

## HERITAGE STATEMENT

47 Upper Brook Street, London, W1K 2BW

**Proposed Development** - Refurbishment and alterations to a listed building including – Installation of lift; removal of suspended ceiling and restoring original ceiling; Increase in floor to ceiling height in basement; installation of a lift pit at lower ground floor level; installation of a link between the lower ground floor and the vaults - addition of two doors for access into the light well; replacement metal staircase to the front light well, lowering the floors to the vaults. Replace air conditioning units with quieter and more energy efficient system.

Applicant: P Walia  
47 Upper Brook Street  
London W1K 2BW

Agent: Peter Pendleton & Associates Ltd  
Upper Floors  
97 Lower Marsh  
London SE1 7AB  
  
020 7202 9001  
info@pendleton-assoc.com

## **1.0 Introduction**

- 1.1 This heritage statement supports applications for planning permission and listed building consent application for minor material amendments to the proposed works to 47 Upper Brook Street, London W1D 3BU approved in November 2019.. This statement should be read in conjunction with the design and access statement, drawings and appendices submitted.
- 1.2 The statement examines the history and significance of the building, and surrounding area by reviewing the public records and websites. Once the significance and contribution of the building is assessed, the statement considers the proposal for refurbishment, alterations and extensions.
- 1.3 The research for this statement is limited to records publicly available at Westminster Planning Department, London Metropolitan Archives, The City of Westminster Archives Centre, Grosvenor Estate Archives and various on-line resources.
- 1.4 A visual assessment and appraisal of the building was carried out and photographic evidence gathered for elements of the building which are considered to contribute to the heritage asset status of the building. A “walk through” photographic survey was carried out in November 2016 (Roof area photographed in June 2017).
- 1.5 The National Planning Policy Framework (NPPF) identifies heritage assets as an irreplaceable resource that should be conserved in a manner appropriate to their significance. The works proposed are to support its long-term conservation requires sympathetic renovation and to enable its return to its optimum viable use as a single dwelling.

## **2. Site Location and Description**

- 2.1 47 Upper Brook Street is a grand low built Grade II listed building on the corner of Park Street in Mayfair part of the City of Westminster. The building is the only house to have survived at the corner of Upper Brook Street and Park Street. It was built in 1730-2 but has been significantly altered over the years by several wealthy owners. The planning records show significant works were carried out in the early 1970s' and 1990's. The drainage records show works in 1925, 1928, 1935 and 1952. The London Survey reports

works in 1829, 1876, 1895 and 1936 – These records demonstrate the evolving nature of this listed building with regular remodelling works throughout the life of the building. Nevertheless, the original form and layout are legible today.

## Historic Context

*“All of the land in Upper Brook Street was developed under only four building agreements, each of which comprised a substantial block of land. The first of them was signed in 1721 and the other three in 1725, and the ensuing building leases of all the plots in the street (at first called Brook Street but by the 1740's known by its present name) were granted between 1728 and 1736. By 1734 almost all the houses east of Park Street had been built and occupied, but progress was much slower further west, only nine of the houses there being occupied by 1740, while those built on the shallow plots at the western extremity of the south side were not all completed and occupied until 1759. The pattern of development here was, in fact, substantially different from that to the east in Brook Street and Grosvenor Street, where many of the building agreements had comprised only two or three individual house plots and where most of the houses had been built and occupied as early as 1729.*

*In 1760, the year after the last house had been taken, there were fourteen titled inhabitants in the fifty-seven rated houses—a substantially smaller proportion than in Grosvenor Street, but greater than in Brook Street. Half of these titled residents were women, and in the whole street there were no less than twenty-six female householders. It was perhaps owing to this strong feminine presence here that houses were often to be had on lease for short-term occupation, as Lady Burgoyne, newly arrived in town in November 1752 and 'still sur le Pavé', described in a letter to the Earl of Guilford. 'We intend going into a Lodging House we have hired ready furnished in Upper Brook Street; it is a most shabby business as all these Lodging Houses are, but nevertheless extremely expensive'; and three weeks later these fears were confirmed when the house proved to be 'a most horrid Place, ... so excessively small that I am at a loss where to put my Boy when he comes hitherto'.*

*Unlike Brook Street and Grosvenor Street, Upper Brook Street was not subject to commercial pressure from the east, outside the estate, and although the first inhabitants had included at least five tradesmen (all at or adjoining confined corner sites), their number had not increased by 1792, when the names of all but six of the householders in*

*the street were listed in the court guide. Upper Brook Street was, moreover, one of the streets to which the Grosvenor Board's new policy, introduced at about this time in the renewal of leases, of banning taverns, shops and 'any Art, Trade or Manufactory whatsoever', was most strictly applied; and by about 1835, when all the original leases had been renewed, the effect of this policy seems to have been (again unlike in Brook Street and Grosvenor Street) to rid Upper Brook Street of virtually all trade. Residential purity as absolute as that of Grosvenor Square itself had, in fact, been achieved; and it was to be maintained virtually unimpaired until after 1939, diluted only by a growing number of doctors who no doubt combined professional with domestic use, and (after 1918) by one or two foreign legations.*

