

27 Connaught Street
London, W2 2AY

Heritage Statement

March 2021

Consultancy for the
Historic Built Environment

KMIHeritage

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1 Introduction

- 1.1 This report has been prepared to support a Planning and a Listed Building Consent Application for proposals affecting 27 Connaught Street, London W2 2AY. The report has been prepared by KMHeritage for the Church Commissioners of England.

Purpose

- 1.2 The purpose of the report is to assess the proposed works against national and local policies relating to the historic built environment.
- 1.3 This report should be read in conjunction with the accompanying drawings prepared by Colman Architects as well as other application materials.

Organisation

- 1.4 This introduction is followed in Section 2, by a description and analysis of the Site and its heritage context. Section 3 sets out the national and local policy and guidance relating to the historic built environment that is relevant to this matter. An outline of the proposed scheme and its effects is provided in Section 4. Section 5 assesses the proposals against that policy and guidance. Section 6 is a summary and conclusion.

Author

- 1.5 The author of this report is Anne Roache MA MSc DipFEcol. Anne is an experienced heritage professional who has worked for leading commercial organizations in the fields of property, planning and law and specialises in the architectural and social history of London.

2 The site and its context

Introduction

- 2.1 No. 27 Connaught Street is a Grade II listed terraced building which was built c.1828. It comprises retail use at ground floor and basement with two floors of residential accommodation above. Connaught Street is part of the Church Commissioners for England's Hyde Park Estate and is located in the south-western area of the Bayswater Conservation Area in the City of Westminster.

Historical development

A brief history of the Hyde Park Estate

- 2.2 The Hyde Park Estate grew out of the extensive land holdings of Bishop of London's Paddington Estate which had been held by the Church of England since the 16th century.
- 2.3 At the end of the 18th century, prompted by a desire to capitalise on the demand for upmarket homes near to Hyde Park and the fashionable west end, the Paddington Estate drew up plans for development of its lands. By 1807 the first house had been built at 1 Connaught Place and others soon followed.
- 2.4 The Estate's surveyor, Samuel Pepys Cockrell, devised an ambitious planned development of boulevards and open squares. By 1842, his successor, George Gutch had completed the plan (fig. 1). By now the Estate vied with Belgravia on the southern side of Hyde Park in attracting well-connected and fashionable residents and had adopted a new name - 'Tyburnia' - to complete its transformation.



Figure 1: Plan of the parish of Paddington in the County of Middlesex, Lucas, George Oakley, 1842

- 2.5 In the early 20th century, as the first of the original leases began to fall in, piecemeal rebuilding began. Along Edgware Road, almost all of the four-storey terraced houses were demolished and replaced by modern blocks of flats with shops beneath. Development was halted by the advent of the Second World War although afterwards, bomb damaged sites opened up opportunities for post-war reconstruction and redevelopment.
- 2.6 In the 1950s, The Church Commissioners, who had, in 1953, succeeded the Ecclesiastical Commissioners, bought out the beneficial lessees' interest in the Paddington Estate. In 1954 the Commissioners dropped the name 'Paddington Estate' renaming the area south-east of Sussex Gardens the 'Hyde Park Estate' and began selling-off the remainder of the erstwhile Paddington Estate properties.¹
- 2.7 In 1957, an ambitious project for the redevelopment of the Hyde Park Estate was drawn up by Anthony Minoprio and this began with demolition in Hyde Park Square. As a result, many early 19th century terraces disappeared, notably in the central area around the polygon. In 1961 demolition of buildings between Sussex Gardens and Norfolk Crescent created the modernist development known as the Water Gardens which was completed in 1966. The former St. George's burial ground bordering Bayswater Road was taken for flats in 1967. Further smaller scale developments followed until a new conservation awareness brought a halt to demolition in the early 1970s.²
- 2.8 In 1972, a new plan was drawn up for the Estate by Leslie Lane, ex-director of the Civic Trust. This promoted renovation rather than rebuilding. As a result, a majority of the original 19th century buildings survive, mainly near the perimeter of the Estate and most notably in Connaught Square, Connaught Street, Stanhope Place, Albion Street, Westbourne Street, Strathearn Place and in the south-eastern corner, around Porchester Place and Kendal Street. Renovated shops in Porchester Place and Connaught Street make Connaught Village a busy retail centre. Thus, despite some losses of original fabric, Cockerell and Gutch's elaborate plan of streets, squares and crescents survives, on the whole, to this day.³

¹ Baker, TFT *et. al.* (1989) Paddington: Tyburnia: A History of the County of Middlesex: Volume 9, Hampstead, Paddington. Originally published by Victoria County History, London.

