

FLAT 2, 3 HYDE PARK PLACE, W2 2LH

HERITAGE STATEMENT: Planning and Listed Building Consent Report



Prepared by:

September 2021



Stephen Levrant Heritage Architecture. Ltd.
62 British Grove, Chiswick, London W4 2NL
T: 020 8748 5501 F: 020 8748 4492

Flat 2, 3 Hyde Park Place, Tyburnia: Heritage Statement

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Registered office: 62 British Grove, London, W4 2NL.

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INTRODUCTION

1.1 Aim of this Report

The purpose of this report is to assess the heritage significance of Flat 2, 3 Hyde Park Place, a Grade II-listed building in Tyburnia, Westminster, London. The site is located within the Bayswater Conservation Area.

Heritage Architecture Ltd have been appointed in order to assist with proposals to extend the property at the rear (closet wing) to provide a small amount further accommodation and to upgrade the architectural design, removing the current poor quality lean-to conservatory which is dated and of low design merit. The design options differ but include options for alteration of the existing roof terrace and the introduction of possible other roof terraces at higher levels.

The report therefore includes:

- A Characterisation Assessment of the site, the building and surrounding Area
- Planning History and Archival findings
- Description of the design proposals
- Impact Assessment for the proposals
- Conclusion and supporting documentation (Appendices).

Only the parts of the property which bear the most relevance to the proposals have been assessed as well as an over-view of the most architecturally and historically significant rooms and the key circulation routes. The report should therefore be considered as a study relevant only to the areas proposed for change and not a survey of the property as a whole.

1.2 Authorship

This heritage statement has been prepared by SLHA.

- Stephen Levrant [RIBA, AA Dip, IHBC, Dip Cons (AA), FRSA] – Principal Architect
- Sophie Hamilton-Grey [BA (Hons), March ARB] – Senior Conservation Architect

1.3 Methodology Statement

This assessment has been carried out using desk-based data gathering and fieldwork in addition to a brief site visual inspection in the month of September 2020.

The documentary research was based upon primary and secondary sources of local history and architecture, including maps, drawings, and reports. Due to the current Covid-19 restrictions, all research for this report was required to be desk-based. Attention was given to the National Archives, local archives, historic mapping, and the national newspaper archives if accessible.

Dates of elements and construction periods have been identified using documentary sources and visual evidence based upon experience gained from similar building types and construction sites.

2 GENERAL INFORMATION

2.1 Site Location

The site is located on Hyde Park Place, a major thoroughfare into London from the west and opposite Hyde Park to the south. The site is located within the Bayswater Conservation Area. The site is on the southern edge of the residential area of Tyburnia which is also scattered with shops, restaurants, and other commercial premises.

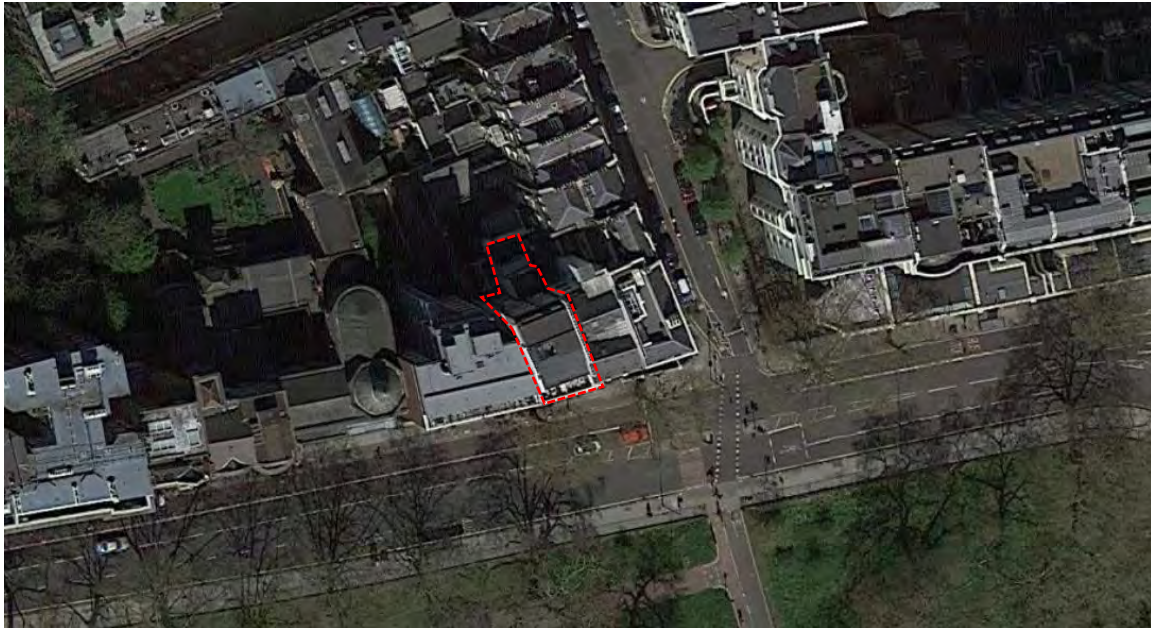


Figure 1: 3 Hyde Park Place (c. Google Maps).

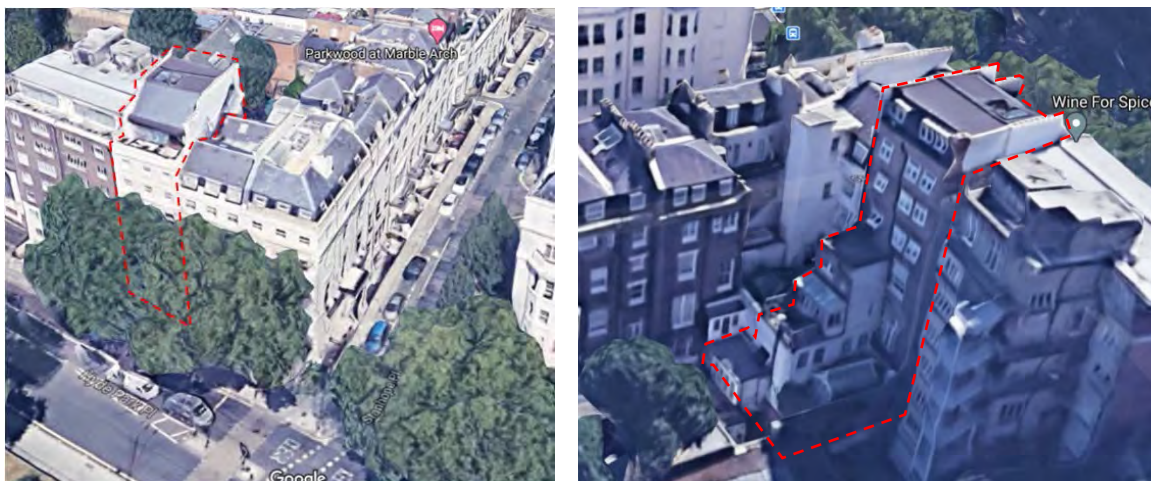


Figure 2 & 3: 3 Hyde Park Place - Left: front elevation of the building; Right: Rear elevation shows the subject closet wing proposed for alterations (c. Google Maps).



Figure 4: Site as seen from the rear looking southward. The whole demise of 3 Hyde Park Place is outlined in red.

3 CHARACTERISATION APPRAISAL

3.1 Introduction

The subject building belongs to a group of Regency-styled townhouses situated in Tyburnia, Westminster, London. Tyburnia is subsection of the Bayswater conservation area. Bayswater Conservation Area was designated in 1967, constituents of buildings with various architectural details that predominately portray an Italianate style. The adjacent buildings within the area vary from four to five storeys tall.

The subject building is five-storeys and is associated within a group of townhouses, which forms an L-shaped profile in plan, on the junction corner of the Hyde Park Place and Stanhope Place. Figure 3 indicates this formation and shows No.1 -3 Hyde Park Place forms the base of the L and the front elevations of the buildings face towards Hyde Park. No. 1-5 Stanhope Place completes the L-shape form. No. 1 - 3 Hyde Park Place was Grade II listed by Historic England in 1975, under a group. No 1-5 Stanhope Place was also designated at the same time with the statutory listing.



Figure 5: No 1.-3 Hyde Park Place and No.1-5 Stanhope Place terraced townhouse, this group of buildings clearly creating the L-shaped platform on the junction of Hyde Park place and Stanhope Place.

3.2 Bayswater Conservation Area - Character

The Bayswater conservation area was designated in 1967. It was extended in 1978, 1990, 2002 and 2010. It is one of the larger conservation areas of Westminster and while is somewhat mixed, is principally residential in nature. It is characterised by fine classical stucco-fronted terraces laid out in formal plan punctuated by squares and boulevards. Many of the larger houses have been converted into flats such as the subject site, but nevertheless remain unchanged externally. The built edge of Bayswater Road on the southern boundary forms the backdrop to Hyde Park and Kensington Gardens. The subject site is in Tyburnia, a sub-division of the Bayswater Conservation masterplan developed by S.P Cockerell & G. Gutch in the early C.18th.

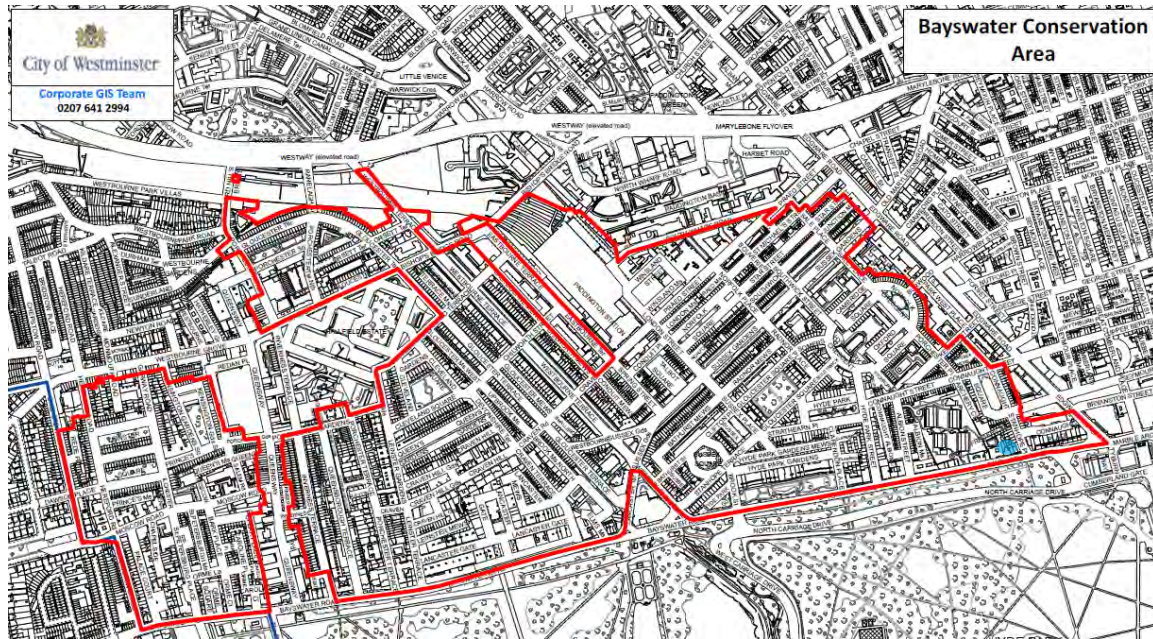


Figure 6: Extent of Bayswater Conservation Area; subject building highlighted in blue (Source: Westminster Council).

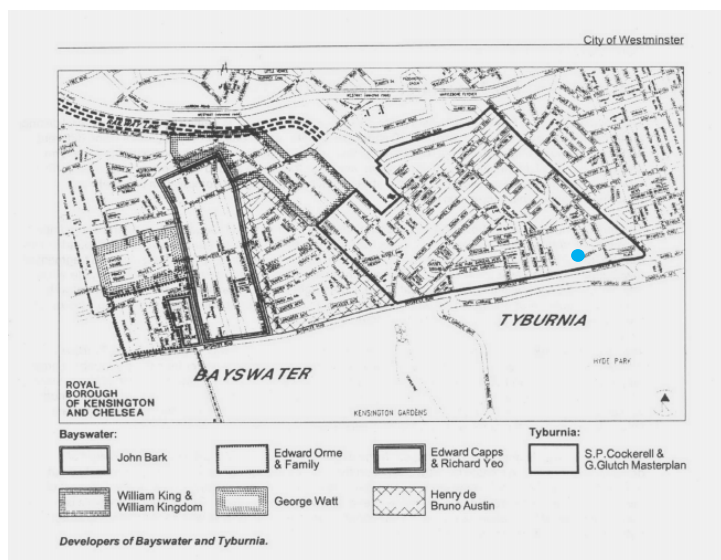


Figure 7: Development of Bayswater; subject building highlighted in blue (Source: Bayswater Conservation Area Audit, 2000).

3.3 Historic Map Progression

The historic map progression sequence aims to provide a detailed analysis of the site's historical development. A complete illustrated account of the area's development is traced through a progression of historic maps in Appendix 1: Map Progression – 3 Hyde Park Place.

Map progression sequence:

- | | |
|----------------------------------|---------------------------------|
| A. 1817 'Darton's New Plan' Map | E. 1932 Ordnance Survey Map |
| B. 1844 Cross's London Guide Map | F. 1932-42 WWII Bomb Damage Map |
| C. 1869 Ordnance Survey Map | G. 1954 Ordnance Survey Map |
| D. 1895 Ordnance Survey Map | H. 1968 Ordnance Survey Map |

I. 2020 Contemporary map

Executive summary:

The Bayswater area developed on site in the C.18th. It was masterplan that was developed by S.P Cockrell and G. Gutch who both laid the foundations within the early C.18th. The footprint of the subject building was first seen 1844 as a group of Regency-styled terrace townhouse. The front façade of the building is south facing looking over Hyde Park, the rear is concealed and visibly accessible within the streetscape. The building sits on the southeast corner of St. George's Fields, formerly a burial ground and now set of four blocks of late C.20 apartment.

There is little change to the overall plan form of the terrace between 1869 and 1895. Several buildings extended rearward to create closet wings and presumably there was reworking of the interiors as sanitary provision improved and lifestyles changed. The key substantial changes to the site context occurred during WWII bombing as indicated in the 1939-1942 WWII bomb damage maps (Appendix 3: Figure F). No. 4 Hyde Park Place, was damaged beyond repair whilst other buildings including the host site were substantially damaged.

Over the following years, the area was redeveloped and rebuilt in part, and a smaller building was built at No. 4 Hyde Park Place in 1954. Evidence of ruins and the original footprint to the previous footprint building are shown on the map indicating the scale of the damage. By 1968, development on the site has progressed and the areas damaged by the bombs were completely rebuilt, the adjacent buildings on the south facing front elevation of Hyde Park Place were restored. The substantial changes to the site from 1968 to the current day is the redevelopment of the burial ground square.

3.4 Brief History of the Property and its immediate Surroundings

The subject building is located parallel to the north side of Hyde Park, the building is south facing and looks onto the park. This entire block was established as part of the Tyburnia development, which was an overall part of Bishop London Estate Masterplan by S.P Cockrell & G. Glutch in 1827.

The subject building itself is thought to have been built by George Ledwell Taylor between 1837 -1844, this is evident within map progression analysis (Appendix 1) as the site had developed between these dates. Taylor was a prominent architect within the development of Bishop of London's estate. He built his own private houses at Westbourne Terrace and Chester Place, and contributed to parts of Hyde Park Square and Gloucester Square.

The development of Bayswater as a fashionable residential area commenced in 1827 when the surveyor to the Bishop of London laid out the area between Praed Street, Edgware Road and Bayswater Road and development extended westwards as the century progressed. The scheme was carried out in a grand manner in the form of an inter-related pattern of wide streets, crescents and squares planned on either side of the two main boulevards, Westbourne Terrace and Sussex Gardens.

Properties over-looking the park were highly desirable and attracted Upper class gentry and increasingly, 'business men' due to the proximity to the City. The park was always well used by during the Victorian period, as a place to promenade and perhaps enjoy leisure-time activities such as badminton and bowls.

The decade after the property was first built was highly significant to the local area, with the Great Exhibition of 1851, hosted in Hyde Park itself. We know at this time, the resident in the property (likely its first resident) was a "Right Honourable Thomas Milner-Gibson, M.P", who was himself President of the Board of Trade for the Exhibition¹.



