



Heritage Impact Assessment

19 South Street,
Mayfair

March 2021 | Project Ref 6747

HCUK Group is a multi-disciplinary environmental practice offering expert advice in archaeology, heritage, landscape, arboriculture, and planning. It began life in 2010 as Heritage Collective LLP, before becoming Heritage Collective UK Limited in 2014. In the coming years diversification saw the addition of Archaeology Collective, Landscape Collective and Planning Collective, before all strands came together to be branded under a single umbrella: HCUK Group, based on the acronym for the original company. A home working company since the beginning, we are pleased to employ a talented workforce of consultants and support staff, who are on hand to advise our clients.



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1. Introduction

- 1.1** This Heritage Impact Assessment has been prepared by Heritage Collective, part of the HCUK Group, on behalf of Mr S Farmer. It relates to an application for the demolition and redevelopment of No.19 South Street. Westminster City Council (WCC) are the determining authority.

The Context

- 1.2** No.19 South Street is a residential dwelling located within the Mayfair Conservation Area and within the setting of Nos. 23, 24, 26 and 28 South Street (all listed grade II) and 71 South Audley Street (grade II*). In accordance with the requirements of Paragraph 189 of the National Planning Policy Framework (2019) this statement describes the significance of the identified designated heritage assets.
- 1.3** The proposals relate to the demolition of the existing mid-19th century residential building and its replacement with a new four storey residential building (and basement level) in a contemporary style which reflects characteristics from the surrounding townscape and conservation area.

Purpose and Scope of this Report

- 1.4** The purpose of this Heritage Impact Assessment is to assist with the determination of the application, by informing the decision takers on the effects of the proposed demolition and redevelopment on the historic built environment. The heritage assets affected have been observed and assessed following a site visit on 3rd February 2021.
- 1.5** Value judgements on the significance of the heritage assets affected are presented and the effects of the proposals upon that significance are appraised. Specifically, this report assesses the significance of Mayfair Conservation Area, and the nearby listed buildings including Nos. 23, 24, 26 and 28 South Street (all listed grade II)

and 71 South Audley Street (grade II*), where there is potential for an effect by a change to their setting. The report sets out how the proposal complies with the legislation, guidance and policy of the NPPF and local planning policy.



Figure 1: No.19 South Street, Front (Northern) elevation

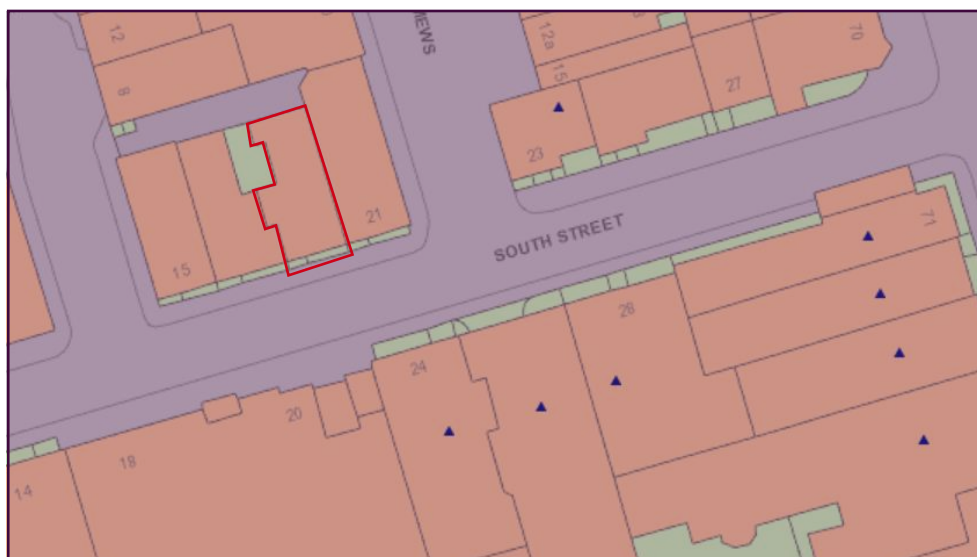


Figure 2: No.19 South Street location (Purple wash indicates Mayfair Conservation Area, blue triangles show listed buildings)

2. Relevant Planning Policy Framework

- 2.1** The decision maker is required by sections 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 to have special regard to the desirability of preserving a listed building and its setting when exercising planning functions. The decision maker must give considerable importance and weight to the desirability of preserving the significance of the listed building, and there is a strong presumption against the grant of permission for development that would harm its heritage significance.¹
- 2.2** There is a broadly similar duty arising from section 72(1) of the Act in respect of planning decisions relating to development within conservation areas.
- 2.3** For the purposes of this statement, preservation equates to an absence of harm.² Harm is defined in paragraph 84 of Historic England's Conservation Principles as change which erodes the significance of a heritage asset.³
- 2.4** The significance of a heritage asset is defined in the National Planning Policy Framework (NPPF) as being made up of four main constituents: architectural interest, historical interest, archaeological interest and artistic interest. The assessments of heritage significance and impact are normally made with primary reference to the four main elements of significance identified in the NPPF.
- 2.5** The setting of a heritage asset can contribute to its significance. Setting is defined in the NPPF as follows:
- The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.*
- 2.6** The NPPF requires the impact on the significance of the designated heritage asset to be considered in terms of either "substantial harm" or "less than substantial

¹ Barnwell Manor Wind Energy Limited v East Northamptonshire District Council and others [2014] EWCA Civ 137. This principle has recently been confirmed, albeit in a lower court, in R (Wyeth-Price) v Guildford Borough Council.

² South Lakeland v SSE [1992] 2 AC 141.

³ Conservation Principles, 2008, paragraph 84.

harm” as described within paragraphs 195 and 196 of that document. National Planning Practice Guidance (NPPG) makes it clear that substantial harm is a high test, and case law describes substantial harm in terms of an effect that would vitiate or drain away much of the significance of a heritage asset.⁴ The Scale of Harm is tabulated at **Appendix 1**.

2.7 Paragraphs 195 and 196 of the NPPF refer to two different balancing exercises in which harm to significance, if any, is to be balanced with public benefit. Paragraph 18a-018-20190723 of the same NPPG makes it clear that it is important to be explicit about the category of harm (that is, whether paragraph 195 or 196 of the NPPF applies, if at all), and the extent of harm, when dealing with decisions affecting designated heritage assets, as follows:

Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.

2.8 Paragraphs 193 and 194 of the NPPF state that great weight should be given to the conservation of a designated heritage asset when considering applications that affect its significance, irrespective of how substantial or otherwise that harm might be.

Local Policy

Westminster City Plan

2.9 Local policy is contained in the Westminster City Plan (2013) and the Saved Policies of the Unitary Development Plan. Of relevance are the following:

2.10 Strategic Objective 2, regarding the aspiration to sensitively upgrade Westminster’s building stock to secure a sustainable and inclusive design.

2.11 Strategic Policy S25 deals with heritage matters specifically and Saved Policies DES 1 (Principles of urban design and conservation), DES 9 (Conservation Areas) and DES 10 (Listed Buildings) are relevant to the application.

⁴ Bedford Borough Council v SSCLG and Nuon UK Limited [2013] EWHC 4344 (Admin).

- 2.12** DES9: Conservation Areas - The City Council seeks to preserve or enhance the character or appearance of Westminster's conservation areas as well as their setting. The policy addresses changes of use permitted development, conservation area audits, alterations, extensions and demolition.
- 2.13** DES10: Listed Buildings - The City Council will endeavour to protect and enhance all listed buildings, their settings and those features of special architectural or historic interest that they possess. Proposals for alterations to a listed building should "preserve, restore or complement its features of special architectural or historic interest". This does not suggest a blanket protection of every part of a listed building. Instead, it relates, specifically, to features of special architectural or historic interest.

