



PLANNING STATEMENT

19 South Street, Mayfair

London W1K 2XB

Prepared for

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1 INTRODUCTION

- 1.1 This statement is written in support of an application for planning permission for demolition of the existing three storey dwelling house and erection of a replacement building of four storeys plus basement for use as a single-family dwelling at 19 South Street, Mayfair, London.
- 1.2 This statement should be read in conjunction with the following documents:
- Architectural drawings of Totem Studio;
 - Design and Access Statement of Totem;
 - Heritage Impact Assessment of HCUK Group dated March 2021;
 - Construction Management Plan of ADL dated February 2021;
 - Sustainability Statement of WME Boom dated March 2021;
 - Noise Survey and Impact Assessment of dBA Acoustics dated 18th March 2021;
 - Structural Methodology Statement of Solid Geometry dated 27th March 2021;
 - Desk Study and Basement Impact Assessment Report of GEA dated December 2020;
 - Drainage Strategy of STM Environmental dated 25th March 2021;
 - Daylight/Sunlight report of Development and Light Consultancy dated 21st March 2021
- 1.3 This statement firstly deals with preliminary matters and describes the application site and its surroundings; briefly describes the proposed development and provides the summary conclusion. Section 3 provides the planning policy framework in which this application needs to be assessed and Section 4 demonstrates why the proposals are in compliance with planning policy. Section 5 draws on the conclusions reached.

2 PRELIMINARY MATTERS

The Application Site and Surrounding Area

- 2.1 The application property is a three storey dwelling house situated on the north side of South Street between Rex Place to the west and Balfour Mews to the east. The building is of brick construction and has been heavily altered during its history both externally and internally.



19 South Street

- 2.2 The property sits within an eclectic mix of 4 dwellings with their varying styles and finishes.



15-21 (odd) South Street

- 2.3 The rear elevation is painted brickwork with modern casement windows and comprises a large roof terrace at second floor level. The rear façade faces the flank elevation of 10 Balfour Mews.



Rear elevation of 19 South Street

- 2.4 Whilst the building is not statutorily listed, it does lie within the Mayfair Conservation Area, a designated heritage asset.
- 2.5 The building has undergone significant change in its history with various elevational alterations resulting in a building which is unremarkable in appearance and makes only a neutral contribution to the character and appearance of the Mayfair Conservation Area in which it is situated.
- 2.6 The surrounding area is predominately residential in character. South Street lies within the western section of Mayfair where the area is defined by quieter residential streets although not without its office uses and smaller retail premises. In contrast, the eastern section of Mayfair is fundamental to the vibrancy of the West End, an area of international importance, and where retail and commercial growth will be encouraged and allowed to flourish.

Planning History

- 2.7 There is no record of any planning applications having been submitted to the City Council for this site.

The Application Proposal

- 2.8 Planning permission is now sought to demolish the existing building and erect a replacement dwelling house which is far superior in architectural design and quality.

- 2.9 The new building would be four storeys with a new basement level designed in a contemporary townhouse style to reflect the character of its surroundings. Modest lightwells at the front and rear would provide natural light and ventilation into the basement level. Materials would consist of brick, Portland stone, stucco and metal framed windows.
- 2.10 The existing dwelling has a gross internal area of 210sqm. The proposed dwelling will have a total GIA of 374sqm. The built footprint of the proposed building is very similar when compared to the existing (80sqm to 74sqm), the reduction being the set back at ground level to create a rear lightwell for the basement whilst achieving an improved open aspect to the rear courtyard and neighbouring buildings. The increased GIA of 164sqm is therefore largely due to the underground (basement) level and habitable accommodation on the new top floor.

Please refer to the architectural drawings and Design and Access Statement of Totem Studio for full details of the scheme proposals.

Summary Conclusion

- 2.11 South Street and the surrounding neighbourhood is characterised by a mix of building heights and styles with a palette of materials including stone, brick, render, timber and metal with roof coverings of slate and plain clay tiles.
- 2.12 The proposed replacement building has been carefully considered and sensitively designed with the use of traditional materials to ensure it would sit comfortably within, and respond positively to, the character of its surroundings. The replacement building is respectful to the local streetscape and in keeping with the character of building styles and the varied roofscape.
- 2.13 The proposed development would both preserve and enhance the character and appearance of the Mayfair Conservation Area.
- 2.14 The propose development would accord with the aims and objectives of the development plan, namely, the Westminster City Plan; the Neighbourhood Plan; and relevant 'saved' UDP policies.

