

## **Proof of Evidence - Heritage**

Redevelopment at Newcombe House, 45  
Notting Hill Gate, 39-41 Notting Hill Gate &  
161-237 Kensington Church Street, Royal  
Borough of Kensington and Chelsea

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**Local Planning Authority Reference: PP/17/05782 (RBKC)  
& GLA/3109 (GLA)**

**PINS Reference: APP/G6100/V/19/3225884**

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**Client**  
Mayor of London / Greater London Authority

**Our reference**  
GREH3007

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## Declaration

1. The evidence, which I have prepared and provide for this application (PINS Reference APP/G6100/V/19/3225884), in this Proof of Evidence, is true and has been prepared and is given in accordance with the guidance of my professional institutions.
2. I confirm that the opinions expressed are my true and professional opinions.
3. I confirm that I am not instructed under any conditional or other success-based fee arrangement.
4. I confirm that I have no conflicts of interest.

# 1. Qualifications and Experience

- 1.1 I am Richard Brookes BSc (Hons) MTP (UC) MRTPI IHBC and Director in Turley's specialist built heritage team. After graduating from Newcastle upon Tyne University with distinction in 2002 with a Masters degree in Town Planning (Urban Conservation), I worked in the public sector and local planning authority design and conservation sections for six years. My first role in this field was as Assistant Conservation Officer at Guildford Borough Council, followed by appointment as Conservation Officer at London Borough of Richmond upon Thames for almost five years (part sponsored by English Heritage London Region as it was then). It is during this time that I gained an extensive knowledge and experience working with a diverse range of historic buildings and areas within both the development control and planning policy sections, within those authority areas.
- 1.2 I moved into the private sector in 2007, with my appointment as Principal Consultant within the specialist heritage team at planning consultancy DPP. This new role expanded my experience working in the sector; working for a diverse range of clients to provide heritage planning advice for development schemes and other projects affecting heritage assets. And also now working across the country on an even more varied range of project types and heritage assets. I then joined Turley, where I am currently employed, in 2010. First as Senior Planner in the heritage team and later promoted to Associate Director and then Director in the London office, as part of a now combined built heritage and townscape / landscape / visual impact assessment (VIA) service.
- 1.3 I am a full member of both the RTPI and IHBC. I have worked in heritage planning for over fifteen years, in both the public and private sectors. I am also a member of my local conservation area advisory panel. I now lead a team in London providing specialist heritage advice and reporting for our clients within the planning and development process. My knowledge and experience captures the diversity of the historic environment, range of projects, and locations across the country, and working with our private or public sector clients, as well as local planning authorities and other key stakeholders. I have participated in numerous appeals; both written representations and hearing procedures, as well as examinations in public for plan making. I have also acted as expert witness in built heritage matters at a number of public planning inquiries; representing both local planning authorities and commercial clients.



## 2. Background to My Instructions and Scope of Evidence

### Background

- 2.1 It is my understanding that a description of the 'Site' (identified as Newcombe House, 45 Notting Hill Gate, 39-41 Notting Hill Gate & 161-237 Kensington Church Street) and its local surroundings, as well as a description of the 'Proposed Development' (as amended), will be set out in a Statement of Common Ground<sup>1</sup> ('SoCG'), to be agreed between the relevant parties prior to the Inquiry. Similarly, a detailed timeline of the application for Planning Permission, as well as previous planning application and appeal determinations for the redevelopment of this Site, will also be set out in a SoCG. I therefore provide only a summary of the most recent and relevant matters as context to my Evidence in this section.
- 2.2 On 12 June 2017 the Planning Inspectorate made a decision<sup>2</sup> on the first redevelopment scheme proposed for this Site by this Applicant, following refusal of Planning Permission<sup>3</sup> by the Council the Royal Borough of Kensington and Chelsea or RBKC (Planning Committee) in March 2016 (RBKC reference PP/15/07602 and PINS reference APP/K5600/W/16/3149585). This appeal was dismissed.
- 2.3 An amended scheme was submitted following this decision (RBKC reference PP/17/05782) in September 2017. This application for Planning Permission was recommended for approval (subject to the satisfactory completion of a Section 106 Agreement) by officers. However, their Planning Committee went against this advice and resolved to refuse the application. It was at this point that on 26 March 2018 the Mayor notified the RBKC that he would act as the local planning authority to determine this application<sup>4</sup>. The Applicant was then asked to work with the Mayor's officers to increase the delivery of on-site affordable housing through scheme amendments. This amended Proposed Development was formally submitted to the Greater London Authority (GLA) on 9 July 2018.
- 2.4 To inform Council's response to the Mayor's consultation on the application, the amended scheme was presented to its Planning Committee on 7 August 2018<sup>5</sup>. The application for planning permission for development (RBKC reference PP/17/05782 & GLA reference GLA/3109) was described as:

*"Demolition of existing buildings and redevelopment to provide office, residential, and retail uses, and a flexible surgery/office use, across six buildings (ranging from ground plus two storeys to ground plus 17 storeys), with two storey basement together with landscaping to provide a new public square, ancillary parking and associated works*

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<sup>1</sup> Core Document 4.4

<sup>2</sup> Core Document 10.10

<sup>3</sup> Core Document 10.9

<sup>4</sup> Core Document 2.5

<sup>5</sup> Core Document 3.8

(MAJOR APPLICATION).”

- 2.5 Officers recommended that the Council raise no objection, subject to the satisfactory completion of a Section 106 Agreement. However, acting against officer recommendation, members resolved to object. The memorandum<sup>6</sup> relating to the decision made at this Planning Committee raised an objection to the amended scheme for two reasons; of which ‘Reason 1’ only relates to heritage matters as:

*“1. The height of the tall building would be significantly taller than the existing building and the surrounding townscape at a very high land point in the borough. The architecture of the proposed tall building would be of insufficient high design quality and would not have a wholly positive impact on the townscape. The tall building and increased massing to KCS1 and WPB3 buildings would result in harm to the setting of nearby listed buildings and conservation areas, including important local views and when moving around the conservation areas experiencing them as a whole. This would result in substantial harm to those heritage assets, to which the Council attaches considerable importance and weight. The proposals are contrary to policies of the London Plan, in particular policies 7.4, 7.6, 7.7 and 7.8, and the Consolidated Local Plan, in particular policies CL1, CL2, CL3, CL4, CL11 and CL12, and the Notting Hill Gate SPD and Building Height in the Royal Borough SPD. The public benefits would be insufficient to outweigh those harms.”*

- 2.6 Reasons for departing from officer recommendation was further detailed as:

*“The committee considered the proposal to be contrary to the development plan for the reasons minuted. The increase in the number of affordable homes and associated floorspace and increase in office floorspace were recognised by the committee as positives of the amended scheme in the planning balance. The committee also gave considerable importance and weight to the setting of nearby listed buildings and nearby conservation areas, including the Kensington and Pembridge Conservation Areas. The committee did not consider that weight attached to the public benefits of the scheme were sufficient material considerations to outweigh the harm to the setting of heritage assets in order for planning permission to be granted contrary to the development plan.”*

- 2.7 A representation hearing was held by the Mayor on 18 September 2018; leading to his resolution to approve planning permission, subject to the completion of a Section 106 Agreement.
- 2.8 On 14 March 2019, the Secretary of State (SoS) called-in the application<sup>7</sup> for his own determination. A public Inquiry was subsequently scheduled to hear evidence from each of the key parties prior to determination.
- 2.9 During the course of the process leading up to the Inquiry the Council (in their role as a Rule 6 party) changed their position with regard to the heritage impacts of the proposed development on Site. The Council’s Pre-Inquiry Statement of Case<sup>8</sup>, dated 14 June 2019,

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<sup>6</sup> Core Document 3.14

<sup>7</sup> Core Document 2.13

<sup>8</sup> Core Document 4.3

set out that their 'Objection 1' related specifically to heritage impacts; on the grounds that:

*"The height of the Corner Building would be significantly taller than the existing building and the surrounding townscape at a very high land point in the borough. The Council will argue that, irrespective of the surface treatment, it is the effect of the additional height of the tall element of the scheme which would not have a wholly positive impact on the townscape. The substantial increase in the height of the building would cause a degree of impact on its surroundings that would not be justified by the quality of its architecture or by the benefits that would be delivered through the proposals, and the Council will demonstrate why this is so". (paragraph 6.1)*

- 2.10 The Council sets out that the Corner Building would, in their view, again "... result in harm to the setting of nearby listed buildings and conservation areas, including important local views and when moving around the conservation areas and experiencing them as a whole. [and] Additionally, the increased massing to KCS1 and WPB3, which did not form part of the Appeal Scheme, when considered by the Council would contribute additional harm to the setting of heritage assets" (paragraph 6.2). However, as a key change to their position, such identified harm to the significance of designated heritage assets is now agreed to be 'less than substantial' in magnitude for the purposes of paragraph 196 of the Framework, rather than 'substantial' previously cited memorandum relating to the decision made by the Planning Committee in August 2018. Overall, it remains the Council's view that overall the heritage harm caused would not be justifiable in planning terms.

- 2.11 It should also be noted that an application for Listed Building Consent has been approved by the Council since the Inquiry was announced; on 23 September 2019 (RBKC reference: LB/19/03662). This relates to works of alteration to the wall of the Listed Building Notting Hill Gate Underground Station (Grade II) that adjoins the Site, and which is described as:

*"Construction of new wall adjacent to wall of listed station building; associated flashing and rainwater collection guttering attached to listed wall. Creation of step-free access safeguarding zone between platform level and ticket hall level involving the construction of walls abutting the existing listed station building wall ..."*

- 2.12 The relationship to the application scheme is that approval of these works would be necessary for the Proposed Development to be built out.
- 2.13 Consent was previously granted by the Council for the same works to the wall of the listed building on 29 April 2016 (RBKC reference LB/16/00466), albeit not implemented before the expiration of this previous consent.

### **My Instruction**

- 2.14 I was first involved in this case in August 2019, when my specialist professional team and I were invited to review the relevant application material and heritage matters. I was subsequently instructed by the Mayor / GLA to provide expert advice and also to prepare a Proof of Evidence in relation to the forthcoming Inquiry, specifically with regard to built heritage matters.

- 2.15 Prior to making site visits, my team and I undertook an initial desktop analysis to identify any designated and non-designated heritage assets; first using Historic England's National Heritage List for England<sup>9</sup> (statutory listed buildings and registered parks and gardens of historic interest) and then both RBKC and Westminster City Council (WCC) web resources (conservation areas and local lists), within our Study Area initially set at a radius of 500m then 1km from the Site and then extending further out as required. This scoping stage of our objective analysis was also been informed by review of the previous assessments prepare by others related to this matter; including Design and Access Statement<sup>10</sup> (Urban Sense), Historic Buildings Assessment<sup>11</sup> (Donald Insall Associates) and Townscape, Heritage and VIA Statement<sup>12</sup> (Tavernor Consultancy), which were all submitted with the Application in 2017 (and also further updates made in relation to the amended scheme 2018).
- 2.16 Site visits were first was made on 21 August 2019, and again on 23 August, by my team and I. This included undertaking a visual survey of the Site, a provisional Study Area and also its wider townscape surroundings as relevant, specific regard was had to the location, nature and extent of heritage assets; as appropriate to assist in our consideration of the significance of relevant heritage assets. We produced a working photographic record. During site visits the conditions were good. It is at this stage that the particular significance and relative sensitivity, and also any contribution of the setting, of the heritage assets was analysed; in order to gauge the potential impacts on heritage significance resulting from proposed redevelopment of the Site.
- 2.17 Site visits included travelling through the surrounding area of the Site and confirmation and exploration of each of the representative viewpoints assessed within the Applicant's founding Townscape, Heritage and VIA Statement<sup>13</sup> from September 2017.

### **Scope of My Evidence**

- 2.18 I have prepared this Evidence to assist the Secretary of State in determining the merits of the application scheme. My evidence will assess:
- The significance of the relevant designated heritage assets, and the contribution of their respective settings and the Site to that significance, in a proportionate manner. This forms my description of the baseline conditions;
  - The effect of the development proposals on the significance of each of the relevant designated heritage assets, arising from the change in the character of the Site;
  - I will demonstrate that proposed change on Site would have a neutral, or no, impact on the understanding or appreciation of the significance of a number of designated heritage asset(s) within the wider area;

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<sup>9</sup> Historic England's National Heritage List for England (website)

<sup>10</sup> Core Document 1.10

<sup>11</sup> Core Document 1.23

<sup>12</sup> Core Document 1.19

<sup>13</sup> Core Document 1.19

- I will demonstrate that proposed change on Site also has the potential to enhance or better reveal the significance of designated heritage asset(s), which would be considered to be “heritage benefits” and public benefits for the purposes of the Framework; and
- I will demonstrate that even if the Secretary of State were to conclude that the development proposals did give rise to an adverse impact upon the significance of any designated heritage asset, any such impact could only give rise to minor and “less than substantial” harm for the purposes of the Framework, and at the very lower, or lowest, end of the scale within that definition in any case.

2.19 My Evidence should be read in conjunction with that of:

- **Planning:** Mr Richard Green of the GLA and for the Mayor; and
- **Transport and Accessibility:** Lucinda Turner of Transport for London (TFL) and for the Mayor.

2.20 My Evidence should be read alongside the Applicant’s full Statement of Case<sup>14</sup> (‘SoC’) in support of the scheme. In recognition of the interrelationship between the impacts of development on the significance of heritage assets and matters of design quality and townscape effects, my Evidence should also be read with particular reference to the evidence presented by the Applicant with regard to these other related matters.

### Structure of My Proof of Evidence

2.21 **Section 3** of my Evidence refers to relevant statutory duty of the Planning Act 1990, national and local planning policy and other guidance and advice, relevant to the application scheme / proposed development on Site.

2.22 **Section 4** sets out the baseline conditions for the Site and its wider surroundings in relation to built heritage; this includes identifying the heritage assets which require consideration at Inquiry. Subsequently, I provide a proportionate assessment of the particular significance of each of the relevant built heritage assets, including any contribution made by setting and views (and the Site as an element of setting, where appropriate), to that significance. This baseline analysis satisfies the requirements of paragraphs 189-190 of the Framework. It is then used to inform my assessment of the potential impacts of the Proposed Development on heritage significance. It has also been prepared in light of relevant national criteria and best practice guidance.

2.23 **Section 5** describes my assessment of the potential impacts of the proposed development on the significance of each of the relevant heritage assets, having regard to the relevant statutory duty of the Planning Act 1990<sup>15</sup>, national policy within the Framework and supporting PPG<sup>16</sup>, and also relevant local planning policy and guidance.

2.24 A Summary of my Evidence can be found at **Section 6** of this Proof of Evidence (and also

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<sup>14</sup> Core Document 4.1

<sup>15</sup> Core Document section 12

<sup>16</sup> Core Document section 7

printed separately for ease of reference).

### 3. Statutory and Planning Policy Context

#### Introduction

- 3.1 This section sets out the statutory duties, national and local planning policy and other guidance and advice relevant to the application scheme, and in relation to development affecting the significance of heritage assets.

#### Statutory Duties

##### **The Planning (Listed Buildings and Conservation Areas) Act 1990<sup>17</sup>**

- 3.2 Section 66 of the Planning Act 1990 imposes a general duty as respects listed buildings in the exercise of planning functions. Subsection (1) provides that:

*“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”*

- 3.3 It has been confirmed in the Court of Appeal that Parliament’s intention in enacting Section 66(1) was that decision-makers should give “considerable importance and weight” to the desirability of preserving the setting of listed buildings<sup>18</sup>, where “preserve” means to “to do no harm”. This duty, and the appropriate weight to be afforded to it, must be at the forefront of the decision makers mind when considering any harm that may accrue and the balancing of such harm against public benefits as required by national planning policy. It has been further confirmed<sup>19</sup> that ‘considerable importance and weight’ is not synonymous with ‘overriding importance and weight’.
- 3.4 The setting of a conservation area is not enshrined in legislation and does not, therefore, attract the weight of statutory protection and should, as in this case, be assessed in respect of relevant national and local planning policies. Section 72(1) of the Planning Act 1990 requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area, albeit only in relation to applications for planning permission for development within that area.
- 3.5 There is no statutory duty relating to the special historic interest or setting of registered parks and gardens within the Planning Act.
- 3.6 It should be noted that the Court of Appeal has confirmed that the decision in the Barnwell Manor case (as previously mentioned)<sup>20</sup> did not require the decision maker to

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<sup>17</sup> Core Document section 12

<sup>18</sup> Barnwell Manor Wind Energy Limited and (1) East Northamptonshire District Council (2) English Heritage (3) National Trust (4) The Secretary of State for Communities and Local Governments, Case No: C1/2013/0843, 18 February 2014

<sup>19</sup> Land at Razor’s Farm, Chineham, Basingstoke RG24 8LS. Appeal Reference: APP/H1705/A/13/2205929, Secretary of State for Communities and Local Government letter 22<sup>nd</sup> September 2014, paragraph 21

<sup>20</sup> HMSO (1990) Planning (Listed Buildings and Conservation Areas) Act

Barnwell Manor Wind Energy Limited and (1) East Northamptonshire District Council (2) English Heritage (3) National Trust (4) The Secretary of State for Communities and Local Governments, Case No: C1/2013/0843, 18 February 2014; Core Document 11.7

demonstrate compliance with Section 66(1) of the Planning Act 1990<sup>21</sup>. The onus is instead upon a claimant to show that there is a positive indication that the decision-maker has not given the required “considerable importance and weight” to the importance of conserving the relevant designated heritage asset. Only if there is such a positive indication need a decision maker make a countervailing positive reference to the relevant duty(s) in the reasons themselves.

- 3.7 With regard to how this relates to the Framework, the courts also held that, given that the relevant part of the Framework is to be read together, if an Inspector refers to paragraph 134 (which is equivalent to paragraph 196 of the revised Framework 2019), then unless there is a positive indication to the contrary, the appropriate inference is that he / she has taken properly into account all of the relevant paragraphs of the Framework.

## **National Policy**

### **National Planning Policy Framework (NPPF or the Framework) 2019<sup>22</sup>**

- 3.8 The Framework was first introduced in March 2012 and has subsequently been republished as revised in July 2018. This was subsequently updated in February and again in July 2019. The new Framework provides a full statement of the Government’s planning policies.
- 3.9 Chapter 12 of the Framework outlines the Government’s guidance regarding requiring good design. Chapter 16 - conserving and enhancing the historic environment, then sets out the Government’s policies regarding planning and the historic environment.
- 3.10 Paragraph 189 requires the significance of the heritage assets, which may be affected by the proposals to be described as part of any submission, ideally as part of a Heritage Statement report. The level of detail should be proportionate to the importance of the assets and sufficient to understand the potential impact of the proposals on their significance.
- 3.11 Paragraph 190 sets out that local planning authorities should also identify and assess the particular significance of heritage assets that may be affected by proposals. They should take this assessment into account when considering the impact of proposals in order to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal.
- 3.12 Paragraph 192 states that local planning authorities should take account of the desirability of sustaining and enhancing the significance of all heritage assets and putting them into viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness.
- 3.13 Paragraph 193 further outlines that local planning authorities should give great weight to the asset’s conservation when considering the impact on a proposed development on

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<sup>21</sup> Jones v Mordue [2015] EWCA Civ 1243 (03 December 2015)

<sup>22</sup> Core Document Section 7



the significance of a designated heritage asset. The more important the heritage asset, the greater the weight should be. This reflects the requirements of the relevant statutory duties of the Planning Act 1990 and the paragraph further reflects the affirmation provided by recent case law that great weight must be given, irrespective of the degree of harm to significance.

- 3.14 Annex 2 of the Framework defined “conservation” as:

*“The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.”*

- 3.15 Paragraph 194 specifies that any harm to, or loss of, significance of a designated heritage asset should require clear and convincing justification.
- 3.16 Paragraph 195 outlines that local planning authorities should refuse consent where a proposal will lead to substantial harm or total loss of significance, unless it can be demonstrated that this is necessary to deliver substantial public benefits that outweigh such harm or loss, or a number of other tests can be satisfied.
- 3.17 Paragraph 196 concerns proposals which will lead to less than substantial harm to the significance of a designated heritage asset. Here harm should be weighed against the public benefits, including securing the optimum viable use.
- 3.18 Paragraph 200 states that proposals that preserve those elements of the setting that make a positive contribution to, or better reveal, the significance of a heritage asset should be treated favourably. It outlines that local planning authorities should also look for opportunities for new development within the setting of heritage assets to enhance or better reveal their significance.

## National Guidance

### National Planning Policy Guidance (PPG)<sup>23</sup>

- 3.19 National Planning Practice Guidance (PPG) was first issued in 2014 by the Government as a web based resource and living document, and has most recently been updated in July 2019. This is intended to provide more detailed guidance and information with regard to the implementation of national policy set out in the Framework.
- 3.20 PPG reiterates that conservation of heritage assets in a manner appropriate to their significance is a core planning principle<sup>24</sup>. It states that conservation is an active process of maintenance and managing change that requires a flexible and thoughtful approach<sup>25</sup>. The PPG notes that where changes are proposed to heritage assets, the Framework sets out a clear basis for decision-taking to ensure that heritage assets are conserved, and where appropriate enhanced, in a manner that is consistent with their significance and thereby achieving sustainable development<sup>26</sup>.
- 3.21 PPG confirms that setting is the surroundings in which an asset is experienced, and may

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<sup>23</sup> Core Document Section 7

<sup>24</sup> Paragraph: 003 Reference ID: 18a-003-20140306

<sup>25</sup> Paragraph: 003 Reference ID: 18a-003-20140306

<sup>26</sup> Paragraph: 003 Reference ID: 18a-003-20140306

therefore be more extensive than its curtilage<sup>27</sup>. All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not<sup>28</sup>. The extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by understanding of the historic relationship between places<sup>29</sup>. The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights or an ability to access or experience that setting. This will vary over time and according to circumstance<sup>30</sup>.

- 3.22 Harm to significance may arise from works to the heritage asset or from development within its setting. A thorough assessment of the impact of changes within setting upon heritage significance should take into account, and be proportionate to, the significance of the heritage asset, together with the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.
- 3.23 PPG sets out that whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the policy in the Framework. In general terms, substantial harm is a high test, so it may not arise in many cases<sup>31</sup>. In my view this would be a harmful impact that would result in the significance of a heritage asset being either entirely removed or significantly reduced.
- 3.24 Accordingly, further guidance has been provided by the Courts in the Bedford case, with regard to assessing the degree of harm likely to be caused to a designated heritage asset (listed building in this case)<sup>32</sup>. It was interpreted that:

*“What the inspector was saying was that for harm to be substantial, the impact on significance was required to be serious such that very much, if not all, of the significance was drained away.*

*Plainly in the context of physical harm, this would apply in the case of demolition or destruction, being a case of total loss. It would also apply to a case of serious damage to the structure of the building. In the context of non-physical or indirect harm, the yardstick was effectively the same. One was looking for an impact which would have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced.”*

- 3.25 Public benefits are defined in PPG as anything that delivers economic, social or environmental progress as described in the Framework (paragraph 7)<sup>33</sup>. The Guidance confirms that public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and should not just be of private benefit. It is noted that benefits do not always have to be visible or accessible to

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<sup>27</sup> Paragraph: 017 Reference ID: 18a-017-20140306

<sup>28</sup> Paragraph: 013 Reference ID: 18a-013-20140306

<sup>29</sup> Paragraph: 013 Reference ID: 18a-013-20140306

<sup>30</sup> Paragraph: 013 Reference ID: 18a-013-20140306

<sup>31</sup> Paragraph: 017 Reference ID: 18a-017-20140306

<sup>32</sup> [2013] EWHC 2847 (Admin)

<sup>33</sup> Paragraph: 020 Reference ID: 18a-020-20140306

the public in order to be genuine public benefits.

3.26 Public benefits may include heritage benefits<sup>34</sup>, such as:

- Sustaining or enhancing the significance of a heritage asset and the contribution of its setting;
- Reducing or removing risks to a heritage asset; and
- Securing the optimum viable use of a heritage asset in support of its long term conservation.

### **The Development Plan**

3.27 For the purposes of my Evidence, the Development Plan for the application scheme comprises the policies of the Mayor's adopted London Plan 2016, and the RBKC Local Plan 2019.

### **GLA The London Plan (Minor Alterations to the London Plan since 2011) 2016<sup>35</sup>**

3.28 The London Plan was adopted by the Greater London Authority in July 2011 and sets out the Spatial Development Strategy for all Boroughs within Greater London. It replaces the London Plan (consolidated with alterations since 2004), which was published in February 2008. The Plan has been subsequently revised to ensure consistency with the Framework and other changes since 2011. The plan has been amended through the publication of Revised Early Minor Alterations (October 2013) and Further Alterations to the London Plan (FALP) (January 2014 and March 2015). In May 2015 two sets of Minor Alterations to the London Plan (MALPs) – Housing Standards and Parking Standards – were published for public consultation. These were prepared to bring the London Plan in line with new national housing standards and the Government's approach to car parking policy. An Examination in Public considered the MALPs in October 2015, and they were formally published as alterations to the London Plan in March 2016.

3.29 The London Plan sets out strategic policies regarding the historic environment in London, including Policy 7.8 (Heritage assets and archaeology), which states that:

#### *"Strategic*

*A London's heritage assets and historic environment, including listed buildings, registered historic parks and gardens and other natural and historic landscapes, conservation areas, World Heritage Sites, registered battlefields, scheduled monuments, archaeological remains and memorials should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account.*

*B Development should incorporate measures that identify, record, interpret, protect and, where appropriate, present the site's archaeology.*

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<sup>34</sup> Paragraph: 020 Reference ID: 18a-020-20140306

<sup>35</sup> Core Document 6.1

### *Planning decisions*

*C Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.*

*D Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.*

*E New development should make provision for the protection of archaeological resources, landscapes and significant memorials. The physical assets should, where possible, be made available to the public on-site. Where the archaeological asset or memorial cannot be preserved or managed on-site, provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset ...”*

### **RBKC Local Plan 2019<sup>36</sup>**

- 3.30 The Council adopted its Local Plan Partial Review (LPPR) Publication Policies February 2017 on 11 September 2019. This incorporates both the main modifications recommended by the Inspector at examination and the subsequent minor / additional modifications published by the Council. The Council is now in the process of producing a single updated Local Plan 2019 to include all these modifications by the end of September 2019, but until this is published, the LPPR Publication Policies document will have to be read alongside the Consolidated Table of Modifications.
- 3.31 This change to the development plan (local policy) has occurred in the lifetime of this application and since the decision to call-in the application by the Secretary of State. Accordingly, previous and now renewed policies are included in this section for completeness.

### **Local Plan Partial Review (LPPR) 2019<sup>37</sup>**

- 3.32 As part of the Spatial Strategy of this reviewed plan, Chapter 11 relates to the Notting Hill Area. Policy CV11 (Vision for Notting Hill Gate in 2028) sets out that:

*“Notting Hill Gate will have strengthened its distinct identity as one of the Borough’s main district centres benefitting from a high level of public transport accessibility. It will continue to be a major office location and build upon its long-standing reputation for arts, culture and the evening economy as well as serving the needs of local people.*

*As one of the arrival points for Portobello Road the public realm (e.g. paving, crossings, wayfinding) will have been improved to accommodate the high volumes of footfall in Pembridge Road / Kensington Park Road and to make Notting Hill Gate more pedestrian friendly. Opportunities set out in the Notting Hill Gate Supplementary Planning Document will have been taken to refurbish, or in some cases redevelop, outdated 50s buildings.”*

- 3.33 With regard to the Deliver Strategy, no changes were proposed to the existing Local Plan sections and policies on Context and Character (Policy CL1), Design Quality (Policy CL2),

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<sup>36</sup> Core Document 5.1

<sup>37</sup> Ibid.

Heritage Assets – Conservation Areas and Historic Spaces (Policy CL3), Views (Policy CL11) and Building Heights (Policy CL12). These still extant local policies are described further below in full.

- 3.34 The renewed Policy CL4 Heritage Assets (Listed Buildings, Scheduled Ancient Monuments and Archaeology) sets out that:

*“The Council will require development to protect the heritage significance of listed buildings, scheduled ancient monuments and Archaeological Priority Areas.*

*To deliver this the Council will:*

*a. require all development and any works for alterations or extensions related to listed buildings, scheduled ancient monuments and Archaeological Priority Areas, to preserve the heritage significance of the building, monument or site or their setting or any features of special architectural or historic interest;*

*b. resist the demolition of listed buildings in whole or in part, or the removal or modification of features of architectural importance, both internal and external;*

*c. require the preservation of original architectural features, and later features of interest, both internal and external;*

*d. take opportunities to:*

*i. reinstate internal and external features of special architectural or historic significance, commensurate with the extent of proposed development;*

*ii. take opportunities to remove internal and external features that harm the architectural or historic significance of the asset, commensurate with the extent of proposed development;*

*iii. better reveal or reinterpret archaeological remains and discoveries for the local community;*

*e. resist the change of use of a listed building that would materially harm its character;*

*f. require any work to a listed building to sustain the significance of the heritage asset and as such strongly encourage any works to a listed building to be carried out in a correct, scholarly manner by appropriate specialists;*

*g. require desk based assessments and where necessary field evaluation for major developments proposed in Archaeological Priority Areas;*

*h. require desk based archaeological assessments and where necessary field evaluation for small developments within Archaeological Priority Areas and major developments outside of Archaeological Priority Areas unless pre-application advice has been obtained from the Greater London Archaeological Advisory Service that this is not necessary.”*

- 3.35 The Council undertook a Partial Review of this Core Strategy 2010 and the policies relating to conservation and design and miscellaneous matters have been adopted in a full Council meeting in December 2014. The Consolidated Local Plan, adopted July 2015, combines alterations since the Core Strategy adoption, incorporating the Pubs & Local Character Review (October 2013), the Miscellaneous Matters Review, the Conservation & Design Review (also December 2014) and the Basements Review.
- 3.36 Policy CL1 (Context and Character) sets out the council's requirement that new development should respect the existing context, and take the opportunity to enhance the character of the area. To achieve this the council will:
- (a) *"... require development to contribute positively to the townscape through the architecture and urban form addressing matters such as scale, height, bulk, mass, proportion, plot width, building lines, street form, rhythm, roofscape, materials and historic fabric as well as vistas, views, gaps, and open space;*
  - (b) *require development to respond to the local context;*
  - (c) *require the density of development to be optimised, sensitive to context;*
  - (d) *require a comprehensive approach to site layout and design including adjacent sites where these are suitable for redevelopment, resisting schemes which prejudice future development potential and/or quality;*
  - (e) *require the development of backland sites to ensure vehicular and pedestrian access is properly integrated into the surrounding street network and that the scale and massing respect the hierarchy of the existing urban block so as to enhance the character of the area;*
  - (f) *ensure that, in carrying out alterations and extensions, the characteristics of the type of building, such as mews, terrace or mansion block, is preserved and enhanced ..."*
- 3.37 Policy CL2 (Design Quality) outlines the council's requirements for the design of new development within the Borough, stating that it should be of the highest architectural quality and should aim to improve the quality and character of the wider area. The Council will:
- (a) *"... require development to be:*
    - (i) *Functional - fit for purpose and legible;*
    - (ii) *Robust - well built, remain in good condition and adaptable to changes of use, lifestyle, demography and climate;*
    - (iii) *Attractive - pleasing in its composition, materials and craftsmanship;*
    - (iv) *Locally distinctive - responding well to its context;*

(v) *Sustainable - in the use of resources, including energy, in construction and operation;*

(vi) *Inclusive - accessible to all;*

(vii) *Secure - designs out crime.*

(b) *require an appropriate architectural style on a site by-site basis, in response to:*

(i) *the context of the site;*

(ii) *the building's proposed design, form and use;*

(iii) *whether the townscape is of uniform or varied character."*

3.38 Policy CL3 (Heritage Assets – Conservation Areas and Historic Spaces) requires applicants to pay special attention to the preservation or enhancement of the character and appearance of conservation areas. To deliver this the council will:

(a) *"... require development to preserve or enhance the character or appearance of the conservation area and protect the special architectural or historic interest of the area and its setting;*

(b) *resist the change of use of any building where the current use contributes to the character of the surrounding area and to its sense of place;*

(c) *resist substantial demolition in conservation areas unless it can be demonstrated that:*

(i) *in the case of substantial harm or loss to the significance of a heritage asset it is necessary to achieve substantial public benefits that outweigh that harm or loss;*

(ii) *in the case of less than substantial harm to the significance of a heritage asset, that the public benefits, including securing the optimum viable use, outweigh that harm;*

(iii) *the building or part of the building or structure makes no positive contribution to the character or appearance of the area;*

(d) *require full planning applications in conservation areas."*

3.39 The now superceded Policy CL4 (Heritage Assets – Listed Buildings, Scheduled Ancient Monuments and Archaeology) required development to protect the heritage significance of listed buildings, scheduled ancient and sites of archaeological interest. To deliver this the Council will:

(a) *"... require all development and any works for alterations or extensions related to*

*listed buildings, scheduled ancient monuments and sites of archaeological interest, to preserve the heritage significance of the building, monument or site or their setting or any features of special architectural or historic interest;*

- (b) resist the demolition of listed buildings in whole or in part, or the removal or modification of features of architectural importance, both internal and external;*
- (c) require the preservation of original architectural features, and later features of interest, both internal and external;*
- (d) take opportunities to:*
  - (i) reinstate internal and external features of special architectural or historic significance, commensurate with the extent of proposed development;*
  - (ii) take opportunities to remove internal or external features that harm the architectural or historic significance of the asset, commensurate with the extent of proposed development;*
- (e) resist the change of use of a listed building that would materially harm its character;*
- (f) require any work to a listed building to sustain the significance of the heritage asset and as such strongly encourage any works to a listed building to be carried out in a correct, scholarly manner by appropriate specialists;*
- (g) require desk based assessments and where necessary archaeological field evaluation before development proposals are determined, where development is proposed on sites of archaeological significance or potential."*

3.40 Policy CL11 (Views) considers the impact of development on views, vistas and gaps within the borough which form part of the area's local context. New development is required to protect and enhance views, vistas, gaps and the skyline that contribute to the character and quality of the area, and to deliver this the council will:

- (a) "... resist development which interrupts, disrupts or detracts from strategic and local vistas, views, and gaps and the skyline;*
- (b) require developments whose visual impacts extend beyond that of the immediate street, to demonstrate how views are protected or enhanced;*
- (c) require, within conservation areas, development to preserve or enhance views:*
  - (i) identified in conservation area appraisals;*
  - (ii) generally within, into, and out of conservation areas, including the rear of properties;*



- (iii) *that affect the setting of and from development on sites adjacent to conservation areas and listed buildings;*
  - (d) *require development to respect the setting of a landmark, taking care not to create intrusive elements in its foreground, middle ground or background."*
- 3.41 Policy CL12 (Building Heights) requires new buildings to respect the setting of the borough's valued townscapes and landscapes, through appropriate building heights. To deliver this the council will:
- (a) *"... require proposals to strengthen our traditional townscape in terms of building heights and roofscape by requiring developments to:*
    - (i) *reflect the prevailing building heights within the context;*
    - (ii) *provide, for larger developments, a roofscape that reflects that of the context of the site;*
    - (iii) *seldom use height to express local landmarks so the prevailing building height is maintained;*
  - (b) *resist buildings significantly taller than the surrounding townscape other than in exceptionally rare circumstances, where the development has a wholly positive impact on the character and quality of the townscape;*
  - (c) *require full planning applications for any building that exceeds the prevailing building height within the context."*

#### ***Unitary Development Plan 1995 (Saved)***

- 3.42 There are no extant or 'saved' policies of the UDP 1995 relevant to development affecting the significance of heritage assets.

### **Other Material Considerations**

#### **National Advice / Guidance**

#### **Department of Culture, Media and Sport Circular: Principles of Selection for Listing Buildings 2018<sup>38</sup>**

- 3.43 The Principles of Selection for listing buildings sets out the general criteria for assessing the special interest of a building in paragraph 16, as below:

*"Architectural Interest. To be of special architectural interest a building must be of importance in its architectural design, decoration or craftsmanship; special interest may also apply to nationally important examples of particular building types and techniques (e.g. buildings displaying technological innovation or virtuosity) and significant plan forms;*

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<sup>38</sup> Core Document 7.15

*Historic Interest. To be of special historic interest a building must illustrate important aspects of the nation's social, economic, cultural, or military history and/or have close historical associations with nationally important people. There should normally be some quality of interest in the physical fabric of the building itself to justify the statutory protection afforded by listing."*

- 3.44 When making a listing decision, paragraph 17 sets out that the Secretary of State may also take into account:

*"Group value: The extent to which the exterior of the building contributes to the architectural or historic interest of any group of buildings of which it forms part, generally known as group value. The Secretary of State will take this into account particularly where buildings comprise an important architectural or historic unity or a fine example of planning (e.g. squares, terraces or model villages) or where there is a historical functional relationship between the buildings. Sometimes group value will be achieved through a co-location of diverse buildings of different types and dates.*

*Fixtures and features of a building and curtilage buildings: The desirability of preserving, on the grounds of its architectural or historic interest, any feature of the building consisting of a man-made object or structure fixed to the building or forming part of the land and comprised within the curtilage of the building.*

*The character or appearance of conservation areas: In accordance with the terms of section 72 of the 1990 Act, when making listing decisions in respect of a building in a conservation area, the Secretary of State will pay special attention to the desirability of preserving or enhancing the character or appearance of that area."*

- 3.45 General principles for selection are also set out in this advice, in paragraphs 18-23. These include: Age and rarity; Buildings less than 30 years old; Aesthetic merits; Selectivity; and National interest, although State of repair will not usually be a relevant consideration.
- 3.46 In addition to the criteria and general principles set out in the guidance, a number of Selection Guides for different building types have been published by Historic England, first in 2011 and then later updated. These Selection Guides provide further information regarding each building type, and demonstrate what features are considered significant and likely to make a building of special architectural or historic interest when assessing each building type.

**Historic England: Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision Taking in the Historic Environment 2015<sup>39</sup>**

- 3.47 GPA Note 2 provides information to assist in implementing historic environment policy in the Framework and the related guidance given in NPPG. These include; assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and furthering understanding, neglect and unauthorised works, and marketing. It provides a suggested staged approach to decision-making where there may be a potential impact on the historic environment:

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<sup>39</sup> Core Document 7.11

- “1. Understand the significance of the affected assets;*
- 2. Understand the impact of the proposal on that significance;*
- 3. Avoid, minimise and mitigate impact in a way that meets the objectives of the Framework;*
- 4. Look for opportunities to better reveal or enhance significance;*
- 5. Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change;*
- 6. Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.”*

3.48 With particular regard to design and local distinctiveness, advice sets out that both the NPPF (section 7) and NPPG (section ID26) contain detail on why good design is important and how it can be achieved. In terms of the historic environment, some or all of the following factors may influence what will make the scale, height, massing, alignment, materials and proposed use of new development successful in its context:

- *“The history of the place*
- *The relationship of the proposal to its specific site*
- *The significance of nearby assets and the contribution of their setting, recognising that this is a dynamic concept*
- *The general character and distinctiveness of the area in its widest sense, including the general character of local buildings, spaces, public realm and the landscape, the grain of the surroundings, which includes, for example the street pattern and plot size*
- *The size and density of the proposal related to that of the existing and neighbouring uses*
- *Landmarks and other built or landscape features which are key to a sense of place*
- *The diversity or uniformity in style, construction, materials, colour, detailing, decoration and period of existing buildings and spaces*
- *The topography*
- *Views into, through and from the site and its surroundings*
- *Landscape design*
- *The current and historic uses in the area and the urban grain*

- *The quality of the materials.”*

**Historic England: Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets 2017 (2<sup>nd</sup> Edition)<sup>40</sup>**

3.49 GPA Note 3 provides information to assist in implementing historic environment policy with regard to the managing change within the setting of heritage assets, and also now views analysis. This also provides a toolkit for assessing the implications of development proposals affecting setting and views. A series of stages are recommended for assessment, these are:

- *“Step 1: identifying the heritage assets affected and their settings*
- *Step 2: assessing whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s)*
- *Step 3: assessing the effect of the proposed development*
- *Step 4: maximising enhancement and minimising harm*
- *Step 5: making and documenting the decision and monitoring outcomes.”*

3.50 In adopting this staged approach, the guidance notes that consideration of the contribution of setting to the significance of heritage assets, and how it can enable that significance to be appreciated, will almost always include the consideration of views. It also notes that settings of heritage assets change over time and that understanding this history of change will help to determine how further development within the asset’s setting is likely to affect the contribution made by setting to the significance of the heritage asset. In particular, in considering the contribution made by setting to the significance of a heritage asset, the guidance notes that in those instances where existing setting closely resembles the setting at the time the asset was constructed or formed, they are likely to contribute particularly strongly to heritage significance.

**Historic England: Advice Note 1: Conservation Area Designation, Appraisal and Management 2019 (2<sup>nd</sup> Edition)<sup>41</sup>**

3.51 This revised Historic England Advice Note supports the Framework and NPPG, and is intended to set out ways to manage change in a way that conserves and enhances historic areas through conservation area designation, appraisal and management. It seeks to offer advice to all those involved in managing conservation areas so that the potential of historic areas worthy of protection is fully realised, the need for community and owner consultation examined, and the benefits of management plans to manage change, and achieve regeneration and enhancement, fully exploited. Advice on appraisal of conservation areas is also given, as assistance in demonstrating special interest and articulating character, guiding investment, and in developing a management plan.

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<sup>40</sup> Core Document 7.12

<sup>41</sup> Core Document 7.16

### **Historic England: Advice Note 2: Making Changes to Heritage Assets 2016<sup>42</sup>**

3.52 This Historic England Advice Note provides general advice according to different categories of intervention in heritage assets, including repair, restoration, addition and alteration, as well as on works for research alone. This covers different types of heritage assets, including buildings and other structures; standing remains including earthworks; buried remains and marine sites; as well as larger heritage assets including conservation areas, registered landscapes, and World Heritage Sites. It is set out in the introduction that:

*“This advice promotes positive, well-informed and collaborative conservation, the aim of which is to recognise and reinforce the historic significance of places, while accommodating the changes necessary to ensure that people can continue to use and enjoy them. Change to heritage assets and their settings is, of course, acceptable where it is sustainable in terms of the NPPF; change is only unacceptable where it harms significance without an appropriate balance of public benefit.”*

### **Historic England: Advice Note 4: Tall Buildings 2015<sup>43</sup>**

3.53 This Historic England Advice Note updates previous guidance by English Heritage and CABE produced in 2007. It seeks to guide people involved in planning for and designing tall buildings so that they may be delivered in a sustainable and successful way through the development plan and development management process. It states that the advice is for all relevant developers, designers, local authorities and other interested parties. Advice on making a planning application for a tall building, as well as assessing the impact of development proposals is set out.

### **English Heritage (now Historic England): Conservation Principles: Policies and Guidance 2008<sup>44</sup>**

3.54 This guidance document sets out Historic England’s approach to making decisions and offering guidance about all aspects of England’s historic environment. The contribution of elements of a heritage asset or within its setting to its significance may be assessed in terms of its “heritage values”:

*“Evidential Value: the potential of a place to yield evidence about past human activity.*

*Historical Value: the ways in which past people, events and aspects of life can be connected through a place to the present.*

*Aesthetic Value: the ways in which people draw sensory and intellectual stimulation from a place.*

*Communal Value: the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.” (Paras. 30-60).“*

3.55 A draft has been released for public consultation and subsequent revision of this document in 2018; to which very little material weight should be given at this stage.

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<sup>42</sup> Core Document 7.17

<sup>43</sup> Core Document 7.13

<sup>44</sup> Core Document 7.14

### ***Draft GLA London Plan<sup>45</sup>***

- 3.56 A draft new London Plan was published by the Mayor for consultation in December 2017. GLA officers, after registering all representations received, prepared a report which summarised the main issues. Minor Suggested Changes were published in August 2018, although these changes were not subject to public consultation. The draft plan is now undergoing an Examination in Public, which started in January 2019. The draft London Plan is accordingly now a material consideration in planning decisions. The significance given to it is a matter for the decision maker, but it gains more weight as it moves through the process to adoption.
- 3.57 With regard to development affecting the significance of heritage assets, draft Policy HC1 of the new London Plan relates to reconciling heritage conservation and growth. In addition, draft policies HC3 and HC4 provide policy advice with regard to strategic and local views, and the London View Management Framework, respectively.

### ***RBKC Supplementary Planning Documents / Guidance***

- ***Notting Hill Gate SPD 2015<sup>46</sup>***
  - ***Building Height in the Royal Borough SPD 2010<sup>47</sup>***
  - ***Kensington Conservation Area Appraisal 2017<sup>48</sup>***
  - ***Pembroke Conservation Area Appraisal 2017<sup>49</sup>***
  - ***Ladbroke Conservation Area Appraisal 2015<sup>50</sup>***
  - ***Kensington Palace Conservation Area Proposals Statement 1997<sup>51</sup>***
- 3.58 Further reference is made to each of these supplementary planning documents / guidance as relevant to the consideration of the heritage impacts of the application scheme within later sections of my Evidence.
- 3.59 It should also be noted that the adoption of these documents each predate the latest revision of the Framework in 2019 (and as first introduced by the Government in 2012).

### ***City of Westminster Supplementary Planning Documents / Guidance***

- 3.60 In light of the potential for development proposed on Site to affect heritage assets within an area wider than the local planning authority area of RBKC; due regard should also be had for the following development plans / documents:

- ***City of Westminster City Plan: Strategic Policies 2016<sup>52</sup>***

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<sup>45</sup> Core Document 6.8

<sup>46</sup> Core Document 5.3

<sup>47</sup> Core Document 5.2

<sup>48</sup> Core Document 5.6

<sup>49</sup> Core Document 5.12

<sup>50</sup> Core Document 5.8

<sup>51</sup> Core Document 5.11

<sup>52</sup> Core Document 8.1

- ***City of Westminster Unitary Development Plan 2007 (Saved)***<sup>53</sup>
- ***Other City of Westminster Supplementary Planning Documents / Guidance***<sup>54</sup>
- ***Royal Parks: Kensington Gardens Management Plan 2007***<sup>55</sup>

3.61 Further reference is made to each of these documents as relevant to the consideration of the heritage impacts of the application scheme within later sections of my Evidence.

3.62 It should also be noted that the adoption / publication of these documents each predate the latest revision of the Framework in 2019 (and as first introduced by the Government in 2012).

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<sup>53</sup> Core Document 8.2

<sup>54</sup> Core Document Section 8

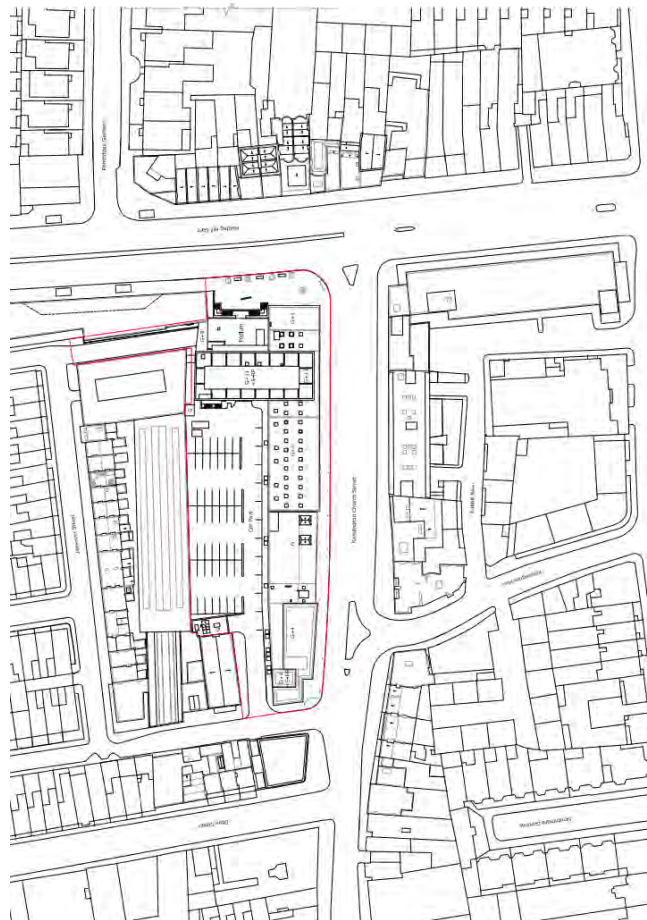
<sup>55</sup> Core Document 8.7

## 4. Baseline Conditions: Site, Heritage Assets and Significance

### The Site

#### Today

- 4.1 The Site as Nos. 45 Notting Hill Gate, 39-41 Notting Hill Gate & 161-237 Kensington Church Street (**Figure 4.1 – Site Plan**) is comprised of a 12 storey office building (Newcombe House), a low 1 to 2 storey block of shops and restaurants, a 5 storey building to the south of the Site and a surface car park. It is bounded by Notting Hill Gate to the north, the main thoroughfare out of London to the west. To the east is Kensington Church Street, which features a number of retail establishments that serve the surrounding residential area. To the west, the Site is bounded by the Notting Hill Gate Underground Station and a London Underground Limited (LUL) substation. To the south is Kensington Place, a small residential back street.



**Figure 4.1: Site Plan and location provided by Urban Sense Architecture**

- 4.2 It is my view that the existing buildings on the Site do not make a positive contribution to the significance of any of the identified heritage assets within the surrounding area as part of their respective settings and views, which is accordingly described in further detail in this section of my Evidence. The appearance of Newcombe House in a number



of shared views from within, towards or otherwise in context with a number of the heritage assets is a negative feature of the townscape that detracts from the appreciation of the particular significance of these particular assets.

4.3 The location of the Site is a dynamic urban area planned for, and also currently undergoing, significant change through development. The contribution of the Site and its buildings within this surrounding townscape has been further described within local planning policy and guidance, as well as the positive development opportunity it presents. RBKC's Core Strategy from 2010 previously identified the Site as an 'eyesore' (Policy CL2), indicating that *"... a flexible approach will be taken in order to facilitate [its] development"*<sup>56</sup>. Although this policy has subsequently been withdrawn, support for the redevelopment opportunity of the Site is reiterated in the adopted RBKC Notting Hill Gate SPD 2015<sup>57</sup>.

4.4 The Notting Hill Gate SPD<sup>58</sup> identifies Newcombe House (Corner Building) as a 'landmark building' and also the important role of this site's (Site 1) redevelopment in the future of this area. The Council has studied options and as for the existing condition describes that:

*"... although taller and more bulky than most of the surrounding buildings its location, set back from Notting Hill Gate, and its orientation mean that it does not have as much impact on views in the area than even a slightly differently configured building would have. In particular, it is not especially prominent when viewed from the sensitive small scale streets of Hillgate Village or the important vistas in Kensington Gardens, although it has more of an impact seen from the north, from which it presents its widest frontage" (paragraph 4.13).*

4.5 With regard to future development, it is stated that:

*"There are two possible options for the large building at Newcombe House: the refurbishment of existing structures or its redevelopment." (paragraph 4.12)*

4.6 Opportunities for development to deliver improvements to local views of the existing buildings through high quality design and consideration of the heritage context, also public realm enhancements, the benefits of delivering step-free access to the adjoining station concourse etc. are highlighted in further detail.

4.7 The RBKC LPPR<sup>59</sup>, which was adopted as part of a renewed Local Plan in September 2019, includes a Chapter on Notting Hill Gate (11) as part of the Spatial Strategy. Policy CV11 (Vision for Notting Hill Gate in 2028) highlights that:

*"Opportunities set out in the Notting Hill Gate Supplementary Planning Document will have been taken to refurbish, or in some cases redevelop, outdated 50s buildings."*

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<sup>56</sup> Core Document 10.12

<sup>57</sup> Core Document 5.3

<sup>58</sup> Ibid.

<sup>59</sup> Core Document 5.1

- 4.8 In addition, the Building Height in the Royal Borough SPD 2010<sup>60</sup> sets out in paragraph 2.10 that:

*“Building plots along major transit corridors have experienced higher pressures for change, and show a greater variation in massing and height. This is especially evident around Notting Hill Gate, ... The tall building survey indicates that developments along these routes reach heights of between 7-9 and 10-14 storeys. Many of these buildings are not high enough to provide landmarks on the skyline, but are tall enough to have a distinct visual impact that often detracts from their surroundings. The Borough also accommodates a limited number of taller buildings of 15 storeys and above that have a dominant effect on their immediate and wider surroundings. [Paragraph 2.11] With the exception of a few single developments, particularly along King’s Road, tall buildings loosely cluster in ten groups ...”*

- 4.9 Accordingly, the area of Notting Hill Gate is included as tall building cluster number 3, which includes the existing taller post-war block of Campden Hill Towers to the west of the Site and Newcombe House.

#### **Historical Development**

- 4.10 A detailed account of both the historic development of the wider area and the Site itself has been provided in the previous Heritage Statement<sup>61</sup> prepared by Donald Insall Associates on behalf of the Applicant relating to the most recently revised application and supporting material from 2017 (RBKC reference PP/17/05782). A summary of this history is provided here below as relevant context for our later descriptions of the significance and contribution of setting of heritage assets.

*“Notting Hill was originally the name given to Campden Hill and recorded as Knottynghull in 1356. The majority of the area was occupied by farmland until the 19th century but prior to this a small settlement known as Kensington Gravel Pits was established along the Uxbridge Road (now Notting Hill Gate) at its junction with Kensington Church Street.*

*Gravel and sand extraction had been carried out in the area since at least the 17th century some of the pits survived as ponds well into the 19th century (Sheppard, 1974). An early 19th century engraving depicts a public house and ramshackle almshouses at the gravel pits and is indicative of the type of buildings that occupied the area at this time.*

*From 1840 onwards the settlement became known as Notting Hill Gate, named after a toll erected in the 18<sup>th</sup> century for the Uxbridge Turnpike Trust. During the 1830s the Ladbroke and Norland Estates were established and from the 1860s the two principal farms, Portobello and Notting Barns were also developed, the latter surviving until 1880 (Weinreb et al, 2008). As stated by Weinreb et al, during the late 19th century the area was one of extreme contrasts with ‘fine houses and noxious slums existing in close proximity’ (2008).*

*Kensington Church Street was once a country lane between Notting Hill Gate and*

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<sup>60</sup> Core Document 5.2

<sup>61</sup> Core Document 1.23

*Kensington village. The lane was divided into two by a toll gate located at Campden Street until 1864, the north section of the lane being known as Silver Street and the south section as Church Lane. This is shown on Greenwood's 1827 map which shows buildings either side of Silver Street. There were also a number of buildings on the north side of the Uxbridge Road with large rear plots extending into the undeveloped farm land further north.*

*During the mid-late 19<sup>th</sup> century numerous terraced and detached houses were built either of Notting Hill Gate which became a busy commercial thoroughfare. Wyld's 1848-9 map shows the main road as the High Street, in addition to further development to the east at Ladbroke Grove and Camden Hill.*

*Notting Hill Gate Station, adjoining the western boundary of the site, was built in 1868 and designed by Sir John Fowler for the Metropolitan Railway. The station is listed at Grade II as a relatively well preserved example of an underground railway platform of cut and cover type."*

- 4.11 An abridged version of the development of the Site, as detailed In the Insall report, has also been provided below for ease of reference.
- 4.12 In the late 19<sup>th</sup> century the site was occupied by a number of buildings including a row of terraced houses on the east side of Newcombe Street. By the 1930s a number of these buildings had been demolished and replaced and the LCC bomb damage map displays that the terrace buildings at the southern end of the Site fronting Kensington Church Street suffered general bomb damage.
- 4.13 Concurrently, due to the rapid expansion of motor traffic in London the LCC obtained statutory power to widen the street, gaining final approval in 1957 and construction beginning the same year. As a result of the road widening scheme 4.5 acres were made available for development of which the Site constituted a part of one of the three largest development opportunities. The architects chosen to design the new buildings were Cotton Ballard and Blow, who were responsible for a number of large office and commercial buildings in Birmingham.
- 4.14 The architects were responsible for the buildings on the Site including the twelve storey block containing offices over shops as well as development on the north side of Notting Hill Gate with a nineteen storey block of flats in addition to several other buildings.

