



Flat 3, 58 Petty France, SW1H 9EU

Historic Impact Assessment
10th June 2021

1 / Introduction

This Heritage Statement has been prepared by MacLean Architecture and Design on behalf of Mikael Shirazi. It is submitted alongside a planning application which relates to revised alterations and extensions to Flat 3, 58 Petty France . The City of Westminster (LPA hereafter) are the determining authority.

58 Petty France is a Grade II-Listed Building located within the Victoria Street Archaeological Priority Area in the City of Westminster. The property is three-storey townhouse with a pitched mansard roof containing three one bedroom flats, including one self-contained one bedroom flat in the mansard roof, to which this application pertains.

In accordance with the requirements of Paragraph 189 of the National Planning Policy Framework (2019) this statement describes the significance of the listed building as a designated heritage asset.



58 PETTY FRANCE - PHOTOGRAPH BY APPLICANT 2021



FIGURE 2: SITE LOCATION PLAN SHOWN THE LISTED BUILDING OUTLINED IN RED

2 / The Proposal and Relevant Background

The planning application seeks approval for the Replacement of three single-glazed casement windows to front of mansard with new single-glazed casements to match.

In March 2018 an application for the Replacement of three single-glazed casement windows to front of mansard with new double glazed casements was Refused by the LPA. Reasons for refusal were as follows:

Because of the design of the replacement windows the proposed works would harm the special interest of this grade II listed building and the appearance of this part of the city. This would not meet policies in Chapter 12 of the NPPF, S25 and S28 of Westminster's City Plan (November 2016) and DES 1, DES 5 and DES 10 (A) and paras 10.129 to 10.146 of our Unitary Development Plan that we adopted in January 2007.

Your proposal is also considered to be contrary to the guidance provided within our supplementary planning guidance: 'Repairs and Alterations to Listed Buildings', notably paragraph 6.13; and also contrary to Historic England's guidance in 'Energy Efficiency and Historic Buildings' (2011) and 'Traditional Windows: Their Care, Repair and Upgrading' (2014 and republished 2017). (X17BC)

The Officer's Delegated Report describes in more detail the reasons why the double-glazed replacement units would not be acceptable:

Historic England's 'Energy Efficiency and Historic Buildings' (2011) states that an appropriate balance needs to be achieved between building conservation and measures to improve energy efficiency. On page 49, the document discusses double-

glazed units: 'New 'facsimile' double-glazed windows have been developed with sealed units and low emissivity glass. In most cases these fail to provide an adequate visual match to the original patterns owing to the thickness of the glazing-bar required to accommodate the glazing cavity. It is impossible to replicate most original glazing bars in double glazing even with the thinnest systems. The aim should be to improve thermal performance by investigating the following options: draught-proofing...secondary glazing...shutters.' In addition to this, where modern glass (float glass) is already inserted into the existing windows, there is the option of replacing this with a laminated glazing product with thermal and/or acoustic properties

Policy DES 5 of the council's UDP indicates that permission will generally be granted for alterations where the design reflects the style and details of the existing building; and in paragraph 10.56 of the policy application to DES 5 it is stated "Replacement windows should beexact copies of the originals..."

Paragraph 10.133 of Policy DES 10 of the council's UDP indicates that applications for development affecting listed buildings should ensure that the alterations are entirely in accordance with the period, style and detailing of the original building.

Paragraph 6.13 of the council's supplementary planning guidance 'Repairs and Alterations to Listed Buildings' indicates that original and historic windows should be retained, or where beyond repair, replaced with purpose-made copies. Double glazed units are not considered copies or in kind replacements due to the thicker glazing bars required.

As a result, a revised scheme is now presented to the Council to respond to previous concerns and address the requirement for window replacement due to the existing windows being beyond repair or refurbishment. The main changes from the earlier submission include:

- Replacement of three single-glazed casement windows to front of mansard with single-glazed facsimiles
- Documentary evidence demonstrating the existing windows are beyond repair or refurbishment (APPENDIX A)
- Detailed manufacturer's drawings for the proposed replacement windows

Overall, the proposals are based on a thorough understanding of the historic development, character and significance of the building and seek to enhance the functionality of the grade II listed building as a dwelling, while respecting the unique heritage values of the site.

The purpose of this Heritage Statement is to assist with the determination of the applications by informing the decision takers on the effects of the proposed development on the historic built environment. Specifically, this report assesses the significance of the identified heritage assets and the effect of the proposed development on that significance. Particular regard is given to the provisions of the Planning (Listed Building and Conservation Areas) Act, 1990. The report also sets out how the proposal complies with the guidance and policy of the National Planning Policy Framework (NPPF) 2019 and local planning policy. Value judgements on the significance

of the heritage assets affected are presented and the effects of the proposals upon that significance are appraised.