3 PLANNING POLICY FRAMEWORK

2018 National Planning Policy Framework (NPPF)

- 3.1 As with the 2012 NPPF, at the heart of the revised Framework is a presumption in favour of sustainable development which can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.
- 3.2 The revised NPPF makes clear that the starting point for decision making is the development plan and a presumption in favour of sustainable development does not change that statutory status. Applications for development proposals that accord with an up-to-date Local Plan should therefore be approved without delay.
- 3.3 The NPPF recognises that the planning and development process is fundamental in achieving the creation of high-quality buildings and places in which to live and work and that good design is a key aspect of sustainable development.
- 3.4 The NPPF identifies the importance of heritage assets both in terms of local historic value and highest significance such as World Heritage Sites and that they are an irreplaceable resource. Great effort should be made therefore to conserve such assets in a manner appropriate to their significance. Paragraph 192 of the revised NPPF requires Local Authorities, when determining planning applications, to take account of *"the desirability of new development making a positive contribution to local character and distinctiveness"*
- 3.5 Paragraphs 39-41 of the NPPF recognises that early engagement can significantly improve the efficiency and effectiveness of the planning application system and encourages applicants to engage with the local community advising "The more issues that can be resolved at pre-application stage.... the greater the benefits".
- 3.6 The NPPF advises that the planning system should support the transition to a low carbon future and that Development Plans should take a proactive approach to mitigating and adapting to climate change taking into account the long-term implications for flood risk, water supply and overheating from rising temperatures. It further continues that new development proposals should provide a strategy to increase the use and supply of renewable and low carbon energy to aid in reducing greenhouse gas emissions.

Development Plan

- 3.7 Having regard to the NPPF and Planning Practice Guidance the proposal has been assessed in relation to relevant policies contained within the Mayor's Consolidated London Plan dated March 2016; Westminster's City Plan; and Mayfair Neighbourhood Plan 2018 to 2038.

The Draft Westminster City Plan 2019-2040

- 3.8 The draft City Plan is a material consideration and now carries significant weight in the determination of this application having recently been found sound by the Planning Inspectorate and due to be adopted by the City Council at the next Full Meeting. On that basis, the proposed development has been assessed having full regard to the policies within the draft City Plan together with the current 2016 City Plan and relevant 'saved' policies in the 2007 Unitary Development Plan.

The London Plan

- 3.9 The London Plan is a spatial development strategy for London which provides guidance to assist local authorities when preparing their local plans. Policies within local plans thus need to be in general conformity with the London Plan.
- 3.10 Specifically, in terms of the historic environment, the London Plan seeks to safeguard heritage assets (includes conservation areas) and encourages development to be sympathetic in form, scale, materials and architectural detail.

The Westminster City Plan 2019-2040

- 3.11 The application property is not a listed building. It does however lie within the Mayfair Conservation Area, a designated heritage asset. The following policies are therefore considered to be directly relevant in the consideration of this application:

- Strategic policy 7 - Managing Development for Westminster's People;
- 34 - Local Environmental Impacts;
- 36 - Flood Risk;
- 37 - Energy and Carbon Reduction;
- 38 - Waste Management;
- 39 - Design Principles;
- 40 - Westminster's Heritage;
- 41 - Townscape and Architecture; and
- 46 - Basement Development.

2016 City Plan and 'Saved UDP policies

3.12 Whilst regard has been had to relevant adopted policies, the aims and objectives of those policies consistent with the NPPF have been carried forward into the 2019-2040 City Plan. The following section of our Statement therefore references the up to date policies from the City Plan 2019-2040.

