

Planning Department  
City of Westminster  
Westminster City Hall  
64 Victoria Street  
London  
SW1E 6QP

Our ref: 10202

**04 June 2021**

Dear Sir / Madam

**Planning and Listed Building Consent to agree details subject of approvals ref. 13/11414/FULL and 13/10929/LBC at Flat 7, 1 Bryanston Square, London, W1H 2DH**

**Description: External and internal alterations to third floor flat, including installation of staircase to roof, installation of new clear glazing rooflights and alterations to the access to roof space**

We hereby submit the enclosed applications for planning and listed building consent, which are subsequent to two previous approved applications references 13/11414/FULL and 13/10929/LBC. This combined application for planning and listed building consent is seeking to agree the details that should have been the subject of an application to discharge condition 5 which are repeated on both approvals. The previous planning permission and listed building consent has been implemented and completed. Given that details should have been agreed before development commenced, the conditions can no longer be lawfully discharged and these applications are now made to resolve these matters in advance of the sale of the flat.

The wording of Condition 5 of both approvals read:

*You must apply to us for approval of details drawings of the following parts of the development – new stair, all windows, and secondary glazing. You must not start work on these parts of the development until we have approved what you have sent us. You must then carry out the work according to these detailed drawings and specification. Reasons: To protect the special architectural and historic interest of this listed building. This is as set out in S25 and S28 of Westminster’s City Plan: Strategic Policies adopted November 2013 and DES 1 of our Unitary Development Plan that we adopted in January 2007, and paragraph 2.3 and 2.4 of our Supplementary Planning Guidance; Repairs and Alterations to Listed Buildings.*



## Background

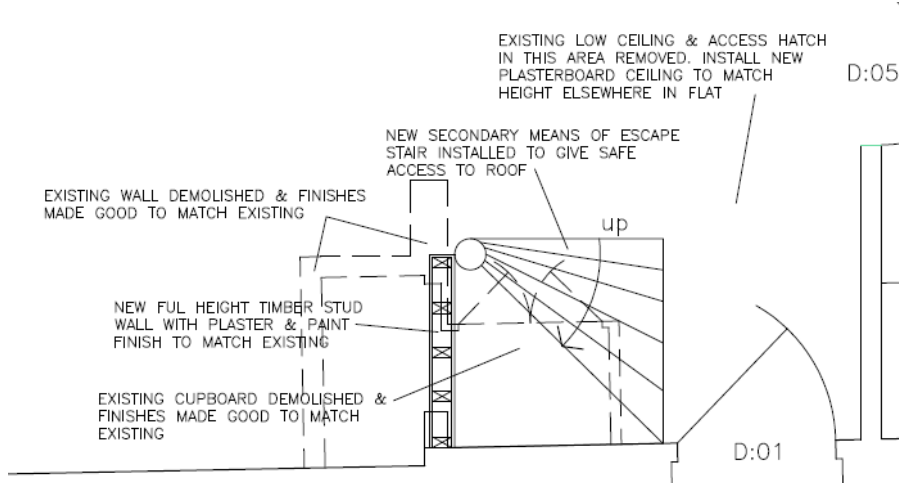
The planning and listed building consent were considered and approved in the context of Policy S25 and S28 of Westminster's City Plan; Strategic Policies and DES 10 including paras 10.130 and 10.146 of the Unitary Development Plan, and paragraph 2.3 and 2.4 of the Repairs and Alterations to Listed Buildings SPD.

Both the City Plan and UDP are no longer relevant to the consideration of applications. The local development plan now comprises the recently adopted Westminster City Plan 2021 and the London Plan 2021. Heritage policies are remained consistent since the applications were approved, and the National Planning Policy Framework was in place originally in 2012 and updated in 2018 and 2019.

The approved plans comprise 1048-01, 1048-02 and 1048-03. A Location Plan, Design and Access Statement and Joinery Details were also submitted with the application but not referred to in the decision notices.

## Details Subject of Condition 5

1. **New staircase detail** – The new staircase to provide safe access to the roof was shown on the approved plan (extract below of approved plan no. 1048-01 Plan as Proposed) as a spiral staircase with the existing hatch and floor removed leading to a new casement style window.



The spiral staircase was installed in 2014 when development commenced and subsequently completed. The spine to the stairs is angled in reality, to support the entire structure and the base has been attached to the floor next to the main wall with the front door to the flat. The approved plan also shows the demolition of a dogged legged wall behind the new staircase and replaced with a new timber stud wall although the latter element has not been implemented.