*The original house plots in the street varied considerably in size, having frontages ranging from fifteen to fifty-one feet; and there was even greater variation in their depth, those at or near the corners being in general shallow and having much smaller houses built upon them than in the main ranges of the street. Most of the original houses evidently had three main storeys over a basement and garrets, and although many of them have been altered almost beyond recognition, over twenty of them survive in some form. Nos. 20, 23 and 36 still have original internal features.*

*Alterations made in late-Georgian times may still be seen, the fanlight at No. 21 and the lengthened first-floor windows and projecting iron balcony at Nos. 35 and 36 (externally the best preserved houses in the street) being good examples (Plate 54a). No. 33 was transformed externally and internally by Robert Taylor in 1767–8, within little more than a decade of its first erection, and although subsequently much altered is still an important house (Plate 57). So too, until its demolition in c. 1935, was No. 6, built in 1732–3 by Edward Shepherd, seemingly with a stone or stucco front and a pediment, and lavishly reconstructed internally by Samuel Wyatt in 1787–8 (Plate 56).*

*More arresting external changes began during the reign of the second Marquess of Westminster from 1845 to 1869. His usual leasing policy here and in other comparable parts of the estate (e.g. Brook Street, Grosvenor Street, Upper Grosvenor Street and Grosvenor Square) was to grant short renewals of varying lengths arranged so that the leases of groups or ranges of houses would all in due course expire at the same time, thereby permitting the simultaneous rebuilding of adjacent houses. In the meantime, however, external changes could be required as a condition of renewal, and projecting porches, first-floor balustrades and window dressings, all in stucco, became the usual but*

*not invariable order of the day, the designs often provided by the estate surveyor, Thomas Cundy II. Nos. 4, 19, 20, 23 and 24 all display variations of this treatment, which was often accompanied at or about the same time by the conversion of the original garrets into square attic storeys with another storey on top. No. 11, which also exhibits the Cundy recipe, is a complete rebuilding of 1852–3, probably designed by Henry Harrison.*

*But the second Marquess's successor, latterly the first Duke, directed his formidable rebuilding energies from 1869 to 1899 upon other less well-maintained parts of the estate, and, most exceptionally, Upper Brook Street contains no trace whatsoever of his very different taste. The field here was therefore clear for his grandson, the second Duke, under whom about one third of all the buildings in the street were rebuilt. Much of this work took place between 1905 and 1915, when fourteen houses were rebuilt, all except one (No. 54, by Ernest George, now demolished, Plate 55b) having the stone fronts then favoured by the Estate. Six of these (Nos. 1, 2, 16, 17, 18 and 39) were designed by Edmund Wimperis (sometimes with other members of his firm), who became the estate surveyor in 1910, and who after the war of 1914–18 was the architect of two more houses (Nos. 9 and 10) and of three blocks of flats, two of the latter being at corner sites and having their principal fronts to Park Street. Even after the lapse of more than forty years since his last work here, Upper Brook Street is still dominated by Wimperis's opulent manner, ranging from the pre-war Tudor of No. 1 (now altered) and the Beaux Arts of No. 2 to the inter-war red-brick and stone neo-Georgian of Nos. 9 and 10 or the chunky blocks of flats at Upper Feilde and Upper Brook Feilde.*

*Many of these newcomers, and also many of the older houses in the street, were lavishly embellished internally, £20,000 being spent, for instance, by the tenant of No. 19 in 1903–4, with W. H. Romaine-Walker and Besant as his architects.*

*Much of this work was in the French taste, usually in the first-floor drawing-rooms, while neo-Georgian or Adam was popular downstairs.*

*During the last forty years the outward appearance of Upper Brook Street has changed very little, apart from the demolition of Nos. 54–56 in c. 1957 for the building of the American Embassy in Grosvenor Square; but there have been very great changes in the use of the buildings. Private residents, still overwhelmingly predominant in 1939, have largely given place (except in the blocks of flats) to offices, mostly used either by commercial companies, or by a variety of boards and associations, or by the professions,*

*the doctors in this last category being less numerous than in the 1920's and 30's. In 1970 foreign diplomatic missions occupied five houses here”.*

(Source: <https://www.british-history.ac.uk/survey-london/vol40/pt2/pp199-200>)

2.2 The London Survey notes the following:

*“No. 47, the only house to have survived at the corner of Upper Brook Street and Park Street, now bears little resemblance to its first appearance, external or internal. Built in about 1730–2 under a lease to John Barnes, bricklayer, it was despite its four windows towards Upper Brook Street quite a small house. From at least 1818 the lessee was James Izzard, bookseller and warehouseman, who at first sub-let the house but then moved in himself. He made alterations in 1829 and for many years occupied the house jointly with No. 78 Park Street behind. They were separated in about 1876–7, and after this No. 47 several times narrowly escaped being rebuilt. The elevations are now simply stuccoed and have been so since at least 1895 (Plate 54d). It seems likely that the present featureless interior dates mainly from 1936, when Syrie Maugham carried out a scheme of decoration for a member of the Leveson-Gower family.*

*Occupants include: Countess De Goutant, 1810–17. Charles De Blaquiere, ? son of 1st Baron De Blaquiere, 1818–20. Lieut.-col. (Sir) James Lindsay, M.P., son of 24th Earl of Crawford, later maj.-gen. and K.C.M.G., 1851–7. Lawrence Jones, surgeon, 1907–8. Charles Sculthorpe Morris, dental surgeon, 1908–14”.*

