

Suite S10, The Waterside Centre, North Street  
Lewes, East Sussex BN7 2PE

**tel: 01273 478654**

web: [www.parkerdann.co.uk](http://www.parkerdann.co.uk)

Our Ref: - PD.2784

Development Planning  
Westminster City Council  
PO Box 732  
Redhill  
RH1 9FL

26<sup>th</sup> October 2021

Dear Sir/Madam

**15 Grosvenor Square, London W1K 6LD**  
**Planning Application for the installation of railings at roof level, boundary railings between 15 and 16 Grosvenor Square, and cladding to rear stair tower**

On behalf of our client, 14/15 Grosvenor Square Freehold Ltd, the freehold owner of 15 Grosvenor Square I am applying to the Council for planning permission for the installation of railings at roof level, boundary railings between 15 and 16 Grosvenor Square, and cladding to the rear stair tower at the property.

The purpose of this letter is to confirm the documents that form part of the planning application submission and provide the Council with the necessary information to process the application.

**The Development Site and Background to the Proposal**

The property is in residential use and is not listed but is located within the Mayfair Conservation Area. The Council granted planning permission for an almost identical proposal under planning permission reference 20/00054/FULL dated 3<sup>rd</sup> July 2020. Since that decision, the planning permission has been implemented.

**The Revised Proposal**

The cladding to the rear stair tower that formed part of the approved scheme has been installed but rather than the approved GRP cladding, it was decided that black metal mesh cladding should be installed as it is considered that this is more in keeping with the surrounding context and the wider Conservation Area. The metal mesh cladding also has the advantage that it lets more light into the stair tower – a clear advantage from a user safety perspective.

As the GRP cladding is specifically mentioned in the description of development under planning permission reference 20/00054/FULL it is not possible to apply to the Council for a simple amendment to that permission. Instead, a new application is being submitted to cover the changed approach to the stair tower.

## **Assessment of the Revised Proposal**

### ***The Contribution of the Application Site to the Significance of the Mayfair Conservation Area and setting of the listed no. 8 Balderton Street***

The building makes a positive contribution to the character and appearance of the Mayfair Conservation Area – it forming part of the neo-classical and neo-Georgian ranges of uniform height that comprise three sides of the Square and contribute to its coherence. The principal elevation of the property faces onto Grosvenor Square and is faced with red brick and Portland stone. It consists of a basement, ground and six upper floors with the latter two accommodated within the mansard roof space. There is a rear elevation facing onto George Yard that is also faced in red brick and Portland Stone. The proposed change to the scheme approved under planning permission reference 20/00054/FULL only concerns this rear elevation.

The Council's Mayfair Conservation Area Directory confirms that Grosvenor Square was originally constructed in the 1720s. It confirms it is included on the Register of Parks and Gardens of Special Historic Interest in England – being Grade II listed. This listing confirms the Square was redeveloped in the 19th and 20th centuries.

The rear elevation of the application site makes a positive contribution to the Conservation Area and setting of the listed no. 8 Balderton Street, primarily through its use of materials that are commonly used across the Conservation Area.

### ***Impact of the Revised Proposal on the Significance of the Mayfair Conservation Area and setting of the listed no. 8 Balderton Street***

The proposed cladding and gate are positioned against the west facing wall of the application site where there is an existing metal fire escape. It is visible from within the side service yard of the application site and again in glimpsed views from the public realm from George Yard through the rear gate of the application site although it is not prominent as it is the gate and railings that are the dominant feature. The metal finish and designs mean the additions complement the fire escape – ensuring that they will not be prominent in the glimpsed views available. No change to the facing materials on the north elevation of the application site are proposed within the application (these make a positive contribution to the Conservation Area and setting of no.8 Balderton Street).

In conclusion therefore, no harm to the Conservation Area or the setting of no.8 Balderton Street will arise from the proposed development and the proposal therefore accords with policies 39 and 40 of the City Plan 2019-2040 (2021).

All other elements of the proposed scheme remain unchanged from those approved under planning permission reference 20/00054/FULL.

## **The Application**

The following documents form part of this request for the Council's pre-application advice;

- The required completed planning application form;
- The required completed Community Infrastructure Levy form;
- Drawing no. 19-051A-01 Site Location Plan;
- Drawing no. 19-051A-02 Key Plan;
- Drawing no. 19-051A-03A Stair Cladding;
- Drawing no. 19-051A-04 As Existing Boundary Wall;
- Drawing no. 19-051A-05A Proposed Boundary Wall;
- Drawing no. 19-051A-06 Fire Door;
- Drawing no. 19-051A-07 Roof Secure Fence; and
- Drawing no. 2018-009-x001 rev P1 Proposed Boundary Wall Railing.

We trust this is sufficient for the Council to register and process this application but please do not hesitate to contact us should further information be required.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Chris Wojtulewski', with a stylized flourish at the end.

**Chris Wojtulewski BA (Hons), MTP, MRTPI**  
**Director**  
**On behalf of Parker Dann Limited**  
chris@parkerdann.co.uk