Westminster City Plan 2019-2040

- 2.14** A new City Plan 2019-2040 is due to be adopted in 2021. The following emerging policies are of relevance.
- 2.15** Policy 40: Westminster's Heritage - This policy states:
- "A. Westminster's unique historic environment will be valued and celebrated for its contribution to the quality of life and character of the city...*
- B. Development must optimise the positive role of the historic environment...*
[Letters 40 C to 40 I are not relevant to this application].
- I. Development within the settings or affecting views of listed buildings will take opportunities to enhance or better reveal their significance. [Policy 40 J is not relevant to this application.]*
- K. Development will preserve or enhance the character and appearance of conservation areas and protect their settings...*
- L. There is a presumption that buildings that make a positive contribution to a conservation area will be conserved unless it has been demonstrated that relevant tests in national policy have been met. Buildings which make a negative or neutral contribution may be replaced or refurbished where this will result in a high-quality building which will improve their appearance in the context of the conservation area and their environmental performance."*

London Plan 2021

- 2.16** The London Plan provides a city-wide context within which individual boroughs must set their local planning policies. Existing policies of relevance to the historic environment include:
- 2.17** Policy HC1 Heritage conservation and growth of relevance is part C which states development proposals affecting heritage assets and their settings should conserve their significance. Development should avoid harm and look for opportunities to enhance heritage assets by integrating heritage considerations early in the design process.

Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (Historic England, 2017)

- 2.18** The *Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets* (2017), published by Historic England, provides for a thorough understanding of the setting of a heritage asset and the relationship of the setting to curtilage, character and context.
- 2.19** This advice note advocates a stepped approach to assessing the impact of change within setting on the significance of heritage assets. This stepped approach is:
- Step 1: identify which heritage assets and their settings are affected;
 - Step 2: assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s);
 - Step 3: assess the effects of the proposed development, whether beneficial or harmful, on that significance;
 - Step 4: explore the way to maximise enhancement and avoid or minimise harm; and
- 2.20** Guidance under Step 2 of GPA3 notes that the asset's physical surroundings and how the asset is experienced (such as views, noise, tranquillity, sense of enclosure etc.) should be taken into consideration.

- 2.21** Step 3 of GPA3 is also important in making it clear that a proposed development should not be assessed in terms of its impact on setting; instead it should be assessed in terms of the impacts on significance. That is to say, what matters is not the extent of visibility of the development or change to the setting of an asset, but the extent of change to its archaeological, architectural, artistic or historic interest. In some circumstances, this evaluation may need to extend to cumulative and complex impacts which may have as great an effect on heritage assets as large-scale development and which may not only be visual. At the very least the assessment should address the key attributes of the development in terms of its location and siting, form and appearance, additional effects and permanence.
- 2.22** Paragraph 39 of GPA3 notes that options for reducing the harm arising from development may include the relocation of elements of a development or changes to its design. It notes that good design may reduce or remove the harm.

3. Background and Development

Historic Development of Mayfair

- 3.1** WCC have adopted a Mayfair Conservation Area Directory (1998), this sets out the historic development of the area and considers the character and appearance of the conservation area. The historic development of the area is not repeated here, but is summarised below.
- 3.2** Named after a fair held in May in fields within the Shepherds Market area, it was first developed in the 1660s with three large mansions including Burlington House. This was followed by high quality speculative development and by 1780 the area was largely developed, the exception being the grounds of Devonshire House. Due to the establishment of 99-year leases, a large number of houses were redeveloped first in an Italianate style, then in a Queen Anne and Arts and Crafts design and after the First World War, a neo-Georgian style. This pattern of development is visible in the built form of the conservation area.

Cartographic Evidence

- 3.3** Richard Horwood's map of the Cities of London & Westminster & Borough of Southwark published in 1799 is the earliest to show every house within this area (Figure 3). At this time the footprint of the present No.19 South Street occupied part of a probable mews building and rear garden of a house (No. 26) fronting the south side of what was then Chapel (now Aldford) Street.



Figure 3: 1799. Richard Horwood. *PLAN of the Cities of LONDON and WESTMINSTER the Borough of SOUTHWARK, and PARTS adjoining Shewing every HOUSE*

3.4

Successive Ordnance Survey (OS) maps in the period between 1875 and 1914 (not published until 1934) shows the neighbouring Nos. 19 and 17 South Street as apparently a single building with no partition between them (Figures 4-6). The 1952-4 edition shows the current partition (Figure 7).

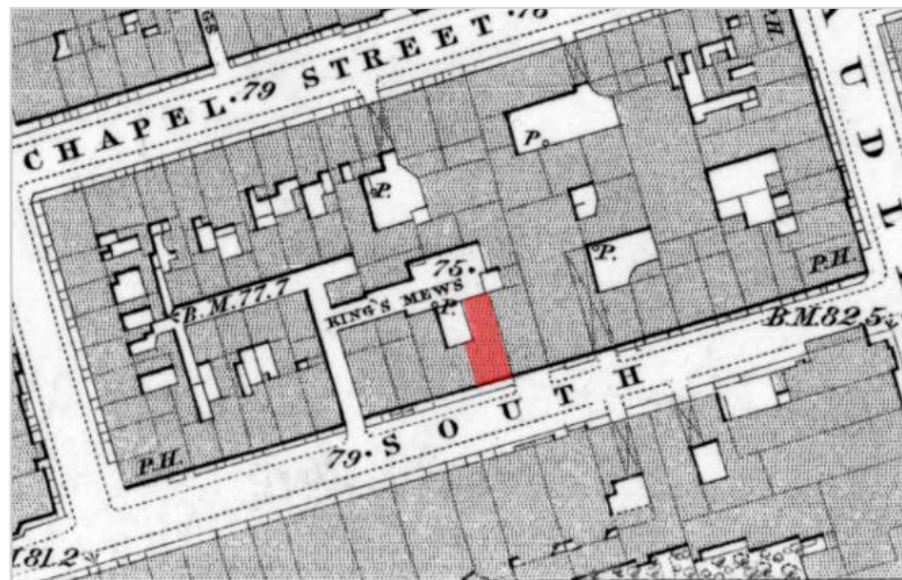


Figure 4: 1875. OS 1st Edition 25-inch map (surveyed in 1870)

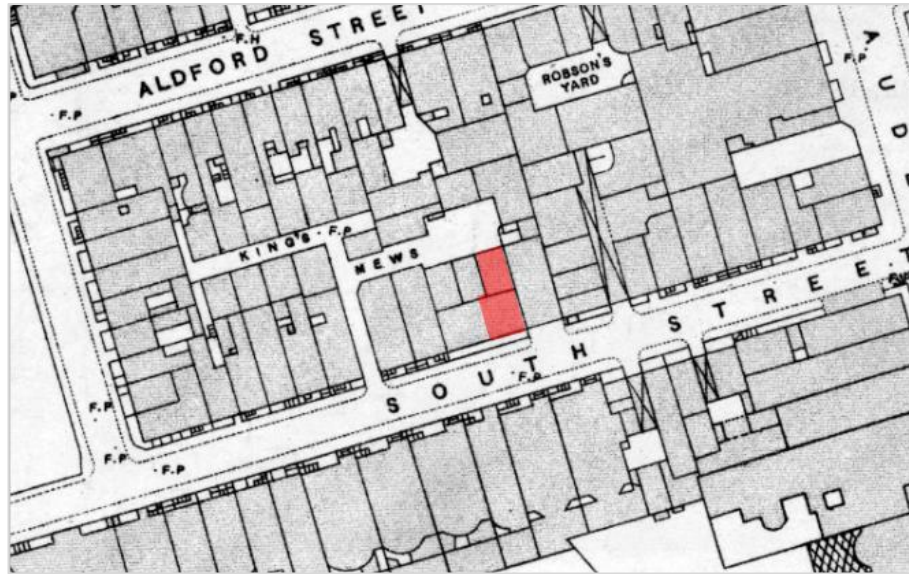


Figure 5: 1895. OS 1:1056 scale map



Figure 6: 1934. OS 25-inch map (revised 1914)



Figure 7: 1952-4. OS 1:2500 scale map

3.5 South Street was renumbered in the period between the 1871 and 1881 censuses.

3.6 Taking the Public House known as the Old Carved Lion, mapped in 1875 at the west end of South Street (north side) (ringed below (figure 8)) as a fixed point, the 1871 census records its address as 30 South Street, the properties being numbered consecutively from east to west. The Post Office London Street Directory for 1882 reveals the new numbering from the opposite direction, starting with the Old Carved Lion (No.1) with odd numbers on the north side of the street and even numbers on the south.



