committee agree~~
- Class (vi) - Listed building consent for above Classes.
- Class (vii) - approval of facing materials
- Class (viii) - grant of planning permission for a change from one kind of non-residential use except from one kind of non-residential use except where this would involve the loss of shop use
- Class (ix) - grant permission licence or no objection under Sections 73, 74, 138, 143, 152, 153, 177 & 180 of the Highways Act
- Class (x) - Crossover under S. 108 of the Highways Act 1980

DELEGATED APPROVAL
10 DEC 1999

HBMC
- D.R

Consent under T&CP Control of Advertisement Regulations 1984-90; incl. refusal of consent for Reg. 15 applications.

DESCRIPTION OF PROPOSED DEVELOPMENT

Internal alterations at second and third floor levels,

RECOMMENDED DECISION Grant listed building consent *conditionally*
RBK&C drawing(s) No. LB/99/00754 Applicant's drawing(s) No. LB/99/754 *ad* LB/99/754/A

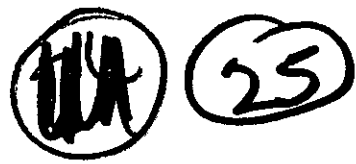
Applicants Plan No(s): 8868/01 & 8868/03/c

received

I hereby determine and grant/~~refuse~~ this application (subject to HBMC Direction/Historic Building ~~authorisation~~) under the powers delegated to me by the Council, subject to the condition(s) indicated below imposed for the reason(s) appearing thereunder, or for the reasons stated.

Exec. Director, Planning and Conservation Head of Development Control Area Planning Officer
WJ 3/12
haws 3/12/99

LB/99/00754 : 1



CONDITIONS AND REASONS FOR THEIR IMPOSITION

and other particulars

1. The following works shall be completed ^{in accordance with the plans hereby approved} within 6 months from the date of this consent: ~~(C201)~~
 - (a) the marking of the opening at second floor level ^{between kitchen + living room} by nib walls,
 - (b) the creation of a lobby at second floor level;
 - (c) the replacement and repair of cornicing and skirting boards at second and third floor levels,
 - (d) the replacement and repair of the handrail at second and third floor level.
 - (e) ^{replacement of internal door to ensure} the replacement of internal door

Reason - in order that the special architectural or historic building is retained 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 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. Detailed drawings or samples of the cornicing shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun, ^{and the cornicing shall be installed only as so approved.}

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

INFORMATIVES

1. I21
2. I10

DELEGATED REPORT

26

Address

38 Royal Crescent
W11

Reference

99/0754

Conservation Area

yes

Listed Building Yes/~~No~~

~~Yes~~

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.)

27

[Handwritten signature]

Who _____

Overcome by Amendment/Withdrawn/Not Relevant/Other _____

Existing

Issues/Policy/Precedent/Conditions/Third Schedule

see attached

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

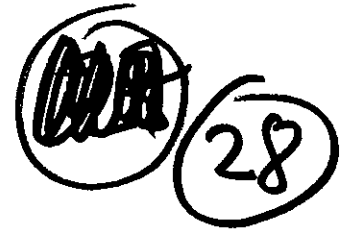
IW

Date

Agreed

RT / LAWS

3/12/98



1.0 THE SITE

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

2.0 PROPOSAL

- 2.1 The applicant seeks partially retrospective Listed Building consent for internal alterations at second and third floor level.

3.0 RELEVANT PLANNING HISTORY

- 3.1 An enforcement investigation during 1997 revealed that internal alterations had been undertaken at second and third floor level. The extent of these alterations included the removal of cornicing and skirting boards in conjunction with the removal of the partitioning between the living area and the kitchen.

4.0 PLANNING CONSIDERATIONS

- 4.1 The main consideration in this case is to ensure that all alterations are in keeping with the architectural character and historic interest of the Grade II* Listed building.
- 4.2 The relevant planning Policies are contained in the "Conservation and Development" Chapter of the UDP. Policies CD58 (Works to Listed Buildings) and CD60 (Works to Listed Buildings) are of particular relevance.

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.

- 4.3 The applicant proposes marking the opening between the kitchen and living room, on both sides with ~~the re-instatement of~~^{the re-instatement of} nib walls. The applicant also proposes to create a separate lobby area, located inside the main door, separated from the kitchen and living area with fire resistant partitions. All replacement doors are to be four panel fire resistant doors with traditional architrave. The original cornice and skirting boards are to be retained and where necessary repaired to return the room to its original splendour. The applicant also proposes to repair and

(A) (29)

where necessary replace, the existing handrail and balustrading in hardwood to match the existing between the second and third floors.

3.4 English Heritage does not formally object to the application, however, they have specifically asked for the opening at second floor level to be marked on both sides by the retention of nib walls. This has been shown on the amended drawings. *They have directed that they do not wish the application to be refused.*

3.5 The Design and Conservation Officer does not object to this proposal. *issued their direction to grant consent*

3.6 It is considered that the removal of the internal partitioning *and associated re-workings will not harm the architectural character and historical interest of the building.* and the replacement of the original features will enhance this ~~flat~~ and return ~~the~~ *its* original style, character and features ~~to this room~~, in line with the original building.

3.7 It is therefore considered that these proposals meet the requirements of UDP policy CD58 and CD60.

4.0 Consultation

4.1 Ten letters of notification were sent to properties in Royal Crescent. To date no letters of objection have been received.

M.J. FRENCH
EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION

List of Background Papers:

The contents of file LB/99/00754 save for exempt or confidential information in accordance with the Local Government (Access to Information) Act 1985.

Report Prepared By: IW
Report Approved By: RT/LAWJ
Date Report Approved: *VF 3/12*

FAX FROM

30



NAME: Alice Haraw) Post Abdel Rahman THE ROYAL BOROUGH OF

THE DIRECTORATE OF PLANNING SERVICES

DATE: 6-12-98:

MAIN TELEPHONE NUMBER: 0171 937 5464

DIRECT LINE: 0171 361 2646



KENSINGTON AND CHELSEA

FAX NUMBER (if different from below): _____

TO

NAME: English Heritage

OF: David Stabb

ADDRESS: _____

POSTAL CODE _____

FAX NUMBER: 973 3001

NUMBER OF PAGES TO FOLLOW: 1

COMMENTS AND/OR INSTRUCTIONS (if any)

38 Royal Crescent, W.11
Please note that 03 should read 03C. I therefore need a revised Direction which is needed urgently as the decision is now ready for dispatch

OUR FAX NUMBER IS: 071 361 3463