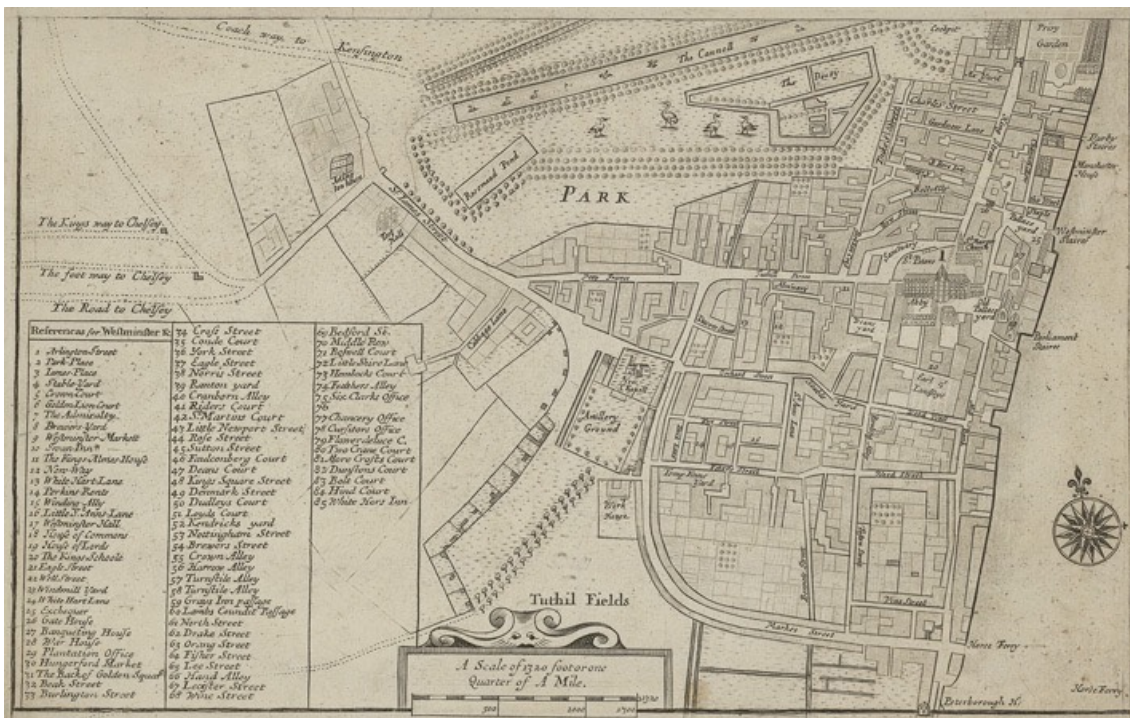
3 / Relevant Planning Policies

- Sections 16(2), 66(1) and 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990
- paragraphs 84, 193, 194, 195 and 196 of the National Planning Policy Framework (NPPF)
- S28 of Westminster's City Plan (November 2016)
- DES 1, DES 5 and DES 10 (A) and paras 10.129 to 10.146 of Westminster's Unitary Development Plan (2017)
- Paragraph 6.13 of the council's supplementary planning guidance 'Repairs and Alterations to Listed Buildings'

4 / History and Development

PETTY FRANCE

Petty France is a short street linking Buckingham Gate with Broadway and Queen Anne's Gate, with Cartographic evidence demonstrating that the site was occupied from at least the late 17th century and Petty France may have been developed in the late 15th century¹, obtaining its name "from the number of French refugees who settled here on the revocation of the Edict of Nantes by Louis XIV. (Jesse's London, vol. i, p. 185.)²



LEA & MORDEN'S MAP OF 1690 SHOWING PETTY FRANCE

¹ Greater London Archaeology Advisory Service, Historic England; Pre-Construct Archaeology 2009

² Russan, Lilian; Russan, Ashmore (1923). Historic streets of London : an alphabetical handbook. London: Simpkin, Marshall, Hamilton, Kent. p. 230

In the second half of the 18th century "the name was changed to York Street from [Edward], Duke of York, son of George II., who had made a temporary residence amongst them". It retained this name until around 1925, when its previous name was restored.³ This was the first street in London paved for foot-passengers.¹