(Source: <https://www.british-history.ac.uk/survey-london/vol40/pt2/pp210-221>)

2.2 The English Heritage Listing Database shows that the property as a -

*“Corner terrace house. 1730-32, altered 1829. Stucco faced, slate roof. 3 storeys, basement and dormered mansard. 4 windows wide, right hand bay slightly wider and 3 windows return to Park Street. Channelled ground floor with entrance in 2nd bay from left, 6 panel doors in recessed architrave and rectangular fanlight. Flat arched recessed glazing bar sashes, those nearest corner, on return, blind. Plat band over ground floor, parapet with coping. Early C.19 iron area railings. Interior has simple early C.19 features, staircase etc; some redecoration by Syrie Maugham in 1936”.*

(The building was first listed on 01-Dec-1987).

3. Previous works

3.1 Before the building was afforded protection in December 1987, as with many buildings of this age and quality, significant features of historic interest were removed or replaced by each wealthy owner over the last 250 years or so.

3.2 The drainage records at Westminster Archives records show the following:

- 31 July 1952 - H A E Giddings and Partners - shows opening of windows on Upper Brooke Street Elevation Drawing HOL4776 July 1952 and other drainage works.

ENGINEER'S OFFICE  
26 AUG 1952  
PUBLIC HEALTH (LONDON) ACT, 1936  
NOTICE OF NEW BUILDINGS, DRAINAGE, WATER-CLOSETS, ETC.  
TO THE MAYOR, ALDERMEN, AND COUNCILLORS OF THE CITY OF WESTMINSTER.  
Address and Description of Premises 47 Upper Brook Street, London, W.1.

We hereby give Notice that we intend, at the expiration of seven days from the service hereof (unless we receive instructions from you to the contrary), to begin to ~~rebuild or repair~~ drains thereat, ~~and~~ <sup>and</sup> to construct ~~or~~ <sup>and</sup> reconstruct water-closets and other sanitary works, with apparatus and drains connected therewith, as shown on the plan and section attached hereto, the construction of these works, and the construction and fixing of such other works and apparatus in connection therewith, the particulars of which are given below, to be in conformity with the statutory requirements and the By-laws of the London County Council made in that behalf.

Christian and Surname of the person intending to carry out the aforesaid works ... H.A.E. GIDDINGS & PARTNERS  
Address Diamond House, Hatton Garden, London, E.C.1.  
Chartered Architects

If Architect or Builder, state Name and Address of Owner of Premises Mrs. G. Slessinger, 25 Berkeley Square, London, W.1.  
Holborn 4776  
Telephone No. (if any)

Date 31st July, 1952.

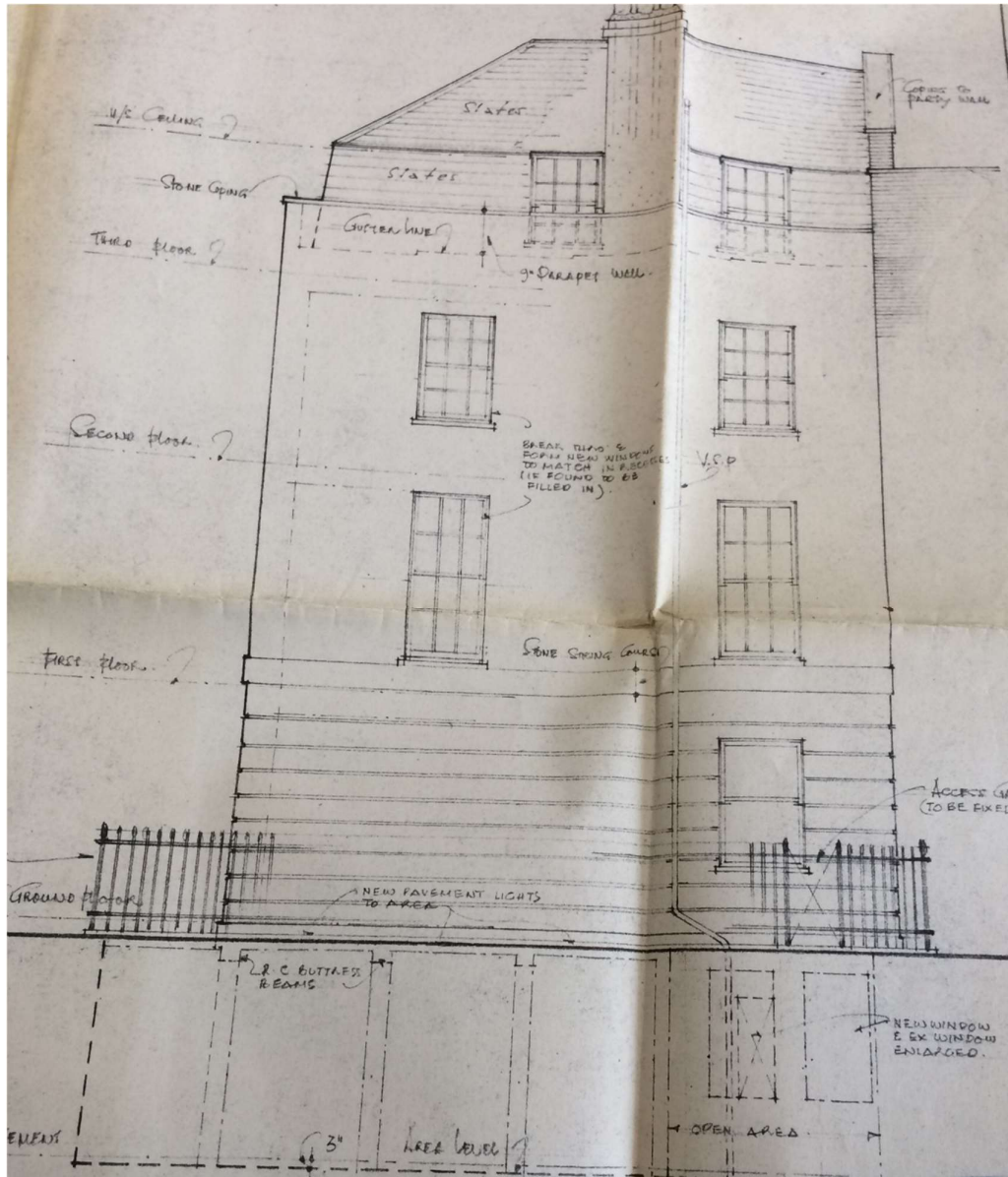
The plan and section (in duplicate) must be drawn in ink to a scale of not less than 1/4-inch to a foot. Proposed buildings must be coloured pink, and existing buildings a different colour. The plan must show the staueys of which the several portions of the building consist. Proposed drains must be shown by red, and existing drains by blue lines; an existing drain which is to be relaid must be shown by a blue line with a red line adjoining. The relation of the w.c. to adjoining rooms and to the street or other open space must be shown, together with section showing mode of ventilation, of w.c., and of intercepting lobby where this exists.

