

Retrospective Application for Listed Building Consent for Alterations,  
Planning Permission Application  
For refurbishment works carried out to Basement  
at  
15 Montpelier Square  
London SW7 1JU



## INTRODUCTION

The Planning Application is for Retrospective Planning Application for Listed Building Consent for alterations carried out to the basement of 15 Montpelier Square, London SW7 1JU.

Following a recent upgrade of the boiler system located in the basement, it was noted by the planning officer during an inspection that more work had been carried out as agreed from a previous Planning permission and listed building application that was last granted for the building in 1997 (97/04857/FULL and 97/04858/LBC). The application related to sash windows alteration and internal works to the upper floors. Building Regulation records did indicate works being carried out to the basement, but not to extent observed.

Some limited repairs and refurbishment undertaken in late 2010 and early 2011 as the property had been in some disrepair by the previous owners, unaware by the current owners. The contractor who carried out the work, the company went under liquidation, therefore, there are no records of the works carried out.

Also, there is no evidence of the house being used as separate dwellings. The basement is fully accessible from the upper floors without any doors separating the ground and basement.

The following assessment can only highlight visible works that has been carried out without determining whether the works were carried out in 1997 or 2010/11.

## VISUAL INSPECTION

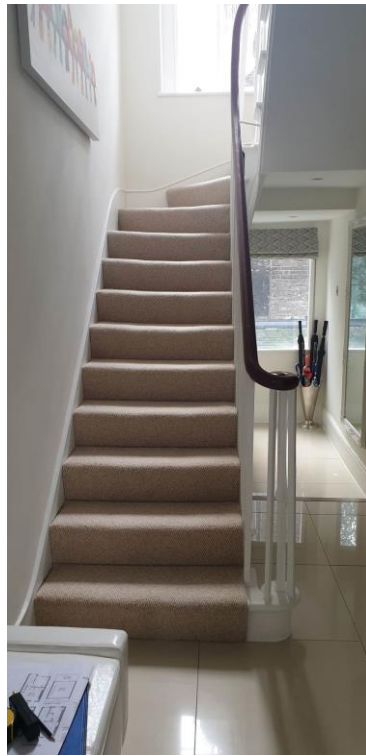
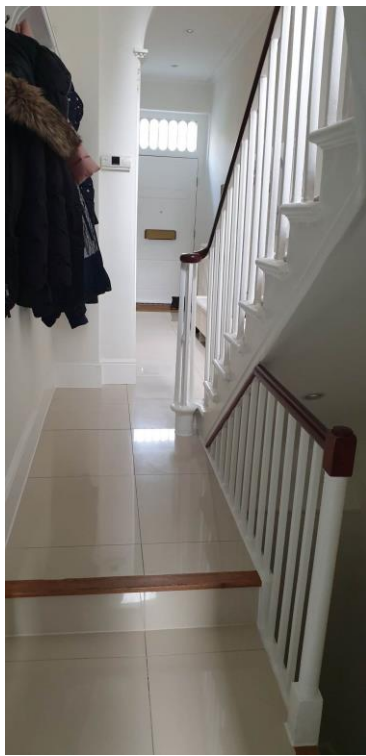
Being a basement, it can only be imaginable what the condition of the basement was like and can only assume the standard was extremely low or completely rundown. In the dwellings original form, basements were normally closed off (a door at the top of the stairs) from ground floor level and probably only used by staff (Victorian maids or servants) for cooking, storage and possibly as their own private quarters. The basement is accessed from a separate entrance directly from the street via iron steps leading to the basement.

Therefore, the standard of accommodation would not have had the same expectancy of the upper floors.

The basement could have been unused for decades or used just for storage, inevitably would have been damp and completely inhabitable prior, therefore resulting in an upgrade in 1997, followed by a complete refurbishment.

The doors and surrounding architrave could have been completely rotten and unable to be treated or restored. Prior to any work being carried out, all walls would have had been treated for damp by using a sealant or waterproofing membrane.

It is highly unlikely the skirting, doors and surround architrave would have the matched the standards of the upper floors. Also, the doors to the upper floors would have been replaced/upgraded to meet building regulation standards, especially if purchased as an investment for renting.



**Hallway Entrance (skirting and architrave)**



**Standard of Architrave to Main Rooms**

Leading to the basement, the skirting matches the main staircase skirting to the same high standard.