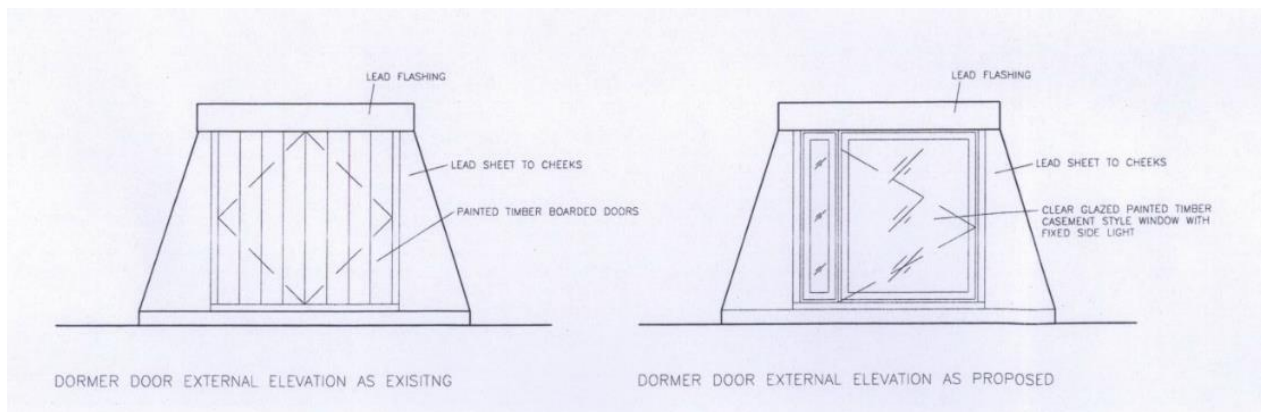
The stairs are secured in two places, one to the floor and second to the wall just below the new casement window. The stairs have a glazed balustrade which only attaches to the stairs, and chrome handrail for safety, one of which is attached to the wall. The new staircase is in



accordance with the approved plans and the physical attachment to the fabric of the listed building has been kept to a minimum, as well as the size and prominence of the detailed design of the staircase.

2. **New window detail** – The following windows were proposed to be replaced as part of the approved plans:

a) Replacement of the previous existing timber board doors to the dormer window with a clear glazed painted timber casement style window with fixed side light as shown on plan ref. 1048-03 Existing and Proposed Dormer Sections (extract below).

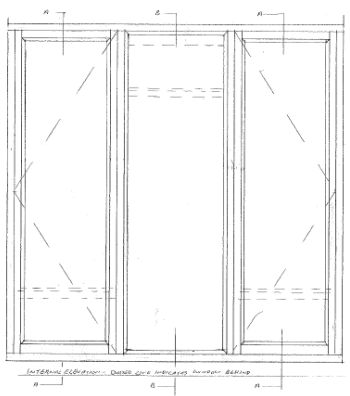


The detail of the new window can be seen in Photo Sheet 2, which reflects the fenestration patten shown on the approved plans. The single glazed window has a painted timber frame. The window has no visibility from the street or any public vantage points. The roof is used for maintenance access only by residents at the site.

b) Replacement of W.04 described as an existing frosted glazed rooflight with clear glazing. The detail of the new window can be seen in Photo Sheet 2, which reflects the fenestration patten shown on the approved plans.

c) Replacement of W.05 exiting rooflight with a new painted timber velux style rooflight? The detail of the new window can be seen in Photo Sheet 2, which reflects the fenestration patten shown on the approved plans.

3. **Secondary glazing** – Secondary glazing was proposed to be added to the window of Bedroom 2 on the rear elevation. It has been installed as per the approved plans (extract below from approved joinery detail plan) with the additional single glazed timber framed secondary window in a simple patten of three panes across the opening, which reflects the fenestration patten of the existing window, see Photo sheet 3. The new glazing sits neatly within the recess of the existing window, and which still allows for a recess from the edge of the secondary glazing and the elevation of the internal wall, to enable the opening to be appreciated.



