

Retrospective Planning, Design and Access Statement (including Heritage Statement)

Flat 5, 235 Sussex Gardens

London

W2 2RL

1st March 2021



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1 Introduction

- 1.1 Paul Little Architect has been instructed by Victoria Rudnik and Boris Rudnik, to coordinate the preparation and submission of a retrospective submission of an application for Listed Building Consent and Planning permission for Flat 5, 235 Sussex Gardens, W2 2RL.

Following a letter sent from Westminster City Council dated 4th November 2020 (Ref: DP/PET/20/73222/P), to Victoria Rudnik and Boris Rudnik, retrospective permission is now being sought for the installation of 4no traditional timber windows.

All 4no windows were installed in 2014 in an attempt to reduce the high volume of external noise and pollution from the surrounding area which was triggering Victoria Rudnik's health issues. Due to confidentiality reasons, the letter from the NHS Connaught Square Practice will be provided directly to the planning officer.

Submission Documents

- 1.2 The application comprises of the following documents;
- **Location Plan** - Drg ref - 0007_PLA_XX_ZZ_DR_A_0001_P1
 - **Existing North West Elevation and Floor Plan** - Drg ref - 0007_PLA_XX_ZZ_DR_A_0002_P1
 - **Existing South West Elevation and Floor Plan** - Drg ref - 0007_PLA_XX_ZZ_DR_A_0003_P1
 - **Proposed As Installed North West Elevation and Floor Plan** - Drg ref - 0007_PLA_XX_ZZ_DR_A_0004_P1
 - **Proposed As Installed South West Elevation and Floor Plan** - Drg ref - 0007_PLA_XX_ZZ_DR_A_0005_P1
 - **Proposed As Installed Window Type 01/02 Details - Lounge** - Drg ref - 0007_PLA_XX_ZZ_DR_A_0006_P1
 - **Proposed As Installed Window 03 Details - Kitchen** - 0007_PLA_XX_ZZ_DR_A_0007_P1

- **Proposed As Installed Window 04 Details - Bedroom** - 0007_PLA_XX_ZZ_DR_A_0008_P1
- **Photos of Original Windows** - 0007_PLA_XX_ZZ_DR_A_0009_P1
- **Photos of Proposed as Installed Exterior** - 0007_PLA_XX_ZZ_DR_A_0010_P1
- **Photos of Proposed as Installed Exterior** - 0007_PLA_XX_ZZ_DR_A_0011_P1
- **Photos of Proposed as Installed Exterior** - 0007_PLA_XX_ZZ_DR_A_0012_P1

1.3 This Planning, Design and Access (Including Heritage) Statement seeks to explain the proposal in full, address the design and access requirements and assess the proposal against the heritage constraints and policy requirements.

2 Site and Surrounding Area

The Site

- 2.1 The application site relates to Flat 5, 235 Sussex Gardens.
- 2.2 The site is a five storey residential unit which has been subdivided into flats and fronts Sussex Gardens and Westbourne Street. The property is a Grade II Listed Building within a group listing entry with 215-235 Sussex Gardens.
- 2.3 Pedestrian access into the property is from Sussex Gardens. At present the property consists of a lounge, a kitchen, 2no bedrooms, a bathroom and a store.
- 2.4 The property has no external amenity space.

The Surrounding Area

- 2.5 The application site is set within a mixed use area. The surrounding properties are primarily within residential use and there are also a number of hotels. The site is in close proximity to Paddington Station and Saint Mary's Hospital to the North and Hyde Park to the South.
- 2.6 A site location plan is enclosed with the submission.

4 The Proposal

- 4.1 Retrospective Listed Building Consent and Planning Permission is sought to improve the usability of the existing building whilst respecting the site's constraints as a heritage asset.

This has been achieved by sensitively upgrading the original windows with traditional timber double glazed units to match the original windows and those elsewhere in the building.

The amount of detail on the installed as proposed windows is not clearly visible from the street due to the 13.5m distance from the street level to the existing window sill. (Please refer to the enclosed proposed elevations for further information).