Figure 8: 1875. Ordnance Survey 1st Edition 25-inch map (surveyed in 1870).

3.7

According to the 1871 census, the current Nos. 17 and 19, (Nos. 22½ and 22) were occupied by a coachman and groom respectively, whilst the other properties on the north side of the street, apart from the public houses, were wealthy dwelling houses. Both the 1881 census and 1882 Post Office London Street Directory record No. 19 South Street as 'Grosvenor Riding School'. The census records that the premises were occupied by Thomas Burdett and family, whose occupation is given as 'Foreman of Grosvenor Riding School'², and the Street Directory names Francis Arthur Stubbs as the manager of the school (Figure 9). No 17 was not recorded in either document.

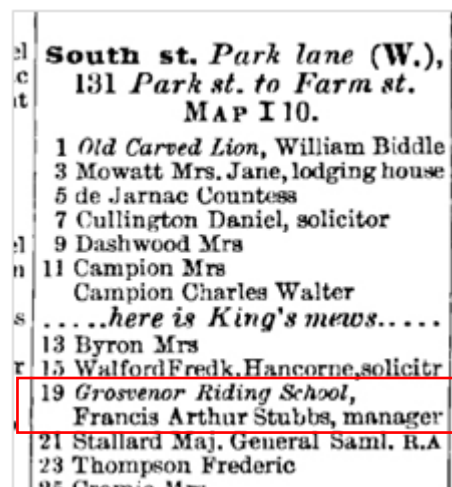


Figure 9: 1882. Post Office London Street Directory.

3.8

The earliest reference of the riding school in South Street is from a newspaper advertisement on 2nd January 1838 (figure 10).

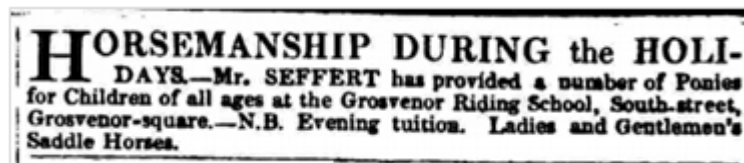


Figure 10: Morning Post 2nd January 1838.

3.9

Numerous newspaper advertisements for the school were placed throughout the 19th century, giving the address originally as No. 22 and then (renumbered) as No. 19.

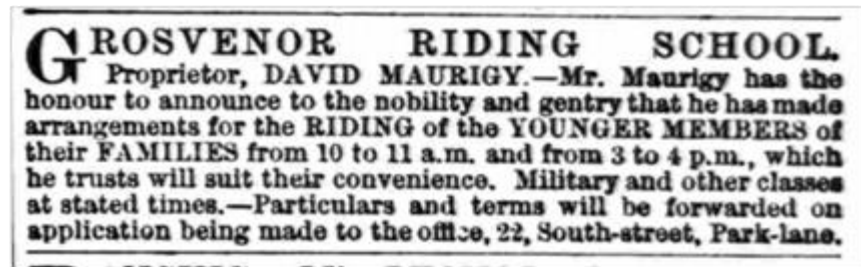


Figure 11: Morning Post 27th March 1872

- 3.10** A criminal court case reported in the newspapers in 1878 refers to the violent attempt by a number of stable hands at the instigation of the owner of the riding school, David Maurigy, to evict a tenant, veterinary surgeon Thomas Norris.
- 3.11** The date of conversion of the riding school accommodation into separate dwellings is uncertain. Regarding the rebuilding of the Grosvenor Estate towards the end of the 19th century, The Builder magazine records that several properties, including Nos. 19-31 'together with the Grosvenor riding-school', were sold by auction at an unspecified date in the period August 1888 - August 1898. The latest 19th century newspaper advertisement naming the school is dated 1897, but refers to the sale of horses. 'The Grosvenor Riding School and Charger Depot' was advertised by the former proprietor of the South Street premises, F.A. Stubbs, at a new location, 27 Farm Street, Berkeley Square from c.1899 - 1908.
- 3.12** Plans held at Westminster City Council (but not seen at the time of writing due to the Covid-19 restrictions) suggest that alterations were undertaken in 1888 and this is likely to be when the properties were converted to accommodation use. Historic maps however suggest No.17 and No.19 were one dwelling until between 1934 and 1952. It is also unclear from the sources identified, how the stables operated. The historic maps do not appear to show the footprint of the building being of a suitable size for a menagerie. It is possible that the buildings were used for stables and that horses were taken to nearby Hyde Park for their exercise, but there is no evidence to support this. There are no records in the online Westminster Archives, London Metropolitan Archives or National Archives catalogues relating to Grosvenor Riding School.
- 3.13** The online Westminster Archives catalogue shows 4 records relating to No. 19 South Street, which all postdate the street renumbering and must relate to

the application site: a plan showing alterations, dated 1888, and drainage applications and plans dated 1913, 1931, and 1977, and the London Metropolitan Archives have 2 photographs taken in 1895 showing Nos. 17-31 South Street, all of which are of considerable interest but cannot be consulted currently owing to the Covid19 restrictions.

- 3.14** There are also ten documents relating to No. 17 South Street, including copies of leases dated 1865, 1866, 1868 and 1872, a watercolour showing the front elevation, dated 1953, painted by Phyllis Dimond as part of the 'Recording Britain' Project (1946-49), together with drainage applications and plans dated 1932, 1955, 1956 and 1972. From the short descriptions given in the online catalogue it is uncertain as to whether these documents refer to the current street numbers, as there is reference to a neighbouring public house, Albermarle Arms, which does not appear to relate to the current Nos. 17-19, and the fact that the censuses of 1861-1891 record consecutive numbers rather than the current 'odds and evens', implying that the street has been renumbered.
- 3.15** While historic maps show that No.17 and No.19 South Street formerly appear to have been one building, the differing materiality and fenestration do not suggest they were intended to be a uniform pair of buildings.
- 3.16** Unfortunately, no late 19th – early 20th century insurance maps, which might have given a clearer indication of the relationship between the buildings (No.17 and No.19 South Street), were produced for this area of Mayfair.

Existing Conditions

- 3.17** No.19 South Street is a mid-late 19th century three storey building. It has been heavily altered both internally and externally. The front elevation is comprised of yellow/brown brick. At ground floor the front door is covered by a small porch with a stone surround and a single large window of four panes. At first floor level a similar surround and glazing fenestration pattern is seen but comprises six partitions and is the width of the building. Two smaller tripartite windows are at second floor level. All windows are casements with a similar stone/ stone effect surround and metal frames. The fenestration is not original, although may date to changes made in the late 19th century (c.1888). No.19 presently has a flat roof.



Figure 12: No.19 South Street

3.18 The rear elevation has also been altered. This elevation is much plainer and comprised of painted brick, modern casement fenestration and evidence of numerous alterations, including bricked in windows, and a lift shaft (figure 13). Additionally, a terrace has been introduced to the flat roof at second storey level.