Figure 8: Thomas Milner-Gibson, MP, circa 1840s

¹ *International Exhibition 1862, Jury Directory, 1862*



Figure 9: Victorians promenading in Hyde Park, 1905



Figure 10: Exact date unknown, (post 1946) Front elevation of No. 1-3 Hyde Park Place. This photo was taken after the WWII bombing at the site had suffered damage. No. 4 Hyde Park Place was damaged beyond repair. (c. Westminster National Archives)



Figure 11: Aerial images from 1946 indicating the complete removal of the adjoining No.4 Hyde Park Place. The subject rear closet wing of No.3 Hyde Park Place can be seen in this image (c. Britain From Above)

The property and its neighbours were damaged during the bombings of world war II and for a period thereafter the property remained vacant until it was taken up for office use primarily by the National Chamber for Trade. Over the course of the twenty first century, the separate floors alternated between residential and commercial use.

We are aware of a phase of development which occurred in circa 1933 when the property was divided into 'flatlets' and presumably, this was the time that the closet wing extension came to be. There was a further period of development in around 1974 as the Council hold plans for both conversions, however, sadly, we have not been granted access to review these proposals in the archives due to the current Covid19 restrictions. This has therefore limited our capability to fully understand the evolution of the plan form and the closet wing which is, of course, highly relevant to this application.

A significant application in 1987 broadly established the current configuration and use pattern, however, further applications followed including the most significant in terms of building form in 2010 / 2011 when a further storey was added.

3.5 Existing Arrangement

The earliest notes on record from the property (post war) indicate that the building was subdivided by floor / use from at least the late 1940s onward. Lower floors were initially in commercial (office) use with the higher floors remaining residential.

The current configuration with its duplex apartments and rear closet-wing extensions including 2 conservatories is principally associated with an application for the late 1980's. The tenures are reasonably complicated with half mezzanine levels and apartments split over floors. The arrangement is perhaps best explained diagrammatically using the rear elevation.

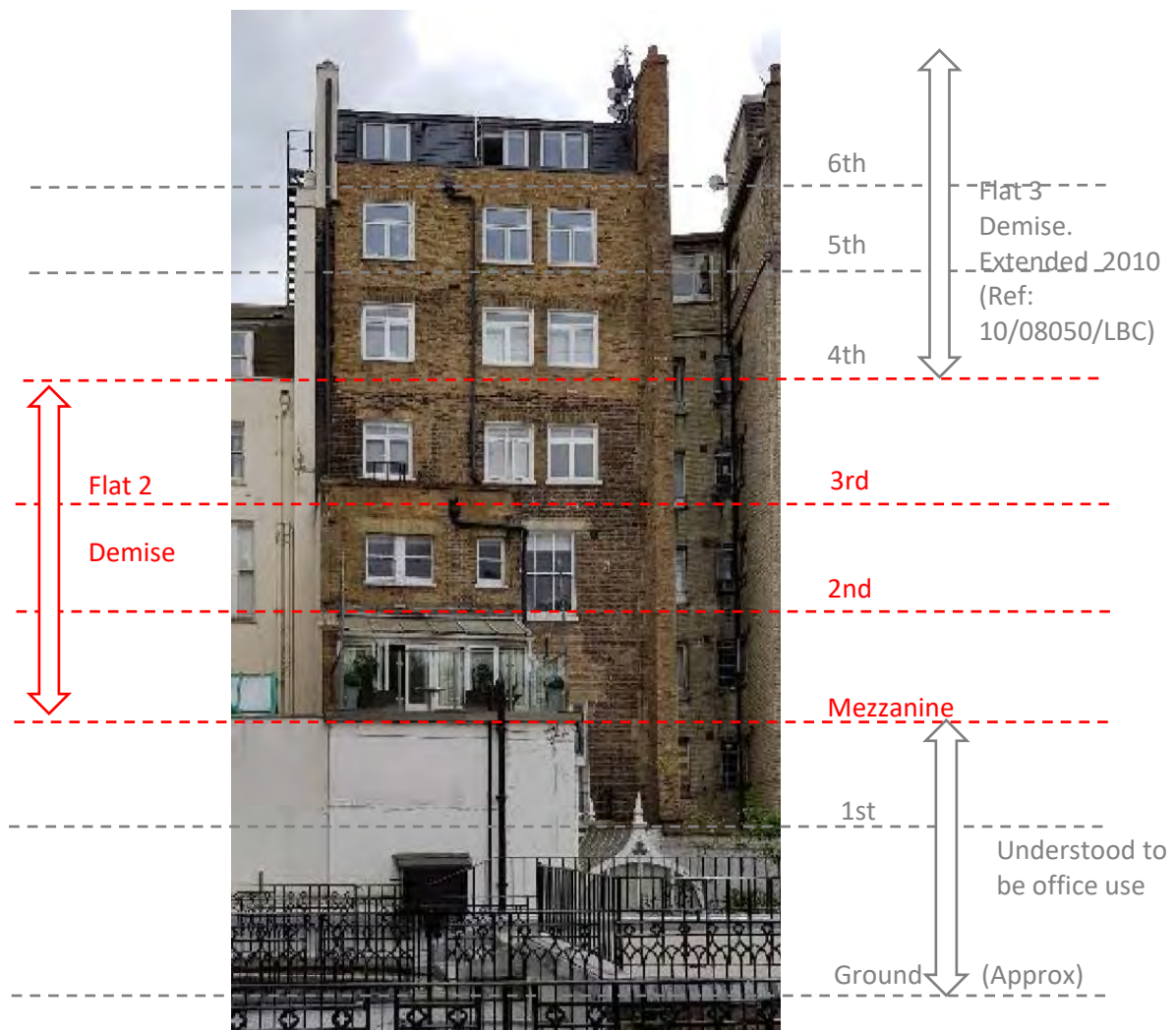


Figure 12 Rear view, 3 Hyde Park Place

Basement below
(not shown) office use



Figures 13 and 14: Rear elevation and closet wing poor-quality lean-to-conservatory

3.6 Existing Plans

Flat 2 is split over 3 levels accessed via the main stairwell and passenger lift which arrives directly at the apartment along the central spine corridor.

Most of the original layout is no longer legible in plan, but nevertheless, some features and rooms can be recognised. The second and third floor principal plans would originally have been bedroom accommodation.

As such, these floors are of lower significance in the architectural hierarchy than those at ground and first floor which served as entertaining spaces.

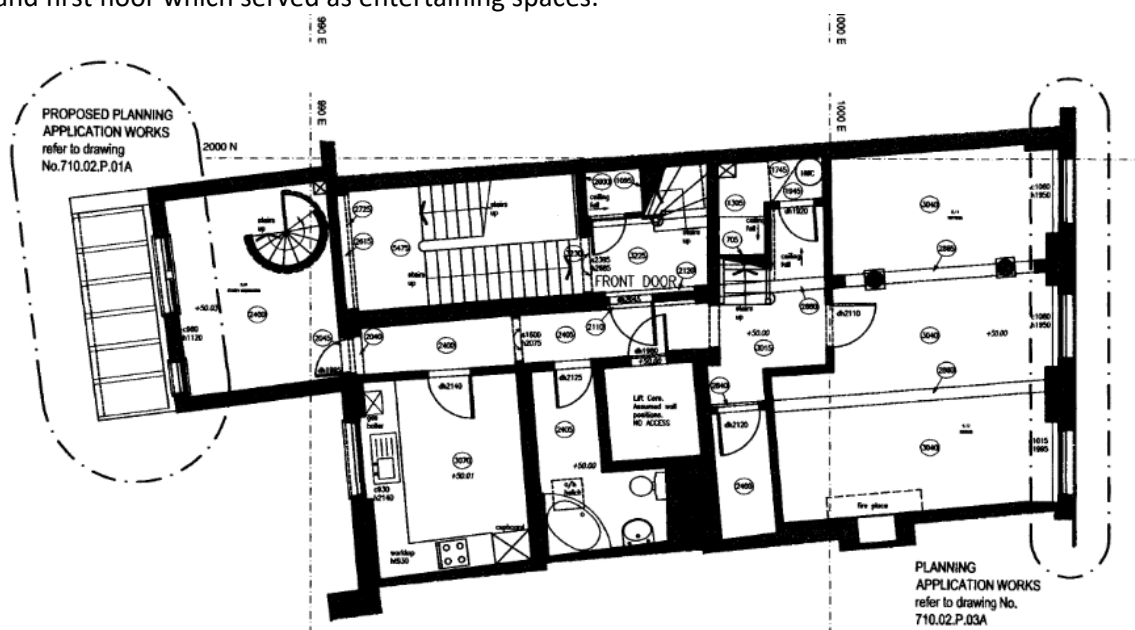


Figure 15 2008 plans for application 08/03295/FULL indicate current layouts

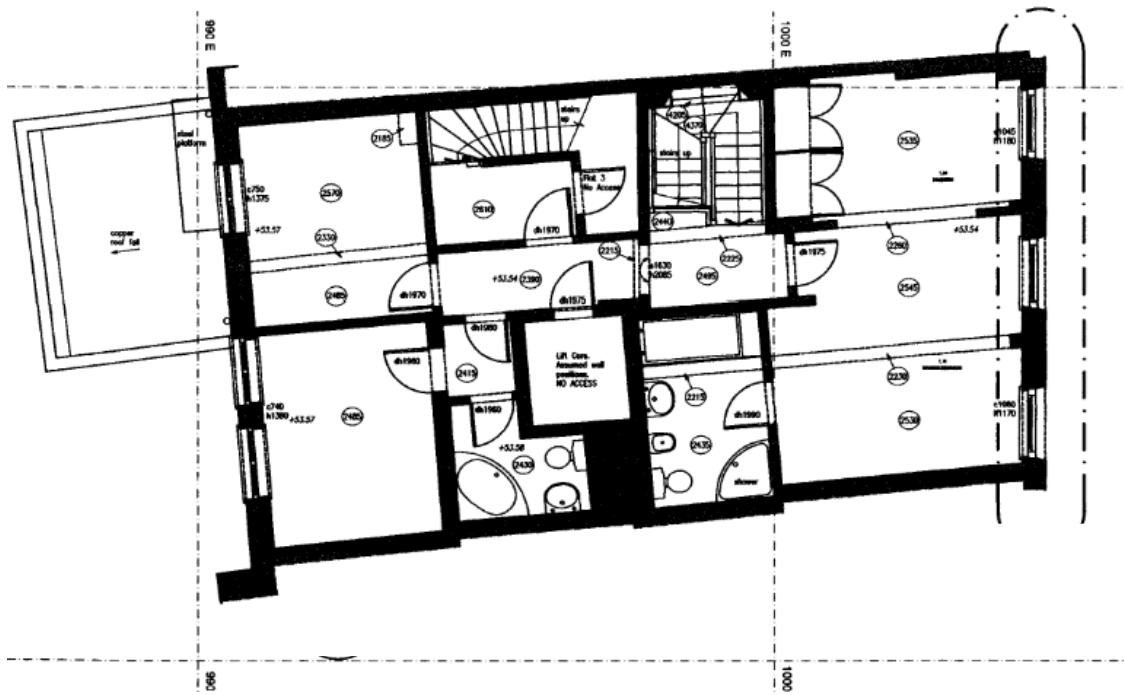


Figure 16 2008 plans for application 08/03295/FULL indicate current layouts

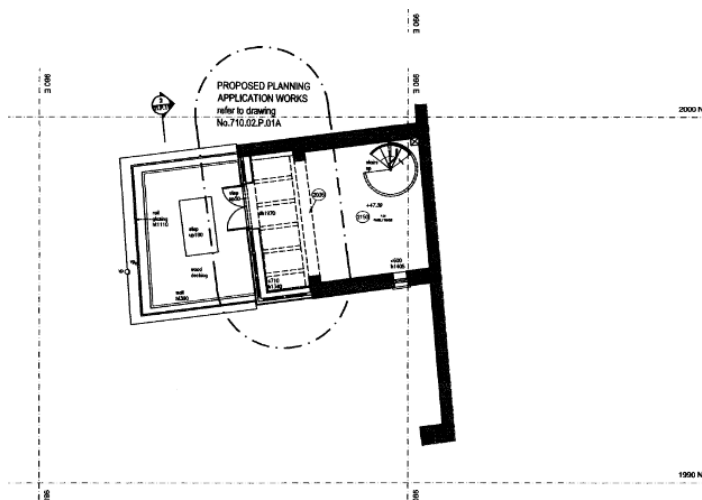


Figure 17 2008 plans for application 08/03295/FULL indicate current layouts

3.7 Existing Context

The existing rear elevation is built in London stock brick with partial stucco rendered portions on the side return elevation and to the lower part of the closet wing. At first floor mezzanine level is a low-quality timber conservatory of very low design merit with a film-coated glass roof that is peeling and in a poor state of repair and cleanliness.



Figure 18: 3D Sketch of existing arrangement

The immediate surroundings of the property have been discussed previously. Number 3 forms part of a stuccoed terrace along Hyde park Place which terminates two properties to the east of the subject site at the junction with Stanhope Place, a smaller street which number 1 corners onto. The properties on the corner of Stanhope Place are therefore also in the immediate vicinity of the subject site and have the potential to be impacted to a degree by the proposals.

With all of the properties' rears facing on to one another, there is a sense of enclosure at the back of the house akin to a very large courtyard which surrounds all sides of this 'area'. The image below in indicates the south east corner of this.

The below image of the 3D model for the project captures the properties that we believe have the potential to be influenced by the proposals. Namely:

- 1 Hyde Park place
- 2 Hyde Park Place
- 3 Hyde Park place (host flat and the other plats within the demise)
- 1 Stanhope Place.

The image below demonstrates the arrangement of each as existing.

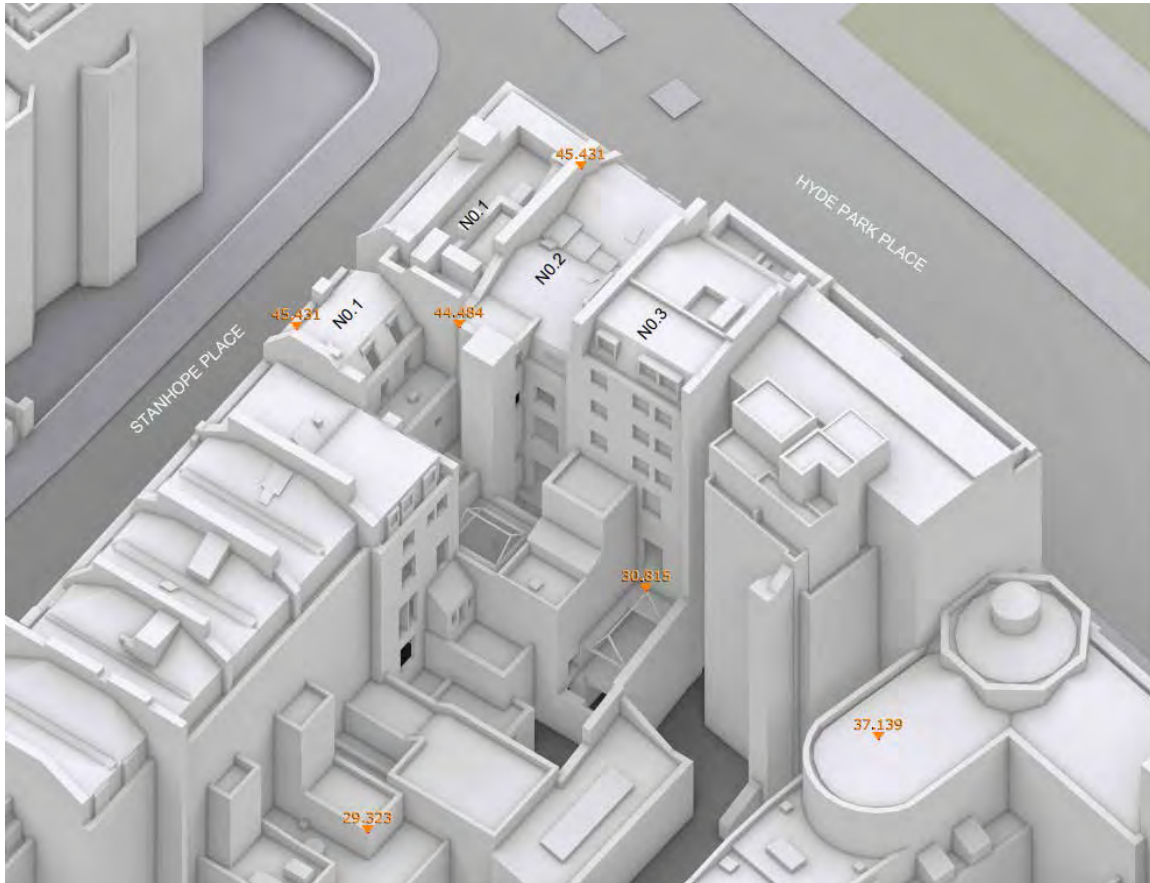


Figure 19: Neighbouring properties that have the potential to be affected by the proposals.