5 Planning Policy Framework

- 5.1 In preparing this statement, reference is made to the following national and local planning policies and guidance documents:

- The National Planning Policy Framework (NPPF) (Feb 2019)
- Westminster City Plan Strategic Policies (November 2016)
- Development and Demolition on Conservation Areas SPG

National Planning Policy

- 5.2 At a national level, planning policy and guidance is contained in the National Planning Policy Framework (NPPF). This document was adopted in February 2019.

Local Planning Policy

- 5.3 At a local level, planning policies are contained in the Westminster Development Plan. The Development Plan combines a number of documents, of which the principle document is the Westminster City Plan.

- 5.4 Within the Proposals Map, the site is allocated as:
- Within the Bayswater Conservation Area; and
 - North Westminster Economic Development Area.
- 5.5 The Westminster City Plan was adopted in November 2016 to replace the former Core Strategy document, ensuring consistence with the NPPF.
- 5.6 Policy S25 of the City Plan relates to heritage and states that historic buildings should be upgraded sensitively to improve their environmental performance and make them easily accessible. The reason/justification for assessing refurbishments should be undertaken in a sensitive manner appropriate to the significance of the building.

Development and Demolition in Conservation Areas SPG

This supplementary planning guidance relates to proposals for development and demolition within conservation areas. Policy DES 7A states that The City Council will seek to secure the preservation or enhancement of the character and appearance of conservation areas.

6 Design and Access

- 6.1 This design and access element has been prepared in accordance with CABE Guidance 'Design and Access Statement: How to Write, Read and Use Them' (2006).

Use

- 6.2 The site will remain as a single residential flat.

Amount

- 6.3 The floor space and window reveals will remain as existing.

Layout

- 6.4 The original windows have been removed and replaced with traditional timber double glazed casement windows to match the originals and the surrounding context. All existing sills have been carefully retained.

Scale

- 6.5 The scale of the existing accommodation and window openings remain unchanged.

Appearance

- 6.5 Care has been made to ensure the new windows installed resemble the original windows, allowing the overall character of the building to remain unchanged.

Landscaping

- 6.6 No landscaping amendments are proposed.

Access

6.7 The access will remain, for pedestrians from Sussex Gardens.

7 Planning Appraisal

- 7.1 Having considered the adopted Planning Policy Framework, there are a number of considerations that are material in determining the acceptability of the proposed works.

Principle of Development

- 7.2 The installed windows improve the usability and energy performance of the existing building.

Heritage

- 7.3 The Listed Building entry for the application site is enclosed at Appendix 1 and sets out the value of the building as a heritage asset.
- 7.4 The original timber casement windows have been replaced with double glazed timber casement windows - the proposed double glazing modernises the building and allows it to be more energy efficient, whilst also respecting the original character of the building.



Historic England



215-235, SUSSEX GARDENS W2

Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1264113

Date first listed:

05-Feb-1970

Statutory Address:

215-235, SUSSEX GARDENS W2

Map



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(<https://historicengland.org.uk/terms/website-terms-conditions/>).

The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - **1264113.pdf**

(http://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/241437/HLE_A4L_Grade/HLE_A3L

The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 07-Feb-2021 at 18:25:08.

Location

Statutory Address:

215-235, SUSSEX GARDENS 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 26727 80959

Details

1Q2680NL CITY OF WESTMINSTER SUSSEX GARDENS, W2 65/6 (south-east side) 5.2.70 Nos 215 to 235 (odd) EV. II. Terrace of houses. Early-mid C19. Brick stucco dressings and channelling to ground floor. 4 storeys and basement. Each house 2 windows wide. Projecting Tuscan porches. Tripartite sashes to ground floor. First floor iron balcony. Square headed windows, arched above ground floor. Casements and sashes. Dentil cornice. Cast iron area railings. Sussex Gardens, known originally as Grand Junction Road formed an important feature of the original layout of Bayswater. The London Encyclopedia, C Hibbert and B Weinreb (eds), 1983.

Listing NGR: TQ2672780959

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:

428700

Legacy System:

LBS

Sources

Books and journals

Hibbert, C, Weinreb, M, The London Encyclopaedia, (1983)

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing

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