## Heritage Statement

The site is within the Portman Estate Conservation Area. The building is Grade II listed as part of a group including 1A and 1-21 Bryanston Square, 1 and 1A, Montagu Mews West, and 16 and 18 Montagu Place. The block includes buildings fronting Bryanston Square as well as the Mews buildings to the rear. The listing includes the entire terrace along the eastern side fronting the Square and the application site forms one flat within the end of terrace building to the south. The buildings were listed ref. 1066352 in 1954, amended in 1970 with the following description:

*Terrace forming east side of square. 1811 by Joseph Parkinson for the Portman Estate; Nos. 10 to 12 and 19 to 21 rebuilt in facsimile. Brown brick with banded stucco rustication to ground floor, the end and centre houses entirely stuccoed; slate roofs. Symmetrical terrace design, the centre and end houses larger and dressed with Ionic order and pedimented attics. 4 storeys and basements (some heightened to 5 storeys). The centre and end houses each 5 windows wide; the intervening houses each 3 windows wide. Entrances to left hand, except for centre and end houses, panelled doors with sidelights and semicircular fanlights; No. 14 with inset Greek Doric columns and No. 15 with pilastered jambs. Recessed sashes, a few retaining glazing bars, under flat gauged arches to upper floors of 3-bay fronts (No. 7 has ground floor windows replaced by single canted bay). The end and centre stuccoed houses have 1st and 2nd floors articulated by Ionic order with flanking pilasters and engaged columns to centre carrying entablature; the attic storey with pilaster strips, cornice and blocking course and pediment over central 3 bays. Intervening houses have continuous, cast iron, 1st floor balconies and crowning stucco cornices and blocking courses. Cast iron area railings with urn finials. No. 1A has its front to George Street; stuccoed; 3 storeys, 5-bays wide; central wood doorcase with Doric columns, triglyphs, mutule cornice, open pediment and panelled soffit; stucco plat bands to 1st and 2nd floors, cornice and blocking course. The adjoining No. 1A Montagu Mews West has a 3 storey front with segmental arched recess containing garage door and tripartite 1st floor window; 2 recessed sashes to 2nd floor; parapet with coping. Plain mews building beyond. No. 1 has G.L.C. plaque recording residence of Mustapha Reschid Pasha in 1839.*

In principle, the development has been previously approved and is accepted in terms of its impact on heritage assets, namely the Grade II listed building. No changes have been made to the approved plans which have little impact on the external appearance of the flat or building.

Officers comments previously stated:



*'The building was heavily altered when converted into flat in the latter half of the twentieth century. Internally the proposed alterations do not harm anything of special interest and are acceptable in design terms. The installation of a replacement rooflight is considered acceptable on the basis it is single glazed and flush with the roof.'*

These details submitted with this application were subject of condition which can no longer be discharged, but fundamentally do not affect the principle of development previously approved in accordance with up to date policy on heritage assets and the NPPF 2019. The current assessment of this application relates to whether the details are sufficient to continue to protect the significance and historic importance of the building. The NPPF states to *'identify and assess the particular significance of any heritage asset that may be affected by a proposals (including by development affecting the setting of heritage asset)...*

In accordance with the details set out above and included in the photo sheets of the new staircase, window and secondary glazing, the detail has been sensitively selected and implemented on site in a manner that limits interference with historic fabric and enables the ongoing use of the building with timber framed and single glazed windows and secondary glazing. The details do not impact on the significance of the listed building, which is acknowledged to have been previously altered substantially in the past and relating to development that was previously approved in 2014. The details do not affect the setting of the listed building or the Conservation Area, where the dormer window is on the roof of the building and the secondary glazing is internal to a rear facing window.

## **Conclusion**

This application for planning and listed building consent relates to an update on the previously approved applications ref. 13/11414/FULL and 13/10929/LBC for internal and external alterations to Flat 7 on the third floor. Unfortunately Condition 5 of both approvals was not discharged at the correct time and now cannot be discharged due to the wording of the condition. This application seeks to regularise the details that have been implemented on site only and does not relate to the principal of development which is previously approved.

The details described in this covering letter and set out in the enclosed photo sheets sufficiently address the requirements of condition 5 regarding the new staircase, window and secondary glazing in accordance with the approved plans. The details are also in accordance with planning policy on protecting heritage assets and their settings.

Should you have any queries regarding the above please do not hesitate to contact the writer. We look forward to hearing from you and receiving your support for this straightforward application.

Yours sincerely

**BELL CORNWELL LLP**



*Sarah Kasparian*

**SARAH KASPARIAN**

**Principal Planner**

DD: 020 3960 1531

[skasparian@bell-cornwell.co.uk](mailto:skasparian@bell-cornwell.co.uk)