Most of the properties are of a broadly similar style with closet wings, many of which have been extended including the immediate neighbour, number 2. Its lift shaft is completely blank and rises high above the closet wing of number 3, some additional 3 storeys as seen below.



Figure 20:

Closet wing lift shaft (number 2)

Unightly swimming pool roof in bright green powder-coated aluminium (number 2)

The immediate neighbour to the area proposed for modification also belongs to number 2 and is the swimming pool roof. More akin to a leisure-centre roof than a high-end residential property, it is bulky and appears out of place.

Recently the basement flat for 3 Hyde park Place gained consent under reference 21/01820/LBC for the creation of a rear basement lightwell, replacement fenestration to rear facade including creation Juliet balcony at rear ground floor level. Internal alterations including the removal and addition of partitions. An application relating to 2 Hyde Park Place has been submitted but is yet to be decided (ref: 20/08338/LBC). Previous applications have been made for this site which have gained approval, but the ultimate goal of the applicants is currently unknown. A 2018 application for the division of the building into 3 residential flats was approved but will expire next month (October 2021) if it is not implemented imminently.

3.8 Existing Building Condition



Figure 21: Detail: Patchy brickwork indicating history of alteration with poorly matched-in bricks

4 LIST DESCRIPTION OF THE PROPERTY

4.1 List Description (Group listing, 1-3 Hyde park Place)

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: HYDE PARK PLACE

Statutory Address: HYDE PARK PLACE, 1-3, BAYSWATER ROAD W2

List entry Number: 1231639

Location:

County: Greater London Authority

District: City of Westminster (London Borough)

Grade: II

Date first listed: 10-Apr-1975

Legacy System Information: The contents of this record have been generated from a legacy data system.

Legacy System: LBS

List entry Description

10.4.75 II G.V.

Terraced town houses. c. 1837-40 probably by George Ledwell Taylor. Stucco, slate roofs. 4 storeys, basement, and dormered mansards. 3 windows wide fronts. No. 1 has entrance to return in Stanhope Place whilst Nos. 2 and 3 have entrances to right hand, all with fluted Greek Doric porches, projecting to pavement. Recessed sash windows, a few retaining glazing bars, in architrave surrounds with cornices and pediments on 1st floor, architraves only to 2nd floor. Entablature over 2nd floor. No. 3 has later additional attic storey. Parapets with copings, that to Stanhope Place return of No. 1 balustraded. Cast iron spear head area railings. Corniced stucco chimney stacks. Part of the Tyburnia development planned by S.P. Cockerell in 1827 for the Bishop of London's Estate (Church Commissioners) but laid out to modified plan by Cockerell's successor G Gutch. 'The History of Tyburnia', G Toplis; Country Life 15, 22 Nov 1973.

5 PLANNING HISTORY

5.1 Outline Planning History

Over the course of the past one hundred years, 3 Hyde Park Place has been modified significantly both internally and externally. The earliest known photo on record is shown below.



Figure 22: Archival photo (pre-1944) showing 1-3 Hyde park Place

No 3 Hyde Park Place is a substantial London terraced house designed most probably by George Ledwell Taylor and built in the late 1830s, part of the development of the Bishop of London's Paddington estates. This area, which became known in the 19th century as Tyburnia, along the northern edge of Hyde Park. The property conforms to the ambitious model of the late Georgian/Early Victorian grand stuccoed mansion. No. 3 Hyde Park Place forms a terrace of 3, 'Hyde Park Place' on Bayswater Road over-looking Hyde Park.

The first records held within the archive state that the property was vacant following war damage in 1948. For a long period thereafter, it was occupied primarily by the National Chamber for Trade. Various applications both granted and refused indicate a turbulent planning history with the Council's policies resisting office use clearly causing frustration to developers within the planning files and a long history of applications.

Over the course of the twenty first century, the separate floors alternated between residential and commercial use. A significant application in 1987 broadly established the current configuration and use pattern, however, further applications followed including the most significant in terms of building form in 2010 / 2011 when a further storey was added.

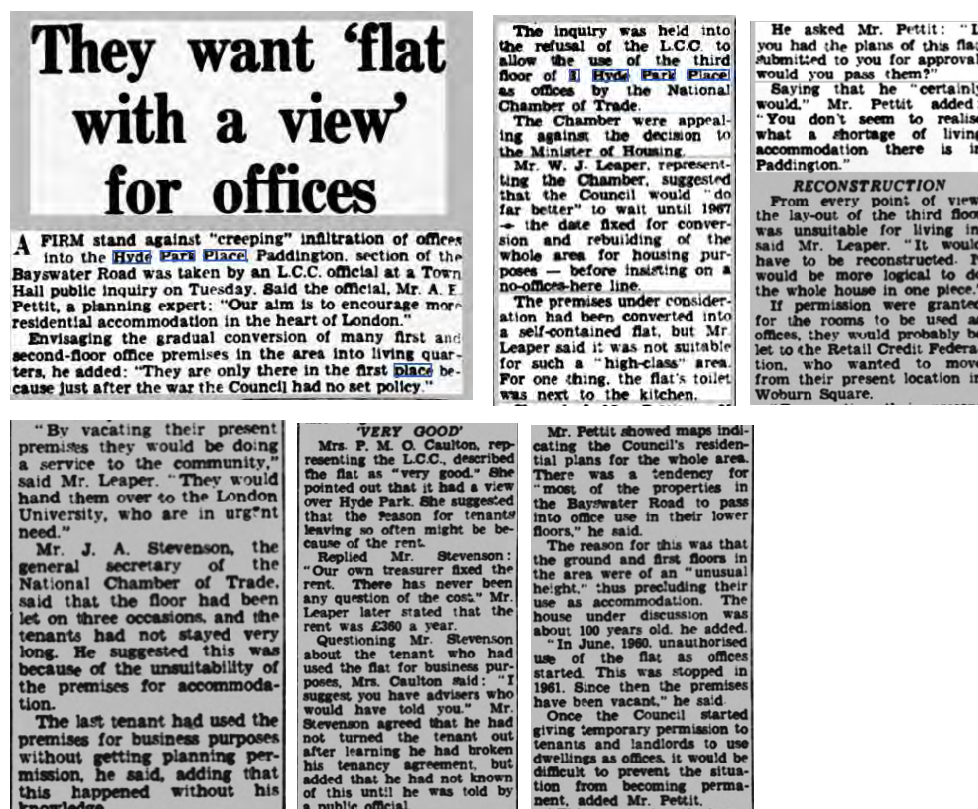


Figure 23: Marylebone Mercury - Friday 26 October 1962 Newspaper article indicates that the was subject to an inquiry centring on the resistance to office use (Class B1) which seemed to be occurring without the requisite consents on the third floor of the property in 1962.

A full planning history of Flat 2, 3 Hyde Park Place is in the table below:

Note that the site has an unusually large planning history with some 60 applications relating to the property as a whole and a further 12 applications including 2 appeals for just flat 2. Only the most relevant applications for the whole property have been selected within the table below.

Note that the planning history is taken from hand-written archive notes as no delegated reports exist for this site.

Planning Reference	Date	Brief Description	Status
Pre-1987 files			
Not Stated on File	1948	There is a note in the planning archive files stating that the property was vacant in 1948 following wartime damage	N/A
Not Stated on File	28 th Nov 1949	Use of basement, ground, 1 st and 2 nd floor as offices by the National Chamber of Trade and 3 rd and 4 th floors residential – limited until 01.07.54 *see below	Approved
Not Stated on File	28 th August 1954	Application above * extended until 01.07.1961	Approved
Not Stated on File	29 th June 1962	Application above * extended until 31.12.1967	Approved
Not Stated on File	29 th June 1962	Use of 3 rd floor for offices	Refused
Not Stated on File	20 th Feb 1968	Application above * extended until 30.06.1977	Approved
Not Stated on File	1972	Occupied until 1972 by National Chamber of Trade **see below	Approved
Not Stated on File	31 st July 1972	Application above ** extended until 30.06.1990	Approved
Not Stated on File	24 th October 1972	Additional storey for residential and rear extensions for office	Refused
Not Stated on File	21 st December 1972	Erection of additional storey for residential	Approved

Not Stated on File	13 th June 1973	Construction of rear extension for office / showroom purposes	Refused
Not Stated on File	4 th May 1977	Retention of flagpole	Approved
Not Stated on File	30 th Nov 1981	Permanent use of basement, ground, 1 st and 2 nd Floor for offices. Informative added that City Council would look favourably on application for permanent office permission on the ground and lower ground floors and 1 st floor mezzanine only.	Refused
Relevant applications when still single tenancy property (3 Hyde Park Place)			
87/04635/LBC Also known as PT/TP5974	02 Jun 1988	Creation of two duplex apartments (sic), one apartment & office accommodation & erection of 2 conservatories	Approved
84/03802/FULL	04 Mar 1985	Use as offices on lower ground, ground, first and second mezzanine floors and residential on 2nd - 5th floors	Refused
84/03802/FULL	Date not given - Circa 1998	New steel staircase at the rear linking ground & 2nd floor levels fire escape	Unknown
91/03463/FULL And 91/03470/LBC	10th Oct 1991	New chimney stack to rear	Approved
91/03496/LBC	20th Sep 1991	New steel staircase at rear linking ground & 2nd floor level (fire escape)	Withdrawn
93/03474/FULL	10th Feb 1994	Retention of air-conditioning units at rear first floor level and provision of plant housing	Approved
98/03622/FULL	16th Nov 1998	Fire escape to replace that removed by adjacent development	Refused
98/03695/LBC	16th Nov 1998	Erection of full height fire escape to rear of building to replace that	Refused

		Removed by conversion of adjoining property	
98/06234/FULL	19th Oct 1998	Internal modifications, new mansard roof to Hyde Park Place, modifications to rear roof, new escape stair and improved access from roof well to adjoining properties, all at flat 3	Granted
98/06235/FULL	Date not given - Circa 1998	Increase accommodation at mezzanine level; reduction of existing terrace and creation of new terrace above, all at flat 2	Withdrawn
Flat 2 only			
99/11330/FULL	21st Dec 1999	External alterations including erection of rear addition at second floor level with railings to enable use of roof as a terrace (resubmission)	Refused
99/11335/LBC	21st Dec 1999	External alterations including erection of rear addition at second floor level with railings to enable use of roof as a terrace, with internal alterations (resubmission)	Refused, Appealed
00/00041/HBREF	18th Jul 2000	External alterations including erection of rear addition at second floor level with railings to enable use of roof as a terrace, with internal alterations (resubmission)	Appeal dismissed
00/00042/TPREF	18th Jul 2000	External alterations including erection of rear addition at second floor level with railings to enable use of roof as a terrace (resubmission)	Appeal dismissed
07/09740/LBC	Date not given - Circa 2007	General refurbishment including fittings, finishes, replacement of glazed conservatory and removal of internal partitions.	Withdrawn
07/10611/FULL	3rd Mar 2008	Partial demolition of existing rear glazed conservatory and installation	Withdrawn

		of new conservatory at first floor level.	
07/10612/LBC	4th Mar 2008	Internal alterations including removal of partitions, two staircases and alterations to doors	Approved
08/03295/FULL	23rd Jun 2008	Demolition of existing first floor rear conservatory and erection of new conservatory, replacement windows to front second and third floor windows.	Approved
08/03481/LBC	23rd Jun 2008	Partial demolition of existing rear glazed conservatory and installation of new to match. Replacement of sash windows to front elevation to match original.	Approved
08/04604/FULL	5th Aug 2008	Installation of six air-conditioning units and screening on second floor roof.	Approved
08/04605/LBC	5th Aug 2008	Installation of plant and screening on second floor roof at rear.	Approved
08/06555/ADLBC	31st Jul 2008	Details of a chimney-piece pursuant to Condition 2 of listed building consent dated 04 March 2008 (RN: 07/10612).	Approved
18/06135/FULL	15th Sep 2018	Removal of existing first floor conservatory, timber decking and glass balustrade and erection of a two-storey rear extension at first and second floor levels with terrace and metal balustrade also at second floor level and associated internal alterations including replacement of spiral staircase with conventional staircase. Linked to 18/06136/LBC	Withdrawn
18/06136/LBC	15th Sep 2018	Removal of existing first floor conservatory, timber decking and glass balustrade and erection of a two-storey rear extension at first and second floor levels with terrace and	Withdrawn

		metal balustrade also at second floor level and associated internal alterations including replacement of spiral staircase with conventional staircase. Linked to 18/06135/FULL	
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With such a long and complex planning history, we have focused our attention of the following applications:

- *1987 application 87/04635/LBC for Creation of two duplex apartments (sic), one apartment & office accommodation & erection of 2 conservatories:* This is the first application which has drawings available on the Council website and therefore offers us a ‘baseline’ view for comparison for subsequent applications. This was also when the building started to take the broad form of the current arrangement, with the two conservatories being introduced and the current mezzanine arrangement accessed via spiral staircase
- *1999 application (99/11335/LBC) and subsequent appeals (2000) for External alterations including erection of rear addition at second floor level with railings to enable use of roof as a terrace, with internal alterations (resubmission)*
- *2008 application (08/03295/FULL), for Demolition of existing first floor rear conservatory and erection of new conservatory, replacement windows to front second and third floor windows*

5.2 Planning History – Detailed: 1987 Application 87/04635/LBC

87/04635/LBC Also known as PT/TP5974	02 Jun 1988	Creation of two duplex apartments (sic), one apartment & office accommodation & erection of 2 conservatories	Approved
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In 1987, an application was made for the creation of two duplex apartments. Unfortunately, it is evident that the negotiations for this application were long and complex with at least 4 different iterations of the proposals, each differing in configuration, use and layout.

The planning archival files are unclear, with crude post-it notes de-marking the difference between the proposals. It is very difficult to establish which versions of the scheme are the ones which were approved and there is a great deal of duplication of drawings and correspondence with illegible hand-written notes.

The drawings below are therefore our best assumption of those that were approved, and they may not be exactly correct. We do not think that this is of great concern as other later applications have followed.

The 1987 application is of key relevance to the history for flat 2 and marks the period that it come into existence in its current configuration, most notably, the rear conservatory dates this time. The spiral staircase also relates to this application, although the closet wing extension

already existed in its current form. This possibly dates 1972, or it could be earlier, the archive files are unclear and unfortunately only contain post '87 drawings.