Figure 13: Rear elevation of No.19 South Street

4. Statement of Significance

Mayfair Conservation Area

- 4.1** The Mayfair Conservation Area was first designated in 1969 and was further extended in 1974, 1979 and 1990.
- 4.2** Architectural interest: The conservation area can be divided into three areas – grids of streets based on and around Grosvenor and Hanover Square, Berkeley Square and the line of the east end of Piccadilly. The junctions between these areas, together with overlaid roads based on the Tyburn and Conduit Mead rivers create an interesting and varied townscape.
- 4.3** Within this townscape is a broad range of high-quality buildings. A large number of 18th, 19th and early 20th century townhouses and their respective mews reflect the history of English domestic architecture. These buildings are interspersed amongst each other, with this mixed development creating the predominant character of the area.
- 4.4** Mayfair Conservation Area's character and appearance varies from street to street with specialised shopping areas including Oxford Street, Bond Street, Shepherds Market and Mount Street. To the east of Bond Street there is a larger more commercial character to the buildings, but to the west (where the application site is located) the domestic scale survives largely intact.
- 4.5** Historic interest: Primarily of illustrative historic interest as an area which demonstrates the development of English domestic architecture. There is also some associative interest with Earl Burlington (1612-1698), Earl Clarendon (1609-1674) and Baron Berkerley (1602-1678) who initially built houses within the area.
- 4.6** Artistic interest: There are no notable public art works or sculpture noted within the conservation area appraisal which contribute to this element of interest.
- 4.7** Archaeological interest: The Tyburn Settlement area of special archaeological priority extends 100m south of Oxford Street from Binney Street to Woodstock

Street. Some additional interest is derived from the surviving built fabric which has origins in the 18th century.

Contribution of No.19 South Street to Mayfair Conservation Area

4.8 **Appendix 3** considers the contribution that No.19 South Street makes to the Mayfair Conservation Area. In summary No.19 South Street makes a neutral, or at most, a slight positive contribution to the character and appearance of the Mayfair Conservation Area. It is primarily the age of the building which contributes to the character and appearance of the conservation area and its similarity in height and style (excluding the fenestration) with No.17 South Street. Research has not so far shown an association between the two buildings. To the rear of the building a number of changes to the windows and the introduction of terrace area and lift shaft have diluted its historic character.

4.9 Its former use as a Riding School is no longer appreciable and is not a characteristic of the area, which, within this part of the conservation area is primarily residential. The proximity to Hyde Park may have provided a convenient location to exercise/teach classes for the riding school but this relationship is more one of convenience than deliberate design of either asset.

Nearby Listed Buildings

4.10 There are a number of listed buildings within close proximity to the application site. Those with the potential for an effect on their significance by a change within their setting are considered below. List descriptions for each building can be found at **Appendix 4.**

- No.71 South Audley Street (grade II*);
- No. 23 South Street (grade II);
- No.24 South Street (grade II);
- No.26 South Street (grade II); and
- No. 28 South Street (grade II).

No.71 South Audley Street (Grade II*)



Figure 14: No. 71 South Audley Street as seen from South Street

- 4.11** Architectural interest: Dating to 1736 by Edward Shepherd (?-1747) The Palladian style of No.71 South Audley Street is of architectural interest. Originally intended to comprise Nos.71-75 South Audley Street, this was never built out, instead the grand character of this building in contrast to those on South Street provides it with a high level of interest in the street scene.
- 4.12** The external decorative detailing which contributes to its significance includes the use of pedimented gables on three sides at attic level, Tuscan piers, Gibbs surrounds, Doric columns and tripartite windows. Additionally, the use of finials, rustication, stucco and entablature create an elaborate appearance from both South Audley Street and South Street which also contributes to its architectural interest. The rear elevation shows some alteration to include a canted bay, but this does not detract from its appearance. Also visible from South Street, and contributing to its architectural interest, is the truncated obelisk chimney with later neo-classical relief panels, intended to disguise the original kitchen flues. Internally the list description (1958) remarks upon the interiors retaining a good number of features including stone staircase, panelling, plasterwork ceilings typical of Edward Shepherd and overmantels to chimney pieces. Where these features survive, they all contribute to its architectural interest.

- 4.13** Historic interest: Dating to the early 18th century the building has illustrative interest of the architectural fashions at this time.
- 4.14** Artistic and Archaeological interest: As a building which includes plasterwork and phases of development from the 18th century it has artistic and archaeological interest in the internal detailing where it survives and evidence of phases of change seen both internally and externally.
- 4.15** Setting: The setting of this building makes only a small contribution to its significance. The surrounding historic built form illustrates the continued urban environment the building has been part of since the 18th century, but changes to the area mean it is not part of a consistent architectural style that would provide additional interest. Its location on the corner of South Audley Street and South Street gives the building a dual aspect where its age and architectural detailing can be appreciated from.

No. 24 South Street (Grade II)



Figure 15: No.24 South Street

- 4.16** Architectural interest: This is primarily derived from the townhouse style of architecture which uses classical features such as a rusticated ground floor and

Greek Revival style doorcase with timber sash windows and painted brickwork. Although internal access was not possible, any surviving architectural and decorative finishes internally will contribute to the significance of the building.

4.17 Historic interest: Associative historic interest is found in the connection with Gandy Deering (1787-1850), who was responsible for the design of this building (and Nos.22, 14 and 18 South Street – since demolished). There is some illustrative historic interest derived from the age of the building which shows building styles in the local area in the early 19th century.

4.18 Setting: The setting of this building makes a limited contribution to its significance. The area is one of numerous historic buildings that demonstrate the continual regeneration of Mayfair since the 17th century. The loss of the other buildings Gandy Deering was responsible for has affected an appreciation of this as one of a terrace of town houses by him.

No.26 South Street



Figure 16: 26 South Street front elevation

4.19 Architectural interest: No.26 South Street dates to c.1833-34 and has architectural and historic interest as a former stable converted to a house by Gandy Deering, who was also responsible for the adjacent building. No.26 South Street was originally two storeys with an additional level added in the early 20th century. The

architectural style; a channelled stucco ground floor, stock brick and slate roof are commonplace details but have a similarity with No.28 which provides it with some group value.

4.20 Historic interest: No.26 South Street has some limited interest in its former use as a stables and conversion to a house.

4.21 Setting: An appreciation of its architectural interest is best experienced from South Street when facing south and looking at the front elevation of the building. Its similarity of detailing and style to No.28 South Street provides the building with some group value in terms of its age and style which represent the architectural language favoured in the early 19th century in this part of Mayfair.

No. 28 South Street

4.22 Architectural interest: No.28 South Street is of architectural interest as an early 20th century building by Detmar Blow (1867-1939). It has a range of influences which contribute to its interest, as seen in the architectural detailing, including a late 17th century English vernacular revival style evidenced by the use of quoins, modillion eaves cornice and prominent dormers. There are Arts and Crafts influences present in the detailing of the front elevation and the use of French inspired ironwork further adds to the amalgamation of styles. Internally, detailing by Fernand Billerey (1878-1951) contributes to its architectural interest.

4.23 Historic interest: There is some associative historic interest with Fernand Billerey and Detmar Blow.

4.24 Setting: The setting of No.28 South Street makes a limited contribution to its significance by allowing an appreciation of its architectural detailing. It forms part of the continual development of the Mayfair area since the 18th century.

