

**ROK REF: R00571**  
**Planning Portal Ref: PP-11188799**

Westminster City Council  
Westminster City Hall  
64 Victoria Street  
London SW1E 6QP

SUBMITTED VIA PLANNING PORTAL

6 May 2022

Dear Sir or Madam

**APPLICATION FOR FULL PLANNING PERMISSION AND LISTED BUILDING CONSENT ('LBC')  
FLAT 1, 14 EATON PLACE, LONDON, SW1X 8AE**

This statement has been prepared on behalf of our client, Fluvia Advisors Corporation ('the applicant'), please find an application for Full Planning Permission and Listed Building Consent ('LBC') for the erection of a rear conservatory at the lower ground floor and ground floor of 14 Eaton Place, London, SW1X 8AE.

The application comprises the following documentation:

1. This covering letter, including a Planning, Design and Access Statement.
2. Planning application form and ownership certificate prepared by ROK Planning dated 6 May 2022.
3. CIL Additional Information Requirement Form prepared by ROK Planning dated 6 May 2022.
4. Site Location Plan prepared by A2 Intergraph.
5. Existing and Proposed Plans, Elevations and Sections prepared by A2 Intergraph (please refer to Appendix 1 for Drawing Register).
6. Heritage Statement prepared by Handforth Heritage dated April 2022.

**Site Description**

The site encompasses the lower ground and ground floor of one flat, 14 Eaton Place which lies within the Belgravia Conservation Area. The flat forms part of a larger property which is constructed over six storeys (including basement) and forms part of a Grade II\* listed terrace of Nos. 4-34 Eaton Place. This terrace consists of white stucco fronted houses with mews and was constructed by Thomas Cubitt as

part of the Grosvenor Estates' seminal development of Belgravia and completed between 1827 and 1850.

### Recent Planning History

We have reviewed the planning records made available by Westminster City Council and refer to those which are notable below:

<b>The Site - 14 Eaton Place</b>		
App reference	Description	Date of Approval
1948 WDP2/0576/15	'Proposed adaptation for flats'	1948
01/01530/LBC	Internal alterations namely; removal and installation of partitions in connection with the amalgamation of second floor flat with third and fourth floor maisonette.	15 June 2001
02/03414/FULL; 02/03415/LBC	Minor alteration to existing French windows to inward opening and modifying the existing opening (Revised)	26 September 2002
04/02261/FULL; 04/02262/LBC	Alterations including new metal staircase from 4th floor closet wing onto roof of 5th floor mansard, new metal railings at fifth floor roof level in connection with the creation of a terrace, relocation of water tank and boiler housing at main fifth floor roof level.	9 August 2005
11/04309/LBC	Internal alterations at second, third and fourth floor levels in connection with Flat 3.	1 July 2011
12/01609/FULL; 12/01569/LBC	Erection of three storey rear extension at lower ground, ground and first floor level. Alterations to existing rear closet wing at first second and third floor levels.	23 May 2012 (12/01609/FULL); 26 June 2012 (12/1569/LBC)
21/08219/LBC	Internal alterations at ground and lower ground floor levels, including to partitions. (Flat 1)	4 February 2022

It should be noted that as part of the 2012 consented scheme ref. 12/01609/FULL; 12/01569/LBC this included a small conservatory which extended out considerably more into the existing rear courtyard area than the current proposals.

As per the recent consent, ref. 21/08219/LBC for internal alterations, this will deliver several heritage benefits alongside the proposed changes.

### **Proposed Development**

The proposals seek to install a rear extension which will be 2.1 metres in height and will be underneath the existing first floor closet extension at the rear of the flat.

### **Planning Policy Context**

The statutory Development Plan Documents that are of relevance to this site comprise the London Plan (March 2021); Westminster's City Plan 2019-2040 (April 2021) and Westminster City Plan Policies Map (April 2021).

The National Planning Policy Framework ('NPPF') (July 2021) and National Planning Practice Guidance ('NPG') are also material considerations.