The following are to be used as references on the plan :-

W.C.	Water Closet.	G.	Gully.
U.	Urinal.	I.T.	Intercepting Trap.
B.	Bidet.	I.C.	Inspection Chamber.
C.		R.W.P.	Rain-water Pipe.
D.		S.P.	Soil Pipe.
E.		V.P.	Ventilating Pipe.
F.		W.P.	Waste Pipe.
K.	Sink.		

S 1482/32  
Statutory requirements re Drainage, &c.  
please see overleaf.





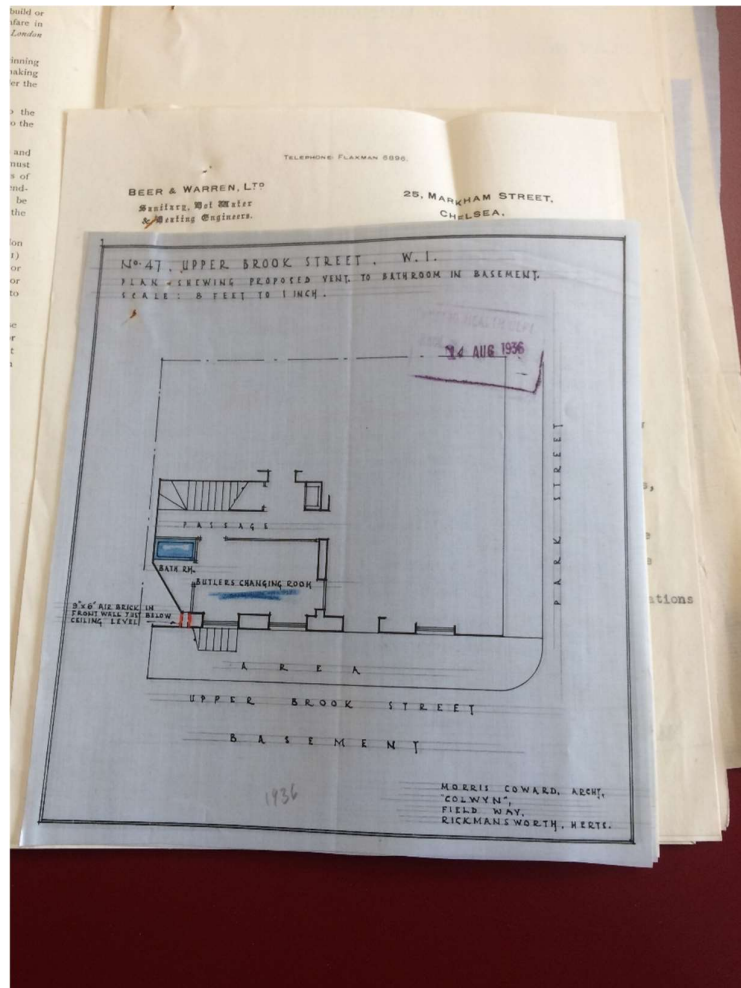
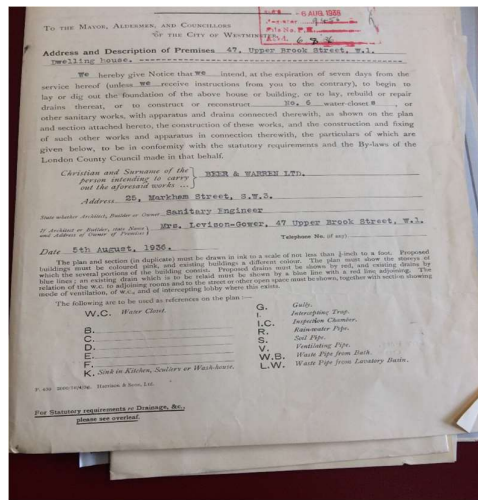
CITY OF BIRMINGHAM  
PUBLIC HEALTH DEPT.  
Recd 5 AUG 1952

