



Your ref:
My ref: P20/01138
FMD2YLCBBHPBJ

Please reply to:
Tel No: Toby Cuthbertson
07866039110
Email: centralplanningteam@westminster.gov.uk

Mrs Vicky Coral
Molyneux Flats Ltd
25 Molyneux Street
London
W1H 5HW

Place Shaping and Town Planning
Westminster City Council
PO Box 732
Redhill
RH1 9FL

Date: 8 January 2021

Dear Mrs Coral

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990**

**25 Molyneux Street, London, W1H 5HW
Renewal of roof covering.**

Thank you for your enquiry regarding the above planning matter received on 17 December 2020.

25 Molyneux Street is a grade II listed building in the Molyneux Street Conservation Area. It is a three-storey townhouse of the early nineteenth century with an additional mansard roof extension.

The mansard roof is not part of the original building; the remainder of the terrace retains, for the most part, the original butterfly roofs. The fabric of the mansard is likely to be of the late nineteenth century or later and is therefore of lesser interest.

Your proposal to replace the existing slate roof with new Spanish slate (including the relevant lead flashing and new membrane) will not require planning permission or listed building consent. This is on the basis that the existing slate is not original historic fabric, and therefore makes a very limited contribution to the special interest of the listed building. For the same reason the use of Spanish, rather than Welsh, slate would be acceptable in this instance.

I note, however, that the description of proposed development includes reference to the like-for-like replacement of two Velux windows. I cannot see from the planning history that there is a consent for these two rooflights on this building.

While rooflights may well be acceptable here, if you wish to include them in the new roof you will need to make applications for both planning permission and listed building consent. Ordinarily we would expect rooflights in listed buildings to be of the 'conservation' type. That is, they should be steel framed, subdivided with a glazing bar, and should be installed so that they are flush with the roof covering, not standing proud of it.

Coronavirus (COVID-19)

Should you submit an application during the current pandemic, you are advised to submit a full set of annotated photos which show all areas of the site, cross referenced to a plan to show where it was

taken and what is proposed. If possible, officers will then undertake a desk-based assessment of the proposed works. Please note, that if a site visit is required, for instance, should a neighbour object, determination times for applications may be affected.

The advice contained within this letter is for guidance and does not prejudice the consideration of any future applications under the Planning Acts. If you require any further guidance please contact Toby Cuthbertson on 07866039110.

Yours faithfully

A handwritten signature in black ink that reads "Deirdra Armsby". The signature is written in a cursive style with a small flourish at the end.

Deirdra Armsby
Director of Place Shaping and Town Planning

NB In order to speed up the processing of your application, submitted documents and drawings should be titled in accordance with our file naming protocol. More information is available on our website: <https://www.westminster.gov.uk/submitting-your-planning-application>. If you provide the drawings on a CD or an USB stick, the size of each document must be maximum 5 MB.