No.23 South Street



Figure 17: No.23 South Street

- 4.25** Architectural interest: No.23 South Street is of architectural and historic interest as part of the Balfour Mews Development which dates to the late 19th/ early 20th century. The restrained Queen Anne Style of the building is reflective of the style of E Balfour (1885-1923) and H Turner (1853-1937) within the area, and its lower scale and detailing was intended to give an impression of a mews style building. The dual aspect of the building being located on the corner of Balfour Mews and South Street, contributes to its architectural interest, continuing the architectural language around the return of the building, but using plainer materials such as glazed brown brick to contrast with the more prominent and focal elevation to South Street.
- 4.26** Historic interest: There is some associative historical interest derived from the design of the building and as part of the estate by Balfour and Turner.
- 4.27** Setting: As with the other buildings noted above, the setting of No.23 South Street makes only a minor contribution to its significance being somewhere the architectural detailing can be appreciated and its historic interest as part of Balfour Mews and the continuing development of the Mayfair can be seen.

Contribution of No.19 South Street to the Setting of the Above Identified Listed Buildings

4.28 The application site makes a limited, if any, contribution to the listed buildings by being part of the surrounding historic character of the townscape in which these buildings are located. While there are views possible to the majority of these buildings from the application site, these are incidental and not designed. Views to the front elevations (and the side elevations of No.71 South Audley Street and No.23 South Street) where the significance of these buildings is appreciable do not take in the application site, which is in the periphery.



Figure 18: View west along South Street from South Audley Street demonstrating the incidental nature of the application site (see arrow) to the setting of the surrounding listed buildings.

5. Heritage Impact Assessment

- 5.1** With reference to **Appendix 1**, along with the most important considerations relating to the impact of the proposals on the setting of the designated heritage assets discussed within this Statement (which include, location and siting, form and appearance, effects and permanence⁵ **see Appendix 2**), judgements on the impact of the proposed demolition and redevelopment of No.19 South Street have been set out below.

Impact Assessment

Proposed Development

- 5.2** It is proposed to demolish the existing building and replace it with a new four storey building (with new basement) in a contemporary townhouse style of three bays. It is proposed to use black brick above a Portland stone and stucco ground floor, with metal (bronze) windows to the front elevation. At ground floor it is proposed to use arched openings to reflect similar elements within the street scene. The hierarchy of the fenestration will decrease above first floor to mirror this arrangement on the surrounding built form.
- 5.3** To the rear of the building a matt white brick will be used and a stepped approach taken to the elevation, reflective of the existing situation and the intended contemporary style of the building. This will also provide an improved arrangement to the existing enclosed nature of this space opening it up and providing more light and reflectiveness to the neighbouring buildings. The use of white brick references the existing painted brickwork currently found to the rear of No.19.
- 5.4** Full details of the proposed design and materiality is explained in the accompanying drawings and Design and Access Statement by Totem Studio London.

⁵ Historic England's guidance on setting GPA3



Figure 19: Proposed front elevation

Impact on the Mayfair Conservation Area

Effect of Demolition

5.5 As identified at **Appendix 3** the application site makes a neutral, or at best slightly positive, contribution to the character and appearance of the conservation area. The demolition of the existing building will result in the loss of a mid-late 19th century building that has been altered, internally and externally, especially to the rear. Its demolition will have a slight effect on the character and appearance of the conservation area by the loss of a mid-late 19th century building that is reflective of the historic redevelopment of the area at this time.

5.6 However, recent case law (*Dorothy Bohm & Ors v Secretary of State for Communities and Local Government & Ors* [2017] EWHC 3217 (Admin)) clarifies the position with regards to the correct application of legislation when dealing with positive contributors in conservation areas. The case law states:

"... when considering the impact of the proposal on the CA under s.72 [of the Planning (Listed Buildings and Conservation Areas) Act 1990] it is the impact of the entire proposal which is in issue. In other words the decision maker must not

consider merely the removal of the building which made a positive contribution, but also the impact on the CA of the building which replaced it. She must then make a judgement on the overall impact on the CA of the entire proposal before her.”

- 5.7** As such, the demolition of a building which positively contributes to a conservation area cannot simply be considered unacceptable. Rather, consideration must also be made towards the replacement building (see below) and the application as a whole.

Effect of Proposed New Building

- 5.8** The proposed new building has been designed to respond to surrounding building heights which vary within the immediate vicinity of the site from two and a half storeys to ten storeys. The proposed four storey building is appropriate to the surrounding townscape and is in keeping with the varied roofscape along South Street and within the conservation area itself. Within the conservation area there is a diverse range of building heights which reflect its continued development.
- 5.9** Directly opposite the application site is a ten storey building which has introduced much taller built form to South Street, and within the immediate setting of the adjacent and nearby listed buildings. This demonstrates a characteristic of the conservation area, which is of a diversity to the built form in terms of height, roofscape and style.
- 5.10** Within the conservation area buildings are of a variety of heights and taller buildings are often abutted by lower buildings creating a diversity to the roofscape. No.19 is located within a block of built form with No.15 being four storeys and No.17 and No.19 both currently three storeys. No.21 is also of three storeys, but the steep pitch of the roof gives the impression of a taller building. There is no sense of two taller buildings deliberately located at the end of the terrace, given their very different styles and materials. The increased height of the new No.19 South Street would not be an incongruent addition to this block of buildings due to the consideration given to the articulation of the front elevation which respects the rhythm and heights of fenestration of the buildings within the block. There will be limited visibility to its flank walls in views from either the west or east as a result of the existing built form.

5.11 The principal elevation of the new building will front on to South Street. The stepped massing that is being introduced will relate to the similar relationship of No.23 South Street and the unlisted No.25 South Street on the corner of Balfour Mews.

5.12 There will only be a minor change to views along South Street from the east or the west as a result of the increased height of No.19 South Street. The building heights within the street vary and the taller built form that immediately surrounds No.15- No.21 South Street largely draw attention away from the application site. Along South Street where the application site is seen, it is within the context of varied building heights and styles.

5.13 In views from the west at the junction of South Street and Balfour Mews there will be a change to an appreciation of the building height, this will partially obscure a view of the flank wall of No.15 South Street. This is not of any particular interest and as demonstrated in figure 20 is seen within the context of a varied roofscape.



Figure 20: View facing west along South Street

5.14 To blend with the existing built form, the fenestration of No.19 South Street has been informed by the obvious hierarchy of windows found within the street. This is namely larger windows at ground and first floor level which then diminishes as it progresses up the building. There are a number of arched openings at ground floor

in the surrounding townscape and this has been reflected in the design of the new proposed building. The use of railings at ground floor level and for balconies is seen in the surrounding townscape and is in keeping with the built form in the immediate block.

- 5.15** The materiality of the new building has been given careful consideration to match those found within the conservation area. Black brick is proposed for the front elevation above ground floor level and this is found within the conservation area, as is yellow, red and brown brick. The use of white brick to the rear elevation reflects the existing white painted brick to this elevation but would provide a more contemporary appearance. The use of bronze framed windows reflects the contemporary style of the building and references the existing metal windows on the building.
- 5.16** Architectural interest: There will be no overall effect on the architectural interest of the conservation area by the replacement building at No.19 South Street. This has been given careful consideration to ensure it preserves the character and appearance of the conservation area through the appropriate design and materials which reflect characteristics and detailing from the surrounding area. The use of brick, metal windows, the rhythm and hierarchy of the fenestration and the appropriate scale and massing of the new building will all ensure the architectural interest of the conservation area is preserved.
- 5.17** Historic interest: This will not be affected by the replacement building. It is proposed to provide a new building of a contemporary design that blends with the historic townscape. The conservation area will still be appreciable as an area of London that has been continuously developed since the 18th century.
- 5.18** Archaeological interest: There will be no effect on the built archaeological interest of the conservation area which is reflected in the 18th century fabric of the surviving early buildings of the area. Any effect on the below ground archaeology as a result of the new basement is outside of the scope of this report.
- 5.19** In summary, while there will be a slight level of harm resulting from the demolition of No.19 South Street as a historic building within the conservation area, this should not be considered in isolation. The replacement building which has been carefully designed to provide a contemporary interpretation of the surrounding

historic built form and has incorporated characteristics into the design to reflect this should also be considered in the balance. Design details such as the hierarchy of the fenestration, the use of black brick, arched openings and railings will provide a new building of high-quality design and materials which is capable of preserving the character and appearance of the conservation area. The additional height of the new building is in keeping with the varied building heights found both within the block of buildings (Nos.15-21 South Street) and within the surrounding area where building heights range from two to ten storeys.