² *Ibid.*

³ *Ibid.*

Connaught Street

- 2.9 Connaught Street was laid out between 1824-1828 as a 'service' street to the grander Connaught Square (originally Frederick Square) and so the houses here were more modest in comparison. Originally called Berkeley Street, then Upper Berkeley Street West, the new thoroughfare was intended as a continuation of Berkeley Street which lay east of the Edgware Road in the Portman Estate. It was renamed as Connaught Street in 1883.
- 2.10 Connaught Street comprises, on both sides, of uniform terraces of London stock brick buildings most being comprised of a basement, ground floor shop and two residential floors above. Some have an additional attic floor above the unifying parapet line. All originally had a 'butterfly' roof form and No. 27 retains this. Most of the windows have a decorative ironwork balconette at first-floor level. Each house originally had an open front 'area' which served as a lightwell to the basement room, fenced off by wrought iron railings, some with a short flight of steps or 'bridge' leading to the front door. Most of these areas have been covered over in order to create additional basement workspace lit by pavement lights but open examples remain at Nos. 16, 30 and 43-57 Connaught Street (as well as elsewhere on the Estate).
- 2.11 The first edition OS survey published in 1862, clearly shows these front areas as well as the variety of closet wings and rear extensions of various sizes and shapes which left room for no more than a small yard behind each house (fig. 2⁴).



Figure 2: OS map 1862 (extract), No. 27 highlighted

⁴ London XXXIII (includes: City of Westminster; Paddington; St Marylebone). Surveyed: 1862 to 1865. Published: 1869.

- 2.12 By the time of the OS of 1914, most of the houses of Connaught Street, are now retail units and have lost their front 'areas' being paved over in order to let shoppers be closer to their windows to inspect the goods. A cast iron pavement lights let light into the basement workshop areas below.
- 2.13 The OS map of 1952 shows a reconfiguration of the rear parts of No. 27 had been made (fig. 3).⁵

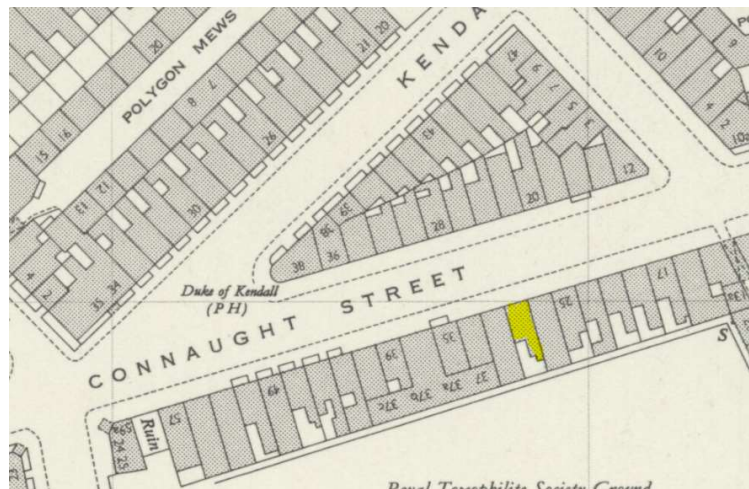


Figure 3: OS map 1952

- 2.14 The photograph at figure 4⁶ illustrates that a modern shop front had been installed to No. 27 during the post-war period.
- 2.15 Currently, the property comprises retail use at ground floor and basement with two floors of residential accommodation above (fig. 5). Above, the box sash timber windows are original to the house and at first floor is a modern wrought ironwork balconette. The building has a modern wooden shopfront with two doors: one giving access to the shop and the other – 27A - to the residence above. On the pavement outside, an area of black and white tiles, similar to other properties on the street, demarcates the original extent of the historical front lightwell.

⁵ TQ2780 - A. Surveyed: 1952. Published: 1954.

⁶ © London Metropolitan Archives Collage ref.: 94194



Figure 4: Shopfront of No. 27, 1974



Figure 5: No. 27 Connaught Street, 2018

- 2.16 Internally the residential parts of the building retain their original plan form to a great extent although few original features remain mainly confined to items such as shutters and flooring and remnant decorative plasterwork.
- 2.17 The ground floor and basement are in retail use and have been much altered over the years. In the basement, the plan form has been opened out to some extent by the removal of internal walls and insertion of concrete stairs to link to the retail unit above. The doors are modern and the walls have been lined with plasterboard. There are no visible features of heritage significance - including floor finishes. The original lightwell has been covered over, first by modern pavement lights and later by solid ceramic tiles. There are two under-pavement vaults.