The relevant policies in the Development Plan include:

#### *Westminster City Plan 2019-2040 (2021)*

- Policy 8 – Housing delivery
- Policy 33 – Local environmental impacts
- Policy 38 – Design Principles
- Policy 39 – Westminster's heritage
- Policy 40 – Townscape and architecture

### **Planning Considerations**

The proposal does not result in any change of use and retains the listed building in residential use in line with City Plan Policy 8.

The design of the proposed conservatory has been carefully considered to ensure compliance with the relevant City Plan policies 38, 39 and 40. This includes the choice of materials and colour schemes which will be in keeping with the existing building and surrounding properties.

There will be no effect on neighbouring residential amenity. The conservatory is shielded from view by walls immediately adjacent and the proposal cannot be seen from any public vantage points.

In their heritage statement, Handforth Heritage confirm that most of the building's original features and floor plan have been lost whilst, the primary significance of the building is derived from its facade and its wider contribution to the listed terrace. As the works are to the rear and the rear of the building has suffered heavily from unsympathetic alterations over time the proposals are therefore considered to cause no harm to the significance of the identified heritage assets and comply with sections 16 and 72 of the Planning (listed Buildings and Conservation Areas) Act 1990, the NPPF and the council's City Plan including policies 39 and 40.

There are no changes proposed to the existing cycle parking and refuse arrangement.

The proposals for this property reflect the applicant's requirements which are principally to provide improved family accommodation. The overall design is straightforward and sympathetic to the existing structure and is not dissimilar from what has been previously consented. The proposal is a design led approach, to provide what the applicants require to improve their home and complies with the City Plan.

## **Design and Access Statement**

### ***Design considerations***

#### *Layout & Scale*

The proposals would see minor extension in floor space measuring 3.675m x 2.1 m (7.7sqm) at lower ground floor and ground floors levels.

#### *Landscaping*

No landscaping changes are proposed as part of the scheme. There are a wide variety of extensions, including many that feature extensions in the same location as the current proposals. As such, the proposals would not be out of keeping with the surrounding character and appearance of the conservation area including landscaping features and would preserve its significance and therefore the proposed conservatory is deemed suitable at the rear.

### *Appearance*

The scheme has been designed to be sympathetic and enhance the Grade II\* listed building. The proposed materials will be sympathetic to the historic nature of the property. The conservatory will feature rendered stock brick walls, a window with timber casements painted white and black metal Juliette balconies at ground floor to match the existing wall of the above first floor. At ground floor, powder coated aluminium sliding doors are proposed. Nibs are retained at each side of the wall to ensure the original rear building line is still legible.

### ***Access Considerations***

Access to the flat will remain as existing from the front with access still provided to the rear to enjoy the amenity space at the rear.

### ***Fire Safety Statement***

The proposed development is fully compliant with London Plan Policy D12, and all necessary fire safety measures will be implemented and in line with building regulations. Fire appliances (fire extinguisher and fire blanket) will be located in the kitchen of the property. The fire assembly point will be located outside of the property via the main egress route through the front entrance. As stated above, the main access will remain as existing.

### **Next steps**

The statutory application fee of £206 (+ £32.20 Planning Portal service charge) will be made via electronic bank transfer over the planning portal.

I look forward to receiving acknowledgment of the application for full planning permission and listed building consent and confirmation of validation in due course.

If you should have any queries, please do not hesitate to contact myself or Will Thompson ([will.thompson@rokplanning.co.uk](mailto:will.thompson@rokplanning.co.uk)) (M: 07921 067 012) in my absence.

Yours faithfully,



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## **Appendix 1: Drawing Register**

### Existing

- TPA.AR.GA.301-Existing Ground Floor Plan
- TPA.AR.GA.302-Existing Lower Ground Floor Plan
- TPA.AR.GA.303-Existing Section AA
- TPA.AR.GA.304-Existing Section BB & CC

### Proposed

- TPA.AR.GA.401 Rev A-Proposed Ground Floor Plan
- TPA.AR.GA.402-Proposed Lower Ground Floor Plan
- TPA.AR.GA.403-Proposed Section DD
- TPA.AR.GA.404-Proposed Section EE & FF