## **Heritage Assets**

- 4.15 The Framework<sup>62</sup> defines a heritage asset as:

*"A building, monument, site, place, area, or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest".<sup>63</sup>*

- 4.16 With the exception of the adjoining and part included area of the grade II listed Notting

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<sup>62</sup> Core Document 7.1

<sup>63</sup> MHCLG, National Planning Policy Framework (NPPF) 2019 – Annex 2: Glossary

Hill Gate Underground Station Circle and District Line Platforms, the Site does not contain designated or formally identified non-designated heritage assets. The connection with the adjacent listed building of this underground station; within the red line of the Site area, relates to the proposed creation of step-free access between platform level and ticket hall level within part of the Site. The significance of this heritage asset has, therefore, the potential to be directly affected by the proposed redevelopment. Required alterations to the station itself would require listed building consent.

- 4.17 The site does not contain any other statutory listed buildings, and does not fall within the designated boundaries of a conservation area. The Site does, however, fall within the setting of (and the context of views to and from) a number of other listed buildings, conservation areas and a registered park and garden of historic interest (listed below in **Table 4.1**), within its wider surroundings. The significance of these heritage assets have the potential to be affected indirectly by the proposed redevelopment through change to the character of their respective townscape settings. For reference a map of the built (designated) heritage assets within the wider area of the Site, including the Study Area (500m and 1km radii) identified by my team and I as part of our initial analysis of the baseline conditions, is included at **Appendix 1**.
- 4.18 Designated heritage assets are those which possess a level of heritage interest that justifies designation under relevant legislation and are then subject to particular procedures in planning decisions that involve them. This includes statutory listed buildings, conservation areas and registered park and gardens.
- 4.19 The Framework<sup>64</sup> also identifies that heritage assets include both designated heritage assets and assets identified by the local planning authority (including local listing). These are non-designated heritage assets. However, no non-designated heritage assets have been identified by Council or the GLA as relevant to the application, and therefore is a scoped out consideration.

#### Listed Buildings

- 4.20 Listed buildings are defined as designated heritage assets that hold special architectural or historic interest. The principles of selection for listed buildings have been republished from the Department of Culture, Media and Sport.<sup>65</sup> This is supported by Historic England's Listing Selection Guides for each building type<sup>66</sup>. The relevant selection guides for the listed buildings affected by these proposals are the following:

- *Culture and Entertainment Buildings;*
- *Domestic 2: Town Houses;*
- *Domestic 3: Suburban and Country Houses;*
- *Law and Government Buildings;*

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<sup>64</sup> MHCLG, National Planning Policy Framework (NPPF) 2019 - Annex 2: Glossary; Core Document 7.1

<sup>65</sup> DCMS. Principles of Selection for Designating Buildings, 2018; Core Document 7.15

<sup>66</sup> Historic England. Selection Guides 2011 (and updated)

- *Places of Worship;*
- *Infrastructure: Transport; and*
- *Street Furniture.*

### **Conservation Area**

- 4.21 Conservation Areas are designated by virtue of their special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance. Guidance has been published in respect of conservation areas by Historic England, and this provides a framework for the appraisal and assessment of the special interest and significance of a conservation area.<sup>67</sup>

### **Registered Parks and Gardens**

- 4.22 Inclusion on the register of parks and gardens does not confer any additional statutory protection. It is however, a material consideration in the determination of planning applications. The register identifies designed landscapes which are considered to meet published criteria and possess special historic interest, which is supported by Historic England's Registered Parks and Gardens Selection Guides for each landscape type<sup>68</sup>.

### **Heritage Significance and Setting**

- 4.23 The Framework<sup>69</sup> defines the significance of a heritage asset as:

*"The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting."*

- 4.24 The Framework<sup>70</sup> also defines the setting of a heritage asset as:

*"The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral."*

- 4.25 Historic England has also published a good practice advice note<sup>71</sup> in respect of the setting of heritage assets and also views, providing detail on understanding setting, views analysis and the associated assessment of the impact of any changes. Accordingly, my assessment of the contribution made by setting, and the application Site as an element of setting, has been informed by this good practice guidance.
- 4.26 Historic England has also past provided further guidance for their staff (and others) on their approach to making decisions and offering guidance about all aspects of England's historic environment<sup>72</sup>. This provides advice on how to assess the contribution of

<sup>67</sup> Historic England, Advice Note 1, Conservation Area Designation, Appraisal and Management. 2019 (2<sup>nd</sup> Ed.); Core Document 7.16

<sup>68</sup> Historic England, Registered Parks and Gardens Selection Guides 2012 (and further updates); Core Document 7.19

<sup>69</sup> MHCLG, National Planning Policy Framework (NPPF) 2019 – Annex 2: Glossary; Core Document 7.1

<sup>70</sup> MHCLG, National Planning Policy Framework (NPPF) 2019 – Annex 2: Glossary ; Core Document 7.1

<sup>71</sup> Historic England Good Practice Advice note 3 – The Setting of Heritage Assets, 2017 (2<sup>nd</sup> Ed.); Core Document 7.12

<sup>72</sup> English Heritage (now Historic England) Conservation Principles: Policies and Guidance, 2008; Core Document 7.14

elements of a heritage asset, or within its setting, to its significance in terms of its “heritage values”. These include: evidential, historical, aesthetic and communal. This supplements the established definitions of heritage significance and special interest set out in founding legislation and more recent national planning policy and guidance.

- 4.27 In order to meet the requirements of paragraphs 189-190 of the Framework<sup>73</sup>, my assessment of the significance for each of the identified designated heritage assets are proportionate to the importance of that heritage asset, and also the likely impact of proposed development on Site given their nature and extent. Where appropriate, they include a description of the setting (and views) of the heritage asset and any contribution made by that setting (including the Site itself) to that significance. This assessment forms my description of the built heritage baseline conditions. As I have explained in this section, this work is based on review of existing published information, desktop and archival research, and my own on-site visual survey and analysis. Accordingly, this work is undertaken in accordance with best practice guidance and advice as established by DCMS and Historic England, as described above (and also in **Section 3**).
- 4.28 My work also recognises that historic, functional and or visual interrelationships exist between a number of the identified heritage assets, for particular example, where a conservation area provides the key element of the setting of a statutory listed building or group that contributes to their significance. Accordingly, the sometimes complex and overlapping nature of the heritage values of these assets is acknowledged and articulated as relevant.

### **Heritage Matters to be considered at Public Inquiry**

- 4.29 The proposed development has the potential to effect the understanding and appreciation of the significance of a number of designated heritage assets, arising from proposed redevelopment of the Site; adjoining the listed building underground station and also as part of the respective settings of other heritage assets.
- 4.30 Accordingly, the heritage assets I have identified for consideration in my Evidence in relation to the impacts of the proposed development on their significance are listed in **Table 4.1** below. This list or scope has been prepared in the absence of an agreed Statement of Common Ground<sup>74</sup> (‘SoCG’) at the time of preparation of my Evidence. This list is informed by the outcomes of previous application and current application processes / submission documents, and also my own independent and objective analysis informed by desktop and subsequent site survey. Some of these assets have been grouped together for the purposes of this report due to historical or functional association, or close similarities in their location, building type, style, use and / or age, as appropriate.

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<sup>73</sup> Core Document 7.1

<sup>74</sup> Core Document 4.4

**Table 4.1: Heritage Assets**

Name	Grade	LPA Area
Pembridge Conservation Area	N/A	RBKC
Ladbroke Conservation Area	N/A	RBKC
Kensington Conservation Area	N/A	RBKC
Kensington Palace Conservation Area	N/A	RBKC
Royal Parks Conservation Area	N/A	WCC <sup>75</sup>
Listed Building, Notting Hill Gate Underground Station	Grade II	RBKC
Listed Building, Gate Cinema	Grade II	RBKC
Listed Building, Coronet Cinema	Grade II	RBKC
Listed Building, 23 Kensington Place	Grade II	RBKC
Listed Building Grouping; 128, 132-4, 136 & 138 Kensington Church Street	All Grade II	RBKC
Listed Building, Mall Chambers	Grade II	RBKC
Listed Building, Second Church of Christ Scientist	Grade II	RBKC
Listed Building Grouping; Kensington Palace Gardens	Either Grade II or II*	RBKC
Listed Building, Entrance Arch from Linden Gardens	Grade II	RBKC
Listed Building Groupings; 1-34 Pembridge Gardens, all Grade II & Pembridge Square	All Grade II	RBKC
Listed Building, Kensington Temple	Grade II	RBKC
Listed Building, Cabman's Shelter to Centre Ground	Grade II	RBKC
Listed Building, Church of St Peter	Grade II*	RBKC
Listed Building, Kensington Palace	Grade I	RBKC
Registered Park and Garden, Kensington Gardens	Grade I	RBKC & WCC

- 4.31 For ease of reference, a map of designated heritage assets within the wider area of the Site, including the Study Area identified by my team as part of our initial analysis of the baseline conditions, is included at **Appendix 1**. This includes those heritage assets scoped in for consideration in my Evidence (each numbered and referenced), and also those scoped out as part of our initial stage of analysis<sup>76</sup>. The boundaries of conservation areas

<sup>75</sup> City of Westminster or Westminster City Council

<sup>76</sup> As part of my informed analysis, those heritage assets whose significance is unlikely to be affected by the proposed development on Site; taking into account the screening effects of distance, local topography, interposing development, vegetation and transport routes, etc., as well as specific design of the scheme and the particular heritage significance and relationship to setting of the heritage assets, have been scoped out from further assessment.

and registered parks and gardens are shown with both the 500m and 1km radii of the Study Area. Listed buildings have been identified up to 500m from the Site for all grades; reducing to only the higher grade I or II\* listed buildings from 500m to 1km as part of our study.

- 4.32 The full Boundary Maps<sup>77</sup> for each of the identified conservation area are provided by RBKC or WCC<sup>78</sup>, and also included for completeness within **Appendix 3**. The full List Entry for each of the identified listed buildings and also the registered park and garden is provided by Historic England<sup>79</sup>, and also included for completeness within **Appendix 3**.

### **Assessment of Heritage Significance (and contribution of Setting)**

- 4.33 In undertaking my assessment of the significance (and any contribution of setting to that significance) of each of the heritage assets relating to the proposed development on Site and its surrounding area I have also had regard to the Design and Access Statement<sup>80</sup> (Urban Sense), Historic Buildings Assessment<sup>81</sup> (DIA) and Townscape, Heritage and VIA Statement<sup>82</sup> (TC), which were all submitted with the Application in 2017 (and also any further updates relating to the amended scheme 2018). The relevant historic environment record (HER) for Greater London has been consulted as part of my baseline research and site analysis.
- 4.34 A proportionate description of the significance of each of the identified heritage assets as a whole is provided in full at **Appendix 2** to my Evidence. This includes description of any contribution made by the setting of these assets to that significance, including the Site itself as part of setting, each as relevant. For ease of reference I also include more focused summaries of the particular significance of each of the designated heritage assets in this section below.
- 4.35 I reiterate that it is my view that the existing buildings on the Site do not make a positive contribution to the understanding or appreciation of the significance of any of the identified heritage assets within the surrounding area as part of their respective settings and views as elements of that setting. I further describe in **Appendix 2** that the appearance of Newcombe House in a number of shared views from within, towards or otherwise in context with a number of the heritage assets is a negative, albeit landmark, feature of the townscape that detracts from the appreciation of their particular significance, largely due to the comparatively larger scale, slab-like form and overall poor architectural quality of the existing buildings.

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<sup>77</sup> Core Document Section 5

<sup>78</sup> RBKC (website) & WCC (website)

<sup>79</sup> Historic England's National Heritage List for England (website)

<sup>80</sup> Core Document 1.10

<sup>81</sup> Core Document 1.23

<sup>82</sup> Core Document 1.19



### **Pembridge Conservation Area (RBKC)<sup>83</sup>**

#### ***Summary of Significance***

- 4.36 In summary, Pembridge Conservation Area is predominantly characterised by a sequence of crescents, streets and squares of stock brick and stucco, Classical or Italianate terraced townhouses and detached villas, set within generous garden plots. The attractiveness of the conservation area and the quality of its buildings and designed landscapes, which include a considerable number of listed buildings, contribute to its architectural and aesthetic values.
- 4.37 The significance of the conservation area is derived from its development history, which remains legible in its existing street pattern, built fabric and the relationship between buildings and streetscape. The conservation area has historical interest in illustrating the expansion and prosperity of mid-Victorian Kensington, and also of London more widely. It also illustrates the development of new trends in residential planning and changing tastes in domestic architectural styles and use of materials in this period.

### **Ladbroke Conservation Area (RBKC)<sup>84</sup>**

#### ***Summary of Significance***

- 4.38 In summary, the estate is primarily characterised by a sequence of crescents, avenues and streets of stock brick and stucco, Classical or Italianate terraced townhouses and semi-detached villas separated by large communal gardens – all designed to achieve a ‘picturesque’ townscape effect. The appeal of the conservation area and the quality of its buildings and designed landscapes, which include a considerable number of listed buildings and a registered park and garden, contributes to its architectural and aesthetic values.
- 4.39 The significance of the Ladbroke Conservation Area is principally derived from the history of its development, which remains legible in its existing plan form, built fabric and the relationship between buildings and the designed landscape. This residential garden estate was planned on a large scale in the mid-Victorian period for the middle or professional classes, and built out by a series of speculative developers. The conservation area has historical value in illustrating the expansion and prosperity of mid-Victorian Kensington and London. It also illustrates the development of new trends in residential planning and changing tastes in domestic architectural styles and use of materials in this period.

### **Kensington Conservation Area (RBKC)<sup>85</sup>**

#### ***Summary of Significance***

- 4.40 Kensington Conservation Area is of significance as an area of varied residential and later commercial townscape, which was developed over a protracted period from the late 17<sup>th</sup> century to the mid-20<sup>th</sup> century. This long period of piecemeal development has led to the creation of a number of different character areas, which together, form an

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<sup>83</sup> Core Document 5.12

<sup>84</sup> Core Document 5.8

<sup>85</sup> Core Document 5.6

interesting and diverse townscape, with a variety of uses. It is from this rich historic and variety of townscape character that the particular architectural and aesthetic values of this heritage asset derive.

- 4.41 The conservation area has historic interest in illustrating the gradual and in part phased expansion / redevelopment of this part of London from the late 17<sup>th</sup> century onwards, and also how its use and character has continued to evolve up to the present day. It also has further architectural interest in illustrating past approaches to architectural design, style and use of materials. More widely, the lengthy period of construction throughout the conservation area has led to an informal townscape character, of an iterative and varied collection of built architecture.

#### **Kensington Palace Conservation Area (RBKC)<sup>86</sup>**

##### ***Summary of Significance***

- 4.42 In summary, the significance of the Kensington Palace Conservation Area is principally derived from the presence of the area's key historic landmark, Kensington Palace, and the evidence of urban expansion that emerged as a consequence of increased demand for housing in the fashionable areas adjacent to it. Kensington Palace is of exceptional architectural and historic interest as a royal residence since the late seventeenth century. The building symbolises the power and status of monarchy in British society. The palace dates predominately from the late seventeenth century, with alterations and extensions dating from the eighteenth century. As such, Kensington Palace provides a unique insight into the living conditions and tastes of the monarchy in that period.
- 4.43 The building is also an outstanding example of the work of, arguably, Britain's greatest architect, Sir Christopher Wren, and illustrates the work of a number of other important architects, including Nicholas Hawksmoor and William Kent. Like Kensington Palace, Kensington Gardens is of exceptional historic interest as a royal park and landscaped garden originating in the late seventeenth century and associated with the royal palace. It also provides an attractive context in which to better appreciate the aesthetic qualities of Kensington Palace and the fine houses within the conservation area.
- 4.44 Beyond the Palace and its gardens, the conservation area illustrates how the creation of the royal palace transformed the area into one of the fashionable parts of London, fuelling demand for high-status residential accommodation and associated commercial and community developments. The area further illustrates the associated expansion of the medieval village of Kensington and its coalescence with the development adjacent to the Palace.

#### **Royal Parks Conservation Area (WCC)<sup>87</sup>**

##### ***Summary of Significance***

- 4.45 The significance of the Royal Parks Conservation Area is derived from its particular, even unique, historic interest and special architectural and picturesque qualities as a series of Royal Parks within central London. The part of this conservation area most relevant to the consideration of the application scheme is Kensington Gardens, the significance of

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<sup>86</sup> Core Document 5.11

<sup>87</sup> Core Document 8.7

which lies in its historic value as an important example of a substantial royal park originating from late 17<sup>th</sup> century and associated with the grade I listed Kensington Palace. The gardens evolved from the late 17<sup>th</sup> century as a private royal garden to eventually form a large open public park from the early 19<sup>th</sup> century.

#### **Listed Building, Notting Hill Gate Underground Station, Grade II**

##### ***Summary of Significance***

- 4.46 The building is of historic and architectural interest because it provides evidence of the development of the Metropolitan Railway. It also provides evidence of the large-scale improvements in transport and infrastructure spearheaded by the Victorians. The Metropolitan Railway was the first ever underground railway line in the world resulting in additional historic interest. The architectural and historic interests of the Notting Hill Underground Station are principally embodied in the survival of historic fabric and structural elements.

#### **Listed Building, Gate Cinema, Grade II**

##### ***Summary of Significance***

- 4.47 The Gate Cinema is of architectural and historic interest as a little-altered early cinema auditorium with exceptionally lavish Edwardian Baroque plaster decoration. By contrast the exterior is built in stock brick with faience clad steel-framed modern-style facade to Notting Hill Gate. The well-preserved interiors are the key contributor to the understanding and appreciation of the significance of this heritage asset, because they reflect the attention to detail that was shown in combining function and aesthetic to create a successful cinema venue. The modern rebuilt exterior and its presence within the wider street scene makes relatively little contribution by comparison.

#### **Listed Building, Coronet Cinema, Grade II**

##### ***Summary of Significance***

- 4.48 The Coronet Cinema is of special architectural and historic interest as a rare surviving example of a London suburban theatre and opera house, and as the only intact suburban work by the important theatre architect WGR Sprague. The exterior is faced in stone, once rendered and now painted. It is arranged over three and four storeys and is dominated by a tall corner cupola with Ionic columns on heavy console brackets.
- 4.49 The well-preserved interiors are a particular aspect of its special architectural and historic interest; reflecting the attention to detail that was shown in combining function and aesthetic to create a successful theatre / cinema venue. The buildings design and prominent position on Notting Hill Gate and corner site provide it with an element of landmark status along a historic and busy thoroughfare to the west of London.

#### **Listed Building, 23 Kensington Place, Grade II**

##### ***Summary of Significance***

- 4.50 This listed building is of architectural interest as a private home dating from the 1960s, whose design is both architecturally innovative and accomplished. A review in The Times (21 September 1967) described it as 'bold and assertive, straightforward and unadorned,

a genuine product of its age, as its neighbours are of theirs'.<sup>88</sup> There is further architectural interest derived from the building's association with the celebrated twentieth-century architect Tom Kay. No. 23 Kensington Place is also of architectural and historic interest as an illustration of the Modernist approach to architectural design, emphasising functionality and innovative use of materials, which emerged in the early part of the twentieth century and became widespread by the 1960s.

#### **Listed Building Grouping; 128, 132-4, 136 & 138 Kensington Church Street, all Grade II**

##### ***Summary of Significance***

- 4.51 Each of the buildings in this group are of architectural and historical interest as high quality examples of houses dating from before 1850. In a pleasing Georgian style, thereby illustrating the history of construction and of architectural taste, as well as of the evolution of domestic architecture. It is also possible to appreciate the aesthetic qualities of the buildings' use of proportion and fine detailing. These buildings also enjoy associations to past events / figures of historic interest. The architectural and historic interest is principally embodied in the survival of historic fabric and decorative architectural features of these buildings, and also as appreciated as a terraced group.

#### **Listed Building, Mall Chambers, Grade II**

##### ***Summary of Significance***

- 4.52 Mall Chambers is of architectural and historical interest as a building of high architectural quality dating from 1865. It is in a rather industrial style, reminiscent of warehouse architecture, but the style is also reminiscent of Venetian architecture, with its use of corner arcading and corbelling below the string course, thereby illustrating the history of construction, as well as the evolution of domestic architecture. The architectural and historic interests of Mall Chambers are principally embodied in the survival of historic fabric and decorative architectural features.

#### **Listed Building, Second Church of Christ Scientist, Grade II**

##### ***Summary of Significance***

- 4.53 The Second Church of Christ Scientist is of architectural interest as a high-quality example of a Christian Science church designed by the prominent and influential Edwardian and inter-war architects Sir John James Burnet and Thomas S. Tait, better known for their work in the style of Streamline Modernism. As stated in the list description, the building is in a 'simplified Italian style', reminiscent of early Christian basilicas, which is an architectural reference to the Church of Christ Scientist's emphasis on 'reinstat [ing] primitive Christianity'.<sup>89</sup>
- 4.54 The building is also of historic interest as an example of a church dedicated to Christian Science, a religious movement that emerged in the United States in the 1870s and reached Britain in the 1880s. Its erection in 1921-4 illustrates the diversity of religious faiths in Kensington at this date. The architectural and historic interests of the Second Church of Christ Scientist are principally embodied in the survival of historic fabric and decorative architectural features.

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<sup>88</sup> J. Manser, 'New Neighbours With Style', *The Times* (21 September 1967), p. 9.

<sup>89</sup> Christian Science, Committee on Publication, UK and Ireland, <https://ukchristianscience.com>.

#### **Listed Building Grouping; Kensington Palace Gardens, either Grade II or II\***

##### ***Summary of Significance***

- 4.55 The houses and ancillary buildings within the Kensington Palace Gardens group are of architectural interest as architecturally accomplished grand houses with ornate and high-quality decorative features and architecturally unified elevations that display the varied range of architectural styles, as well as standard construction methods, employed by early-Victorian architects. The choice of style reflected the aspirations and tastes of the houses' architects and occupants, while also serving as statements about their status in society. Later additions and alterations to these buildings illustrate changing architectural tastes. The listed buildings are further of architectural interest because of their associations with prominent and influential Victorian architects.
- 4.56 The listed buildings are of historic interest as representatives of the planned residential development undertaken by Blashfield on lands partitioned from the grounds of Kensington Palace. There is further historic interest in the association with Blashfield, who was an important manufacturer of mosaic floors and ornamental terracotta. The listed buildings are also of historic interest because they illustrate the living standards of their high-status occupants, an interest that is even more appreciable because of the continued use of many of the buildings as high-status dwellings. Later alterations and extensions to the buildings further illustrate the evolution of living standards and expectations of the houses' well-healed occupants.

#### **Listed Building, Entrance Arch from Linden Gardens, Grade II**

##### ***Summary of Significance***

- 4.57 The archway is architectural and historical interest as a late-Victorian structure of high architectural quality. The arch features fine stucco detailing in a typical classical style, thereby illustrating the history of construction and of architectural taste. It is also possible to appreciate the aesthetic qualities of the arch's fine detailing. The architectural and historic interests of the entrance arch from Linden Gardens is principally embodied in the survival of historic fabric and decorative architectural features.

#### **Listed Building Groupings; 1-34 Pembridge Gardens, all Grade II & Pembridge Square, all Grade II**

##### ***Summary of Significance***

- 4.58 The buildings within this group are of architectural interest as architecturally accomplished detached and terraced houses with ornate and high-quality decorative features and architecturally unified elevations in Italianate style, as well as standard construction methods employed by early to mid-Victorian architects. The choice of style reflected the aspirations and tastes of the houses' architects and occupants, while also serving as statements about their status in society.
- 4.59 The listed buildings are of historic interest as representatives of the planned residential development undertaken by the Radford's on lands of the Robert Hall estate. These listed building groups are also of historic interest because they illustrate the living standards of their high-status occupants, an interest that is even more appreciable because of the continued use of many of the buildings as high-status dwellings. Later

alterations and extensions to the buildings further illustrate the evolution of living standards and expectations of the houses' well-healed occupants.

#### **Listed Building, Kensington Temple, Grade II**

##### ***Summary of Significance***

- 4.60 The Kensington Temple is of architectural interest as a high-quality example of a congregational chapel designed by the architect J. Tarvin. As stated in the list description, the building is in a 'Geometrical Gothic style', and features square towers capped by low spires which form the centrepiece of the junction at Ladbroke Road and Kensington Park Road.
- 4.61 The building is also of historic interest as an example of a church which was initially funded by a number of 'Christian men of Hornton Street' and subsequently purchased by George Jefferys in 1935, who birthed the Elim Pentecostal denomination and renamed the church the Kensington Temple.<sup>90</sup> The purchase and use of the church by the Elim Pentecostal Denomination in the 1930s illustrates the diversity of religious faiths in Kensington at this date.

#### **Listed Building, Cabman's Shelter to Centre Ground, Grade II**

##### ***Summary of Significance***

- 4.62 This listed building is of architectural interest as a surviving example of the distinctive green-painted cottage-style cabmen's wooden shelters designed by M. Starmer Hack – complete with dovecote – which are typical of London. Originally built to provide shelter to the drivers of hansom cabs or hackney carriages, the building is especially of historic interest as an example of 'one of the few relics of the horse age to remain in use, albeit now for taxi cab drivers'.<sup>91</sup> Of sixty-one cabmen's shelters originally built under the auspices of the Cabmen's Shelter Fund between 1875 and 1914, only thirteen remain,<sup>92</sup> and thus the building has added value as a relatively rare building type. It illustrates the rise and proliferation of hackney carriages in London, as well as the Victorian tendency towards the philanthropy. The architectural and historic interests of the Cabmen's Shelter are principally embodied in the survival of historic fabric and distinctive architectural character.

#### **Listed Building, Church of St Peter, Grade II\***

##### ***Summary of Significance***

- 4.63 This listed building is of architectural and historic interest as a parish church dating from the mid-nineteenth century, designed by Thomas Allom, one of the architects responsible for the planned layout of the Ladbroke Estate. It has particular architectural interest as an accomplished architectural composition that makes use of the Italianate style that is typical of the Ladbroke Estate and, as part of the planned layout of the Ladbroke Estate, functions as a landmark terminating views along Stanley Gardens and dominating the northern part of Kensington Park Road. Internally, the church retains a number of fine original architectural features and liturgical fittings, thus illustrating

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<sup>90</sup> Kensington Temple Website 'Apostolic Foundation'. <https://www.kt.org/history/>

<sup>91</sup> Historic England, 'Street Furniture', Listing Selection Guide, 2nd ed, 2017.

<sup>92</sup> Kate Phillimore, 'Cabmen's Shelters: London's Secret Architectural Gems', <https://www.heritageopendays.org.uk/blog/cabmens-shelters-londons-secret-architectural-gems>, 4 September 2014.

historic liturgical practices and providing evidence of the historic worshipping community, and also emphasising the important role of the Anglican Church in Victorian society. It is further of historic interest as a key element within an early example of a 'garden suburb', thus illustrating the history of town planning.

#### **Listed Building, Kensington Palace, Grade I**

##### ***Summary of Significance***

- 4.64 The Palace is of exceptional architectural and historic interest as a royal residence since the late seventeenth century. It symbolises the power and status of monarchy in British society. It dates predominately from the late seventeenth and eighteenth centuries, with alterations and extensions dating from the eighteenth century. As such, Kensington Palace provides a unique insight into the living conditions and tastes of the monarchy in the seventeenth and eighteenth centuries.
- 4.65 The Palace is also an outstanding example of the work of, arguably, Britain's greatest architect, Sir Christopher Wren, and illustrates the work of a number of other important craftsmen, including William Kent, Caius Gabriel Cibber and Grinling Gibbons. In style, the Palace reflects the measured classicism typical of the work of Christopher Wren.
- 4.66 Together, the four key listed buildings – Kensington Palace, the Orangery, the Upper Stables and the Gatepiers and Wall - also within a wider defined complex or grouping including statuary, all have group value; each enhancing the architectural and historic interests of the others by providing more a complete illustration of the wealth, tastes and aspirations, living standards and practices of members of the royal family during the seventeenth and eighteenth centuries.

#### **Registered Park and Garden, Kensington Gardens, Grade I**

##### ***Summary of Significance***

- 4.67 The significance of Kensington Gardens lies in its historic value as an important example of a substantial royal park originating from late seventeenth century and associated with the Grade-I-listed Kensington Palace. The gardens evolved from the late seventeenth century as a private royal garden to eventually form a large open public park from the early nineteenth century.

## 5. Assessment of Built Heritage Impacts

### Introduction

- 5.1 In this section, I assess the impacts of the development proposals at the application Site as a whole on the understanding and appreciation of the particular significance of each of the identified designated heritage assets. I have had regard to the relevant application documents and other associated material, published Conservation Area Character Appraisals, published List Entry descriptions and, the relevant legislative and planning policy context (as set out in **Section 3**).
- 5.2 I consider that reference should also be had to professional assessments made by others with regard to the impacts of the proposed development on the townscape character and visual receptors / amenity within the surrounding area of the Site, in particular as part of the Applicant's submission material for the Inquiry. Although my Evidence is confined to consideration of built heritage matters, I recognise the relationship and association between these professional disciplines, as well as the differences in approach and methodology as established by best practice.
- 5.3 My assessment of heritage impacts employs best practice advice provided by Historic England, including Historic Environment Good Practice Advice (GPA) in Planning Note 2: Managing Significance in Decision Taking in the Historic Environment 2015<sup>93</sup>, which sets out the importance of good design and its response to local distinctiveness within the historic environment. Historic England's Historic Environment Good Practice Advice (GPA) in Planning Note 3 (2<sup>nd</sup> Edition): The Setting of Heritage Assets 2017<sup>94</sup> has also been employed as a guide and to frame my assessment. This provides a step by step approach to assessing firstly how setting contributes to the significance of heritage assets and then how the positive, negative and or neutral effects of a proposed development on that significance can be understood, appreciated and described (Step 3). Best practice guidance is set out in more detail in **Section 3**.
- 5.4 This assessment of heritage impacts is grounded on my analysis of the baseline conditions, including proportionate descriptions of the particular significance and any contribution of setting to that significance for each of the identified designated heritage assets. This is set out in **Section 4** (and also **Appendices 1-3**) of my Evidence. Towards the end of this section<sup>95</sup>, the impacts of the proposed development as a whole on the significance of each of the heritage assets are also reviewed in light of the relevant statutory duty of the Planning Act 1990, the Framework and supporting PPG, and also any relevant local planning policy and guidance.

### Addressing Heritage Matters set out within Objection 1

- 5.5 My assessment of built heritage impacts also looks to address / discuss 'Objection 1' as set out by the Council in their Pre-Inquiry Statement of Case<sup>96</sup>, dated 14 June 2019, in

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<sup>93</sup> Core Document 7.11

<sup>94</sup> Core Document 7.12

<sup>95</sup> Section 5 - paragraphs 5.82-5.119

<sup>96</sup> Core Document 4.3



their role as a Rule 6 party. As a reminder, the grounds of this objection are that:

*“The height of the Corner Building would be significantly taller than the existing building and the surrounding townscape at a very high land point in the borough. The Council will argue that, irrespective of the surface treatment, it is the effect of the additional height of the tall element of the scheme which would not have a wholly positive impact on the townscape. The substantial increase in the height of the building would cause a degree of impact on its surroundings that would not be justified by the quality of its architecture or by the benefits that would be delivered through the proposals, and the Council will demonstrate why this is so”. (paragraph 6.1)*

- 5.6 The Council then sets out that the Corner Building would, in their view:

*“... result in harm to the setting of nearby listed buildings and conservation areas, including important local views and when moving around the conservation areas and experiencing them as a whole. [and] Additionally, the increased massing to KCS1 and WPB3, which did not form part of the Application scheme, when considered by the Council would contribute additional harm to the setting of heritage assets” (paragraph 6.2).*

- 5.7 This paragraph is one a number of instances where the Council makes reference to proposed development resulting in *“harm to the setting of heritage assets”*. This statement is erroneous and inconsistent with the requirements of the relevant statutory duty that requires special regard to be given to ‘*preserving listed buildings*’ (s66 of the Planning Act 1990)<sup>97</sup>; the requirement of the Framework to take account of the desirability of ‘*sustaining and enhancing the significance of heritage assets*’ (paragraph 192)<sup>98</sup>; and also best practice guidance on the setting of heritage assets produced by Historic England<sup>99</sup>, which clarifies that setting is itself not a heritage asset. This demonstrates that the Council has approached this matter wrongly in light of current legislative and policy requirements.
- 5.8 It should also be noted that the Council’s ‘Objection 1’ (paragraph 6.1) makes no reference to either the relevant sections of the Framework<sup>100</sup> or the statutory duty of the Planning Act 1990<sup>101</sup> in relation to heritage impacts, despite the fact that these are material considerations of significant weight in the determination of such an application<sup>102</sup>.
- 5.9 Paragraph 190 of the Framework<sup>103</sup> requires that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a development; taking account of the available evidence and any necessary expertise.

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<sup>97</sup> Core Document Section 12

<sup>98</sup> Core Document 7.1

<sup>99</sup> Historic England: Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets 2017 (2nd Edition)

<sup>100</sup> Core Document 7.1

<sup>101</sup> Core Document Section 12

<sup>102</sup> The Council also does not reflect on the fact that there is no statutory duty relating to the protection of the setting of conservation areas. This would be a useful clarification

<sup>103</sup> Core Document 7.1

It is not evident from their Pre-Inquiry Statement of Case, or from officer reports or Planning Committee memoranda relating to this and other past applications, that such an appropriate assessment of the particular significance (and any contribution of setting to that significance) of each of the heritage assets potentially affected by the proposed development was undertaken by the Council.

- 5.10 Harm to the significance of designated heritage assets arising from the proposed development is now agreed with the Council to be 'less than substantial' in magnitude for the purposes of paragraph 196 of the Framework<sup>104</sup> (RBKC Pre-Inquiry Statement of Case<sup>105</sup> - paragraph 6.2). It was only during the course of the process leading up to this Inquiry that the Council changed their position on this matter<sup>106</sup>, and retreated back from alleging 'substantial' heritage harm - as cited in the memorandum relating to the decision made by the Planning Committee in August 2018<sup>107</sup>. No reasons are given for this key change in position, nor is the nature or extent of the impacts on each of the heritage assets and how their significance is understood or appreciated fully explained or articulated in their Statement of Case.
- 5.11 Accordingly, recent planning history is also relevant here. Council officers recommended that the previous application scheme submitted in September 2017 be approved Planning Permission (RBKC reference PP/17/05782). It was their assessment that as part of the overall planning balance the public benefits of that scheme would outweigh the disbenefits, including 'less than substantial' harm identified to the significance of designated heritage assets. The Planning Committee, however, went against this advice and resolved to refuse this earlier iteration of the application for this Site. It was at this point that the Mayor notified the Council that he would act as the local planning authority to determine the application.
- 5.12 In response to the Mayor's consultation on a further amended scheme submitted to the GLA in August 2018<sup>108</sup> (GLA reference GLA/3109), it was the recommendation of Council officers to their Planning Committee to raise no objection. Officers again identified that any harm to heritage significance would remain 'less than substantial' in magnitude, albeit identifying that due to the increased massing to blocks KCS1 and WPB3 the level of harm had increased with these amendments. It is not my view, however, that these amendments to blocks KCS1 and WPB3 would have a discernibly greater adverse impact on the significance of the heritage assets relative to the 2017 application proposals. Again, acting against officer recommendation, members resolved to object, on grounds of 'substantial harm' to the significance of heritage assets (as set out in their August 2018 memorandum).
- 5.13 It is agreed with the Council that 'significant weight' should be given the past appeal decision relating to the redevelopment of this Site (RBKC Pre-Inquiry Statement of Case - paragraph 3.7), as a material consideration (RBKC reference PP/17/05782 and PINS reference APP/K5600/W/16/3149585). This decision relates to an earlier application that was refused in March 2016, and which is also the founding scheme for later

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<sup>104</sup> Core Document 7.1

<sup>105</sup> Core Document 4.3

<sup>106</sup> RBKC, Pre-Inquiry Statement of Case, 14 June 2019

<sup>107</sup> Core Document 3.14

<sup>108</sup> Core Document 3.7

amended application submissions to both the Council and the Mayor by the Applicant. Although this appeal was dismissed in June 2017, the Inspector confirmed in relation to the heritage impacts resulting from this generally comparable scheme that:

*“I find that the impact would be well below the hurdle for substantial harm ...”  
(paragraph 39)*

- 5.14 Paragraph 3.8 of the Council’s Statement of Case<sup>109</sup> helpfully interprets and summarises this decision in that:

*“In relation to the impact of the proposal on townscape and heritage assets the Inspector found that the proposed building was high quality architecture and a significant improvement on the existing building, and that in most cases it either enhanced relevant heritage assets and their settings or left them unharmed. Where he did identify any harm, it was minor and more than outweighed by the positive impacts of the proposal in townscape and heritage terms ...”*

- 5.15 The Council’s Pre-Inquiry Statement of Case<sup>110</sup> states at paragraph 6.6 that:

*“The Council will describe how the harm that would be caused by the Corner Building, KCS1 and WPB3 is not necessary to achieve a successful redevelopment of the site, and an alternative design approach could be enabled that would better address the constraints on the site ...”*

- 5.16 We understand from further discussions with the Council, however, that the Council will not be advancing any ‘alternative approach’ to the scheme design as part of their evidence at the forthcoming Inquiry. Accordingly little, or no, material weight should be given to this by the decision maker in the absence of any credible alternative schemes.

- 5.17 Section 7.0 of their Statement of Case<sup>111</sup> relates to the ‘Planning Balance and Conclusions’. With regard to harm to the significance of (designated) heritage assets, the Council again identifies that any such harm to the significance of heritage assets would be ‘less than substantial’ in magnitude (as defined in the Framework (paragraph 196) and PPG)<sup>112</sup>. The Council recognise that the planning balance should be engaged in coming to a decision, and that such harm could be outweighed by public benefits (paragraph 7.3). However, the Council considers for the current application proposals that the public benefits so far identified would not be sufficient to satisfy this balancing exercise.

- 5.18 In response, the Proof of Evidence by Mr Richard Green, also prepared on behalf of the Mayor / GLA, relates to all planning matters and the overall balance. He concludes that any ‘less than substantial’ harm to the significance of identified designated heritage assets would be significantly and demonstrably outweighed by the wider public benefits offered by the scheme.

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<sup>109</sup> Core Document 4.3

<sup>110</sup> Ibid.

<sup>111</sup> Ibid.

<sup>112</sup> Core Document Section 7

### **Pembridge Conservation Area (RBKC)**

- 5.19 The Site falls within part of the setting of the Pembridge Conservation Area, which is located to the north across Notting Hill Gate. As I have described in establishing the built heritage baseline conditions in **Section 4** of my Evidence, the significance – character and appearance – of this conservation area is derived primarily from the legibility, relative intactness and relative consistency of design of its 19<sup>th</sup> century residential townscape, which includes planned elements and buildings of particular historic and architectural interest (including listed buildings and groups).
- 5.20 The existing Site and its buildings form a small part of the wider setting of this conservation area, and also part of the nearby more modern commercial centre and transport node at Notting Hill Gate that falls outside a designated conservation area. The contrasting scale, form and design, and also poor quality of the architecture, of the taller modern building Newcombe House (and also the other nearby post-war block Campden Hill Towers) can be seen in context with a more cohesive historic townscape in a number of views looking out from within parts of this designated area. Newcombe House has landmark status and is an established feature of the wider townscape setting and some views, but has a detracting effect on the experience of the historic character of this conservation area. The Site does not, therefore, make a positive contribution to the significance of this conservation area as found today.
- 5.21 The proposed development would have an indirect impact on the conservation area, through change to the character and appearance of a part of its setting and also some local views looking southwards out towards Notting Hill Gate centre. My site analysis of the Zone of Visual Influence (ZVI), representative viewpoints and their associated AVR<sub>s</sub>, prepared as part of the Applicant's Townscape, Heritage and VIA Statement<sup>113</sup> (September 2017), has been used as an aid to understand and appreciate the likely visual effects of the proposed development from within the conservation area as a whole, and how this could relate to impacts on its heritage significance. This is also true for each of my assessments of heritage impacts for each asset that follows. Consideration has also been given to further updates relating to the further amendment of the scheme design in 2018.
- 5.22 It is my assessment that change as a result of proposed development would be observed from only a limited number of viewing places within the conservation area as a whole, and that the number and extent of such views would be highly subject to the seasonal changes of leaf cover for existing mature trees along streets, within squares and private garden. In particular, the visibility of new built form on Site would be significantly reduced during summer months from a number of views within the public realm. Therefore, within the greater part of the townscape of this conservation area the character and appearance of views would be unaffected by proposed change on Site.
- 5.23 However, there would be a limited number of viewing places within the conservation area where the proposed development on Site would have an effect on the character of existing views out and therefore on its setting, and so would affect the appreciation of its significance as a heritage asset. Within these relatively close or middle distance views, a more prominent contemporary taller building would appear either as a new skyline

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<sup>113</sup> Core Document 1.19

feature where not currently visible, or where Newcombe House is currently seen in these views would have a further visually distracting effect on the experience of a largely prevailing and consistent 19<sup>th</sup> century building and roofscape character within this area, due to that greater height. Viewing places within the conservation area where the existing views of a taller building on Site would be effected in this way would likely include part of Pembridge Gardens at its south end and west side only (Townscape, Heritage and VIA Statement 2017<sup>114</sup> - View 38 / 38n) and also the south west corner of Linden Gardens (View 37), for example.

- 5.24 I recognise that the architectural quality of the proposed scheme would be a significantly improved over that of the existing buildings; including the modelling of a generally more elegant taller building and use of more attractive cladding materials, and also in this way benefits could be delivered in terms of a positive contribution to townscape character and legibility / wayfinding within the wider area. This is set out as part of the Applicant's evidence on these other matters. However, with regard to heritage impacts alone, it is my view that, although the new form and massing, elevational design and materials demonstrates design quality, the appreciably greater scale of the proposed development would have a distracting effect on a number of existing views from within this conservation area. This effect would weaken the current experience of the historic townscape, and appreciation of its heritage significance, to a minor degree.
- 5.25 In overall terms, the proposed development would result in a degree of harm to the significance of this conservation area. However, in light of the indirect nature of this proposed change, the existing townscape condition of the setting of the conservation area, and the relatively limited number and extent of views from within this area that would be affected by such change, such harm would be comparatively minor. Such minor harm to significance would be defined as "less than substantial" for the purposes of the Framework, and would in my view fall at the lower end of the scale within that measure.

#### **Ladbroke Conservation Area (RBKC)**

- 5.26 The Site falls within the setting of the Ladbroke Conservation Area, which is located a further distance to the north west beyond Notting Hill town centre. The significance of this conservation area (as described in **Section 4**) is derived primarily from its historic interest as a leading example of a planned high status 19<sup>th</sup> century residential estate development; of which the legibility, relative intactness and consistency of its architectural design and incorporation of landscape elements to 'picturesque' effect remains. This conservation area includes buildings of historic and architectural interest (including listed buildings and groups) and also a registered park and garden.
- 5.27 The Site forms only a very small part of the wider townscape setting of this conservation area, and is located c. 400m distant from the historic core and high point of this estate that is characterised by that combination of grand villas and short terraces and their communal gardens. The contrasting scale, form and design, and also poor quality of the architecture, of the existing taller modern building Newcombe House can be observed as part of the skyline to some views outward from within the predominantly 19<sup>th</sup> century townscape and southern part of this large designated area. The prominence of Newcombe House in south eastward views from the periphery of the conservation area

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<sup>114</sup> Core Document 1.19

is an established feature of its wider townscape setting, which also includes the taller and in some case even more prominent visual effect of the other post-war block Campden Hill Towers. The role of these tall buildings is to have a detracting effect on the appreciation of the historic character of this part of the conservation area, and accordingly the Site itself does not make a positive contribution to the significance of this heritage asset.

- 5.28 The proposed development would have an indirect impact on the conservation area, but through a change to the character and appearance of a part of its wider townscape setting. Change would be observed from a relatively limited number of viewing places overall; within the more peripheral south eastern area of the conservation area (and also looking south east along Kensington Park Road), and not from within the most important historic core and higher elevation of this historic estate. Within the far greater part of this large conservation area the character and appearance of views would be unaffected by proposed change on Site.
- 5.29 In overall terms, there would be a limited number of viewing places where the proposed development on Site would have an effect on the character or appearance of the historic townscape and views. Within a number of relatively close or middle distance views and on the skyline, Newcombe House would be replaced by a more prominent contemporary taller building, or in some instances a taller building would appear on the skyline as a new feature. This change would to a modest degree increasing draw the eye to this landmark feature and its new architecture, albeit in the context of the existing other modern taller building Campden Hill Towers nearby. This would have a minor further visually distracting effect away from the current experience of a largely prevailing 19<sup>th</sup> century building and roofscape character within this part of the conservation area. Viewing places within this area effected in this way would likely include southern parts of Kensington Park Road and east end of Ladbroke Road (for example, Townscape, Heritage and VIA Statement 2017<sup>115</sup> - Views 17 / 17n and 32).
- 5.30 In overall terms, the proposed development would result in a degree of harm to the understanding and appreciation of the significance of this conservation area. However, in light of the indirect nature of this proposed change, the existing townscape condition of the setting of the conservation area (including both existing Newcombe House and Campden Hill Towers as part of an established southern skyline edge), and the limited number and extent of views from within this large designated area that would be affected by such change, any such harm would only be comparatively very minor. This very minor harm to heritage significance would be “less than substantial” for the purposes of the Framework, and would fall at the very lower end of that scale overall.

#### **Kensington Conservation Area (RBKC)**

- 5.31 The Site falls within the townscape setting of this conservation area; at its north east edge where this townscape area meets the more modern redevelopments of Notting Hill town centre. The significance of what is a large and highly diverse conservation area (as also described in **Section 4**) is derived from its historic interest and architectural qualities as part of the historic core of an older established Kensington settlement (centred around the Church of St Mary Abbots) and later and predominantly 19<sup>th</sup> century

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<sup>115</sup> Core Document 1.19

phases of planned and or speculative residential development of land and estates extending to the north. Accordingly the conservation area is better understood as a series of related character or sub-areas, such as Hillgate Village to the south of Notting Hill Gate and Campden Hill and square further to its west towards Holland Park (as defined in the Kensington Conservation Area Character Appraisal 2017<sup>116</sup>). The legibility and relative consistency of each of these defined character areas (including concentrations of listed buildings) is part of the significance of the conservation area as a whole.

- 5.32 The Site forms a small part of the setting of this large and varied conservation area. The larger scale and form, and also poor quality of the architecture and routes / spaces, of the post-war development on Site (including the existing taller element of Newcombe House) can be observed as a distinctive townscape element in a number of views out from this area. This includes views looking along key routes that form part of the edge of the conservation area, such as Notting Hill Gate to the west and Kensington Church Street to the south, and also as part of the skyline to a changing sequence of more localised views from the tighter knit residential streets within the nearby Hillgate Village sub-area. The prominence of Newcombe House in views from the north eastern part of the conservation area is an established and prominent feature of its townscape setting, which also includes the taller and in some cases even stronger visual effect of the other post-war block Campden Hill Towers on Notting Hill Gate. Views of these modern tall buildings have a detracting effect on the appreciation of the historic character of this part of the conservation area (and its sub areas), and accordingly the Site does not make a positive contribution to the significance of this heritage asset.
- 5.33 The proposed development would not have a direct impact on the significance of the conservation area, but would result in a change to the character and appearance of a part of its wider setting and local views. Change to the existing situation would be observed from a number of viewing places within the conservation area, albeit largely confined to its north eastern part and sub areas; along key transport routes with more varied and dynamic characters, and also from within nearby residential streets to the south west only where the visually constraining effects of their orientation and tight knit pattern and proportion allows sight of a taller building. The character or appearance of view from within the much larger part of this conservation area would be unaffected by proposals on Site.
- 5.34 I recognise that, where observed within local and middle distance views from within the north east part of the conservation area, the existing taller built element of Newcombe House would increase in height. The greater scale and unsympathetically contrasting design of this building is an already strongly established feature within several of these local views from within a predominantly 19<sup>th</sup> century townscape south of Notting Hill Gate and west of Kensington Church Street, which is also often seen in relatively close conjunction with the taller modern block of Campden Hill Towers above rooflines. Given this context, in particular the relatively close proximity and prominence of an existing taller building in modern materials on Site, within views from within the Hillgate Village sub-area, in overall terms the experience of a proposed taller, but also more attractively designed, clad and elegantly shaped building would not be a change from the existing

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<sup>116</sup> Core Document 5.6



situation that would worsen the distracting visual effect of that existing. Views from within this sub-area that demonstrate this effect are included in the Townscape, Heritage and VIA Statement 2017<sup>117</sup> (Views 18, 25 and 28 / 28n), including those from viewing places along Uxbridge Street, Hillgate Place and Kensington Place. In this way, such change would not harm the understanding or appreciation of the particular significance of this conservation area.

- 5.35 Further review of the Townscape, Heritage and VIA Statement 2017<sup>118</sup> (including the ZVI and Tested Views 19 and 23 / 23n) also indicates that the proposed development would also result in a degree of change to the character and appearance of a limited number of longer distance views looking east within the more mixed townscape within and across the adjoining sub-areas Campden Hill and The Northern Corridor of the larger conservation area designation. Viewing places effected in this way would likely include from part of the south side of Campden Hill Square (albeit visibility subject to changing mature tree cover within public and private areas between the seasons) and also at the east end of Aubrey Walk. Due to distance, changing topography and the more varied character of the built form experienced within these views, the proposed development would have little effect on the existing characteristic townscape features of these sub-areas. Such change would not harm the significance of the conservation area.
- 5.36 There is a different condition at the very edge of the conservation area boundary, where the Site adjoins this designated area at the east end of Kensington Place, and also within the immediate setting of the historic 19<sup>th</sup> century Bethesda Baptist Church. Here, the more immediate and contrasting experience of a prominent taller building element towards Notting Hill Gate would be maintained as an existing townscape feature. The proposed public realm improvements and also more attractively designed and appropriately scaled perimeter buildings (with more active and interesting street frontages) immediately to the east of the chapel would better integrate with this historic townscape. Such a change in this location would be an enhancement to the appreciation of the significance the conservation area, and a potential “heritage benefit” as defined by PPG<sup>119</sup>. A representative view from the Townscape, Heritage and VIA Statement 2017<sup>120</sup> (View 29) helps to illustrate this change.
- 5.37 In overall terms, the proposed development on Site would not result in harm to the understanding or appreciation of the significance of this conservation area.

#### **Kensington Palace Conservation Area (RBKC)**

- 5.38 The Site falls within the setting of this conservation area; beyond its north western edge where this historic townscape area meets the more modern developments of Notting Hill town centre. The significance of this conservation area (as also described in **Section 4**) is derived primarily from its association with the Grade I listed building Kensington Palace, which with its related built complex and designed landscape setting forms the historic and visual focus of this designated area. The eastern half of the conservation area is dominated by green parkland landscape and falls within the registered park and garden of Kensington Gardens. To the west, the townscape beyond the edge of park is

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<sup>117</sup> Core Document 1.19

<sup>118</sup> Ibid.

<sup>119</sup> Core Document Section 7

<sup>120</sup> Core Document 1.19



predominantly 19<sup>th</sup> century residential development, which largely retains the legibility and relative intactness of its historic architecture. The conservation area also includes a planned enclave of high status 19<sup>th</sup> century mansions along Kensington Palace Gardens with a high concentration of listed buildings and groups.

- 5.39 The Site forms a small part of the wider townscape setting of this conservation area, and is located c. 500m distant from the historic focus of Kensington Palace sited within its gardens and parkland to the south east. The contrasting scale, form and design, and also poor quality of the architecture, of the existing taller modern building Newcombe House can be observed in views looking north along the key route Kensington Church Street (that forms part of the conservation area boundary). Here it is an established and prominent feature, which is experienced within the more dynamic and mixed built character of this transport route and edge of the conservation area. Other views of this taller built element are much more constrained from within the conservation area further east; effectively limited to a small number of glimpsed views of this building in the distance and either between blocks or as part of the wider skyline where the orientation and proportions of streets and spaces, and or location, scale and character of interposing buildings and mature vegetation, allows. The existing taller building on Site, and also the nearby post-war block Campden Hill Towers at Notting Hill Gate, does not contribute positively to the character and appearance of this conservation area but detracts as part of its setting and such limited views as elements of that setting.
- 5.40 The proposed development would have an indirect impact on the conservation area through change to the character and appearance of a part of its wider setting and views out. Change would be observed from a highly limited number of viewing places within the conservation area as a whole, and would therefore have limited effect on its defining character and appearance. Within the far greater part of this conservation area, the character and appearance of views would be unaffected by proposed development. The closeness of the eastern boundary of the conservation area (and Borough boundary with WCC) to Kensington Palace means that the proposed development on Site would not be readily visible within the context and backdrop of longer distance views of this landmark listed building from within this designated area. Representative viewing places from where change on Site could be discernible within such longer distance views to the backdrop of the east front of the Palace have been identified in the Townscape, Heritage and VIA Statement 2017<sup>121</sup> as being located within the adjoining Royal Parks Conservation Area (and also Kensington Gardens registered park and garden) to the east. This is discussed further in this section<sup>122</sup> of my Evidence for these other heritage assets.
- 5.41 The existing modern development and tall / wide building element on Site has a greater role to play in the character and appearance of views looking north along Kensington Park Road at the very edge of this conservation area. Where change is seen in these views as a result of the proposed development, this would be experienced within the more intense activity of this busy transport route, and also more mixed and less historically intact townscape character. A demonstrably taller but more attractively designed building observed within these particular views would reinforce its existing landmark and wayfinding role at the junction with Notting Hill Gate / transport node. In

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<sup>121</sup> Core Document 1.19

<sup>122</sup> Section 5 – paragraphs 5.43-5.46 and 5.75-5.85

terms of impacts on heritage significance such change would not be harmful to the existing understanding or appreciation of the particular significance of this conservation area. Representative views from the Townscape, Heritage and VIA Statement 2017<sup>123</sup> (Views 3 and 4) are illustrative.

- 5.42 The Townscape, Heritage and VIA Statement 2017<sup>124</sup> indicates that from at least one viewing place along Kensington Palace Gardens the slightly visually distracting effect of a more prominent taller and redesigned building (replacing the existing Newcombe House) would be seen within an existing wide gap between historic mansions (listed buildings). Representative views demonstrating this change comprise Views 43 / 43n. This change would modestly affect the experience of the existing retained generous spatial qualities of this planned townscape composition, and also the balance of quality historic architecture and landscape, as a distinctive characteristic of this part of the conservation area. In overall terms the visibility of such change from viewing places along this street would be very limited (and also restricted to part of the street and its northernmost end only) and also subject to the constraining – screening and or filtering – effects of the seasonal changes of leaf cover of mature trees to the street and within private gardens. The distracting effect of such change to the character and appearance of these localised views would be comparatively very minor, and accordingly would harm the understanding and appreciation of the significance of this conservation area to a very limited degree. Such very minor harm to heritage significance would be “less than substantial” for the purposes of the Framework, and would fall at the very lower end of that scale overall.