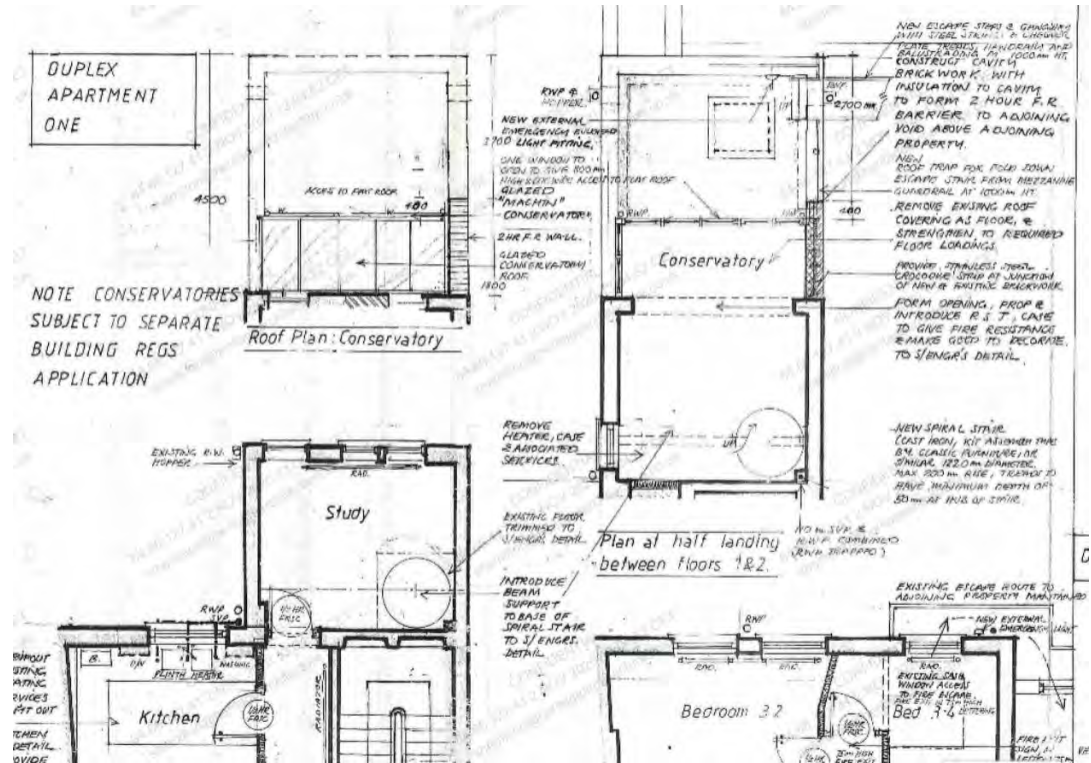


Figure 24: 1987 Application (87/04635/LBC) proposed plans (extract)

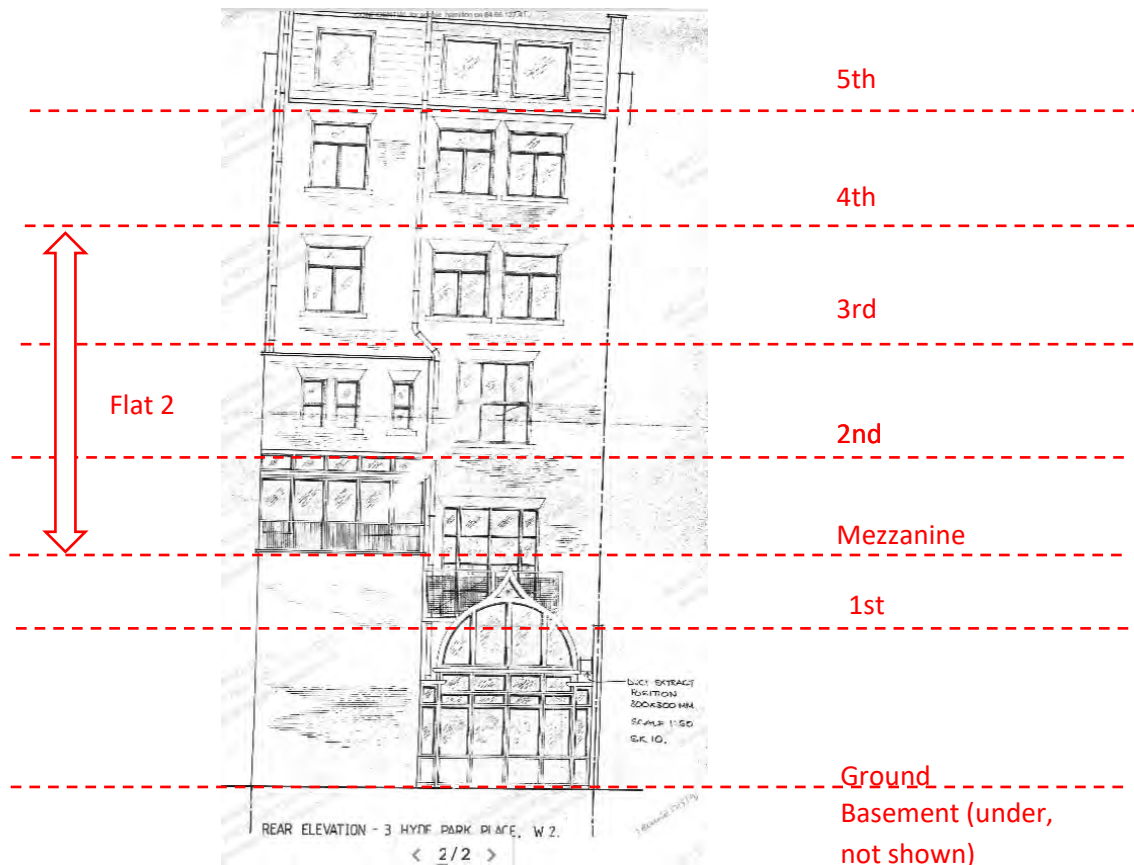


Figure 25: 1987 Application (87/04635/LBC) Detail: Proposed Rear Elevation showing both proposed conservatories

Several alternative designs were submitted for the conservatory at first floor in the style of the one at lower level. It was to a traditional design with curved roof and abutment wall.

5.3 Planning History – 1999 Application 99/11335/LBC & subsequent appeals (2000)

99/11335/LBC	21st Dec 1999	External alterations including erection of rear addition at second floor level with railings to enable use of roof as a terrace, with internal alterations (resubmission)	Refused, Appealed
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Although, technically, there were 2 appeals, their findings, descriptions, and other details are almost the same, and they occurred simultaneously -they have therefore been treated as a single procedure for the purposes of this document.

Appeal Reference(s):	00/00041/HBREF and 00/00042/TPREF
Alternative Reference:	TP/5974
Nature:	External alterations including erection of rear addition at second floor level with railings to enable use of roof as a terrace, with internal alterations (resubmission)
Decision:	Appeal Dismissed

Procedure: Written Representation
Decision Date: 18 Jul 2000

In summary, an application was made in 1999 which extended the rear closet wing by a further storey and introduced a roof terrace at second floor level.

The proposals are shown below:



Figure 26: Appealed 1999 Application for Listed Building Consent (99/11335/LBC) : Proposed elevations & plans. Although the reproduction quality is very poor, it is clear that an extension is proposed to the rear with a new roof terrace over.

5.4 Planning History – 2008 Application

The most recent significant (approved) application within the archive files is an application from 2008 for the renewal of the rear conservatory in a contemporary design.

08/03295/FULL	23rd Jun 2008	Demolition of existing first floor rear conservatory and erection of new conservatory, replacement windows to front second and third floor windows.	Approved
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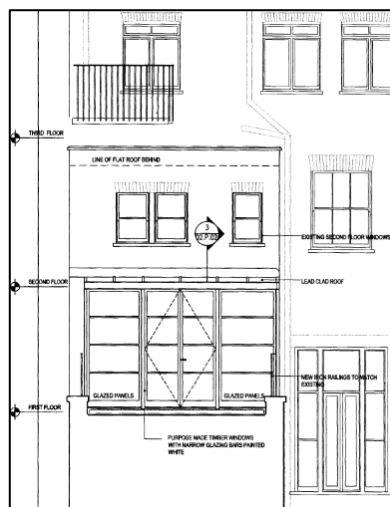


Figure 27: Approved 2008 Application (08/03295/FULL): Proposed Rear Elevation

Despite being approved, this consent was never implemented.

5.6 Planning History – 2018 Application (most recent)

An application was made in September 2018 for *Removal of existing first floor conservatory, timber decking and glass balustrade and erection of a two-storey rear extension at first and second floor levels with terrace and metal balustrade also at second floor level and associated internal alterations including replacement of spiral staircase with conventional staircase. Reference 18/06136/LBC [Linked to 18/06135/FULL].*

This application was withdrawn so no Council commentary exists about this application on the Council's website. Having reviewed the submitted drawings and documentation, however, it is evident that only limited information was given to the Council at this time in order to demonstrate the impact of this proposal.

Given that this application was withdrawn, as the new agents for this case, we advised our client to undertake pre-application consultation with the Council in order to discuss emerging proposals / options for the extension to the rear. The following chapter details the course fo this pre-application consultation.

6 PRE-APPLICATION ADVICE

6.1 Pre-application Advice - Introduction

Pre-application advice was given by Rebecca Mason, Conservation officer on behalf of Westminster Council on 29th April 2021 (reference P21/00196). The meeting was generally constructive.

Four alternative design solutions were submitted each with an accompanying 3D sketch which showed both massing and materiality of the different extensions proposed. Following the meeting, a further sub-option was provided to the Council Officer which sought to be an amalgamation of the proposals, adjusted in an endeavour to respond to the Council's comments about design / amenity. The Officer provided feedback for all 5 outline proposals for clarity.

We have included the full pre-application response within the appendices to this report.

For brevity however, we have excluded commentary on the options which we no longer wish to pursue and have focused upon the preferred option, Option 5 as shown below which has gone on to be developed into the drawings accompanying this application.

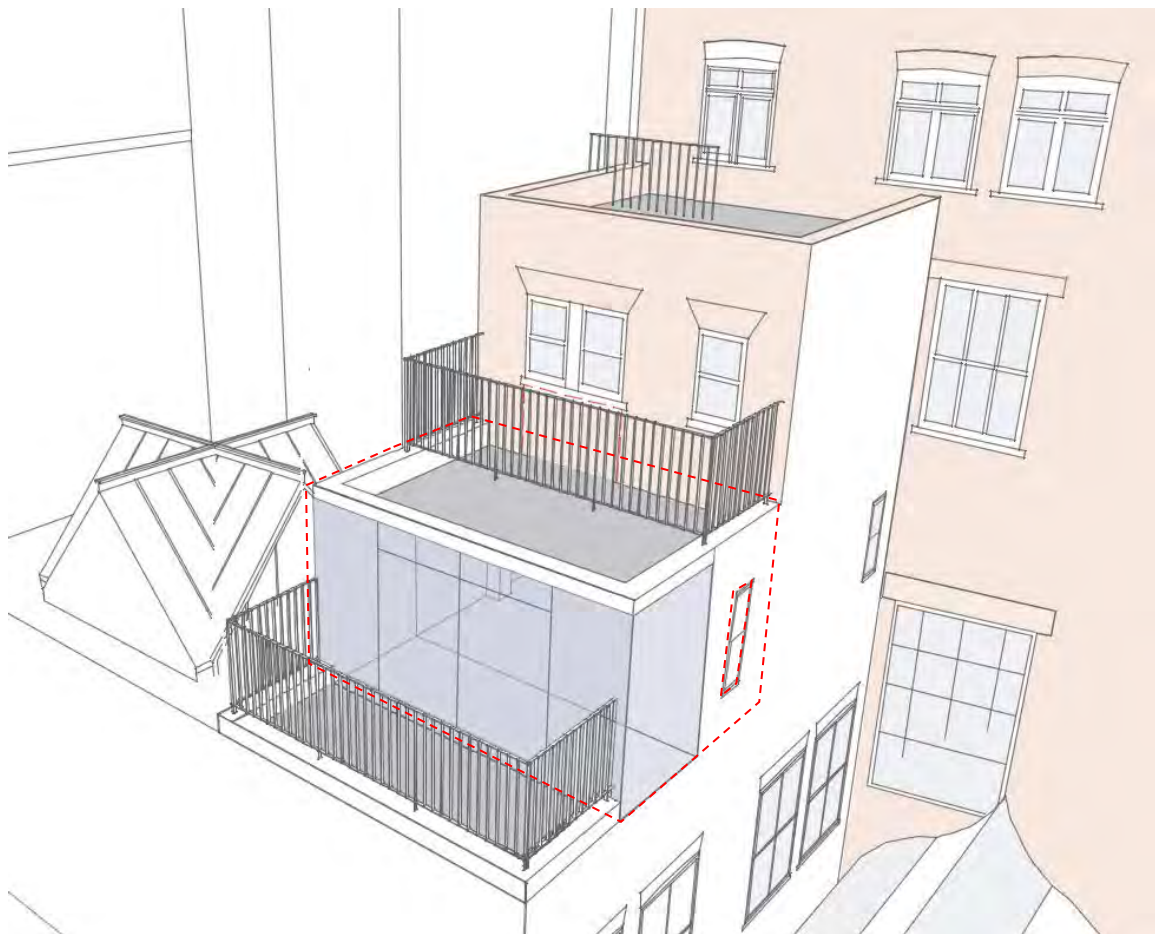


Figure 28: Option 5 (preferred option now developed into the proposals submitted under this application) as submitted under pre-application P21/00196.

6.2 Pre-application Advice – Council Response

Land use: The increase of residential floor space was accepted in principal based purely on land use policy.

Design: As discussed in the previous section, we have excluded all options that we are no longer pursuing. Please see the appendices for these comments.

Option 5 (called option 2B at pre-application stage) – *‘Part solid, part glazed infill at first floor level with terraces at first and second floor level. Following our meeting this Option was submitted, developing from Option 4, but with more outside space, in line with the priority for the owners. In design terms this approach could be acceptable, as the bulk and mass is visually reduced by the use of glazing. Similarly the use of the second floor level as a terrace could be accepted in Design terms, subject to the detailing of the railings. For instance it would be cleaner if they were affixed inside the parapet rather than on top of it. Consideration would also need to be given to the access point and the design of the fenestration at this level. As with the other options, you are advised to consider greening on the flat roofs. This would create a nice outlook, not only for the applicants but for the neighbouring residents as well as having biodiversity benefits’.*

The creation of a terrace at third floor level is not contentious in design terms, subject to the detailed design of the balustrade.

Response: Whilst other options submitted at pre-app stage were not well received on design terms, it was felt that the more modest sub-option 5 was generally acceptable. The comments with regards to the balustrading could certainly be reserved by condition and similarly, if there are other minor detail reservations, it is hoped that the drawings could be slightly amended in order to over-come the need to withdraw and re-submit the application.

Amenity:

Policies 7 and 33 of the City Plan 2019-2040 seek to protect residential amenity and environmental quality from development. Policy 7 specifically seeks to protect existing residential buildings from an increase in overlooking, loss of daylight/sunlight and an increased sense of enclosure. The impact on neighbours can only be fully assessed when a planning application has been lodged and neighbours have had a chance to comment on the development. Should you proceed to submit a formal planning application for the proposed development, the City Council will undertake formal assessment of the impact of the proposal on surrounding residential and other buildings and surrounding spaces on a site visit, giving consideration to any consultation responses received as part of a formal public consultation exercise. As part of a formal application it would be helpful if you could include a comprehensive photo survey, identifying the windows on the application building as well as on the neighbouring buildings alongside dcack080916 a note of which rooms those windows serve. This would be especially helpful if there are restrictions to site visits. From the information provided there would be overlooking concerns with the proposed upper terraces, however the significance of the impact is difficult to assess without being on site. The lower terrace is mitigated by the fact there is already one at that level which projects out to the full depth of the site. It is anticipated that from the higher level terraces there is likely to be an issue looking back into windows along the terrace, although it is accepted this has sought to be mitigated by recessing the

balustrading. We (sic) regards to the extensions proposed, there are amenity concerns regarding the impact on sunlight/daylight and sense of enclosure especially 2 Hyde Park Place. As the building already projects much further at the back than any other property in the terrace the arrangement could block light as well as being an unneighbourly arrangement. You may wish to consider carrying out a sunlight/daylight study as part of a formal submission which identifies the impact on and the use of the adjacent rooms. Your attention is also drawn to a current application to convert the lower levels of 3 Hyde Park Place from offices to residential accommodation. Should these applications be permitted then the impact on the amenity of these residents will also be taken in account.

Response: We have dedicated a later chapter of this document to the issues associated with neighbour amenity. In addition, have procured dedicated specialist reports submitted as part of this application.

Other comments provided under Pre-application:

Various other comments were made within the pre-application response regarding drawings to be submitted, covid-19 protocol etc. We have not provided a response to these points as we believe them to be addressed by default. These can be reviewed in the appendices as required.

7 SIGNIFICANCE APPRAISAL

The descriptive appraisal will evaluate the building against listed selection criteria of 'Principles of Selection for Listing Buildings', DCMS, 2010. Historic England's criteria outlined in 'Conservation Principles, Policies and Guidance,' which partially overlap with the Statutory Criteria, have also been considered and encompass the following values:

- **Evidential Value** – this relates to the potential of the place to yield primary evidence about past human activity;
- **Historical Value** – relevant to ways in which the present can be connected through a place to past people, events and aspects of life;
- **Aesthetic Value** – focusing on the ways in which sensory and intellectual stimulation is derived from the place;
- **Communal Value** – relating to the meaning the buildings on site has for the people of London and the collective experience of memory it holds.

The key criteria for listing are special historic or architectural interest. Consequently, to determine the significance of a certain component of a heritage asset the sum of its architectural, historic, artistic or archaeological value needs to be disaggregated and determined.