• ELEVATION TO PARK STREET •

H. A. E. GOODINGS & PARTNERS  
CHARTERED ARCHITECTS.  
DIAMOND HOUSE, HADSON GARDENS.  
LONDON.  
HOL 4776. JULY 1952.



- 5th August 1936 – Beer & Warren Ltd - Shows new WC at basement level



- 5<sup>th</sup> October 1928 - J Andrews & Sons shows new WC in basement

THE METROPOLIS MANAGEMENT ACT, 1855, THE AMENDING ACTS,  
THE PUBLIC HEALTH (LONDON) ACT, 1891, AND THE FACTORY AND  
WORKSHOP ACT, 1901.

TO THE MAYOR, ALDERMEN, AND COUNCILLORS  
OF THE CITY OF WESTMINSTER.

Address and Description of Premises 47 Upper Brook Street

We hereby give Notice that we intend, at the expiration of seven days from the service hereof (unless we receive instructions from you to the contrary), to begin to lay or dig out the foundation of the above house or building, or to lay, rebuild or repair drains thereat, or to construct or reconstruct a water-closet in basement other sanitary works, with apparatus and drains connected therewith, as shown on the plan and section attached hereto, the construction of these works, and the construction and fixing of such other works and apparatus in connection therewith, the particulars of which are given below, to be in conformity with the statutory requirements and the By-laws of the London County Council made in that behalf.

Christian and Surname of the } J. Andrews & Sons  
person intending to carry }  
out the aforesaid works ... }

Address 112 Mount Street, W.1.

State whether Architect, Builder or Owner Builder

If Architect or Builder, state Name } Mr Hayward - 47 Upper Brook Street  
and Address of Owner of Premises }

Date Oct. 5<sup>th</sup> 1928. Telephone No. (if any) Bro: 2080.

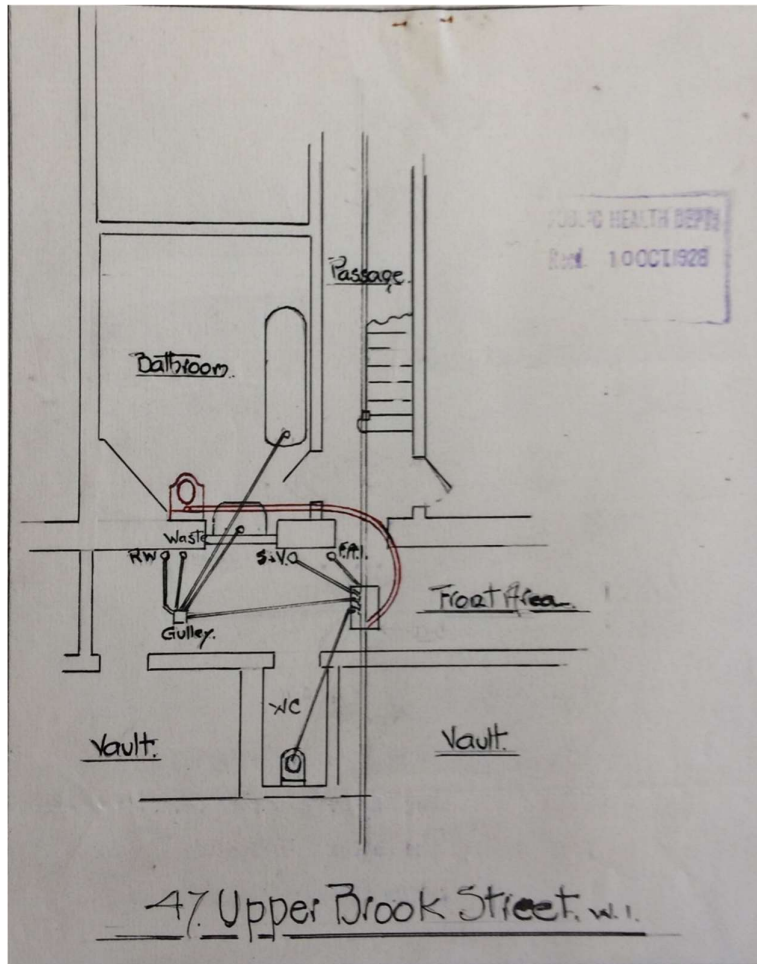
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The following are to be used as references on the plan:—

W.C. <u>Water Closet.</u>	G. <u>Gully.</u>
B. _____	I. <u>Intercepting Trap.</u>
C. _____	I.C. <u>Inspection Chamber.</u>
D. _____	R. <u>Rain-water Pipe.</u>
E. _____	S. <u>Soil Pipe.</u>
F. _____	V. <u>Ventilating Pipe.</u>
K. <u>Sink in Kitchen, Scullery or Wash-house.</u>	W.B. <u>Waste Pipe from Bath.</u>
	L.W. <u>Waste Pipe from Lavatory Basin.</u>

P. 484 2000/11/11/26. H & S Ltd.

For Statutory requirements re Drainage, &c.,  
please see overleaf.