#### **Royal Parks Conservation Area (WCC)**

- 5.43 The Site falls within the wider or extended townscape setting of this green landscape based conservation area within the City of Westminster; c. 500m from its western boundary with RBKC. The significance of this very large conservation area (as also described in **Section 4**) is derived from its particular even unique historic interest and special architectural and picturesque qualities as a series of designed Royal Parks within central London. That part of this conservation area most relevant to the consideration of the application scheme is Kensington Gardens, which is contiguous with the landscape of Hyde Park to its east and most closely associated with the Grade I listed building Kensington Palace as its historic and visual focus. This is also designated as a registered park and garden at Grade I.
- 5.44 The Site forms a very small part of the wider, dynamic and diverse urban setting of this large conservation area and sequence of city centre parks. The extent of this parkland area and the high number of mature trees contained within creates a different character to the townscape areas beyond its boundaries, although the experience of contemporary London, its activity, noise and also the visual indication of its buildings beyond this edge is ever present. A number of modern taller buildings can be observed as part of the character of the more distant skyline in views looking out in all directions from Kensington Gardens itself, and beyond the treed edges of the parkland. The Royal Garden Hotel in Kensington and the tower of Hyde Park Barracks are such more

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<sup>123</sup> Core Document 1.19

<sup>124</sup> Ibid.

prominent examples. The published mini guide for the Royal Parks Conservation Area<sup>125</sup> describes aspects of the setting of this historic landscape area; noting that: “... *Only occasionally has out of scale modern development detracted from the appearance of the Parks.*” The screening and or filtering effects of extensive interposing mature vegetation highly constrains long distance views of the existing tall building on Site (and also the nearby post-war block Campden Hill Towers at Notting Hill Gate) from within this part of the park, albeit subject to the effects of the seasonal changes of leaf cover of mature trees between winter and summer. However, where existing modern buildings on Site can be glimpsed as part of the far tree line and also in the wider context of the Palace, this is not an aspect of the setting of this conservation area that contributes positively to its significance but detracts.

- 5.45 The proposed development would have an indirect impact on the conservation area through a very minor observable change to the character of an extremely limited number of longer distance views out from within the western part of the conservation area to its wider varied urban setting. This is demonstrated in the Applicant’s Townscape, Heritage and VIA Statement 2017<sup>126</sup>, and the tested representative Views 40, 41, 42a / 42b / 42c. Again the experience of this change would be highly dependent on the seasonal change to leaf cover to the dominant trees within parkland, i.e. more visible in winter compared to summer months. Within the far greater part of this very large conservation area and sequence of city parks, views would be unaffected by proposed development on Site. There would, therefore, be a very limited effect on the defining character or appearance of this conservation area as a whole.
- 5.46 Existing glimpses of a distant taller building on Site would increase slightly within the treed edge / skyline of the park, and as part of the wider backdrop to views towards the east front of the landmark and historic focus of Kensington Palace (listed building, and itself outside the boundaries of this conservation area and within RBKC). Such slight change to the character and appearance of these very localised views would be seen in the context of other taller modern buildings or other historic landmarks as an established part of a much wider panorama of the city out from this part of the park. However, the particular importance and intactness of key planned views / vistas within and across Kensington Gardens, and also their orientation to and from historic landmark features such as the listed Palace and the Round Pond, heightens the sensitivity of the existing visual balance between built forms and green elements within this designed landscape. Whereas these historic visual relationships would remain legible, such further visual intrusion of additional modern built form within wider views out from the park, however minor, would detract from the character and appearance of this conservation area. Harm to the significance of this heritage asset as a whole would be extremely minor or slight, and so would fall at the very lowest end of the scale of “less than substantial” as defined by the Framework.

#### **Listed Building, Notting Hill Gate Underground Station, Grade II**

- 5.47 This listed building is alone amongst those designated heritage assets identified for potential heritage impacts arising from new development on Site in my Evidence<sup>127</sup>;

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<sup>125</sup> Core Document 8.7

<sup>126</sup> Core Document 1.19

<sup>127</sup> Section 2 – paragraphs 2.11-2.13

effectively falling both part within the red line of the Site boundary and also part outside. Accordingly, the proposed development has the potential to affect the significance of this listed building both directly (through physical change to its fabric or features) and also indirectly through change within part of its townscape setting. Again, the significance of this heritage asset, and any contribution of setting to that significance, has been described in **Section 4** of my Evidence as a baseline (as is true for all listed buildings following).

- 5.48 In terms of indirect heritage impacts and change to the setting of this listed building, replacement built form at a larger scale and new design proposed within the Site would not adversely affect the understanding or appreciation of its heritage significance. Although at street level the local townscape conditions would change markedly, such change would have no discernible effect on the current experience from the historic District and Circle line platforms that are set at a lower level and largely enclosed. It is this element of the listed building from which its significance and special interest derives. The only view looking south out from these platforms up to street level and the sky would not be change in character or appearance by the scheme proposals.
- 5.49 With regard to potential direct or physical impacts on the listed building as part of this scheme, reference has been made in my Evidence to a now approved application for Listed Building Consent for works of alteration to the adjoining wall of the listed Underground Station which would then enable the creation of step-free access between platform level and ticket hall level as part of the development proposals (RBKC reference: LB/19/03662). In this way these two applications are linked.
- 5.50 These related works of alteration to the listed building have deemed to be acceptable through the approval of Listed Building Consent, and would not in my view harm the significance of this listed building through impact on any historic fabric or features of particular interest. The approval of these linked applications would enable significant improvements to the accessibility of this purpose-built Underground Station. Such a change would in turn improve the functionality and experience of this listed building by its users, and so better reveal its heritage significance. These is a potential “heritage benefit” as defined by PPG.

#### **Listed Building, Gate Cinema, Grade II**

- 5.51 The proposed development on Site would not have a direct impact on the significance of this listed building, or on its fabric or features of special interest, but would change part of the townscape character of the setting of, and also some shared views to and from, this building.
- 5.52 All other potential heritage impacts on other listed buildings described in the following paragraphs of this section of my Evidence would also be indirect in each case, and not direct.
- 5.53 The proposed development would not affect or otherwise undermine the understanding or appreciation of the particular heritage significance of this listed cinema from within the surrounding townscape area. Change to the overall character of those local views orientated to and from the frontage and entrance of this building would be very limited, and would occur within the context of an already established and shared experience of the busy major route and commercial centre of Notting Hill Gate; and its highly mixed

character and varied scale and forms of buildings. In addition, the interior plan form and design of the cinema, which is the element that makes the relatively greatest contribution to the history and significance of this listed building, would be unaffected. The special interest of this listed building would be preserved.

**Listed Building, Coronet Cinema, Grade II**

- 5.54 The proposed development on Site would result in a change to the townscape character of the setting of, and also some street views within the context of, this listed building. However, such change to these views to and from the cinema would be very limited, and would not affect or otherwise undermine the understanding or appreciation of its particular heritage significance; special architectural or historic interest. Again this change would occur within the established context of the busy major route and commercial centre of Notting Hill Gate, and its highly mixed character and varied scale and forms of buildings.
- 5.55 The local landmark status of this listed building within the townscape would not be undermined or detracted from by proposed change. The particular prominence of the corner tower and dome, which is best appreciated in closer views looking south across, or west along, Notting Hill Gate, would not be challenged. These are also views that are orientated away from the Site. In addition, the surviving historic interior plan form and design, which is a further key element that contributes positively to the significance of this listed cinema building, would be unaffected. The special interest of this listed building would be preserved.

**Listed Building, 23 Kensington Place, Grade II**

- 5.56 The proposed development on Site would occur within the wider townscape setting of this listed building. Review of the Applicant's Townscape, Heritage and VIA Statement 2017<sup>128</sup> (View 24) indicates that a taller building would be appreciable as part of the wider backdrop in some limited views to and from this house. However, such change to the current experience and character of views would be minor, and would not overall affect the understanding or appreciation of its particular significance as a heritage asset. The distinctive modernist form and architecture that defines this house and sets it apart from its neighbours, and also its presence on the corner site, would not be challenged or undermined within the townscape and surrounding conservation area (Kensington). The special interest of this listed building would be preserved.

**Listed Building Grouping; 128, 132-4, 136 & 138 Kensington Church Street, all Grade II**

- 5.57 The proposed development on Site would result in change to the townscape character of the wider setting, and also some shared views in the context, of each of these listed buildings and grouping. However, proposed change would not overall affect or otherwise undermine the understanding or appreciation of the particular heritage significance of these listed buildings, their group value, or their architectural and historic interest or associations.
- 5.58 Change to the character of those closer and most important views that are orientated towards the principal street frontages of this terraced group would be very limited. Longer views observing this group, including those towards the Site along Kensington Church Road, would occur within a wider townscape context characterised by a busy

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<sup>128</sup> Core Document 1.19

major transport route, commercial uses, and a more mixed character and varied scale and forms of buildings. A taller, but more attractively designed, building would maintain its landmark status on Site and would be appreciable on part of the wider townscape to the north of this group. This would not be a change to the wider townscape conditions that would detract from, or harm, the heritage significance of any of these listed buildings. The special interest of these listed buildings would each be preserved.

**Listed Building, Mall Chambers, Grade II**

- 5.59 The proposed development to the west of this listed building would result in change within the wider setting of this building. However, such change would not affect the understanding or appreciation of its particular heritage significance, or its architectural and historic interest or associations. In light of the layout, orientation and proportion of surrounding streets, and also the screening effects of interposing buildings, the proposed taller building within the Site would have little, if any, effect on the character of views to and from this listed building. Key closer and more locally constrained views that are orientated towards east and south facing street frontages, and prominent curved corner, would be least affected by proposed change on Site. The special interest of this listed building would be preserved.

**Listed Building, Second Church of Christ Scientist, Grade II**

- 5.60 The proposed development would result in change within the wider setting of this listed building. However, such change would not affect the understanding or appreciation of its particular heritage significance, or its architectural and historic interest or associations. In light of the layout, orientation and proportion of surrounding streets, and also the screening effects of interposing buildings, the visual prominence of this listed church complex is highly localised along the north end of Palace Gardens Terrace. A status within the townscape that would not be undermined in any way by proposed change on Site. The distinctive street frontages of this complex are best appreciated in closer views looking eastwards, which is orientated away from the Site. In addition, the surviving historic interior feature of the church, which is a further key element that contributes to its significance would be unaffected. The special interest of this listed building would be preserved.

**Listed Building Grouping; Kensington Palace Gardens, either Grade II or II\***

- 5.61 The proposed development on Site would result in change within the wider townscape setting of this defined grouping of listed buildings (both Grade II and II\*) along Kensington Palace Gardens. Review of the Applicant's Townscape, Heritage and VIA Statement 2017<sup>129</sup> (View 43 / 43n) indicates that from at least one viewing place along the north end of the street, which is addressed by these mansions, the existing taller modern building on Site (Newcombe House) can be observed to the west as a relatively distant background feature. It is not an element of this view and setting that makes a positive contribution to the significance of these listed buildings (or the surrounding conservation area – Kensington Palace) within which it is seen in context, but detracts.
- 5.62 As a result of the proposed development, the slightly visually distracting effect of a more prominent taller and redesigned building on Site would be seen within the distinctive gap that provides space between each of the individual grand mansions and listed

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<sup>129</sup> Core Document 1.19



buildings of this planned group, at the very north end and west side of Kensington Palace Gardens. Again representative View 43 helps to illustrate such a change to the townscape character of part of the backdrop looking between listed buildings nos. 18-19 (Grade II\*) and 20 (Grade II).

- 5.63 In overall terms the appreciation of such a change from viewing places along this street and within the context of the whole listed building group would be very limited, and also would be subject to the constraining – screening and or filtering - effects of the seasonal changes of leaf cover of existing mature street trees and or those within private gardens. Key views looking directly north and south along Kensington Palace Gardens, which best appreciate the larger planned townscape composition of these high status mansions, and also other views orientated towards to the principal street frontages and the characteristic spacing between of the houses along the east side of the street, would not be affected by proposed change on Site.
- 5.64 Where seen, the impacts of such a change on the character and appearance of these highly localised views, as elements of setting, would in overall terms be very minor. This, however, would be slightly visually distracting in some cases, and so would cause a very minor degree of harm to the understanding and appreciation of the significance of a part of this listed building group (namely nos. 18-19 and 20). Such minor harm to heritage significance would be “less than substantial” for the purposes of the Framework, and would fall at the lowest end of that scale overall.

**Listed Building, Entrance Arch from Linden Gardens, Grade II**

- 5.65 The proposed development would result in change within the setting of this listed archway, and also some shared local views. Review of the Townscape, Heritage and VIA Statement 2017<sup>130</sup> (representative View 37) indicates that from viewing places within the south west corner of Linden Gardens the existing taller modern building on Site (Newcombe House) can be observed dominating the backdrop to the key view of this archway, mews entrance, and the gap between the attached contemporaneous terraces that frame it. As found today, the form and architecture of this listed archway is no longer seen in these views against an open sky background feature, but its historic and architectural relationship with the taller flanking terraces remains clearly legible. Views of existing Newcombe House as a backdrop feature is not an element of this view that makes a positive contribution to the significance of the listed building.
- 5.66 The proposed development and a taller building would increase the prominence of modern built form within the backdrop of this view and element of the setting of the listed archway. However, given the existing condition of this view; which is characterised by a background almost completely dominated by modern contrasting built form, such change would not be significant enough to cause further harm the understanding or appreciation of the particular heritage significance of the listed building. Again, the appreciation of its historic role as a mews entrance, and its relationship with the much taller adjoining terraces, would not be further undermined by proposed change. The special interest of this listed building would be preserved.

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<sup>130</sup> Core Document 1.19

**Listed Building Groupings; 1-34 Pembridge Gardens, all Grade II & Pembridge Square, all Grade II**

- 5.67 The proposed development would result in change within the townscape settings of these closed related groupings of listed buildings along Pembridge Gardens and enclosing Pembridge Square. As found today, a number of southward views along the south part of Pembridge Gardens, and in the immediate context of the listed villas that defined this street on both sides, are characterised by the appearance of the taller form and contrastingly designed modern block of Newcombe House on Site rising above shared rooflines as part of the background. It is not an element of these views that makes a positive contribution to the significance of these listed buildings and group (or the surrounding conservation area – Pembridge) but detracts.
- 5.68 Review of the Townscape, Heritage and VIA Statement 2017<sup>131</sup> (representative Views 36 and 38 / 38a / 38n) indicates that proposed development and a taller building would not likely be appreciable in street views from around Pembridge Square or part of the east side and northern end of Pembridge Gardens within the context of these listed building groups. However, the number and or extent of views of new built form as a backdrop to the listed villas would increase within the southern part of Pembridge Gardens. Within representative viewpoint View 38 / 38n, for example, new built form would rise clearly higher above the largely consistent roofline of this line of villas, and become a more prominent feature on the skyline within such views. Although the proposals offer an improved silhouette, elevational design and use of materials relative to the existing taller building on Site, its greater scale would have a further visually distracting effect in the local context of these listed buildings; principally the appreciation of the continuous street frontage and roofline of nos. 1-5 and 7 that are read together as a single short terrace.
- 5.69 In overall terms the appreciation of such a change to views within the context of the larger listed building grouping as a whole would be very limited, again confined to the southern part of Pembridge Gardens. The number and extent of such views would also be subject to the constraining – screening and or filtering - effects of the seasonal changes of leaf cover of existing mature street trees and also those within the square and private gardens. Important views looking out from within and across the square, north along Pembridge Garden leading into the centrepiece square, and also other views orientated towards to the principal street frontages of each the individual villas and the spacing between them, would either be very little or not affected by this change on Site.
- 5.70 Where seen, such a change to the character and appearance of these highly localised views shared with part of the Pembridge Gardens listed building group would be limited. This change would, however, still cause a comparatively minor degree of harm to the understanding and appreciation of the significance of a part of this listed building grouping (namely nos. 1-5 and 7). Such minor harm to heritage significance would be “less than substantial” for the purposes of the Framework, and would fall at the very lower end of that scale overall.

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<sup>131</sup> Core Document 1.19



#### **Listed Building, Kensington Temple, Grade II**

- 5.71 The proposed development would result in a change to the townscape character of the wider setting of, and also some longer distance views within the context of, this listed building and church. Review of the Applicant's Townscape, Heritage and VIA Statement 2017<sup>132</sup> indicates that, where Newcombe House is currently observed on the skyline, a taller and redesigned building would be appreciable on Site as part of this wider backdrop to a particular number of street views looking south eastwards or eastwards past this church or from its entrance area. However, such change to the current experience and overall character of views that are also shared with this listed church would be limited, particularly in the context of the existing prominence of Newcombe House as well as the even taller Campden Hill Towers on Notting Hill Gate.
- 5.72 Change on Site and within the wider setting of this listed building would not harm the current understanding or appreciation of its particular heritage significance; special architectural or historic interest as a church. The local landmark status of this building within the surrounding townscape and south eastern part of the Ladbroke Conservation Area would not be undermined or detracted from by proposed change. The particular distinction and prominence of its frontage and paired towers, which is best appreciated in views looking north west from the junction; and orientated away from the Site itself, would not be challenged. In addition, the surviving historic interior plan form and design, which is a further key element that contributes positively to its significance, would be unaffected. The special interest of this listed building would be preserved.

#### **Listed Building, Cabman's Shelter to Centre Ground, Grade II**

- 5.73 The proposed development would be a change within the wider townscape setting of this listed building. Review of the Applicant's Townscape, Heritage and VIA Statement 2017<sup>133</sup> indicates that a taller building on Site would be appreciable as part of the wider backdrop in some longer distance views to and from, or otherwise in context with, this distinctive structure at the centre of the highway. However, such change to the current experience and overall character of these shared views would be relatively minor, and most importantly would have little, if any, effect on the key views of this structure from close quarters and on the roadside, which are those elements of setting that make the greatest relative contribution to its particular significance. There is relatively little heritage significance derived from the relationship between this listed building and its wider townscape surroundings. Accordingly, the understanding and appreciation of the significance of this heritage asset would not be harmed or otherwise undermined by proposed change on Site. The special interest of this listed building would be preserved.

#### **Listed Building, Church of St Peter, Grade II\***

- 5.74 The proposed development would result in a change to the townscape character of the wider setting of, and also some longer distance views within the context of, this listed church. Review of the Applicant's Townscape, Heritage and VIA Statement 2017<sup>134</sup> indicates that the existing Newcombe House on Site can be observed as a minor feature of the background in some longer distance views looking south east directly along the busy Kensington Park Road (View 14), and also in the wider context of the church

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<sup>132</sup> Core Document 1.19

<sup>133</sup> Ibid.

<sup>134</sup> Ibid.

addressing this street. As a result of the proposed development, a taller and redesigned building would be appreciable within the far background to such long views. However, the degree of change to the overall character and appearance of the views that are also shared with this listed building would be very limited.

- 5.75 Proposed development within the wider setting of this listed building would not harm the understanding or appreciation of its particular heritage significance; special architectural or historic interest as a church. The local landmark status of this building within the Ladbroke Conservation Area would not be undermined or detracted from by proposed change. The distinctive Classical architecture of its principal frontage and prominent tower, which is by far best appreciated in closer views looking directly east along Stanley Gardens and across Kensington Park Road, and which are not orientated towards the Site itself, would not be affected. In addition, the surviving historic interior plan form and design, which is a further key element that contributes positively to its significance as a church, would be unaffected. The special interest of this listed building would be preserved.

#### **Listed Building, Kensington Palace, Grade I**

- 5.76 The Site is located c. 500m to the north west of Kensington Palace, and the proposed development would result in a degree of change within the wider setting of this landmark Grade I listed building (and its related historic complex). Review of the Townscape, Heritage and VIA Statement 2017<sup>135</sup> (in particular Views 40, 41, 42a / 42b / 42c) indicates that the existing modern taller building Newcombe House can be observed as a minor feature within the built background beyond the edge of the parkland of Kensington Gardens, and only in an extremely limited number of views or glimpses in context with this listed building and its east front. Similarly, the taller block of Campden Hill Towers at Notting Hill Gate can also be glimpsed as an established feature in some of these views. These more modern developments do not contribute positively to, or indeed have little overall effect on, the understanding or appreciation of the significance of the listed Palace as part of its wider setting.
- 5.77 The number and extent of these views towards the Site; seen in conjunction with the east front of the Palace, are highly constrained by the effects of distance, topography and interposing built development and mature vegetation within the park. The character of these views would therefore also be highly subject to the seasonal changes of leaf cover for existing mature trees within the park. As further context, the existing character of panoramic views in all directions out from the more open areas of Kensington Gardens is part defined by both historic and modern taller buildings or structures that can be observed as part of the skyline; through and or above the treeline. This aspect of these views, and also the broader experience of the activity and noise of contemporary London beyond the park boundaries, clearly identifies the wider urban context of this park.
- 5.78 Tested representative Views 40, 41, 42a / 42b / 42c indicate how the proposed development, and new taller and redesigned building form, would change the character and appearance of that very limited number of long distance views from within the park. Existing glimpses of a distant taller building on Site would increase slightly within the treed edge / skyline as part of the wider backdrop to views looking towards the east

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<sup>135</sup> Core Document 1.19

front of the historic landmark of the Palace, again within the context of other taller modern buildings or historic landmarks beyond the boundaries of the park. Where seen, such a change would be very minor, and again would be subject to the further screening and or filtering effects of the seasonal changes of leaf cover of the trees that dominate these views. I recognise that other key views of this listed building; such as that towards the principal south front or its relationship with the listed Queen Victoria statue to the east front, would not be affected. In addition, the exceptional historic interiors, which are further elements that contribute particularly positively to its heritage significance, would be unaffected.

- 5.79 However, the particular importance and intactness of the Palace as an historic building and complex, and also that of the key planned views / vistas within and across Kensington Gardens that are principally oriented to and from this landmark, heightens the sensitivity of the existing visual balance the listed building has with the surrounding designed landscape. Whereas these historic visual relationships would remain legible, such further visual intrusion of additional modern built form, however minor, within wider views out from the park and within the backdrop to the Palace would diminish the current experience of the significance of this listed building. Resultant harm to the significance of this heritage asset would be extremely minor, and so fall at the very lowest end of the scale of “less than substantial” as defined by the Framework.

#### **Registered Park and Garden, Kensington Gardens, Grade I**

- 5.80 The significance of this other designated heritage asset, and any contribution of setting to that significance, has been described in **Section 4** of my Evidence.
- 5.81 As previously described for the Grade I listed building Kensington Palace, which forms the centrepiece of this historic landscape, the proposed development would have an indirect impact through a very minor observable change to the character of an extremely limited number of longer distance views out from within this Grade I registered park and garden to its wider urban setting. Such change would be seen as part of the wider backdrop of the east front of the landmark and historic focus of the Palace within these parkland views. This is again demonstrated the series of AVRs for representative Views 40, 41, 42a / 42b / 42c as set out in the Applicant’s Townscape, Heritage and VIA Statement 2017<sup>136</sup>.
- 5.82 Again this change would be highly dependent on the seasonal change to leaf cover to the dominant trees within the parkland. Within the greater part of this large registered park and garden designation, views out towards its built edge and also those more important planned views and vistas along key routes and to and from landmark buildings or structures, would either be unaffected or otherwise unchallenged by the effect of a proposed taller building on Site. There would be very limited effect, therefore, on the defining character or appearance of this registered landscape as a whole, or on the understanding or appreciation of its special historic interest.
- 5.83 However, the particular importance and intactness of key planned views / vistas within and across Kensington Gardens, and also their orientation to and from historic landmark features such as the listed Palace and the Round Pond, heightens the sensitivity of the existing visual balance between built form and green elements within this designed

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<sup>136</sup> Core Document 1.19

landscape. This is highlighted further in the Royal Parks published Kensington Garden Management Plan 2016<sup>137</sup> (Key Views Plan page 132). Whereas these historic visual relationships would remain legible, such further visual intrusion of additional modern built form within wider views out from the park, however minor, would slightly detract from the experience of the significance of this registered landscape. Overall, harm to the heritage significance would be extremely minor, and so fall at the very lowest end of the scale of “less than substantial” as defined by the Framework.

### **Consideration against Relevant Legislation and Planning Policy**

#### ***Planning (Listed Buildings & Conservation Areas) Act 1990***

- 5.84 The application Site is not located within the boundary of a conservation area. The setting of a conservation area is not enshrined in legislation and does not, therefore, attract the weight of statutory protection. Accordingly, section 72(1) of the Planning Act 1990<sup>138</sup> would not apply in determining the application proposals, although national and local policy would do so.
- 5.85 I confirm that in light of the relevant statutory duty of the Planning Act 1990 (section 66(1))<sup>139</sup>, considerable weight and importance is required to be given to the requirement to pay special regard to the desirability of preserving the special interest and setting of the listed buildings near to this Site.
- 5.86 My Evidence describes that the only potentially direct impact on a listed building related to, or as a result of, the proposed scheme would be alterations to a shared wall with the Notting Hill Gate Underground Station (also part within the red line of the Site area). Such an impact would not result in harm to the special interest of this listed building, but would preserve that interest in accordance with that statutory duty.
- 5.87 I conclude, however, that the indirect impacts of proposed development on Site would cause a degree of harm to the significance of a number of listed buildings within the surrounding area, through change to the character of a part of their respective settings and shared views. The meaning of preservation under the relevant parts of the Planning Act 1990<sup>140</sup> is taken to be the avoidance of harm, however, such a presumption is not overriding or irrebuttable, as there will be cases where such harm would be outweighed by material considerations powerful enough to do so.
- 5.88 The Proof of Evidence prepared by Mr Richard Green on behalf of the Mayor / GLA, in relation to the wider relevant planning matters of the application proposals, and provides an assessment of the overall planning balance in light of this legislation.
- 5.89 Registered parks and gardens are designated heritage assets that are not subject to equivalent statutory protection.

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<sup>137</sup> Core Document 8.5

<sup>138</sup> Core Document Section 12

<sup>139</sup> Ibid.

<sup>140</sup> Ibid.

***NPPF (the Framework) 2019***

- 5.90 In accordance with the requirements of paragraphs 189-190 of the Framework, the significance (and also the contribution of their settings, including the application Site) of the identified designated heritage assets has been described on a proportionate basis as part of my Evidence. This is my analysis of the heritage baseline conditions, upon which my assessment of built heritage impacts is made.
- 5.91 I have taken account of the key principles set out in paragraph 192, which encourages development proposals to consider the desirability of sustaining and also enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; supporting the positive contribution that the conservation of heritage assets can make to sustainable communities, including their economic vitality; and, also the desirability of new development making its own positive contribution to local character and distinctiveness.
- 5.92 I acknowledge that paragraph 193 sets out that great weight should be given to the conservation of designated heritage assets. The Framework then sets out at paragraph 194 that any harm to, or loss, of the significance of such assets requires clear and convincing justification. This is particularly relevant where I have identified in my Evidence that the proposed development on Site would result in a minor degree of harm to the significance of a number of conservation areas, listed buildings and a registered park and garden through change to part of their respective settings (which is 'less than substantial' harm for the purposes of the Framework).
- 5.93 The Proof of Evidence of Mr Richard Green, also prepared on behalf of the Mayor / GLA, relates to all planning matters. This provides an assessment of the overall planning balance of the competing harms and benefits of the application proposals as a whole, which also therefore provides clear and convincing justification for any identified harm to heritage significance.
- 5.94 It is my Evidence that where the indirect impacts of proposed development would cause a degree of harm to the significance of designated heritage assets, any such harm would be 'less than substantial' in magnitude in the case of each asset for the purposes of the Framework (paragraph 196), and also at very lower or lowest end within that scale. In summary, the designated heritage assets that would be impacted in this way include: the Conservation Areas Pembridge, Ladbroke, Kensington Palace and Royal Parks; Listed Building Kensington Palace and part of the Listed Building groups at Kensington Palace Gardens (nos. 18-19 and 20) and Pembridge Gardens (nos. 1-5 and 7); and, the Registered Park and Garden Kensington Gardens.
- 5.95 The nature and extent of each of these impacts, and how that would affect the current understanding and or appreciation of heritage significance, is described in the preceding part of this section of my Evidence. This assessment has been informed by PPG, which sets out clearly that 'substantial harm' is a high test; so it may not arise in many cases<sup>141</sup>. Noting that PPG also sets out that is the degree of harm to the asset's significance rather than the scale of the development that should be assessed. The provisions of paragraph 195 in relation to 'substantial harm' would therefore not apply in this case.

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<sup>141</sup> NPPG Paragraph: 017 Reference ID: 18a-017-20140306

- 5.96 It should also be noted that Council officers recommended the previous application scheme for the redevelopment of this Site, which was submitted in September 2017, for approval of Planning Permission (RBKC reference PP/17/05782). It was their assessment that as part of the overall planning balance the public benefits of that scheme would outweigh the disbenefits, including ‘less than substantial’ harm identified to designated heritage assets. RBKC Planning Committee, however, went against this advice and resolved to refuse the application. It was at this point that the Mayor notified RBKC that he would act as the local planning authority to determine the application.
- 5.97 In response to the Mayor’s consultation on a further amended scheme for the Site, which was submitted to the GLA in August 2018<sup>142</sup> (GLA reference GLA/3109), it was the recommendation of RBKC officers to their Planning Committee to raise no objection, subject to the satisfactory completion of a Section 106 Agreement. Officers again identified that any heritage harm would remain ‘less than substantial’ in magnitude, albeit identifying that due to the increased massing to blocks KCS1 and WPB3 the level of harm had increased with the amendments. Again, acting against officer recommendation, members resolved to object. The memorandum<sup>143</sup> of this decision included two reasons to object, of which only Reason 1 related to heritage matters. Here it was again cited by members that proposed development would result in ‘substantial’ harm to the significance of the identified heritage assets.
- 5.98 It was only during the course of the process leading up to the Inquiry that the Council (in their role as a Rule 6 party), and with the issue of their Pre-Inquiry Statement of Case<sup>144</sup>, that they changed their position with regard to the heritage impacts and magnitude of harm to significance as defined by the Framework; i.e. ‘less than substantial’.
- 5.99 As a statutory consultee, Historic England have also provided advice to both RBKC and also later the GLA with regard to previous scheme applications for this Site made by the Applicant. With regard to the original application scheme, letter dated 3 October 2017 (RBKC reference PP/17/05782 and HE reference P00664990), Historic England summarised advice in their previous letter of the 19 January 2016<sup>145</sup> (RBKC reference PP/15/07602 and HE reference P00490226) that:
- “... there will be modest harm to assets of the highest significance. Your council is therefore required to ensure that the public benefits put forward are convincing, that they outweigh the extent of harm and that they are secured and delivered if you believe they justify the harm.”*
- 5.100 It has also been confirmed by the Mayor previously that any harmful impact of the original application scheme on the significance of the identified designated heritage assets would be ‘less than substantial’ in magnitude, in particular given the existing urban context of the Site, and subject to ensuring a high quality finish for the proposed buildings. This is set out in the GLA Stage 1 Planning Report (GLA reference D&P/3109a/01) dated 29 November 2017<sup>146</sup> (paragraphs 34-35). And also further

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<sup>142</sup> Core Document 3.7

<sup>143</sup> Core Document 3.14

<sup>144</sup> Core Document 4.3

<sup>145</sup> Core Document 2.3

<sup>146</sup> Core Document 2.4

reiterated in the more recent GLA Stage 3 Planning Report<sup>147</sup> (GLA reference D&P/3109a/03) dated 18 September 2018 in relation to the now amended scheme at Inquiry.

5.101 It is now agreed with RBKC that “significant weight”<sup>148</sup> should be given the past appeal decision relating to the redevelopment of this Site, as a material consideration (RBKC reference PP/17/05782 and PINS reference APP/K5600/W/16/3149585). This decision relates to an earlier application that was refused by RBKC in March 2016, which is also the founding scheme for later amended submissions to both RBKC and the Mayor by the Applicant. This decision was made on 12 June 2017 and the appeal dismissed in his letter<sup>149</sup>.

5.102 In considering the heritage impacts related to the application scheme specifically, the Inspector identified that harm would be caused to the significance of a number of designated heritage assets. The magnitude of this heritage harm was considered to be ‘less than substantial’ for the purposes of the Framework, where the Inspector stated that:

*“I find that the impact would be well below the hurdle for substantial harm ...”*  
(paragraph 42)<sup>150</sup>

5.103 He also described in his decision letter his further consideration of the potential cumulative effect of harms identified to the significance of each of a number of different heritage assets as a result of this one scheme. Again identifying that any such harm would be “minor” and remain as ‘less than substantial’ (paragraph 42)<sup>151</sup>.

5.104 In addition, it is noted that the Inspector was minded to give only “limited weight” to the concern that allowing the appeal would set a precedent for other tower blocks which might be considered harmful (paragraph 41)<sup>152</sup>. This scheme would essentially replace one taller building with another in his view.

5.105 Returning to the application proposals at Inquiry, paragraph 196 of the Framework sets out that for cases of ‘less than substantial’ harm for designated heritage assets this should be weighed against the public benefits of the proposals as a whole, including where appropriate securing the optimum viable use of the asset(s).

5.106 Accordingly, the Proof of Evidence prepared by Mr Richard Green provides a full assessment of all relevant planning considerations for this Site and the proposed development, including the overall planning balance in relation to the competing harms and benefits of the proposed development as a whole. Mr Green concludes that any such minor or ‘less than substantial’ harm to the significance of the identified heritage assets would be significantly and demonstrably outweighed by the wider public benefits delivered by the scheme. This is assessed against the provisions of the Framework when

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<sup>147</sup> Core Document 3.12

<sup>148</sup> RBKC, Pre-Inquiry Statement of Case, 14 June 2019

<sup>149</sup> Core Document 10.10

<sup>150</sup> Ibid.

<sup>151</sup> Ibid.

<sup>152</sup> Ibid.



read as a whole, and also in light of the overarching statutory duty of the Planning Act 1990<sup>153</sup> as relevant. This provides clear and convincing justification for any such harm to heritage significance.

- 5.107 My Evidence also identifies that the application scheme has the potential to enhance or better reveal the significance of heritage assets; either through improvements to their use or improvements to the character of a part of their setting. In summary, these potential enhancements relate to the Kensington Conservation Area and Listed Building Notting Hill Gate Underground Station. These are 'heritage benefits', as defined by PPG<sup>154</sup>, and should be regarded as public benefits for the purposes of the Framework, and should also be considered favourably as part of the wider planning balance.
- 5.108 My Evidence also highlights that the proposed development would have a neutral, or no, impact on the understanding or appreciation of the significance of the majority of the designated heritage assets identified for consideration as part of our Study Area for this application.

#### ***The Development Plan***

- 5.109 Local planning policy is required to be in conformity with the requirements of the Framework, and also the statutory duty(s) of the Planning Act 1990 as relevant. The proposed development would cause a degree of harm to the significance of designated heritage assets through change to a part of their settings, which I have assessed to be 'less than substantial' in magnitude; and also at the very lower end of that scale, for the purposes of the Framework. In isolation, this could be seen to be in conflict with specific RBKC local policy requirements in relation to the protection of the heritage significance of conservation areas and listed buildings.
- 5.110 However, it is for the decision maker to determine whether any adverse impacts of granting Planning Permission for the development proposed would in overall terms outweigh the benefits delivered by these proposals, when assessed against the provisions of the Framework as read as a whole, and also in light of the relevant overarching statutory duty of the Planning Act 1990. This is again addressed in the Proof of Evidence prepared by Mr Richard Green for the Mayor / GLA, in relation to all planning matters.

#### ***GLA London Plan 2016***<sup>155</sup>

- 5.111 In my Evidence I have taken account of the policy requirements of the London Plan 2016 in relation to development affecting heritage assets.
- 5.112 With regard to planning decisions, criterion C of Policy 7.8 (Heritage assets and archaeology) has been considered, which encourages development to identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate. Criterion D encourages development to conserve the significance (and settings) and heritage assets, by being sympathetic to their form, scale, materials and architectural detail. Again, due consideration has been given to this criterion of the policy; by looking to avoid or minimise harm to heritage significance where possible in delivering this scheme on

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<sup>153</sup> Core Document Section 12

<sup>154</sup> Paragraph: 020 Reference ID: 18a-020-20140306

<sup>155</sup> Core Document 6.1



Site; through well-considered architectural and landscape design.

- 5.113 The draft London Plan<sup>156</sup> is also now a material consideration in planning decisions. Accordingly, due consideration, but limited weight, has been given to the provisions of draft Policy HC1, which has the key objective of reconciling heritage conservation and the sustainable growth of London.

***RBKC Local Plan 2019***<sup>157</sup>

- 5.114 In my Evidence I have also taken due account of the policy requirements of the RBKC Local Plan (including the Local Plan Partial Review (LPPR) 2019 and 'saved' parts of the Consolidated Local Plan 2015) in relation to development affecting heritage assets.
- 5.115 In response to the objective of saved Policy CL3 (Heritage Assets – Conservation Areas and Historic Spaces), special attention has been paid to the preservation or enhancement of the character and appearance of conservation areas as part of this scheme, its uses and overall design.
- 5.116 Accordingly due consideration has been given to criterion a of this policy that requires development to preserve or enhance the character or appearance of conservation areas and their settings, by looking to avoid or minimise harm to heritage significance where possible in delivering this scheme; through well-considered design.
- 5.117 The Site does not fall within the boundary of a conservation area, and therefore a number of other criteria for this policy would not apply to this proposed development.
- 5.118 In response to the objective of renewed Policy CL4 (Listed Buildings, Scheduled Ancient Monuments and Archaeology), due regard has been given to the requirement for development to protect the heritage significance of listed buildings. Archaeological matters do not, however, form part of the remit of my Evidence.
- 5.119 Under criterion a, the only physical works of alterations to a listed building that are related to this application scheme are works to the adjoining party wall of the Underground Station. Here, the heritage significance of this building, its setting and any features of special architectural or historic interest would be preserved and not harmed.
- 5.120 Other heritage impacts related to the application proposals would be indirect and represent change to the setting and views of heritage assets. My evidence describes that although due regard has been given to the requirements of this criterion in delivering this scheme, to preserve the settings of listed buildings, a degree of harm to heritage significance would arise.

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<sup>156</sup> Core Document 6.8

<sup>157</sup> Core Document 5.1

## 6. Summary

- 6.1 My Evidence identifies the relevant built heritage considerations for the determination of this application. These relate to the direct and or indirect impacts of the proposed development on the particular significance of the identified designated heritage assets, and change to part of their respective settings and views as elements of setting.
- 6.2 Firstly, a proportionate analysis of the baseline conditions in relation to these heritage assets has been established. This is my assessment of the significance of each of the identified designated heritage assets and, where appropriate, a description of the contribution of the setting (and views) of each asset (including the Site) to that significance. This work is based on review of existing published information, desktop and archival research, and my own on-site visual survey. This work is undertaken in accordance with best practice guidance and advice as established by DCMS and Historic England, and meets the requirements of paragraphs 189-190 of the Framework.
- 6.3 My approach to assessment of the impacts of the proposed development at the application Site on the significance of each of the heritage assets is consistent with relevant best practice / advice regarding decision-taking for development within the historic environment<sup>158</sup> and assessing the impact of change in the setting and views of heritage assets<sup>159</sup>.
- 6.4 My Evidence describes that the proposed development would cause a minor degree of harm to the understanding and or appreciation of the significance of a number of designated heritage assets within the surrounding area of the Site. Such impacts would be indirect and only would affect the character of part of the setting of the identified heritage assets. In summary, the assets that would be impacted in this way include: the Conservation Areas Pembridge, Ladbroke, Kensington Palace and Royal Parks; Listed Building Kensington Palace and part of the Listed Building groups at Kensington Palace Gardens (nos. 18-19 and 20) and Pembridge Gardens (nos. 1-5 and 7); and, the Registered Park and Garden Kensington Gardens. Any such minor harm to heritage significance would be 'less than substantial' in magnitude for the purposes of the Framework, and also at very lower or lowest end within that scale in each case.
- 6.5 In overall terms any such minor and 'less than substantial' harm caused to the significance of designated heritage assets should be considered against the public benefits delivered by the application development as a whole, in accordance with the requirements of paragraph 196 of the Framework and when read as a whole, and also in light of the relevant overarching statutory duty of the Planning Act 1990.
- 6.6 Accordingly, the Proof of Evidence by Mr Richard Green, also prepared on behalf of the Mayor / GLA, provides a full assessment of all relevant planning considerations for this Site and the proposed development as a whole, including the overall planning balance in relation to the competing harms and benefits of the application. It is concluded by Mr Green that any 'less than substantial' harm to the significance of the identified heritage

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<sup>158</sup> Historic England: Managing Significance in Decision-Taking in the Historic Environment (Historic Environment Good Practice Advice in Planning 2) 2015

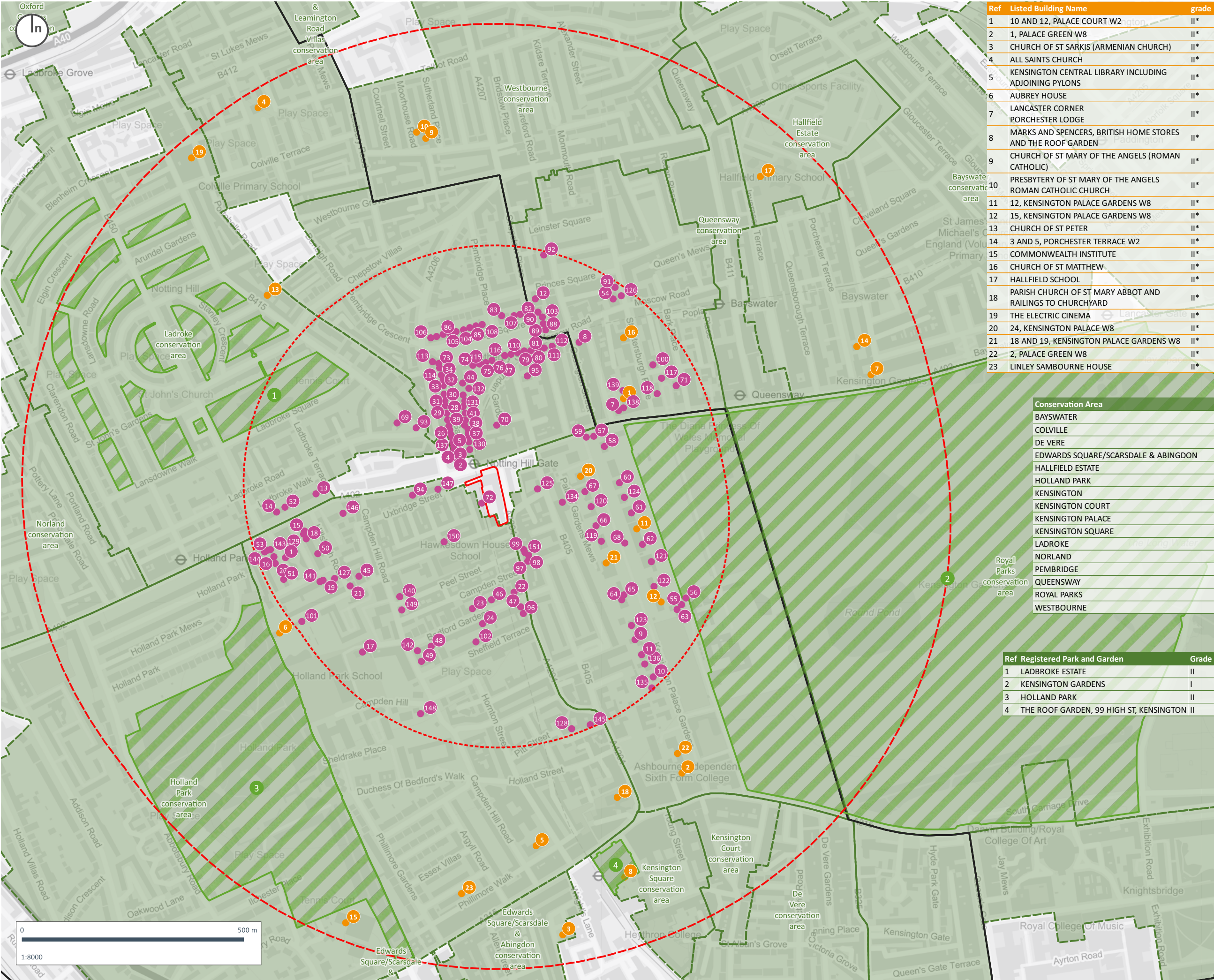
<sup>159</sup> Historic England: The Setting of Heritage Assets (Historic Environment Good Practice Advice in Planning 3) (2<sup>nd</sup> Edition) 2017

assets would be significantly and demonstrably outweighed by the wider public benefits offered by the scheme. This provides clear and convincing justification for any such harm to heritage significance.

- 6.7 My Evidence also identifies that the application scheme has the potential to enhance or better reveal the significance of heritage assets. These are 'heritage benefits', as defined by PPG, and should be regarded as public benefits for the purposes of the Framework, and should also be considered favourably as part of the wider planning balance.

## **Appendix 1: Heritage Assets Maps**





Ref	Listed Building Name	grade
1	10 AND 12, PALACE COURT W2	II*
2	1, PALACE GREEN W8	II*
3	CHURCH OF ST SARKIS (ARMENIAN CHURCH)	II*
4	ALL SAINTS CHURCH	II*
5	KENSINGTON CENTRAL LIBRARY INCLUDING ADJOINING PYLONS	II*
6	AUBREY HOUSE	II*
7	LANCASTER CORNER PORCHESTER LODGE	II*
8	MARKS AND SPENCERS, BRITISH HOME STORES AND THE ROOF GARDEN	II*
9	CHURCH OF ST MARY OF THE ANGELS (ROMAN CATHOLIC)	II*
10	PRESBYTERY OF ST MARY OF THE ANGELS ROMAN CATHOLIC CHURCH	II*
11	12, KENSINGTON PALACE GARDENS W8	II*
12	15, KENSINGTON PALACE GARDENS W8	II*
13	CHURCH OF ST PETER	II*
14	3 AND 5, PORCHESTER TERRACE W2	II*
15	COMMONWEALTH INSTITUTE	II*
16	CHURCH OF ST MATTHEW	II*
17	HALLFIELD SCHOOL	II*
18	PARISH CHURCH OF ST MARY ABBOT AND RAILINGS TO CHURCHYARD	II*
19	THE ELECTRIC CINEMA	II*
20	24, KENSINGTON PALACE W8	II*
21	18 AND 19, KENSINGTON PALACE GARDENS W8	II*
22	2, PALACE GREEN W8	II*
23	LINLEY SAMBOURNE HOUSE	II*

Conservation Area
BAYSWATER
COLVILLE
DE VERE
EDWARDS SQUARE/SCARSDALE & ABINGDON
HALLFIELD ESTATE
HOLLAND PARK
KENSINGTON
KENSINGTON COURT
KENSINGTON PALACE
KENSINGTON SQUARE
LADBROKE
NORLAND
PEMBRIDGE
QUEENSWAY
ROYAL PARKS
WESTBOURNE

Ref	Registered Park and Garden	Grade
1	LADBROKE ESTATE	II
2	KENSINGTON GARDENS	I
3	HOLLAND PARK	II
4	THE ROOF GARDEN, 99 HIGH ST, KENSINGTON	II

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- Application Site**
- Application Site
  - Study Area 1km
  - Study area 500m
  - Conservation area (all)
  - Registered Parks and Gardens
  - Listed Buildings 1km
  - Listed Buildings 500m

CLIENT: \_\_\_\_\_

PROJECT: \_\_\_\_\_  
Newcombe House, Notting Hill Gate

DRAWING: \_\_\_\_\_  
Heritage Assets Plan

PROJECT NUMBER: \_\_\_\_\_  
GREH3007

DRAWING NUMBER: \_\_\_\_\_  
GIS\_100

CHECKED BY: \_\_\_\_\_  
CG

REVISION: \_\_\_\_\_  
1.1

STATUS: \_\_\_\_\_  
Draft

DATE: \_\_\_\_\_  
September 2019

SCALE: \_\_\_\_\_  
1:8000 @ A3





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Ref	Listed Buildings within 500m	Grade
1	WALLS, GATES, GATEPIERS AND RAILINGS TO CENTRAL GARDEN	II
2	2, PEMBRIDGE GARDENS W2	II
3	4, PEMBRIDGE GARDENS W2	II
4	6, PEMBRIDGE GARDENS W2	II
5	8, PEMBRIDGE GARDENS W2	II
6	10, PEMBRIDGE GARDENS W2	II
7	2, PALACE COURT W2	II
8	47, PALACE COURT W2	II
9	10, PALACE GREEN W8	II
10	7, PALACE GREEN W8	II
11	9, PALACE GREEN W8	II
12	61-69, CHEPSTOW PLACE W2	II
13	2, 4 AND 6, HOLLAND PARK AVENUE W11	II
14	30 AND 32, HOLLAND PARK AVENUE W11	II
15	19, HOLLAND PARK AVENUE W11	II
16	52, CAMPDEN HILL SQUARE, W8	II
17	THORPE LODGE	II
18	2, CAMPDEN HILL SQUARE, W8	II
19	14, CAMPDEN HILL SQUARE W8	II
20	50 AND 51, CAMPDEN HILL SQUARE, W8	II
21	NUMBERS TWO TO SIX (EVEN) INCLUDING GARDEN RAILINGS	II
22	2 AND 4, BEDFORD GARDENS W8	II
23	36-46, BEDFORD GARDENS W8	II
24	19-43, BEDFORD GARDENS W8	II
25	16, PEMBRIDGE GARDENS W2	II
26	18, PEMBRIDGE GARDENS W2	II
27	20, PEMBRIDGE GARDENS	II
28	22, PEMBRIDGE GARDENS W2	II
29	24, PEMBRIDGE GARDENS W2	II
30	26, PEMBRIDGE GARDENS W2	II
31	28, PEMBRIDGE GARDENS W2	II
32	NUMBER 30 AND GARDENS WALLS AND CENTRAL GATEPIERS	II
33	NUMBER 32 AND GARDEN WALLS AND CENTRAL GATEPIERS	II
34	34, PEMBRIDGE GARDENS W2	II
35	7, PEMBRIDGE GARDENS W2	II
36	9, PEMBRIDGE GARDENS W2	II
37	11, PEMBRIDGE GARDENS W2	II
38	13, PEMBRIDGE GARDENS W2	II
39	15, PEMBRIDGE GARDENS W2	II
40	17, PEMBRIDGE GARDENS W2	II
41	19, PEMBRIDGE GARDENS W2	II
42	21, PEMBRIDGE GARDENS W2	II
43	23, PEMBRIDGE GARDENS W2	II
44	29, PEMBRIDGE GARDENS W2	II
45	CHURCH OF ST GEORGE	II
46	14-34, BEDFORD GARDENS W8	II
47	3-9, BEDFORD GARDENS W8	II
48	85-91, BEDFORD GARDENS W8	II
49	92-102, CAMPDEN HILL ROAD W8	II
50	3-13, CAMPDEN HILL SQUARE W8	II
51	44 AND 45, CAMPDEN HILL SQUARE W8	II
52	24-28, HOLLAND PARK AVENUE W11	II
53	21, HOLLAND PARK AVENUE W11	II
54	GREEK CATHEDRAL OF AGHIA SOPHIA AND PRESBYTERY	I
55	UPPER STABLES	II
56	GATEPIERS AND WALL TO RIGHT OF UPPER STABLES	II
57	NORTH LODGE	II
58	6 AND 7, KENSINGTON PALACE GARDENS W8	II
59	TWO GATEWAYS WITH CAST IRON GATES	II
60	9, KENSINGTON PALACE GARDENS W8	II
61	11, KENSINGTON PALACE GARDENS W8	II
62	12A, KENSINGTON PALACE GARDENS W8	II
63	COPE HOUSE	II
64	16, KENSINGTON PALACE GARDENS W8	II
65	17, KENSINGTON PALACE GARDENS W8	II
66	21, KENSINGTON PALACE GARDENS W8	II
67	23, KENSINGTON PALACE GARDENS W8	II
68	PILLAR BOX OUTSIDE NUMBER 12	II
69	KENSINGTON TEMPLE	II
70	ENTRANCE ARCH FROM LINDEN GARDENS	II

Ref	Listed Buildings within 500m	Grade
71	3, ORME SQUARE W2	II
72	NOTTING HILL GATE UNDERGROUND STATION, DISTRICT/CIRCLE LINE PLATFORMS	II
73	2, PEMBRIDGE SQUARE W2	II
74	6, PEMBRIDGE SQUARE W2	II
75	7, PEMBRIDGE SQUARE W2	II
76	9, PEMBRIDGE SQUARE W2	II
77	10, PEMBRIDGE SQUARE W2	II
78	12, PEMBRIDGE SQUARE W2	II
79	13, PEMBRIDGE SQUARE W2	II
80	15, PEMBRIDGE SQUARE W2	II
81	16, PEMBRIDGE SQUARE W2	II
82	23, PEMBRIDGE SQUARE W2	II
83	HYDE PARK WEST HOTEL	II
84	28, PEMBRIDGE SQUARE W2	II
85	29, PEMBRIDGE SQUARE W2	II
86	32, PEMBRIDGE SQUARE W2	II
87	34, PEMBRIDGE SQUARE W2	II
88	19, PEMBRIDGE SQUARE W2	II
89	20, PEMBRIDGE SQUARE W2	II
90	22, PEMBRIDGE SQUARE W2	II
91	21 AND 22, PRINCES SQUARE W2	II
92	NUMBERS 66 TO 71 PRINCES SQUARE AND NUMBERS 58 TO 64 LEINSTER SQUARE	II
93	CABMEN'S SHELTER TO CENTRE GROUND OUTSIDE NUMBERS 8 AND 10	II
94	CORONET CINEMA	II
95	38, 38B, 40 AND 42, LINDEN GARDENS	II
96	99 AND 101, KENSINGTON CHURCH STREET W8	II
97	128, KENSINGTON CHURCH STREET W8	II
98	132 AND 134, KENSINGTON CHURCH STREET W8	II
99	138 KENSINGTON CHURCH STREET	II
100	NEW WEST END SYNAGOGUE	I
101	15-19, AUBREY WALK	II
102	38, SHEFFIELD TERRACE W8	II
103	21, PEMBRIDGE SQUARE W2	II
104	31, PEMBRIDGE SQUIRE W2	II
105	33, PEMBRIDGE SQUARE W2	II
106	35, PEMBRIDGE SQUARE W2	II
107	24, PEMBRIDGE SQUARE W2	II
108	27, PEMBRIDGE SQUARE W2	II
109	30, PEMBRIDGE SQUARE W2	II
110	14, PEMBRIDGE SQUARE W2	II
111	17, PEMBRIDGE SQUARE W2	II
112	18, PEMBRIDGE SQUARE W2	II
113	1, PEMBRIDGE SQUARE W2	II
114	3, PEMBRIDGE SQUARE W2	II
115	8, PEMBRIDGE SQUARE W2	II
116	11, PEMBRIDGE SQUARE W2	II
117	1 AND 2, ORME SQUARE W2	II
118	10 AND 11, ORME SQUARE W2	II
119	20, KENSINGTON PALACE GARDENS W8	II
120	22, KENSINGTON PALACE GARDENS W8	II
121	13, KENSINGTON PALACE GARDENS W8	II
122	14, KENSINGTON PALACE GARDENS W8	II
123	15A, KENSINGTON PALACE GARDENS W8	II
124	10, KENSINGTON PALACE GARDENS W8	II
125	MALL CHAMBERS	II
126	GATES, GATEPIERS AND BALUSTRADED WALL TO EAST OF GREEK CATHEDRAL OF AGHIA SOPHIA	II
127	14, HILLSLEIGH ROAD W8	II
128	CARMELITE PRIORY	II
129	1, CAMPDEN HILL SQUARE W8	II
130	1-5, PEMBRIDGE GARDENS W2	II
131	25, PEMBRIDGE GARDENS W2	II
132	27, PEMBRIDGE GARDENS W2	II
133	14, PEMBRIDGE GARDENS W2	II
134	SECOND CHURCH OF CHRIST SCIENTIST	II
135	6, PALACE GREEN W8	II
136	8, PALACE GREEN W8	II
137	12, PEMBRIDGE GARDENS W2	II
138	4, PALACE COURT W2	II
139	14, PALACE COURT W2	II
140	WEST HOUSE	II
141	15, CAMPDEN HILL SQUARE W8	II
142	95, BEDFORD GARDENS W8	II

Ref	Listed Buildings within 500m	Grade
143	53, CAMPDEN HILL SQUARE W8	II
144	23-27, HOLLAND PARK AVENUE W11	II
145	ROMAN CATHOLIC CHURCH OF OUR LADY OF MOUNT CARMEL	II
146	1, HOLLAND PARK AVENUE	II
147	THE GATE CINEMA	II
148	1, CAMPDEN HILL	II
149	WINDSOR CASTLE PUBLIC HOUSE	II
150	23 KENSINGTON PLACE	II
151	136 KENSINGTON CHURCH STREET	II

## **Appendix 2:    Heritage Assets: Statements of Significance**



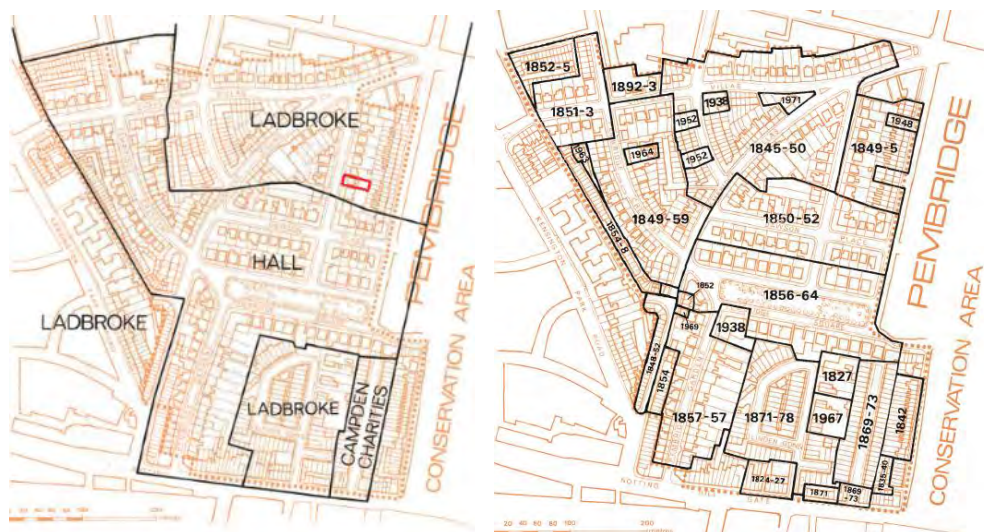
### **Pembridge Conservation Area (RBKC)**

6.8 The Pembridge Conservation Area was first designated in 1969 and subsequently extended in 1974, 1977, 1981, 1982, and 1983-1984. The Pembridge Conservation Area Character Appraisal (Pembridge CACA) was adopted on 30 January 2017. The Pembridge Conservation Area forms land which was owned by the Ladbroke Estate. It is bounded on all sides by other conservation areas: to the north, by the Colville Conservation Area; to the east by the Bayswater Conservation Area, located within the City of Westminster; to the south by the Kensington, Kensington Palace conservation areas; and to the west by the Ladbroke Conservation Area.