The heritage context of No. 27 Connaught Street

- 2.18 The heritage context of the site has been established through a search of the Greater London Historic Environment Record (GLHER), the National Heritage List for England and online resources provided the City of Westminster.

Conservation area

- 2.19 No. 27 Connaught Street is located within the Bayswater Conservation Area, in the City of Westminster (Appendix A). The Conservation Area was first designated on 9 November 1967 and extended in 1978, 1990 and 2002. The Bayswater Conservation Area Audit was adopted as Supplementary Planning Guidance in July 2000. The Audit describes the Hyde Park Estate as 'the most important work of Georgian town planning in London' after Nash's Regent Street and Basevi's Belgravia.
- 2.20 The Audit describes the streetscape as being uniform 'despite being composed of several distinct areas developed over the space of about 70 years by different estates and speculators using different architects'. It describes a 'rough division' which can be made between Tyburnia and Bayswater, which is essentially everything to the south east of Sussex Gardens. In Tyburnia, the contrast of scale and style between the mews, grand garden squares and modest terraces and the large 20th century apartment blocks helps give the area its character which somehow feels coherent in its use of materials and influences and tranquil despite its proximity to the busy surrounding highways.

Listed buildings

- 2.21 There are approximately 1800 listed buildings in the Bayswater Conservation Area all of which are listed Grade II (fig. 6⁷).



Figure 6: Listed buildings in and around the Hyde Park Estate

- 2.22 No. 27 Connaught Street is listed Grade II under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest. It is listed as part of a terrace comprising Nos. 7-57 and the listing entry reads:⁸

‘Terrace. Laid out c.1828. S.P. Cockerell for Trustees of Bishop of London. Brown brick, channelled stucco ground floor to Nos. 12, 16, 18 and 30. 3 storeys. Each 2 bays, except No. 12 of 3 bays. Nos. 12, 16 and 18 have a round arched entrance with fanlight with patterned radial glazing. Plain fanlight to No. 30. Otherwise altered C19 and C20 shop fronts. No. 24 has a good shop front with triple arched lights on slender columns. Above, sashes mainly with glazing bars and iron balconies to 1st floor window. 3rd floor sill band to Nos. 12, and 24-28. Basement railings with urn finial to No. 16’.

Registered parks and gardens

- 2.23 Hyde Park, which is listed Grade I in the Register of Historic Parks and Gardens, lies immediately to the south of the Hyde Park Estate.⁹
- 2.24 The Water Gardens Designed Landscape (GII) is situated in the north eastern sector of the Hyde Park Estate.¹⁰

⁷ City of Westminster Conservation Areas:

<https://www.westminster.gov.uk/conservation-areas>

⁸ <https://historicengland.org.uk/listing/the-list/list-entry/1220015>

⁹ Historic England: historicengland.org.uk/listing/the-list/list-entry/1000814

¹⁰ Historic England: historicengland.org.uk/listing/the-list/list-entry/1466630

The significance of No. 27 Connaught Street and its context

Definitions

- 2.25 The listed buildings and registered park and garden in the vicinity of No. 27 Connaught Street, as well as the Bayswater Conservation Area are all ‘designated heritage assets’, as defined by the National Planning Policy Framework (NPPF).
- 2.26 ‘Significance’ is defined in the NPPF as ‘the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting’. The English Heritage ‘Planning for the Historic Environment Practice Guide’ – as ‘the sum of its architectural, historic, artistic or archaeological interest’.
- 2.27 ‘Conservation Principles, Policies and Guidance for the sustainable management of the historic environment’ (English Heritage, April 2008) describes a number of ‘heritage values’ that may be present in a ‘significant place’. These are evidential, historical, aesthetic and communal value.

Historic interest’ or ‘Historical value’, ‘Evidential value’ and ‘Communal value’

- 2.28 No. 27 Connaught Street, the listed and unlisted buildings nearby, the registered park and garden and their relationship to one another and the conservation area collectively illustrate the development of this part of London. Historical value is described as being illustrative or associative. The story of No. 27 Connaught Street illustrates a good deal about how London evolved from the 18th to 20th centuries, about the transformation of the landed estates and about social change and lifestyles in that period.
- 2.29 In terms of Historic England’s ‘Conservation Principles’ the building provides us with ‘evidence about past human activity’ and by means of its fabric, design and appearance communicates information about its past. The building retains its ability to do this not just through its physical fabric, but also through its uses (historic and present) and its relationship with the wider Hyde Park Estate.