Mayfair Neighbourhood Plan 2018 to 2038

3.13 The Mayfair Neighbourhood Plan (MNP) was adopted in August 2019 and therefore carries significant weight. Whilst the MNP follows statutory guidance and has been drafted to be in general conformity with national and local planning policies, it reflects the desires and aspirations of those who live, work and visit Mayfair and provides an opportunity to help shape future development in the area. Relevant policies include:

- MRU2 – Residential Use in Mayfair; and
- MRU4 – Construction Management.

Planning (Listed Buildings and Conservation Areas) Act 1990

3.14 Whilst the NPPF and development plan are material considerations, the approach to conservation areas is underpinned by the statutory requirements in Section 72 of the Town and Country Planning (Listed buildings and Conservation Areas) Act 1990 (1990 Act) where, in determining development proposals, Local Planning Authorities should pay special attention to the desirability of preserving or enhancing the character and appearance of a conservation area.

Key Planning Considerations

3.15 From our analysis of the above policy context, we believe the following are key planning considerations against which the proposed development should be assessed:

- Principle of Development;
- Heritage and townscape;
- Basement development;
- Residential amenity: Daylight/Sunlight, privacy/overlooking and noise.

4 PLANNING POLICY COMPLIANCE

NPPF

- 4.1 The NPPF advises that if the application scheme accords with the up to date local plan, then planning permission should be granted.
- 4.2 Westminster's development plan conforms with the policies and principles of the NPPF and is therefore up to date.
- 4.3 We demonstrate below why the proposed development is in compliance with the aims and objectives of the local plan.

Pre-Application Engagement

- 4.4 To improve the efficiency and effectiveness of the planning application system and in accordance with the NPPF, the opportunity was taken to engage with the local community.
- 4.5 To that end, the applicant has actively engaged with his immediate neighbours about his intentions for the building and his aspirations of erecting a replacement dwelling house. Equally, the opportunity was also taken to engage with the local community on the draft Construction Management Plan (CMP) in respect of managing the development process during construction to minimise the impact on construction traffic, vehicular and pedestrian safety and residential amenity. Further details are provided in the CMP of ADL.
- 4.6 At the time of submission of this application, no responses had been received.
- 4.7 The architects have also engaged with the Mayfair Resident's Association. To date no response has been received.

Conserving and Enhancing the Historic Environment

- 4.8 Paragraph 134 of the NPPF advises that "*where a development proposal will lead to less than substantial harm to the significance of a heritage asset, this harm should be weighed against the public benefits of the proposal including its optimum viable use*".

Westminster's City Plan

- 4.9 Relevant policies in the City Plan ensures; a) heritage assets and their settings are conserved and enhanced [includes listed buildings, conservation areas, historic parks and gardens and world heritage sites] (policy 40); b) requires new development to

incorporate exemplary standards of high quality, sustainable and inclusive design (policy 39); and c) respond positively to local character and distinctiveness having regard to prevailing scale, heights, building lines and materials (policy 41).

- 4.10 Policy 40 K relates specifically to the preservation and enhancement of the character and appearance of conservation areas whilst 40 L permits a replacement building that makes only a neutral contribution to the character and appearance of the conservation area where the replacement building would be of high quality architecture and design, and improves its appearance in the context of the conservation area and its environmental performance.
- 4.11 Consistent with the City Plan, Neighbourhood Plan policy MRU2 requires new development to respond positively to quality and character of the area and the particular characteristics of the immediate vicinity.

Principle of Development

- 4.12 The existing building is unremarkable in appearance and of little architectural merit which at best makes only a neutral contribution to the character and appearance of the Mayfair Conservation Area in which it is situated.

The Replacement Building

- 4.13 It is therefore proposed to demolish the existing building and erect a replacement dwelling house which is far superior in architectural design and quality. The innovative building of contemporary design has been carefully considered to respond positively to the quality and distinctiveness of the local area by taking cues from surrounding site characteristics.
- 4.14 There would be no net loss of housing, rather a replacement dwelling with an increased floor area providing high quality accommodation to meet contemporary requirements. The proposed dwelling would provide a well-designed, energy efficient building and high-quality living environment meeting lifetimes homes standards for this and future generations to come.
- 4.15 The principle of a replacement dwelling with positive enhancements, both qualitative and quantitative is therefore acceptable in principle in accordance with national and local planning policy.