### **Historical Development**

6.9 The Pembridge Conservation Area originally comprised land in the ownership of the Campden Charities, the Ladbroke Estate and the Hall Estate, which was speculatively developed from the mid-19<sup>th</sup> century as a residential area (**Figure 4.2**) as part of the westward expansion of London precipitated by migration and population growth.

6.10 The Ladbroke Estate owned two parcels of land within Pembridge Conservation Area, the smaller of these being five acres in size and located in the south-east corner of the conservation area. This was developed from 1827 onwards as residential terraces by a local builder, John Dixon, to a layout designed by the Ladbroke Estate's architect, Thomas Allason. The larger area owned by the Ladbroke Estate, was twenty-eight acres in size and located in the northern part of the conservation area. Development of this land began from 1844 onwards following the lease of the land to Henry William Jenkins, a civil engineer, for the construction of at least 80 houses along with associated roads and sewers. Henry William Jenkins also undertook development on the Hall Estate, located between the two parts of the Ladbroke Estate within the conservation area. He sought to complete the pattern of streets around Chepstow Villas and Pembridge Crescent. Works here began in 1846 and were completed by 1859.



Pembridge Square, Dawson Place and Pembridge Place. At Pembridge Square, works began in 1856 and were completed by 1864. The Ordnance Survey (OS) Plan of 1869-1870 shows the area surrounding Pembridge Square laid out by this time with rows of detached houses and terraces set back from the street and within fairly generous garden plots (**Figure 4.3**).



**Figure 6.2: Extract from the 1869-70 OS map**

- 6.12 The extension of the Metropolitan Railway along the western edge of the Ladbroke Estate in the mid-29<sup>th</sup> century led to the total redevelopment of the houses around Linden Gardens and Clanricarde Gardens between 1871 and 1878. The conservation area had been completely built up by the end of the 19<sup>th</sup> century, as shown in the 1893-1896 OS map (**Figure 4.4**)

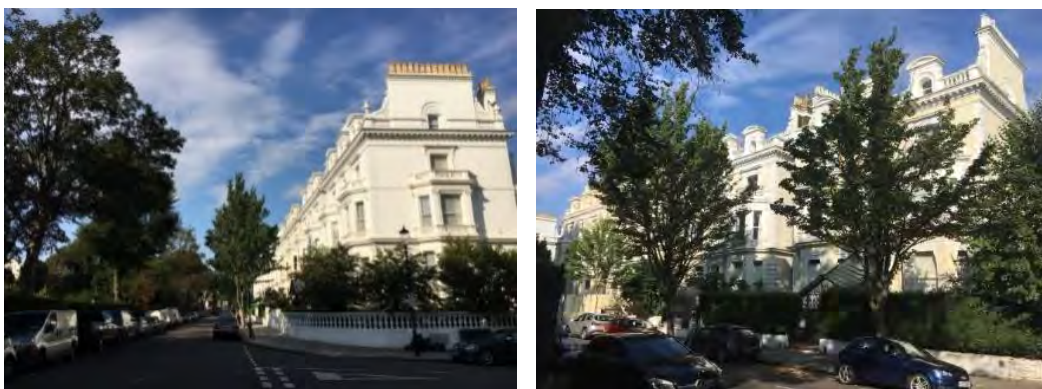


**Figure 6.3: Extract from the 1893-6 OS map**

- 6.13 Following the initial, comprehensive phases of development, the conservation area was subject to a small amount of localised redevelopment during the 20<sup>th</sup> century, including the construction of Chepstow Court and Vincent House during the 1930s, and later post-war development in the 1940s and 1950s. However, the conservation area has largely retained the historic building stock and street pattern which were developed on the three principal landholdings from the mid-19<sup>th</sup> century.

#### **Character and Appearance**

- 6.14 The Pembridge Conservation Area is characterised by a layout of interconnecting streets and crescents of villas and terraces, which were laid out during the mid- to late-19<sup>th</sup> century. Stock brick and stucco are the prevailing building materials, and the Classical or Italianate style the principal architectural reference, although there is much variety in architectural detail and features within this lexicon as a consequence of the different land ownerships, and the piecemeal nature of the speculative development which was carried out. As set out in the 1982 Conservation Area Proposals Statement: *“the main contrast in the area is between the tall narrow buildings in the south-east ... and the more spacious villa development to the north”*<sup>160</sup>. The pattern of land ownership has also dictated the varying road layout within the conservation area, where a formal arrangement of roads and squares is principally found within the Hall Estate, whilst a more asymmetrical layout is found within the rest of the conservation area.
- 6.15 The conservation area was originally developed for residential use, and today it retains much of this 19<sup>th</sup> century domestic character. Residential use still prevails here, although there are also now some limited commercial premises on Chepstow Place, Portobello Road, Pembridge Road and Pembridge Square. Semi-detached and detached villas dominate the area and are typically grand in scale and architecture, demonstrating the mid-Victorian enthusiasm for lavish materials and detailing - principally using stock brick and stucco facing, and Classical features including columned porches, pilasters, architraves, pediments, cornices and decorative ironwork. There is a repeating rhythm of frontages within the terraced groups, with a Classical hierarchy of floors clearly expressed in the vertically proportioned fenestration pattern, use of materials and detailing to facades. However, later alterations and extensions have disrupted the original order of some elevations and the prevailing consistency of rooflines.



**Figure 6.4: Grand, detached villas dominate the conservation area**

<sup>160</sup> Royal Borough of Kensington and Chelsea, Pembridge Conservation Area Statement, 1982



- 6.16 Typically, villas are between three and four storeys in height and situated within fairly large landscaped garden plots, and this generous scale is also accentuated by the relatively wide tree lined streets and crescents (**Figure 4.5**). The most important villa group surrounds Pembridge Square and described in the Pembridge CAA as the: *“centrepiece of the conservation area”*.<sup>161</sup>



**Figure 6.5: Aerial view of Pembridge Square**

- 6.17 By contrast, there are a number of smaller scale developments including modest two and three storey mews developments and terraced groups, evident on Pembridge Road. These building groups also form an important feature of the conservation area, their close-knit layout providing a more intimate and enclosed character.
- 6.18 Across the conservation area as a whole, there are a number of subtle and striking differences in the form and design of the buildings reflecting the speculative nature of the area and creating visual interest. Homogeneity of appearance is achieved however, by the consistent use of materials and classical detailing. Pembridge Square is formed of a unified and close-set group of similarly designed double-fronted villas. The buildings share a common appearance in their principal frontages with the use of stucco and Italianate detailing and features. The harmonious building line, regular plot widths and continuous row of stucco walls and balustrades fronting the pavement also provide a sense of unity to the street, although many of the boundary walls and pillars have been altered or lost over time.
- 6.19 Views through the conservation area are determined by the pattern of development and clearly defined streets and spaces. There are linear views along tightly enclosed streets such as Linden Gardens and Clanricade Gardens, and longer distance vistas and glimpses between buildings in the more spacious arrangement of streets to the north.
- 6.20 A number of plots in the conservation area have been redeveloped since the initial phase of development, including the Sion Convent, a distinctive late Victorian red brick building. There are limited areas of post-war infill to the south of the conservation area with, Modernist blocks punctuating parts of Linden Gardens and Pembridge Gardens. The conservation area appraisal details that the most formal views are those experienced around Pembridge Square while most of the conservation area is experienced in short views along particular streets it does note that a number of views contain the post-war tower blocks of Newcombe House and Campden Hill Tower as a backdrop.

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<sup>161</sup> Ibid.

### ***Summary of Significance***

- 6.21 In summary, Pembridge Conservation Area is predominantly characterised by a sequence of crescents, streets and squares of stock brick and stucco, Classical or Italianate terraced townhouses and detached villas, set within generous garden plots. The attractiveness of the conservation area and the quality of its buildings and designed landscapes, which include a considerable number of listed buildings, contribute to its architectural and aesthetic values.
- 6.22 The significance of the conservation area is derived from its development history, which remains legible in its existing street pattern, built fabric and the relationship between buildings and streetscape. The conservation area has historical interest in illustrating the expansion and prosperity of mid-Victorian Kensington, and also of London more widely. It also illustrates the development of new trends in residential planning and changing tastes in domestic architectural styles and use of materials in this period.

### ***Contribution of Setting to Significance***

- 6.23 The Pembridge Conservation Area is almost completely surrounded by other conservation areas including the Colville Conservation Area and Westbourne Conservation Area to the north, Bayswater Conservation Area to the east, Ladbroke Conservation Area to the west and Kensington Palace Conservation Area across Notting Hill Gate to the south.



**Figure 6.6: View from Pembridge Square and along Pembridge Gardens looking south**

- 6.24 Accordingly, the immediate surrounding area consists of developments of similar building quality comprising Georgian and Victorian townhouses, interspersed with blocks of 20<sup>th</sup> century development. Generally, the building heights of the surrounding conservation areas are comparable to that within this boundary, and contribute to some degree to the quality and understanding of historic built development. However, to the immediate south of the conservation area is an area of post-war development and focus

of commercial activity along the key metropolitan route of Notting Hill Gate which includes the Site, and is excluded from any conservation area.

6.25 For the most part, the Pembridge Conservation Area is self-contained and inward-looking, contributing relatively little to the experience of the surrounding area, apart from the medium or long distance views from some locations within the conservation area towards related areas of intact historic townscape (other conservation areas). Overall, any contribution of its setting to significance is minor compared with the survival of road layouts, plot sizes and historic fabric within the defined boundary of this heritage asset.

6.26 Within the Pembridge CACA no 'important views' are identified in Section 5 (and figure 5.1) as being orientated directly towards Newcombe House within the Site. Paragraph 5.5 does describe, however, that:

*"A number of views contain the 1960s tower blocks of Newcombe House and Campden Hill Tower as a backdrop. The height and bulk of these buildings rise up above some of the houses and shops within the conservation area affecting the Victorian townscape and skyline."*

6.27 The surrounding conservation areas and Georgian / Victorian residential developments contained therein contribute to the character and appearance of the Pembridge Conservation Area. The piecemeal development of the conservation area was, to an extent, a response to the growth of the Notting Hill Gate area more generally, the Victorian villas surrounding Pembridge Square directly responding to the increased prosperity of the wider area. The surrounding residential developments also illustrate the population growth and continued expansion of this part of Notting Hill into the 20<sup>th</sup> century. The introduction of the sub-surface Circle and District line platforms in 1868 was an important development in the history of Notting Hill Gate that precipitated further expansion and residential and commercial development.

6.28 Where observed / experienced, the post-war housing and the commercial developments immediately to the south of the conservation area are negative elements within its setting that do not contribute positively to the character and appearance of this more intact historic townscape area. Overall, the significance of the Pembridge Conservation Area is principally derived from its development history, which remains legible in its existing street pattern, built fabric and the relationship between buildings and streetscape. The wider townscape setting outside that boundary contributes comparatively little to the significance of this asset as a whole.

#### ***Contribution of the Site to Significance***

6.29 The Site forms part of the concentration of modern developments to the south of the conservation area, which are negative elements within the setting where contrasting building forms are observed in shared local views. As such, as found today the Site does not contribute positively to the significance - character and appearance - of the conservation area, but detracts.

### **Ladbroke Conservation Area (RBKC)**

6.30 The Ladbroke Conservation Area was first designated in 1969 and subsequently extended in 1974, 1975, 1989, and 2002. The Ladbroke Conservation Area Character Appraisal (Ladbroke CACA) was adopted on 15 October 2015. The Ladbroke Conservation Area is located in the north of the borough and straddles four different wards with the larger allotment of the residential development on the Ladbroke Estate characterising this area. The Ladbroke Conservation Area features a large amount of green space and borders a number of conservation areas including the Colville Conservation Area and Pembridge Conservation Area to the east, the Holland Park Conservation Area and Kensington Conservation Area to the south and to the west by the Ladbroke Conservation Area. To the north, across the railway line, lies the Oxford Gardens Conservation Area.

### ***Historic Development***

6.31 Much of the area that is today Notting Hill remained largely undeveloped up until the beginning of the nineteenth century. John Rocque's map of 1746 (updated 1763; **Figure 4.8**) shows Holland House and its grounds (now Holland Park) to the south of the 'Kensington Gravell Pits' (later Uxbridge Road and today Holland Park Avenue).



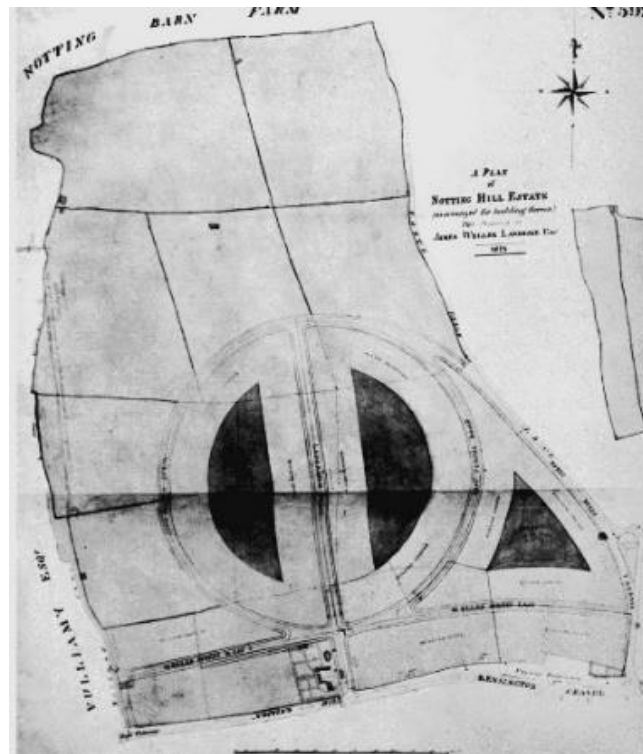
**Figure 6.7: Extract from John Rocque's Map of London and Environs, 1763.**

- 6.32 This area to the north of the Kensington Gravell Pits and the surrounding area was acquired about the time of Rocque's map by Richard Ladbroke, a wealthy man whose brother Robert had been Lord Mayor of London and a member of parliament. Eventually, the estate was passed down to James Weller Ladbroke in 1819. Weller Ladbroke's inheritance of the estate coincided with a period of rapid residential expansion in the western part of London, and he appointed Thomas Allason, a distinguished architect and specialist in landscape design, as surveyor to the estate to oversee its development.<sup>162</sup>
- 6.33 Allason drew up a plan for the estate in 1823, which exploited the undulating ground surrounding Notting Hill through the introduction of a crescent formation of large houses, with long roads radiating out from the crescent. Allason also included three large paddocks – two segmental areas within the crescents and one triangular to the south

<sup>162</sup> Survey of London: Volume 37, Northern Kensington, ed. F H W Sheppard (London, 1973).



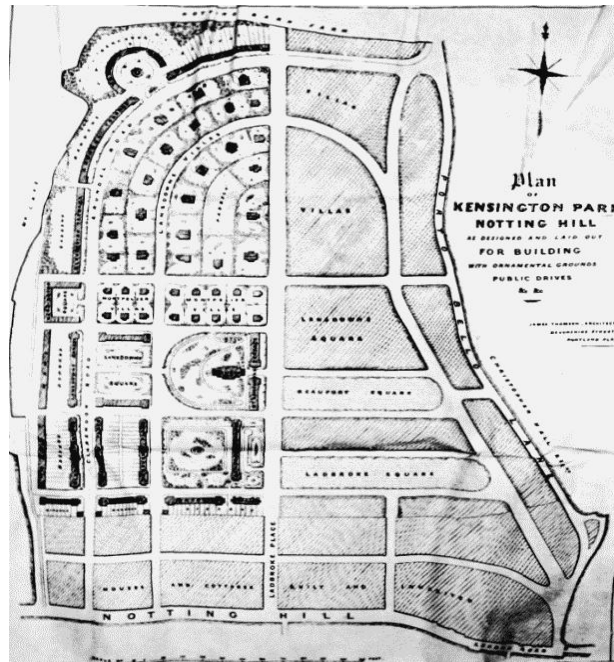
east – in amongst the houses. Implementation of Allason’s plan continued up until 1833. It was largely undertaken as speculative development overseen by Joshua Flesher Hanson and Ralph Adams, with whom Weller Ladbroke had signed agreements for disposal of the lands, and ultimately 99-year leases. The early development included the staking out of the crescents and erection of houses along Uxbridge Road. No houses were built along the crescents, however, and the financial crisis of 1825 brought development of the estate to a halt.



**Figure 6.8: An early plan for the layout of the Ladbroke Estate, 1825. Source: Survey of London**

- 6.34 In 1841, John Duncan, a solicitor, acquired a long lease of lands at the west side of the Ladbroke Estate, including the area west of Ladbroke Grove and up to the crescent. Duncan’s financial difficulties ultimately led to his interests in the estate being distributed among a number of his partners and associates, including William Chadwick (who then sold it to Charles Henry Blake), Edmund Walker, Pearson Thompson and Richard Roy. Roy acquired the area to the north of Ladbroke Road, between Ladbroke Grove and Portland Road, and including Lansdowne Crescent and Lansdowne Road. He and Thompson were given control of the development of the lands as a whole.
- 6.35 The appointment of Roy and Thompson as overseers of the development coincided with the resurgence of building activity in London, and the pair were able to organise a surge of building in the area, with a distinctive character based on Allason’s original plan. Allason, as Ladbroke’s (the freeholder’s) surveyor, may well have still had some degree of control over the design of the development. Roy and Thompson appointed James Thomson, a pupil of celebrated architect John Buonarotti Papworth, to design and lay out the estate. His published plan is shown in **Figure 4.10**.





**Figure 6.9: Plan of Kensington Park, Notting Hill, as designed and laid out for building, with ornamental grounds, public drives, etc., James Thomson, Architect', 1842.**

- 6.36 The individual executing Thomson's plan, however, appears to have been William Reynolds, who, acting as a speculative developer, was given a series of building leases by Roy. Reynolds is thought also to have designed a number of the individual houses in the estate. As part of the implementation of the plan, Reynolds created five communal gardens, four at the rear of the houses on either side of Lansdowne Road and one at the rear of the houses on the inner side of Lansdowne Crescent. Each house also had a small private garden for its occupants' own exclusive use, which was connected to the shared garden.
- 6.37 Concurrently, In October 1840, Jacob Connop and James Weller Ladbroke signed an agreement whereby Ladbroke undertook, subject to various covenants, to grant Connop ninety-nine-year leases of some fifty-eight acres to the east of Ladbroke Grove. Connop's financial difficulties resulted in slow progress on developing the estate: it was not until 1842 that he was able to persuade William Gribble, a St Marylebone builder, to take leases on five plots on the south side of Ladbroke Square. Development continued slowly around the square and adjacent streets through grants of leases to various speculative builders. However, Connop's fortunes did not improve, and by January 1845, a receiver was appointed to administer his estate. By this time, it had become clear that the development of his lands to the east of Ladbroke Grove would not get under way without the intervention of the ground landlord. In April 1846, therefore, all the parties having claims on Connop's lands surrendered their various interests to Felix Ladbroke (who had inherited the estate from his cousin James Weller Ladbroke), to enable him to enter into new building agreements. Ladbroke subsequently signed new contracts with four of the claimants for some fifty of Connop's original fifty-eight acres, and undertook to grant ninety-four-year leases from Michaelmas 1845. However, Ladbroke retained the land that is now Kensington Park Gardens (which, due to the topography of the estate was deemed to be among the most valuable areas) for development on his own account. The

whole area was divided up substantially in accordance with the plan presumed to have been prepared for Connop by his architect John Stevens, now modified to harmonize with more recent alterations to the ground plan of the lands west of Ladbroke Grove.

- 6.38 The various speculators who purchased leases on Connop's lands employed architect Thomas Allom to devise a scheme that would respond to the one drawn up for the lands west of Ladbroke Grove by James Thomson (Fig. 3.3). The houses themselves were, however, developed in piecemeal fashion. Stanford's Library Map of London and its Suburbs 1864 (**Figure 4.11**) shows that by this date, the plan of streets and gardens within the estate was well established and completely built up. However, a deep economic depression during the 1850s, as well as the peripheral location of the development and its relative inaccessibility from the city, meant that uptake on houses was slow until transport infrastructure made the estate more accessible from London and therefore more popular with the professional or middle classes.



**Figure 6.10: K Stanford's 'Map of London and its Suburbs', 1864**

- 6.39 During the later nineteenth and into the twentieth centuries, development in the Notting Hill area was relatively minor. However, over the course of the twentieth century, some redevelopment and alteration of individual plots occurred, particularly in the southern half of the conservation area and on Ladbroke Grove: the *Buildings of England* volume for north west London states of the road:

*'This is the spine of the estate, a wider boulevard dominated at the crest of the hill by the spire of St John and the stone Tudor vicarage (No. 63) of 1844. There has been much rebuilding here, and what is left suffers from heavy traffic. The grandest survivals are on the E side: Nos. 36-40 by Thomas Allom, and the lofty Nos. 60-68 at the corner of Ladbroke Gardens.'*<sup>163</sup>

- 6.40 Those houses mentioned by the *Buildings of England* on the east side of Ladbroke Grove are indeed some of the largest and grandest townhouses in the area, sited close to the circus at the heart of the development. Elsewhere, twentieth-century replacement or

<sup>163</sup> B. Cherry and N. Pevsner, *The Buildings of England: London 3; North West*, 2002.

infill has taken place, with the redevelopment of some sizeable plots, particularly in the southern half of the area, as well as some large-scale extensions and alterations. During the Second World War, the railings to the communal gardens were removed (later reinstated) and bomb damage occurred in some areas.<sup>164</sup> However, in spite of these changes, the original layout and use of the estate have been retained, and many of the Victorian terraces and villas survive, so that the area retains much of its original character. In the post-war period, the popularity of this area declined, and it became somewhat run down, but since the end of the twentieth century, the area has regained its historic popularity and undergone widespread regeneration, along with increased pressure for development.

### ***Character and Appearance***

- 6.41 The Ladbroke Conservation Area is characterised by the designed layout of its concentric and interconnecting streets and crescents, radiating out from the crest of Notting Hill and the focal circus of Stanley Crescent and Lansdowne Crescent. The terraces, semi-detached and detached villas that line these streets are complemented by large, sweeping communal gardens, and the overall composition responds to the contours of the ground around the hill. Overall, there is a high proportion of open, green space within the estate compared to the typically denser developments of streets and squares of late-eighteenth and early-nineteenth-century London.
- 6.42 The involvement of several developers in the Ladbroke Estate has created an area characterised by variety in the design of individual terraced rows and houses. Differences in the design of the mid-nineteenth-century villas and terraces were conceived as part of the original scheme design for the estate and were intended to avoid monotony and create interest in views and vistas within a largely cohesive townscape. At the same time, a sense of uniformity and cohesiveness is also achieved in the types of houses, the planned layout of the streets and spaces, the widespread use of stock brick and stucco render, and the Classical and Italianate architectural features.



**Figure 6.11: View north from the southern end of Ladbroke Grove**

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<sup>164</sup> B. Denny, *Notting Hill and Holland Park Past*, 1993



- 6.43 Ladbroke Grove is the principal route travelling northwest to southeast through the conservation area, and the spine around which the estate was planned and developed (**Figure 4.12**). This is a wide, straight boulevard that rises up to the crest of Notting Hill, crowned by the distinctive form of the church of St John the Evangelist. This church is the focal point and centre of the planned estate, alongside the ‘circus’ formed by Stanley Crescent and Lansdowne Crescent. The church is a landmark of the area, and a key feature in local views and vistas. Crescents and avenues lead off Ladbroke Grove to the east and west, and views can be gained from this street into many of the communal gardens between buildings on both sides.
- 6.44 The built form of the estate is predominantly characterised by mid-nineteenth-century houses within terraced groups, villa pairs, triplets or the occasional highest-status detached property (**Figure 4.13**). The period between 1840 and the late 1860s was the initial and most intense period of the area’s development. Stock brick and stucco are the prevailing building materials, and the Classical or Italianate style the principal architectural reference, although there is much variety in architectural detail and features within this lexicon. The introduction of horizontally proportioned window openings in some late-twentieth-century alterations or redevelopments, for example, has not been sympathetic to the prevailing character of the nineteenth-century townscape.



**Figure 6.12: Grade-II-listed Nos 25–35 Ladbroke Grove are grand semi-detached villas, typical of the conservation area**

- 6.45 Groups of nineteenth-century terraced townhouses predominate within the estate. They are grand in their scale, although the height of buildings in the conservation area varies between just two and five storeys, raised over basements with varied roof forms, some with the addition of full attic storeys or mansards.
- 6.46 On the whole, the houses demonstrate a clear external hierarchy in their elevations: street-facing elevations present fine, public-facing ornamented frontages and generally make greater use of stucco and architectural detailing, while rear elevations are plainer, private frontages dominated by stock brick. The ornate design of many of the houses demonstrates the mid-Victorian enthusiasm for the use of high-quality materials and detailing – principally using stock brick and stucco facing, and classical features. There is a repeating rhythm of frontages within the terraced groups, with a classical hierarchy of

floors clearly expressed in the vertically proportioned fenestration patterns, use of materials and detailing to facades. To the very southern end of the conservation area, there is a richer variation of building scales, forms and designs, which also includes later twentieth-century interventions on redeveloped plots or in spaces between earlier houses.

- 6.47 The planned layout of communal gardens (**Figure 4.14**) in between rows of houses and the streets is an integral and distinctive feature of the conservation area, which contributes to its character, where the estate was originally planned to allow for frequent and changing glimpses of green space and trees in views between the terraces and villas. Green space and trees, both within the gardens and planted along the principal 'avenues', make a valuable contribution to the amenity, biodiversity and character of the area. Where gardens meet the streets, they are enclosed by railings - providing a visual break in built form enclosing them.



**Figure 6.13: A garden end meets the street, providing a visual break in the built form**

### ***Summary of Significance***

- 6.48 In summary, the estate is primarily characterised by a sequence of crescents, avenues and streets of stock brick and stucco, Classical or Italianate terraced townhouses and semi-detached villas separated by large communal gardens – all designed to achieve a 'picturesque' townscape effect. The appeal of the conservation area and the quality of its buildings and designed landscapes, which include a considerable number of listed buildings and a registered park and garden, contributes to its architectural and aesthetic values.
- 6.49 The significance of the Ladbroke Conservation Area is principally derived from the history of its development, which remains legible in its existing plan form, built fabric and the relationship between buildings and the designed landscape. This residential garden estate was planned on a large scale in the mid-Victorian period for the middle or professional classes, and built out by a series of speculative developers. The conservation area has historical value in illustrating the expansion and prosperity of mid-

Victorian Kensington and London. It also illustrates the development of new trends in residential planning and changing tastes in domestic architectural styles and use of materials in this period.

***Contribution of Setting to Significance***

- 6.50 The Ladbroke Conservation Area borders a number of conservation areas including the Colville Conservation Area and Pembridge Conservation Area to the east, the Holland Park Conservation Area and Kensington Conservation Area to the south and to the west by the Ladbroke Conservation Area. To the north, across the railway line, lies the Oxford Gardens Conservation Area.
- 6.51 Accordingly, the immediate surrounding area consists of developments of similar building quality comprising Georgian and Victorian townhouses, interspersed with blocks of 20<sup>th</sup> century development. Generally, the pattern of development and building heights of the surrounding conservation areas are comparable. To the immediate south of the conservation area, however, is an area of post-war development along Notting Hill Gate which includes the Site and contains larger scale and contrasting building forms that detract from the quality of some local views, and is accordingly excluded from any conservation area.



**Figure 6.14: View from Ladbroke Road looking East**

- 6.52 For the most part, the Ladbroke Conservation Area is generally self-contained and inward-looking, offering relatively little experience of the surrounding area, apart from the medium or long distance views from some higher elevated and or more open locations within the conservation area. However, there are several wider views, one of the most prominent being the view from the south end of Kensington Park Road towards Kensington Temple which signals the entrance to the estate from a prominent corner. Nonetheless, as the conservation area is primarily inward-looking, any contribution from the setting is secondary and minor compared with the survival of road layouts, plot sizes and historic fabric within the designated area itself.

- 6.53 When observed together, the surrounding conservation areas and the comparable Classical and Italianate terraces within them contribute to the character and appearance of the Ladbroke Conservation Area – as part of a wider historic townscape. The multitude of terraces with elaborate detailing and pairs or trios of villas set within communal gardens are a clear indication of the increased prosperity of the area and the aspirations of this particular estate. The surrounding residential developments also illustrate the population growth and continued expansion of this part of Notting Hill into the 20<sup>th</sup> century.
- 6.54 The significance of the Ladbroke Conservation Area is principally derived from its development history as a leading planned high status residential estate, which remains legible in its existing street pattern, built fabric and the relationship between buildings and streetscape. This residential garden estate was planned on a large scale in the mid-Victorian period for the middle or professional classes, and built out by a series of speculative developers. The setting outside this designated area overall contributes comparatively little to that significance.

***Contribution of Site to Significance***

- 6.55 The Site forms part of the concentration of modern developments to the south of the conservation area, which are negative elements within the setting where contrasting building forms are observed in shared local views. As such, as found today the Site does not contribute positively to the significance - character and appearance - of the conservation area, but detracts.



### **Kensington Conservation Area (RBKC)**

6.56 The Kensington Conservation Area was first designated in 1970 and subsequently extended in 1971, 1973, 1976, and 1982. The Kensington Conservation Area Character Appraisal (Kensington CACA) was adopted on 3 February 2017. The Kensington Conservation Area is located at the Boroughs administrative centre and is a large area of around 130 acres with the development of Campden Hill in particular being influenced by Kensington Palace to the east and the brick fields and gravel pits to the north. This conservation area features very little green space and is enclosed on most sides by adjacent conservation areas. To the north, separated by a small area outside of the conservation areas, are the Ladbroke and Pembridge conservation areas. To the east is the Kensington Palace Conservation Area, while to the west is the Holland Park Conservation Area. Almost the entire southern border of the Kensington Conservation Area is either covered by Edwards Square / Scarsdale and Abingdon Conservation Area or the Kensington Square Conservation Area.

### ***Historical Development***

- 6.57 The small, medieval village of Kensington grew up along the Roman road now known as Kensington High Street, at the south-western edge of Kensington Gardens. Kensington has been a popular settlement since the late 16<sup>th</sup> century, when its westerly, upwind location meant that it was considered a pleasant and healthy location within convenient striking distance of London itself.
- 6.58 In 1609, Sir Baptist Hicks, a wealthy mercer favoured by the King, was admitted as a tenant of the manor of Abbots Kensington, and his holding formed the heart of the Campden House Estate. By 1616, Hicks's Campden House Estate consisted of over one hundred acres, and he had erected a grand house for himself called Campden House.<sup>165</sup>
- 6.59 By this time, the area around Kensington Village had already become popular with 'persons of quality and note', due to its good position near to London and its reputation as a healthy place to live, with nearby spas and market and nursery gardens. It had begun to gain a reputation for grand houses – in addition to Campden House, Sir Walter Cope had built Cope's Castle (later Holland House) in 1604, and Sir George Coppin erected Nottingham House (later Kensington Palace) c. 1605.
- 6.60 The area of land north of Kensington High Street, now covered by the conservation area designation, was first amalgamated into single ownership in 1628, when Hicks was created Viscount Campden. In 1662, an Act of Parliament was passed settling the Campden House Estate on Viscount Campden and his heirs.<sup>166</sup>
- 6.61 In 1689, Nottingham House was purchased as a country seat for King William III and his wife, Queen Mary II. The presence of royalty at Kensington Palace triggered the residential expansion of nearby Kensington village to accommodate the high-status members of society, who sought to be close to the royal court, or to live in this newly fashionable location. Speculative development of high-status townhouses suitable for the growing population in the area occurred from the late seventeenth century into the early 18<sup>th</sup> century by further speculative development, including along Campden Grove, Gordon Place, Pitt Street and Holland Street. Much of this original development was

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<sup>165</sup> London County Council, Survey of London: Volume 37: Northern Kensington, 1973

<sup>166</sup> London County Council, Survey of London: Volume 37: Northern Kensington, 1973



superseded by renewed phases of construction in the mid-19<sup>th</sup> century, although the small scale, intricate street pattern has survived in places.

- 6.62 In 1708, Laud D'Oyley of St Mary le Savoy, a merchant, purchased Campden House and its surrounding parks and farmlands from the third Earl of Gainsborough (a descendant of Sir Baptist Hicks). Through inheritance, this estate eventually passed into the Phillimore family, although by this time the size of the estate was much reduced, consisting of about sixty four acres to the south and west of Campden House.<sup>167</sup>



Figure 6.15: John Rocque's Map of London, 1761



Figure 6.16: Milne's Plan of the Cities of London and Westminster, 1795-1799, showing development along the turnpike road (now High Street Kensington)

- 6.63 At the time of Rocque's Map of London in 1761 (Figure 4.16), the estate – and the land now comprising the Kensington Conservation Area – retained an essentially open, rural character. In 1779, William Phillimore inherited the estate, and within ten years he had decided to venture into the field of speculative building. He began with the turnpike road

<sup>167</sup> London County Council, Survey of London: Volume 37: Northern Kensington, 1973

frontage where roadside development of this kind was taking place along many of the major routes leading out of London. This was the beginning of the development of what is now Kensington High Street and can be seen in a map of the area from 1795 (**Figure 4.17**). Development continued within the estate until the death of William Phillimore in 1829, after which virtually no building took place for nearly the next thirty years.

- 6.64 Beginning in the second half of the eighteenth century, the owners of a number of estates in the Kensington area sought to take advantage of the building boom in the 'West End that stemmed from high demand for housing in the fresher western suburbs of the City of London among affluent Londoners. Demand for new development was also driven by the rising population of the area, which can be attributed to the wider increase in the population of England and the consequent migration into the cities, and in particular of London, during the Industrial Revolution.
- 6.65 Development first occurred within the old village in the south east of the conservation area, and regimented streets of terraced townhouse were also laid out to the far north of the conservation area along Campden Street, Edge Street and Peel Street (**Figure 4.18**). Speculative housing developments began slowly but continued to gather pace throughout the nineteenth century: between 1819 and 1901, the population of Kensington increased from 12,000 to 176,000.<sup>168</sup>



**Figure 6.17: Whitbread's New Plan of London, 1853**

- 6.66 By the end of the 19th century, the 1893-96 OS map shows that by this date, the plan of streets within what would become the conservation area was well established and completely built up (**Figure 4.19**). The area at the heart of the conservation area, which was first developed with large, individual dwellings in the early decades of the 19th century, escaped dense development until the early to mid-20th century, when some large-scale school and college buildings were constructed. Further development within the wider Phillimore Estate took place under Sir Walter George Frank Phillimore, who had succeeded to the estate in 1900. Sir Walter (later Lord Phillimore) was responsible for redevelopment along Hornton Street, flats along Kensington High Street (Hornton

<sup>168</sup> The Royal Borough of Kensington and Chelsea, 'Kensington Palace Conservation Area Proposals Statement', 1996.



Court) and King's College for Women (later Queen Elizabeth College).



**Figure 6.18: 1893-96 OS Map, showing the approximate extent of the Kensington Conservation Area**

- 6.67 Further redevelopment took place shortly after Lord Phillimore's death in 1929, with three monumental blocks of shops and flats along Kensington High Street (Phillimore Court, Stafford Court and Troy Court) and Campden Hill Gate, the two large blocks of flats on the north side of Duchess of Bedford's Walk (**Figure 4.20**).



**Figure 6.19: 1938-46 OS Map**

- 6.68 The most significant catalyst for change and development in the 20<sup>th</sup> century was extensive Second World War bomb damage, which instigated some localised redevelopment of bomb-damaged. Construction of Kensington Library began in 1946, and the Town Hall was built during the 1970s on the site of smaller houses to the south of the conservation area; these two modern buildings now dominate the southern part

of the conservation area. To the north, some post-war residential apartment schemes in places like Campden Hill Road and Kensington Place effected great change to the character of the area.

### **Character and Appearance**

6.69 Due to financial uncertainty in the housing market over time, and the nature of speculative development itself, the development of the Kensington Conservation Area was a gradual, piecemeal and often intermittent process, which has resulted in a varied townscape, where it is possible to distinguish several different character zones.

6.70 The Kensington CACA summarises the character and appearance of the conservation area in the following way:

*“Kensington Conservation Area spreads around the borough’s administrative centre and is located in the Campden ward in postcode area W8. It is a large area of around 130 acres (53 ha) occupying the south and west slopes of Campden Hill where development had historically been influenced in the south by the presence of Kensington Palace and in the north by brick fields and gravel pits creating areas of differing social and architectural character.*

*The area contains many solidly developed streets with a highly urban form and very little green space that took the form we see today largely between the early and late Victorian periods. However, the area has ancient origins with a well preserved pre-historic settlement having been excavated and the area being contained between two Roman roads and two ancient paths. Following agricultural use, suburban villas with large gardens were built in the late Georgian/early Victorian period but have gradually been swept away, some as late as the 1960s/70s, with names such as Campden House, Hornton Villas, Airlie Villas and others living on only in the names of streets.*

*The conservation area is very large and can be divided into 10 areas of differing character. Kensington grew from an old settlement around the church (St Mary Abbots, twice rebuilt) and today retains some of its small streets and alleys. Next to this is the administrative centre of the Royal Borough of Kensington and Chelsea and its library. St Mary Abbots School, the old town hall on the High Street and the police station complete this municipal centre.*

*The north of the area was growing contemporaneously but evolving from an industrial area of gravel pits, brick fields and later, warehouses, so that the speculative terraces laid out in Hillgate Village in the mid- nineteenth century were small and built for the working classes. Elsewhere houses were built for wealthy families, for example Campden Square (the area’s only historic garden square), the Pitt Estate, Campden House Estate and the Phillimore Estate contain particularly good examples. Landowners who leased their estates for development have their names recorded in the street names including Stephen Pitt (junior and senior), the Phillimores, and of course, Henry Holland.*

*Apart from the high proportion of housing, the conservation area contains a variety of other historic building types including three mews, four churches, five public houses (although many others have been lost), two cinemas, two schools and several municipal buildings. Shops line the three main roads, some of which contain excellent historic*

*shopfronts and where*

*these have been lost, traditional painted timber frontages have usually been used. The area was popular with artists from the early Victorian period and there are many studios in the area including architect-designed studio houses, blocks containing multiple studios and studios added to houses or gardens which are an important and uncommon feature.*

*The area has been developed and redeveloped over a long period, beginning with the replacement of the Georgian villas with Victorian terraced houses (only Thorpe Lodge (early nineteenth century) survives); and continuing with the building of flats for those on low incomes (such as Campden Houses, 1877-78) and high class mansion blocks at the very end of the nineteenth century. Large modern blocks of flats were built from the 1960s onwards with varying impacts on the area, as well as some individual modern houses. Redevelopment continues to this day where there is no loss of heritage significance such as at Wycombe Square (2004) and Holland Park School (2012).*

*The area is one of high historic and architectural significance; it is generally well maintained and justifies its status as well as all efforts to conserve its special character for future generations.”*

- 6.71 The character and appearance of the Kensington Conservation Area is, therefore, defined by the surviving elements, including historic buildings, which demonstrate the expansion of this part of London from the late 17<sup>th</sup> century onwards, and also how its use and character have continued to evolve up to the present day.



**Figure 6.20: View of late Georgian terrace on Campden Hill Square within the Kensington Conservation Area**



6.72 Regarding views, the Kensington CACA explains that:

*“Due to the grid-like character of much of the street layout, there are numerous short views and vistas in the conservation area. Many streets terminate with a vista to houses in the next street often enhanced by street trees or garden planting.”*

6.73 Accordingly, the conservation area is primarily self-contained and inward-looking, offering relatively little experience of the surrounding areas, with more localised views across to garden walls and rear elevations than panoramic views to the surrounding area. However, regarding wider views the conservation area appraisal also notes that:

*“Elsewhere Newcombe House and Campden Hill Tower appear as a backdrop in views, projecting above the historic roofscapes and small scale historic terraces, particularly in the north of the conservation area.”*

### **Summary of Significance**

6.74 Kensington Conservation Area is of significance as an area of varied residential and later commercial townscape, which was developed over a protracted period from the late 17<sup>th</sup> century to the mid-20<sup>th</sup> century. This long period of piecemeal development has led to the creation of a number of different character areas, which together, form an interesting and diverse townscape, with a variety of uses. It is from this rich historic and variety of townscape character that the particular architectural and aesthetic values of this heritage asset derive.

6.75 The conservation area has historic interest in illustrating the gradual and in part phased expansion / redevelopment of this part of London from the late 17<sup>th</sup> century onwards, and also how its use and character has continued to evolve up to the present day. It also has further architectural interest in illustrating past approaches to architectural design, style and use of materials. More widely, the lengthy period of construction throughout the conservation area has led to an informal townscape character, of an iterative and varied collection of built architecture.

### **Contribution of Setting to Significance**

6.76 The Kensington Conservation Area is enclosed on most sides by adjacent conservation areas. To the north, separated by a small area outside of the conservation areas, are the Ladbroke and Pembridge conservation areas. To the east is the Kensington Palace Conservation Area, while to the west is the Holland Park Conservation Area. Almost the entire southern border of the Kensington Conservation Area is either covered by Edwards Square/Scarsdale and Abingdon Conservation Area or the Kensington Square Conservation Area.

6.77 Accordingly, the immediate surrounding area consists of a similar building quality of mostly Victorian townhouses, with a lesser number of interspersed blocks of 20<sup>th</sup> century development. Generally, the building heights of the surrounding conservation areas are comparable to that within its boundary, and contribute to some degree to the overall legibility, consistency and quality of the wider built development. However, to the immediate north of the conservation area is an area of post-war development along the key transport and commercial route of Notting Hill Gate, which includes the Site. This area of a different history and character is excluded from any conservation area designation, but has a strong influence on the experience of parts of the northern area

of the conservation area – in particular where larger scale and contrasting form modern buildings have become an established feature of local views outward.

- 6.78 Collectively, the surrounding conservation areas and residential developments contained therein contribute positively to the significance of the conservation area because they illustrate the many stages of growth and expansion of this area of London that resulted, in part, from the prosperity of the Kensington area. However, particularly in the northern part of the conservation area, local views of modern developments such as Newcombe House and Campden Hill Towers are incongruous, due to their contrasting design and scale to the historic townscape within the designated area.



**Figure 6.21: View looking north from Kensington church street**

***Contribution of the Site to Significance***

- 6.79 The Site forms part of the concentration of modern developments along the north edge of the conservation area, which are now established features and also negative elements within its setting – in particular where contrasting building forms are observed in a number of shared local views. As such, where observed / experienced, the Site's buildings do not contribute positively to the significance - character and appearance - of the conservation area, but detracts.

### **Kensington Palace Conservation Area (RBKC)**

6.80 The Kensington Palace Conservation Area was first designated in 1971 and subsequently extended in 1975, 1981, 1985, 1990, and 1995. The Kensington Palace Conservation Area Proposal Statement (Kensington Palace CAPS) was adopted on 22 April 1996, and has not been updated since. The Kensington Palace Conservation Area takes in Kensington Palace; its grounds and gardens at the western end of Kensington Gardens; Kensington Palace Gardens and Palace Green (formerly part of the grounds of Kensington Palace); and Palace Gardens Terrace, Brunswick Gardens and various minor streets in between. It is bounded on all sides by other conservation areas: to the north, by the Pembridge and Bayswater conservation areas; to the east by the Royal Parks Conservation Area; to the south by the Kensington Court, Kensington Square and De Vere conservation areas; and to the west by the Kensington Conservation Area.

### ***Historical Development***

6.81 From the early seventeenth century, Kensington became popular with ‘persons of quality and note’. Grand suburban houses began to emerge in the area, including Nottingham House. Nottingham House was purchased in 1689 by William III as a country house; it was rebuilt and enlarged by Christopher Wren and later became known as Kensington Palace. Considerable development took place in the area in subsequent years, catering for the new royal seat and in response to the rising popularity of the area, but it would be another century before the area truly emerged as a new town (see **Figure 4.16**).

6.82 Beginning in the second half of the eighteenth century, speculative housing developments began to emerge on a number of estates in the Kensington.<sup>169</sup> In addition to parts of the estate of the palace, two principal estates within the Kensington Palace Conservation Area were developed speculatively during the nineteenth century: the Sheffield and Glebe estates were developed by Thomas Robinson in the second half of the nineteenth century, with streets lined with stuccoed terraces.

6.83 Kensington Palace Gardens was created on land released from the grounds of Kensington Palace in 1841 to the Commissioners of Woods and Forests (later the Crown Estate Commissioners), in order to fund improvements to the Royal Gardens. The Commissioners’ architects, Thomas Chawner and James Pennethorne, prepared a plan for a broad avenue lined with large detached houses, in an exclusive low-density development to attract suitable neighbours for the Palace. Mosaic floor and decorative terracotta manufacturer John Marriot Blashfield acquired leases for most of the plots along Kensington Palace Gardens in 1843. These plots were developed by various builders in the 1840s and 1850s, with houses to the designs of some of the most prominent architects of the day, including Owen Jones, Thomas Cubitt, Philip Harwick and the office of Charles Barry. While some of these houses were redeveloped in the twentieth century, many high-quality survivors remain, which are either Grade II or Grade II\* listed (see **Figure 4.18**)

6.84 Fifty years later, between 1903 and 1912, further leases were agreed for land to the south of Kensington Palace Gardens, on Palace Green. Like the houses on Kensington Palace Gardens, the houses on Palace Green were designed by a number of different architects, although in contrast to those on Kensington Palace Gardens, they were faced

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<sup>169</sup> The Royal Borough of Kensington and Chelsea, ‘Kensington Palace Conservation Area Proposals Statement’, 1996.



in red brick, in reference to the treatment of Kensington Palace (see **Figure 4.20**).

- 6.85 Elsewhere in the conservation area, piecemeal redevelopment occurred in the early part of the twentieth century, particularly along High Street Kensington and Palace Gardens Terrace. The area remains a predominately Victorian townscape.

#### ***Character and Appearance***

- 6.86 Kensington Palace and part of Kensington Gardens occupy and define much of the eastern portion of the conservation area, Kensington Palace forming the historical and visual focal point. The polite, classically proportioned elevations of the Palace, set within its spacious and green surroundings, make for a tranquil assemblage at the eastern end of the area, from which development radiates and steadily intensifies towards the west. The spacious, grassy lawns surrounding the Palace, coupled with the delicate water feature of the Round Pound and the proliferation of thick trees within the park and lining Kensington Palace Gardens create a sense of isolation and help to define the unique character of this part of the conservation area.
- 6.87 The Palace dates predominately from the late seventeenth and eighteenth centuries, and in style, it reflects the measured classicism typical of the works of Christopher Wren. It is built almost entirely in red brick, with rubbed brick dressings. Although the palace occupies a substantial footprint, it is relatively modest in height, generally being of three storeys, with attics housed within a series of hipped roof forms and dormer windows.



**Figure 6.22: Entrance to Kensington Palace Gardens**

- 6.88 Immediately to the west of Kensington Palace runs Kensington Palace Gardens, a broad, tree-lined Avenue dotted with grand Victorian villas, widely spaced along this private, gated street (**Figure 4.23**). The houses are predominately faced in stucco, with slate-covered hipped roofs. Stylistically, they exhibit virtually the full range of architectural styles in use during the Victorian period, from Italianate to Neo-Gothic. Most are arranged over two or three storeys, with attic, in keeping with the scale set by the nearby

Palace. In contrast, the houses at the southern end of Kensington Palace Gardens, facing Palace Green, are Edwardian houses faced predominately in red brick in a Dutch Baroque style.

- 6.89 Many of the buildings remain in their originally intended residential use, although a number have been converted into embassies. The controlled access onto the street, the predominately residential use, prevalence of mature trees, width of the street and existence of large gaps between the houses carry on the sense of spaciousness and tranquillity from Kensington Gardens.
- 6.90 Moving west, the density of development increases considerably along Palace Gardens Terrace and Brunswick Gardens, which are lined predominately with tightly packed residential terraces and a mansion block, along with the twentieth-century Unitarian Church and the Second Church of Christ Scientist, in brick. The terraces reflect the prevailing form of speculatively developed Victorian middle-class houses within Kensington: they are stucco-fronted, classically detailed and arranged across three or four storeys, with a variety of traditional slate-covered roof forms, including butterfly, gabled and mansard forms.
- 6.91 The character of the south-western corner of the conservation area represents a marked change in character from the bulk of the designated area; it is largely defined by the commercial character of two important shopping streets, Kensington High Street and Kensington Church Street. The area is generally characterised by a higher level of density, with taller island blocks of buildings. These are largely in commercial use, but there are also numerous tall residential properties, some rising up to nine storeys. Architecturally, this area has a mixed character, with grand Victorian and Edwardian buildings alongside post-war residential developments and more modern buildings.
- 6.92 The scale of development of the northern boundary of the conservation area is generally less than at the south-west corner, although there are several substantial buildings in this area, which set it apart from the stucco terraces discussed above. The buildings are of a mixed use and demonstrate a number of architectural types and periods, including community buildings, Victorian mansion blocks, post-war residential blocks, and the large post-war Embassy of the Czech Republic building, resulting in a varied character distinct from the terraced houses to its south and the grand developments on Kensington Palace Gardens.
- 6.93 The Kensington Palace CAPS identifies the following 'important vistas', for which a 'coordinated effort to preserve or enhance' is required and which are relevant to the current assessment:
- *West from the Broad Walk in Kensington Gardens towards Kensington Palace;*
  - *North west from the Broad Walk towards Kensington Palace; and*
  - *North along Kensington Palace Gardens, Palace Gardens Terrace, Brunswick Gardens and Kensington Church Street.*

### **Summary of Significance**

- 6.94 In summary, the significance of the Kensington Palace Conservation Area is principally

derived from the presence of the area's key historic landmark, Kensington Palace, and the evidence of urban expansion that emerged as a consequence of increased demand for housing in the fashionable areas adjacent to it. Kensington Palace is of exceptional architectural and historic interest as a royal residence since the late seventeenth century. The building symbolises the power and status of monarchy in British society. The palace dates predominately from the late seventeenth century, with alterations and extensions dating from the eighteenth century. As such, Kensington Palace provides a unique insight into the living conditions and tastes of the monarchy in that period.

- 6.95 The building is also an outstanding example of the work of, arguably, Britain's greatest architect, Sir Christopher Wren, and illustrates the work of a number of other important architects, including Nicholas Hawksmoor and William Kent. Like Kensington Palace, Kensington Gardens is of exceptional historic interest as a royal park and landscaped garden originating in the late seventeenth century and associated with the royal palace. It also provides an attractive context in which to better appreciate the aesthetic qualities of Kensington Palace and the fine houses within the conservation area.
- 6.96 Beyond the Palace and its gardens, the conservation area illustrates how the creation of the royal palace transformed the area into one of the fashionable parts of London, fuelling demand for high-status residential accommodation and associated commercial and community developments. The area further illustrates the associated expansion of the medieval village of Kensington and its coalescence with the development adjacent to the Palace.



**Figure 6.23: View from edge of Kensington Palace Conservation Area looking west along Notting Hill Gate**

#### ***Contribution of Setting to Significance***

- 6.97 The setting of the Kensington Palace Conservation Area is principally defined by the presence of a number of adjacent conservation areas, as detailed above, most of which consist of high-quality residential developments of the nineteenth century. Interspersed among these nineteenth-century buildings are a number of later developments, some of sympathetic scales and others – mostly post-war – of considerably greater scale and

contracting characters. Those modern developments that are most readily experienced from within the conservation area; its streets and parkland, are those of substantially greater height than the prevailing height within the Kensington area. These taller post-war developments include the Royal Garden Hotel, the tower of Hyde Park Barracks, the Hilton Hotel on Park Lane and Newcombe House (the Site), for example.

- 6.98 The adjacent conservation areas contribute to the character and appearance of the Kensington Palace Conservation Area, as broadly contemporaneous residential developments that enhance understanding and appreciation of the large-scale residential development of Kensington during the nineteenth century. The modern developments, in particular the taller buildings observed in some longer distance and or glimpsed views, do not contribute positively to that significance and instead are negative or detracting elements within the setting of the conservation area.

***Contribution of Site to Significance***

- 6.99 The Site is one of the modern taller building interventions that can be observed in some longer distance views out from the streets and or spaces of this conservation area, and which now form part of the character of the wider townscape setting of this designated area within the context of contemporary and evolving London. Where observed in views, the existing taller and contrasting modern built elements on Site do not contribute positively, but is negative and detracts from the appreciation of the area's significance and architectural / historic interest.

### **Royal Parks Conservation Area (WCC)**

- 6.100 The Royal Parks Conservation Area was designated in 1990. At this time, a character appraisal or management plan for the conservation area has not been prepared or adopted by Westminster City Council. A 'Conservation Area Directory' was produced in 1989, and a 'General Information Leaflet' was issued in 2004. These documents provide information with regard to the designation of the conservation area and a description of its historical development and key features that contribute to its character and appearance.
- 6.101 The Royal Parks also produced a Kensington Gardens Management Plan in 2016. While not a government policy document, this document, nevertheless, provides the strategic direction for the long-term future of Kensington Gardens with overall policies and specific aims articulated, in addition to providing an analysis of the key features that contribute to the park's significance.
- 6.102 The Royal Parks Conservation Area includes Hyde Park, St James's Park, Green Park and Buckingham Palace Gardens and Kensington Gardens. However, due to the location of the Site, which lies within the wider setting of only the Kensington Gardens portion of the conservation area, the remaining parks within the wider conservation will be discussed but greater emphasis will be placed upon the Kensington Gardens area.