### **Staircase Leading to Basement**

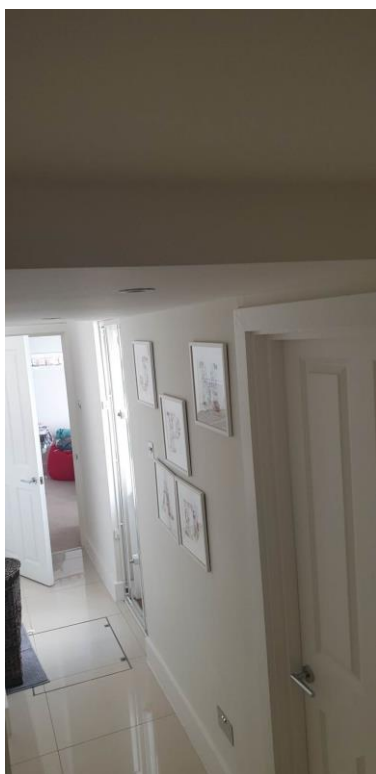
Without any records on the type of work carried out, there is a possibility of all the original features remained. The plasterboard would be fixed to a new stud or battened boarded wall and plaster (as shown below), leaving the original features completely untouched.



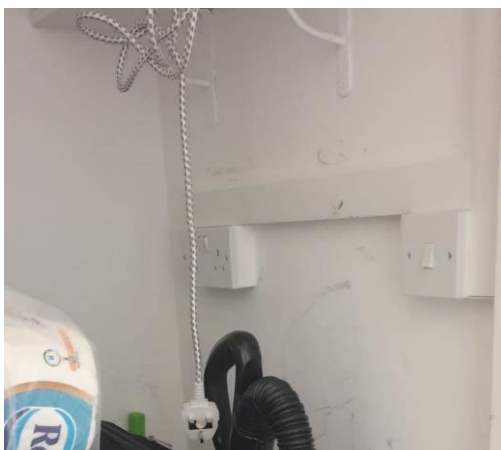
### **Evidence of New Stud Walls to Boundary Walls**

The basement has been refurbished to a high standard. A lowered ceiling would indicate the original ceiling detail and features would have remained untouched. Further evidence is indicated by the thickness of the door frames. The distance from the back door frame to the line of the wall is far greater than under normal circumstances. This possibly shows a new stud or battened wall and plastered without affecting the existing wall. A new false wall would also allow the first fix to lay cables and pipes without chasing into the existing wall. Noting the second fix is flush with the wall providing a tidier finish.

4 panel (fire) doors, architrave, skirting, and tiled floor are to the same high level throughout, matching the standard of the remaining approved upgrade to the upper floors.



### **Basement Landing**



Cable ducting used in cupboards to avoid chasing cables into existing walls.

There is also evidence of the basement floor being raised with the possibly of the original floor untouched. Similar reasons for first and second fix, resulting in a tidier finish. Below is evidence of the raised floor with a new timber threshold fixed above the existing.



**Evidence of Raised Floor**

### **Rear Snug / TV Room**

Evidence of a lowered ceiling. The ceiling level is lower than the top of the window. Again, with the possibly of the original ceiling untouched.



**Evidence of Lowered Ceiling in Snug Room**

There is possibly a new stud wall to the southwest boundary wall. The distance from the boundary wall to the window externally (approx. 450mm) is far greater than the distance internally at approximately 260mm. This would indicate a new stud wall with the existing wall remaining untouched.



**Visual Difference Externally and Internally**

## **Study and Spare Room**

Further evidence of the walls possibly remained untouched during the refurbishment is indicated in the study and spare room, by the thickness of the door frames/wall, distance from the back door frame to the line of the wall. The Internal wall thickness is normally 100mm. The wall between the study and spare room is 200mm. This possibly indicates a new stud or battened wall and plastered without affecting the existing wall. A lowered ceiling throughout the basement would indicate the original ceiling detail and features would have remained untouched.



## **Internal Wall Thickness**

The windowsill overhang distance from wall is almost non-existent. This would indicate a new stud or battened wall and plastered without affecting the existing wall and window.



## **Windowsill Overhang in Spare Room**





### Windowsill Overhang in Study

### Bathroom

The tiling and hidden plumbing is a good indication of a new stud without affecting the existing wall. A lowered ceiling throughout the basement would indicate the original ceiling detail and features would have remained untouched.



## Conclusion

Reviewing the above evidence, it clearly shows the works were carried to a high standard in line with the remaining building and in accordance with building regulations. Most of the basement area has been identified with new walls and ceilings confirming many of the original features, if any, remain untouched.

Without knowing the original condition, we can safely assume the basement needed desperate refurbishment to provide a habitable area reforming as part of the original dwelling and not isolated and unusable.

It has become common practice to refurbish uninhabitable areas to these types of listed buildings and we can only hope the application is successful and avoid any unnecessary enforcement proceedings.



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