7.1.1 Evidential value

"Evidential value derives from the potential of a place to yield evidence about past human activity" (Conservation Principles Para 35).

"Evidential value derives from the physical remains or the genetic lines that had been inherited from the past. The ability to understand and interpret the evidence tends to be diminished in proportion to the extent of its removal or replacement" (Conservation Principles, Para 36).

The house was built as part of a 'masterplan' of the local area in around 1837 on an undeveloped area of land with no earlier recorded phases of building or occupation. No archaeological excavation has occurred on site. On this basis, the site has **negligible potential for evidential value.**

7.1.2 Historical value

"Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative." (Conservation Principles Para 39).

"The historical value of places depends upon both sound identification and direct experience of fabric or landscape that has survived from the past, but is not as easily diminished by change or partial replacement as evidential value. The authenticity of a place indeed often lies in visible evidence of change as a result of people responding to changing circumstances. Historical values are harmed only to the extent that adaptation has obliterated or concealed them, although completeness does tend to strengthen illustrative value." (Conservation Principles Para 44).

The building exemplifies the development of Tyburnia during the early to middle of the 19th century. The building is typical of a mid-19th-century townhouse in this area, which were aimed at the growing number of professionals looking to move out the City to cleaner and more open suburban areas. The extensive wartime bomb damage and following office occupation of No. 3 damaged the integrity of the internal fabric and plan form and is indicative of the changing fortunes of the area at the time. The exterior however is relatively well preserved despite extensive alterations to the roofscape and the rear.

Despite this, the very fact that this is a single flat within a multi-tenancy building dramatically reduces the historical value of this once single-occupancy dwelling; the plan form is fundamentally undermined by the extensive sub-division by partitioning and fundamental alterations to the circulation stairwell and introduction of the lift core.

Finally, the building is not associated with any persons or events of local or national importance. Based on the above, the overall **Historical value is therefore medium to low.**

7.1.3 Aesthetic value

"Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place". (Conservation Principles Para 46).

"Aesthetic values can be the result of conscious design of a place including artistic endeavour. Equally they can be the seemingly fortuitous outcome of the way in which a place has evolved and be used over time. Many places combine these two aspects... Aesthetic values tend to be specific to a time cultural context and appreciation of them is not culturally exclusive." (Conservation Principles Para 47).

"Design value relates primarily to the aesthetic qualities generated by the conscious design of the building, structure or landscape as a whole. This embraces composition (form, proportions, massing, silhouette, views and vistas, circulation) and usually materials or planting, decoration or detailing, and craftsmanship." (Conservation Principles Para 48).

No. 3 Hyde Park Place forms part of a terrace which remains a unified architectural composition despite the loss of dwellings during the war bombings of world war II. The front elevation has been subject to little alteration apart from at roof level and retains its original design intention, comprising typical Italianate classical detailing and use of materials which unifies the terrace and characterizes. The property therefore has some remaining group value with the other houses within the statutorily listed terrace and wider area. The interior is considered to make more of a limited contribution to the aesthetic interest of the building; the aesthetic value has been severely compromised by the unfortunate loss of original features and fittings and some unsympathetic alterations and additions which were introduced during the later 20th century. The overall **Aesthetic value is medium.**

7.1.4 Communal value

" Communal value, derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up

with historical value, but tend to have additional and specific aspects” (Conservation Principles, Para 54).

No. 3 Hyde Park Place was constructed as a private residential property and there are no significant persons or historic events associated with the house. The neighbouring property (lost during the war bombings) was the private home of Charles Dickens but following the loss of this dwelling, this is only an anecdotal reference. Despite the periodic use of the building for offices, there is limited potential for collective memory and experience. **Communal value is therefore low.**

7.2 Summary of Significance

The significance of No. 3 Hyde Park Place lies in its historical value as a typical townhouse of the mid-Victorian period and its aesthetic value owing to the architectural relationship with the other houses within the statutorily listed terrace and in the wider area. The significance of the building is predominantly compromised by its division into separate tenures and the associated partitioning and loss of historic features.

The rear of the property with its 1980's unsightly conservatory and mottled, patchy brickwork is the least significant part of the dwelling aside perhaps from the modern mansard roof extension.

8 DESIGN PROPOSALS

8.1 Description of Design Proposals

The design proposals are intended to unify the currently poor-quality rear façade and provide a small amount of additional accommodation both internally and externally via the replacement of the existing low quality timber conservatory and addition of a 'glass-box style' extension and an additional roof terrace at first floor level.






Figure 29 and 30: As existing and as proposed image of proposals from the rear. Hatched orange, a scheme consented in 2018 shows additional height approved at number 2. A new submission has been made for this site since so it remains unclear what the ultimate ambition of the applicant is for the site.



Figure 31: Proposals shown to give a further understanding of the overall form of the extension. The top balcony is set-back in order to reduce over-looking to adjacent properties.

In addition to adding additional accommodation, the following works are also proposed to improve the quality of the rear elevation more generally:

Key:  Denotes **Heritage (Public) balancing Benefit** (under the NPPF):

- Replacement of current glazed balustrade with wrought iron high quality design in keeping with the age and style of the property.
-  Specialist soot-washing to unite the currently patchy façade that is shown in **figure 21**, patch-repairs to party wall to address flaking paintwork as seen in photos.
- Raking-out of cementitious mortar and Fine re-pointing in lime
-  Removal of unsightly redundant fire escape railings (subject to Building Control Approval)

Finally, it is hoped that any detailed design reservations can be dealt with during the course of the application or under condition on an element by element basis.

10 IMPACT ASSESMENT

10.1 Introduction

Drawings of the proposals have been outlined within the previous section.

Three proposals have been put forward for discussion.

This section will evaluate the potential impact of the proposals upon:

- The significance of the Grade II listed subject building;
- The character and appearance of the Bayswater Conservation Area

The impact assessment on the special interest of the statutorily listed building considers whether the proposals cause substantial or less than substantial harm to the heritage asset by altering or eroding the authenticity and of the heritage values identified on the assets (aesthetic, historic, communal and evidential).

10.2 Impact Assessment Criteria

The purpose of assessing the effects likely to result from the proposed development, established criteria have been employed. The impact of the proposal has been assessed against receptor sensitivities, ranging from:

- **Substantial (high) adverse:** a fundamental change in the appreciation of the resource and its historic context, or setting, involving the degradation of a cultural heritage site of national importance, or the demolition of any grade of statutorily listed building.
- **Moderate (medium) adverse:** a change that makes an appreciable difference to the ability to understand the historic context, or setting, resulting in extensive long-term change to the setting or structure of listed buildings.
- **Minor adverse:** effects which create dis-benefits to the historic fabric of the area but may also provide benefits. May involve demolition of an undesignated historic building, or limited encroachment upon a conservation area, or historic parkland, where intrusive views are created or slight impacts upon its integrity would result.
- **Negligible / Neutral:** the development would not materially affect the status quo.
- **Minor beneficial:** perceptible improvement in the setting of, or structural condition of, or character of listed buildings or conservation areas.
- **Moderate beneficial:** effects which help to explain the significance and history of the site and surrounding area; ensuring the long-term future of Listed Buildings and any other buildings of architectural significance, by providing viable and appropriate uses; resulting in the loss of less significant fabric in the Listed Buildings but enabling a viable long-term use for the buildings.
- **Substantial beneficial:** effects which ensure the long-term future of the most significant historic fabric by providing viable and appropriate uses and, impacts which improve the setting of a Listed Building or historic parkland and, which repair and conserve the most significant fabric of the Listed Buildings.

10.3 Outline Impact Assessment

The overall proposals have been divided into individual elements in order to undertake a detailed assessment of impact. We have then provided an overall impact rating for the proposals as a whole.

PROPOSAL	SIGNIFICANCE OF FABRIC	IMPACT
1. Reconciliation works to brick façade (soot-washing / cleaning) and patch repairs to party wall.	Low significance. the closet wing dates 1930 or later and is not part of the original building's design. It has been extensively altered and a legacy of these alterations is easily seen by the patchy brickwork on the masonry areas and the clearly modern conservatory extensions.	Minor beneficial. The works to unify the currently patchy façade and to undertake repairs to the party wall will overhaul what is currently an eyesore.
2. Replacement of modern conservatory in masonry (size like for like).	Low significance. Low architectural merit. The existing conservatory dates 1987 and is of low design merit and is also of poor fabric quality with environmental issues such as condensation and damp.	Moderate beneficial. Replacing the low quality extension will greatly improve the rear elevation as seen in the visuals via the removal of the unsightly conservatory. The conservatory will be replaced with masonry and a new modern contemporary extension of higher design quality in front of this.
3. New terrace at third floor level	Low significance. the closet wing dates 1930 or later and is not part of the original building's design. It has been extensively altered and a legacy of these alterations is easily seen by the patchy brickwork on the masonry areas and the clearly modern conservatory extensions.	Neutral Further modifications to the closet wing are undesirable on heritage terms, however, the new roof terrace is no larger than the net size of the previous terrace but instead is divided into 2. In addition, there are visual improvements to the roof terrace due to the introduction of wrought iron railings in lieu of a glass balustrade. For this reason, it is considered that the new roof terrace is neutral.
4. Glazed extension at 2 nd floor level	Low significance. the closet wing dates 1930 or later and is not part of the original building's design. It has been extensively altered and a	Moderate beneficial. Replacing the low quality extension will greatly improve the rear elevation as seen in the visuals via the

	legacy of these alterations is easily seen by the patchy brickwork on the masonry areas and the clearly modern conservatory extensions.	removal of the unsightly conservatory. The conservatory will be replaced with masonry and a new modern contemporary extension of higher design quality in front of this.
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9 NEIGHBOUR AMENITY ISSUES

9.2 Potential Amenity issues raised by Pre-Application response

Within the Council's Pre-application feedback, the following amenity issues were noted as requiring further investigation

- ↘ overlooking,
- ↘ loss of daylight/sunlight and
- ↘ an increased sense of enclosure:

9.2 Potential for over-looking : Part 1 – Far-Reaching Over-looking.

In so far as we are aware, the Council have not, in the past provided an informative as to the exact view, series of views or vistas as to their concerns for potential over-looking relate within any delegated reports or pre-application responses.

For this reason, we have provided a generalised long-distance over-looking survey from the existing building and terrace vistas and considered how the proposals would affect the visibility of the surrounding buildings, gardens and other features from longer vistas. Following this, we have then considered specifically which windows within the vicinity could be impacted and how. This is part 2 of this section and considers the impact on nearby windows / terraces.

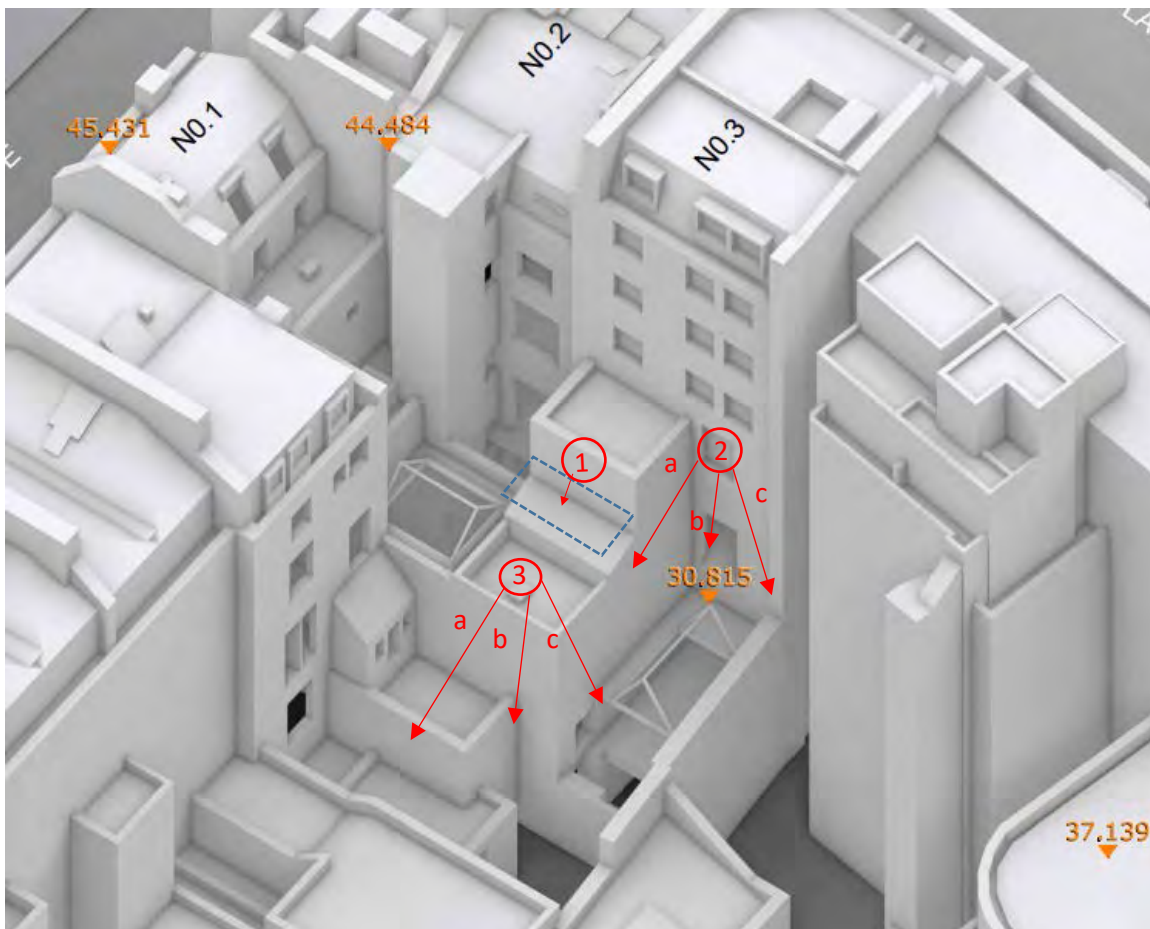


Figure 32: Existing over-looking images: (Long-reaching) - key to following images shown red. New terrace location shown blue.

Image 01 – As Existing (View from Existing Second Floor Window at location of new terrace)



This view, from the second floor window indicates the general view from the vantage point of the new terrace. As seen, there is already a clear view from this height of the neighbouring properties via this window opening.

Image 01 – Existing Panorama Showing Proposal's Location and outline view



The above image prepared by a visualiser as a verified view indicates the proposals shown as wire-frame denoting the new roof terrace and balustrades in red and the inaccessible flat roof shown beyond, (blue line). It is clear from the image that there will be little impact of the small roof terrace, particularly given that it *replaces a roof terrace* of the same size and location to the storey below. Bringing this terrace up by 3.5 metres will not fundamentally change the outlook on long-reaching views.

Additionally, it is important to also consider the views allowed under the current arrangement. These have been explored in the later images below. The surroundings have full visibility by over-looking as existing. That is to say that all of the surrounding gardens and buildings can be over-looked in full from the current windows and roof terraces from eye level and changing the angle or height of the roof terrace will not increase what can be seen. In fact, moving part of the roof terrace up will take the viewer further away from the source.

Image 02 – A As Existing (View from Existing First Floor Window over neighbouring plots)



The above image demonstrates the long-distance vista from the **existing** first floor window. The proposals are shown dotted (blue) to the right of the image. The following views capture the nature of over-looking from this vantage point as existing, demonstrating that the neighbouring properties are already fully visible from Flat 2.

Image 02 – [B and C] As Existing (View from Existing First Floor Window over neighbouring plots, looking directly down [B] and down, left [C])



These views have been included not because they will be impacted by the proposals (proposals are not seen in either image) but because they illustrate the current potential for over-looking. They are part of a series of images surveying the existing far-reaching over-looking.

Image 03 – A As Existing



View from existing roof terrace. Image will not be affected by the proposals (apart from change of balustrade from glass to wrought iron) but is included again to demonstrate extent of existing far-reaching over-looking.

Image 03 – B As Existing – Looking North (over-looking below) from existing roof terrace



Image 03 – C As Existing – Looking West (over-looking below) from existing roof terrace



The above images further demonstrate that immediate vicinity surrounding gardens can already be fully over-looked and that the new small roof terrace will not affect this but will in fact mean that the over-looking is from further away (but the terrace is of the same net size).

9.3 Potential for over-looking : Part 2 – Short-distance Over-looking.

The impact of nearby over-looking to windows, doorways and roof terraces is considered below.