This drawing shows that original staircase from Lower Ground to Ground was in the traditional location and not as seen on site today. The new arrangements probably installed between 1928 and 1936 (see drawing of the same area above).

1936 - Syrie Maugham (née Barnardo; 10 July 1879 – 25 July 1955) was a leading British interior decorator of the 1920s and 1930s and best known for popularizing rooms decorated entirely in shades of white.

1936

ROSE AND WILLIAM  
LEVESON-GOWER

47 UPPER BROOK STREET  
MAYFAIR, LONDON

ONE OF SYRIE'S major commissions in the 1930s was the decoration of a small town house at 47 Upper Brook Street for Lady Rose Leveson-Gower and her husband, the Vice-Admiral Hon. William Leveson-Gower, a distinguished naval officer who had recently retired.<sup>1</sup> Descended from the dukes of Sutherland, the Leveson-Gower family was an exceptionally wealthy clan, their immense fortune built through land investments, railways in the Midlands, and advantageous marriages. The future vice-admiral brought little money, however, to his marriage to Lady Rose Bowes-Lyon. The couple's position in British society attained greater height when her younger sister, Elizabeth, married into the Royal Family in 1923 and then became Queen Consort as a result of Edward VIII's abdication in 1936.

The exterior of 47 Upper Brook Street, at the intersection of Park Street, just off Grosvenor Square, bears little resemblance to the Georgian structure built on the site around 1730. Nonetheless, the small, three-story building's fashionable Mayfair location more than compensated for its modestly scaled rooms and plainly executed facade, added in the late 19th century.

The images of the boldly pattern-filled interiors of the Leveson-Gowers' house, notably the drawing and dining rooms, illustrate Syrie Maugham's style in peak form. To see these spirited rooms in color would certainly prove the inaccuracy of suppositions regarding her exclusive use of white; it also would provide evidence of a link between Lady Rose's first name and the extensive use of red and pink in the house, which was surely no coincidence. As described in *Vogue*, the decoration of the Leveson-Gowers' house has "something bold and modern in its red and white colour scheme that lifts

NO. 47 UPPER BROOK STREET, WESTMINSTER

No. 47 Upper Brook Street was built in 1730-32 but has been substantially remodelled for a series of wealthy inhabitants, particularly this century. At some point in the early twentieth century the interior was substantially remodelled with fewer, larger rooms; most probably in 1936 when the designer Syrie Maugham carried out an elaborate scheme of redecoration. This was described by Richard B Fisher as 'one of her major commissions', and in part survives.

Syrie Maugham, 1879-1955, was the daughter of Thomas Barnardo and the wife, successively and unhappily, of Henry Wellcome and Somerset Maugham. In 1920 Elsie de Wolfe may have tried to dissuade her from a career in interior design as a means of supporting her lavish lifestyle; nevertheless, when in 1923 she opened a shop in Baker Street it flourished. Elsie de Wolfe is said to have compressed the development of French style, from Louis XIV to Louis XVI, from a hundred years into ten. Syrie Maugham's stylistic melange, though originating in similar tastes, was if anything even more eclectic: to Regency and classical motifs she added continental bric-a-brac, and Chinese screens, mixed with more spare forms and simple colours, most famously white, that earned her an extravagant reputation in the pages of *Vogue*. No. 47 Upper Brook Street was one of her last commissions, for in 1938 she moved to Paris, and spent most of the Second World War in the United States.

Her clients were Mr and Mrs Leveson-Gower. The house is small and almost square, and from 1936 consisted of one large room on each of the main floors with two smaller rooms fitted in round the staircase. The two principal rooms are the ground-floor dining room and first-floor drawing room. The panelling, cornice and skirting survives in the dining room, though a more conventional neo-classical fireplace has been inserted and Syrie Maugham's mirror pilasters have been replaced by marbelling. Some extra panelling has been inserted in the far wall, together with a cupboard and lift (there by 1952) and a ceiling rose. Some acanthus decoration on the curve of the staircase is also probably by her, since it is so close in style to the heavy cornice in the first-floor drawing room. This also retains its imposing Palladian-style doorcases and marble fireplace, and skirtings. The drawing room achieved much of its grandeur from its fabric valences and furnishings, so that this room would be architecturally pretty complete if its later ceiling rose, cupboards and lift were removed. The more 'moderne' dining room was architecturally more complex, but could easily be recreated if a new fireplace could be matched.

The other rooms were clearly always very simple. The best survivor seems to be the second-floor boudoir, or ladies' drawing room, with a simple coved cornice, and the first-floor rear room or library with its box cornice. The curved balustrade to the staircase on the third floor probably dates from H A E Giddings's alterations of 1952, reusing an earlier handrail. The cupboards of the library and first-floor 'den' would also seem to date from the 1950s. The rest of the house was substantially altered, with new kitchens and bathrooms, in 1972 by Cronin and Stepien Designs for the House of Seagram.