### **Historic Development**

- 6.103 The general historical development of the wider Royal Parks Conservation Area is summarised within the published mini guide detailed below:

*"The history of the Royal Parks is intimately linked to the possession of the land by the Crown. Hyde Park, named after the ancient manor of Hyde, was originally Abbey land which was seized and enclosed as a deer park at the time of Henry VIII. In the 16th century the park was used for hunting but was opened to the public in 1637. Landscaping began in 1728 when Charles Bridgeman laid out the formal paths in Kensington Gardens, taking almost 300 acres from Hyde Park.*

*In 1730 the Serpentine was made by damming the Westbourne, but little else was done in Hyde Park until Buckingham House (1705) was extended by John Nash to become Buckingham Palace in 1825-30. As part of the general upgrading of the area Decimus Burton replaced the brick wall around the park with railings, erected several gate lodges, the Screen at Hyde Park Corner (1825) and the arch at Hyde Park Corner (1846). In addition the five-arched bridge across the Serpentine was erected to the designs of George Rennie in 1826. In 1851 the Crystal Palace was erected along the south side of Hyde Park as the venue of the Great Exhibition. The gates erected by the Coalbrookdale Company for the Great Exhibition survive to the east of the Albert Memorial.*

*John Nash's upgrading of Buckingham Palace was an expensive fiasco and Edward Blore took over in 1830. In 1847 he designed the east range of Buckingham Palace (facing down the Mall) and the triumphal gateway which Nash had erected in front of the Palace was moved to Marble Arch.*

*The east range of the Palace was re-clad by Sir Aston Webb in 1913 to complement the lavish piers, gates and railings of his extravagant rondpoint (1901) in front of the Palace. Together with Admiralty Arch and the Victoria Memorial (both of 1911), this ensemble*



*makes up the most dramatic Beaux-Arts set-piece in London.*

*The Mall, a great Baroque avenue linking Admiralty Arch to Buckingham Palace, was originally laid out by Charles II in 1660-2 when he enlarged St James's Palace following the burning of Whitehall Palace. At the same time the Thames marshland which made up St James's Park was drained and a straight canal, about half a mile long, was created. Green Park (originally Upper St James's Park) and the present gardens of Buckingham Palace were added to the Royal domain shortly afterwards and fashionable London grew up around the parks. St James's Park was always open to the public, but Green Park was only opened in 1826. At the same time the rather neglected Baroque canal in St James's Park was remodelled as a picturesque lake.*

*In more recent years, the most radical intervention in the Parks has been the widening of Park Lane. Park Lane was originally a Georgian street, which at its south end ran along the line of today's Old Park Lane. In 1960-61, however, Park Lane was widened and diverted at the south end to enter Hyde Park Corner by the side of Apsley House. This destroyed a terrace containing houses by Alfred Waterhouse and it isolated Apsley House (by Robert Adam, 1771-8) in a way that was never intended."*

- 6.104 Regarding Kensington Gardens more specifically, up until 1689, Kensington Gardens (as it was later to be known) formed part of Hyde Park, which was a royal hunting enclosure. The gardens were laid out after the purchase of Nottingham House (later Kensington Palace) in 1689 by King William III and Queen Mary. Sir Christopher Wren was commissioned to enlarge the house to form an elaborate palace, and Henry Wise and George London were instructed to carry out works to the grounds.



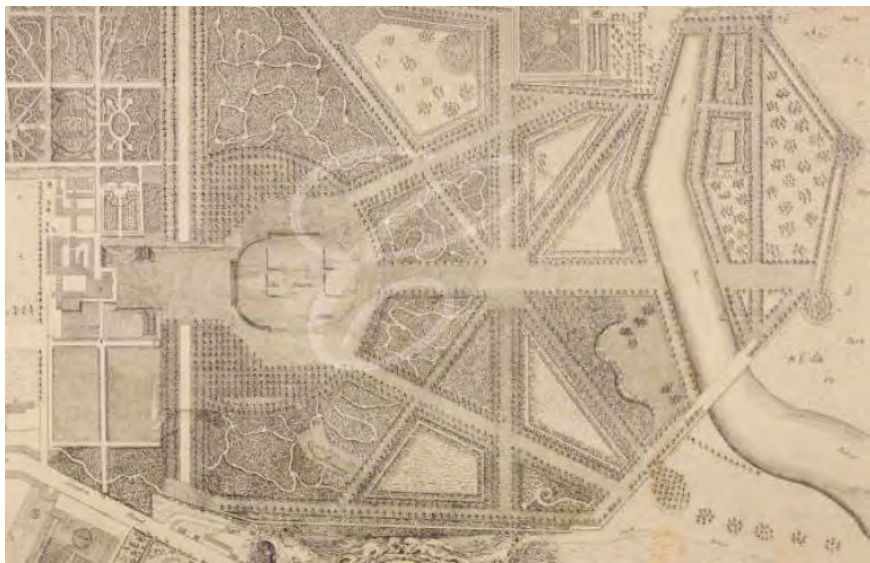
**Figure 6.24: 1724 Engraving of the south front of Kensington Palace and early 18<sup>th</sup> century formal gardens by J. Kipp (London Metropolitan Archives)**

- 6.105 In 1690, elaborate formal gardens were laid out to the south of the palace with boxed hedges and gravelled paths (figure 3.1). The King's private road leading from the palace, through Hyde Park to Westminster was also constructed at this time. At the turn of the



18<sup>th</sup> century, Henry Wise was contracted by Queen Anne to look after the gardens<sup>170</sup>. A number of changes were undertaken at this time including the acquisition of land from Hyde Park for use as a paddock for royal deer and antelope.

- 6.106 Between 1689 and 1727, Kensington Palace started to grow as an important royal residence<sup>171</sup> from the original Nottingham House. In 1726, Charles Bridgeman was appointed Royal Gardener, along with Wise, leading to further changes to the gardens, initiated by King George I and Queen Caroline (**figure 4.25**). This included the creation of a new brick ha-ha and wall along the east boundary of Kensington Gardens with Hyde Park. The wall was formed of three bastions as illustrated in John Rocque's map of 1737, which were filled with ornamental trees and a walk introduced along the wall (**Figure 4.26**).



**Figure 6.25: John Rocque's Map of London, 1737 (London Metropolitan Archives)**

- 6.107 The formal gardens laid out under the direction of Queen Anne were re-designed at this time to form open lawns, whilst maintaining the series of paths and promenades. The large Round Pond and Long Water were also constructed at this time. Kensington Gardens was opened to the public on Sunday nights from 1733. From 1760, after the death of King George II, the palace was no longer used as the main royal residence. As a consequence, no changes took place to the gardens until the 1780s when William Forster as appointed head gardener and most of Queen Anne's Wilderness was lost and replaced by fruit trees.
- 6.108 In the early 19<sup>th</sup> century, the royal gardens became open to the public every day, leading to an increase of amenities such as public WCs, kiosks and bandstands. The gardens were also used for sheep grazing at this time. The Italian Water Gardens were constructed in 1860, to provide a cleaning system for the Serpentine. Following changes to the Long Water and Serpentine River at this time, the southern bastion and associated ha-ha were demolished, leaving fragmentary survivals of the 18<sup>th</sup> century ornamental tree planting

<sup>170</sup> Heritage List of England, Register entry for Kensington Gardens, entry number: 1217602

<sup>171</sup> Heritage List of England, Register entry for Kensington Gardens, entry number: 1217602

at its centre (**Figure 4.27**).



**Figure 6.26: 1869 Ordnance Survey (OS) Map**

- 6.109 By the Second World War, the railings surrounding the gardens were removed and melted down for ammunitions, and two lodges were destroyed by bombing. The gardens are currently maintained as a public open space by The Royal Parks and Kensington Palace is still owned by the Royal family and used as a royal residence.

#### **Character and Appearance**

- 6.110 The Royal Parks Conservation Area mini guide summarises the character and appearance of the conservation area in the following way:

*“With limited exceptions, the Royal Parks are the creation of the essentially picturesque landscaping tradition of the mid 18th- mid 19th century. Hyde Park and St James’s Park are dominated by their lakes. All the parks are well wooded and many paths in Green Park and Hyde Park are laid out as avenues. There is also informal planting in all the Parks. The Parks are the lungs and playgrounds of Central London and provide a beautiful and natural setting for the buildings which surround them.*

*In general, the surrounding buildings enhance the Parks. The aristocratic houses and palaces on the east side of Green Park and north side of St James’s Park, the government buildings at the east end of St James’s Park, the town houses along the Bayswater Road and Knightsbridge, the Albert Hall and Memorial and the mansion blocks along Park Lane, all create distinctive areas and characters around the borders of the Parks. Some of these buildings also form dramatic backgrounds in long views from the Parks. The views from the bridge over the Serpentine and the bridge over the lake in St James’s Park are particularly fine. Only occasionally has out of scale modern development detracted from the appearance of the Parks.”*

- 6.111 The published mini guide also notes the primary strategic views of the area as:

*“The east end of St James’s Park lies within the Primrose Hill to Palace of Westminster and King Henry VIII’s mound to St Paul’s.”*

- 6.112 Regarding Kensington Park more specifically, the mini guide describes aspects of the setting of this historic landscape area; noting that: *“... Only occasionally has out of scale modern development detracted from the appearance of the Parks.”* The screening and or filtering effects of extensive interposing mature vegetation highly constrains long distance views of the existing tall buildings from within this part of the park.

#### **Summary of Significance**

- 6.113 The significance of the Royal Parks Conservation Area is derived from its particular, even unique, historic interest and special architectural and picturesque qualities as a series of Royal Parks within central London. The part of this conservation area most relevant to the consideration of the application scheme is Kensington Gardens, the significance of which lies in its historic value as an important example of a substantial royal park originating from late 17<sup>th</sup> century and associated with the grade I listed Kensington Palace. The gardens evolved from the late 17<sup>th</sup> century as a private royal garden to eventually form a large open public park from the early 19<sup>th</sup> century.

#### **Contribution of Setting to Significance**

- 6.114 The setting of this large conservation area is defined by the wider, dynamic and diverse urban setting and sequence of city centre parks. The extent of this parkland area and the high number of mature trees contained within creates a very different character to the townscape areas beyond its boundaries, although the experience of contemporary London, its activity, noise and also the visual indication of its buildings beyond this edge is ever present. A number of modern taller buildings can be observed as part of the character of the more distant skyline in views looking out in all directions from Kensington Gardens itself, and beyond the treed edges of the parkland. The Royal Garden Hotel in Kensington and the tower of Hyde Park Barracks are such more prominent examples.
- 6.115 Regarding the setting of the Kensington Gardens area of this conservation area in particular it principally comprises the adjacent Hyde Park to the east, and the surrounding multi-phased townscape of Bayswater to the north, with Knightsbridge to the south and Kensington to the west. Kensington Palace and its ancillary buildings are located immediately to the west. The Palace contributes strongly and positively to the significance of Kensington Gardens, providing evidence of the historic function of the Gardens as pleasure gardens of the Palace and of the royal patrons of its accomplished landscape design.



**Figure 6.27: View looking northwest from across the pond in Kensington Gardens**

- 6.116 Kensington Garden forms one half of Hyde Park, which in turn forms part of London's Royal Parks. The two parks share historic origins as part of Henry VIII's hunting grounds and development into public spaces. The close proximity, degree of interconnection, and shared historic / evidential, aesthetic and communal values with the other Royal Parks further enhances the significance of this heritage asset. Hyde Park contributes positively to the significance of Kensington Gardens as an immediately adjacent historic landscaped park once associated with the Crown, which is now a public park. Parts of what is today Kensington Gardens once formed part of Hyde Park, and the two together form a continuous and extensive area of green space that is open to the public and at the heart of London, serving both as green amenity and as an attractive townscape element.
- 6.117 The remaining elements of setting make only a modest positive contribution to the significance of Kensington Gardens to the extent that they emphasise the heritage asset's status as an urban park. For the most part, they neither enhance an understanding of the park's history, nor an appreciation of its aesthetic qualities.

#### ***Contribution of Site to Significance***

- 6.118 The Site forms part of the varied townscape surrounding the parks that contributes only to the extent of highlighting the immediate contemporary urban context of this historic landscape within the heart of London. The Site itself does not positively contribute to the understanding or appreciation of the significance of Kensington Gardens or larger Royal Parks Conservation Area. Indeed, there is limited visibility of the Site's buildings in their current form, on account of the extent of interposing development and mature tree cover, as well as the effect of distance. As such, any role of the Site within the setting of park is diminished as part of the visual experience from within parkland.



**Listed Building, Notting Hill Gate Underground Station, Grade II**

***Significance (Special Architectural and Historic Interest)***

6.119 The Notting Hill Gate Underground Station, and specifically the District / Circle Line Platforms (**Fig. 4.29**), is an above ground platform built in 1868 by Sir John Fowler for the Metropolitan Railway. It is built in brick with blind arcades supporting an elliptically arched iron roof. The entrance to the station was rebuilt in the 20<sup>th</sup> century.



**Figure 6.28: View of the Notting Hill Gate Underground Station**

6.120 The Notting Hill Gate Underground Station is of architectural interest as a relatively intact example of a cut and cover underground railway platform designed by the prominent civil engineer Sir John Fowler, primarily known for the creation of the world's first underground railway, the Metropolitan Railway, of which this station once formed part.<sup>172</sup>

6.121 The building is of historic and architectural interest because it provides evidence of the development of the Metropolitan Railway. It also provides evidence of the large-scale improvements in transport and infrastructure spearheaded by the Victorians. The Metropolitan Railway was the first ever underground railway line in the world resulting in additional historic interest. The architectural and historic interests of the Notting Hill Underground Station are principally embodied in the survival of historic fabric and structural elements.

***Contribution of Setting to Significance***

6.122 The Notting Hill Gate Underground Station is primarily experienced within the confines of the station platform itself. From above ground only the shed roof of the station is visible. From the station itself the setting is very limited with acute views of the Victorian

<sup>172</sup> Historic England explains the cut and cover system as, "The railway was constructed on the 'cut-and-cover' system whereby a trench is excavated and roofed over, a method employed until the 1890s when it was superseded by the deep tube system for electrified trains."

townscape above only visible at the southern end of the station where there is an opening. The setting in all other directions is enclosed by the station structure.

- 6.123 From above ground the setting is also restricted, on account of its confined location to the rear of the busy route and centre of Notting Hill Gate. For the most part, the station building is only experienced from a car park which forms part of the Site to the west and in private views from the Victorian terrace to the east
- 6.124 The above ground setting is comprised of Victorian residential developments to the south and west although the Site itself forms the remaining townscape setting, which is characterised by modern redevelopment. These nineteenth-century residential buildings, and the Bethesda Baptist Church, contribute positively to the significance of the station— albeit only to a modest degree – by providing some evidence of the historic community the station was built to serve. However, the large scale and modern design of the built development of Newcombe House, and other related post-war redevelopments along Notting Hill Gate, conversely inhibits the experience of the station’s historic context.



**Figure 6.29: Car Park to the immediate west of the above ground portion of the station**

***Contribution of the Site to Significance***

- 6.125 The Site forms part of the modern developments to the immediate east and north of the listed station, which are negative elements within its setting that does not contribute positively to heritage significance. Nonetheless, as the most important experience of the heritage values of this asset is from the underground platform itself and not of the wider



above ground setting (which the Site forms a part), the contribution of the Site to the significance of this heritage asset is very limited overall.

## Listed Building, Gate Cinema, Grade II

### *Special Architectural and Historic Interest*

- 6.126 The Gate Cinema on Notting Hill Gate opened in 1911 as the Electric Palace, which was converted from a restaurant of 1861 to the designs of William Hancock (**Figure 4.31**). The cinema was reconstructed again in 1962 following the LCC street widening scheme.



**Figure 6.30: View of the Gate Cinema**

- 6.127 The cinema has elaborate interiors: a long, narrow auditorium with a raked floor features Baroque decoration. The side walls are divided into bays by pilasters, each bay having two panels. Each pilaster has a capital in the form of a simplified triglyph, while each panel is bordered by mouldings with corner ears, the top edges surmounted by scrolling foliage. The ceiling is heavily coffered with an ovolo enclosing each square, and the bays are demarcated by bars of abundant plaster fruit. In the centre of each coffer is an acanthus roundel.
- 6.128 The Gate Cinema is of architectural and historic interest as a little-altered early cinema auditorium with exceptionally lavish Edwardian Baroque plaster decoration. By contrast the exterior is built in stock brick with faience clad steel-framed modern-style facade to Notting Hill Gate. The well-preserved interiors are the key contributor to the understanding and appreciation of the significance of this heritage asset, because they reflect the attention to detail that was shown in combining function and aesthetic to create a successful cinema venue. The modern rebuilt exterior and its presence within the wider street scene makes relatively little contribution by comparison.

### *Contribution of Setting to Significance*

- 6.129 The setting of the Gate Cinema comprises its surroundings on the historic route of Notting Hill Gate, which is characterised by a dense and varied building stock that is the result of multiple phases of piecemeal redevelopment over the past three or more centuries. A mix of uses are prevalent on this route, and the resultant sense of activity and vitality contributes positively to the significance of the listed building, where it can be understood as being part of the activity of a key commercial thoroughfare in Notting

Hill. However, there are some negative features due to the commercial nature of the street including some of the modern shopfronts, signage and poor quality architecture.



**Figure 6.31: View across from Gate Cinema looking east on Notting Hill Gate.**

6.130 The cinema follows the consistent building line along the south side of the street, and is best appreciated in close views from immediately in front of the building where the architectural details of the elevation are most visible. Collectively, there is a prevalence of Victorian terraced housing in the area surrounding the cinema, and this wider setting reinforces an understanding of the historic (and continuing) role of the cinema as a social and entertainment venue for the local and wider community. Along Notting Hill Gate, observed taller building developments such as Newcombe House and Campden Hill tower within the local townscape make little and no positive contribution to the particular significance of this heritage asset.

#### ***Contribution of the Site to Significance***

6.131 The Site, Newcombe House, is one of the taller modern developments that are not positive townscape elements within the setting of the Gate Cinema. It is, however, comparatively less prominent in views to and from the cinema than the nearer and taller Campden Hill Tower. Given the orientation of views and largely modern character of the immediate townscape setting of this listed building, and also the greater importance of the historic interiors, the Site makes little contribution to how its significance is understood or appreciated.

## Listed Building, Coronet Cinema, Grade II

### *Special Architectural and Historic Interest*

- 6.132 The Coronet Cinema on Notting Hill Gate was previously a theatre and was constructed in 1898 to designs by WGR Sprague, a prominent English architect who specialised in theatres. The building was converted into a full time cinema in 1923. The cinema has an elaborate interior, with a circular foyer under the cupola, which leads to a high auditorium with two balconies and a large stage behind proscenium, with acanthus moulding and fluting under delicate rococo-style plasterwork. The ceiling is supported on heavy console brackets decorated with a series of linked gilded wreathes and good 1930s light fittings.



**Figure 6.32: View of Coronet Cinema**

- 6.133 The Coronet Cinema is of special architectural and historic interest as a rare surviving example of a London suburban theatre and opera house, and as the only intact suburban work by the important theatre architect WGR Sprague. The exterior is faced in stone, once rendered and now painted. It is arranged over three and four storeys and is dominated by a tall corner cupola with Ionic columns on heavy console brackets.
- 6.134 The well-preserved interiors are a particular aspect of its special architectural and historic interest; reflecting the attention to detail that was shown in combining function and aesthetic to create a successful theatre / cinema venue. The buildings design and prominent position on Notting Hill Gate and corner site provide it with an element of landmark status along a historic and busy thoroughfare to the west of London.

### *Contribution of Setting to Significance*

- 6.135 The setting of the Coronet Cinema comprises its surroundings on the historic route of Notting Hill Gate, which is characterised by a dense and now highly varied building stock that is the result of multiple phases of piecemeal redevelopment over the past three or more centuries. A mix of uses are prevalent on this route, and the resultant sense of



activity and vitality contributes positively to the significance of the listed building, where it can be understood as being part of the activity of a key commercial thoroughfare in Notting Hill. However, there are some negative features due to the commercial nature of the street including some of the modern shopfronts, signage and poor quality architecture.



**Figure 6.33: View from Notting Hill Gate looking east towards Coronet Cinema**

- 6.136 The cinema follows the consistent building line along the south side of the street, and is best appreciated in close views from immediately in front of the building where the architectural details of the elevation and corner feature are most visible. Collectively, there is a prevalence of Victorian terraced housing in the area surrounding the cinema, and this wider setting reinforces an understanding of the historic (and continuing) role of the cinema as a social and entertainment venue for the local and wider community. However, along Notting Hill Gate, more modern and contrasting developments such as Newcombe House and Campden Hill Towers, are incongruous, due to their design and scale, and as a result form a negative element within the wider setting.

#### ***Contribution of the Site to Significance***

- 6.137 The Site, Newcombe House, is one of the high-rise modern developments that are negative elements within the setting of the Coronet Cinema. It is, however, comparatively less prominent in views from the cinema than Campden Hill Towers. The contribution of the Site to heritage significance is limited overall, albeit not positive.



## Listed Building, 23 Kensington Place, Grade II

### ***Special Architectural and Historic Interest***

6.138 Located on the corner of Kensington Place and Hillgate Street, No. 23 Kensington Place is a modern house designed by architect Tom Kay (1935–2007) for the photographer Christopher Bailey and his wife, the opera singer Angela Hickey, and built in 1966–7. The building was designed to incorporate a signing practice studio and fit into a narrow corner plot. It is built of load-bearing brick, with Staffordshire blue-brick facings and a flat roof, and its exterior is dominated by a cylindrical stair tower topped with a glass dome. The Kensington Place elevation is blank except for a vertical strip of windows where the house adjoins the neighbouring terrace, intended to ensure privacy.

6.139 The list description for No. 23 Kensington Place provides the following reason for the building's designation:

*“Architectural quality: built for a photographer and his opera singer wife, to a difficult brief that required a music studio with a grand piano on a very narrow site; the result is tough yet elegant, slightly reminiscent of Dutch Expressionism and wholly of its time.”*



**Figure 6.34: View of 23 Kensington Place**

6.140 This listed building is of architectural interest as a private home dating from the 1960s, whose design is both architecturally innovative and accomplished. A review in *The Times* (21 September 1967) described it as 'bold and assertive, straightforward and unadorned, a genuine product of its age, as its neighbours are of theirs'.<sup>173</sup> There is further

<sup>173</sup> J. Manser, 'New Neighbours With Style', *The Times* (21 September 1967), p. 9.

architectural interest derived from the building's association with the celebrated twentieth-century architect Tom Kay. No. 23 Kensington Place is also of architectural and historic interest as an illustration of the Modernist approach to architectural design, emphasising functionality and innovative use of materials, which emerged in the early part of the twentieth century and became widespread by the 1960s.

***Contribution of Setting to Significance***

6.141 No. 23 Kensington Place is surrounded on most sides by Victorian terraced housing, within the Kensington Conservation Area. There are long views to the north along Hillgate Street, terminated by the dome of the Coronet Cinema and also the presence of Campden Hill Towers; to the west, terminated by the tower of the Church of St George; and to the east towards Kensington Church Street. To the south, views are truncated by the Fox Primary School, a large school complex originally dating from the 1930s and recently substantially extended. The modern housing block of Melbourne House is a prominent element to the south west.

6.142 This predominately residential setting contributes positively to the significance of No. 23 Kensington Place, providing and understanding of the listed building's intended and current function as a city dwelling, as well as offering an attractive context in which to experience the building's particular architectural and aesthetic qualities. However, No. 23 Kensington Place is considerably later than most of the surrounding houses and different architectural style. Accordingly, this townscape setting makes only a very modest contribution to the significance of the listed building, its primary significance deriving mainly from its external elevations, interior layout and association with architect Tom Kay.

***Contribution of the Site to Significance***

6.143 Royston Court, the southern residential building within the Site, is visible within the long views to the east along Kensington Place. Along with No. 145 Kensington Church Street (completed in 2018), these two buildings are the only modern intrusions within a view dominated by Victorian residential development and the Victoria Memorial Hall of 1901. As such, other than forming part of the predominately residential townscape and being broadly contemporaneous with No. 23 Kensington Place, the Site does not contribute towards an understanding of the listed building's historic or architectural interest.

**Listed Building Grouping; 128, 132-4, 136 & 138 Kensington Church Street, all Grade II**

**No. 128 Kensington Church Street**

***Special Architectural and Historic Interest***

- 6.144 No. 128 Kensington Church Street (**Fig. 4.37**) is a house dating from the early nineteenth century. It is built of brick and features a fanlight above the entry door, canted bay windows, and an unbalanced elevation with two bays of differing heights. The internal details of the building are not recorded.



**Figure 6.35: View of No. 128 Kensington Church Street**

- 6.145 The house is of historic interest because it is illustrative of the development of Kensington in first half of the nineteenth century, at a time when the area was beginning to transform from semi-rural village to a thriving residential and commercial area. It is also of historic interest for its association with the famous Italian composer Muzio Clementi who once lived at the house. No. 128 Kensington Church Street is illustrative of the social status, aspirations and living conditions of its original inhabitants through the quality and choice of materials and architectural detailing.
- 6.146 The house is of architectural and historical interest as a building of high architectural quality dating from before 1850. It is in a pleasing Georgian style, thereby illustrating the history of construction and of architectural taste, as well as of the evolution of domestic architecture. It is also possible to appreciate the aesthetic qualities of the buildings' use of proportion and fine detailing. The architectural and historic interests of No. 128 Kensington Church Street are principally embodied in the survival of historic fabric and decorative architectural features.

## Nos. 132 and 134 Kensington Church Street

### *Special Architectural and Historic Interest*

- 6.147 Nos. 132 and 134 Kensington Church Street (**Fig. 4.38**) comprise a dwelling house which features a mid-19<sup>th</sup> century façade possibly with 18<sup>th</sup> century fabric behind. The house also features two good surviving mid- to late Victorian shopfronts at ground floor level with corner pilasters at first floor level and rusticated quoins at either end of the principal elevation above the shopfront. The internal details of the building are not recorded.



**Figure 6.36: View of Nos. 132 and 134 Kensington Church Street**

- 6.148 The house is of historic interest because it is illustrative of the development of Kensington in first half of the nineteenth century, at a time when the area was beginning to transform from semi-rural village to a thriving residential and commercial area. Nos. 132 and 134 Kensington Church Street are illustrative of the social status, aspirations and living conditions of its original inhabitants through the quality and choice of materials and architectural detailing.
- 6.149 The house is of architectural and historical interest as a building of high architectural quality dating from sometime around 1850. It is in a pleasing late Georgian style, thereby illustrating the history of construction and of architectural taste, as well as of the evolution of domestic architecture. It is also possible to appreciate the aesthetic qualities of the buildings use of proportion and fine detailing. The architectural and historic interests of Nos. 132 and 134 Kensington Church Street are principally embodied in the survival of historic fabric and decorative architectural features.

## No. 136 Kensington Church Street



***Special Architectural and Historic Interest***

- 6.150 No. 136 Kensington Church Street (**Fig. 4.39**) is a house dating from 1736-1737 which was altered in the late 18<sup>th</sup> or early 19<sup>th</sup> century and subsequently later in the 19<sup>th</sup> century and 20<sup>th</sup> centuries. It is painted, probably built of buff-brown brick with an entrance to the left which has a mid-19<sup>th</sup> century canopy on scrolled brackets and a plain overlight. There is a single tripartite ground floor window with a cambered arched head and a pair of tall, narrow first floor windows. Above is a pair of second floor sash windows beneath slightly cambered arches and a pair of flat roofed full dormer windows in the mansard. The internal details of the building are not recorded.



**Figure 6.37: View of No. 136 Kensington Church Street**

- 6.151 The significance of No. 136 Kensington Church Street is concisely summarised by the list description, which defines the significance as the following:

*“\* Architectural interest: a dated early to mid-C18 house, part of a speculative development initiated though not designed by the architect Isaac Ware;*

*\* Historic interest: a well-documented C18 speculative development.*

*The best surviving houses in the southern group (136 and 138 Kensington Church Street) appear to have been altered in the later C18 or early C19.”*

- 6.152 The house is of architectural and historical interest as it is in a pleasing Georgian style, thereby illustrating the history of construction and of architectural taste, as well as of the evolution of domestic architecture. It is also possible to appreciate the aesthetic qualities of the buildings use of proportion and fine detailing. The architectural and



historic interests of No. 136 Kensington Church Street are principally embodied in the survival of historic fabric and decorative architectural features.

### **No. 138 Kensington Church Street**

#### ***Special Architectural and Historic Interest***

6.153 No. 138 Kensington Church Street (**Fig. 4.40**) is a house dating from 1736-1737 which was altered in the late 18<sup>th</sup> or early 19<sup>th</sup> century. It became the home and studio of the artist Lucian Freud from the late 1970's until his death in 2011. It is built of buff-brown brick with red brick dressings and a slate mansard roof. The list description indicates that the interiors feature dado panelling and shallow moulded cornices to the ground and first floor rooms.



**Figure 6.38: View of No. 138 Kensington Church Street**

6.154 The significance of No. 138 Kensington Church Street is concisely summarised by the list description, which defines the significance as the following:

*“\* Architectural interest: dated early to mid-C18 house, part of a speculative development initiated though not designed by the architect Isaac Ware; the facade is the least altered of the group;*

*\* Historic interest: well-documented C18 speculative development;*

*\* Artistic and cultural association: from the late 1970s to 2011, No. 138 was the home and studio of the artist Lucian Freud.”*

6.155 The house is of architectural and historical interest as a building of high architectural quality dating from between 1700 and 1850. It is in a pleasing Georgian style, thereby illustrating the history of construction and of architectural taste, as well as of the evolution of domestic architecture. It is also possible to appreciate the aesthetic qualities

of the buildings use of proportion and fine detailing. The architectural and historic interests of No. 138 Kensington Church Street are principally embodied in the survival of historic fabric and decorative architectural features.

***Contribution of Setting to Significance (Listed Building Group)***

- 6.156 The immediate and shared setting of this listed building group – and each heritage asset of Nos. 128, 132-4, 136 & 138 Kensington Church Street - comprises the Georgian and Victorian townscape along Kensington Church Street and the mostly Victorian development to the rear. Many of the other buildings on Kensington Church Street, although of late date, contribute positively to the significance of No. 128 because they retain historic plot sizes and line a historic commercial route through Kensington. In this way, they provide evidence of the historic layout of Kensington and of the original setting of these historic buildings on Kensington Church Street, of dense low rise residential buildings. Modern elements along Kensington Church Street do not contribute to the significance, such as shopfronts, signage and poor quality architecture and similarly the commercial developments towards Notting Hill Gate are negative elements within the building's wider setting and shared views.
- 6.157 The wider setting of these listed buildings includes a complex mix of Victorian, Edwardian and post-war buildings to the north along Notting Hill Gate, while to the south, west and east, it generally comprises Georgian and Victorian residential developments, although these are interspersed with some modern developments. These primarily nineteenth-century residential buildings contribute positively to the significance of these heritage assets, providing an understanding of the listed buildings' intended and current function as a city dwelling / commercial premises, as well as offering an attractive context in which to experience the buildings' architectural and aesthetic qualities.
- 6.158 However, particularly to the northern end of Kensington Church Street, larger scale modern developments such as nearby Newcombe House (on the Site) appear incongruous, due to its contrasting design and scale. Views of Newcombe House and more low-rise modern development are evident when approaching Notting Hill Gate from Kensington Church Street, which is at odds with the predominately Victorian setting that characterises this portion of Kensington Church Street.



**Figure 6.39: View looking north along Kensington Church Street**

6.159 Overall, the significance of each of the listed buildings in this group along Kensington Church Street is principally derived from survival of historic fabric and decorative architectural features. The now varied and changed setting overall contributes comparatively less to the understanding or appreciation of its significance by comparison.

***Contribution of the Site to Significance (Listed Building Group)***

6.160 There are long views up Kensington Church Street, which are terminated to the northwest by the Site, Newcombe House. This is now an established feature of these views and reinforce the role of Notting Hill Gate as a key transport node and focus of modern commercial activity. However, the larger scale and contrasting form and design of this building is incongruous with the historic buildings within the local townscape, which form part of the Kensington and Kensington Palace conservation areas. The Site's buildings do not contribute positively to the significance, and experience of the predominately Victorian townscape surroundings, of each heritage asset in this group, Nos. 128, 132-4, 136 & 138 Kensington Church Street.

## Listed Building, Mall Chambers, Grade II

### ***Special Architectural and Historic Interest***

6.161 The list description for the Mall Chambers describes the listed building as:

*"Improved industrial dwellings. 1865-8. J Murray. Yellow brick, stone dressings. Five storeys. Corner site, with corner entrance. Three main bays to each side, with centre 2 bays of coupled square headed windows with chamfered stone mullion between. End bays with coupled arcades to staircase. Triple arcades to corner, with staircase behind. Ground floor rusticated. Heavy cornice on consoles above fourth floor. Balustrade to roof. Extremely well preserved example of industrial dwellings "intended for a class somewhat above ordinary mechanics and labourers".*

6.162 Mall Chambers is of historic interest because it is illustrative of the 19<sup>th</sup> century development of this area of London during a period of rapid expansion. The list description states that it is extremely well preserved example of industrial dwellings "intended for a class somewhat above ordinary mechanics and labourers". The Mall Chambers is thus a relatively rare early example of an apartment block built for the working/lower middle classes, a newly emerging social classes of the Victorian period, and provides insight to their living standards at this time.

6.163 Mall Chambers is of architectural and historical interest as a building of high architectural quality dating from 1865. It is in a rather industrial style, reminiscent of warehouse architecture, but the style is also reminiscent of Venetian architecture, with its use of corner arcading and corbelling below the string course, thereby illustrating the history of construction, as well as the evolution of domestic architecture. The architectural and historic interests of Mall Chambers are principally embodied in the survival of historic fabric and decorative architectural features.



Figure 6.40: View of Mall Chambers

***Contribution of Setting to Significance***

6.164 Mall Chambers is experienced visually within a relatively restricted setting, due to the street pattern and fine urban grain along Palace Gardens Terrace and Kensington Mall. The setting mainly comprises Victorian residential developments, although these are interspersed with a few modern developments. These nineteenth-century residential buildings contribute positively to the significance of the residential building by providing some evidence of its historic context and the variety of residential dwellings for the individuals of varying social status who made up the local Kensington population during the Victorian period.

***Contribution of the Site to Significance***

6.165 The Site is an example of one of the modern developments interspersed among the predominately Victorian urban townscape surrounding the Mall Chambers. Although the Site, in its current form, is considerably taller than the surrounding townscape and is located within close proximity of the asset, it is not readily visible in key views of listed building due to the street layout, proportions and height of buildings to the west along Kensington Mall and Kensington Church Street and to the north along Palace Gardens Terrace. As such, the Site does not contribute to the significance of the Mall Chambers as part of its setting.



## Listed Building, Second Church of Christ Scientist, Grade II

### ***Special Architectural and Historic Interest***

6.166 The list description for the Second Church of Christ Scientist describes the listed building as:

*“Church auditorium, school hall and offices. 1921-4. Burnet and Tait. Narrow red bricks, with raked joints, pantiled roof, some Portland stone. Simplified Italian style. 'L' shaped layout, with main auditorium advanced to right and gabled with triple round headed windows. Wing to left set back, two storeyed, with single storeyed covered walkway in front, and advanced bay to left, with main entrance. Further entrance in left hand return of auditorium block. Round headed windows with some stone shafts and capitals. Adjoining garden wall, red brick and Portland stone with arched entrance and wrought iron gates. Some inlaid panelling to auditorium interior.”*

6.167 The Second Church of Christ Scientist is of architectural interest as a high-quality example of a Christian Science church designed by the prominent and influential Edwardian and inter-war architects Sir John James Burnet and Thomas S. Tait, better known for their work in the style of Streamline Modernism. As stated in the list description, the building is in a ‘simplified Italian style’, reminiscent of early Christian basilicas, which is an architectural reference to the Church of Christ Scientist’s emphasis on ‘reinstat [ing] primitive Christianity’.<sup>174</sup>

6.168 The building is also of historic interest as an example of a church dedicated to Christian Science, a religious movement that emerged in the United States in the 1870s and reached Britain in the 1880s. Its erection in 1921-4 illustrates the diversity of religious faiths in Kensington at this date. The architectural and historic interests of the Second Church of Christ Scientist are principally embodied in the survival of historic fabric and decorative architectural features.

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<sup>174</sup> Christian Science, Committee on Publication, UK and Ireland, <https://ukchristianscience.com>.



**Figure 6.41: View of Second Church of Christ Scientist**

***Contribution of Setting to Significance***

6.169 The Second Church of Christ Scientist is experienced visually within a restricted setting, on account of the street orientation and proportions, and fine urban grain along Palace Gardens Terrace and the surrounding routes. For the most part, the church is only experienced along Palace Gardens Terrace, Palace Gardens Mews and few minor streets extending off Palace Gardens Terrace. The setting mainly comprises Victorian residential developments, although these are interspersed with a few modern developments. These nineteenth-century residential buildings contribute positively to the significance of the church – albeit only to a modest degree – by providing some evidence of the historic community the church was built to serve. However, because the surrounding residential buildings are considerably earlier in date than the church, understanding of the social status and practices of the worshipping community at the time of the church’s construction is relatively limited.

***Contribution of the Site to Significance***

6.170 The Site is an example of one of the modern developments interspersed among the predominately Victorian urban townscape surrounding the church. Although the Site, in its current form, is considerably taller than the surrounding townscape and is located within close proximity of the church, it is not readily visible in conjunction with the church due to the tight grain and height of buildings to the west of the church on Palace Gardens Terrace. As such, the Site does not contribute to the significance of the Second Church of Christ Scientist.

## Listed Building Grouping; Kensington Palace Gardens, either Grade II or II\*

### *Special Architectural and Historic Interest*

- 6.171 The Kensington Palace Gardens Group consists of a number of 'substantial houses' and 'mansions' (as characterised by the List Entry description), along with ancillary buildings, which line the street called Kensington Palace Gardens, running along the western edge of Kensington Gardens and adjacent to Kensington Palace. These twenty-one buildings have been grouped together because of a number of shared characteristics, including date, materials, location and associations.
- 6.172 Apart from the 'Two Gateways with Cast Iron Gates', the North Lodge and Cope House, all the listed buildings in the group were built originally as houses, although some have been converted to embassies. The 'Two Gateways' and the North Lodge serve their original function, demarcating and managing access to the private Kensington Palace Gardens. Cope House originally served as the stable block to No. 15 Kensington Palace Gardens but has since been converted into a dwelling. All buildings in the group date from the mid-nineteenth century and formed part of the residential development overseen by London property developer John Marriott Blashfield on lands formerly pertaining to Kensington Palace. They are all faced either in stuccoed brick or ashlar, although they employ a variety of architectural styles, from Italianate and Greek Revival, to Neo-Gothic and Indian-inspired. Many were designed by influential and prominent architects of their period, including Thomas Cubitt, Owen Jones, Philip Hardwick and the office of Sir Charles Barry.
- 6.173 Four of the buildings are listed at Grade II\*, indicating that they are 'particularly important buildings of more than special interest', while the remainder are listed at Grade II, indicating that they 'are of special interest, warranting every effort to preserve them'.



**Figure 6.42: Two Gateways with Cast Iron Gates, entrance to Kensington Palace Gardens**

- 6.174 The houses and ancillary buildings within the Kensington Palace Gardens group are of architectural interest as architecturally accomplished grand houses with ornate and high-quality decorative features and architecturally unified elevations that display the varied range of architectural styles, as well as standard construction methods, employed by early-Victorian architects. The choice of style reflected the aspirations and tastes of the houses' architects and occupants, while also serving as statements about their status in society. Later additions and alterations to these buildings illustrate changing architectural tastes. The listed buildings are further of architectural interest because of their associations with prominent and influential Victorian architects.
- 6.175 The listed buildings are of historic interest as representatives of the planned residential development undertaken by Blashfield on lands partitioned from the grounds of Kensington Palace. There is further historic interest in the association with Blashfield, who was an important manufacturer of mosaic floors and ornamental terracotta. The listed buildings are also of historic interest because they illustrate the living standards of their high-status occupants, an interest that is even more appreciable because of the continued use of many of the buildings as high-status dwellings. Later alterations and extensions to the buildings further illustrate the evolution of living standards and expectations of the houses' well-healed occupants.
- 6.176 The buildings in the Kensington Gardens Group also share group value: their consistency in age, use of materials, residential use and shared history, mutually contribute to an understanding of their development and further elevate an appreciation of the architectural quality of the individual listed buildings and of the group as a whole. The architectural and historic interests of the Kensington Palace Gardens listed building group are principally embodied in the survival of historic fabric and decorative architectural features.

***Contribution of Setting to Significance (Listed Building Group)***

- 6.177 The Kensington Palace Gardens Group is largely experienced within a relatively enclosed area, the listed gate piers and lodge to the north, palace complex to the east and mews blocks to the west limiting the extent of the experience of the wider townscape setting and outward views. A number of elements within the immediate setting of the group contribute positively to their significance. The adjacent Kensington Gardens and Kensington Palace have a historical connection with the listed building group, as the park and Kensington Palace Gardens once formed part of the grounds of the palace. The park also provides a scenic landscape in which to appreciate the aesthetic qualities of the houses. The mews blocks to the west of the group illustrate an important functional relationship, the mews blocks having been ancillary to the grand houses on Kensington Palace Gardens, and housing servants' quarters and stabling.
- 6.178 The terraces beyond the mews blocks, along Palace Gardens Terrace, illustrate the Kensington Palace Gardens Group's historic urban context, showcasing a range of different Victorian house types serving the local population and illustrating the varied social status of this population during the nineteenth century. Palace Green, to the south, represents an Edwardian continuation of the residential development of lands released from the grounds of Kensington Palace.
- 6.179 Notting Hill Gate / Bayswater Rd is a historic route out of London and in this way



contributes to the group's historic context. However, the volume of traffic, the extent and scale of modern redevelopment along this road, including the introduction of modern signage and shopfronts, and the historic widening of the road diminish an appreciation of this route's historic qualities.



**Figure 6.43: View from edge of entrance to Kensington Palace Gardens looking west**

6.180 As mentioned, there is limited experience and a relatively limited number of shared views of the wider townscape setting of this listed building group and high status enclave. As such, although much of the built environment surrounding Kensington Palace Gardens is broadly contemporaneous and provides historic context, it provides relatively little to the appreciation or understanding of the significance of the Kensington Palace Gardens group of listed buildings within views. Furthermore, a great deal of modern development is also interspersed among the prevailing Victorian residential developments. Where visible in some very limited glimpsed views from select parts of the street and between the mansions, such more distant modern insertions are, at best, neutral elements within the setting of this listed building group.

***Contribution of the Site to Significance (Listed Building Group)***

6.181 The Site is an example of one of the now established modern larger scale developments interspersed among the predominately Victorian urban townscape to the west, north and south of Kensington Palace Gardens, and this group of listed buildings. Although Newcombe House on Site is considerably taller than the wider surrounding townscape beyond the modern redevelopments focussed on the Notting Hill Gate node, in its current form, it remains barely perceptible in views from within Kensington Palace Gardens, due to the effects of distance, topography and interposing built forms and or mature vegetation. As such, the Site does not make any particular or positive contribution to the significance of the Kensington Palace Gardens listed building group as part of their shared wider settings.



## Listed Building, Entrance Arch from Linden Gardens, Grade II

### *Special Architectural and Historic Interest*

- 6.182 The entrance arch from Linden Gardens is a stucco arch with moulded architrave and vermiculated keystone with Doric piers and pilasters (**Figure 4.34**). The archway, built around 1875, was part of the redevelopment of Linden Grove which began in 1871 and finished around 1879. The principle builders of this part of Linden Gardens were Thomas Goodwin and William White, responsible for twenty-eight houses plus stables in 1873-4, the stables of which now make up Linden Mews, accessed through the archway.
- 6.183 The archway, and its role serving this residential development, is of historic interest as it illustrates the development of the affluent area to the immediate north of the busy Notting Hill Gate thoroughfare in the nineteenth century. It is also illustrative of the social status, aspirations of the area's original inhabitants through the quality and choice of materials and surviving detailed elements.
- 6.184 The archway is architectural and historical interest as a late-Victorian structure of high architectural quality. The arch features fine stucco detailing in a typical classical style, thereby illustrating the history of construction and of architectural taste. It is also possible to appreciate the aesthetic qualities of the arch's fine detailing. The architectural and historic interests of the entrance arch from Linden Gardens is principally embodied in the survival of historic fabric and decorative architectural features.



**Figure 6.44: View of Entrance Arch from Linden Gardens**

### *Contribution of Setting to Significance*

- 6.185 The immediate setting of the archway comprises four storey terraced housing to either side, connecting two separate terraces. To the rear of the archway is Linden Mews which features two storey mews blocks which would have historically served as stables and service accommodation for the adjacent terraces. The contemporary mews blocks and

Victorian terraces form a composition and so contribute positively to the arch's significance by illustrating the historic residential development of Linden Gardens and the social status, aspirations of the residents of this area.



**Figure 6.45: Mews block to the rear of Entrance Arch from Linden Gardens**

6.186 The wider setting of the archway includes a complex mix of Victorian, Edwardian and post-war buildings to the south along Notting Hill Gate, with Georgian and Victorian residential developments to the north, east and west, albeit interspersed with a few other modern developments. These nineteenth-century residential buildings contribute positively to the significance of the archway as contemporaneous residential developments providing historic context.

***Contribution of the Site to Significance***

6.187 The Site includes a tall building, Newcombe House, which is clearly visible within the wider setting of the mews entrance arch, in particular as part of the now established backdrop to the view looking to and through the archway from Linden Gardens. Unlike the other individual or terraced buildings in the immediate surroundings that have some positive architectural and or historic relationship, the Site does not enhance an understanding or appreciation of the building's historic context. The Site is rather a negative element that detracts from to the significance of the listed building and role within this built composition as a part of its setting.

**Listed Building Groupings; 1-34 Pembridge Gardens, all Grade II & Pembridge Square, all Grade II**

***Special Architectural and Historic Interest***

- 6.188 The closely related Pembridge Gardens and Pembridge Square listed building groupings consists primarily of a number of detached houses with some smaller terraces as well, which line Pembridge Gardens, running north off Notting Hill Gate, and also define and enclose the grander layout of Pembridge Square. It is important to note that the Pembridge Gardens houses have the appearance of being terraces even though they are detached, an indication of the slightly elevated status of the occupants in comparison. These sixty-three buildings have been grouped together because of a number of shared characteristics, including date of planning and construction, design and materials, historic associations, and also come together to form a particularly cohesive townscape composition.
- 6.189 All the listed buildings in the group were built originally as houses, although some have been converted to flats, and Nos. 25 and 26 Pembridge Square have been converted into the Hyde Park West Hotel. All buildings in the group date from the mid-nineteenth century and comprise a portion of the residential development overseen by London property developers Francis and William Radford on lands formerly part of Robert Hall's Estate. They are all faced in stucco, in an Italianate style. However, the detached houses around Pembridge Square are noticeably grander and feature more elaborate detailing than those along Pembridge Gardens.



**Figure 6.46: Group of buildings at nos. 6-16 Pembridge Square**

- 6.190 The buildings within this group are of architectural interest as architecturally accomplished detached and terraced houses with ornate and high-quality decorative features and architecturally unified elevations in Italianate style, as well as standard

construction methods employed by early to mid-Victorian architects. The choice of style reflected the aspirations and tastes of the houses' architects and occupants, while also serving as statements about their status in society. More insight into the architectural quality of the buildings is provided within the Survey of London which states:

*"All of the houses in Pembridge Gardens were very substantially built. The outer walls are three bricks thick in the basements, diminishing to two bricks in the ground floors, and one and a half bricks above. The roofs, covered with Welsh slates, are framed on timbers of considerable sizes. The inner partitions are of brickwork where supporting the stone wall-hung stair that runs from the basement to the first floor, but elsewhere they are of framed and braced studding generally composed of 2" x 6" members at 18" centres with lath and plaster finishes. The staircase balustrades are of cast-iron, with mahogany handrails.*

*Throughout the rest of Pembridge Square the Radfords produced a standard detached house which they repeated over thirty times there between 1857, and 1864, and about ninety times more in*

*Holland Park. On this design they lavished splendid workmanship, assured detail, and the best of materials. Each house is over forty-five feet in width. They are three windows wide, the central one being narrower, and have a basement, three main storeys, and an attic. The outer bays have three-sided bay windows rising to second-floor level, and are crowned by balustrades ornamented by urns, few of which now survive. The doorways are Roman Doric, with moulded entablatures containing triglyphs and dentils. The quoins are rusticated at groundfloor level and are plain above. The main entablatures of the houses are finely moulded, with fully ornamented stucco-work, modillioned and dentilled, and surmounted by an attic storey treated with great originality."*

- 6.191 The listed buildings are of historic interest as representatives of the planned residential development undertaken by the Radford's on lands of the Robert Hall estate. These listed building groups are also of historic interest because they illustrate the living standards of their high-status occupants, an interest that is even more appreciable because of the continued use of many of the buildings as high-status dwellings. Later alterations and extensions to the buildings further illustrate the evolution of living standards and expectations of the houses' well-healed occupants.
- 6.192 The listed buildings in the Pembridge Gardens and Pembridge Square townscape composition also each share group value: primarily through their consistency in age, design and use of materials, residential use and shared history. This mutually contributes to the understanding and appreciation of their development and further elevates the architectural quality of the individual listed buildings and of the group as a whole.

***Contribution of Setting to Significance (Listed Building Groups)***

- 6.193 The listed building grouping at Pembridge Gardens and Pembridge Square is largely experienced within a relatively enclosed area due to the scale and tight knit nature of the detached houses lining the street or enclosing this square. However, there are some longer views along the linear range of buildings on Pembridge Gardens to the north and south. A number of elements within the immediate setting of the group contribute positively to their significance. For example, the adjacent terraces either side of



Pembridge Gardens, which are broadly contemporaneous and form part of the wider conservation area (Pembridge), help to differentiate the grander and predominately detached monumental villas of both Pembridge Gardens and Pembridge Square which constitute this group listing.



**Figure 6.47: Pembridge Gardens looking south**

- 6.194 The terraces beyond the adjacent blocks along Pembridge Road date from the early 20<sup>th</sup> century and are constructed from London stock brick laid in Flemish bond with banded stucco. These showcase a range of different Victorian house types serving the local population and illustrate the varied social status of the population and growth of the area. Clanricade Terrace, to the west, represents a later Victorian continuation of the wider residential development of the Pembridge Conservation Area and features classical terraces predominately using Doric architectural. This terrace further illustrates the lavish Victorian style that characterises the listed building groupings' historic urban context.
- 6.195 Notting Hill Gate is a historic route out of London and in this way, contributes to an understanding of the group's wider context. However, the volume of traffic, the extent of redevelopment along this road, including the introduction of modern signage and shopfronts, and the historic widening of the road diminish an appreciation of this route's historic qualities.
- 6.196 There is a relatively limited experience of the wider setting of this listed building grouping from within the square or street of Pembridge Gardens out to the south. However, to the south of this part of the conservation area, views of nearby modern developments such as Newcombe House (on the Site) appear incongruous above shared rooflines, due to its contrasting design and larger scale at twelve storeys. Views of Newcombe House and more low-rise modern development are evident when approaching Notting Hill Gate from Pembridge Gardens, which is now an established townscape characteristic, but at odds with the more consistent and predominately



Victorian setting that would have characterised that of these houses in the past.

***Contribution of the Site to Significance (Listed Building Groups)***

6.197 The taller building element on Site is one of the modern developments along Notting Hill Gate, and there are clear views of it from the edge of the Pembridge Conservation Area, and within the context of a number of listed buildings within this grouping (in particular the south end of Pembridge Gardens). Due to its height and width – considerably greater than the surrounding historic townscape within the conservation area designation – contrasting design and proximity, where seen, such views disrupt the experience of the broadly this contemporaneous and once more consistent Victorian townscape composition. As such, the Site is a negative element within the immediate setting of the Pembridge Gardens and Pembridge Square listed building grouping, which does not contribute positively to the significance of these heritage assets but detracts.

## Listed Building, Kensington Temple, Grade II

### ***Special Architectural and Historic Interest***

6.198 The list description for the Kensington Temple describes the listed building as:

*“Church. Circa 1848-9 by J Tarvin formerly the Horbury Congregational Chapel until 1935; later the Church of the Foursquare Gospel and now the Elim Pentecostal Church. Geometrical Gothic style with square towers capped by low spires. Cruciform plan with 4 bay nave, transepts and shallow sanctuary containing the pulpit. Random rubble Kentish ragstone with ashlar dressings. Slated roof with parapets and coped gable to east front flanked by towers. East window of 4-light with geometrical tracery. Central arched doorway with receding orders and hoodmould; flanking doorways in corner towers. Plain interior with galleries on 3 sides carried on cast iron columns and approached from tower staircases.”*

6.199 The Kensington Temple is of architectural interest as a high-quality example of a congregational chapel designed by the architect J. Tarvin. As stated in the list description, the building is in a ‘Geometrical Gothic style’, and features square towers capped by low spires which form the centrepiece of the junction at Ladbroke Road and Kensington Park Road (**Figure 4.50**).



**Figure 6.48: View of Kensington Temple**

6.200 The building is also of historic interest as an example of a church which was initially funded by a number of ‘Christian men of Hornton Street’ and subsequently purchased by George Jefferys in 1935, who birthed the Elim Pentecostal denomination and

renamed the church the Kensington Temple.<sup>175</sup> The purchase and use of the church by the Elim Pentecostal Denomination in the 1930s illustrates the diversity of religious faiths in Kensington at this date.

- 6.201 The architectural and historic interests of the Kensington Temple are principally embodied in the survival of historic fabric and decorative architectural features. These distinctive features, along with its prominent position on the corner of the busy Kensington Park Road and Ladbroke Road, provide it with local landmark status.

***Contribution of Setting to Significance***

- 6.202 The Kensington Temple is a local landmark located at a busy site, on account of its prominent position on the corner of Kensington Park Road and Ladbroke Road, and a short distance to the north of the modern commercial centre and transport node of Notting Hill Gate. Its setting is principally comprised of a mixture of terraced houses and shops within the defined Ladbroke Conservation Area. From Kensington Temple, there are long views north west along Pembridge Road and west along Ladbroke Road, and short-distance views towards the east side of Pembridge Road. Experience of the more modern and changed townscape beyond this intersection of roads is limited to views of the two taller buildings, Newcombe House (the Site) and Campden Hill Towers, along Notting Hill Gate, as part of the skyline to the south.



**Figure 6.49: View looking south on Kensington Park Road with Kensington Temple church tower to the right**

- 6.203 The setting mainly comprises Victorian residential developments within this part of the conservation area, although these are interspersed with modern developments more widely. These nineteenth century residential buildings contribute positively to the significance of the church by providing some evidence of the historic community the church was built to serve. The surrounding residential buildings are similar in date to the

<sup>175</sup> Kensington Temple Website 'Apostolic Foundation'. <https://www.kt.org/history/>

church and contribute to an understanding of the social status and practices, as well as living conditions, of the worshipping community at the time of the church's construction.

***Contribution of the Site to Significance***

6.204 The Site, Newcombe House, is one of the taller modern developments that now characterise wider views looking southwards within this context of this listed building and its setting. Together with Campden Hill Towers, views of these taller and contrasting modern building forms are negative elements as part of this wider townscape setting. The design and position of this distinctive listed building, and orientation of views to appreciate its local landmark status away from Notting Hill Gate, does, however, limit the effects of these tall buildings on the understanding and appreciation of heritage significance.