Figure 33: Existing adjacent windows / terraces which have the potential to be affected by the proposals scheduled in green A-J. Extent of Flat 2 shown blue, new terrace dotted orange for clarity.

The table below assesses the impact upon the windows identified above (in green) in terms of the proposals. Any windows highlighted green in the table are deemed to be affected to a detectable degree.

Please note that the proposals are assessed against the *existing scenario*. Recently approved (cumulative) consents are considered in a later section.

Window /terrace	Description	Existing visibility	Impact, magnitude of change
A	Third Floor Window of 2 Hyde Park Place.	Window can currently be viewed from existing first floor roof terrace but is high above the current roof terrace preventing clear views inside.	Very Low receptor change, changed visibility. There will be a minor change in vista between the existing versus proposed situation. There is some visibility as existing. Moving the terrace slightly upward will not fundamentally change this.

			The new terrace is enclosed (set-back) to contain its vantage.
B	Staircase Window of 2 Hyde Park Place - mezzanine level.	Window can currently be viewed from existing first floor roof terrace. It is a very small window that is at an angle difficult to view inside. The window is from a lift-core internally and is unlikely to be used regularly.	Very Low receptor change, changed visibility. There will be a minor change in vista between the existing versus proposed situation. There is some visibility as existing. Moving the terrace slightly upward will not fundamentally change this. The new terrace is enclosed (set-back) to contain its vantage.
C	Second Floor Window of 2 Hyde Park Place – Currently bathroom use.	Window can currently be viewed from existing first floor roof terrace. Moving the terrace will affect the view into this room to some degree.	Low - Medium receptor change, increased visibility. This is the only window likely to be affected by the proposals to a detectable degree. Moving the terrace will allow a slightly increased view into this opening as the view from the current terrace is at a level lower whereas the new terrace will be at a similar height to this window. However, the mitigating factors are believed to over-ride this 1) this is a bathroom and it is understood from the plans that the windows into this room are covered. 2) The new terrace is set back so as to make views into this room difficult, so much that one would have to labour in an endeavour to peer in. This would seem to be an unreasonable reason to refuse consent.
D	First Floor Window of 2 Hyde Park Place	Window can currently be viewed from existing first floor roof terrace but is behind the existing extension at number 2 so remains inconspicuous. It is not believed that existing building or the	No material change. It is not believed that existing building or the proposals can be seen from this window.

		proposals can be seen from this window.	
E	Existing Roof-light - 2 Hyde Park Place – basement flat	There is no visibility through this roof-light, it is covered in a black reflective film.	No material change. There is no visibility through this roof-light, it is covered in a black reflective film.
F	First Floor – 1 Stanhope Place	There is some limited long-distance visibility to this window of 1 Stanhope Place	No material change. The new terrace is further away from the dwelling than the existing one due to it being set-back. Additionally it is at a higher level above the property.
G	Basement flat - roof-light – 3 Hyde Park Place	This roof-light is fully over-looked as existing. Recently approved proposals at number 3 change the existing arrangement.	No material change. The roof-light is already fully over-looked. Moving part of the terrace upward will take the source of over-looking further away.
H	Roof terrace, 1 Hyde Park Place	This roof terrace over-looks number 2 as existing. Moving the terrace upward will have no significant change as the terrace is already some distance away and set back.	No material change. Moving the terrace upward will have no significant change as the terrace is already some distance away and set back.

9.4 Potential Proposals at number 2 Hyde Park Place

It is important to note that an application relating to 2 Hyde Park Place has been submitted but is yet to be decided (ref: 20/08338/LBC). Previous applications have been made for this site which have gained approval, but the ultimate goal of the applicants is currently unknown.

A 2018 application for the division of the building into 3 residential flats was approved but will expire next month (October 2021) if it is not implemented imminently. Nevertheless, we have considered these proposals and provided a full assessment below.

The proposals are considered to be significant. Wholesale demolition is proposed of rear additions and an entire re-modelling proposed of these rear elements. Windows have been introduced to the full height of the lift-core and to the return elevation looking back from the closet wing towards the host dwelling. The closet wing itself will increase in height, enclosing

Flat 2 on its east side. If implemented, the proposals will have a great degree of impact upon number 3.

Converting a single-family dwelling to apartments is considered harmful on heritage terms and it is unclear what the mitigating factors were in this case as the delegated report does not cover heritage issues to any degree. However, it is unclear why the over-looking, enclosure and light damages created by this proposal have been viewed favourably when compared to the applications for number 3 in the past when the scale of harm is so much greater.

The excerpt below from the proposed drawings indicate that there will be windows directly over-looking number 3 to the full height of the building and further windows to the return elevation in addition.

This is acknowledged within the delegated report but not commented on to a great degree. *“Whilst this would add a degree more sense of enclosure to persons on the terrace and to a lesser extent in views out from the internal accommodation, the impact would not be sufficient to warrant a refusal of permission. Though the sunlight/daylight study **does not consider the impact on no. 3 Hyde Park Gardens** (sic), nonetheless with the limited increase in height and bulk and to this enclosed area at the rear of the building it is considered that it would not give rise to harm to the amenity of the adjoining occupiers in these terms.”*

It is clear that there will be a loss of light, an increased sense of enclosure, loss of outlook and profound over-looking generated by these proposals upon number 3 and hence when compared against the proposals herewith which are modest by comparison, it is hoped that they will be received favourably.



Figure 34: Section from 2018 application 18/05305/FULL for the division of the building into 3 residential flats indicating new windows over-looking number 3 and increased height which will increase sense of enclosure and block light.

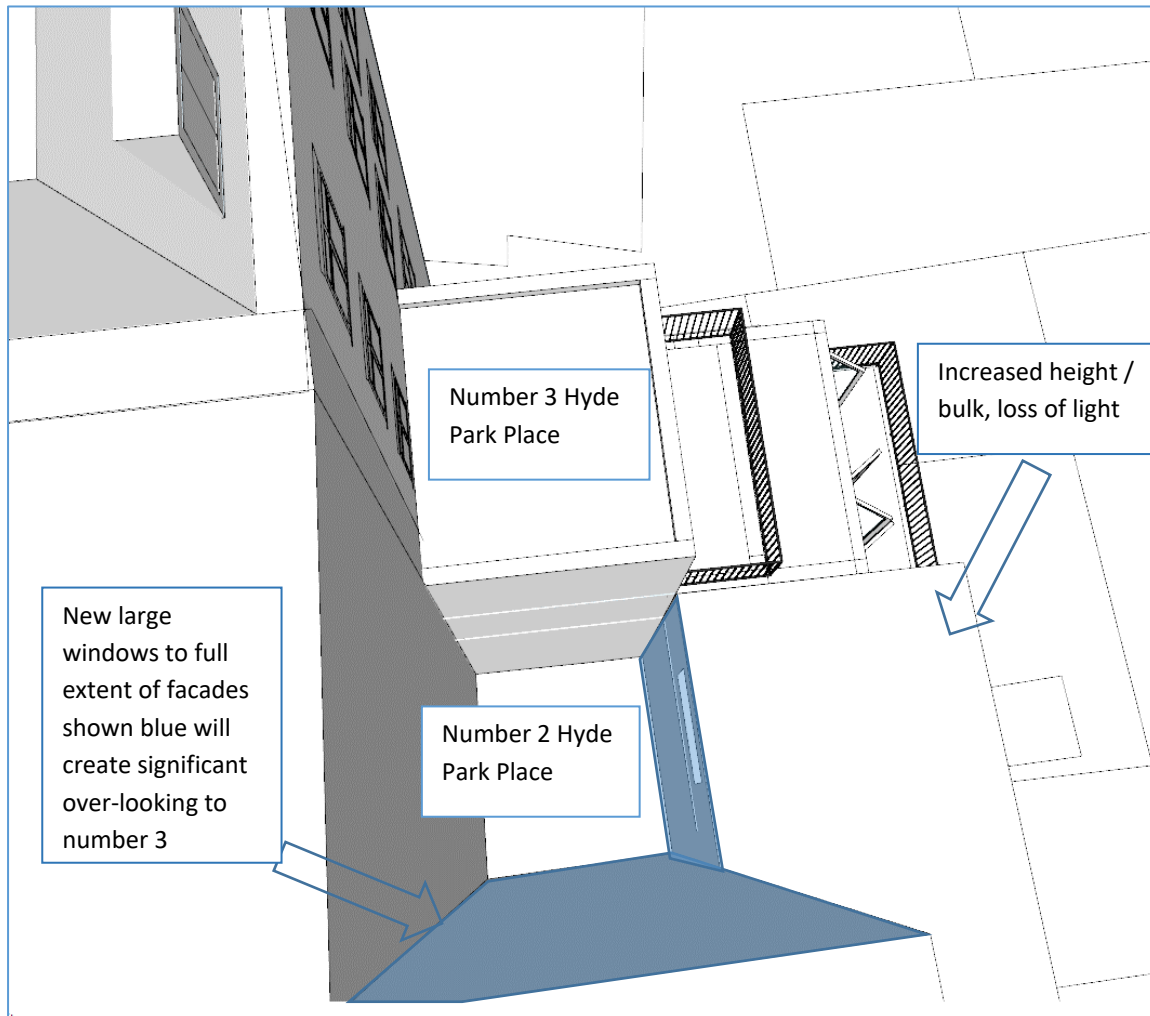


Figure 35: Interpretive 3D drawing indicating proposals under 2018 application 18/05305/FULL for the division of the building into 3 residential flats indicating new windows over-looking number 3 and increased height which will increase sense of enclosure and block light.

9.5 daylight / sunlight

We have procured a dedicated expert report for both Right of Light implications and Daylight / Sunlight.

In short, the Daylight and Sunlight results are very positive with only one window not quite meeting BRE criteria, however we due to the nature of the room it serves and the mitigating windows, it is understood that this meets the planning policy criteria. In terms of Rights of Light, the finding is that no further action is taken.

The detailed report should be reviewed in full, however, in summary, the proposals are compliant in this regard.

In terms of light control at night, although this was not raised as a potential issue by the Council, it is proposed to install recessed blinds in order to inhibit light pollution from the new glazed extension. Regardless, there is very little overall increase in light production since the extension replaces a conservatory of the same size.

9.6 Sense of Enclosure

One's 'sense of enclosure' is a subjective and not a science that can be easily assessed by the commissioning of surveys and reports.

The increase in size proposed by the extension (just a 1500mm increase in depth) which is predominantly glazed is highly unlikely to affect the feeling of enclosure at the rear of the site.

Glazing has been used deliberately in order that the extension will appear lightweight and transparent and the choice of design and materials are sensitive to the overall context as well as being of far greater design merit to what exists currently.

It has been demonstrated within the other amenity reports and the previous chapter sections which windows, views and vistas have the potential to be negatively (or indeed positively) affected by the proposals and the same themes / findings broadly apply here. Since rears of the buildings are not external spaces, it would be unlikely that a sense of enclosure can be experienced by any dwelling other than the host as this is the only one which currently features a terrace. The terrace of number 1 is very much raised and located some distance away so this is considered to be unaffected.

Overall, the extension is so minimal that it will have no material change to receptors at the rear of this site and is of significantly less impact than other proposals approved in the recent past.

9.7 Conclusion

Neighbour amenity issues have been considered at length within this chapter in order to prove beyond a doubt that the proposals will not negatively affect the neighbours.

Separate specialist light reports have concluded that the proposals meets planning criteria.

11 OUTLINE POLICY COMPLIANCE & JUSTIFICATION

13.1 Introduction

In this section, the proposal is evaluated against the following relevant National and Local Policies:

- The Planning (Listed Buildings and Conservation Areas) Act 1990
- NPPF (Revised February 2019)
- NPPG (updated 2018)
- London Plan (2016)
- Westminster City Plan (November 2016)
- Westminster Unitary Development Plan (2010)- Saved policies

13.2 NPPF Considerations (revised: 2019):

The NPPF (February 2019) sets out the Government's planning policies for England and outlines how these should be applied.

NPPF Paragraph 189:

"In determining applications, local planning authorities should require an applicant to describe the significance 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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation."

Response: As recommended by NPPF, an assessment of the significance of the heritage asset has been provided as part of the application and can be found in Section 7: Significance Appraisal. The assessment is proportionate to the importance of the assets being considered.

The assessments and analysis that have been carried out have not only informed the design process but are also in sufficient detail to assess the potential impact of the proposals on the significance of the building and its setting.

NPPF Paragraph 193:

"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."

Response: To identify the heritage values and character of the site, a thorough analysis was undertaken in the first five sections of this report. The proposals have been carefully designed to be sympathetic to the heritage values of the grade II listed building and the setting and character of the Conservation Area. As the rear elevation has been heavily altered before; the proposed

proposals will cause no further harm or loss of important historic features and will only enhance its appearance.

NPPF Paragraph 196

“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.”

Response: The proposals have been developed with careful consideration of the existing building in mind. Alterations are all minor and mostly have negligible impact on the historic fabric.

It is therefore considered that the proposed works cause “no harm”; Nevertheless, numerous heritage benefits have been identified within this statement, not least the major design improvements to the extension itself.

13.3 NPPG Considerations (updated: 2018):

PPG Paragraph: 003 - Reference ID: 18a-003-20140306

“What is meant by the conservation and enhancement of the historic environment?”

“The conservation of heritage assets in a manner appropriate to their significance is a core planning principle. Heritage assets are an irreplaceable resource and effective conservation delivers wider social, cultural, economic and environmental benefits.

Conservation is an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets as diverse as listed buildings in everyday use to as yet undiscovered, undesignated buried remains of archaeological interest.

In the case of buildings, generally the risks of neglect and decay of heritage assets are best addressed through ensuring that they remain in active use that is consistent with their conservation. Ensuring such heritage assets remain used and valued is likely to require sympathetic changes to be made from time to time. In the case of archaeological sites, many have no active use, and so for those kinds of sites, periodic changes may not be necessary.

Where changes are proposed, the National Planning Policy Framework sets out a clear framework for both plan-making and decision-taking to ensure that heritage assets are conserved, and where appropriate enhanced, in a manner that is consistent with their significance and thereby achieving sustainable development.

Part of the public value of heritage assets is the contribution that they can make to understanding and interpreting our past. So where the complete or partial loss of a heritage asset is justified, the aim then is to capture and record the evidence of the asset’s significance which is to be lost, interpret its contribution to the understanding of our past, and make that publicly available.”

Response: The proposals recognise that the conservation of heritage assets must be in a manner appropriate to its determined significance and that heritage assets are an irreplaceable resource. This is implicit in the proposed development. Equally important is the definition of ‘conservation’

as the 'active process of maintenance and managing change'. The site and the wider conservation area are not a static place, there has been similar developments that have occurred within neighbouring buildings. The proposals have been driven by the need to ensure the building can continue to be used as a modern sustainable family dwelling in conjunction with a positive and informed response to the significant context. The proposed schemes will drastically improve the quality of design and appearance than its current state.

13.4 London Plan (2016)

Policy 7.4 Local character

- A. [...]
- B. *Planning decisions: Buildings, streets and open spaces should provide a high quality design response that: a) has regard to the pattern and grain of the existing spaces and streets in orientation, scale, proportion and mass; b) contributes to a positive relationship between the urban structure and natural landscape features, including the underlying landform and topography of an area; c) is human in scale, ensuring buildings create a positive relationship with street level activity and people feel comfortable with their surroundings; d) allows existing buildings and structures that make a positive contribution to the character of a place to influence the future character of the area; e) is informed by the surrounding historic environment.*

Policy 7.6

- C. *Buildings and structures should:*
 - a) *be of the highest architectural quality;*
- D. *comprise details and materials that complement, not necessarily replicate, the local architectural character; d); e); f); g); [...]*
- E. *optimise the potential of sites.*

Policy 7.8 Heritage assets and Archaeology

- F. *London's heritage assets and historic environment, including listed buildings, registered historic parks and gardens and other natural and historic landscapes, conservation areas, World Heritage Sites, registered battlefields, scheduled monuments, archaeological remains and memorials should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account.*
- G. *Development should incorporate measures that identify, record, interpret, protect and, where appropriate, present the site's archaeology.*
- H. *Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.*
- I. *Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials, and architectural detail.*

Policy 7.31

- A. *Crucial to the preservation of this character is the careful protection and adaptive re-use of heritage buildings and their settings. Heritage assets such as conservation areas make a significant contribution to local character and should be protected from inappropriate development that is not sympathetic in terms of scale, materials, details, and form. Development that affects the setting of heritage assets should be of the highest quality of architecture and design, and respond positively to local context and character outlined in the policies above.*

Response: This is addressed under the NPPF points above.