‘Architectural interest’, ‘artistic interest’ or ‘aesthetic value’

- 2.30 It is clear that No. 27 Connaught Street has ‘architectural’ and ‘artistic interest’ (NPPF) or ‘aesthetic value’ (‘Conservation Principles’). In respect of design, ‘Conservation Principles’ says

that 'design value... embraces composition (form, proportions, massing, silhouette, views and vistas, circulation) and usually materials or planting, decoration or detailing, and craftsmanship'.

- 2.31 The architectural interest of No. 27 derives specifically from its architectural design and external appearance and this is expressed in its Grade II listing. Stylistically It is an example of a standard late Georgian urban terrace and is reflective of the pattern of development that characterised the newly developed areas surrounding central London from the late 18th to mid-19th century.
- 2.32 Externally, the building retains the features of the original design that contribute to each of these qualities of 'architectural', 'artistic' or 'aesthetic' value or interest however like many buildings of this period, especially in central London, it has been successively adapted and refurbished throughout its life resulting changes to the interior (described above) which serve to lessen, although not completely remove, those elements of significance.

3 The Policy Context

Introduction

- 3.1 This section of the report briefly sets out the range of national and local policy and guidance relevant to the consideration of change in the historic built environment.

The Planning (Listed Buildings and Conservation Areas) Act 1990

- 3.2 The legislation governing listed buildings and conservation areas is the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act'). Section 66(1) of the Act requires decision makers to 'have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses' when determining applications which affect a listed building or its setting. Section 72(1) of the Act requires decision makers with respect to any buildings or other land in a conservation area to pay 'special attention... to the desirability of preserving or enhancing the character or appearance of that area'.

The National Planning Policy Framework

- 3.3 The revised National Planning Policy Framework (NPPF) was published on 19 February 2019 and updated on 19 June 2019¹¹.
- 3.4 Chapter 16: 'Conserving and enhancing the historic environment' deals with Heritage Assets describing them as 'an irreplaceable resource' that 'should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.'¹²

Proposals affecting heritage assets

- 3.5 Paragraph 189 brings the NPPF in line with statute and case law on listed buildings and conservation areas. It says that:

'In determining applications, local planning authorities should require an applicant to describe the significance

¹¹ Ministry of Housing, Communities & Local Government (2019). Revised National Planning Policy Framework. Available at:

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

¹² The policies set out in this chapter relate, as applicable, to the heritage-related consent regimes for which local planning authorities are responsible under the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as to plan-making and decision-making.

of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.'

- 3.6 In terms of the local authority, paragraph 190 requires that they 'identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.'
- 3.7 Further, 'Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision (paragraph 191).
- 3.8 Paragraph 192. In determining applications, local planning authorities should take account of:
- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - c) the desirability of new development making a positive contribution to local character and distinctiveness.

Considering potential impacts

- 3.9 Paragraph 193 advises local planning authorities that 'when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.'
- 3.10 Paragraph 194 continues, 'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.¹³

3.11 In terms of proposed development that will lead to substantial harm to (or total loss of significance of) a designated heritage asset, paragraph 195 states that 'local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use'.

3.12 It continues 'where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use' (paragraph 196).

3.13 In taking into account the effect of an application on the significance of a non-designated heritage asset the local authority should employ a 'a balanced judgement' in regard to the scale of any harm or loss and the significance of the heritage asset (paragraph 197).

3.14 The NPPF introduces the requirement that 'Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the

¹³ Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.

new development will proceed after the loss has occurred (paragraph 198).

- 3.15 Where a heritage asset is to be lost, the developer will be required to 'record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible' (paragraph 199).¹⁴
- 3.16 In terms of enhancing the setting of heritage assets the NPPF states that 'local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably (paragraph 200).

Planning Practice Guidance

- 3.17 Planning Practice Guidance¹⁵ provides streamlined guidance for the National Planning Policy Framework and the planning system. It includes guidance on matters relating to protecting the historic environment in the section entitled 'Conserving and Enhancing the Historic Environment' which gives advice under the following headings:
- Overview: historic environment
 - Plan making: historic environment
 - Decision-taking: historic environment
 - Designated heritage assets
 - Non-designated heritage assets
 - Heritage Consent Processes and
 - Consultation and notification requirements for heritage related applications.

¹⁴ Copies of evidence should be deposited with the relevant historic environment record, and any archives with a local museum or other public depository.