Impact on the nearby Listed Buildings

5.20 The listed buildings all share a setting as discussed in Chapter 4. The following assessment should be read in conjunction with the table at **Appendix 2**.

No.71 South Audley Street

5.21 There will be no effect on the significance of this asset by a change to its setting. The application site does not better reveal its significance. An appreciation of its architectural and historic interest is possible from the surrounding public land and is not dependent on its relationship with the application site. There are no key views that will be disrupted by the new building and it will not detract from the prominence of this building. The historic interest of No.71 South Audley Street will be unaffected as it will still be appreciable as an 18th century building within a historic townscape which has a variety of buildings in both style and age. The significance of this building will be preserved following the redevelopment of No.19 South Street.

No.23 South Street

5.22 The significance of No.23 South Street will be preserved by the redevelopment of No.19 South Street. The architectural and historic interest of this building is best appreciated from the junction of South Street and Balfour Mews. Longer views, which comprise the application site are not an area where the buildings significance is better appreciated from. The design, massing and scale of the new building are all appropriate to the surrounding built form. Where there are views where the new No.19 South Street will be seen in the context of No.23 South Street it will not visually compete with this building.

No.24 South Street

- 5.23** The redevelopment of No.19 South Street will preserve the significance of this building. There will be no change to its special architectural or historic interest as a result of the new building at No.19 South Street. No.24 South Street will still be appreciable as a 19th century townhouse with classical detailing. There will be no change to views to the building. While there will be a slight change to views from the building as a result of the new development this will not affect the significance of the asset. The design of No.19 South Street will be entirely in keeping with the surrounding built form and of an appropriate bulk, mass and scale which will not compete with this historic building.

No.26 South Street

- 5.24** There will be no effect on the significance of No.26 South Street as a result of the redevelopment of No.19 South Street. The architectural and historic interest will be entirely unaffected by the new development. Where there will be views from this listed building to the application site, the design of the new building is appropriate for the area and will not compete with the significance of this building

No.28 South Street

- 5.25** No.28 South Street will not be affected by the proposed redevelopment of No.19 South Street. Its architectural and historic interest will not be affected as a result of the new building opposite. The new building at No.19 South Street will not compete architecturally with No.28 South Street. It will not obscure or draw attention from this heritage asset in either long or short views. The design of No.19 is entirely appropriate for the surrounding historic context and will blend with the existing built form to ensure that the significance of this listed building is preserved.

Summary and Policy Compliance

- 5.26** This assessment has considered the proposed demolition and redevelopment of No.19 South Street against the significance of the Mayfair Conservation Area, No.71 South Audley Street (grade II*), No.23, 24, 26 and 28 South Street (grade II). It has identified that the significance of all the heritage assets will be preserved by the

proposed development 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. No harm is identified and paragraphs 195-196 of the NPPF are not engaged. There would be preservation for the purposes of the decision maker's duty under Sections 66 and 72 of the Planning (Listed Building and Conservation Area) Act 1990.

6. Conclusions

- 6.1** This Heritage Impact Assessment has considered the potential effects of the demolition of No.19 South Street and its replacement with a new four storey building on the historic environment. The new building has been designed with careful consideration given to its bulk, mass, scale and detailing to ensure it complements the historic street scene while having a contemporary aesthetic.
- 6.2** A proportionate appraisal of the significance of the identified heritage assets; Mayfair Conservation Area, No.71 South Audley Street (listed grade II*), Nos.23, 24, 26 and 28 South Street (listed grade II), has been provided at Chapter 4 and is followed by an assessment of the effect of the proposals on that significance in Chapter 5. It has concluded that there will be no harm to any of the identified heritage assets.
- 6.3** The proposed works would preserve the significance of all the identified heritage assets and would comply with national and local planning policy. There would be preservation for the purposes of the decision maker's duty under Sections 66 and 72 of the Planning (Listed Building and Conservation Area) Act 1990.

Appendix 1

Scale of Harm (HCUK, 2019)

Scale of Harm	
Total Loss	Total removal of the significance of the designated heritage asset.
Substantial Harm	Serious harm that would drain away or vitiate the significance of the designated heritage asset
Less than Substantial Harm	High level harm that could be serious, but not so serious as to vitiate or drain away the significance of the designated heritage asset.
	Medium level harm, not necessarily serious to the significance of the designated heritage asset, but enough to be described as significant, noticeable, or material.
	Low level harm that does not seriously affect the significance of the designated heritage asset.

HCUK, 2019

Appendix 2

GPA3 Assessment: Historic England's guidance on setting

In assessing the effect of the demolition and redevelopment of No.19 South Street on the significance of designated heritage assets (No.71 South Audley Street, No.23, 24, 26 and 28 South Street), it is relevant to consider how the following factors may or may not take effect, with particular reference to the considerations in Steps 2 and 3 of GPA3. The following analysis seeks to highlight the main relevant considerations.

<i>Relevant Considerations</i>	<i>71 South Audley Street</i>	<i>No.23 South Street</i>	<i>No.24 South Street</i>	<i>No.26 South Street</i>	<i>No.28 South Street</i>
<i>Proximity of the development to the asset</i>	The grade II* listed No.71 South Audley Street is located approximately 60m to the east of the application site on the southern side of South Street.	No.23 South Street is listed grade II and is located approx. 30m immediately east of the application site on the northern side of South Street.	The grade II listed No.24 South Street is approximately 15m to the south of the application site on the southern side of South Street.	No.26 is listed grade II and is approximately 27m to the south-west of the application site on the southern side of South Street.	No.28 is listed grade II and located approximately 41m to the south-west of the application site on the southern side of South Street.
<i>Position of development in relation to key views</i>	The significance of No.71 is best appreciated from immediately surrounding the building, these views are from South Street when facing south and from	Due to the existing built form, the layout of the street and the location, there are no key views from the application site to this	Key views to these two buildings are of their front elevations as visible from South Street. These views allow an appreciation of the architectural detailing of the buildings. The application site is opposite these buildings and is not a key feature of the views to/ from them. While there are views to the front elevations from the		Again, it is primarily the front elevation of this building which contributes to its significance. Views to this are best appreciated from Balfour

<p>South Audley Street when facing west. In these views the front, rear and side of the building can be seen which offer the best views of the building. Key views to this building are when facing away from the application site. Due to the general streetscape which has buildings of 10 storeys, there are limited views across the application site to No.71. Where there are views from the application site to No.71 this is not where an appreciation of the building is best had.</p>	<p>building. The significance of No.23 South Street is best appreciated in views to its front and side elevation which are not visible from the application site.</p>	<p>application site, this is only one area along South Street where these buildings can be seen and there will be no change to this by the redevelopment of the application site.</p>	<p>Mews and South Street. The change to the application site would have no effect on views to this building.</p>
<p>The change to the application site would have no effect on views to any of these buildings. The additional proposed height would not change views to or from the building beyond the existing built form.</p>			