Impact on the Local Townscape

- 4.16 As demonstrated in Section 2, the building sits within a terrace of differing building

heights. Whilst the height of the proposed building would be one storey higher than the existing structure to be demolished, it would respond positively to the varied roofscape surrounding it. The replacement dwelling house has been carefully considered over many months to ensure its height, scale and design not only is appropriate for its setting and responds positively to the local townscape, but would enhance the built environment surrounding it.

4.17 The contemporary building, of high-quality architecture using traditional materials would contribute positively to the local townscape and enhance the character and appearance of the Mayfair Conservation Area in which it is situated.

4.18 The proposed replacement building is unapologetically contemporary and of its time. It has evolved from careful modelling and is confident in its approach, striking a positive balance between respecting the scale, form and detailing of the surrounding townscape and embracing innovation and architecture of its time. The replacement building is considered an intelligent and imaginative approach to replacing a structure that, at best, makes only a neutral contribution to the character of the conservation area.

Impact on Heritage Assets

4.19 Whilst not a listed building, the application site lies within a conservation area, a designated heritage asset. It is thus important to bear in mind that the heritage asset is the conservation area and not the building itself.

4.20 There are however a number of listed buildings in the vicinity of the application site which must be considered.

4.21 The impact of the proposed development on heritage assets has been fully addressed in the Heritage Impact Assessment of HCUK and this Statement does not therefore need to elaborate or expand any further in this regard other than to make reference to paragraph 5.25 of the Assessment which concludes "*...the significance of all the heritage assets will be preserved which has been designed to ensure it relates to its surroundings and complements the historic built form. The proposed design of the new building would ensure the significance of the conservation area was preserved by the high quality design and materiality of the new building.*"

Construction Matters and Environmental Considerations

The New Basement Level

4.22 City Plan policy 46 is a permissive policy and permits basement development provided

it is demonstrated that account has been taken of ground conditions, drainage and the water environment and safeguards the structural stability of nearby buildings and other structures.

4.23 The submission documents of Solid Geometry and GEA demonstrates that the requirements of the City Council's policies and SPD would be met.

4.24 The Structural Methodology Statement and associated documents outlines the structural scheme for construction of the development including the temporary works and provides a sequence of construction. The structural scheme has been developed having regard to site constraints including ground conditions and to address the impact of the development upon the stability of neighbouring structures.

Ground Movement Assessment

4.25 As documented in the supporting material, the proposed structural design and scope of the works should not have any significant adverse impact on the structural stability of neighbouring structures. The Desk Study and Basement Impact Assessment of GEA demonstrates how ground movement would be controlled to safeguard adjoining properties.

Ground Contamination

4.26 The supporting documents of GEA advise that the desk study research indicates that the site has not had a contaminative history and that risk to end users of the replacement building is not therefore envisaged. It is however recommended that a watching brief is maintained during groundworks to safeguard site workers.

5 The Construction Management Plan of ADL Ltd demonstrates how the development process will be managed in accordance with the City Council's Code of Construction Practice (CoCP).

Flood Risk

5.1 City Plan policy 36 requires new development to take flood risk into account and requires new development to incorporate Sustainable Drainage Systems (SuDS).

5.2 The application site falls within Flood Zone 1, having a low risk therefore of fluvial flooding.

5.3 As evidenced in the accompanying report of STM Environmental, the scheme proposal utilises a sustainable drainage system to alleviate and manage the risk of flooding from surface water incorporating a rainwater harvesting system resulting in a

betterment over and above the existing situation.