¹⁵ Ministry of Housing, Communities & Local Government (2019). Revised National Planning Policy Framework. Online: www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment.

Historic England's Planning Advice¹⁶

Good Practice Advice

- 3.18 Historic England provide guidance regarding the setting of heritage assets and how to assess the effect of change on that setting. This provides 'information on good practice to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the National Planning Policy Framework (NPPF) and the related guidance given in the national Planning Practice Guide (PPG)'.

Conservation Principles, Policies and Guidance for the sustainable management of the historic environment

- 3.19 This document¹⁷ has been referred to in Section 2 of this report. It describes a number of 'heritage values' that may be present in a 'significant place'. These are evidential, historical, aesthetic and communal value. The conservation area, listed buildings and locally listed buildings have evident special architectural and historic interest. Any proposals for the site must have regard for the preservation of this special interest.

The London Plan

- 3.20 The new London Plan 2021 was adopted in March 2021. It is the overall strategic plan for London, and sets out an integrated economic, environmental, transport and social framework for the development of the city over the next 20-25 years.
- 3.21 Chapter 3 'Design' deals with overarching themes in relation to design in the built environment and provides a range of policies concerning the design of new development in London.
- 3.22 Chapter 7 'Heritage and Culture' defines 'Heritage significance' (para 7.1.7) as:
- 'the archaeological, architectural, artistic or historic interest of a heritage asset. This may can be represented in many ways, in an asset's visual attributes, such as - form, scale, materials, and architectural detail, design and setting, as well as through historic associations between people and a place, and, where relevant, the historic relationships between heritage assets.'

¹⁶ Historic England, *The Planning System*, Online: historicengland.org.uk/advice/planning/planning-system

¹⁷ English Heritage (2008) *Conservation principles, policies and guidance for the sustainable management of the historic environment*.

- 3.23 In terms of development proposals, Policy HC1 'Heritage conservation and growth', says that:
- 'Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.'

City of Westminster Development Plan

- 3.24 Westminster City Council formally adopted its City Plan on 9 November 2016.¹⁸ Local policy is contained in the City Plan and the Saved Policies of the Unitary Development Plan.
- 3.25 Strategic Objective 2 aims to:
- 'sensitively upgrade Westminster's building stock to secure sustainable and inclusive exemplary design which minimises energy and resource consumption and the production of waste, reduces the impacts of local environmental pollution and meets both today's needs and those of the future, including the effects of a changing climate; creating attractive places that function well whilst ensuring that the historic character and integrity of Westminster's built fabric and places is protected and enhanced.'
- 3.26 Strategic Policy S25 deals with heritage matters, and states:
- 'Recognising Westminster's wider historic environment, its extensive heritage assets will be conserved, including its listed buildings, conservation areas, Westminster's World Heritage Site, its historic parks including five Royal Parks, squares, gardens and other open spaces, their settings, and its archaeological heritage. Historic and other important buildings should be upgraded sensitively, to improve their environmental performance and make them easily accessible.'
- 3.27 Strategic Policy S28 says:
- 'Development must incorporate exemplary standards of sustainable and inclusive urban design and architecture. In the correct context, imaginative modern architecture is

¹⁸ Westminster City Plan, Consolidated with all changes since November 2013. Revision November 2016.

encouraged provided that it respects Westminster's heritage and local distinctiveness and enriches its world-class city environment.

Development will:

- reduce energy use and emissions that contribute to climate change during the lifecycle of the development; and
- ensure the reduction, reuse or recycling of resources and materials, including water, waste and aggregates.

This will include providing for an extended life-time of the building itself through excellence in design quality, high quality durable materials, efficient operation, and the provision of high quality floorspace that can adapt to changing circumstances over time.'

- 3.28 A significant number of UDP policies have been saved and remain in force including most of Chapter 10: Urban Design and Conservation. These policies include, but are not limited to: DES 1: Principles of urban design and conservation, DES 3 High buildings, DES 4 Infill development, DES 5 Alterations and extensions, DES 6 Roof level alterations and extensions, DES 9 Conservation areas, DES 10 Listed buildings, DES 11 Scheduled ancient monuments, DES 12 Parks, gardens and squares, DES 14 Strategic views, DES 15 Metropolitan and local views and DES 16 World Heritage Site.¹⁹
- 3.29 Saved UDP Policy DES 9 'Conservation Areas' aims 'to preserve or enhance the character or appearance of conservation areas and their settings'. Amongst its provisions it requires that details to be produced in order that the physical impact of a proposed development may be fully assessed.
- 3.30 Westminster's saved UDP Policy DES 10 'Listed buildings' aims 'to protect and enhance listed buildings, their settings and those features of special architectural or historic interest that they possess'. Amongst its provisions it requires that:
- (A) 'Applications for development involving the extension or alteration of listed buildings will, where relevant, need to include full details of means of access, siting, design and external appearance of the proposed development in order to demonstrate that it would respect the listed building's character and appearance and serve to preserve, restore or complement its features of special architectural or historic interest; and