<i>Prominence, dominance and conspicuousness</i>	The change to the application site would have no effect on the prominence, dominance or conspicuousness of any of the identified heritage assets. The additional one storey height of the building is entirely in keeping with the scale of buildings along South Street which vary from 2.5 storeys to 10 storeys. The design and style of the proposed new building is of a contemporary building that is intended to blend with the existing townscape while being legible as a modern building. It will not affect the prominence or dominance of any of these listed buildings.
<i>Competition with or distraction from the asset</i>	There will be no competition or distraction from any of the assets by the change to the application site. As above, the new building has been carefully designed to respond to the surrounding built form in a contemporary style.
<i>Dimensions, scale, massing, proportions</i>	As demonstrated by the plans and Design and Access Statement that accompany this application there will be no effect on any of the heritage assets by the dimension, scale, massing or proportion of the new building. It has been designed to be in keeping with the surrounding built form and is of an appropriate scale and massing.
<i>Materials and design</i>	The materials chosen for the new building have been chosen to reference those found in the surrounding built form. The design of the new building has been informed by features found in the immediate area, including detailing from the listed buildings. However, due to the contemporary approach of the architectural language it will not compete with these buildings.
<i>Change to built surroundings and spaces</i>	The significance of the listed buildings will not be altered as a result of change to the built surrounds. Mayfair has a history of change and redevelopment and is part of the character of the surrounding built form. The redevelopment of No.19 South Street would not affect this.
<i>Change to skyline, silhouette</i>	While there will be a minor change to the skyline as a result of the increased height of the new building, this will not compete with any of the identified heritage assets. Along South Street there is a noticeable undulation to the skyline and this characteristic would remain. Aside from No.23 South Street, all the identified listed buildings are on the southern side of the street and there would be no change or competition with their skyline as a result of the new building. With regards to No.23 this is within a different block and the visual separation between it and the application site would not result in any harmful change to the skyline.
<i>Change to general character</i>	As identified above, Mayfair is an area that has undergone continual change since its initial development, and this is part of its character. The change to one building within the streetscape would not affect the historic character of the area, and where the new development will be appreciable as a modern building it has been carefully designed to ensure that it blends with the existing streetscape.

Appendix 3

Conservation Area Checklist

Guidance issued by Historic England on the identification of important buildings in conservation areas has been available in various forms for many years. It was originally expressed in terms of ten questions and is currently contained in a checklist of twelve questions in Table 1 of Conservation Area Designation, Appraisal and Management, Second Edition, 2019 (Historic England Advice Note 1).

It is generally accepted that the questions are not criteria to be met or otherwise, and that a balanced overall assessment is required with reference to the “checklist”. Historic England’s position, set out in the “Positive Contributors” box after paragraph 49 of the guidance, is that “A positive response to one or more of the following may indicate that a particular element within a conservation area makes a positive contribution, provided that its historic form and value have not been eroded”. It should be noted that modern extensions, changes to fenestration and doors have eroded the original character of No.19 South Street.

The twelve questions in the checklist have been answered in the table on the next page. Although a “yes” has inevitably been recorded against some standard answers (a “no” would be difficult to record to some of the questions in any circumstances) a balanced interpretation of the result would be that there is no reason to suppose that No.19 South Street is worthy of retention as a result of its contribution to the character and appearance of the conservation area.

See the table on the following page.

Appendix 2 contd. – Table (see text on the preceding page)

Question	Answer
<i>Is it the work of a particular architect or designer of regional or local note?</i>	Not that has currently been identified.
<i>Does it have landmark quality?</i>	No. The building is of an unassuming height and design.
<i>Does it reflect a substantial number of other elements in the conservation area in age, style, materials, form or other characteristics?</i>	Yes, it has a similarity in age, materials, and form to other buildings within the conservation area, although it has been altered.
<i>Does it relate to adjacent designated heritage assets in age, materials or in any other historically significant way?</i>	It relates to the listed buildings on the opposite side of the road in terms of materials. It makes a very minor contribution to their setting by being part of the historic built form of Mayfair, as does the other historic built form within the area. Its former use as Grosvenor Riding School has some similarity with No.24 and No.26 which were formerly stables before being converted to housing. There does not appear to be any association between these and No.19 South Street as they were converted while the Grosvenor Riding School was still functioning.
<i>Does it contribute positively to the setting of adjacent designated heritage assets?</i>	As above it makes a slight contribution to their setting by being part of the historic built form.
<i>Does it contribute to the quality of recognisable spaces including exteriors or open spaces within a complex of public buildings?</i>	No.
<i>Is it associated with a designed landscape, e.g. a significant wall, terracing or a garden building?</i>	No.
<i>Does it individually, or as part of a group, illustrate the development of the settlement in which it stands?</i>	Yes, it demonstrates the 19 th century development of the area, although it has been highly altered and is not of any particular architectural merit. It is no longer appreciable as a former stable.
<i>Does it have significant historic associations with features such as the historic road layout, burgage plots, a town park or a landscape feature?</i>	Not in any meaningful way. It is located on a secondary road within the conservation area and its height, design and scale reflect this, although there are numerous examples of larger buildings within its immediate vicinity both historic and modern. Its location near to Hyde Park and its former function as a riding school may have a slight association, but this is more incidental

	in that the park would have provided a practical space for the school to use for classes.
<i>Does it have historic associations with local people or past events?</i>	Not that has currently been identified.
<i>Does it reflect the traditional functional character or former uses in the area?</i>	Yes, it is a residential building in a predominately residential area of the conservation area.
<i>Does its use contribute to the character or appearance of the area?</i>	Its use as a residence contributes to the character or appearance of the conservation area in as much as this is a predominately residential area, but this will continue to be the case if the building is replaced.

Appendix 4

List Descriptions

71 South Audley Street (Grade II*)

"TQ 2880 SW CITY OF WESTMINSTER SOUTH AUDLEY 79/13 STREET, WI 24.2.58 No. 71 G.V. II* End terrace town house. 1736 by Edward Shepherd, the overhanging projection to South Street facade probably not original but added c.1740-50. Painted brick with painted stone as well as probably original stucco dressings, slate roof. Well preserved example of Shepherd's Palladianism and probably intended to read as a "wing" in an unexecuted overall Palladian composition for Nos. 71 to 75 consec. 3 main storeys over basement, attic storey surmounted by pediment gable to front. The latter is of one bay only; return to South Street with slightly advanced pedimented centre and 1st floor built-out, overlapping centre, carried on 4 Tuscan piers and 2 columns in front of doorway. The latter has a rusticated shallow Gibbs surround with projecting alternate voussoirs to arch. South Audley Street front has variants on the Venetian window theme to centre of each floor, that on ground floor with Gibbs rustication to Doric columns, that on 1st floor with Ionic pilasters and a truncated, pedimented version to 2nd floor; attic has eared architrave window with stucco surround swept out to foot. 1st floor sill band and stone modillion-bracket cornice over 2nd floor, pediment gable to attic, all features returned to South Street where the 1st floor projection, 3 windows wide, has shallow centre break with main window flanked by narrow lights; stucco entablature and blocking surmounted by ball finials. Rear elevation has early C.20 through-storey stuccoed canted bay but retains original pediment-gabled attic. Spear head area railings with torch finials and openwork obelisk standards carrying wrought overthrow in front of door. Railings and area extend with garden/patio wall up to No. 28 South Street; on the flank of the latter, providing a backdrop to the view from the house, is a stucco Palladian tripartite composition with pediment gable broken by pedimented centrepiece, with niche, surmounted by truncated obelisk chimney: an original architectural concept to disguise the kitchen flues; later neo classical relief panels to "wings" of this feature and as tondo beneath pediment. Interior of house retains a number of good original features on ground and 1st

floors, stone staircase (late C.18 iron balustrade) in fully panelled hall, 3 good plasterwork ceilings typical of Shepherd, dining room with sunk plaster panels to walls, five pedimented overmantels to chimney pieces, ground floor front room with fine composition of pedimented bookcases flanking chimney piece etc. Survey of London; Vol. XL."