Sustainability and Renewable Energy

- 5.4 Consistent with the NPPF, policy 37 requires new development to contribute to the mitigation of climate change and expects all development to reduce on-site energy demand and maximise the use of low carbon energy.
- 5.5 From the outset, the principles of sustainable design and construction have lain at the heart of the design concept to incorporate the use of renewable energy and low carbon technologies. In demonstrating this, the Sustainability Statement of WME Boom outlines the proposed energy efficiency measures to reduce energy consumption and CO2 emissions which result in a betterment over and above the existing building and beneficial therefore to the environment.
- 5.6 As evidenced in the accompanying report, the replacement dwelling would deliver reduced energy demands and therefore lower carbon requirements. In achieving this, the scheme has engaged several principles which include:
- Constructing the building beyond current Building Regulations;
 - Improved energy efficiency through reducing thermal leakage and a more efficient boiler;
 - Air source heat pumps;
 - High specification double glazed units;
 - Low energy lighting;
 - Grey water recycling

Impact on Existing Residential Amenity

- 5.7 Strategic policy 7 requires development to be neighbourly and protects the living conditions of nearby occupiers by preventing unacceptable impacts in terms of daylight and sunlight, overshadowing, sense of enclosure, overlooking and privacy.
- 5.8 There is already a mutual degree of overlooking due to the very nature of this built-up urban area with buildings in close proximity and windows facing each other as well as roof terraces on the application property and neighbouring buildings.
- 5.9 The design of the new dwelling house with its stepped-back rear profile with modest balconies and a terrace area at roof level is not considered to result in a worsening effect upon the living conditions of neighbouring occupiers.
- 5.10 The daylight/sunlight report of Development and Light Consultancy demonstrates that

the proposed development overall would not have a significant material impact on the living conditions of neighbouring occupiers in respect of loss of daylight/sunlight or overshadowing.

- 5.11 Not only would the proposed building of high architectural quality and design improve the outlook from neighbouring building, the reduced ground floor footprint would also improve the open aspect to the rear courtyard and neighbouring buildings.
- 5.12 City plan policy 34 seeks to ensure development proposals do not adversely affect the quality of life, health and wellbeing and the natural environment by harmful impacts such as noise pollution, vibration from plant and machinery and construction.
- 5.13 All plant associated with the development will be within the fabric of the building thereby protecting the living conditions of nearby occupiers from noise and vibration impacts. A dedicated plant room is within the new basement level underground and the internal lift is within a central core.
- 5.14 An environmental noise monitoring has been undertaken to establish prevailing ambient and background noise levels. Noise emitted by plant and machinery and from internal activities will need to achieve the required standards in relation to the determined ambient and background noise levels as set out in the Environmental Noise Survey of dBA Acoustics to ensure the development does not result in harm to neighbours living conditions.
- 5.15 The Construction Management Plan of ADL Ltd demonstrates how the development process will be managed in accordance with the City Council's Code of Construction Practice to minimise the impact of construction activity on neighbouring uses and the amenity of those living and working in the area.
- 5.16 Whilst some disruption will be inevitable during construction works, once completed the development is not considered to have a detrimental impact upon the living conditions of neighbouring occupiers.
- 5.17 As standard practice by the City Council, a planning permission for a development of this nature will be granted subject to conditions to ensure the details submitted are followed and adhered to in order to safeguard the amenity of nearby residents for the duration of the construction process.
- 5.18 Following completion of the development, the use of the building as a single-family dwelling house would safeguard existing residential amenity.

In Summary

5.19 For the reasons set out in this Statement, the proposed development complies with the aims and objectives of the development plan, being the London Plan; Westminster's City Plan 2019-2040; and the Mayfair Neighbourhood Plan.

5 CONCLUSIONS

- 6.1 Planning permission is sought for a replacement dwelling house with considerable attention and regard had to the immediate surrounding area and its position within the Mayfair Conservation Area.
- 6.2 The proposed development has been sensitively designed to provide an innovative and contemporary approach whilst being respectful to the character and distinctiveness of its surroundings. The high quality building would complement the immediate neighbourhood whilst ensuring the character and appearance of the Mayfair Conservation Area is not harmed. The development would meet the needs of the present without compromising future generations to meet their own needs and ensures the historic environment is conserved.
- 6.3 The proposal delivers tangible sustainability gains, reducing carbon requirements.
- 6.4 There would be no significant impact upon existing residential amenity as a result of the development.
- 6.5 The proposed development is in accordance with Section 72 of the 1990 Act and complies with all relevant development plan policies and with central government advice in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004. In our judgement no other material considerations weigh against it.
- 6.6 Accordingly, we trust the City Council will determine that the application for planning permission can be approved.