¹⁹ City of Westminster (2007), Unitary Development Plan, adopted 24 January 2007

(E) Theft or removal of architectural items of interest. In order to reduce the risk of theft or removal of architectural items of interest or value from historic buildings during the course of development, the City Council may require additional security arrangements to be made while buildings are empty or during the course of building works.'

4 The proposed works and their effect

4.1 The application is for planning and Listed Building Consent for works proposed to the basement level only of No. 27 Connaught Street. These works are summarised below and illustrated in the drawings from Colman Architects as well as other material submitted with the application which should be read in conjunction with this section.

Purpose of the proposed works

4.2 The proposed works are required in order to rectify issues of rising damp throughout the basement area and in providing a permanent solution to this issue will safeguard the structural integrity of the building whilst also improving the fabric, utility, and appearance of the listed building.

The proposed works

4.3 ProTen Services, a damp proofing specialist, inspected the property in December 2020. Their report, dated January 2021, identified rising damp within the property as well as water ingress via the redundant pavement light. Full recommendations are contained within the report but in summary works will comprise:

- Room 1, 2 and part room 3: Delta PT damp proof system and chemical DPC injection to be applied to full height of external and structural walls;
- Part room 3, covered lightwell and pavement vaults: Delta MS 500 or similar approved cavity drainage system applied to full height of external and structural walls;
- Repairs to covered pavement light to make waterproof;
- Timber flooring to be inspected and water damaged floorboards repaired as needed (like-for-like);
- Internal walls to be finished with plasterboard dry lining and redecorated.

4.4 The proposed works have been carefully designed to support and respect the heritage significance of the listed building. The works will involve the minimum amount of intervention necessary in order to achieve the optimal result. The damp proofing system will be carefully applied to the basement walls, in the areas indicated in the plans accompanying the application.

The effect of the proposed works on heritage significance

- 4.5 The proposals for remedial works are sympathetic to the building's age and construction. They support and respect the heritage significance of this Grade II listed building and will involve the minimum amount of intervention necessary in order to achieve the optimal result.
- 4.6 The works will not cause loss or damage to original fabric or remaining plan form but will safeguard the building's structural integrity and bring it up to current standards thereby improving its long-term sustainability, utility and appearance.
- 4.7 The cumulative effect of the improvements will be positive and will not affect the architectural or historic interest of the building to a degree that would alter its special interest in any significant way but will certainly preserve that interest
- 4.8 In conserving and enhancing the building, the proposals will have a positive effect on the Bayswater Conservation Area. There will be no effect upon the significance of any other heritage asset.

5 Compliance with policy and guidance

- 5.1 This report has provided a detailed description and analysis of the significance of No. 27 Connaught Street and its heritage context, as required by Paragraph 189 of the National Planning Policy Framework. In addition, the report also describes (in Section 4 'The proposed development and its effect') how the proposed scheme will affect that heritage significance. The effect is positive, and for that reason, the scheme complies with policy and guidance. This section should be read with Section 3.

The Planning (Listed Buildings and Conservation Areas) Act 1990

- 5.2 The conclusion of our assessment, contained in previous sections in this report, is that the proposed scheme for 27 Connaught Street preserves its interest as a listed building, the setting of other nearby listed buildings, the character and appearance of the Bayswater Conservation Area and the setting of the Registered Landscape. The proposed scheme thus complies with S.66(1) and S.72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. It does not lead to 'substantial' harm or any level of 'less than substantial' harm to any heritage assets.

The level of 'harm' caused by the proposed scheme

- 5.3 As outlined in Section 3, the NPPF identifies two levels of potential 'harm' that might be caused to a heritage asset by a development: 'substantial harm...or total loss of significance' or 'less than substantial'. Both levels of harm must be caused to a *designated* heritage asset – in this instance listed buildings, the Bayswater Conservation Area or the registered park or garden.
- 5.4 The proposed works do not lead to 'substantial' harm or any level of 'less than substantial' harm to the designated heritage assets in question. As has been explained earlier, the proposal does very evidently not result in the 'total loss of significance' of any listed building, registered park or garden or conservation area.
- 5.5 The only potential for 'substantial' harm would be if the proposed works at No. 27 Connaught Street caused the loss of a significant component of the special interest of the listed building or other heritage assets. There is nothing about the proposal that would give rise to this level of harm.