13.5 Westminster City Plan (November 2016)

Policy S25 – Heritage

“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.”

Response: Every effort has been made to ensure that the proposals are of the highest quality and sensitivity to the host building’s Grade II Listed Status. The proposals seek to deliver a suitable and sympathetic approach that will improve the area of the building and ensure long-term sustainable family accommodation in the Borough.

12 CONCLUSIONS

No. 3 Hyde Park Place is a Grade II listed group of Regency-styled terrace townhouses (No. 1-3) within the Bayswater Conservation Area. Over its lifespan, the subject building has undergone changes internally, minor external changes have occurred to the rear of the building and its front south facing façade has remained intact. Post WWII the subject building within its group of terraces suffered from bomb damage and No.4 Hyde Park Place was completely demolished.

By 1934, the alterations and conversions to accommodate flats had change the use of the building. It seems likely that the closet wing to the rear of the building may have been introduced to accommodate additional flats and possibly required alterations to improve circulation around the buildings, but we are unable to confirm at this time due to the closure of the archives.

The applicant seeks to make a minor change at the rear of the property to the closet wing which is non-original and has been demonstrably altered significantly over the years. This area of the property is, without doubt, the lowest significant area of our Client's apartment. Furthermore, the proposals will remove the currently poor-quality lean-to conservatory which is harmful to the heritage asset and instead introduce a higher-quality architectural element that has been designed to complement the host building.

The local context clearly indicates a pattern of extension to closet wings and much taller extensions have been recently granted including to the neighbouring property, number 2 Hyde Park Place. The applicant's proposals are modest by comparison.

Case history has been used to demonstrate the past proposals for the site and in doing so, we have proposed to mitigate the Council's concerns regarding over-looking and aesthetics to create a design that we believe successfully address the heritage constraints of the building and the local amenity issues.

The applicant has recognised the importance of undertaking investigations and analysis necessary for the assessment of the effects of the proposed works on the special interest of heritage assets. This approach has been both beneficial regarding the consideration of alternatives and important regarding the process of acknowledging the best practice guidance as outlined in NPPF.

It is considered that the impact of the proposals would not harm and would rather assist in the long-term use of the heritage asset. It is therefore concluded that the proposed works satisfy the relevant clauses of the NPPF. These are consistent with the spirit of local policies and national conservation principles and therefore there should be a presumption for its approval.

APPENDIX 1: MAP PROGRESSION - 3 HYDE PARK PLACE

A. 1817

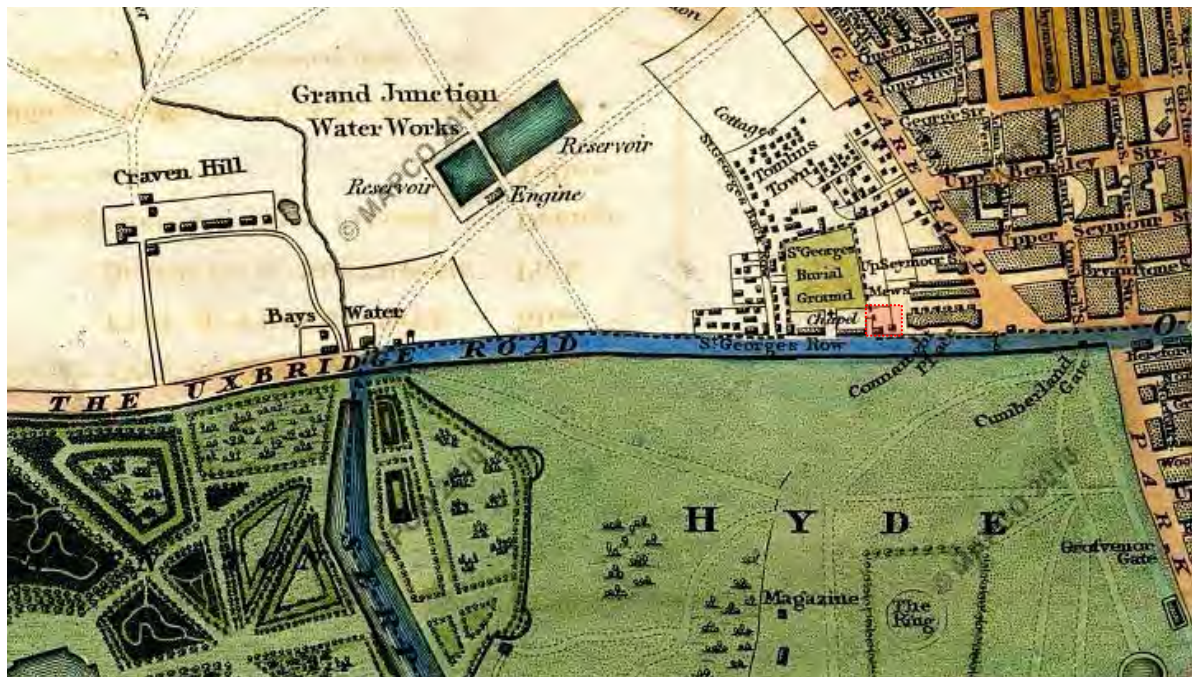


Figure 36: Darton's New Plan of The Cities of London & Westminster, & Borough of Southwark, 1817 – The subject building location is highlighted in red; the terrace block had not been built at this time. (Source: Mapco.net).

B. 1844

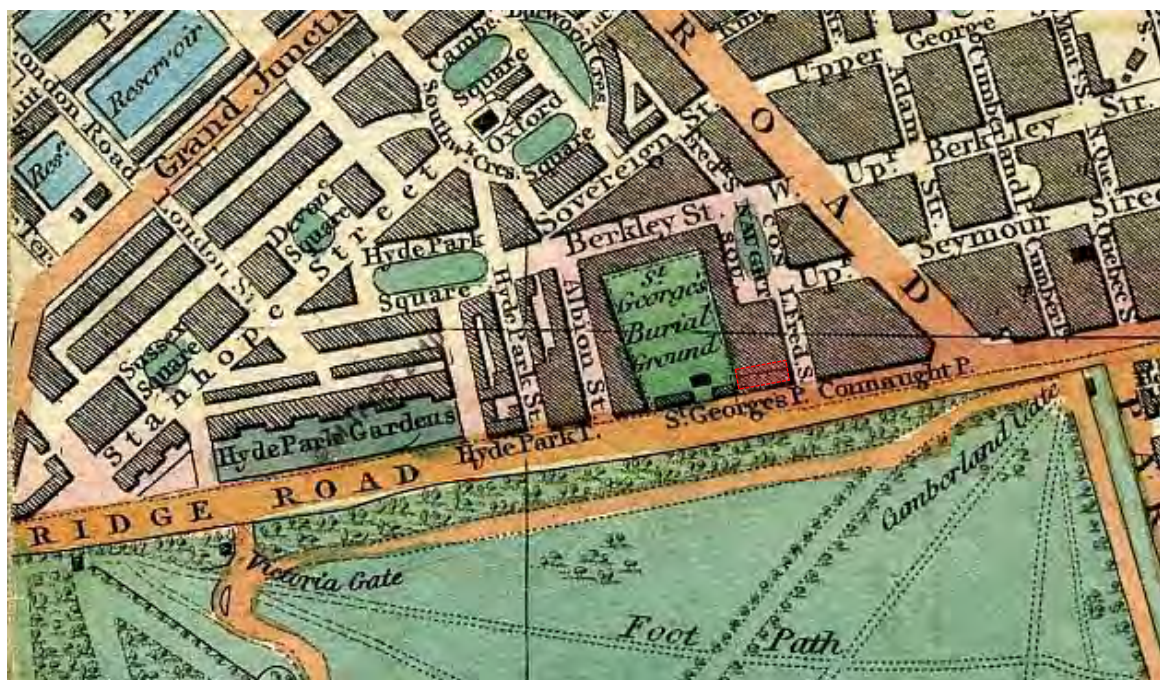


Figure 37: Map of London, Cross's London Guide 1844 – First indication on available maps showing the Hyde Park Place had been built at this time, location shown in red. (Source: Mapco.net).

C. 1869

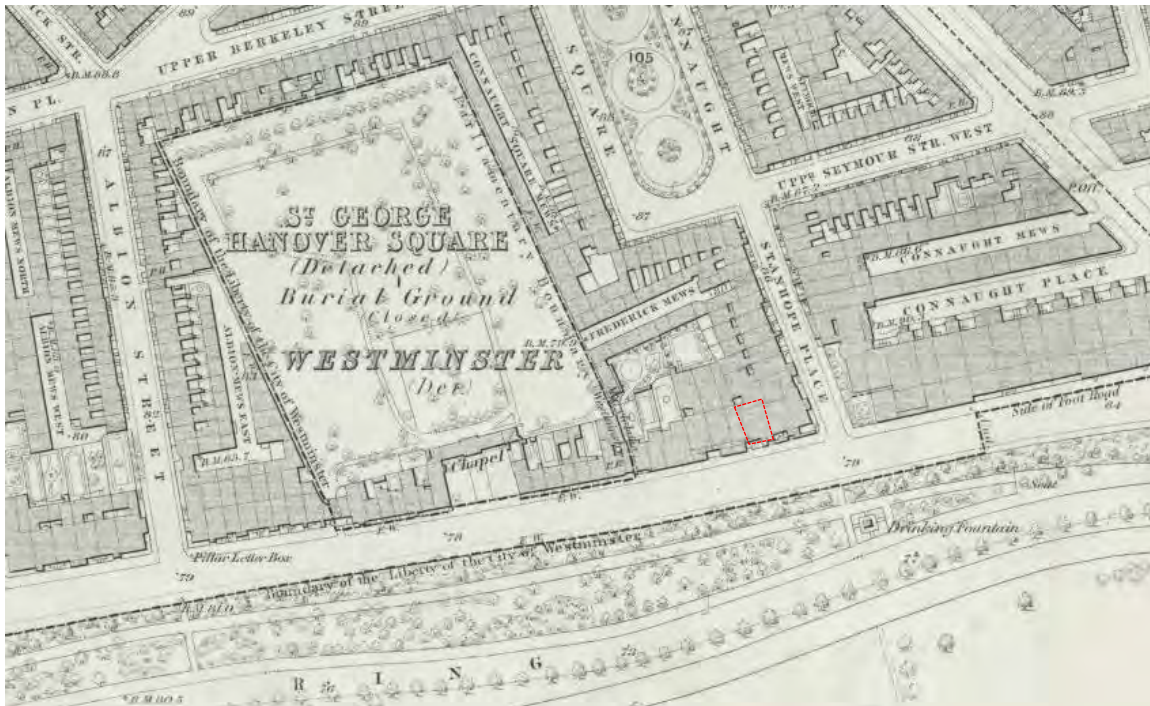


Figure 38: 1869 OS Maps – The 1869 map provides a finer definition and further detail to the subject building and adjacent properties footprints. It is important to note the irregular footprint to its existing layout as the building appears to be much wider. (Source: nls.co.uk).

D. 1895



Figure 39: 1895 OS Maps – The 1895 map indicates a change to the footprint of the building; it has become narrow and long compared to the footprint seen in 1896. The closet wing at the rear of the building also begins to take shape as there is a clear indent on the northwest elevation. (Source: nls.co.uk)

E. 1932



Figure 40: 1932 OS Map – By 1932, the site has been slightly developed as more buildings are seen to populate the square on the west side of the building. Not many changes are seen to the subject building. (Source: nls.co.uk).

F. 1939-1942 WWII Bomb Damage



Figure 41: 1939-1942 The London County Council War Damage Maps– one of the most profound maps in the progression indicating serious damage in and around the subject site. Note the ‘damage beyond repair’ sustained at the neighbouring building No. 4 Hyde Park Place. (Source: London Bomb Damage Map).

G. 1954



Figure 42: 1954 OS Map – This map indicates the repercussions of the WWII bomb damage sustained to the site. There is evidence of ruins seen west of the subject building and note the minor redevelopment seen on No.4 Hyde park place that includes the new set of building to its north side. (Source: nls.co.uk).

H. 1968

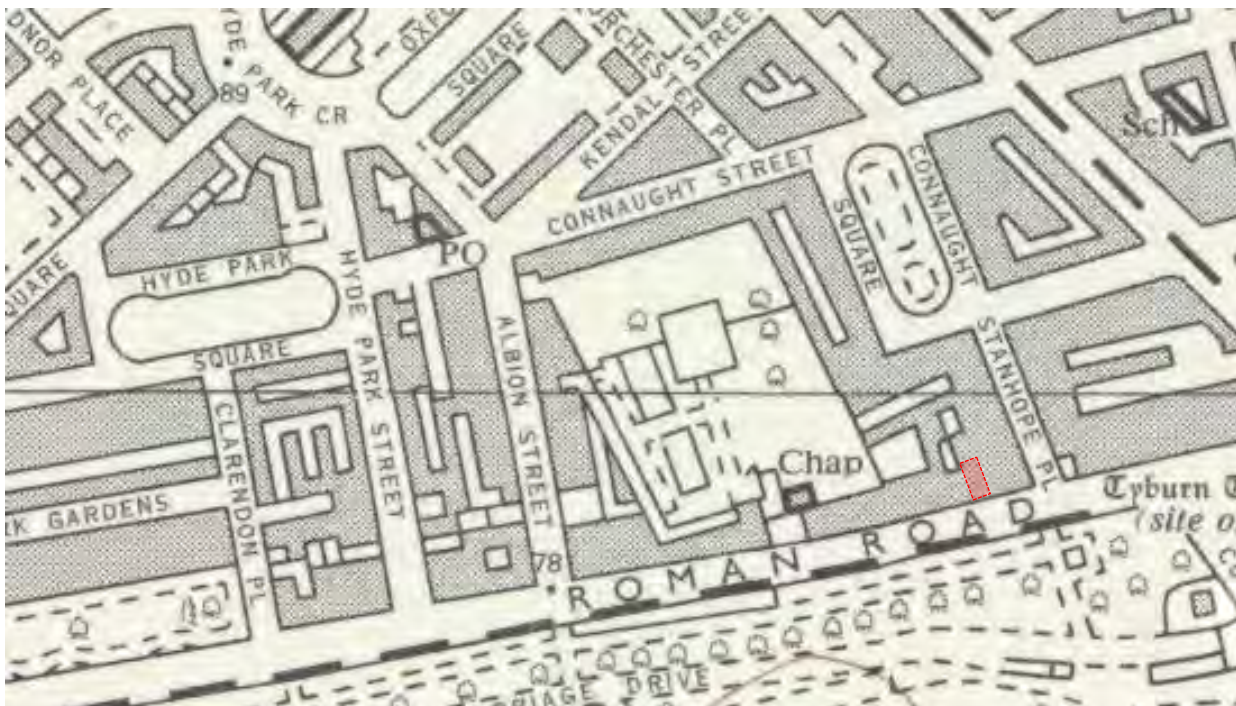


Figure 43: 1968 OS Map – 1968 map is at a larger scale and does not define the individual footprints; but it is clear there has been further developments on the west of the subject building. (Source: nls.co.uk).

I. 2020



Figure 44: 2020 OS Map – The contemporary map shows the site has developed since 1954, noticeably St. George’s Field as the former burial ground that become grounds to four blocks of late C.20 apartment. The south elevation of the square where Hyde Park Place is situated has continued to develop. As seen on the map the buildings west of the subject building have become larger in footprint. Notably Tyburn Convent has increased in area, the rest of the building have become hotels and converted flat. ‘The smallest house in London’ is also noted in this location. The subject building appears to have remained the same. (Source: Historic England).

APPENDIX 2: COUNCIL PRE-APPLICATION FEEDBACK (AS RECEIVED, UN-EDITED*

*PLEASE NOTE THAT THE BELOW IMAGES (WHICH WERE SUBMITTED FOR PRE-APPLICATION ADVICE) HAVE BEEN INSERTED INTO THE DOCUMENT BY HERITAGE ARCHITECTURE LTD FOR CLARIFICATION PURPOSES. THEY WERE NOT INCLUDED WITHIN THE ORIGINAL PRE-APPLICATION RESPONSE SENT BY THE COUNCIL.