## Listed Building, Cabman's Shelter to Centre Ground, Grade II

### ***Special Architectural and Historic Interest***

6.205 The list description for the Cabmen's Shelter describes the listed building as:

*"Cabmen's shelter. 1909, erected by Cabmen's Shelter Fund under the supervision of M. Starmer Hack, architect to the fund. Timber frame with timber cladding and overlapping timber boards to low pitched roof with overhanging eaves. 1 storey. 7 main bays by 3 bays. Entrance to ends. Horizontal and vertical members of frame expressed, with panels of vertical boarding set between. 3 square headed sashed windows to sides, 6 paned with timber glazing bars; pivoting lights above."*

6.206 This listed building is of architectural interest as a surviving example of the distinctive green-painted cottage-style cabmen's wooden shelters designed by M. Starmer Hack – complete with dovecote – which are typical of London. Originally built to provide shelter to the drivers of hansom cabs or hackney carriages, the building is especially of historic interest as an example of 'one of the few relics of the horse age to remain in use, albeit now for taxi cab drivers'.<sup>176</sup> Of sixty-one cabmen's shelters originally built under the auspices of the Cabmen's Shelter Fund between 1875 and 1914, only thirteen remain,<sup>177</sup> and thus the building has added value as a relatively rare building type. It illustrates the rise and proliferation of hackney carriages in London, as well as the Victorian tendency towards the philanthropy. The architectural and historic interests of the Cabmen's Shelter are principally embodied in the survival of historic fabric and distinctive architectural character.



**Figure 6.50: View of Cabmen's Shelter**

### ***Contribution of Setting to Significance***

<sup>176</sup> Historic England, 'Street Furniture', Listing Selection Guide, 2nd ed, 2017.

<sup>177</sup> Kate Phillimore, 'Cabmen's Shelters: London's Secret Architectural Gems', <https://www.heritageopendays.org.uk/blog/cabmens-shelters-londons-secret-architectural-gems>, 4 September 2014.



- 6.207 The Cabmen's Shelter is located and experienced on a busy site, between the two lanes at the southern end of Kensington Park Road, near the junction with Pembridge Road and Ladbroke Road, and a short distance to the north of the town centre of Notting Hill Gate. Its setting is principally comprised of a mixture of terraced houses and shops, and it is immediately overlooked by the nearby listed building Kensington Temple. From the Cabmen's Shelter, there are long views north west along Pembridge Road, and short-distance views across the forecourt of the Kensington Temple towards the south side of Ladbroke Road, and towards the east side of Pembridge Road.
- 6.208 The Cabmen's Shelter is experienced within a dynamic, dense and varied urban setting, which is largely consistent with the listed building's historic context. This setting enhances an understanding of the building's historic function as a shelter for workers involved in a distinctly urban profession, and it thus makes a positive contribution to the listed building's significance. The individual buildings surrounding, however, are neither contemporaneous – mostly being of earlier date – nor do they enhance an understanding of the shelter's historic function. Therefore, their contribution to the shelter's significance is relatively modest and derives from their role as part of the wider urban context. The historic and architectural interest of this modestly scaled but distinctive structure is best appreciated at close quarters and on this highway, and its wider setting makes a far lesser contribution to its significance by comparison.

***Contribution of the Site to Significance***

- 6.209 The Site, Newcombe House, is one of the taller modern developments that now characterise views and skyline looking southwards within this wider townscape context of this listed building. Together with Campden Hill Towers, views of these taller and contrasting modern building forms are negative elements as part of this wider setting of the historic townscape of the surrounding conservation area (Ladbroke), but overall play little if any role in / or effect the understanding and appreciation of particular significance of this modest and distinctive listed structure.

## Listed Building, Church of St Peter, Grade II\*

### ***Special Architectural and Historic Interest***

6.210 The list description for the Church of St Peter describes the listed building as:

*“Church. 1855-7. T Allom. Chancel added 1879 by Barry and Edmeston. Stone. Classical. Three bay pedimented facade with giant Corinthian half columns. Round-headed doors to ground floor. Pedimented windows above. Two stage western tower to centre with applied Corinthian columns, clock, upper octagonal stage and dome. Interior galleried with Corinthian giant order, thermal windows to clerestory and arched chancel with apse. Coffered ceiling. Plays important role in Ladbroke Grove planned layout, closing vista of the grand Stanley Gardens.”*

6.211 This listed building is of architectural and historic interest as a parish church dating from the mid-nineteenth century, designed by Thomas Allom, one of the architects responsible for the planned layout of the Ladbroke Estate. It has particular architectural interest as an accomplished architectural composition that makes use of the Italianate style that is typical of the Ladbroke Estate and, as part of the planned layout of the Ladbroke Estate, functions as a landmark terminating views along Stanley Gardens and dominating the northern part of Kensington Park Road. Internally, the church retains a number of fine original architectural features and liturgical fittings, thus illustrating historic liturgical practices and providing evidence of the historic worshipping community, and also emphasising the important role of the Anglican Church in Victorian society. It is further of historic interest as a key element within an early example of a ‘garden suburb’, thus illustrating the history of town planning.

6.212 The architectural and historic interest of this church is principally embodied in the survival of historic fabric and decorative architectural features, as well as its role in key townscape views within the former Ladbroke Estate (and current Ladbroke Conservation Area designation).



**Figure 6.51: View of the Church of St Peter<sup>178</sup>**

***Contribution of Setting to Significance***

- 6.213 The greater part of the immediate setting of the Church of St Peter consists of the contemporaneous Victorian residential developments that form part of the former Ladbroke Estate. As such, these elements of the setting contribute strongly and positively to the significance of the church as features that, together with the church, form an integral part of this planned high status suburban development of the nineteenth century. The Ladbroke Estate houses also provide evidence of the historic worshipping community that the Church of St Peter was built to serve.
- 6.214 A short distance to the east of the Church of St Peter is the Pembridge Conservation Area. Like the Ladbroke Estate Conservation Area, this too consists primarily of mid-nineteenth-century residential villas and terraces. Although it does not form part of the same planned estate as the Ladbroke Estate, it contributes positively as a contemporaneous suburban development that provides an understanding of the built expansion of the areas around Bayswater, Notting Hill and Kensington at this date.



**Figure 6.52: Looking south on Kennington Park Road opposite the Church of St Peter**

- 6.215 There is limited experience of the more varied wider townscape condition beyond these conservation areas from the Church of St Peter, largely as a result of the effects of distance, topography and or interposing built development and mature vegetation. As such, where seen in some shared longer distance views or glimpses, more modern

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<sup>178</sup> Image provided by: Chris Whippet / St. Peter's Church, Notting Hill / CC BY-SA 2.0

developments within this wider setting do not contribute to the understanding or appreciation of the significance of this listed church.

***Contribution of the Site to Significance***

- 6.216 There are long views looking down Kensington Park Road, which are orientated to the south west and towards the Site, Newcombe House, as part of the more modern and large scale developments around the commercial focus and node of Notting Hill Gate. This listed church forms part of the townscape character of such long views, however its position, orientation and distinctive design means that its local landmark status and heritage significance is otherwise best appreciated closer from Kensington Park Road to its west and also as a terminating feature along Stanley Gardens looking directly east. Overall there is a limited experience of the taller modern buildings at Notting Hill Gate within the context of this listed building, and the Site itself does not contribute positively to the understanding or appreciation of heritage significance.

## Listed Building, Kensington Palace, Grade I

### *Special Architectural and Historic Interest*

- 6.217 Kensington Palace is the centrepiece of a larger group or collection of historic buildings and structures within this park, including the exceptionally Grade I listed and scheduled Kensington Palace itself, the Grade I listed Orangery, and the Grade II listed Upper Stables, and Gatepiers and Wall to Right of Upper Stables. All are faced in bare brick. There are also a number of public statues and other built features within the associated gardens, such as Queen Victoria at the approach to the east front of the Palace (Grade II listed building).
- 6.218 Kensington Palace has its origins in the small country house of Sir George Coppin of c. 1605. In 1619, the house was acquired by Sir Heneage Finch, from whose descendent, the second Earl of Nottingham, it was bought in 1689 by King William III and Queen Mary. The house was chosen because of its rural location, as it was thought the country air would ease the King's asthma. Sir Christopher Wren oversaw the significant expansions of Nottingham House (as it was then known) for William and Mary, and further extensions were undertaken under George I. George II was the last monarch to live at Kensington Palace, but it has, nevertheless, remained a residence of members of the royal family.
- 6.219 The Orangery was added under Queen Anne in 1704 and is thought to be the product of a combined effort between Sir Christopher Wren, Nicholas Hawksmoor and Sir John Vanbrugh. The Upper Stables date from the late eighteenth or early nineteenth century, and were formerly the stable block to Kensington Palace; the block has since been converted to a dwelling. The Gatepiers and Wall date from c. 1700 and were once one of the formal entrances into the grounds of the Palace.



Figure 6.53: View of Kensington Palace



- 6.220 The Palace is of exceptional architectural and historic interest as a royal residence since the late seventeenth century. It symbolises the power and status of monarchy in British society. It dates predominately from the late seventeenth and eighteenth centuries, with alterations and extensions dating from the eighteenth century. As such, Kensington Palace provides a unique insight into the living conditions and tastes of the monarchy in the seventeenth and eighteenth centuries.
- 6.221 The Palace is also an outstanding example of the work of, arguably, Britain's greatest architect, Sir Christopher Wren, and illustrates the work of a number of other important craftsmen, including William Kent, Caius Gabriel Cibber and Grinling Gibbons. In style, the Palace reflects the measured classicism typical of the work of Christopher Wren.
- 6.222 The Orangery is of architectural and historic interest as a building forming part of the royal palace complex, which is an example of the work of three of the late sixteenth and early seventeenth centuries' most celebrated architects: Wren, Hawksmoor and Vanbrugh. Pevsner describes it as 'Queen Anne's most ambitious contribution' and as having 'a Baroque design far livelier and bolder than any of the additions to the house'.<sup>179</sup> It too contains work by Cibber and Gibbons.
- 6.223 The architectural and historic interests of the Upper Stables and the Gatepiers and Wall derive primarily from their association with the Palace, as formerly ancillary structures. They contribute particularly to an understanding of the living practices and standards of the royal family in the seventeenth and eighteenth centuries.
- 6.224 Together, the four key listed buildings – Kensington Palace, the Orangery, the Upper Stables and the Gatepiers and Wall - also within a wider defined complex or grouping including statuary, all have group value; each enhancing the architectural and historic interests of the others by providing more a complete illustration of the wealth, tastes and aspirations, living standards and practices of members of the royal family during the seventeenth and eighteenth centuries.

#### ***Contribution of Setting to Significance***

- 6.225 The setting of Kensington Palace principally comprises the immediate grounds and gardens of the Palace, the adjacent Kensington Gardens (Grade I registered park and garden and part of Royal Parks Conservation Area), and also the later developed villas along Kensington Palace Gardens to the west. The grounds of the palace, the ancillary structures and Kensington Gardens are elements of the Palace's setting that contribute positively to its significance, as historic ancillary features that enhance an understanding of the Palace's historic use, an appreciation of the high-quality architectural design of the Palace complex, of the works some of the greatest architects of the seventeenth and eighteenth centuries, and an aesthetic experience of the royal palace set within its historic landscaped grounds. The extent of the gardens and spaces surrounding the Palace, coupled with the number of mature trees and the proximity of the Round Pond, create a sense of relative isolation and tranquillity, although the visual indication and experience of contemporary urban London beyond the boundaries of the Royal Park is ever present.
- 6.226 Kensington Palace Gardens occupies land that once formed part of the grounds of

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<sup>179</sup> Bridget Cherry and Nikolaus Pevsner, London 3: North West, The Buildings of England, 1999.

Kensington Palace. To that extent, it contributes positively to the Palace's significance by providing evidence of the historic extent of the Palace's grounds (**Figure 4.28**). The houses themselves and the tree-lined avenue are attractive elements within the Palace's setting but make no particular contribution to an understanding of the Palace's role as a royal residence or as the work of a great architect.



**Figure 6.54: View from Kensington Gardens looking northwest towards Kensington Palace and the Site beyond**

- 6.227 Beyond Kensington Gardens and Kensington Palace Gardens, there is limited experience of the predominately Victorian townscape to the west; composed mainly of residential villas and terraces. These terraces are only seen in glimpsed views out from parkland to the surrounding townscape, and their only contribution is in emphasising the wider historic and urban context of the Palace within the city. Landmark historic buildings such as the Church of St Mary Abbots in Kensington can be observed on the skyline (spire) in longer views out from the parkland and in context with the Palace; again helping to place it within its wider urban context.
- 6.228 More modern taller buildings can also be observed as part of the character of the more distant skyline in views looking out in all directions from the Palace grounds, and beyond the treed edges of the parkland. The Royal Garden Hotel in Kensington and the tower of Hyde Park Barracks are such more prominent examples, which do not contribute positively to the understanding or appreciation of the historic character or architect of the Palace once more isolated from the city.

***Contribution of the Site to Significance***

- 6.229 The Site, including Newcombe House, is one of a number of modern developments at Notting Hill Gate; as part of the wider and extended townscape setting of the Palace and its immediate parkland context. There is, however, very limited opportunity to observe the buildings on Site, or indeed the taller block of Campden Hill Towers, within shared views to or from the Palace. This is largely as a result of the effects of distance,

topography and or interposing built development and mature vegetation within the park. Where also seen in some occasional longer distance views or glimpses looking north westwards from within the parkland, these more modern developments do not contribute positively to, or indeed have little overall effect on, the understanding or appreciation of the significance of the listed Palace or its group.

## Registered Park and Garden, Kensington Gardens, Grade I

### ***Significance (Special Historic Interest)***

- 6.230 Until 1689, Kensington Gardens, as was later to be known, largely formed part of the Hyde Park, a royal hunting enclosure. The gardens were laid out after the purchase of Nottingham House (later Kensington Palace) in 1689 by King William III and Queen Mary. Henry Wise and George London were commissioned to carry out the works. In 1690, elaborate formal gardens were laid out to the south of the palace, with boxed hedges and gravelled paths. The King's private road leading from the palace, through Hyde Park to Westminster, was also constructed at this time.
- 6.231 The reign of Queen Anne from 1702 saw a significant period of change to the gardens, including the redesign of the formal gardens to the south of the Palace. The gardens were also significantly enlarged, with gravel pits to the north of the palace being made 'into a formal wilderness of several quarters, one containing a mock mount of evergreens, another a sunken terrace garden'. More than 19 hectares of Hyde Park were also taken and laid to lawn for grazing royal deer in 1705.



**Figure 6.55: Kensington Palace and entrance gates**

- 6.232 Between 1727 and 1731, Charles Bridgman and Wise undertook further changes to the gardens, initiated by King George I and Queen Caroline. These included the introduction of a ha-ha, and construction of the large Round Pond and Long Water. The Long Water was eventually linked to the Serpentine River in Hyde Park in 1731. The formal gardens to the south of the palace were further re-designed, forming open lawns but maintaining the series of paths or promenades. The design of the gardens at this time was heavily influenced by the 'idealised' natural landscapes made popular at this time by Capability Brown. Kensington Gardens was opened to the public on Sunday nights from 1733. In the early nineteenth century, the royal gardens became open to the public every day. The Italian Water Gardens were constructed in 1860, forming a cleaning system for the Serpentine. Few changes took place in the early twentieth century. The gardens are



currently maintained as a public open space by the Royal Parks.

- 6.233 The significance of Kensington Gardens lies in its historic value as an important example of a substantial royal park originating from late seventeenth century and associated with the Grade-I-listed Kensington Palace. The gardens evolved from the late seventeenth century as a private royal garden to eventually form a large open public park from the early nineteenth century.
- 6.234 Each phase of the early development of the gardens is reflective of both the changing fashions in landscape design and changing requirements of its royal owners. The formation of Kensington Gardens as a public urban space from the early nineteenth century is also of interest as an early example that illustrates the gradual development of increased access to previously largely exclusive spaces within London. As a well-maintained park with established landscaping and water features, the Kensington Gardens is an attractive and high-quality area of open space.

***Contribution of Setting to Significance***

- 6.235 The setting of Kensington Gardens principally comprises the adjacent Hyde Park to the east, and the surrounding multi-phased townscape of Bayswater to the north, Knightsbridge to the south and Kensington to the west. Kensington Palace and its ancillary buildings are located immediately to the west. The Palace contributes strongly and positively to the significance of Kensington Gardens, providing evidence of the historic function of the Gardens as pleasure gardens of the Palace and of the royal patrons of its accomplished landscape design.



**Figure 6.56: View of Kensington Gardens**

- 6.236 Hyde Park contributes positively to the significance of Kensington Gardens as an immediately adjacent historic landscaped park once associated with the Crown, which is now a public park. Parts of what is today Kensington Gardens once formed part of Hyde Park, and the two together form a continuous and extensive area of green space that is



open to the public and at the heart of London, serving both as green amenity and as an attractive townscape element.

- 6.237 The remaining elements of the wider townscape setting of this landscape make only a modest positive contribution to the significance of Kensington Gardens to the extent that they emphasise the heritage asset's status as an urban park. For the most part, they neither enhance nor detract from our understanding of the park's special history, nor an appreciation of its aesthetic qualities.

***Contribution of the Site to Significance***

- 6.238 The Site forms part of the much wider townscape setting of this area of the park. There is, however, very limited opportunity to observe the buildings on Site within views to or from this landscape area. This is largely as a result of the effects of distance, topography and or interposing built development and mature vegetation within the park. Where also seen in some occasional longer distance views or glimpses looking north westwards from within the parkland, these more modern developments do not contribute positively to, or indeed have little overall effect on, the understanding or appreciation of the significance – historic interest - of the registered park and garden.

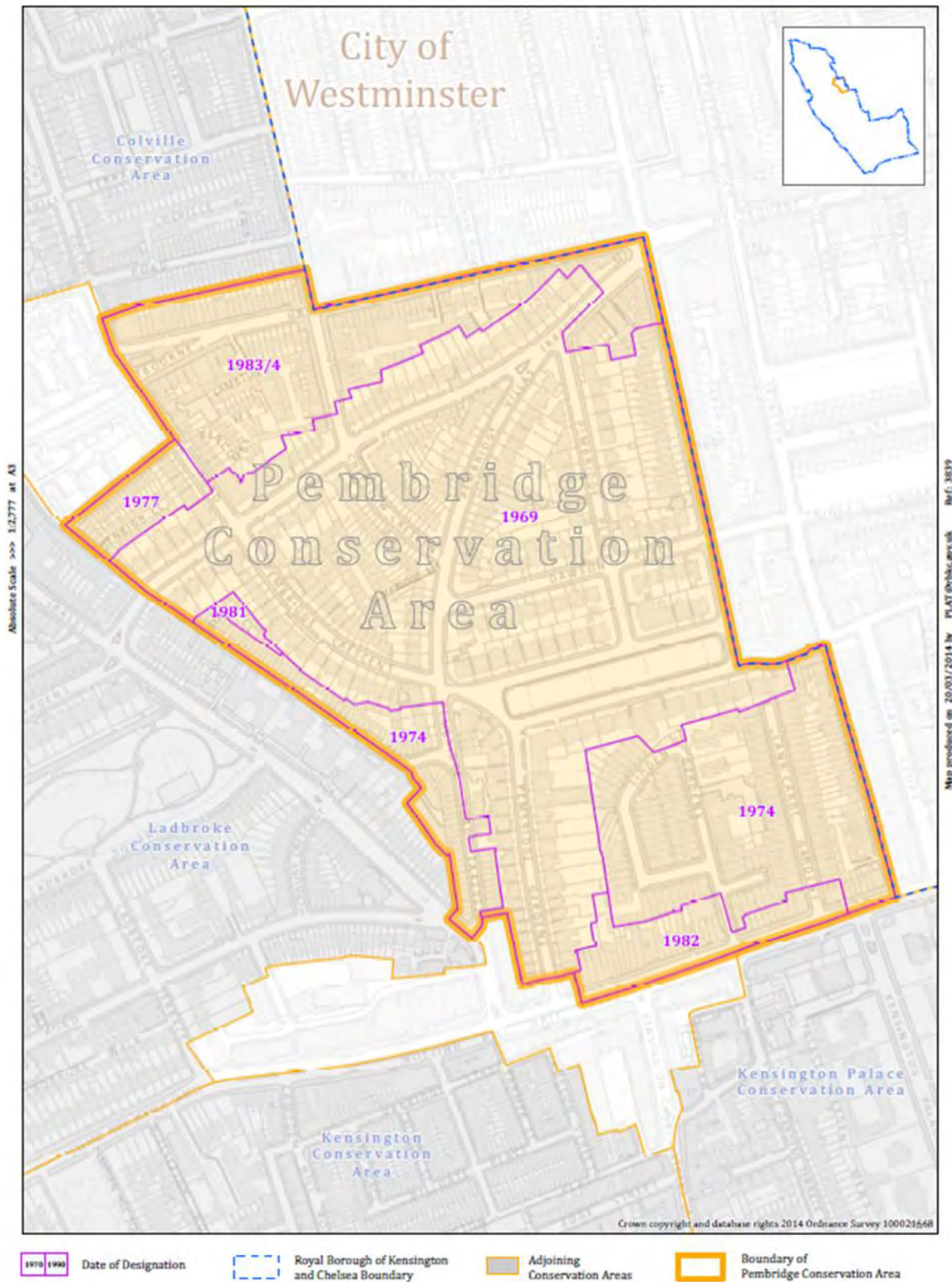
## **Appendix 3:    Gazetteer of Heritage Asset Designations**

**LPA Boundary Maps: Conservation Areas**

**HE List Entries: Listed Buildings & Registered Park and Garden**



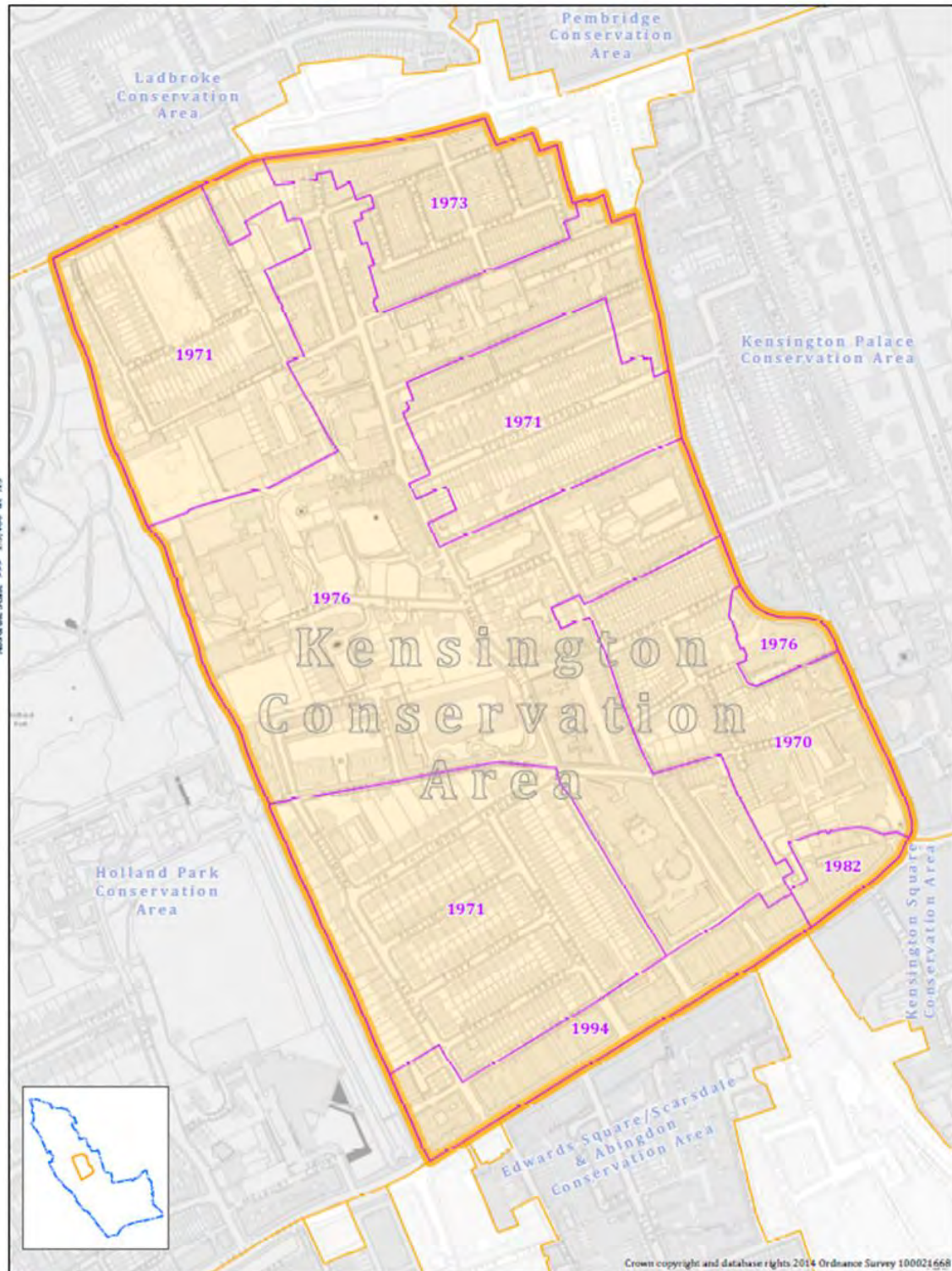
## Pembridge Conservation Area







## Kensington Conservation Area

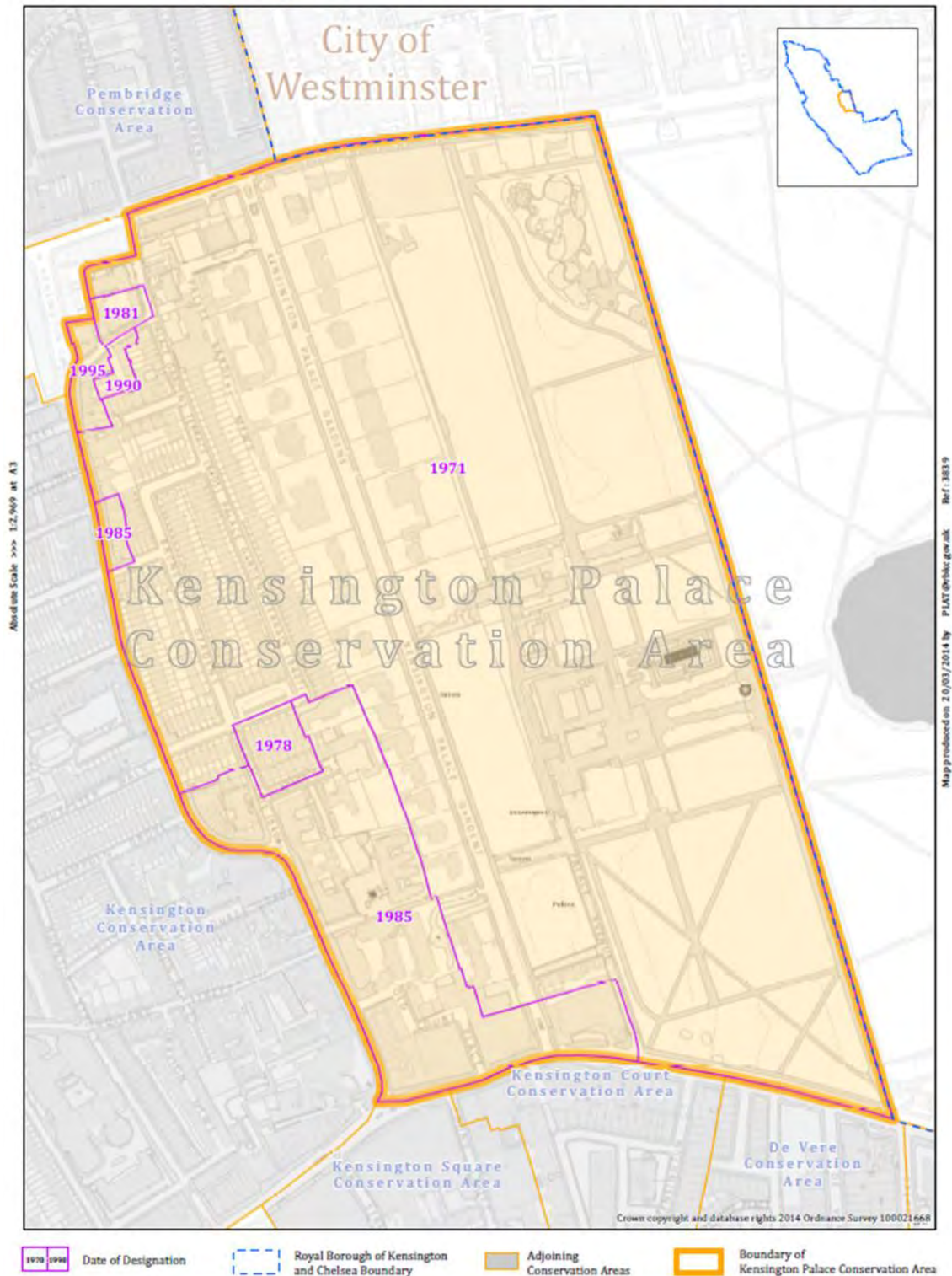


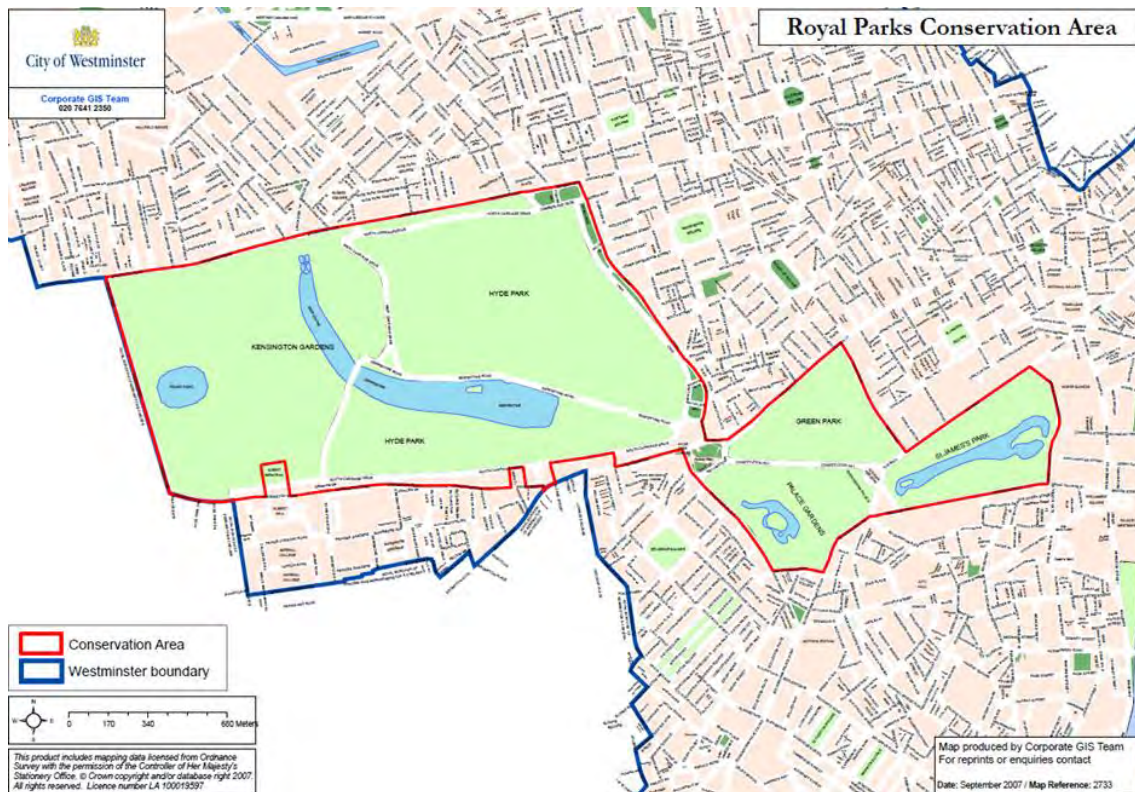






## Kensington Palace Conservation Area





## **TWO GATEWAYS WITH CAST IRON GATES, KENSINGTON PALACE GARDENS W8**

### **Overview**

Heritage Category: Listed Building

Grade: II

List Entry Number: 1224030

Date first listed: 15-Apr-1969

Statutory Address: TWO GATEWAYS WITH CAST IRON GATES, KENSINGTON PALACE GARDENS W8

### **Location**

Statutory Address: TWO GATEWAYS WITH CAST IRON GATES, KENSINGTON PALACE GARDENS W8

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Kensington and Chelsea (London Borough)

National Grid Reference: TQ 25535 80520

### **Details**

GV II

1845. Two gateways, linked by elaborate central pier with cornice and niche. Stucco. Arched pedestrian side entrances, cast iron gates, railings and lamps.

Listing NGR: TQ2553580520

### **Legacy**

The contents of this record have been generated from a legacy data system.

Legacy System number: 419862

Legacy System: LBS

### **Sources**

Other

Register of Parks and Gardens of Special Historic Interest in England, Part 17 Greater London

### **Legal**





## **NORTH LODGE, KENSINGTON PALACE GARDENS W8**

### **Overview**

Heritage Category: Listed Building

Grade: II

List Entry Number: 1223938

Date first listed: 15-Apr-1969

Statutory Address: NORTH LODGE, KENSINGTON PALACE GARDENS W8

### **Location**

Statutory Address: NORTH LODGE, KENSINGTON PALACE GARDENS W8

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Kensington and Chelsea (London Borough)

National Grid Reference: TQ 25552 80522

### **Details**

GV II

Lodge. 1845. Wyatt and Brandon. Stucco. Slated roof. Lodge of one storey + basement. Sash windows with plain architraves, keystones, sills and consoles. Steps to entrance porch in re-entrant angle of L-shaped plan with coloured plaster Royal Arms over. Venetian window.

Listing NGR: TQ2555280522

### **Legacy**

The contents of this record have been generated from a legacy data system.

Legacy System number: 419861

Legacy System: LBS

### **Sources**

Other

Register of Parks and Gardens of Special Historic Interest in England, Part 17 Greater London

### **Legal**

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as



amended for its special architectural or historic interest.



## **6 AND 7, KENSINGTON PALACE GARDENS W8**

### **Overview**

Heritage Category: Listed Building

Grade: II

List Entry Number: 1223939

Date first listed: 15-Apr-1969

Statutory Address: 6 AND 7, KENSINGTON PALACE GARDENS W8

### **Location**

Statutory Address: 6 AND 7, KENSINGTON PALACE GARDENS W8

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Kensington and Chelsea (London Borough)

National Grid Reference: TQ 25576 80499

### **Details**

Houses. 1844-6. T H Wyatt and Brandon. Semi-detached pair of dwelling houses forming symmetrical composition. Stucco. Italianate. Three storeys and basement. Altogether 7 windows wide, the central one blind. Square bay window to outer bay on either side. Square headed windows. Pediments to first floor windows. Central windows with Ionic and Corinthian orders. Cornice and openwork parapet. Return facades to left and right also of interest, with entrances. Interior not seen.

Listing NGR: TQ2567579980

### **Legacy**

The contents of this record have been generated from a legacy data system.

Legacy System number: 419863

Legacy System: LBS

### **Legal**

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



## **9, KENSINGTON PALACE GARDENS W8**

### **Overview**

Heritage Category: Listed Building

Grade: II

List Entry Number: 1224035

Date first listed: 15-Apr-1969

Statutory Address: 9, KENSINGTON PALACE GARDENS W8

### **Location**

Statutory Address: 9, KENSINGTON PALACE GARDENS W8

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Kensington and Chelsea (London Borough)

National Grid Reference: TQ 25610 80417

### **Details**

GV II

Substantial house. 1852-4. S Smirke. Stucco. Three storeys and dormers. Three bays in main block. Ground floor has square bay windows either side of entrance with continuous balcony over supported by Tuscan columns. First floor windows are 3-light with entablatures with cambered pediments. Crowning cornice with balustraded parapet. Free treatment of classical style. Interior not seen. Survey of London, Vol 37.

Listing NGR: TQ2561080417

### **Legacy**

The contents of this record have been generated from a legacy data system.

Legacy System number: 419864

Legacy System: LBS

### **Sources:**

Books and journals

'Survey of London' in Survey of London - Northern Kensington: Volume 37, Vol. 37, (1973)s:

### **Legal**

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.





## **10, KENSINGTON PALACE GARDENS W8**

### **Overview**

Heritage Category: Listed Building

Grade: II

List Entry Number: 1267053

Date first listed: 15-Apr-1969

Statutory Address: 10, KENSINGTON PALACE GARDENS W8

### **Location**

Statutory Address: 10, KENSINGTON PALACE GARDENS W8

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Kensington and Chelsea (London Borough)

National Grid Reference: TQ 25621 80384

### **Details**

GV II

Substantial House. Mid C19. P Hardwick. Altered 1896 and 1903. Italian Renaissance style. Two storeys + attic which has 3-bay tall pediment with bull's eye window in tympanum. Deep bracket cornice under attic storey. Central 3 windows break forward with one storey bays either side all with long and short chamfered stone quoins. Entrance is not central but on left hand side with flight of steps disappearing under low segmental arch. Interior not seen. Survey of London, Vol 37.

Listing NGR: TQ2562180384

### **Legacy**

The contents of this record have been generated from a legacy data system.

Legacy System number: 419865

Legacy System: LBS

### **Sources:**

Books and journals

'Survey of London' in Survey of London - Northern Kensington: Volume 37, Vol. 37, (1973)

## Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



## **11, KENSINGTON PALACE GARDENS W8**

### **Overview**

Heritage Category: Listed Building

Grade: II

List Entry Number: 1224065

Date first listed: 15-Apr-1969

Statutory Address: 11, KENSINGTON PALACE GARDENS W8

### **Location**

Statutory Address: 11, KENSINGTON PALACE GARDENS W8

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Kensington and Chelsea (London Borough)

National Grid Reference: TQ 25637 80349

### **Details**

GV II

Substantial house. 1852-4. S Smirke. Faced in stucco. Eclectic design combining a more or less Italianate front with a "Chambord" skyline. Three storeys + attic. Ground floor square bay windows either side of entrance with portico supported by coupled fluted Corinthian columns. Balustraded balconies above. Three-light windows on first floor. Single windows on second floor. Enriched frieze, dentil cornice and parapet including large pedimented dormers. Extensions to left and right. Area balustrade. Interior not seen. Survey of London, Vol 37.

Listing NGR: TQ2563780349

### **Legacy**

The contents of this record have been generated from a legacy data system.

Legacy System number: 419866

Legacy System: LBS

### **Sources:**

Books and journals

'Survey of London' in Survey of London - Northern Kensington: Volume 37, Vol. 37, (1973)

## Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



## **12, KENSINGTON PALACE GARDENS W8**

### **Overview**

Heritage Category: Listed Building

Grade: II\*

List Entry Number: 1223941

Date first listed: 15-Apr-1969

Statutory Address: 12, KENSINGTON PALACE GARDENS W8

### **Location**

Statutory Address: 12, KENSINGTON PALACE GARDENS W8

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Kensington and Chelsea (London Borough)

National Grid Reference: TQ 25649 80313

### **Details**

GV II\* Substantial house. After 1844. By Banks and Barry. Pure High-Renaissance Italian style. Faced in golden coloured ashlar with long and short chamfered quoins, enriched frieze, modillion cornice, overhanging eaves. Flat pitched hipped roof. Three storeys. Five windows with moulded stone architraves, those on ground floor having cambered pediments on consoles. Central segmental arched entrance with Ionic columns. Band course at first floor level only. Interior not seen.

Listing NGR: TQ2564980313

### **Legacy**

The contents of this record have been generated from a legacy data system.

Legacy System number: 419867

Legacy System: LBS

### **Sources:**

Books and journals

'Survey of London' in Survey of London - Northern Kensington: Volume 37, Vol. 37, (1973)

### **Legal**



This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



## **12A, KENSINGTON PALACE GARDENS W8**

### **Overview**

Heritage Category: Listed Building

Grade: II

List Entry Number: 1224080

Date first listed: 15-Apr-1969

Statutory Address: 12A, KENSINGTON PALACE GARDENS W8

### **Location**

Statutory Address: 12A, KENSINGTON PALACE GARDENS W8

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Kensington and Chelsea (London Borough)

National Grid Reference: TQ 25662 80278

### **Details**

GV II

Substantial house. 1863-5. By James Murray. Faced in ashlar. Three storeys. Symmetrical elevation of 7 bays with central doorway flanked by rusticated columns with continuous entablature with Greek-Key frieze running over bay windows either side, and which are repeated on first floor with similar enrichments. Second floor has giant cornice with honeysuckle frieze, balustraded parapet and mansard roof. Cast iron conservatory to right hand with arched windows. Area balustrade. Interior not seen. Survey of London, Vol 37.

Listing NGR: TQ2566280278

### **Legacy**

The contents of this record have been generated from a legacy data system.

Legacy System number: 420051

Legacy System: LBS

### **Sources:**

Books and journals

'Survey of London' in Survey of London - Northern Kensington: Volume 37, Vol. 37, (1973)

## Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



## **13, KENSINGTON PALACE GARDENS W8**

### **Overview**

Heritage Category: Listed Building

Grade: II

List Entry Number: 1266971

Date first listed: 15-Apr-1969

Statutory Address: 13, KENSINGTON PALACE GARDENS W8

### **Location**

Statutory Address: 13, KENSINGTON PALACE GARDENS W8

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Kensington and Chelsea (London Borough)

National Grid Reference: TQ 25682 80239

### **Details**

GV II

Substantial house. 1851-3 by C J Richardson. Brick with stone dressings. Gothic style. Symmetrical elevation with central tower. Open parapet with Gothic tracery. Two storeys + basement. 4:3:4. Sash windows. Central oriel window with cusped transoms and open quatrefoils in parapet. Corners have diagonal buttresses. Central entrance with 4-centred arch and Gothic canopy. Interior not seen. Survey of London, Vol 37

Listing NGR: TQ2568280239

### **Legacy**

The contents of this record have been generated from a legacy data system.

Legacy System number: 420053

Legacy System: LBS

### **Sources:**

Books and journals

'Survey of London' in Survey of London - Northern Kensington: Volume 37, Vol. 37, (1973)

### **Legal**

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.





## **14, KENSINGTON PALACE GARDENS W8**

### **Overview**

Heritage Category: Listed Building

Grade: II

List Entry Number: 1266973

Date first listed: 15-Apr-1969

Statutory Address: 14, KENSINGTON PALACE GARDENS W8

### **Location**

Statutory Address: 14, KENSINGTON PALACE GARDENS W8

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Kensington and Chelsea (London Borough)

National Grid Reference: TQ 25688 80183

### **Details**

KENSINGTON PALACE GARDENS W8 TQ 2580 SE (east side) 26/17 15.4.69 No 14 GV II  
Substantial house. 1850-1. T Cubitt remodelled later. Faced in stucco. Three storeys, attic and basement. Rusticated quoins and grooving on ground floor, which has bay windows either side of portico with Ionic columns. Three windows on first floor with pediments and enriched with swags of laurel leaves. Second floor window Keystones break into crowning frieze. Attic storey has central oval windows. Interior not seen. Survey of London, Vol 37.

Listing NGR: TQ2568880183

### **Legacy**

The contents of this record have been generated from a legacy data system.

Legacy System number: 420054

Legacy System: LBS

### **Sources:**

Books and journals

'Survey of London' in Survey of London - Northern Kensington: Volume 37, Vol. 37, (1973)

### **Legal**

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



## **15, KENSINGTON PALACE GARDENS W8**

### **Overview**

Heritage Category: Listed Building

Grade: II\*

List Entry Number: 1224113

Date first listed: 15-Apr-1969

Statutory Address: 15, KENSINGTON PALACE GARDENS W8

### **Location**

Statutory Address: 15, KENSINGTON PALACE GARDENS W8

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Kensington and Chelsea (London Borough)

National Grid Reference: TQ 25704 80148

### **Details**

II\* GV

House, 1854-6, architect James Thomas Knowles Snr. (1806-84), for George Moore, lace manufacturer and philanthropist, contractor Lucas Brothers and Stevens of Lambeth. Alterations 1937-8, internal remodelling by Lord Gerald Wellesley and Trenwith Wills, for Sir Alfred Beit, financier and philanthropist. EXTERIOR: 2 storeys and attic, over basement. Stucco walls, with slated hipped roof above elaborate moulded modillion cornice. Italianate style, influenced by the West End Club buildings by Sir Charles Barry. Symmetrical plan, with a shallow entrance hall across the 3 central bays, and principal reception rooms left and right; first floor repeats the arrangement but with central recess on rear (garden) front. Front has 7 bays, with extra bay at each side set back on ground floor, vermiculated rusticated walling. Timber mullion and transom casement windows in moulded architrave surrounds, surmounted by flat modillion heads carried on moulded consoles. Central projecting porch, approached by flights of stone steps, flanked by original cast-iron lamp-posts and lanterns, has Roman Doric attached columns and entablature with modillion cornice. Twin leaf half-glazed doors and fanlight set within arched recess. Bold modillion cornice runs around building at first floor level, with moulded parapet, and balusters across windows, and free-standing balustrading around flat roofs of wings, rusticated quoins at corners. 7 sash windows, with large panes, within Corinthian aedicules, entablatures with pulvinated frieze and pediments with dentils. Moulded string course above windows defines main entablature, scaled to the overall height of the building. Architrave now pierced by 7 attic windows, inserted 1937-8; richly modelled Roman Corinthian frieze and cornice above. At ground level, a boldly coved Portland stone curb runs around the perimeter of the building, defining a narrow area providing light to the

basement service rooms. Garden Front has vermiculated ground floor, with 3 light segmental bows, with Grecian relief frieze panels above, centre slightly recessed, with triple arched central window, and plain sashes left and right, with full-width frieze panel above. Modillion cornice at first floor level, above which are pairs of aediculed windows, over the bows. The original deep central recess of the first floor was masked in 1937-8 by a screen linking the terminal facades. Blank antae left and right, with semi-circular niches containing large urns on pedestals, relief swags of fruit above; centre open with two Corinthian columns in antis, carrying simplified version of original entablatures, surmounted by two draped classical female figures (brought in from Bury St. Edmunds). South elevation has loggia to ground floor, 5 bays, with arches carried on unfluted Corinthian columns, above 7 stone steps. Glazing, including large sliding windows, inserted at rear in 1937-8. Basement Garage to north, with ramped approach, and polygonal forecourt, built 1937-38. INTERIOR: Entrance Hall original of 1856, subdivided by marbled Ionic columns (now white-painted), originally with gilded caps, supporting an entablature with modillion cornice, and a heavy coffered ceiling. Relief panels over doors, and continuous modelled frieze facing stair at rear of hall. Staircase top-lit, stone, with lower flight having curtain treads projecting into the hall, main flight turns at right angles above quarter landing and is cantilevered out from wall; cast-iron balustrade of Grecian antefixae and paterae, and moulded hardwood handrail. Landing treatment similar to hall, Library and Dining Room open off hall to north, both redecorated 1937-8. Library a pastiche of Bavarian Rococo, inspired by the libraries of the monasteries of Ottobeuren, Wiblingen and Melk, and designed as a setting for J. de Lajoue's painting 'The alchemist', which hung over the fireplace. Florid Corinthian pilasters frame book cases and carry an entablature with characteristic shallow convex-concave curves, along east-wall. Moulded cornice runs around remainder of room and over window heads, broken by the fireplace where shallow ogee panels sweep upwards to support a central corona. Fireplace has scrolled and eared architrave, with delicately carved fruit and flower swag, and diagonally-set Corinthian colonettes supporting a marble frieze and moulded mantel (based on the New Dining Room fireplace at Russborough House, Co. Wicklow). Inlaid parquet floor, with star motif, echoing that in the Lajoue painting. Dining Room, originally rectangular, but remodelled as elliptical plan in 1937-8. Walls lined with fluted Corinthian pilasters supporting an entablature with swagged frieze and modillioned cornice. Between pilasters are six elaborate early C18 style frame panels with swags and garlands, which originally housed six paintings by Murillo on the 'Parable of the Prodigal Son'. Similar panel above fireplace surmounted by broken swan-neck pediment. 8-panel doors with moulded architraves, richly modelled friezes and flat cornice-heads. Paired doors opposite fireplace have broader case and head surmounted by broken pediment. Deep coved ceiling, with centre rose of arms and trophies, modelled in relief, designed by Rex Whistler, with small holes, through which spotlights were directed to light the paintings. The decorative scheme is modelled on the work of William Kent. Drawing Room created in 1937-8, in centre of rear of house, originally occupied by a small morning room, service stair and strong room. Its artistic centrepiece was Vermeer's painting 'The Letter'. Mid C18 style with Ionic columns in antis and pilaster responds subdividing room. Central entablature with dentil frieze and modillion cornice may belong to original room, lit by central triple arched windows. Door architraves, plaster panels and swags of more delicate character, and fireplace, with its moulded architrave, panelled pilasters, and frieze with central relief panel of Roman figures may be an original C18 piece, brought in during the remodelling. Music Room occupies the whole south side and was remodelled 1937-8. Central part defined by fleur-de-peche marbled Corinthian columns in antis, carrying as entablature the bold modillioned cornice of the ceiling. Pedimented doorcases, and C18 fireplace surround. Loggia opens from music room through archway, and shuttered reveals of original windows. Glazed-in

with large sliding windows in 1937-8. Bedrooms in pairs north and south of landing. NE and NW Bedrooms have C18 fireplace surrounds; SW bedroom has a swagged and draped mirror above fireplace with marble bolection architrave, walls with boldly moulded raised and fielded panels in plaster, and doorcases with pulvinated friezes and cornices opening into central closets and dressing room; SE bedroom has delicate modelled Rococo-style plasterwork in panels around the walls, that on east wall framing pier glass; fireplace surround marble, within eared architrave surround, modelled frieze, Rococo-style plasterwork bordering architrave surround to pier glass above mantel. Service stair to Attics, spiral with cantilevered stone treads, cast-iron balusters, newel with lotus flowers, moulded hardwood rail. Basement contains original service rooms, pantries, stores either side of central corridor; kitchen and serveries to east. Former china store in centre of west side, with original cupboards. HISTORY: No 15 Kensington Palace Gardens was built on a site leased from the Crown Commissioners. In March 1852 it had been offered to Frederick Chinnor, then in February 1853 to S. W. Strickland, then finally to George Moore, who in July 1854 agreed to take it to build a single house costing about £10,000 (earlier negotiations had been on the basis of two houses). Moore's architect, James Thomas Knowles Snr., submitted plans to Sir James Pennethorne, the Commissioners' architect, which were approved in principle on 8 August. Lucas Brothers and Stevens of Lambeth began work on the house in December 1854, the ground lease was formally granted to Moore in November 1855, and the house was occupied. Moore was a self-made man, rising from a £30 p.a. draper's assistant in Soho to become the most important lace manufacturer in Britain. He confided to his biographer, Samuel Smiles, that he was mortified by the extravagance of building the house 'at the solicitation of Mrs Moore'. In 1937-38 the house was remodelled for Sir Alfred Beit, son of the financier and philanthropist Sir Otto Beit. Lord Gerald Wellesley and Trenwith Wills substituted a fashionable and slightly effete decorative scheme for the impressive solid Victorian originals, but left the hall and landing essentially unaltered, except for grisaille painted draperies, which have now been overpainted. During World War II, the Norwegian Ministry of Defence occupied the house. In 1949 it was leased as the Iraqi Ambassador's residence, which it remained until 1989. ["Country Life", 25 February 1939, pp.198-202; "Survey of London" Vol XXXVII pp.175-78; N. Pevsner, "London 2: North-west", p.504]

### **Legacy**

The contents of this record have been generated from a legacy data system.

Legacy System number: 420055

Legacy System: LBS

### **Sources:**

Books and journals

Pevsner, N, Cherry, B, The Buildings of England: London 3 North West, (1991), 504

'Survey of London' in Survey of London - Northern Kensington: Volume 37, (1973), 175-178

'Country Life' in 25 February, (1939), 198-202

### **Legal**

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.





## **UPPER STABLES**

### **Overview**

Heritage Category: Listed Building

Grade: II

List Entry Number: 1223936

Date first listed: 07-Nov-1984

Statutory Address: UPPER STABLES, KENSINGTON PALACE W8

### **Location**

Statutory Address: UPPER STABLES, KENSINGTON PALACE W8

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Kensington and Chelsea (London Borough)

National Grid Reference: TQ 25750 80142

### **Details**

GV II

Former stables, now residence. Late C18 or early C19. Yellow brick, green slate hipped roof to bracketed eaves. Portland stone footings. Two storeys, seven windows wide, with centre 3 slightly advanced beneath hipped gable. Arcades to ground floor largely blind but with thermal windows to heads. Central entrance.

Listing NGR: TQ2575080142

### **Legacy**

The contents of this record have been generated from a legacy data system.

Legacy System number: 419859

Legacy System: LBS

### **Sources:**

Other

Register of Parks and Gardens of Special Historic Interest in England, Part 17 Greater London

### **Legal**

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



## **GATEPIERS AND WALL TO RIGHT OF UPPER STABLES**

### **Overview**

Heritage Category: Listed Building

Grade: II

List Entry Number: 1223937

Date first listed: 07-Nov-1984

Statutory Address: GATEPIERS AND WALL TO RIGHT OF UPPER STABLES, KENSINGTON PALACE  
W8

### **Location**

Statutory Address: GATEPIERS AND WALL TO RIGHT OF UPPER STABLES, KENSINGTON PALACE  
W8

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Kensington and Chelsea (London Borough)

National Grid Reference: TQ 25760 80157

### **Details**

GV II

Two gatepiers and short wall, circa 1700. Amber brick, red dressings, and Portland stone bases and cornices. Square with acorn finials. Wall to right buttressed with Portland stone capping. C20 gates of no interest.

Listing NGR: TQ2576080157

### **Legacy**

The contents of this record have been generated from a legacy data system.

Legacy System number: 419860

Legacy System: LBS

### **Sources:**

Other

Register of Parks and Gardens of Special Historic Interest in England, Part 17 Greater London

### **Legal**

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.





## **COPE HOUSE**

### **Overview**

Heritage Category: Listed Building

Grade: II

List Entry Number: 1224081

Date first listed: 14-May-1984

Statutory Address: COPE HOUSE, 15B, KENSINGTON PALACE GARDENS W8

### **Location**

Statutory Address: COPE HOUSE, 15B, KENSINGTON PALACE GARDENS W8

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Kensington and Chelsea (London Borough)

National Grid Reference: TQ 25740 80131

### **Details**

GV II

House, formerly stables to No 15. 1854-6, architect James Thomas Knowles Snr (1806-84), for George Moore, lace manufacturer and philanthropist; contractors Lucas Brothers and Stevens of Lambeth. Converted to house 1937-8, architects J. Fooks and T. Ritchie. Brick faced in stucco, Welsh slated hipped roofs to wings, those of centre concealed by balustraded parapet, stuccoed chimney stacks with modillion cornices. Central block originally stables, with tack rooms and lofts in north wing, and coach house in south wing. Two storeys, Italianate style, matching the main house on a smaller scale. Ground floor rusticated and vermiculated, with pulvinated frieze, and modillion cornice at first floor level, first floor with rusticated quoins. Slit windows on ground floor, arched openings on first floor, some blank, with modelled keystones, and aedicules with segmental pediments carried on moulded consoles. Frieze and bold overhanging cornice with bracket modillions. Modern windows in centre. Ground floor continues from north wing as screen wall, surmounted by balustrade, concealing former stable yard from garden of No.15, breaks forward with arched opening with horse's head modelled on keystone. Continuation of screen wall opened out to form colonnade in 1980s. Low screen wall surmounted by balustrade runs west along carriage drive, and now forms property boundary. Interior much-altered and not inspected. House and stables were virtually unchanged when, in December 1923, the lease was assigned to Daniel William Fooks. His widow surrendered the lease in January 1938, on condition that the property was divided, and she was given the lease of the stables for residential conversion. The main house was leased by Sir Alfred Beit, son of the financier and philanthropist Sir Otto Beit, and internally remodelled by Lord Gerald Wellesley and Trenwith Wills in 1937-8. The property was divided along the line

of the old screen wall south of the house. Further alterations took place in the 1980s.

## Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 420056

Legacy System: LBS

## Sources:

Books and Journals

'Survey of London' in Survey of London - Northern Kensington: Volume 37, (1973), 175-8

## Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



## **15A, KENSINGTON PALACE GARDENS W8**

### **Overview**

Heritage Category: Listed Building

Grade: II

List Entry Number: 1266999

Date first listed: 15-Apr-1969

Statutory Address: 15A, KENSINGTON PALACE GARDENS W8

### **Location**

Statutory Address: 15A, KENSINGTON PALACE GARDENS W8

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Kensington and Chelsea (London Borough)

National Grid Reference: TQ 25637 80095

### **Details**

GV II

Substantial house. 1852-4. D Brandon. Gault brick. Stucco, slated mansard. Square elevation of 2 storeys + attic + mansard. Five windows wide. Ground floor windows have semi-circular heads with rusticated architraves and archivolt. Moulded string and sill courses. Dentil cornice. Regular attic storey, crowning cornice. Fretted parapet now removed. Interior not seen. Survey of London, Vol 37.

Listing NGR: TQ2563780095

### **Legacy**

The contents of this record have been generated from a legacy data system.

Legacy System number: 420057

Legacy System: LBS

### **Sources:**

Books and Journals

'Survey of London' in Survey of London - Northern Kensington: Volume 37, , Vol. 37, (1973)

### **Legal**

This aerial map of the Palace Gardens Estate in London shows a grid-like street pattern. Key streets include Palace Gardens Terrace, Vicarage Gate, Melon Place, and Palace Avenue. The map features numerous residential buildings, some of which are labeled with names like 'The Palace' and 'The Vicarage'. Green spaces and gardens are also visible, with labels such as 'The Palace Gardens' and 'The Vicarage Gardens'. The map is oriented with North at the top.

## **16, KENSINGTON PALACE GARDENS W8**

### **Overview**

Heritage Category: Listed Building

Grade: II

List Entry Number: 1224082

Date first listed: 15-Apr-1969

Statutory Address: 16, KENSINGTON PALACE GARDENS W8

### **Location**

Statutory Address: 16, KENSINGTON PALACE GARDENS W8

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Kensington and Chelsea (London Borough)

National Grid Reference: TQ 25615 80153

### **Details**

GV II

Substantial house. 1846-7. Wyatt and Brandon. Additions of 1903. Faced in stucco. Three storeys and basement. Three windows wide. Ground floor, approached up steps, has Ionic order through central portico + bay windows either side. Central first floor window is 3-light with balcony below and above. Long and short chamfered quoins. Interior not seen. Survey of London, Vol 37.

Listing NGR: TQ2561580153

### **Legacy**

The contents of this record have been generated from a legacy data system.

Legacy System number: 420058

Legacy System: LBS

### **Sources:**

Books and Journals

'Survey of London' in Survey of London - Northern Kensington: Volume 37, , Vol. 37, (1973)

### **Legal**



This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



## **17, KENSINGTON PALACE GARDENS W8**

### **Overview**

Heritage Category: Listed Building

Grade: II

List Entry Number: 1224083

Date first listed: 15-Apr-1969

Statutory Address: 17, KENSINGTON PALACE GARDENS W8

### **Location**

Statutory Address: 17, KENSINGTON PALACE GARDENS W8

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Kensington and Chelsea (London Borough)

National Grid Reference: TQ 25620 80164

### **Details**

GV II

Substantial house. Mid C19, altered. Neo-Greek. Faced in stucco. 2 to 3 storeys. Central pediment with raised flanking bays, lower either end with balustraded parapets. Eleven windows wide. Grooved horizontal rustications on ground floor. Three-light Venetian windows with Ionic pillars. C20 additions to right including garages. Interior not seen.

Listing NGR: TQ2562080164

### **Legacy**

The contents of this record have been generated from a legacy data system.

Legacy System number: 420059

Legacy System: LBS

### **Sources:**

Books and Journals

'Survey of London' in Survey of London - Northern Kensington: Volume 37, , Vol. 37, (1973)

### **Legal**

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



## **18 AND 19, KENSINGTON PALACE GARDENS W8**

### **Overview**

Heritage Category: Listed Building

Grade: II\*

List Entry Number: 1266954

Date first listed: 15-Apr-1969

Statutory Address: 18 AND 19, KENSINGTON PALACE GARDENS W8

### **Location**

Statutory Address: 18 AND 19, KENSINGTON PALACE GARDENS W8

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Kensington and Chelsea (London Borough)

National Grid Reference: TQ 25580 80236

### **Details**

GV II\*

The description shall be amended to read as follows:

Pair of large houses, 1845-47, by the office of (Sir) Charles Barry; R R Banks the probable designer. Stone, with rear elevation of brick and slate roofs. Two storeys over basement, five-bay central block with flanking belvedere towers of three storeys. Doric surrounds to ground-floor windows, first-floor windows with segmental pediments and flanking pilasters. Rusticated quoins to belvederes, which have garland friezes below the cornice. Crowning modillion cornice with balustraded parapet and ball finials. Square corner terminals to belvederes. Interiors not inspected. Subsequent alterations include the following. Entrance porch, tower, conservatory and two-storey extension containing picture gallery and billiard room to rear of no. 18: 1870 by F and H Francis for Baron Julius de Reuter; single-storey study to rear of no. 19, 1857 by Barry and Banks; new porch and extension, with extensive and sumptuous internal decoration, 1884 by F W Porter. Source: Survey of London, vol. 37, Northern Kensington, pp.179-180.

----- TQ 2480 SE KENSINGTON PALACE GARDENS W8 26/6 (west side)

15.4.69 Nos 18 and 19

GV II\*

Pair of large houses. Mid C19. By Wyatt and Brandon. Built of stone. Main block is 2 storeyed

with 3 storey towers either end. First floor windows have Ionic pilasters and cambered pediments with balustraded balconies, and there are 7 windows in a row. Ground floor window treated with Doric order. Crowning modillion cornice with balustraded parapet and ball finials. Towers square with rusticated quoins and a great deal of enrichment. Interior not seen.

Listing NGR: TQ2558080236

### Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 420060

Legacy System: LBS

### Sources:

Books and Journals

'Survey of London' in Survey of London - Northern Kensington: Volume 37, , Vol. 37, (1973)

### Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.





## **20, KENSINGTON PALACE GARDENS W8**

### **Overview**

Heritage Category: Listed Building

Grade: II

List Entry Number: 1266955

Date first listed: 15-Apr-1969

Statutory Address: 20, KENSINGTON PALACE GARDENS W8

### **Location**

Statutory Address: 20, KENSINGTON PALACE GARDENS W8

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Kensington and Chelsea (London Borough)

National Grid Reference: TQ 25569 80285

### **Details**

GV II

Substantial house. 1845-6. Office of Barry. Faced in stucco. Two storeys + attic. Five windows wide. Roman Doric pilasters, coupled at either end. Broken cornice below attic, cornice above attic has finials, windows all have segmental heads. Ionic porch (imported) single storey wing to right with Ionic pilasters, not original. Interior not seen. Survey of London, Vol 37.

Listing NGR: TQ2556980285

### **Legacy**

The contents of this record have been generated from a legacy data system.

Legacy System number: 420061

Legacy System: LBS

### **Sources:**

Books and Journals

'Survey of London' in Survey of London - Northern Kensington: Volume 37, , Vol. 37, (1973)

### **Legal**

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



## **21, KENSINGTON PALACE GARDENS W8**

### **Overview**

Heritage Category: Listed Building

Grade: II

List Entry Number: 1224084

Date first listed: 15-Apr-1969

Statutory Address: 21, KENSINGTON PALACE GARDENS W8

### **Location**

Statutory Address: 21, KENSINGTON PALACE GARDENS W8

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Kensington and Chelsea (London Borough)

National Grid Reference: TQ 25557 80320

### **Details**

GV II

Substantial house. 1845-6. C F Oldfield. Faced in stucco. Victorian Classical. Three storeys. Five sash windows. Modillion cornice and balustraded parapet. Portico with coupled Roman Doric columns. Balcony above with fretted open balustrade. Door with shell fan. Ground floor rusticated. Survey of London, Vol 37. - -

Listing NGR: TQ2555780320

### **Legacy**

The contents of this record have been generated from a legacy data system.

Legacy System number: 420062

Legacy System: LBS

### **Sources:**

Books and Journals

'Survey of London' in Survey of London - Northern Kensington: Volume 37, , Vol. 37, (1973)

### **Legal**

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



## **22, KENSINGTON PALACE GARDENS W8**

### **Overview**

Heritage Category: Listed Building

Grade: II

List Entry Number: 1266966

Date first listed: 15-Apr-1969

Statutory Address: 22, KENSINGTON PALACE GARDENS W8

### **Location**

Statutory Address: 22, KENSINGTON PALACE GARDENS W8

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Kensington and Chelsea (London Borough)

National Grid Reference: TQ 25546 80363

### **Details**

GV II

Substantial house. 1851-3. C F Oldfield. Faced in stucco. Hipped slate roof. Three storeys. Five bays with addition on north. Rusticated ground floor. Doric pilastered porch to centre. First floor windows have entablatures. Rusticated quoins. Heavy dentil cornice. Interior not seen. Survey of London, Vol 37.

Listing NGR: TQ2554680363

### **Legacy**

The contents of this record have been generated from a legacy data system.

Legacy System number: 420159

Legacy System: LBS

### **Sources:**

Books and Journals

'Survey of London' in Survey of London - Northern Kensington: Volume 37, , Vol. 37, (1973)

### **Legal**



[illegible]

## **23, KENSINGTON PALACE GARDENS W8**

### **Overview**

Heritage Category: Listed Building

Grade: II

List Entry Number: 1224176

Date first listed: 15-Apr-1969

Statutory Address: 23, KENSINGTON PALACE GARDENS W8

### **Location**

Statutory Address: 23, KENSINGTON PALACE GARDENS W8

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Kensington and Chelsea (London Borough)

National Grid Reference: TQ 25532 80397

### **Details**

GV II

Mansion. 1852-4. C F Oldfield. Stucco faced. Three storeys. Main block has 7 bays. Three centre bays recessed. Horizontal grooving on ground floor. First floor windows have blind balustraded balconies, shaped architraves pulvinated friezes to window entablatures, the central 3 with cambered pediments. Modillion cornice and balustraded parapet. Extension to left with later C19 conservatory. Interior not seen Survey of London, Vol 37.

Listing NGR: TQ2553280397

### **Legacy**

The contents of this record have been generated from a legacy data system.

Legacy System number: 420161

Legacy System: LBS

### **Sources:**

Books and Journals

'Survey of London' in Survey of London - Northern Kensington: Volume 37, , Vol. 37, (1973)

### **Legal**

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



## **24, KENSINGTON PALACE GARDENS W8**

### **Overview**

Heritage Category: Listed Building

Grade: II\*

List Entry Number: 1266930

Date first listed: 15-Apr-1969

Statutory Address: 24, KENSINGTON PALACE W8

### **Location**

Statutory Address: 24, KENSINGTON PALACE W8

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Kensington and Chelsea (London Borough)

National Grid Reference: TQ 25522 80432

### **Details**

GV II\*

Mansion. 1845-circa 1849. Owen Jones. Faced in stucco. Indian style enrichments. Three storeys. Seven windows wide. Skyline crowned with onion domes. Open fretwork parapet. Ground floor has arched window openings with recessed frames with semi-circular heads. Above are semi-vaults enriched with lotus leaf patterns supporting a balcony on first floor. First floor windows similar to ground floor though smaller. Second floor has arcade, with alternate arches blind and glazed. Iron tracery. Ogee domes to chimneys. Interior not seen. Survey of London, Vol 37.

### **Legacy**

The contents of this record have been generated from a legacy data system.

Legacy System number: 420162

Legacy System: LBS

### **Sources:**

Books and Journals

'Survey of London' in Survey of London - Northern Kensington: Volume 37, , Vol. 37, (1973)

### **Legal**

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.





## **1-5, PEMBRIDGE GARDENS W2**

### **Overview**

Heritage Category: Listed Building

Grade: II

List Entry Number: 1331670

Date first listed: 07-Nov-1984

Statutory Address: 1-5, PEMBRIDGE GARDENS W2

### **Location**

Statutory Address: 1-5, PEMBRIDGE GARDENS W2

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Kensington and Chelsea (London Borough)

National Grid Reference: TQ 25272 80492

### **Details**

GV II

Terrace of houses. Mid C19. Stucco. Three storeys, attic and basement. Each three windows wide. Continuous iron balcony to first floor windows. Dentil cornice above second floor. Part of unified scheme with Nos 7-29 and 2-34 and Pembridge Square.

### **Legacy**

The contents of this record have been generated from a legacy data system.

Legacy System number: 422752

Legacy System: LBS

### **Legal**

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



## **2, PEMBRIDGE GARDENS W2**

### **Overview**

Heritage Category: Listed Building

Grade: II

List Entry Number: 1065847

Date first listed: 07-Nov-1984

Statutory Address: 2, PEMBRIDGE GARDENS W2

### **Location**

Statutory Address: 2, PEMBRIDGE GARDENS W2

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Kensington and Chelsea (London Borough)

National Grid Reference: TQ 25238 80473

### **Details**

GV II

Detached house. Mid C19. Stucco. Four storeys plus basement. Two windows wide. Continuous iron balcony to first floor windows. Dentil cornice above 2nd floor. Part of unified scheme with Nos 1-29 and 4-34 and Pembridge Square.

Listing NGR: TQ2523880473

### **Legacy**

The contents of this record have been generated from a legacy data system.

Legacy System number: 422674

Legacy System: LBS

### **Legal**

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



## **4, PEMBRIDGE GARDENS W2**

### **Overview**

Heritage Category: Listed Building

Grade: II

List Entry Number: 1065848

Date first listed: 07-Nov-1984

Statutory Address: 4, PEMBRIDGE GARDENS W2

### **Location**

Statutory Address: 4, PEMBRIDGE GARDENS W2

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Kensington and Chelsea (London Borough)

National Grid Reference: TQ 25237 80482

### **Details**

GV II

Detached house. Mid C19. Stucco. Four storeys plus basement. Two windows wide. Continuous iron balcony to first floor windows. Dentil cornice above 2nd floor. Part of unified scheme with Nos 1-29 and 4-34 and Pembridge Square.

Listing NGR: TQ2523880473

### **Legacy**

The contents of this record have been generated from a legacy data system.

Legacy System number: 422675

Legacy System: LBS

### **Legal**

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.





## **6, PEMBRIDGE GARDENS W2**

### **Overview**

Heritage Category: Listed Building

Grade: II

List Entry Number: 1065849

Date first listed: 07-Nov-1984

Statutory Address: 6, PEMBRIDGE GARDENS W2

### **Location**

Statutory Address: 6, PEMBRIDGE GARDENS W2

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Kensington and Chelsea (London Borough)

National Grid Reference: TQ 25236 80490

### **Details**

GV II

Detached house. Mid C19. Stucco. Four storeys plus basement. Two windows wide. Continuous iron balcony to first floor windows. Dentil cornice above 2nd floor. Part of unified scheme with Nos 1-29 and 4-34 and Pembridge Square.

Listing NGR: TQ2523680490

### **Legacy**

The contents of this record have been generated from a legacy data system.

Legacy System number: 422676

Legacy System: LBS

### **Legal**

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



## **7, PEMBRIDGE GARDENS W2**

### **Overview**

Heritage Category: Listed Building

Grade: II

List Entry Number: 1126554

Date first listed: 07-Nov-1984

Statutory Address: 7, PEMBRIDGE GARDENS W2

### **Location**

Statutory Address: 7, PEMBRIDGE GARDENS W2

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Kensington and Chelsea (London Borough)

National Grid Reference: TQ 25270 80509

### **Details**

GV II

Detached house. Mid C19. Stucco. Four storeys plus basement. Two windows wide. Continuous iron balcony to first floor windows. Dentil cornice above 2nd floor. Part of unified scheme with Nos 1-29 and 4-34 and Pembridge Square.

Listing NGR: TQ2527080509

### **Legacy**

The contents of this record have been generated from a legacy data system.

Legacy System number: 422753

Legacy System: LBS

### **Legal**

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.





## **8, PEMBRIDGE GARDENS W2**

### **Overview**

Heritage Category: Listed Building

Grade: II

List Entry Number: 1065851

Date first listed: 07-Nov-1984

Statutory Address: 8, PEMBRIDGE GARDENS W2

### **Location**

Statutory Address: 8, PEMBRIDGE GARDENS W2

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Kensington and Chelsea (London Borough)

National Grid Reference: TQ 25236 80499

### **Details**

GV II

Detached house. Mid C19. Stucco. Four storeys plus basement. Two windows wide. Continuous iron balcony to first floor windows. Dentil cornice above 2nd floor. Part of unified scheme with Nos 1-29 and 4-34 and Pembridge Square.

Listing NGR: TQ2523680499

### **Legacy**

The contents of this record have been generated from a legacy data system.

Legacy System number: 422677

Legacy System: LBS

### **Legal**

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



## **9, PEMBRIDGE GARDENS W2**

### **Overview**

Heritage Category: Listed Building

Grade: II

List Entry Number: 1126555

Date first listed: 07-Nov-1984

Statutory Address: 9, PEMBRIDGE GARDENS W2

### **Location**

Statutory Address: 9, PEMBRIDGE GARDENS W2

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Kensington and Chelsea (London Borough)

National Grid Reference: TQ 25268 80519

### **Details**

GV II

Detached house. Mid C19. Stucco. Four storeys plus basement. Two windows wide. Continuous iron balcony to first floor windows. Dentil cornice above 2nd floor. Part of unified scheme with Nos 1-29 and 4-34 and Pembridge Square.

Listing NGR: TQ2526880519

### **Legacy**

The contents of this record have been generated from a legacy data system.

Legacy System number: 422754

Legacy System: LBS

### **Legal**

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



## **10, PEMBRIDGE GARDENS W2**

### **Overview**

Heritage Category: Listed Building

Grade: II

List Entry Number: 1065852

Date first listed: 07-Nov-1984

Statutory Address: 10, PEMBRIDGE GARDENS W2

### **Location**

Statutory Address: 10, PEMBRIDGE GARDENS W2

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Kensington and Chelsea (London Borough)

National Grid Reference: TQ 25234 80508

### **Details**

GV II

Detached house. Mid C19. Stucco. Four storeys plus basement. Two windows wide. Continuous iron balcony to first floor windows. Dentil cornice above 2nd floor. Part of unified scheme with Nos 1-29 and 4-34 and Pembridge Square.

Listing NGR: TQ2523480508

### **Legacy**

The contents of this record have been generated from a legacy data system.

Legacy System number: 422678

Legacy System: LBS

### **Legal**

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.





## **11, PEMBRIDGE GARDENS W2**

### **Overview**

Heritage Category: Listed Building

Grade: II

List Entry Number: 1126556

Date first listed: 07-Nov-1984

Statutory Address: 11, PEMBRIDGE GARDENS W2

### **Location**

Statutory Address: 11, PEMBRIDGE GARDENS W2

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Kensington and Chelsea (London Borough)

National Grid Reference: TQ 25269 80529

### **Details**

GV II

Detached house. Mid C19. Stucco. Four storeys plus basement. Two windows wide. Continuous iron balcony to first floor windows. Dentil cornice above 2nd floor. Part of unified scheme with Nos 1-29 and 4-34 and Pembridge Square.

Listing NGR: TQ2526980529

### **Legacy**

The contents of this record have been generated from a legacy data system.

Legacy System number: 422755

Legacy System: LBS

### **Legal**

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



## **12, PEMBRIDGE GARDENS W2**

### **Overview**

Heritage Category: Listed Building

Grade: II

List Entry Number: 1357488

Date first listed: 07-Nov-1984

Statutory Address: 12, PEMBRIDGE GARDENS W2

### **Location**

Statutory Address: 12, PEMBRIDGE GARDENS W2

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Kensington and Chelsea (London Borough)

National Grid Reference: TQ 25232 80518

### **Details**

GV II

Detached house. Mid C19. Stucco. Four storeys plus basement. Two windows wide. Continuous iron balcony to first floor windows. Dentil cornice above 2nd floor. Part of unified scheme with Nos 1-29 and 4-34 and Pembridge Square.

Listing NGR: TQ 25232 80518

### **Legacy**

The contents of this record have been generated from a legacy data system.

Legacy System number: 422679

Legacy System: LBS

### **Legal**

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.





## **13, PEMBRIDGE GARDENS W2**

### **Overview**

Heritage Category: Listed Building

Grade: II

List Entry Number: 1126557

Date first listed: 07-Nov-1984

Statutory Address: 13, PEMBRIDGE GARDENS W2

### **Location**

Statutory Address: 13, PEMBRIDGE GARDENS W2

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Kensington and Chelsea (London Borough)

National Grid Reference: TQ 25268 80538

### **Details**

GV II

Detached house. Mid C19. Stucco. Four storeys plus basement. Two windows wide. Continuous iron balcony to first floor windows. Dentil cornice above 2nd floor. Part of unified scheme with Nos 1-29 and 4-34 and Pembridge Square.

Listing NGR: TQ 25268 80538

### **Legacy**

The contents of this record have been generated from a legacy data system.

Legacy System number: 422756

Legacy System: LBS

### **Legal**

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



## **14, PEMBRIDGE GARDENS W2**

### **Overview**

Heritage Category: Listed Building

Grade: II

List Entry Number: 1331699

Date first listed: 07-Nov-1984

Statutory Address: 14, PEMBRIDGE GARDENS W2

### **Location**

Statutory Address: 14, PEMBRIDGE GARDENS W2

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Kensington and Chelsea (London Borough)

National Grid Reference: TQ 25230 80525

### **Details**

GV II

Detached house. Mid C19. Stucco. Four storeys plus basement. Two windows wide. Continuous iron balcony to first floor windows. Dentil cornice above 2nd floor. Part of unified scheme with Nos 1-29 and 4-34 and Pembridge Square.

Listing NGR: TQ 25230 80525

### **Legacy**

The contents of this record have been generated from a legacy data system.

Legacy System number: 422712

Legacy System: LBS

### **Legal**

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



## **15, PEMBRIDGE GARDENS W2**

### **Overview**

Heritage Category: Listed Building

Grade: II

List Entry Number: 1126558

Date first listed: 07-Nov-1984

Statutory Address: 15, PEMBRIDGE GARDENS W2

### **Location**

Statutory Address: 15, PEMBRIDGE GARDENS W2

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Kensington and Chelsea (London Borough)

National Grid Reference: TQ 25260 80547

### **Details**

GV II

Detached house. Mid C19. Stucco. Four storeys plus basement. Three windows wide. Continuous iron balcony to first floor windows. Dentil cornice above 2nd floor. Now linked to No 17. Part of unified scheme with Nos 2-34, 1-13, 17-29 and Pembridge Square.

Listing NGR: TQ 25260 80547

### **Legacy**

The contents of this record have been generated from a legacy data system.

Legacy System number: 422757

Legacy System: LBS

### **Legal**

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.





## **16, PEMBRIDGE GARDENS W2**

### **Overview**

Heritage Category: Listed Building

Grade: II

List Entry Number: 1126531

Date first listed: 07-Nov-1984

Statutory Address: 16, PEMBRIDGE GARDENS W2

### **Location**

Statutory Address: 16, PEMBRIDGE GARDENS W2

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Kensington and Chelsea (London Borough)

National Grid Reference: TQ 25227 80536

### **Details**

GV II

Detached house. Mid C19. Stucco. Four storeys plus basement. Two windows wide. Continuous iron balcony to first floor windows. Dentil cornice above 2nd floor. Part of unified scheme with Nos 1-29 and 4-34 and Pembridge Square.

Listing NGR: TQ 25227 80536

### **Legacy**

The contents of this record have been generated from a legacy data system.

Legacy System number: 422713

Legacy System: LBS

### **Legal**

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



## **17, PEMBRIDGE GARDENS W2**

### **Overview**

Heritage Category: Listed Building

Grade: II

List Entry Number: 1126559

Date first listed: 07-Nov-1984

Statutory Address: 17, PEMBRIDGE GARDENS W2

### **Location**

Statutory Address: 17, PEMBRIDGE GARDENS W2

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Kensington and Chelsea (London Borough)

National Grid Reference: TQ 25262 80558

### **Details**

GV II

Detached house. Mid C19. Stucco. Three storeys with added fourth; three windows wide. Rustication to ground floor. Central Doric porch. Pediments to first floor windows. Good garden walls and gatepiers. Part of unified scheme with Nos 1-15, 19-29, 2-34 and Pembridge Square.

Listing NGR: TQ 25262 80558

### **Legacy**

The contents of this record have been generated from a legacy data system.

Legacy System number: 422758

Legacy System: LBS

### **Legal**

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.





## **18, PEMBRIDGE GARDENS W2**

### **Overview**

Heritage Category: Listed Building

Grade: II

List Entry Number: 1126532

Date first listed: 07-Nov-1984

Statutory Address: 18, PEMBRIDGE GARDENS W2

### **Location**

Statutory Address: 18, PEMBRIDGE GARDENS W2

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Kensington and Chelsea (London Borough)

National Grid Reference: TQ 25225 80545

### **Details**

GV II

Detached house. Mid C19. Stucco. Three storeys, three windows wide. Rustication to ground floor. Central Doric porch. Pediments to first floor windows. Good garden walls and gatepiers. Part of unified scheme with Nos 1-29, 2-16, 20-34 and Pembridge Square.

Listing NGR: TQ 25225 80545

### **Legacy**

The contents of this record have been generated from a legacy data system.

Legacy System number: 422714

Legacy System: LBS

### **Legal**

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



## **19, PEMBRIDGE GARDENS W2**

### **Overview**

Heritage Category: Listed Building

Grade: II

List Entry Number: 1126560

Date first listed: 07-Nov-1984

Statutory Address: 19, PEMBRIDGE GARDENS W2

### **Location**

Statutory Address: 19, PEMBRIDGE GARDENS W2

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Kensington and Chelsea (London Borough)

National Grid Reference: TQ 25262 80574

### **Details**

GV II

Detached house. Mid C19. Stucco. Three storeys, three windows wide. Rustication to ground floor. Central Doric porch. Pediments to first floor windows. Good garden walls and gatepiers. Part of unified scheme with Nos 2-34, 1-17, 21-29 and Pembridge Square.

### **Legacy**

The contents of this record have been generated from a legacy data system.

Legacy System number: 422759

Legacy System: LBS

### **Legal**

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



## **20, PEMBRIDGE GARDENS W2**

### **Overview**

Heritage Category: Listed Building

Grade: II

List Entry Number: 1126533

Date first listed: 07-Nov-1984

Statutory Address: 20, PEMBRIDGE GARDENS W2

### **Location**

Statutory Address: 20, PEMBRIDGE GARDENS W2

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Kensington and Chelsea (London Borough)

National Grid Reference: TQ 25236 80490

### **Details**

GV II Detached house. Mid C19. Stucco. Three storeys, three windows wide. Rustication to ground floor. Central Doric porch. Pediments to first floor windows. Good garden walls and gatepiers.

Part of unified scheme with Nos 1-29, 2-18, 20-34 and Pembridge Square.

Listing NGR: TQ2522280559

### **Legacy**

The contents of this record have been generated from a legacy data system.

Legacy System number: 422715

Legacy System: LBS

### **Legal**

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.





## **21, PEMBRIDGE GARDENS W2**

### **Overview**

Heritage Category: Listed Building

Grade: II

List Entry Number: 1126561

Date first listed: 07-Nov-1984

Statutory Address: 21, PEMBRIDGE GARDENS W2

### **Location**

Statutory Address: 21, PEMBRIDGE GARDENS W2

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Kensington and Chelsea (London Borough)

National Grid Reference: TQ 25257 80589

### **Details**

GV II

Detached house. Mid C19. Stucco. Three storeys, three windows wide. Rustication to ground floor. Central Doric porch. Pediments to first floor windows. Good garden walls and gatepiers. Part of unified scheme with Nos 2-34, 1-19, 23-29 and Pembridge Square.

Listing NGR: TQ2525780589

### **Legacy**

The contents of this record have been generated from a legacy data system.

Legacy System number: 422760

Legacy System: LBS

### **Legal**

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



## **22, PEMBRIDGE GARDENS W2**

### **Overview**

Heritage Category: Listed Building

Grade: II

List Entry Number: 1126534

Date first listed: 07-Nov-1984

Statutory Address: 22, PEMBRIDGE GARDENS W2

### **Location**

Statutory Address: 22, PEMBRIDGE GARDENS W2

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Kensington and Chelsea (London Borough)

National Grid Reference: TQ 25220 80574

### **Details**

GV II

Detached house. Mid C19. Stucco. Three storeys, three windows wide. Rustication to ground floor. Central Doric porch. Pediments to first floor windows. Good garden walls and gatepiers. Part of unified scheme with Nos 2-34, 1-19, 23-29 and Pembridge Square.

Listing NGR: TQ 25220 80574

### **Legacy**

The contents of this record have been generated from a legacy data system.

Legacy System number: 422716422760

Legacy System: LBS

### **Legal**

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.





## **23, PEMBRIDGE GARDENS W2**

### **Overview**

Heritage Category: Listed Building

Grade: II

List Entry Number: 1126562

Date first listed: 07-Nov-1984

Statutory Address: 23, PEMBRIDGE GARDENS W2

### **Location**

Statutory Address: 23, PEMBRIDGE GARDENS W2

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Kensington and Chelsea (London Borough)

National Grid Reference: TQ 25261 80602

### **Details**

GV II

Detached house. Mid C19. Stucco. Three storeys with fourth added, three windows wide. Rustication to ground floor. Central Doric porch. Pediments to first floor windows. Good garden walls and gatepiers. Part of unified scheme with Nos 2-34, 1-21, 25-29 and Pembridge Square.

Listing NGR: TQ2526180602

### **Legacy**

The contents of this record have been generated from a legacy data system.

Legacy System number: 422761

Legacy System: LBS

### **Legal**

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



## **24, PEMBRIDGE GARDENS W2**

### **Overview**

Heritage Category: Listed Building

Grade: II

List Entry Number: 1126535

Date first listed: 07-Nov-1984

Statutory Address: 24, PEMBRIDGE GARDENS W2

### **Location**

Statutory Address: 24, PEMBRIDGE GARDENS W2

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Kensington and Chelsea (London Borough)

National Grid Reference: TQ 25217 80591

### **Details**

GV II

Detached house. Mid C19. Stucco. Three storeys, three windows wide. Rustication to ground floor. Central Doric porch. Pediments to first floor windows. Good garden walls and gatepiers. Part of unified scheme with Nos 2-34, 1-19, 23-29 and Pembridge Square.

Listing NGR: TQ 25217 80591

### **Legacy**

The contents of this record have been generated from a legacy data system.

Legacy System number: 422717

Legacy System: LBS

### **Legal**

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



## **25, PEMBRIDGE GARDENS W2**

### **Overview**

Heritage Category: Listed Building

Grade: II

List Entry Number: 1331671

Date first listed: 07-Nov-1984

Statutory Address: 25, PEMBRIDGE GARDENS W2

### **Location**

Statutory Address: 25, PEMBRIDGE GARDENS W2

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Kensington and Chelsea (London Borough)

National Grid Reference: TQ 25257 80615

### **Details**

GV II

Detached house. Mid C19. Stucco. Three storeys with fourth added, three windows wide. Rustication to ground floor. Central Doric porch. Pediments to first floor windows. Good garden walls and gatepiers. Part of unified scheme with Nos 2-34, 1-23, 27-29 and Pembridge Square.

Listing NGR: TQ2525780615

### **Legacy**

The contents of this record have been generated from a legacy data system.

Legacy System number: 422762

Legacy System: LBS

### **Legal**

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.





## **26, PEMBRIDGE GARDENS W2**

### **Overview**

Heritage Category: Listed Building

Grade: II

List Entry Number: 1126536

Date first listed: 07-Nov-1984

Statutory Address: 26, PEMBRIDGE GARDENS W2

### **Location**

Statutory Address: 26, PEMBRIDGE GARDENS W2

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Kensington and Chelsea (London Borough)

National Grid Reference: TQ 25216 80603

### **Details**

GV II

Detached house. Mid C19. Stucco. Three storeys, three windows wide. Rustication to ground floor. Central Doric porch. Pediments to first floor windows. Good garden walls and gatepiers. Part of unified scheme with Nos 2-34, 1-19, 23-29 and Pembridge Square.

Listing NGR: TQ 25216 80603

### **Legacy**

The contents of this record have been generated from a legacy data system.

Legacy System number: 422718

Legacy System: LBS

### **Legal**

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



## **27, PEMBRIDGE GARDENS W2**

### **Overview**

Heritage Category: Listed Building

Grade: II

List Entry Number: 1331672

Date first listed: 07-Nov-1984

Statutory Address: 27, PEMBRIDGE GARDENS W2

### **Location**

Statutory Address: 27, PEMBRIDGE GARDENS W2

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Kensington and Chelsea (London Borough)

National Grid Reference: TQ 25270 80630

### **Details**

GV II

Detached house. Mid C19. Stucco. Three storeys, three windows wide. Rustication to ground floor. Central Doric porch. Pediments to first floor windows. Good garden walls and gatepiers. Part of unified scheme with Nos 2-34, 1-19, 23-29 and Pembridge Square.

Listing NGR: TQ 25270 80630

### **Legacy**

The contents of this record have been generated from a legacy data system.

Legacy System number: 422765

Legacy System: LBS

### **Legal**

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.





## **28, PEMBRIDGE GARDENS W2**

### **Overview**

Heritage Category: Listed Building

Grade: II

List Entry Number: 1126537

Date first listed: 07-Nov-1984

Statutory Address: 28, PEMBRIDGE GARDENS W2

### **Location**

Statutory Address: 28, PEMBRIDGE GARDENS W2

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Kensington and Chelsea (London Borough)

National Grid Reference: TQ 25214 80617

### **Details**

GV II

Detached house. Mid C19. Stucco. Three storeys, three windows wide. Rustication to ground floor. Central Doric porch. Pediments to first floor windows. Good garden walls and gatepiers. Part of unified scheme with Nos 2-34, 1-19, 23-29 and Pembridge Square.

Listing NGR: TQ 25214 80617

### **Legacy**

The contents of this record have been generated from a legacy data system.

Legacy System number: 422719

Legacy System: LBS

### **Legal**

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



## **29, PEMBRIDGE GARDENS W2**

### **Overview**

Heritage Category: Listed Building

Grade: II

List Entry Number: 1126565

Date first listed: 07-Nov-1984

Statutory Address: 29, PEMBRIDGE GARDENS W2

### **Location**

Statutory Address: 29, PEMBRIDGE GARDENS W2

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Kensington and Chelsea (London Borough)

National Grid Reference: TQ 25256 80642

### **Details**

GV II

Detached house. Mid C19. Stucco. Three storeys, three windows wide. Rustication to ground floor. Central Doric porch. Pediments to first floor windows. Added enrichments to roof and parapet. Good garden walls and gatepiers. Part of unified scheme with Nos 2-34, 1-27 and Pembridge Square.

Listing NGR: TQ2525680642

### **Legacy**

The contents of this record have been generated from a legacy data system.

Legacy System number: 422766

Legacy System: LBS

### **Legal**

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



## **NUMBER 30 AND GARDENS WALLS AND CENTRAL GATEPIERS, 30, PEMBRIDGE GARDENS W2**

### **Overview**

Heritage Category: Listed Building

Grade: II

List Entry Number: 1126538

Date first listed: 08-Aug-1974

Statutory Address: NUMBER 30 AND GARDENS WALLS AND CENTRAL GATEPIERS, 30, PEMBRIDGE GARDENS W2

### **Location**

Statutory Address: NUMBER 30 AND GARDENS WALLS AND CENTRAL GATEPIERS, 30, PEMBRIDGE GARDENS W2

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Kensington and Chelsea (London Borough)

National Grid Reference: TQ 25212 80636

### **Details**

GV II

Detached house. Mid C19. Stucco. Three storeys, three windows wide. Rustication to ground floor. Central Doric porch. Pediments to first floor windows. Good garden walls and gatepiers. Part of unified scheme with Nos 2-34, 1-19, 23-29 and Pembridge Square.

Listing NGR: TQ2525780589

### **Legacy**

The contents of this record have been generated from a legacy data system.

Legacy System number: 422720

Legacy System: LBS

### **Legal**

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.





## **NUMBER 32 AND GARDEN WALLS AND CENTRAL GATEPIERS**

### **Overview**

Heritage Category: Listed Building

Grade: II

List Entry Number: 1126539

Date first listed: 08-Aug-1974

Statutory Address: NUMBER 32 AND GARDEN WALLS AND CENTRAL GATEPIERS, 32,  
PEMBRIDGE GARDENS W2

### **Location**

Statutory Address: NUMBER 32 AND GARDEN WALLS AND CENTRAL GATEPIERS, 32,  
PEMBRIDGE GARDENS W2

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Kensington and Chelsea (London Borough)

National Grid Reference: TQ 25212 80650

### **Details**

GV II

Detached house. Mid C19. Stucco. Three storeys, three windows wide. Rustication to ground floor. Central Doric porch. Pediments to first floor windows. Good garden walls and gatepiers. Part of unified scheme with Nos 2-34, 1-19, 23-29 and Pembridge Square.

Listing NGR: TQ2525780589

### **Legacy**

The contents of this record have been generated from a legacy data system.

Legacy System number: 422721

Legacy System: LBS

### **Legal**

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



## **34, PEMBRIDGE GARDENS W2**

### **Overview**

Heritage Category: Listed Building

Grade: II

List Entry Number: 1126553

Date first listed: 08-Aug-1974

Statutory Address: 34, PEMBRIDGE GARDENS W2

### **Location**

Statutory Address: 34, PEMBRIDGE GARDENS W2

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Kensington and Chelsea (London Borough)

National Grid Reference: TQ 25208 80660

### **Details**

GV II

Detached house. Mid C19. Stucco. Three storeys, three windows wide. Rustication to ground floor. Central Doric porch. Pediments to first floor windows. Good garden walls and gatepiers. Part of unified scheme with Nos 2-34, 1-19, 23-29 and Pembridge Square.

Listing NGR: TQ 25208 80660

### **Legacy**

The contents of this record have been generated from a legacy data system.

Legacy System number: 422751

Legacy System: LBS

### **Legal**

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.





## **1, PEMBRIDGE SQUARE W2**

### **Overview**

Heritage Category: Listed Building

Grade: II

List Entry Number: 1266177

Date first listed: 07-Nov-1984

Statutory Address: 1, PEMBRIDGE SQUARE W2

### **Location**

Statutory Address: 1, PEMBRIDGE SQUARE W2

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Kensington and Chelsea (London Borough)

National Grid Reference: TQ 25188 80690

### **Details**

GV II

Detached house now bank. Mid C19. Four storeys. Stuccoed. Irregular facade. Channelled ground floor set forward with entrance to one side. Bay window to 1st floor. Corinthian pilasters to 1st and 2nd storeys. Later C19 Corinthian shopfront to ground floor.

Listing NGR: TQ2518880690

### **Legacy**

The contents of this record have been generated from a legacy data system.

Legacy System number: 422792

Legacy System: LBS

### **Legal**

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



## **2, PEMBRIDGE SQUARE W2**

### **Overview**

Heritage Category: Listed Building

Grade: II

List Entry Number: 1225816

Date first listed: 07-Nov-1984

Statutory Address: 2, PEMBRIDGE SQUARE W2

### **Location**

Statutory Address: 2, PEMBRIDGE SQUARE W2

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Kensington and Chelsea (London Borough)

National Grid Reference: TQ 25202 80686

### **Details**

GV II

Detached house. Mid C19. Stucco. Four storeys, three windows wide. Corinthian pilasters to 1st and 2nd floors. Modillion cornice, with attic above pilastered. Arched entrance porch with glazed iron canopy over steps. Forms part of unified scheme with Nos 1, 3 and 6-35 (consec) Pembridge Square.

Listing NGR: TQ2520280686

### **Legacy**

The contents of this record have been generated from a legacy data system.

Legacy System number: 422793

Legacy System: LBS

### **Legal**

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



### **3, PEMBRIDGE SQUARE W2**

#### **Overview**

Heritage Category: Listed Building

Grade: II

List Entry Number: 1266178

Date first listed: 07-Nov-1984

Statutory Address: 3, PEMBRIDGE SQUARE W2

#### **Location**

Statutory Address: 3, PEMBRIDGE SQUARE W2

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Kensington and Chelsea (London Borough)

National Grid Reference: TQ 25204 80676

#### **Details**

GV II

Detached house. Mid C19. Stucco. Five storeys, the topmost added later, three windows wide. Corinthian pilasters to first and second floors. Modillion cornice with attic above pilastered. Arched entrance porch. Forms part of unified scheme with Nos 1, 2, and 6-35 (consec) Pembridge Square.

Listing NGR: TQ2520480676

#### **Legacy**

The contents of this record have been generated from a legacy data system.

Legacy System number: 422794

Legacy System: LBS

#### **Legal**

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.





## **6, PEMBRIDGE SQUARE W2**

### **Overview**

Heritage Category: Listed Building

Grade: II

List Entry Number: 1225817

Date first listed: 15-Apr-1969

Date of most recent amendment: 07-Nov-1984

Statutory Address: 6, PEMBRIDGE SQUARE W2

### **Location**

Statutory Address: 6, PEMBRIDGE SQUARE W2

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Kensington and Chelsea (London Borough)

National Grid Reference: TQ 25279 80682

### **Details**

GV II

Large, detached house. Mid C19. Stucco. Three windows wide; three storeys plus basement and attic. Florid classical manner. Central entrance with two storey canted bay windows to each side. Elaborate dormers. (cf Holland Park) Forms part of unified scheme with Nos 7-35 (consec) Pembridge Square (Nos 19-22 are in Westminster).

Listing NGR: TQ2527980682

### **Legacy**

The contents of this record have been generated from a legacy data system.

Legacy System number: 422795

Legacy System: LBS

### **Legal**

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



## **7, PEMBRIDGE SQUARE W2**

### **Overview**

Heritage Category: Listed Building

Grade: II

List Entry Number: 1225818

Date first listed: 15-Apr-1969

Statutory Address: 7, PEMBRIDGE SQUARE W2

### **Location**

Statutory Address: 7, PEMBRIDGE SQUARE W2

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Kensington and Chelsea (London Borough)

National Grid Reference: TQ 25294 80685

### **Details**

GV II

Large detached house. Mid C19. Stucco. Three windows wide; three storeys plus basement and attic. Florid classical manner. Central entrance with two storey canted bay windows to each side. Elaborate dormers. (cf Holland Park) Forms part of unified scheme with Nos 6 and 8-35 Pembridge Square (Nos 19-22 are in Westminster).

Listing NGR: TQ2529480685

### **Legacy**

The contents of this record have been generated from a legacy data system.

Legacy System number: 422796

Legacy System: LBS

### **Legal**

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.





## **8, PEMBRIDGE SQUARE W2**

### **Overview**

Heritage Category: Listed Building

Grade: II

List Entry Number: 1266179

Date first listed: 15-Apr-1969

Statutory Address: 8, PEMBRIDGE SQUARE W2

### **Location**

Statutory Address: 8, PEMBRIDGE SQUARE W2

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Kensington and Chelsea (London Borough)

National Grid Reference: TQ 25308 80688

### **Details**

GV II

Large, detached house. Mid C19. Stucco. Three windows wide; three storeys plus basement and attic. Florid classical manner. Central entrance with two storey canted bay windows to each side. Elaborate dormers. (cf Holland Park) Forms part of unified scheme with Nos 6, 7 and 9-35 Pembridge Square (Nos 19-22 are in Westminster).

Listing NGR: TQ2530880688

### **Legacy**

The contents of this record have been generated from a legacy data system.

Legacy System number: 422797

Legacy System: LBS

### **Legal**

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



## **9, PEMBRIDGE SQUARE W2**

### **Overview**

Heritage Category: Listed Building

Grade: II

List Entry Number: 1225819

Date first listed: 15-Apr-1969

Statutory Address: 9, PEMBRIDGE SQUARE W2

### **Location**

Statutory Address: 9, PEMBRIDGE SQUARE W2

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Kensington and Chelsea (London Borough)

National Grid Reference: TQ 25322 80693

### **Details**

GV II

Large detached house. Mid C19. Stucco. Three windows wide; three storeys plus basement and attic. Florid classical manner. Central entrance with two storey canted bay windows to each side. Elaborate dormers. (cf Holland Park) Forms part of unified scheme with Nos 6-8 and 10-35 Pembridge Square (Nos 19-22 are in Westminster).

Listing NGR: TQ2532280693

### **Legacy**

The contents of this record have been generated from a legacy data system.

Legacy System number: 422798

Legacy System: LBS

### **Legal**

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



## **10, PEMBRIDGE SQUARE W2**

### **Overview**

Heritage Category: Listed Building

Grade: II

List Entry Number: 1225822

Date first listed: 15-Apr-1969

Statutory Address: 10, PEMBRIDGE SQUARE W2

### **Location**

Statutory Address: 10, PEMBRIDGE SQUARE W2

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Kensington and Chelsea (London Borough)

National Grid Reference: TQ 25342 80687

### **Details**

GV II

Large, detached house. Mid C19. Stucco. Three windows wide; three storeys plus basement and attic. Florid classical manner. Central entrance with two storey canted bay windows to each side. Elaborate dormers. (cf Holland Park) Forms part of unified scheme with Nos 6-9 and 11-35 (consec) Pembridge Square (Nos 19-22 are in Westminster).

Listing NGR: TQ2534280687

### **Legacy**

The contents of this record have been generated from a legacy data system

Legacy System number: 422799

Legacy System: LBS

### **Legal**

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.





## **11, PEMBRIDGE SQUARE W2**

### **Overview**

Heritage Category: Listed Building

Grade: II

List Entry Number: 1266182

Date first listed: 15-Apr-1969

Statutory Address: 11, PEMBRIDGE SQUARE W2

### **Location**

Statutory Address: 11, PEMBRIDGE SQUARE W2

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Kensington and Chelsea (London Borough)

National Grid Reference: TQ 25351 80704

### **Details**

GV II

Large detached house. Mid C19. Stucco. Three windows wide; three storeys plus basement and attic. Florid classical manner. Central entrance with two storey canted bay windows to each side. Elaborate dormers. (cf Holland Park) Forms part of unified scheme with Nos 6-10 and 12-35 (consec) Pembridge Square (Nos 19-22 are in Westminster).

Listing NGR: TQ2535180704

### **Legacy**

The contents of this record have been generated from a legacy data system.

Legacy System number: 422800

Legacy System: LBS

### **Legal**

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as



## **12, PEMBRIDGE SQUARE W2**

### **Overview**

Heritage Category: Listed Building

Grade: II

List Entry Number: 1225823

Date first listed: 15-Apr-1969

Statutory Address: 12, PEMBRIDGE SQUARE W2

### **Location**

Statutory Address: 12, PEMBRIDGE SQUARE W2

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Kensington and Chelsea (London Borough)

National Grid Reference: TQ 25365 80707

### **Details**

GV II

Large, detached house. Mid C19. Stucco. Three windows wide; three storeys plus basement and attic. Florid classical manner. Central entrance with two storey canted bay windows to each side. Elaborate dormers. (cf Holland Park) Forms part of unified scheme with Nos 6-11 and 13-35 (consec) Pembridge Square (Nos 19-22 are in Westminster).

### **Legacy**

The contents of this record have been generated from a legacy data system.

Legacy System number: 422801

Legacy System: LBS

### **Legal**

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as





## **13, PEMBRIDGE SQUARE W2**

### **Overview**

Heritage Category: Listed Building

Grade: II

List Entry Number: 1225864

Date first listed: 15-Apr-1969

Statutory Address: 13, PEMBRIDGE SQUARE W2

### **Location**

Statutory Address: 13, PEMBRIDGE SQUARE W2

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Kensington and Chelsea (London Borough)

National Grid Reference: TQ 25365 80707

### **Details**

GV II

Large detached house. Mid C19. Stucco. Three windows wide; three storeys plus basement and attic. Florid classical manner. Central entrance with two storey canted bay windows to each side. Elaborate dormers. (cf Holland Park) Forms part of unified scheme with Nos 6-12 and 14-35 (consec) Pembridge Square (Nos 19-22 are in Westminster).

Listing NGR: TQ2538080711

### **Legacy**

The contents of this record have been generated from a legacy data system.

Legacy System number: 422876

Legacy System: LBS

### **Legal**

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



## **14, PEMBRIDGE SQUARE W2**

### **Overview**

Heritage Category: Listed Building

Grade: II

List Entry Number: 1266162

Date first listed: 15-Apr-1969

Statutory Address: 14, PEMBRIDGE SQUARE W2

### **Location**

Statutory Address: 14, PEMBRIDGE SQUARE W2

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Kensington and Chelsea (London Borough)

National Grid Reference: TQ 25395 80714

### **Details**

GV II

Large, detached house. Mid C19. Stucco. Three windows wide; three storeys plus basement and attic. Florid classical manner. Central entrance with two storey canted bay windows to each side. Elaborate dormers. (cf Holland Park) Forms part of unified scheme with Nos 6-13 and 15-35 (consec) Pembridge Square (Nos 19-22 are in Westminster).

### **Legacy**

The contents of this record have been generated from a legacy data system.

Legacy System number: 422877

Legacy System: LBS

### **Legal**

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



## **15, PEMBRIDGE SQUARE W2**

### **Overview**

Heritage Category: Listed Building

Grade: II

List Entry Number: 1225865

Date first listed: 15-Apr-1969

Statutory Address: 15, PEMBRIDGE SQUARE W2

### **Location**

Statutory Address: 15, PEMBRIDGE SQUARE W2

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Kensington and Chelsea (London Borough)

National Grid Reference: TQ 25410 80715

### **Details**

GV II

Large detached house. Mid C19. Stucco. Three windows wide; three storeys plus basement and attic. Florid classical manner. Central entrance with two storey canted bay windows to each side. Elaborate dormers. (cf Holland Park) Forms part of unified scheme with Nos 6-14 and 16-35 (consec) Pembridge Square (Nos 19-22 are in Westminster).

Listing NGR: TQ2541080715

### **Legacy**

The contents of this record have been generated from a legacy data system.

Legacy System number: 422878

Legacy System: LBS

### **Legal**

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.





## **16, PEMBRIDGE SQUARE W2**

### **Overview**

Heritage Category: Listed Building

Grade: II

List Entry Number: 1225866

Date first listed: 15-Apr-1969

Statutory Address: 16, PEMBRIDGE SQUARE W2

### **Location**

Statutory Address: 16, PEMBRIDGE SQUARE W2

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Kensington and Chelsea (London Borough)

National Grid Reference: TQ 25425 80719

### **Details**

GV II

Large, detached house. Mid C19. Stucco. Three windows wide; three storeys plus basement and attic. Florid classical manner. Central entrance with two storey canted bay windows to each side. Elaborate dormers. (cf Holland Park) Forms part of unified scheme with Nos 6-15 and 17-35 (consec) Pembridge Square (Nos 19-22 are in Westminster).

Listing NGR: TQ2542580719

### **Legacy**

The contents of this record have been generated from a legacy data system.

Legacy System number: 422879

Legacy System: LBS

### **Legal**

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as



## **17, PEMBRIDGE SQUARE W2**

### **Overview**

Heritage Category: Listed Building

Grade: II

List Entry Number: 1266163

Date first listed: 15-Apr-1969

Statutory Address: 17, PEMBRIDGE SQUARE W2

### **Location**

Statutory Address: 17, PEMBRIDGE SQUARE W2

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Kensington and Chelsea (London Borough)

National Grid Reference: TQ 25440 80721

### **Details**

GV II

Large detached house. Mid C19. Stucco. Three windows wide; three storeys plus basement and attic. Florid classical manner. Central entrance with two storey canted bay windows to each side. Elaborate dormers. (cf Holland Park) Forms part of unified scheme with Nos 6-16 and 18-35 (consec) Pembridge Square (Nos 19-22 are in Westminster).

Listing NGR: TQ2544080721

### **Legacy**

The contents of this record have been generated from a legacy data system.

Legacy System number: 422880

Legacy System: LBS

### **Legal**

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.





## **18, PEMBRIDGE SQUARE W2**

### **Overview**

Heritage Category: Listed Building

Grade: II

List Entry Number: 1266164

Date first listed: 15-Apr-1969

Statutory Address: 18 PEMBRIDGE SQUARE W2

### **Location**

Statutory Address: 18, PEMBRIDGE SQUARE W2

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Kensington and Chelsea (London Borough)

National Grid Reference: TQ 25458 80725

### **Details**

GV II

Large, detached house. Mid C19. Stucco. Three windows wide; three storeys plus basement and attic. Florid classical manner. Central entrance with two storey canted bay windows to each side. Elaborate dormers. (cf Holland Park) Forms part of unified scheme with Nos 6-17 and 19-35 (consec) Pembridge Square (Nos 19-22 are in Westminster).

Listing NGR: TQ2545880725

### **Legacy**

The contents of this record have been generated from a legacy data system.

Legacy System number: 422881

Legacy System: LBS

### **Legal**

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



## **19, PEMBRIDGE SQUARE W2**

### **Overview**

Heritage Category: Listed Building

Grade: II

List Entry Number: 1226495

Date first listed: 05-Feb-1970

Statutory Address: 19, PEMBRIDGE SQUARE W2

### **Location**

Statutory Address: 19, PEMBRIDGE SQUARE W2

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Kensington and Chelsea (London Borough)

National Grid Reference: TQ 25443 80762

### **Details**

GV II

Detached villa. 1852-6. Slate roof. 3 storeys with added attic and basement. 3 main bays. Central entrance with flanking Doric half columns. Channelling to ground floor. Canted bay windows to each side of entrance, rising through ground and first floors with balustraded parapets. Ground floor balcony to each bay window. Ionic pilasters between first floor windows. Corinthian pilasters flanking corniced second floor windows. Windows square headed except to second floor, where upper corners are rounded. Sashes. Plate glass. Dentil cornice above second floor. Attic added with three dormers, centre round headed, outer square headed. Integral part of Pembridge Square planned layout.

Listing NGR: TQ2544380762

### **Legacy**

The contents of this record have been generated from a legacy data system.

Legacy System number: 423816

Legacy System: LBS

### **Legal**

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as

amended for its special architectural or historic interest.



## **20, PEMBRIDGE SQUARE W2**

### **Overview**

Heritage Category: Listed Building

Grade: II

List Entry Number: 1226496

Date first listed: 05-Feb-1970

Statutory Address: 20, PEMBRIDGE SQUARE W2

### **Location**

Statutory Address: 20, PEMBRIDGE SQUARE W2

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Kensington and Chelsea (London Borough)

National Grid Reference: TQ 25438 80776

### **Details**

GV II

Detached villa. 1852-6. Stucco. Slate roof. 3 storeys, attic-mansard and basement. 3 main bays. Central entrance with flanking Doric half columns and later C19 attached glass canopy to steps. Channelling to ground floor. Canted bay windows to each side of entrance, rising through ground and first floors, with balustraded parapets. Ground floor balcony to each bay window. Ionic pilasters between first floor windows. Corinthian pilasters flanking second floor windows which corniced. Windows square headed except to second floor where upper corners are rounded. Sashes. Plate glass. Dentil cornice above second floor. Balustraded parapet linking three round headed dormers, the outer ones pedimented. The inner corniced only. Integral part of Pembridge Square planned layout.

Listing NGR: TQ2543880776

### **Legacy**

The contents of this record have been generated from a legacy data system.