The balance of 'harm' versus benefit

- 5.6 The cumulative effect of the improvements will be positive. They are essential in order to preserve the fabric of the building and at the same time enhance its economic and future viability. The works will not affect the listed building's core architectural or historic interest to any degree that would alter its special interest in any significant way but will certainly preserve that interest.
- 5.7 In conserving and enhancing the building, the proposals will have a positive effect on the Bayswater Conservation Area. There will be no effect upon any other heritage asset.

The National Planning Policy Framework

- 5.8 This report has provided a detailed description and analysis of the significance of No. 27 Connaught Street and its heritage context, as required by Paragraphs 189 and 190 of the National Planning Policy Framework.
- 5.9 The proposal satisfies paragraph 192 in sustaining and enhancing the significance of a heritage asset, putting it to a viable use consistent with its conservation and making a positive contribution to the economic vitality of the local community.
- 5.10 The proposed scheme complies with Paragraph 193 and 194 in that it conserves local heritage assets and does not contribute to any substantial harm or loss of significance.
- 5.11 We do not believe that the scheme involves any 'less than substantial harm to the significance of a designated heritage asset' but helps achieve 'optimum viable use' of the asset in question thus satisfying paragraph 196.

London Plan

- 5.12 The proposed scheme is consistent with the London Plan and fully complies with its design (Chapter 3) and heritage (Chapter 7) policies.
- 5.13 The proposed scheme is of the highest architectural quality and responds to Policy D3 'Optimising site capacity through the design-led approach' by positively responding to local distinctiveness and successfully responding to the existing character of the place and in that respects, enhances and utilises the heritage assets and architectural features that contribute towards the local character.

- 5.14 It is also consistent with Policy HC1 Heritage Conservation and Growth in that the applicants have sought to identify, understand and conserve the historic environment and the proposals clearly conserve the significance of nearby heritage assets, and their settings, by being 'sympathetic to their significance and appreciation within their surroundings'

City of Westminster Development Plan

- 5.15 In positively addressing the requirements of the National Planning Policy Framework, the works also meet the policy requirements of the Westminster City Plan relevant to heritage assets.
- 5.16 The proposed scheme for No. 27 Connaught Street will very clearly 'sensitively upgrade Westminster's building stock to secure sustainable and inclusive exemplary design which minimises energy and resource consumption' and achieve the other objectives of Strategic Objective 2. As set out here and elsewhere in the application, the scheme will be an example of how 'historic and other important buildings should be upgraded sensitively, to improve their environmental performance and make them easily accessible', as sought by Strategic Policy S28.
- 5.17 For these reasons, the proposed scheme will satisfy saved UDP Policies DES9 Conservation Areas and DES 10 Listed Buildings. The scheme clearly preserves the character and appearance of the Bayswater Conservation Area (by having no significant effect on those qualities) and has no effect on the setting of the other listed buildings or the nearby registered park or garden. In respect of DES 10, the works will respect No. 27 Connaught Street's 'character and appearance' for the reasons given earlier.