Westminster City Council

Pre-Applications
Development Planning
Westminster City Council
PO Box 732
Redhill, RH1 9FL

westminster.gov.uk



Your ref:
My ref: P21/00196 Tel No: 07866036632 Email:
northplanningteam@westminster.gov.uk

Please reply to: Rebecca Mason

Mrs Sophie Hamilton-Grey
Heritage Architecture Ltd
62 British Grove,
Hammersmith,
London
W4 2NL

Place Shaping and Town Planning
Westminster City Council
PO Box 732
Redhill
RH1 9FL

Date: 29.4.21

Dear Sophie,

- **TOWN AND COUNTRY PLANNING ACT 1990 PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990**

**Flat 2, 3 Hyde Park Place, London, W2
2LH, Extension at first and second floor
level.**

Thank you for your enquiry regarding the above planning matter received on 8 March 2021 and subsequently discussed on 14 April 2020.

Site

The application site is a Grade II listed building located on the north side of Bayswater Road. The site forms part of a terrace of three which formed part of the planned Tyburnia development. The building lies within the Bayswater Conservation Area. A detailed heritage appraisal has been submitted.

Advice is sought on the demolition of the existing conservatory at first floor level and the erection of rear extensions at first and second floor level with associated terraces at first, second and third floor level. Four design options have been included within the submission.

Policy Position

Following an independent examination by the Planning Inspectorate, the council adopted its new City Plan (2019-2040) on Wednesday 21st April 2021. This replaces both the Unitary Development Plan (2007) and the City Plan (2016) as the principal Development Plan for Westminster, and now forms the basis for the determination of all applications after 21st April, in accordance with the duty set out under s.38(6) of the Planning and Compulsory Purchase Act 2004. The new City Plan can be viewed and downloaded on our website (search online, 'westminster city plan').

Land use

The proposed extensions will increase the amount of residential floorspace within the site, which is considered acceptable in principle and in accordance with City Plan 2019-2040: Intend to Adopt policy 8.

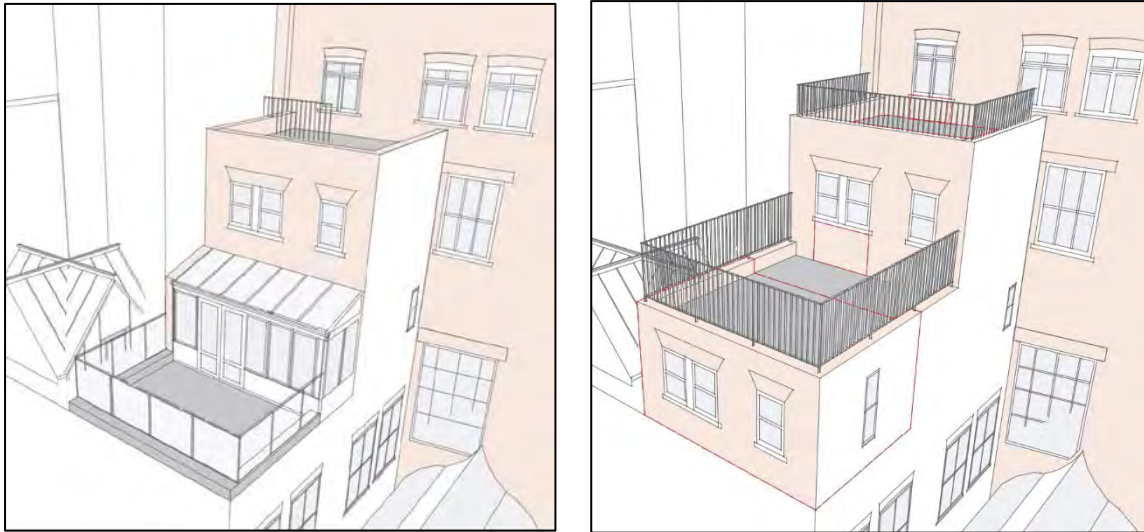
Design

The City Council aims to have special regard to the desirability of preserving listed buildings or its setting or any features of special architectural or historical interest which it possesses, and to preserve or enhance the character and appearance of a conservation area, this is in accordance with Section 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Additionally section 16 of the NPPF requires great weight to be placed on the preservation of designated heritage assets (listed buildings and conservation areas). The relevant policies from the new City Plan 2019-2040 for consideration of this case are 38, 39 and 40.

It is understood that whilst extra internal space is desired, the applicants want more external amenity space. The preferred option is Option 1 as it creates the most external space. For ease of reference each of the 4 design options have been discussed in turn.

Option 1 – Full infill at first floor level, terrace at second floor level and terrace at third floor level. Concern is raised with a full depth masonry infill at first floor level. The proposed extension will result in the scale of the rear additions to the historic core being overscaled and therefore visually competitive with the host building. The scale of the closet wing, particularly its depth, will project the full length of the site up to first floor level; this is out of keeping with the terrace the site forms a part of and consequently detracts from the original form and conscious design of the terrace. This is contrary to the aims of City Plan 2019-2040 policies 38 and 40 and is considered to harm the architectural form of the listed building. The resultant form will also fail to preserve or enhance the character and appearance of the conservation area.

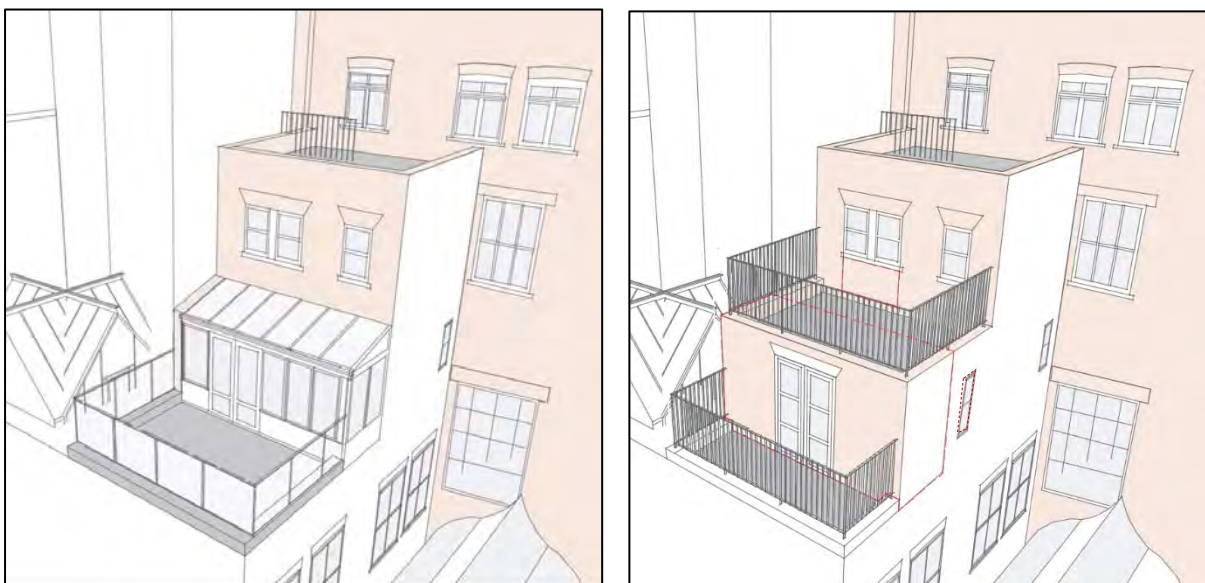
The creation of a terrace at third floor level is not contentious in design terms, subject to the detailed design of the balustrade.



Option 1: Left, as existing, Right as proposed.

Option 2 – Partial infill at first floor level, terrace at first floor level and terrace at second floor level. Whilst Option 2 is less bulky than Option 1 as a result of the reduced depth, concern is still raised with the additional solid bulk that will be perceived at this level. It is noted that the 1999 appeal scheme accepted a comparable arrangement, however this decision pre-dates our new and former policies and therefore, whilst it does contribute to the planning consideration, its weight is not significant.

Should this approach be pursued, you are advised to consider how the mass could be broken up, potentially with two sets of fenestration on the rear elevation.
ofs.

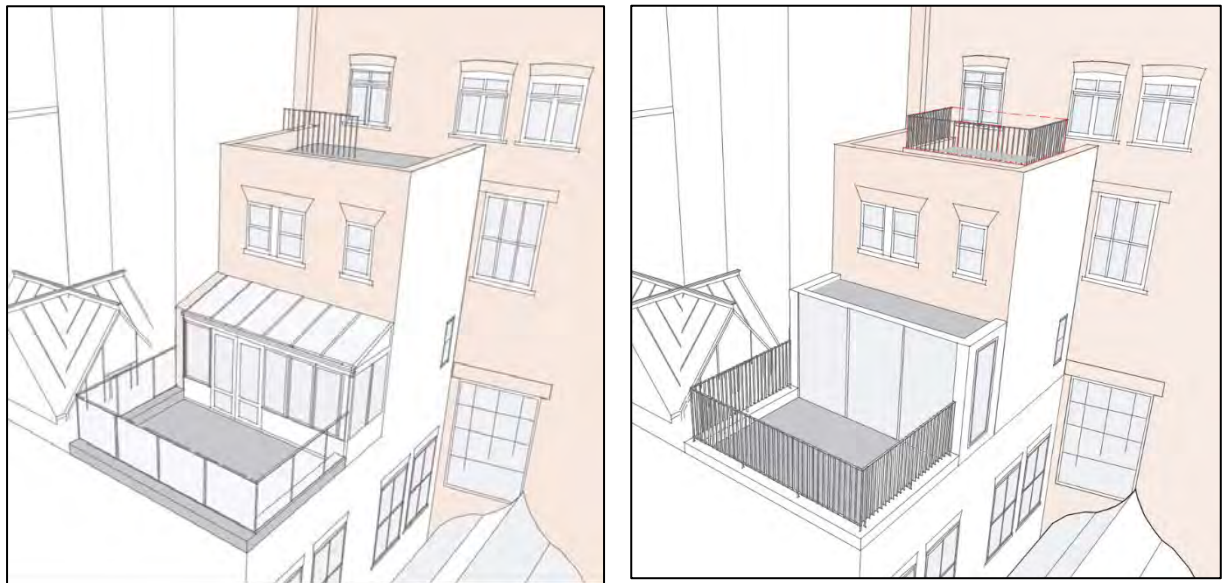


Option 2: Left, as existing, Right as proposed.

Option 3 – Replacement of the conservatory with a glazed extension, terrace at first floor level and third floor level.

In design and heritage terms, this option is not contentious as it is a contemporary replacement of the existing form. The creation of a terrace at third floor level is not contentious subject to the detailed design of the railings.

In line with City Plan policy 34, you are encouraged to consider opportunities for greening. The site has a number of flat roofs, which could be used for intensive living green roofs. Greening could also be incorporated into any required screening. This relates to all design options.



Option 3: Left, as existing, Right as proposed.

Option 4 – Part glazed, part masonry infill at first floor level with terrace and a terrace at third floor level. This option is a hybrid between all the previous options, with additional internal space created from a part solid, part glazed extension. Whilst the scale of the extension may be greater than Option 2, by virtue of the lightweight addition, this is considered to be a more appropriate response as it visually results in less bulk. This prevents the historic core appearing dominated by an additional structure and in being of a more contemporary design will appear as a later addition.



Option 4: Left, as existing, Right as proposed.

Option 2A** – Part solid, part glazed infill at first floor level with terraces at first and second floor level. Following our meeting this Option was submitted, developing from Option 4, but with more outside space, in line with the priority for the owners. In design terms this approach could be acceptable, as the bulk and mass is visually reduced by the use of glazing. Similarly the use of the second floor level as a terrace could be accepted in Design terms, subject to the detailing of the railings. For instance it would be cleaner if they were affixed inside the parapet rather than on top of it. Consideration would also need to be given to the access point and the design of the fenestration at this level. ****Please note that this option is called ‘option 5’ within this statement.**



Option 5: Left, as existing, Right as proposed.

As with the other options, you are advised to consider greening on the flat roofs. This would create a nice outlook, not only for the applicants but for the neighbouring residents as well as having biodiversity benefits.

2 Hyde Park Place

During discussions, works at no.2 Hyde Park Place were referenced. The permission, which included rear extensions to the full depth of the site, had the mass terminating at the same level as the application site. Therefore any proposed extension at first floor level would result in a greater mass than was permitted on the neighbouring building.

Amenity

Policies 7 and 33 of the City Plan 2019-2040 seek to protect residential amenity and environmental quality from development. Policy 7 specifically seeks to protect existing residential buildings from an increase in overlooking, loss of daylight/sunlight and an increased sense of enclosure.

The impact on neighbours can only be fully assessed when a planning application has been lodged and neighbours have had a chance to comment on the development. Should you proceed to submit a formal planning application for the proposed development, the City Council will undertake formal assessment of the impact of the proposal on surrounding residential and other buildings and surrounding spaces on a site visit, giving consideration to any consultation responses received as part of a formal public consultation exercise.

As part of a formal application it would be helpful if you could include a comprehensive photo survey, identifying the windows on the application building as well as on the neighbouring buildings alongside a note of which rooms those windows serve. This would be especially helpful if there are restrictions to site visits.

From the information provided there would be overlooking concerns with the proposed upper terraces, however the significance of the impact is difficult to access without being on site. The lower terrace is mitigated by the fact there is already one at that level which projects out to the full depth of the site. It is anticipated that from the higher level terraces there is likely to be an issue looking back into windows along the terrace, although it is accepted this has sought to be mitigated by recessing the balustrading.

We regards to the extensions proposed, there are amenity concerns regarding the impact on sunlight/daylight and sense of enclosure especially 2 Hyde Park Place. As the building already projects much further at the back than any other property in the terrace the arrangement could block light as well as being an unneighbourly arrangement. You may wish to consider carrying out a sunlight/daylight study as part of a formal submission which identifies the impact on and the use of the adjacent rooms.

Your attention is also drawn to a current application to convert the lower levels of 3 Hyde Park Place from offices to residential accommodation. Should these applications be permitted then the impact on the amenity of these residents will also be taken in account.

Application Documents Required

Should you wish to submit an application, I take this opportunity to remind you that the following plans and documents would be expected:

- Site location plan at a scale of 1:1250 with the site outlined in red and any adjoining land in the same ownership outlined in blue.
- Existing floor plans, elevations and sections at a scale of 1:100 or 1:50.
- Proposed floor plans, elevations and sections at a scale of 1:100 or 1:50. • CIL form (available from www.westminster.gov.uk/cil)
- Design and Access Statement.
- Heritage Impact Assessment.

Coronavirus (COVID-19)

Should you submit an application during the current pandemic, you are advised to submit a full set of annotated photos which show all areas of the site, cross referenced to a plan to show where it was taken and what is proposed. If possible, officers will then undertake a desk-based assessment of the proposed works. Please note, that if a site visit is required, for instance, should a neighbour object, determination times for applications may be affected.

Community Infrastructure Levy

Developments that will be liable for the Mayoral CIL and Westminster CIL include those that comprise any new build – that is a new building or an extension – of 100 square metres or more of gross internal floor space (GIA), or any development that involves the creation of an additional dwelling, even when that is below 100 square metres of GIA. Change of use proposals may also be liable for the Mayoral/Westminster CIL. The Mayoral CIL charge stands at £80 per square metre against all but health, education and affordable housing floorspace. There are additional charges for retail, hotel and office development within CAZ and we will be required to calculate, collect and enforce the Mayoral CIL for developments within Westminster. You will be required to provide sufficient information to allow us to determine whether a development is liable to pay the Mayoral/Westminster CIL and calculate the amount of CIL.

More information regarding Westminster's CIL, including a charging schedule can be found on our website www.westminster.gov.uk/cil

Information regarding Mayoral CIL can be found here: <https://www.london.gov.uk/what-we-do/planning/implementing-london-plan/mayoral-communityinfrastructure-levy>

This pre-application advice follows initial officer assessment of the information you have provided which may not be as detailed as that which we would need to deal with a formal application. Every formal application is subject to a statutory assessment process and it is only then that a full assessment of all the material planning considerations can be made in the context of relevant development plan policies. Some important considerations may only arise or become apparent during this formal process, which includes consultation with residents, amenity societies and other third parties affected by the development. This officer advice is therefore given for your general guidance in the preparation of a future planning application or proposal. The advice does not prejudice the City Council's consideration or decision on any future application that may be submitted. If you require any further guidance please contact Rebecca Mason on 07866 036632.

Yours sincerely,

Rebecca Mason

**APPENDIX 3: PHOTOGRAPHIC SURVEY : NEARBY WINDOW
OPENINGS AND ROOF TERRACES**