ORDNANCE SURVEY 1893-1894

"York Street, the thoroughfare running westward in continuation of the Broadway, was formerly known by the name of "Petty France." There were two districts in this locality with foreign names, says Widmore—"Petty Calais," where the woolstaplers principally resided; and "Petty France," where lived the French merchants, who came over to trade at the Staple. An Act of an interchange between the King and the Abbot of Westminster, in the reign of Henry VIII., mentions "a certain great messuage or tenement commonly called 'Pety Caley,' and all messuages, houses, barns, stables, dove-houses, orchards, gardens, pools, fisheries, waters, ditches, lands, meadows, and pastures." The street received its present name, by a vote of the inhabitants, from Frederick, Duke of York, son of George II., who for some time had a residence among them."⁴

³ https://en.wikipedia.org/wiki/Petty_France,_London

⁴ Walford, Edward (1878). "*Westminster: Tothill Fields and neighbourhood*". *Old and New London*. 4. London: Cassell, Petter & Galpin. pp. 14–26.

58 PETTY FRANCE

58 Petty France was constructed in the early 18th Century, with a U-shaped stable block added to the rear between 1873 and 1894⁵.

An historic photograph from 1935 shows no.58 Petty France with the upper floors largely similar to the building's current state, with a Dentistry shopfront at Ground Floor level. It is clear from this photograph that the glazing to the shopfront window has been changed. The dormer windows to the third floor also appear to have a longer roof overhang, which would suggest there has been alteration since that time. These alterations may have reduced the level of protection from rain that the timber windows once enjoyed.



LONDON PICTURE ARCHIVE 138473 - 1935

⁵ Bradley and Pevsner, *The Buildings of England London 6: Westminster*, p. 694

A later historic photograph, taken in 1958, indicates a change to the shopfront windows, and occupancy by a Sponge Importer and Exporter. The warehouse goods entrance is shown to the East of the storefront, and at that time, access to the rear stables was closed off.

It is also apparent from this photograph, that the roof tiles have since been replaced or refurbished, as the leadwork valleys are visible (currently they are covered by roof tile).



LONDON PICTURE ARCHIVE 138383 - 1958
MacLean Architecture + Design Ltd



FLAT 3, 58 PETTY FRANCE WINDOWS 2021- PHOTOGRAPH BY APPLICANT 2021

HISTORIC ENGLAND REGISTRY DETAILS

58 and 58A, Petty France iGrade II Listed, Entry No. 1265818, Listed 9th January 1973

“TQ 2580 NW City of Westminster PETTY FRANCE, SW1 99/9 (south side) No.58 and No 58A 9-1-73 - II Terraced house. Earlier C18, altered. Stuccoed brick, mansard with tiled upper and slated lower pitch. 3 storeys: 3 windows wide. Ground floor altered with carriageway to left and probably later C19 shop window to right. Above, segmental headed windows, architraves, flush framed sashes, glazing bars. Band between first and second storeys. Parapet. Casements to dormers. At rear late C19 mews arranged round three sides of former open yard (now roofed and enclosed). Accommodation for carriages at ground floor; stables and tack room at 1st floor approached by ramp (converted for use as concrete staircase 1946). Living accommodation for grooms etc. at 2nd floor level. Painted brick. Steel truss roof, partly glazed. Recessed sash windows. Cobbled stable floors. Balcony access to 1st and 2nd floor accommodation. Re-used (?) staircase with turned balusters and column newels. Stables with Dutch doors”

The City of Westminster's planning application shows at least twelve approved planning applications for alterations to the building in recent years. Thorough Historic Building Reports have been included in these applications, detailing the building's history.

5 / The Proposal's Impact on the Heritage Asset

58 Petty France is in relatively good repair, however, the dormer windows to the front facade are beyond repair. The owner of the property had them restored as best as possible in 2013, however, the craftsmen who repaired them at the time noted that any restoration could only be temporary given the extent of the damage, and this repair would likely only last 3-5 years before the windows would ultimately need to be replaced.



Replacement of these windows will be exact, single-glazed copies, therefore retaining the character of the Listed Building.



6/ Conclusion

The proposed scheme of works is based on an understanding of the character of the listed building and conservation area, their historic development and significance. The works have been informed by this alongside on-site assessment of surviving historic fabric and previous planning applications. The proposals have been designed to support the existing residential use of the building while enhancing the building's functionality as a dwelling in the 21st century. The proposed alterations will leave the vast majority of the fabric of the listed building, and the vast majority of its floor plan, completely untouched.

As identified above, the proposed works would preserve the significance of the identified heritage assets, namely the grade II listed 58 and 58A Petty France. While the proposed works will result in a physical change to the building, they have been designed based upon long established patterns of development within the building itself and are considered to have a negligible effect on the assets' significance.

In conclusion, the proposals are considered to comply with Council policies and those of Heritage England.