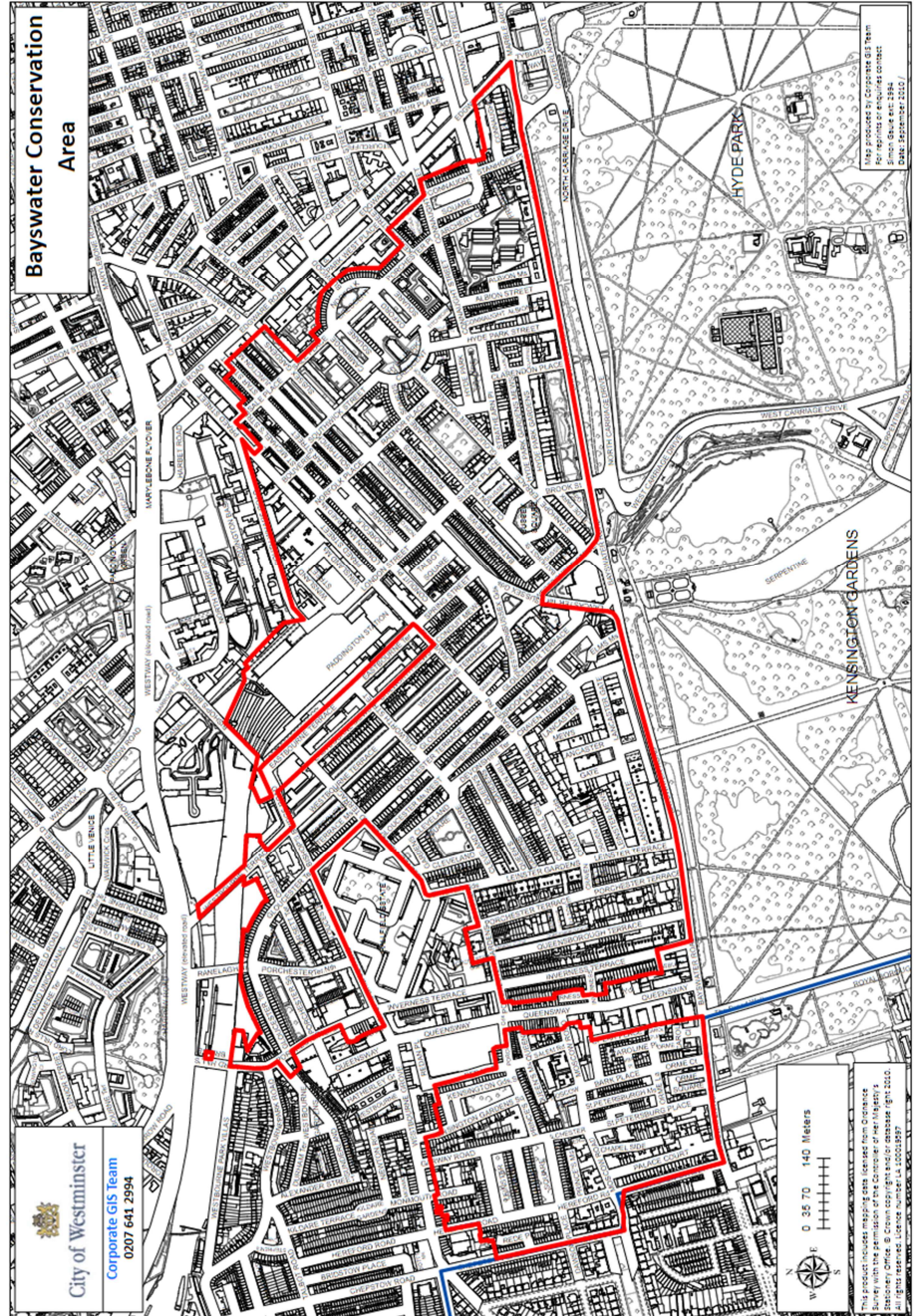
6 Summary and conclusion

- 6.1 The purpose of this Heritage Assessment is to assess the proposals for 27 Connaught Street against national, regional and local policies and guidance relating to the historic built environment and for architectural and urban design.
- 6.2 27 Connaught Street is located in the Church Commissioners for England's Hyde Park Estate in the City of Westminster. It was built c.1828 as part of a speculative development of the Estate lands.
- 6.3 It is listed at Grade II listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest and lies within the Bayswater Conservation Area.
- 6.4 The architectural and historic interest of 27 Connaught Street lies primarily in its group value as part of a terrace intrinsic to the Hyde Park Estate development, one of London's early planned speculative developments, and encompasses its architectural design and external appearance, its shape, massing and urban presence.
- 6.5 Full planning permission and listed building consent is sought for works to the basement only at No. 27 Connaught Street and these works are described in the drawings from Colman Architects as well as other material submitted with the application.
- 6.6 The purpose of the proposed works is to rectify issues caused by rising damp throughout the basement. In providing a permanent solution to the problem the structural integrity of the building will be safeguarded for the future helping it achieve 'optimum viable use', thus satisfying paragraph 196 of the NPPF.
- 6.7 The proposed works are minor in nature and fully respect the spatial and decorative characteristics of the listed building's design and layout, insofar as they are connected to its core architectural and historic interest. The works will not affect the architectural or historic interest of the building to a degree that would alter its special interest in any significant way and will certainly preserve that interest.
- 6.8 Similarly, the setting of other listed buildings, registered parks and gardens and the character and appearance of the

Bayswater Conservation Area will be preserved by the proposed works.

- 6.9 For these reasons, the proposed scheme will comply with the law, and national and local policies and guidance for urban design and the historic built environment.

Appendix A: Bayswater Conservation Area



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