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ARCHITECTS

[0173] PONSONBY PLACE:

31 PONSONBY PLACE,
PIMLICO, LONDON
SW1P 4PS

1st February 2021

Design and Planning Statement

Prepared for: Pamela Spence

Prepared by: Kate Palmer

Checked by: Christopher Smith

Revision: 04

RIBA 

Chartered Practice

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OVERVIEW

Ownership:

Our client Pamela Spence is the sole owner of the property at 31 Pensonby Place.

Listing & Conservation:

The property is not listed but is within the Millbank conservation area of the LB of Westminster.

Details of existing lawful use:

The whole property is designated as a C3 single dwelling.

Other Relevant Designations:

None.

Property Planning History:

Ref. No: 16/10067/FULL | Received: 9 May 2017 | Status: Decided

Alterations at main roof level including raising the roof height and installation of rooflights in connection with converting the third floor into habitable accommodation.

Ref. No: 13/09659/FULL | Received: Fri 27 Sep 2013 | Validated: Mon 21 Oct 2013 | Status: Decided

Construction of a two storey infill extension to the rear of the property.

Ref. No: 13/05975/FULL | Received: Fri 21 Jun 2013 | Validated: Tue 13 Aug 2013 | Status: Decided

Alterations to roof of existing rear lower ground floor extension; alterations to windows and doors; alterations to front lightwell.

Ref. No: 09/02183/FULL | Received: Thu 19 Mar 2009 | Validated: Tue 31 Mar 2009 | Status: Decided

Installation of window at rear basement level.

Ref. No: 09/02184/ADFULL | Received: Thu 19 Mar 2009 | Validated: Wed 01 Apr 2009 | Status: Decided

Details of gate pursuant to condition 5 of permission dated 25 July 2006 (RN: 06/03637).

Ref. No: 06/03637/FULL | Received: Wed 10 May 2006 | Validated: Tue 06 Jun 2006 | Status: Decided

Erection of single storey extension at rear basement level for use in connection with existing single-family dwelling and formation of steel staircase within front basement lightwell.

Proposal Description:

Alteration to the rear window, creating a Georgian Style door, in keeping with the building and surrounding context.

The proposals have been prepared in accordance with NPPF, Westminster's City Plan, UDP Policies DES 1, DES 5, DES 6 and the 'Millbank Conservation Area Audit'.

We have received positive feedback for the proposed window alteration from Westminster through the pre-application process (reference P20/01001) received on the 19th January 2021 stating: *No issue would be raised to the reinstatement of the original aperture in the main rear elevation, providing that any replacement window/door was suitably detailed, being timber framed and with slimline double glazing and integral glazing bars.*

CONTEXTUAL OVERVIEW



RELEVANT PLANNING POLICIES

National Planning Policy Framework (NPPF),

We believe that the alteration to the existing building is a clear opportunity for new development within Conservation Areas. The proposals preserve those elements of the setting that make a positive contribution to highlight the significance of the asset.

Westminster's City Plan, Policy 25 - Heritage

Clear recognition to Westminster's wider historic environment has been paramount in the informed design decisions for the alteration. We note that this unlisted building of merit should be upgraded sensitively.

Westminster's City Plan, Policy 28 – Design

The proposed alteration incorporate exemplary standards of sustainable and inclusive urban design and architecture.

RELEVANT PLANNING POLICIES

City of Westminster Unitary Development Plan (adopted 24 January 2007) Chapter 10: Urban Design and Conservation

POLICY DES 1: PRINCIPLES OF URBAN DESIGN AND CONSERVATION

The proposals have been designed in keeping with the principles of urban design and conservation. The local architectural quality, local character and distinctiveness will be maintained.

The proposed use of high quality, durable and, where possible, indigenous and recycled materials appropriate to the building and its setting. It is respectful and, maintains the character, urban grain, scale and hierarchy of existing buildings.

POLICY DES 5: ALTERATIONS AND EXTENSIONS

The proposed alteration does not visually dominate the existing building and is in scale with the existing building and its immediate surroundings. The design reflects the style and details of the existing building and the use of external materials is consistent with that of the existing building.

PROPERTY PHOTOGRAPHS



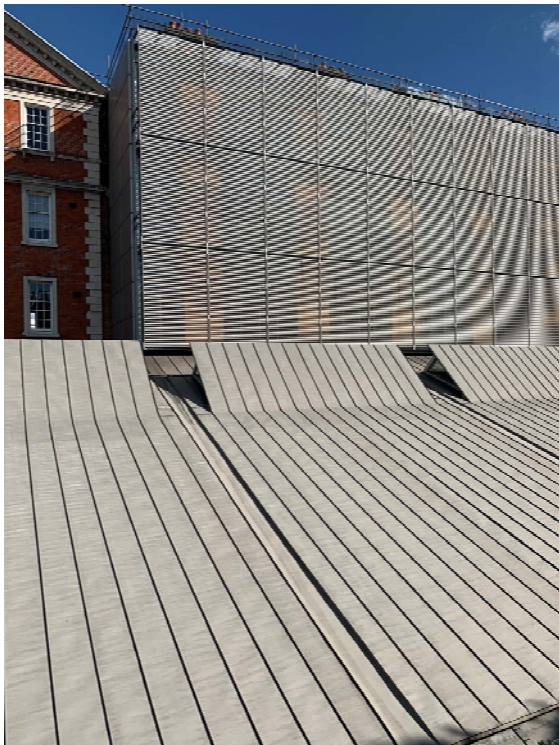
PROPERTY & CONTEXT PHOTOGRAPHS



33 Ponsonby Place



29 Ponsonby Place - Terrace with planting boxes



Chelsea College of Art



31 Ponsonby Place (Site) – Existing Window

CONCLUSION

Following the positive pre-application response for the alteration to the rear window, creating a Georgian Style door, in keeping with the building and surrounding context, we believe that there is no reason why our proposed alteration to the property shouldn't be approved.