23 South Street (Grade II)

"TQ 2880 SW CITY OF WESTMINSTER SOUTH STREET, WI 79/16 (south side) 18.9.75 No.28 G.V. II Former stables rebuilt as small town house. 1902-03 by Detmar Blow with some internal detailing by his future partner Fernand Billerey. Stone dressed red brick, slate roof. Late C.17 English vernacular revival with quoins, modillion eaves cornice and prominent dormers. 3 storeys, basement and attic. 5 windows wide. Central entrance with stone architrave doorcase with scrolled open pediment. Nearly flush framed glazing bar sash windows with flat gauged rubbed brick arches and keystones. Modillion bracketed eaves. Barrel vaulted sashed dormers. Flanking corniced chimney stacks. Elaborate rather French inspired ironwork ramped between finialed, panelled standards, to area. Fine quality Arts and Crafts workmanship in the detailing of the front. Well executed interiors with spacious timber staircase in the late C.17 manner. Survey of London; Vol. XL."

24 South Street (Grade II)

"TQ 2880 SW CITY OF WESTMINSTER SOUTH STREET, WI 79/19 (south side) 5.2.70 No.24 G.V. II Terraced town house. c.1834 and almost certainly by Gandy Deering, as the design with No. 22 was identical to his Nos. 14 to 18 (all now demolished). Painted brick with channelled stucco ground floor, slate roof. Monumental and austere "first rate" elevation with sparse Greek Revival basement to porch. 3 main lofty storeys with ground floor raised up on. asement, tall attic storey and dormered mansard. Severe prostyle stucco Doric piered porch to left at head of steps, square headed door with fanlight and side lights. Recessed sash windows with glazing bars with plat band carried across heads on ground floor and stucco continued as parapet applied to 1st floor with the coping as sill course to 1st floor windows; these and those above have glazing bar sashes recessed under flat gauged arches. Stone cornice and stucco frieze over 2nd floor and cornice coping to sheer attic storey. Cast iron window

guards to 1st floor. Cast iron area railings with acorn finials. Original lead rainwater head. Rear elevation bowed. Very lofty interiors, two stone staircases with cast iron balustrades; simple Greek mouldings etc. Survey of London; Vol. XL."

26 South Street (Grade II)

"A former stables/coach house. c.1833-34, possibly by Gandy Deering, altered either early C20 or in the late 20s with extra storey. Stock brick, channelled stucco ground floor, slate roof. 3 storeys and dormered mansard. 5 windows wide. Large central semicircular arched doorway with fanlight (former covered way to stables) flanked by 2 large similar windows. Upper floors have recessed glazing bar sashes under flat gauged arches. Later bracketed stone cornice and blocking course. Survey of London; Vol. XL."

28 South Street (Grade II)

"TQ 2880 SW CITY OF WESTMINSTER SOUTH STREET, WI 79/16 (south side) 18.9.75 No.28 G.V. II Former stables rebuilt as small town house. 1902-03 by Detmar Blow with some internal detailing by his future partner Fernand Billerey. Stone dressed red brick, slate roof. Late C.17 English vernacular revival with quoins, modillion eaves cornice and prominent dormers. 3 storeys, basement and attic. 5 windows wide. Central entrance with stone architrave doorcase with scrolled open pediment. Nearly flush framed glazing bar sash windows with flat gauged rubbed brick arches and keystones. Modillion bracketed eaves. Barrel vaulted sashed dormers. Flanking corniced chimney stacks. Elaborate rather French inspired ironwork ramped between finialed, panelled standards, to area. Fine quality Arts and Crafts workmanship in the detailing of the front. Well executed interiors with spacious timber staircase in the late C.17 manner. Survey of London; Vol. XL."

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1875 1st Edition 25-inch scale Ordnance Survey map (surveyed 1870).

1895 Ordnance Survey 1:1056 scale map.

1934 Ordnance Survey 25-inch map (revised 1914).

1952-54 Ordnance Survey 1:2500 scale map.

Westminster Archives online catalogue

19 South Street

Finding No	System ID	Description	Date
C plan: 2423	SDC/1/2/229/2423	Alterations	1880
WDP2/1267/12	WCC:Acc0009/2/62959		1931
WDP2/1267/12	WCC:Acc0009/2/62960	Owner Mortimer Silverman	1977
WDP2/1267/12	WCC:Acc0009/2/62961		1913

17 South Street

Finding No	System ID	Description	Date
0074/058	0074/058	<p>1. Edwyn Sherard Burnaby of 51 Eaton Square, Lieutenant Colonel, and John Robson Hawkins of 7 Kensington Park Villas, Ladbroke Square, gent, and Robert Druitt of 37 Hertford Street, doctor of medicine</p> <p>2. Frances Money Simons of 9 Cadogan Place, widow</p> <p>Duplicate of assignment of lease of a messuage on the north side of South Street, St George, Hanover Square identified as number 17 South Street.</p>	30 Nov 1865
0074/059	0074/059	<p>Frances Money Simons of 17 South Street, widow, and John Robson Hawkins of 7 Kensington Park Villas, gent, and Robert Druitt of 37 Hertford Street, doctor of medicine</p> <p>2. Francis Edward Dowler of Richmond, Surrey, Esq</p> <p>Duplicate of assignment of lease of a messuage on the north side of South Street,</p>	17 Sep 1866

		St George, Hanover Square numbered 17, together with appurtenances except the passage of water and soil from the Albemarle Arms Public House and from any adjoining tenement.	
0074/061	0074/061	1. Francis Edward Dowler of 40 Saville Row, Esq, and John Robson Hawkins of 7 Kensington Park Villas, Ladbroke Square, gent, and William John Felton of 26 Kensington Park Gardens, coachbuilder 2. William Frederick Butt of South Street, Esq Duplicate assignment of lease of a messuage and ground on the north side of South Street, St George, Hanover Square, fronting south on South Street and abutting north in part on a messuage lately in the occupation of John Robson and east in part on the Albemarle Arms Public House, with appurtenances except the free passage and running of water and soil.	8 Oct 1868

0074/062	0074/062	1. John Villiers Stuart, Marquis Townshend, and the Hon Alexander William George Duff, Viscount MacDuff, and John Robson Hawkins of 34 Kensington Park Road, Ladbroke Square, gent, and William John Fulton of 26 Kensington Park Gardens, coach builder Duplicate assignment of lease of a messuage on the north side of South Street, St George Hanover Square now numbered 17 South Street, with appurtenances except reservation to the lessors of free passage of water and soil.	24 Jun 1872
C138 South Street (007)	C138 South Street (007)	Watercolour of the front elevation of 17 South Street, Park Lane, by Phyllis Dimond	1953
WDP2/1267/10	WCC:Acc0009/2/62951		1932
WDP2/1267/10	WCC:Acc0009/2/62952	Owner Ivor Rich	1955
WDP2/1267/10	WCC:Acc0009/2/62953	Owner JB Fisz	1972

WDP2/1267/10	WCC:Acc0009/2/62954	Owner Mrs Pitman	1932
WDP2/1267/10	WCC:Acc0009/2/62955	Owner Ivor Rich	1956

London Metropolitan Archives (Photographs) (not available online)

17-31 South Street, Westminster LB: looking west. 1895. Ref: SC/PHL/01/529-107

17-31 South Street, Westminster LB: looking east. 1895. Ref: SC/PHL/01/529-110

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<https://maps.nls.uk>

<https://historicengland.org.uk/listing/the-list>

www.heritagegateway.org.uk

<http://magic.defra.gov.uk>

www.history.ac.uk/victoria-county-history

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