~~Source:~~  
Richard B. Fisher, Syrie Maugham 1979  
Plans held at Grosvenor Estate Office  
Elain Harwood 973.2747  
September 2000





Ground Floor Main Room – Original Chimney Surround replaced; fire place reduced in size.

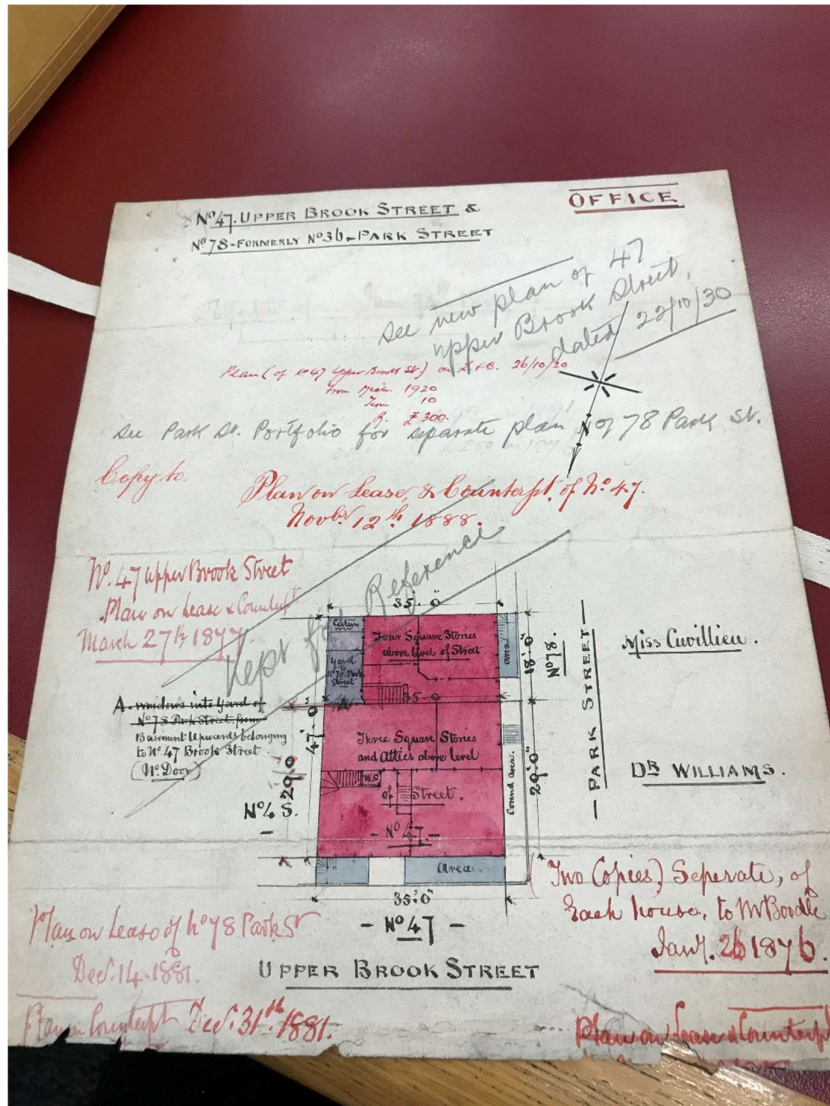


First Floor Main Room



Second Floor Master Bedroom





This is an extract from a lease in 1876 – shows the lightwell to then Park Street Elevation was covered. It also says that there was no door to no. 47 Upper Brook Street. Other records indicate that no. 47 was used as part of no. 78 Park Street – which itself was numbered No. 36. (top of Image).

- 1925 (2nd July?) Alfred Snuck - New WC on the first floor.

1850s - The exterior of 47 Upper Brook Streets bears little resemblance to the original Georgian house. Both no 47 and 48 were re-built and stucco render added. The Grosvenor Estate records show that the pavement was widened over the pre-existing vaults.

### 3.3 The London Survey reports report:

*“.....now bears little resemblance to its first appearance, external or internal. ....”.*

It must be accepted that little of the original internal now remains. This is also acknowledged in records for the permission in 1968, 1973 and 1991. The original timber floors and ceilings would have been trimmed /replaced when the new staircase was installed between the ground and first floor, the installation of a new soil stack and the “Dumb” waiter.