Legacy System number: 423817

Legacy System: LBS

### **Legal**



This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



## **21, PEMBRIDGE SQUARE W2**

### **Overview**

Heritage Category: Listed Building

Grade: II

List Entry Number: 1265817

Date first listed: 05-Feb-1970

Statutory Address: 21, PEMBRIDGE SQUARE W2

### **Location**

Statutory Address: 21, PEMBRIDGE SQUARE W2

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Kensington and Chelsea (London Borough)

National Grid Reference: TQ 25436 80791

### **Details**

GV II

Detached villa. 1852-6. Stucco. Slate roof. 3 storeys,attic-mansard and basement. 3 main bays. Central entrance with flanking Doric half columns and later C19 attached glass canopy to steps. Channelling to ground floor canted bay windows to each side of entrance rising through ground and first floors with balustraded parapets. Ground floor balcony to each bay window. Ionic pilasters between first floor windows. Corinthian pilasters flanking corniced second floor windows. Windows square headed except to second floor, where upper corners are rounded. Sashes, plate glass. Dentil cornice at second floor. Balustraded parapet linking three round headed corners, the outer ones pedimented, the inner corniced only. Integral part of Pembridge Square planned layout.

Listing NGR: TQ2543680791

### **Legacy**

The contents of this record have been generated from a legacy data system.

Legacy System number: 423818

Legacy System: LBS

### **Legal**

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



## **22, PEMBRIDGE SQUARE W2**

### **Overview**

Heritage Category: Listed Building

Grade: II

List Entry Number: 1226497

Date first listed: 05-Feb-1970

Statutory Address: 22, PEMBRIDGE SQUARE W2

### **Location**

Statutory Address: 22, PEMBRIDGE SQUARE W2

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Kensington and Chelsea (London Borough)

National Grid Reference: TQ 25426 80802

### **Details**

GV II

Detached villa. 1852-6. Stucco. Slate roof. 3 storeys, attic-mansard and basement. 3 main bays. Central entrance with flanking Doric half columns and later C19 attached glass. Canopy to steps. Channelling to ground floor. Canted bay windows to each side of entrance, rising through ground and first floors, with balustraded parapets. Ground floor balcony to each bay window. Ionic pilasters between first floor windows. Corinthian pilasters flanking second floor windows which corniced. Windows square headed except to second floor where upper corners are rounded. Sashes. Plate glass. Dentil cornice above second floor. Altered attic storey of 5 windows wide. Integral part of Pembridge Square planned layout.

Listing NGR: TQ2542680802

### **Legacy**

The contents of this record have been generated from a legacy data system.

Legacy System number: 423819

Legacy System: LBS

### **Legal**

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as

amended for its special architectural or historic interest.





## **23, PEMBRIDGE SQUARE W2**

### **Overview**

Heritage Category: Listed Building

Grade: II

List Entry Number: 1225868

Date first listed: 15-Apr-1969

Statutory Address: 23, PEMBRIDGE SQUARE W2

### **Location**

Statutory Address: 23, PEMBRIDGE SQUARE W2

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Kensington and Chelsea (London Borough)

National Grid Reference: TQ 25386 80797

### **Details**

GV II

Large, detached house. Mid C19. Stucco. Three windows wide; three storeys plus basement and attic. Florid classical manner. Central entrance with two storey canted bay windows to each side. Elaborate dormers. (cf Holland Park) Forms part of unified scheme with Nos 6-22 and 24-35 (consec) Pembridge Square (Nos 19-22 are in Westminster).

Listing NGR: TQ2538680797

### **Legacy**

The contents of this record have been generated from a legacy data system.

Legacy System number: 422883

Legacy System: LBS

### **Legal**

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



## **24, PEMBRIDGE SQUARE W2**

### **Overview**

Heritage Category: Listed Building

Grade: II

List Entry Number: 1266126

Date first listed: 15-Apr-1969

Statutory Address: 24, PEMBRIDGE SQUARE W2

### **Location**

Statutory Address: 24, PEMBRIDGE SQUARE W2

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Kensington and Chelsea (London Borough)

National Grid Reference: TQ 25372 80794

### **Details**

GV II

Large detached house. Mid C19. Stucco. Three windows wide; three storeys plus basement and attic. Florid classical manner. Central entrance with two storey canted bay windows to each side. Elaborate dormers. (cf Holland Park) Forms part of unified scheme with Nos 6-23 and 25-35 (consec) Pembridge Square (Nos 19-22 are in Westminster).

Listing NGR: TQ2537280794

### **Legacy**

The contents of this record have been generated from a legacy data system.

Legacy System number: 422884

Legacy System: LBS

### **Legal**

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as



## **HYDE PARK WEST HOTEL, 25 AND 26, PEMBRIDGE SQUARE W2**

### **Overview**

Heritage Category: Listed Building

Grade: II

List Entry Number: 1225869

Date first listed: 15-Apr-1969

Statutory Address: HYDE PARK WEST HOTEL, 25 AND 26, PEMBRIDGE SQUARE W2

### **Location**

Statutory Address: HYDE PARK WEST HOTEL, 25 AND 26, PEMBRIDGE SQUARE W2

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Kensington and Chelsea (London Borough)

National Grid Reference: TQ 25344 80794

### **Details**

GV II

Two large houses, now joined to form hotel. Mid C19. Stucco. Each three windows wide, three storeys plus basement and attic. Florid classical manner. Each central entrance with two storey canted bay windows to each side. Elaborate dormers. (cf Holland Park) Forms part of unified scheme with Nos 6-24, 27-35 (consec) Pembridge Square (Nos 19-22 are in Westminster).

Listing NGR: TQ2534480794

### **Legacy**

The contents of this record have been generated from a legacy data system.

Legacy System number: 422885

Legacy System: LBS

### **Legal**

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.





## **27, PEMBRIDGE SQUARE W2**

### **Overview**

Heritage Category: Listed Building

Grade: II

List Entry Number: 1266141

Date first listed: 15-Apr-1969

Statutory Address: 27, PEMBRIDGE SQUARE W2

### **Location**

Statutory Address: 27, PEMBRIDGE SQUARE W2

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Kensington and Chelsea (London Borough)

National Grid Reference: TQ 25300 80774

### **Details**

GV II

Large, detached house. Mid C19. Stucco. Three windows wide; three storeys plus basement and attic. Florid classical manner. Central entrance with two storey canted bay windows to each side. Elaborate dormers. (cf Holland Park) Forms part of unified scheme with Nos 6-26 and 28-35 (consec) Pembridge Square (Nos 19-22 are in Westminster).

Listing NGR: TQ2530080774

### **Legacy**

The contents of this record have been generated from a legacy data system.

Legacy System number: 422886

Legacy System: LBS

### **Legal**

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as



## **28, PEMBRIDGE SQUARE W2**

### **Overview**

Heritage Category: Listed Building

Grade: II

List Entry Number: 1225870

Date first listed: 15-Apr-1969

Statutory Address: 28, PEMBRIDGE SQUARE W2

### **Location**

Statutory Address: 28, PEMBRIDGE SQUARE W2

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Kensington and Chelsea (London Borough)

National Grid Reference: TQ 25286 80771

### **Details**

GV II

Large detached house. Mid C19. Stucco. Three windows wide; three storeys plus basement and attic. Florid classical manner. Central entrance with two storey canted bay windows to each side. Elaborate dormers. (cf Holland Park) Forms part of unified scheme with Nos 6-27 and 29-35 (consec) Pembridge Square (Nos 19-22 are in Westminster).

Listing NGR: TQ2528680771

### **Legacy**

The contents of this record have been generated from a legacy data system.

Legacy System number: 422888

Legacy System: LBS

### **Legal**

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as





## **29, PEMBRIDGE SQUARE W2**

### **Overview**

Heritage Category: Listed Building

Grade: II

List Entry Number: 1225903

Date first listed: 15-Apr-1969

Statutory Address: 29, PEMBRIDGE SQUARE W2

### **Location**

Statutory Address: 29, PEMBRIDGE SQUARE W2

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Kensington and Chelsea (London Borough)

National Grid Reference: TQ 25272 80767

### **Details**

GV II

Large, detached house. Mid C19. Stucco. Three windows wide; three storeys plus basement and attic. Florid classical manner. Central entrance with two storey canted bay windows to each side. Elaborate dormers. (cf Holland Park) Forms part of unified scheme with Nos 6-28 and 30-35 (consec) Pembridge Square (Nos 19-22 are in Westminster).

Listing NGR: TQ2527280767

### **Legacy**

The contents of this record have been generated from a legacy data system.

Legacy System number: 422889

Legacy System: LBS

### **Legal**

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as



## **30, PEMBRIDGE SQUARE W2**

### **Overview**

Heritage Category: Listed Building

Grade: II

List Entry Number: 1266144

Date first listed: 15-Apr-1969

Statutory Address: 30, PEMBRIDGE SQUARE W2

### **Location**

Statutory Address: 30, PEMBRIDGE SQUARE W2

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Kensington and Chelsea (London Borough)

National Grid Reference: TQ 25258 80762

### **Details**

GV II

Large detached house. Mid C19. Stucco. Three windows wide; three storeys plus basement and attic. Florid classical manner. Central entrance with two storey canted bay windows to each side. Elaborate dormers. (cf Holland Park) Forms part of unified scheme with Nos 6-29 and 31-35 (consec) Pembridge Square (Nos 19-22 are in Westminster). I

Listing NGR: TQ2525880762

### **Legacy**

The contents of this record have been generated from a legacy data system.

Legacy System number: 422924

Legacy System: LBS

### **Legal**

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



## **31, PEMBRIDGE SQUARE W2**

### **Overview**

Heritage Category: Listed Building

Grade: II

List Entry Number: 1266106

Date first listed: 15-Apr-1969

Statutory Address: 31, PEMBRIDGE SQUARE W2

### **Location**

Statutory Address: 31, PEMBRIDGE SQUARE W2

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Kensington and Chelsea (London Borough)

National Grid Reference: TQ 25241 80758

### **Details**

GV II

Large detached house. Mid C19. Stucco. Three windows wide; three storeys plus basement and attic. Florid classical manner. Central entrance with two storey canted bay windows to each side. Elaborate dormers. (cf Holland Park) Forms part of unified scheme with Nos 6-29 and 31-35 (consec) Pembridge Square (Nos 19-22 are in Westminster).

Listing NGR: TQ2524180758

### **Legacy**

The contents of this record have been generated from a legacy data system.

Legacy System number: 422925

Legacy System: LBS

### **Legal**

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.





## **32, PEMBRIDGE SQUARE W2**

### **Overview**

Heritage Category: Listed Building

Grade: II

List Entry Number: 1225906

Date first listed: 15-Apr-1969

Statutory Address: 32, PEMBRIDGE SQUARE W2

### **Location**

Statutory Address: 32, PEMBRIDGE SQUARE W2

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Kensington and Chelsea (London Borough)

National Grid Reference: TQ 25227 80755

### **Details**

GV II

Large detached house. Mid C19. Stucco. Three windows wide; three storeys plus basement and attic. Florid classical manner. Central entrance with two storey canted bay windows to each side. Elaborate dormers. (cf Holland Park) Forms part of unified scheme with Nos 6-29 and 31-35 (consec) Pembridge Square (Nos 19-22 are in Westminster). I

Listing NGR: TQ 25227 80755

### **Legacy**

The contents of this record have been generated from a legacy data system.

Legacy System number: 422926

Legacy System: LBS

### **Legal**

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as



### **33, PEMBRIDGE SQUARE W2**

#### **Overview**

Heritage Category: Listed Building

Grade: II

List Entry Number: 1266107

Date first listed: 15-Apr-1969

Statutory Address: 33, PEMBRIDGE SQUARE W2

#### **Location**

Statutory Address: 33, PEMBRIDGE SQUARE W2

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Kensington and Chelsea (London Borough)

National Grid Reference: TQ 25212 80752

#### **Details**

GV II

Large detached house. Mid C19. Stucco. Three windows wide; three storeys plus basement and attic. Florid classical manner. Central entrance with two storey canted bay windows to each side. Elaborate dormers. (cf Holland Park) Forms part of unified scheme with Nos 6-29 and 31-35 (consec) Pembridge Square (Nos 19-22 are in Westminster). I

Listing NGR: TQ 25212 80752

#### **Legacy**

The contents of this record have been generated from a legacy data system.

Legacy System number: 422927

Legacy System: LBS

#### **Legal**

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as





## **34, PEMBRIDGE SQUARE W2**

### **Overview**

Heritage Category: Listed Building

Grade: II

List Entry Number: 1225908

Date first listed: 15-Apr-1969

Statutory Address: 34, PEMBRIDGE SQUARE W2

### **Location**

Statutory Address: 34, PEMBRIDGE SQUARE W2

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Kensington and Chelsea (London Borough)

National Grid Reference: TQ 25197 80747

### **Details**

GV II

Large detached house. Mid C19. Stucco. Three windows wide; three storeys plus basement and attic. Florid classical manner. Central entrance with two storey canted bay windows to each side. Elaborate dormers. (cf Holland Park) Forms part of unified scheme with Nos 6-29 and 31-35 (consec) Pembridge Square (Nos 19-22 are in Westminster). I

Listing NGR: TQ 25197 80747

### **Legacy**

The contents of this record have been generated from a legacy data system.

Legacy System number: 422928

Legacy System: LBS

### **Legal**

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as



## **35, PEMBRIDGE SQUARE W2**

### **Overview**

Heritage Category: Listed Building

Grade: II

List Entry Number: 1266108

Date first listed: 15-Apr-1969

Statutory Address: 35, PEMBRIDGE SQUARE W2

### **Location**

Statutory Address: 35, PEMBRIDGE SQUARE W2

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Kensington and Chelsea (London Borough)

National Grid Reference: TQ 25184 80744

### **Details**

GV II

Large detached house. Mid C19. Stucco. Three windows wide; three storeys plus basement and attic. Florid classical manner. Central entrance with two storey canted bay windows to each side. Elaborate dormers. (cf Holland Park) Forms part of unified scheme with Nos 6-29 and 31-35 (consec) Pembridge Square (Nos 19-22 are in Westminster). I

Listing NGR: TQ 25184 80744

### **Legacy**

The contents of this record have been generated from a legacy data system.

Legacy System number: 422929

Legacy System: LBS

### **Legal**

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



## **61-69, CHEPSTOW PLACE W2**

### **Overview**

Heritage Category: Listed Building

Grade: II

List Entry Number: 1066262

Date first listed: 01-Dec-1987

Statutory Address: 61-69, CHEPSTOW PLACE W2

### **Location**

Statutory Address: 61-69, CHEPSTOW PLACE W2

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: City of Westminster (London Borough)

National Grid Reference: TQ 25420 80832

### **Details**

GV II

Row of houses. Circa 1860. Stucco. 4 storeys, attic and basement. Each house 3 closely spaced windows wide. Doric projecting porches to ground floor. Panelled doors. Triglyph frieze across ground floor, which channelled. Canted ground floor bay windows. First floor balustraded balcony. Square headed windows, plate glass, sashes. Ionic half columns between first floor windows, which corniced, and pedimented to centre bays. Second floor windows corniced. Dentil cornice above third floor, subsidiary cornice to attic. Cast iron area railings. Included only for group value with houses in Pembridge Sq (qv)

Listing NGR: TQ2542080832

### **Legacy**

The contents of this record have been generated from a legacy data system.

Legacy System number: 209131

Legacy System: LBS

### **Legal**

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.





## **NOTTING HILL GATE UNDERGROUND STATION, DISTRICT/CIRCLE LINE PLATFORMS**

### **Overview**

Heritage Category: Listed Building

Grade: II

List Entry Number: 1225688

Date first listed: 07-Nov-1984

Statutory Address: NOTTING HILL GATE UNDERGROUND STATION, DISTRICT/CIRCLE LINE PLATFORMS, NOTTING HILL W11

### **Location**

Statutory Address:

NOTTING HILL GATE UNDERGROUND STATION, DISTRICT/CIRCLE LINE PLATFORMS, NOTTING HILL W11

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Kensington and Chelsea (London Borough)

National Grid Reference: TQ 25299 80371

### **Details**

Station. 1868. Sir John Fowler, for Metropolitan Railway. Brick retaining walls with blind arcades, supporting elliptically arched iron roof of 9 bays, partially glazed and partly panelled with wood. Listed as relatively well preserved example of underground railway platform of "cut and cover" type.

Listing NGR: TQ2529980371

### **Legacy**

The contents of this record have been generated from a legacy data system.

Legacy System number: 422164

Legacy System: LBS

### **Legal**

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



## **SECOND CHURCH OF CHRIST SCIENTIST**

### **Overview**

Heritage Category: Listed Building

Grade: II

List Entry Number: 1357414

Date first listed: 09-Mar-1982

Statutory Address: SECOND CHURCH OF CHRIST SCIENTIST, PALACE GARDENS TERRACE W8

### **Location**

Statutory Address: SECOND CHURCH OF CHRIST SCIENTIST, PALACE GARDENS TERRACE W8

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Kensington and Chelsea (London Borough)

National Grid Reference: TQ 25481 80373

### **Details**

II

Church auditorium, school hall and offices. 1921-4. Burnet and Tait. Narrow red bricks, with raked joints, pantiled roof, some Portland stone. Simplified Italian style. 'L' shaped layout, with main auditorium advanced to right and gabled with triple round headed windows. Wing to left set back, two storeyed, with single storeyed covered walkway in front, and advanced bay to left, with main entrance. Further entrance in left hand return of auditorium block. Round headed windows with some stone shafts and capitals. Adjoining garden wall, red brick and Portland stone with arched entrance and wrought iron gates. Some inlaid panelling to auditorium interior.

Listing NGR: TQ2548180373

### **Legacy**

The contents of this record have been generated from a legacy data system.

Legacy System number: 422464

Legacy System: LBS

### **Legal**

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as

amended for its special architectural or historic interest.





## **MALL CHAMBERS**

### **Overview**

Heritage Category: Listed Building

Grade: II

List Entry Number: 1267138

Date first listed: 07-Nov-1984

Statutory Address: MALL CHAMBERS, KENSINGTON MALL W8

### **Location**

Statutory Address: MALL CHAMBERS, KENSINGTON MALL W8

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Kensington and Chelsea (London Borough)

National Grid Reference: TQ 25425 80403

### **Details**

II

Improved industrial dwellings. 1865-8. J Murray. Yellow brick, stone dressings. Five storeys. Corner site, with corner entrance. Three main bays to each side, with centre 2 bays of coupled square headed windows with chamfered stone mullion between. End bays with coupled arcades to staircase. Triple arcades to corner, with staircase behind. Ground floor rusticated. Heavy cornice on consoles above fourth floor. Balustrade to roof. Extremely well preserved example of industrial dwellings "intended for a class somewhat above ordinary mechanics and labourers". (Building News). Survey of London, Vol 37, p 40. Building News 31 Jan and 26 June 1868, ps 85 and 427.

Listing NGR: TQ2542580403

### **Legacy**

The contents of this record have been generated from a legacy data system.

Legacy System number: 419645

Legacy System: LBS

### **Sources**

Books and journals

'Building News' in 26 June, (1868), 427

'Survey of London' in Survey of London - Northern Kensington: Volume 37, , Vol. 37, (1973), 40

'Building News' in 31 January, (1868), 85

## Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



## **CORONET CINEMA**

### **Overview**

Heritage Category: Listed Building

Grade: II

List Entry Number: 1227644

Date first listed: 11-Aug-1989

Statutory Address: CORONET CINEMA, NOTTING HILL GATE

### **Location**

Statutory Address: CORONET CINEMA, NOTTING HILL GATE

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Kensington and Chelsea (London Borough)

National Grid Reference: TQ 25143 80389

### **Details**

Theatre, now cinema. 1898 by WGR Sprague Painted once rendered stone, roof not seen. Rectangular plan on corner site, this expressed externally and internally. Facade of three and four storeys dominated by tall corner cupola with enraged ionic columns on heavy console brackets. Entrance under. Giant order of fluted composite pilasters rises through two or three storeys above plain ground floor treated as a classical base denoted by deep balustraded band; order surmounted by delicate plaster frieze of swags under dentiled cornice and high balustraded parapet. Corner has three round-arched bays with decorative plasterwork in spandrels and tripartite windows under broken pediments. Symmetrical nine-bay elevation (of 4 storeys) to Notting Hill Gate, with three-bay pediments with cartouche decoration to each side and round-arched pediments over some second-floor windows. Three bay 3-storey elevation to Hillgate St with decorated pediment and broken pediments to first floor.

interior. Circular foyer under cupola leads to high auditorium with two balconies. Large stage behind proscenium, with acanthus moulding and fluting under delicate rococo-style plasterwork. To each side segmental pediment with cartouches and wreathed composite columns formerly framed boxes. Further plasterwork on balcony fronts, the lower with fruity swags and putti, the upper restrained stylised wreaths. Pilasters to side walls in ascending sequence of Tuscan moulded Tuscan and Ionic. Stalls decorated with Vitruvian scroll and trophies, first floor with shell decoration; gallery retains original bench seating. Ceiling supported on heavy console brackets, its decoration a series of linked gilded wreaths with good 1930s light fittings.

Recommended as a rare surviving example of a London suburban theatre and opera house,

and as the only intact suburban work by the important theatre architect theatre architect WGR Sprague.

The Builder 15 January 1898

Curtains: 1982

Survey of London, vol XXXVII, 1973, p.41

Listing NGR: TQ2514380389

## Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 425558

Legacy System: LBS

## Sources

Books and journals

Mackintosh, I, Sell, M, Curtains or New Life for Old Theatres, (1982)

'The Builder' in 15 January, (1898)

'Survey of London' in Survey of London - Northern Kensington: Volume 37, , Vol. 37, (1973)

## Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



## **THE GATE CINEMA**

### **Overview**

Heritage Category: Listed Building

Grade: II

List Entry Number: 1385016

Date first listed: 05-Oct-2000

Statutory Address: THE GATE CINEMA, NOTTING HILL GATE

### **Location**

THE GATE CINEMA, NOTTING HILL GATE

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Kensington and Chelsea (London Borough)

National Grid Reference: TQ 25200 80402

### **Details**

GV II

Cinema and attached shops. Opened in 1911 as the Electric Palace, converted from a restaurant of 1861 to the designs of William Hancock. The foyer and offices above it were reconstructed again in 1962 by Doughton and Hurst as part of a London County Council street widening scheme. Stock brick, with faience clad steel-framed modern-style facade to Notting Hill Gate. Long rectangular auditorium on a single level entered via small foyer, with rear fire exits directly on to back street. Above are two storeys of offices, and there is a basement.

EXTERIOR. Faience-clad three-storey facade to Notting Hill Gate has at ground level, the entrance to the cinema ranged to the left with shop units to the right. Above are six vertical windows on two floors, ranged to the right. The faience cladding continues around to the left return where the 1962 work is terminated by the entrance doors to offices above the cinema, over which is a glazed curtain-wall for a stair hall. Four more windows on two floors in the faience clad part of the return. All the windows are metal-framed with horizontal top and bottom panes, dividing panes in the middle. Simple concrete cornice. A canopy with a raking underside extends along the frontage, continuing around to the return; the front edge of the canopy supports two film advertising light box displays. The foyer is fully glazed, and has glass entrance doors with bronzed handles in the form of scrolling film. The remaining section of the left return and the rear walls are in stock brick with gauged brick headers over the windows and doorways. The return rear corner is angled with a doorway for access to the basement. The rear part of the two-storey office block is supported by the roof of the cinema auditorium.



INTERIOR. Small foyer with access to the auditorium through a door in the right-hand corner. The auditorium runs to the left at a ninety degree angle to the foyer. Long, narrow auditorium with a raking floor and baroque decoration. The side walls are divided into bays by pilasters, each bay having two panels. Dado (with moulded rail), which also serves as a plinth for the pilasters. Each pilaster has a capital in the form of a simplified triglyph, while each panel is bordered by mouldings with corner ears, the top edges surmounted by scrolling foliage. Narrow ornamented cornice. The ceiling is heavily coffered with ovolo enclosing each square, the bays being demarcated by bars of abundant plaster fruit. In the centre of each coffer is an acanthus roundel. The projection room is at the rear of the auditorium and the proscenium is obscured by recent drapery surrounding the cinema screen.

Shop interiors not of special interest.

ANALYSIS. A little-altered early cinema auditorium with exceptionally lavish Edwardian baroque plaster decoration.

### **Legacy**

The contents of this record have been generated from a legacy data system.

Legacy System number: 425558

Legacy System: LBS

### **Sources**

Books and journals

Gray, R, *Cinemas in Britain: One Hundred Years of Cinema Architecture*, (1996), 25, 139

Webb, M, *Greater London's Suburban Cinemas 1946-1986*, (1986), 62

Tapsell, M, 'Picture House' in 24, (1999), 7

### **Legal**

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



## **ENTRANCE ARCH FROM LINDEN GARDENS**

### **Overview**

Heritage Category: Listed Building

Grade: II

List Entry Number: 1225482

Date first listed: 06-Aug-1973

Statutory Address: ENTRANCE ARCH FROM LINDEN GARDENS, LINDEN MEWS W2

### **Location**

Statutory Address: ENTRANCE ARCH FROM LINDEN GARDENS, LINDEN MEWS W2

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Kensington and Chelsea (London Borough)

National Grid Reference: TQ 25333 80547

### **Details**

GV II

Archway. Circa 1875. Stucco arch with moulded architrave and vermiculated keystone. Plain piers and pilasters. Pediment enclosing foliage and an escutcheon, urn finials.

Listing NGR: TQ2533380547

### **Legacy**

The contents of this record have been generated from a legacy data system.

Legacy System number: 421876

Legacy System: LBS

### **Legal**

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



## **KENSINGTON TEMPLE**

### **Overview**

Heritage Category: Listed Building

Grade: II

List Entry Number: 1224188

Date first listed: 15-Mar-1974

Statutory Address: KENSINGTON TEMPLE, KENSINGTON PARK ROAD W11

Statutory Address: KENSINGTON TEMPLE, LADBROKE ROAD W10

### **Location**

Statutory Address: KENSINGTON TEMPLE, KENSINGTON PARK ROAD W11

Statutory Address: KENSINGTON TEMPLE, LADBROKE ROAD W10

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Kensington and Chelsea (London Borough)

National Grid Reference: TQ 25108 80552

### **Details**

II

Church. Circa 1848-9 by J Tarvin formerly the Horbury Congregational Chapel until 1935; later the Church of the Foursquare Gospel and now the Elim Pentecostal Church. Geometrical Gothic style with square towers capped by low spires. Cruciform plan with 4 bay nave, transepts and shallow sanctuary containing the pulpit. Random rubble Kentish ragstone with ashlar dressings. Slated roof with parapets and coped gable to east front flanked by towers. East window of 4-light with geometrical tracery. Central arched doorway with receding orders and hoodmould; flanking doorways in corner towers. Plain interior with galleries on 3 sides carried on cast iron columns and approached from tower staircases.

Listing NGR: TQ2510880552

### **Legacy**

The contents of this record have been generated from a legacy data system.

Legacy System number: 420169

Legacy System: LBS



## Sources

### Other

Register of Parks and Gardens of Special Historic Interest in England, Part 17 Greater London

Webb, M, Greater London's Suburban Cinemas 1946-1986, (1986), 62

Tapsell, M, 'Picture House' in 24, (1999), 7

### Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



## **KENSINGTON PALACE**

### **Overview**

Heritage Category: Listed Building

Grade: I

List Entry Number: 1223861

Date first listed: 15-Apr-1969

Statutory Address: KENSINGTON PALACE, KENSINGTON PALACE W8

### **Location**

Statutory Address: KENSINGTON PALACE, KENSINGTON PALACE W8

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Kensington and Chelsea (London Borough)

National Grid Reference: TQ 25844 80027

### **Details**

I

Royal Palace. Originally built 1661 for Sir Heneage Finch, first Earl of Nottingham. Bought by William III, 1689 and renamed Kensington House. New Buildings by Sir Christopher Wren 1689-1695. Alterations and additions 1718-1726 and later, including State Rooms by William Kent.

Listing NGR: TQ2584480027

### **Legacy**

The contents of this record have been generated from a legacy data system.

Legacy System number: 419646

Legacy System: LBS

### **Sources**

Other

Register of Parks and Gardens of Special Historic Interest in England, Part 17 Greater London

### **Legal**

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as



## **128, KENSINGTON CHURCH STREET**

### **Overview**

Heritage Category: Listed Building

Grade: II

List Entry Number: 1239796

Date first listed: 07-Nov-1984

Statutory Address: 128, KENSINGTON CHURCH STREET W8

### **Location**

Statutory Address: 128, KENSINGTON CHURCH STREET W8

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Kensington and Chelsea (London Borough)

National Grid Reference: TQ 25403 80240

### **Details**

II

House. Early C19 or older. Four storeys plus basement. L-shaped plan with 1+1 windows to street. Brick. Door in glazed porch in internal angle with segmental fanlights. Window guards to first and second floors. LCC plaque commemorates residence of Muzio Clementi. Iron area railings.

Listing NGR: TQ2540380240

### **Legacy**

The contents of this record have been generated from a legacy data system.

Legacy System number: 417813

Legacy System: LBS

### **Legal**

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.





## **132 AND 134, KENSINGTON CHURCH STREET**

### **Overview**

Heritage Category: Listed Building

Grade: II

List Entry Number: 1239797

Date first listed: 07-Nov-1984

Statutory Address: 132 AND 134, KENSINGTON CHURCH STREET W8

### **Location**

Statutory Address: 132 AND 134, KENSINGTON CHURCH STREET W8

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Kensington and Chelsea (London Borough)

National Grid Reference: TQ 25405 80253

### **Details**

GV II

Dwelling house. Mid C19 facade, perhaps with C18 fabric behind. Stucco. Three storeys, 3 windows wide. Ground floor with 2 good surviving mid-later Victorian shop fronts, with paired central entrances (glazing altered to left hand window). Cornices to first floor windows, architraves to second floor windows. Casements throughout. Rusticated quoins. Cornice and parapet.

Listing NGR: TQ2540580253

### **Legacy**

The contents of this record have been generated from a legacy data system.

Legacy System number: 417814

Legacy System: LBS

### **Sources**

Other

Register of Parks and Gardens of Special Historic Interest in England, Part 17 Greater London

### **Legal**



## **136 Kensington Church Street**

### **Overview**

Heritage Category: Listed Building

Grade: II

List Entry Number: 1424034

Date first listed: 04-Mar-2015

Statutory Address: 136 Kensington Church Street, London, W8 4BH

### **Location**

Statutory Address: 136 Kensington Church Street, London, W8 4BH

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Kensington and Chelsea (London Borough)

Parish: Non Civil Parish

National Grid Reference: TQ2539780261

### **Summary**

House, built in 1736-7, altered in the late C18 or early C19, and subsequently in the C19 and C20. Formerly listed as one asset with 138 Kensington Church Street (NHLE 1239852),

### **Reasons for Designation**

136 Kensington Church Street, built in 1736-7, is listed at Grade II for the following principal reasons: \* Architectural interest: a dated early to mid-C18 house, part of a speculative development initiated though not designed by the architect Isaac Ware; \* Historic interest: a well-documented C18 speculative development.

### **History**

In 1736 the land which includes 136 Kensington Church Street was sold by the Craven family for £360 to the architect Isaac Ware. Six months later a portion of the estate was conveyed by Ware to Charles Carne, a glazier from St Martins in the Fields. In August 1736 an agreement was made between them and Richard Gibbons of Bloomsbury, a carpenter, to develop the land. Craven House was demolished and twelve houses built on the street frontage (formerly 1–6 and 7–12 High Row) now 128–142 (even) and 152–168 (even) Kensington Church Street, and let by Ware and Carne on 71 year leases to Gibbons and tradesmen who had been involved in the work. There is no evidence however that Ware was involved in the design or construction of the houses.

After the houses were built Ware and Carne sold most of the estate; Gibbons was declared bankrupt in 1737. The southern group of six houses (128–142) was bought for £500 in October 1737 by James Allen of Dulwich who subsequently conveyed them in trust to Dulwich College to provide an income for a schoolmaster or schoolmistress to teach reading to poor children in Dulwich (Survey of London vol 37, 1973).

The best surviving houses in the southern group (136 and 138 Kensington Church Street) appear to have been altered in the later C18 or early C19.

### **Details**

House, 1736-7, altered in the late C18 or early C19 and subsequently.

**MATERIALS:** painted, probably buff-brown brick; tall clad mansard roof.

**PLAN:** three storeys, basement and attic within the mansard, the front elevation is in two bays, with the entrance to the left.

**EXTERIOR:** the entrance to the left has a mid-C19 canopy on scrolled brackets and a plain overlight. There is a single tripartite ground floor window with a cambered arched head and a pair of tall, narrow first floor windows with late C19 or C20 casements that cut through the storey band. Above is a pair of six-over-six pane upper second floor sash windows beneath slightly cambered arches and a pair of six-over-six pane flat roofed full dormer windows in the mansard. There is an internal brick stack to the right.

### **Sources**

Other

Cherry B, Pevsner, N, Buildings of England, London 3: North West (1999), p. 505

Survey of London, Vol 37, North Kensington (1973) Chapter 1, accessed 22 October 2014

<http://www.british-history.ac.uk/survey-london/vol37/pp25-41>

### **Legal**

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.





## **138 KENSINGTON CHURCH STREET**

### **Overview**

Heritage Category: Listed Building

Grade: II

List Entry Number: 1239852

Date first listed: 07-Nov-1984

Date of most recent amendment: 04-Mar-2015

Statutory Address: 138 Kensington Church Street, London, W8 4BN

### **Location**

Statutory Address: 138 Kensington Church Street, London, W8 4BN

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Kensington and Chelsea (London Borough)

Parish: Non Civil Parish

National Grid Reference: TQ2539480266

### **Summary**

House, built in 1736-7, altered in the late C18 or early C19, and subsequently. From the late 1970s until his death in 2011, it became the home and studio of the artist Lucian Freud. Formerly listed as one asset with 136 Kensington Church Street (NHLE 1424034).

### **Reasons for Designation**

138 Kensington Church Street, built in 1736-7, is listed at Grade II for the following principal reasons: \* Architectural interest: dated early to mid-C18 house, part of a speculative development initiated though not designed by the architect Isaac Ware; the facade is the least altered of the group; \* Historic interest: well-documented C18 speculative development; \* Artistic and cultural association: from the late 1970s to 2011, No. 138 was the home and studio of the artist Lucian Freud.

### **History**

In 1736 the land which includes 138 Kensington Church Street was sold by the Craven family for £360 to the architect Isaac Ware. Six months later a portion of the estate was conveyed by Ware to Charles Carne, a glazier from St Martins in the Fields. In August 1736 an agreement was made between them and Richard Gibbons of Bloomsbury, a carpenter, to develop the land. Craven House was demolished and twelve houses built on the street frontage (formerly

1–6 and 7–12 High Row) now 128–142 (even) and 152–168 (even) Kensington Church Street, and let by Ware and Carne on 71 year leases to Gibbons and tradesmen who had been involved in the work. There is no evidence however that Ware was involved in the design or construction of the houses.

After the houses were built Ware and Carne sold most of the estate; Gibbons was declared bankrupt in 1737. The southern group of six houses (128–142) was bought for £500 in October 1737 by James Allen of Dulwich who subsequently conveyed them in trust to Dulwich College to provide an income for a schoolmaster or schoolmistress to teach reading to poor children in Dulwich (Survey of London vol 37, 1973).

The surviving houses in the southern group appear to have been altered in the later C18 or early C19, in the case of 138 Kensington Church Street c1820-30 when interior joinery and chimney pieces were renewed, and probably again in the later C19.

**LUCIAN FREUD (1922-2011)** Lucian Freud, painter and draughtsman, was born in Berlin, emigrating with his family to England in 1933. He spent most of his life in central London moving to Holland Park and Notting Hill in the late 1970s, where he lived and worked at 138 Kensington Church Street while also maintaining a separate studio in the area. His use of the house as a studio is described by the art critic Martin Gayford in *Man with a Blue Scarf* (2012, 33-4), his account of sitting for a portrait by Lucian Freud, while elements of the studio also appear in works such as *Fireplace* (1997), *Brigadier* (2003-4) and in photographs of Freud and his sitters taken by his assistant, the artist and photographer David Dawson.

He used the double first-floor room as distinct studios - a naturally-lit day studio in the north-east facing rear room and artificially-lit night studio in the west-facing front room, the shutters kept closed. Photographs show the walls and door frames thickly daubed with accumulated palette scrapings. Although the human form dominated his work, Freud also executed cityscapes, viewed from his studio windows, and obsessively detailed nature studies (Tate website, 22.10.2014). From the 1980s his work was marked by increasing boldness of scale, composition and complexity. He noted in 1974, 'My work was purely autobiographical. It is about myself and my surroundings. It is an attempt at a record. I work from people that interest me and that I care about, in rooms that I live in and know.' (Lucian Freud Portraits, National Portrait Gallery, 2012).

### **Details**

House, 1736-7 altered in the late C18, refitted c1820-30 and probably in the later C19, refurbished in 2013. From the later 1970s until his death in 2011, it was the home and latterly studio of the artist Lucian Freud.

**MATERIALS:** buff-brown brick street frontage with red brick dressings, the rear rendered and lined as ashlar; slate mansard roof.

**PLAN:** three storeys, basement and attic within the mansard, the front elevation in three bays, with the entrance to the right and an internal stack to the left.

**EXTERIOR:** on the street frontage, ground floor windows and taller first floor windows, that cut through the brick plat band, have nine-over-nine pane horned sashes; smaller upper floor

windows have six-over-six pane sashes. All are slightly recessed in narrow architraves and beneath flat gauged, red brick arches. The entrance, reached by steps from the street level, is slightly recessed beneath a round-arched opening also in red brick, and has a four-panelled door in a reeded architrave with paterae at the corners and beneath a fanlight. The rear elevation is arranged in two window bays, the upper floors projecting over the ground floor, which has French doors. First and upper floor windows are six-over-six, and eight-over-eight pane sashes, some horned, and a tall first floor casement, all beneath slightly cambered arches. Within the roof on both elevations there are C20 horned sashes and casements.

On the street frontage there are iron railings on a low parapet wall.

INTERIOR: ground and first floor rooms are said to have dado panelling and shallow moulded cornices. Principal door and window architraves throughout the house are reeded with moulded paterae at the angles; doors include a six panel door on the first floor. Windows have panelled linings and shutters, with stays, catches and hinges. First floor rooms have moulded or reeded marble chimneypieces with paterae at the corners, some with cast iron grates.

In the basement, barrel vaulted cellars have slate slab shelves on brick piers.

### **Legacy**

The contents of this record have been generated from a legacy data system.

Legacy System number: 417871

Legacy System: LBS

### **Sources**

Books and journals

Cherry, B, Pevsner, N, Buildings of England: London 3: North West, (1999), 505

Websites

Lucian Freud , accessed 22 October 2014 from <http://www.tate.org.uk/art/artists/lucian-freud-1120>

Survey of London, vol 37, North Kensington (1973) Chapter 1, accessed 22 October 2014 from <http://www.british-history.ac.uk/report.aspx?compid=49864>

Other

D. Dawson, A Painter's Progress: A Portrait of Lucian Freud (2014)

Lucian Freud Portraits, National Portrait Gallery (2012)

Lucian Freud: Painting People, National Portrait Gallery (2012)

M Gayford, Man With a Blue Scarf, on Sitting for a Portrait by Lucian Freud (2012)

### **Legal**

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



## **CHURCH OF ST PETER**

### **Overview**

Heritage Category: Listed Building

Grade: II\*

List Entry Number: 1224309

Date first listed: 29-Jul-1949

Statutory Address: CHURCH OF ST PETER, KENSINGTON PARK ROAD W11

### **Location**

Statutory Address: CHURCH OF ST PETER, KENSINGTON PARK ROAD W11

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Kensington and Chelsea (London Borough)

National Grid Reference: TQ 24815 80840

### **Details**

Church. 1855-7. T Allom. Chancel added 1879 by Barry and Edmeston. Stone. Classical. Three bay pedimented facade with giant Corinthian half columns. Round-headed doors to ground floor. Pedimented windows above. Two stage western tower to centre with applied Corinthian columns, clock, upper octagonal stage and dome. Interior galleried with Corinthian giant order, thermal windows to clerestory and arched chancel with apse. Coffered ceiling. Plays important role in Ladbroke Grove planned layout, closing vista of the grand Stanley Gardens.

Listing NGR: TQ2481580840

### **Legacy**

The contents of this record have been generated from a legacy data system.

Legacy System number: 420340

Legacy System: LBS

### **Legal**

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.





## **23 Kensington Place**

### **Overview**

Heritage Category: Listed Building

Grade: II

List Entry Number: 1409986

Date first listed: 27-Feb-2013

Statutory Address: 23 Kensington Place, Kensington, Londo

### **Location**

Statutory Address: 23 Kensington Place, Kensington, London

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Kensington and Chelsea (London Borough)

Parish: Non Civil Parish

National Grid Reference: TQ2521480283

### **Summary**

Private house. 1966-7 to the designs of Tom Kay. Structural engineer Hubert Heller.

### **Reasons for Designation**

No. 23 Kensington Place is listed at Grade II for the following principal reason: \* Architectural quality: built for a photographer and his opera singer wife, to a difficult brief that required a music studio with a grand piano on a very narrow site; the result is tough yet elegant, slightly reminiscent of Dutch Expressionism and wholly of its time.

### **History**

The house was designed by the architect Tom Kay (1935-2007) for the photographer Christopher Bailey and his wife, the opera singer Angela Hickey. The brief included provision for a singing practice studio. It replaced a derelict house of c1840, which Kay was initially invited by Christopher Bailey to remodel in 1964. A review in The Times (21 September 1967) described it as 'bold and assertive, straightforward and unadorned, a genuine product of its age, as its neighbours are of theirs'.

### **Details**

Church. MATERIALS: load bearing walls, steps and ramp of brick with Staffordshire blue brick facings. Timber is varnished British Columbian pine. Reinforced concrete floor slab at first-floor

level, and stair of pre-cast concrete units. Windows are double-glazed throughout, except for the glass dome above the stair tower. Flat roof.

**PLAN:** four-storeys stacked on a narrow site at the end of a terrace. A spiral staircase running through all floors extends beyond the building line on Hillgate Street, maximising room space, and emerges above the roof level to give access on to the roof terrace. The basement houses the dining room, with spare bedroom, kitchen, bathroom and utility room opening from it. The kitchen leads directly to the sunken garden on the rear (north) side of the house. The entrance, along with two further bedrooms and a bathroom, is on the ground floor, raised slightly above street level; to the north is the garage. The first floor is an open-plan double-height living room with access to a small terrace above the garage. A gallery with study stretches diagonally across the living room at its north end. A split-level roof terrace is above.

**EXTERIOR:** the house occupies a corner site at the junction of Kensington Place and Hillgate Street. The Kensington Place elevation is narrow (13' 6" wide), and is blank except for a vertical strip of windows where the house adjoins the neighbouring terrace. The entrance, in Hillgate Street to the west, is reached via a short ramp. This elevation is dominated by the cylindrical form of the stair tower, balanced by the tall narrow first-floor window on the right and the lower projecting bulk of the garage to the left. An external staircase between the house and garage leads down to the kitchen and basement garden. On the north side, a glazed roof slopes down from the upper terrace to the sliding doors that open onto the lower terrace atop the garage roof.

**INTERIOR:** internal walls are fair-faced Staffordshire blue brick, except for the party wall which is plastered. Internal partitions are of varnished beech ply. The double-height living room is the principal space, floored in blue brick and lit by two narrow windows, also double-height, designed to ensure privacy. (The fireplace here is a later addition.) A proportion of the original fitted furniture remains, including cupboards and a dumb-waiter that runs from basement to first floor. Some alterations have been made to the layout of the lower two floors, and the kitchen and bathroom have been refitted .the grand Stanley Gardens.

Listing NGR: TQ2481580840

## **Sources**

### **Books and journals**

Modern Houses (Condé Nast), (1974), 36-9

Engel, M, Wohngebäude, (1980)

Park, J, Houses for Today, (1971), 23-7

Webb, M, Architecture in Britain Today, (1969), 119

'A+U (Japan)' in A+U (Japan), (February 1979)

'Architectural Review' in , (August 1968), 113-4

'House and Garden' in , (January 1969), 44-9

'Architectural Review' in Architectural Review, (January 1967), 38

'Architects' Journal' in , (January 1971)

Manser, J, 'The Times' in New Neighbours With Style, (21 September 1967), 9

## **Legal**

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as

amended for its special architectural or historic interest.



## **Cabmen's Shelter to Centre Ground Outside Numbers 8 and 10**

### **Overview**

Heritage Category: Listed Building

Grade: II

List Entry Number: 1227410

Date first listed: 10-Jun-1988

Statutory Address: CABMEN'S SHELTER TO CENTRE GROUND OUTSIDE NUMBERS 8 AND 10,  
KENSINGTON PARK ROAD

### **Location**

Statutory Address: CABMEN'S SHELTER TO CENTRE GROUND OUTSIDE NUMBERS 8 AND 10,  
KENSINGTON PARK ROAD

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Kensington and Chelsea (London Borough)

National Grid Reference: TQ 25151 80541

### **Details**

II

Cabmen's shelter. 1909, erected by Cabmen's Shelter Fund under the supervision of M. Starmer Hack, architect to the fund. Timber frame with timber cladding and overlapping timber boards to low pitched roof with overhanging eaves. 1 storey. 7 main bays by 3 bays. Entrance to ends. Horizontal and vertical members of frame expressed, with panels of vertical boarding set between. 3 square headed sashed windows to sides, 6 paned with timber glazing bars; pivoting lights above.

Listing NGR: TQ2515180541

### **Legacy**

The contents of this record have been generated from a legacy data system.

Legacy System number: 425159

Legacy System: LBS

### **Legal**

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as



amended for its special architectural or historic interest.



## **KENSINGTON GARDENS**

### **Overview**

Heritage Category: Park and Garden

Grade: I

List Entry Number: 1000340

Date first listed: 01-Oct-1987

### **Location**

County: Greater London Authority

District: City of Westminster (London Borough)

County: Greater London Authority

District: Kensington and Chelsea (London Borough)

National Grid Reference: TQ 26342 80148

### **Details**

Pleasure grounds and park begun in the late C17 by George London and Henry Wise, incorporating land from Hyde Park, with development from the C18 by Charles Bridgeman and William Forsyth.

NOTE This entry is a summary. Because of the complexity of this site, the standard Register entry format would convey neither an adequate description nor a satisfactory account of the development of the landscape. The user is advised to consult the references given below for more detailed accounts. Many Listed Buildings exist within the site, not all of which have been here referred to. Descriptions of these are to be found in the List of Buildings of Special Architectural or Historic Interest produced by the Department of Culture, Media and Sport.

### **HISTORIC DEVELOPMENT**

Between 1536 and 1689 most of the land that later became Kensington Gardens was part of Hyde Park (qv). In 1689 Nottingham House, later to be named Kensington Palace, was bought from Daniel Finch, Earl of Nottingham as a convenient retreat for William III and Queen Mary. It was considered sufficiently removed from Westminster, yet more accessible than Hampton Court (qv). Christopher Wren (1632-1723) was commissioned to enlarge Nottingham House while George London (d 1714) and Henry Wise (1653-1738), from the nearby Brompton Nurseries, were appointed to carry out works in the grounds, mainly gravelling walks. In 1689 the king's private road (now Rotten Row) was made from Kensington, through Hyde Park to Westminster. The elaborate design of the gardens made to the south of the Palace in 1690 and 1691 are shown on an engraving dated c 1706 (Jacques and van der Horst 1988).

At the beginning of Queen Anne's reign (c 1702) Henry Wise alone was contracted to look after

the gardens. Queen Anne removed the box hedges much beloved of Queen Mary. In 1704 Wise took over the kitchen garden and c 12ha of gravel pits north of the Palace which were made into a formal wilderness of several quarters, one of them containing a mock mount of evergreens, another a sunken terrace garden. The next year 41ha was taken from Hyde Park. This land, which also became Wise's responsibility, was used as a paddock to accommodate the royal deer and antelopes. By 1711 Wise, whose contract had been renewed five years earlier, considered the garden to be finished. The improvements had been complemented by the addition of ornamental buildings and garden furniture. After 1711 no more building works were undertaken by Queen Anne nor, for many years, by her successor George I.

Between 1689 and 1727 Kensington Palace grew from the nucleus of Nottingham House and had become an important royal residence. In 1726, the year in which he was appointed Royal Gardener (along with Wise), Charles Bridgeman (d 1738) submitted estimates for new works in Kensington Gardens; these were undertaken between 1727 and 1731. Bridgeman created a ha-ha and new wall as a boundary with Hyde Park; constructed the Round Pond and the Long Water or Canal, and laid out the gardens. Most of the work was initiated by George I and completed after his death by George II and Queen Caroline. Queen Anne's flower borders were removed and replaced by lawns, plantations, promenades, and vistas. In 1728 Wise retired and Bridgeman became sole Royal Gardener, continuing working to improve and maintain the gardens. In 1733 Kensington Gardens was open to the public on Sunday nights. Charles Bridgeman died in 1738, the year after Queen Caroline, and Samuel Milward was appointed Chief Gardener at Kensington Palace and St James's Palace (qv). On the death of George II in 1760 Kensington Palace ceased to be the principal royal residence, an important factor in preserving the earlier layout rather than it being redeveloped (LUC 1982).

In 1784 William Forsyth (one of the founder members of the Royal Horticultural Society) was appointed 'Gardener to the King at Kensington' and made a number of changes which included planting quantities of fruit trees in the west part of the Upper Wilderness (to the north of the Palace) and probably introducing a paddock for the royal horses. It is clear from the plans made by Forsyth (Kensington Palace and Gardens, 1787), that the sunk garden made by Wise, most of the Upper Wilderness, and all the serpentine walks had been lost by the mid 1780s.

By the early C19 the gardens were open to the 'respectable' public every day. The increasing public access gave rise to expectations of facilities and entertainment similar to that which could be found in neighbouring Hyde Park. The Victorian and Edwardian period had a great impact on the site, this being a period of partial merging with Hyde Park. The first refreshment room opened in 1855 and the original bandstand in 1869. The number of drinking fountains and public lavatories increased and there was a proliferation of statues and monuments throughout the Victorian period. The 1840s saw the first of a number of nurseries on the site of the Mount which had been removed by this time. The use of the gardens for sheep grazing appears to have begun sometime in the first half of the C19. A particular characteristic of Kensington Gardens which only evolved in the late C19 and early C20 was its association with children, best symbolised by the statue of Peter Pan (1912). The children's playground north of the Palace was established in 1909.

There were few innovations or changes in the period between the two world wars. The basic planting structure remained substantially the same although there were both losses and replacements. From 1919 the Round Pond became increasingly popular as a place for sailing model boats. During the Second World War most of the external and internal railings were

removed and enemy bombs destroyed two lodges. In 1953-4 400 trees were felled, including 200 along the Broad Walk. The Broad Walk was replanted between 1972 and 1981 with Norway Maple (*Acer platanoides*) and Lime (*Tilia platyphyllos*).

Kensington Gardens remains (1999) a public open space managed by the Royal Parks Agency. The Palace continues to be used as a residence by members of the royal family.

#### SUMMARY DESCRIPTION

Kensington Gardens is situated in west London immediately to the west of Hyde Park. The gently undulating c 112ha site falls slightly from north to south and is bounded to the north by Bayswater Road and to the east by the West Carriage Drive of Hyde Park. Kensington High Street and Kensington Gore make up the south boundary, and Kensington Palace Green and the rear gardens of houses in Kensington Place Gardens the boundary to the west.

There are a total of twenty-two gateways into Kensington Gardens and, in terms of public use, all except Queen's Gate, Coalbrookdale Gate, and Palace Gate, all to the south of the site, are for pedestrians only. The majority of the lesser entrances were constructed by 1890. Many of the actual gates, like the railings, were melted down in 1942 and now have late C20 replacements. Original gates and railings survive at the Magazine.

Kensington Gardens, laid mainly to grass, are crossed by a number of paths which radiate from the gates and from points within the site. There are two major walks: Lancaster Walk which runs north/south across the centre of the site between Lancaster Gate to the north and the Albert Memorial (1872, listed grade I) on the southern boundary; and the Broad Walk which runs north/south between Bayswater (Black Lion Gate) and Knightsbridge (Palace Gate). Both walks are recorded on Bridgeman's plan of 1728 (reproduced in Willis 1977). The early C18 avenue of elms along the Broad Walk was replaced in 1954 with lime trees.

Kensington Palace (listed grade I) is set close to the western boundary. The brick-built palace has its origins as a small country house, Nottingham House, built c 1605. After it was bought by William III in 1689 the house was only gradually enlarged and did not become known as Kensington Palace until the C18. To the north of the Palace is the brick-built Orangery (listed grade I) constructed for Queen Anne in 1704. The Orangery was probably designed by Nicholas Hawksmoor, with some revisions by Vanbrugh (Cherry and Pevsner 1991). The west front of the Palace overlooks Kensington Palace Green from which it is separated by tall iron railings. In front of the C18 entrance gates (listed grade II) stands a bronze statue of William III (listed grade II) erected in 1907. The east front of the Palace overlooks lawns and a statue of Queen Victoria. To the north-east of the Palace is the early C20 Sunken Garden, decorated with herbaceous beds, and the Orangery Garden laid out at the same time but in the Dutch Style.

The pleasure grounds to the east of the Broad Walk are dominated by two pieces of water: the c 3ha Round Pond and the Long Water. Both are based on existing bodies of water which are shown on a plan of 1706 attributed to Henry Wise. The plan shows an oblong basin of water to the west and a string of ten pools to the east. Between 1726 and 1728 the basin was enlarged to the shape of the Round Pond. A series of trout pools along the line of the Westbourne were linked to form the Long Water in 1727 (LUC 1982). The broader, longer Serpentine was made in Hyde Park in 1731, and the two were subsequently linked to form one water body. At the north end of the Long Water are the Italian Fountains (listed grade II); constructed in 1860 as

part of The Serpentine cleaning works the fountains are set within four pools with elaborate urns. On the south side stone balustrades with carved roundels flank water nymphs attending the cascade down to the Long Water. Overlooking the fountains to the north is the single-storey Italianate shelter (listed grade II) which was built to house the pumping engine for the fountains. To the north-east of the shelter is Queens Anne's Alcove (listed grade II\*). Constructed c 1706-7 and moved to this location in 1868, it formerly stood to the south of the Palace.

The west bank of the Long Water is decorated with lawns, trees, and shrubberies amongst which stands Sir George Frampton's statue of Peter Pan (listed grade II\*) which was erected in 1912. At the south end of the Long Water is the Serpentine Bridge (listed grade II) which carries the West Carriage Drive (the eastern boundary of the site), with pedestrian access to Hyde Park underneath it. The bridge was constructed 1825-8 by George Rennie who in 1828 brought the two pieces of water to the same level.

## REFERENCES

N Cole, *Royal Parks and Gardens of London* (1877), pp 19-24 N Braybrooke, *London Green* (1959), pp 49-100 P Willis, *Charles Bridgeman and the English Landscape Garden* (1977) Hyde Park, *Historical Survey: Report for Royal Parks Agency*, (Land Use Consultants 1982) G Williams, *Royal Parks of London* (1987), pp 64-77 D Jacques and A van der Horst, *The Gardens of William and Mary* (1988) B Cherry and N Pevsner, *The Buildings of England: London 3 North West* (1991), pp 471-89 R Church, *London's Royal Parks* (1993), pp 26-30

Maps [reporduced in LUC 1982] Henry Wise (?), *Kensington Palace and Gardens ad Hyde Park*, c 1706, Work 32/312 J Rocque, *Kensington Palace and Gardens and part of Hyde Park*, 1736 W Forsyth, *Kensington Palace and Gardens*, surveyed 1784-7 C and J Greenwood, *Map of London*, surveyed 1824-6, published 1827 J Mann, *Kensington Gardens and Hyde Park*, surveyed 1840, published 1846

OS 25" to 1 mile: 1st edition published 1869 2nd edition published 1894-6 3rd edition published 1916

Description written: December 1999 Amended: January 2000 Register Inspector: LCH Edited: January 2002

## Legacy

Legacy System number: 1284

Legacy System: Parks and Gardens

## Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.





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