



# Planning Application Supporting Statement

Mansard roof and basement extensions

17 Eaton Mews North, SW1X 8AR

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**BERRYS**

T: 01865 953180 | E: [oxford@berrys.uk.com](mailto:oxford@berrys.uk.com) | [berrys.uk.com](http://berrys.uk.com)

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#### APPLICANTS DETAILS

Mr. J. Busta

#### ISSUED BY

Tom Bradfield

Senior Planning Consultant

#### PROJECT

Householder planning application for the erection of a mansard roof extension to create a second floor and the excavation of a basement under the existing house

## BERRYS

Worton Park  
Cassington  
Oxford  
OX29 4SX  
01865 953180  
[berrys.uk.com](http://berrys.uk.com)

## BERRYS

T: 01865 953180 | E: [oxford@berrys.uk.com](mailto:oxford@berrys.uk.com) | [berrys.uk.com](http://berrys.uk.com)

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## 1. Introduction

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- 1.1 This statement has been prepared by Berrys in support of a Householder Planning Application on behalf of the owner of 17 Eaton Mews North.
- 1.2 This application is for the erection of a mansard roof extension to create a second floor and the excavation of a basement below the existing house.
- 1.3 This statement sets out the planning considerations in assessing the proposal.



## 2. Site Description

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- 2.1 The site is in the City of Westminster and lies within the Belgravia Conservation Area. The property is part of a terrace of mews houses directly to the rear of numbers 36-54 Eaton Place, to the north west. Although the mews terrace itself is not listed, numbers 36-54 Eaton Place are Grade II Listed. To the south east, across Eaton Mews North, is another terrace of mews properties set to the rear of numbers 83-102 Eaton Square, these are Grade II\* Listed.
- 2.2 The building itself is two storeys with a pitched roof set down behind a parapet. It is currently in use as a single family house, with the living space at ground floor level and two bedrooms at first floor level.
- 2.3 The other properties in the mews terrace are similar in their original design, but many have extended at roof level, creating a number of mansard roof extensions. Of the nine similar properties in this mews terrace, six have been extended to create a mansard roof, including both immediately adjoining properties, numbers 16 and 18. Many of the mews properties also have basements, or have permission for basements, including again at numbers 16 and 19.
- 2.4 The mews terrace immediately opposite, to the rear of numbers 83-102 Eaton Square, are very similar in design to the application property. Almost all of these properties have been extended to create mansard roofs of varying sizes and designs.

### **Relevant Planning History**

- 2.5 The application site has no planning history available. The neighbouring sites are of interest given their similarity to the application site however:

**16 Eaton Mews North**

11/02354/CLOPUD	Excavation of existing ground level to provide new sub-basement level
	<b>Approved 20/04/2011</b>

**18 Eaton Mews North**

99/12596/FULL	Erection of mansard roof extension
	<b>Approved 26/04/2000</b>
12/05650/FULL	Construction of a mansard roof extension
	<b>Approved 30/08/2021</b>
12/08534/CLOPUD	Excavation to form basement extension under footprint of existing dwelling
	<b>Approved 12/10/2012</b>
14/05870/FULL	Excavation to create single storey basement extension; erection of mansard roof extension with three dormers to front facade; enlargement of two rear windows and replacement and installation of three new rooflights to rear first floor flat roof.
	<b>Approved 25/11/2014</b>
17/04610/FULL	Erection of a mansard extension with 3no. dormers to the front of the property. 3no. rooflights to the flat roof of the mansard extension and 2no. chimneys. Enlargement of window openings at rear first floor level
	<b>Approved 20/07/2017</b>

### 3. Description of Proposal

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- 3.1 This application seeks to extend the property at roof level to create a mansard roof. This would accommodate a third bedroom and bathroom. The extension would be of a similar design and scale to the immediate neighbours. It would be slate clad, with timber sash windows and lead clad dormers and roof. Two rooflights would also be provided.
- 3.2 The basement would be entirely below the existing house and would not extend beyond the external walls. It would accommodate additional living space, including a kitchen. There would be several structural glass panels in the ceiling of the basement to provide some borrowed light. A Structural Methodology Statement has been prepared and submitted in support of this application.

## 4. Planning Assessment

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4.1 The planning policy documents relevant to this proposal include:

- National Planning Policy Framework (NPPF)
- London Plan
- Westminster City Plan

4.2 The key aspects of this proposal are the impact of the proposals on the character and appearance of the area, the impact on the heritage assets – in particular the Belgravia Conservation Area and nearby Listed Buildings, the impact on neighbour's living conditions, basement construction and flooding.

### **Mansard Extension**

4.3 Policy HC1 of the London Plan seeks to ensure that development proposals conserve the significance of heritage assets. Policy 39 of the Westminster City Plan 2021 seeks to optimise the positive role of the historic environment, ensuring heritage assets and their settings are conserved and enhanced.

4.4 The proposals are within the Belgravia Conservation Area, but are not within the curtilage of a Listed Building. The terrace of buildings directly to the rear of the site are Grade II Listed, and so the proposals must be considered to be within the immediate context of these listed buildings. The extension of the roof to create a mansard extension would be similar to the existing extensions at each property either side, as well as a number of others along the mews. It would be an appropriate addition that would ensure that the setting of the Listed Buildings is not harmed.

4.5 The design of the mansard extension would mirror that of previously approved mansard extensions at neighbouring properties and would bring



this mews property into line with the majority of the other mews houses. It would ensure that there would be a consistent roof line along this part of the mews, and be an appropriate addition to the character and appearance of the area and street scene.

- 4.6 The position of the extension, combined with the orientation of neighbouring properties would ensure that there would be no harm to the immediate neighbours. The property to the rear is within 12m of the rear elevation of number 17. There is one additional window proposed at first floor level, and a rooflight at mansard level. Given the existing windows and the etched glass on the rooflight, these would not result in any increase in overlooking.

### **Basement**

- 4.7 Policy 45 of the Westminster City Plans sets out the requirements for basements. This requires a structural statement to be submitted alongside the application and that the extension would minimise impact on neighbours, protect heritage assets and conserve the character of the original building, garden and surrounding area. Basement developments should not extend more than 50% into the garden, be of a single storey and not extend more than 1.8m under any part of the highway.
- 4.8 The basement would be of a single storey and would not extend beyond the existing walls of the house. It would not be visible from the street or the rear as no external lightwells are proposed. A structural statement has been submitted alongside this application.
- 4.9 The site is not within a Flood Zone, and the supporting statement covers measures taken to ensure that the construction procedure is appropriate.
- 4.10 Given this, the basement extension would be a policy compliant addition to the mews property that would be similar to other basement extensions that have been permitted in the immediate area.

## 5. Conclusion

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- 6.1 This application is for the extension of the property at roof and basement level. It is very similar to other proposals that have been approved along Eaton Mews North, and would ensure that there would be no harm to the designated heritage assets or neighbour's living conditions. Furthermore, the basement addition would be constructed in a safe and appropriate manner consistent with the structural report submitted to support this application.
- 6.2 It is considered that the application described above is compliant with local and national policy and should therefore be approved without delay.