#### **4.0 Impact of the proposal**

- 4.1 In line with national and local policy, this proposal will be assessed on whether it cause harm to the special historic or architectural interest of the building and its significance.
- 4.2 No. 47 Upper Brook Street is of importance, with much architectural and historic interest and significance still legible. However, individual elements of the structure vary in significance. The impact on significance is where intervention has been made into the historic plan and fabric, and then where these interventions have been reversed or repairs undertaken.
- 4.3 Council policies in relation to the historic environment have a degree of flexibility in developing proposals that involve listed buildings in exceptional circumstances. The Council has prepared Supplementary Planning Guidance on both Roof Extensions and Alterations to Listed Buildings. The guidance suggests that any loss of historic roof forms and other major interventions, particularly where existing features and fabric are disrupted and removed will be resisted. Nevertheless, the Council is required to form an objective opinion on any harm caused and any impact of that harm on the special interest i.e. each application must be determined on its own merit. In this instance, the wider benefits of the proposal are clear. The works proposed are modest to create a family home suitable for a local family – the removal of old plant, equipment and unnecessary wiring, is a the wider public benefit.
- 4.4 National Planning Policy Framework (NPPF) makes a distinction between substantial harm and less than substantial harm (paragraphs 132 and 134). Substantial harm means unacceptable loss of significance which cannot be outweighed by other public benefits; less than substantial harm may be acceptable subject to other considerations and any public benefits.

- 4.5 Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.
- 4.6 The proposal should be assessed by applying proportionality i.e. the more important the asset, the greater the weight afforded to its conservation. It is clear the most important heritage asset is the plan form, historic fabric and hierarchy of floors. The plan form, the elevations and its overall composition, when considered, result in a building of historical and architectural importance. The proposal makes no changes to any individual element of significance.
- 4.7 There are clear wider public benefits from the works proposed i.e. a DDA complaint building, the removal of the hard standing and replacement with York stone will continue to contribute to the wider area.

## 5.0 Proposed works

- Installation of a platform lift to enable the building to be fully DDA compliant;
- Lowering of the basement floor to increase the floor to ceiling height and insertion of lift pit;
- Replacement of staircase to the basement with a Building Regulations compliant one;
- Removal of partitioning added in 1990 in the basement to provide a large/dining area;
- New staff bathroom in the vaults; lowering of vault floors;
- Insertion of two doors into the light well below the bridge to the front entrance door in materials to match existing;
- Internal alterations/partitions to create a lobby around the lift;
- Remodelling of master bedroom at second floor level;
- remodelling of the third-floor bedrooms;
- Rewiring of the property and upgrading of the security and fire alarm systems; removal of unnecessary wiring;
- Removal of unnecessary plant, equipment in the roof space (from the previous office use); and
- Removal of the hard surfacing in the lightwell and replace with York stone more appropriate for a listed building.
- Replacement A/C units

- Replacement of glazing with Pilkington Heritage range to provide better insulation to the building.

## **6.0 Principles and Justification for the proposed works**

- 6.1 The proposals follow careful analysis of the significance and setting of 47 Upper Brook Street that have informed a set of conservation led works that are required to return the designated heritage asset to its optimum use as a single dwelling.
- 6.2 It is clear that the significance of the building lies primarily in its contribution to the street scene that will be unchanged save for minor alterations within the lightwell.
- 6.3 The building's secondary historic importance lies in the retention of the plan form that will be maintained including the existing Georgian house, the main staircase from the first floor to the second floor. and the later narrow staircase from ground to first floor.
- 6.4 The proposal involves limited works as set out in section 5. The proposal layout alterations would not be at odds with the modest room sizes or unduly disrupt the original simple plan form of the building. This accords with the Government's July 2019 PPG update regarding works to listed private dwellings.

### **NPPF & PPG**

- 6.6 As explained, a careful assessment of the significance and setting of No. 47 has informed the proposed works. The proposals are considered sympathetic to the listed building and its features of special architectural and historic interest, and to local character and history.
- 6.7 It is clear that the works will not cause "substantial harm" to the significance of No. 47. It is considered that the internal works will be positive enhancements and the refurbishment of the vaults (including lowering of the floors) will not cause "less than substantial harm" to the significance of the building or its setting. The proposed works will present various benefits removing risks to the heritage asset and securing its optimum viable use as a dwelling house to support its long-term conservation. This is in line with the recently updated PPG Paragraph: 020 Reference ID: 18a-020-20190723.

- 6.8 The Framework's clear policy that decisions should not prevent or discourage appropriate innovation or change is noted.

### **The London Plan**

- 6.9 The proposal meets the Mayor's policies to ensure development accords with local character in terms of the form, function and structure of an area, and the scale, mass and orientation of surrounding buildings. The design, architecture, facing materials and internal detailing will all be appropriate to the context of the heritage asset and will conserve its significance.
- 6.10 Viewed from the street, the changes proposed, other than minor alterations to the stairs into the lightwell, are not visible and will have no effect on adjoining designated heritage assets or the character and appearance of the Conservation Area.

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- 6.12 The design of the alterations responds creatively to a restricted area and site. Careful account has been taken of the role of the designated heritage asset within the Conservation Area with extensions proposed that will not cause harm to the special architectural and historic interest of the building or its setting.
- 6.14 The proposals respect local context and character and will preserve the historic environment with details and high quality materials to match existing that will complement the local character.
- 6.15 The proposals will have no material impact on adjoining property in terms of overlooking, privacy and outlook, daylight and sunlight.

## **7.0 Conclusion**

- 7.1 The proposals as submitted represent a change to the property which has already been approved. This is a revision to the scheme and provides further details. The proposals do not have an adverse impact on the building's special architecture, historic interest, or significance. Any harm is considered less than significant at the very low end and is clearly justified when the overall public benefits which will be achieved through the restoration and refurbishment of this heritage asset.