

Ref: 0642

**Heritage Statement**  
Flat G  
73 Warwick Square  
London  
Greater London  
SW1V 2AR



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## Introduction

### The Author

Katherine Harrison, the author of this report, is a fully Accredited member of the Institute of Historic Building Conservation (IHBC), holds a Masters degree in Building's History from Cambridge University, a Postgraduate Certificate in Historic Conservation from Oxford Brookes University and a Bachelors in Fine Art from Goldsmiths University of London.

Prior to her employment at Janus Conservation she worked for 7 years as a specialist Conservation Officer advising on all aspects of the management of historic buildings and areas at South Northants District Council.

### The Report

This Heritage Statement has been produced to support the listed building consent application for proposals to Flat G of No. 73 Warwick Square, Pimlico, South West London. It has been produced by Katherine Harrison, Heritage Consultant, and Virginia Polignano, Senior Architect.

No. 73 Warwick Square is a Grade II listed terraced house located within Pimlico Conservation Area. No. 73 was constructed in the mid-19th Century as part of a development of the Pimlico area by Master Builder Thomas Cubbitt (1788-1885). The building is part of a group of terraces fronting Belgrave Road around Warwick Square which is also Grade II listed Park and Garden.

This Heritage Statement establishes the historic development and significance of the building to inform the assessment of the impact of the proposed internal alterations on that significance. It has been formulated using the assessment methodology contained within the National Planning Policy Framework (NPPF) (paragraphs 194, 195, 197, 199, 201 ) and local planning policies within the Westminster City Plan and the Pimlico Design Guide (relevant policies reproduced in the Appendix). It also takes account of the relevant Historic England guidance, most notably their best practice guidance document, Conservation Principles (2008 and revised 2017) and their guidance note on Conserving Georgian and Victorian Terraced Houses (2020). The knowledge of the site has been derived from a site visit undertaken by Virginia Polignano and supported by desk-based research.



*Figure 1: Aerial view eastern terrace of Warwick Square, No. 73 is outlined in red.*



## Setting & Context

### Listed Buildings



Figure 2: The distribution of Listed Buildings in the locality of the site is shown in the aerial map above

No. 73 Warwick Square is Grade II listed as part of a group listing covering Nos. 67-80. The listing states that the buildings are “an integral part of Warwick Square layout” due to their “symmetrical treatment”. This could be understood as the appearance of the façades facing the square being the most important element of the building. The full listing description can be found in [Appendix](#).

There are a high number of listed buildings in the vicinity. Not all have been identified in the map above, however the highlighted buildings are relevant to the history and layout of Warwick Square.

Number on Plan	Name	Designation
1	Nos. 67-80 Warwick Square	Grade II
2	Nos. 50-66 Warwick Square	Grade II
3	Nos. 1-23 Warwick Square	Grade II
4	Nos. 26-29 Warwick Square	Grade II
5	Nos. 45-48 Warwick Square	Grade II
6	Nos. 52-56 Belgrave Road (included for group value)	Grade II
7	Warwick Square,	Grade II Registered Park and Garden

## Pimlico Conservation Area

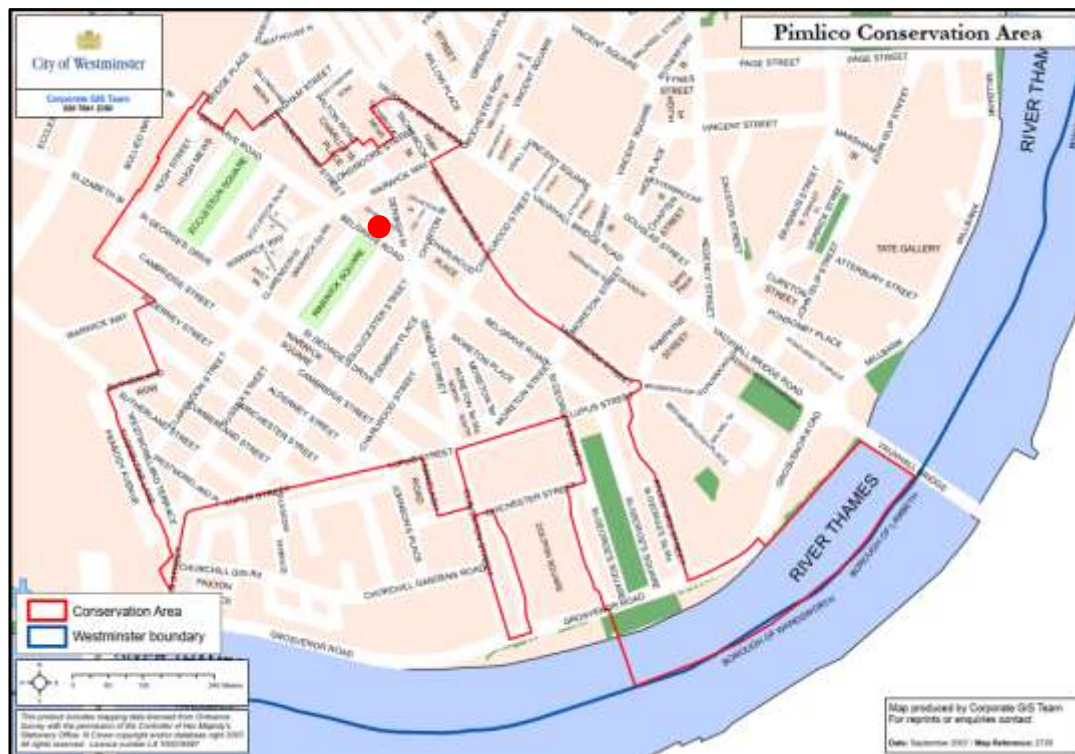


Figure 3: Pimlico Conservation Area Map- Approx. location of No.73 Warwick Square highlighted in red

Pimlico Conservation Area was designated in 1968, extended in 1973, and contains over 350 Grade II listed buildings. The area is predominantly residential, being a mixture of private terraces and mews. The key characteristic of the area has been identified as a “highly disciplined” and formal street layout on a grid pattern.” The main streets are Belgrave Road and St Georges Drive, off of which are three formal Squares of Warwick, Ecclseton, and St George’s; all designed by Thomas Cubitt in 1830-1870.

The conservation area displays a range of properties which generally date from the 19th and 20th Centuries. Despite variations in the architectural form and styles across the conservation area there is a strong cohesive palette and design particularly seen on the buildings designed by Thomas Cubitt. These terraces have a deliberate hierarchy in their treatment being predominantly of a Classical Victorian vernacular with details such as columned porticos, rusticated stuccos, balustrades, pedimented windows, and dentilled cornice parapets adorning the buildings. The squares they encompass positively contribute to the spatial quality of the area by providing a soft green space within a heavily urban landscape.

No.73 Warwick Square is typical in terms of the architectural character of the Pimlico Conservation Area, as it is a mid-terrace property which has been constructed using a material palette of rusticated stucco with classical detailing and fenestration.

It is considered that No. 73 Warwick Square makes a positive contribution to the character of the Pimlico Conservation Area and the immediate context of Warwick Square.



## Streetscape and Setting



*Figure 4: View of eastern terrace of Warwick Square, No. 73 is identified in red*

No. 73 forms part of the eastern terrace that contributes to the wider area of the formally designed 'Warwick Square', one of three of the squares built in the late 19th Century by Thomas Cubitt.

At the centre and ends of the terrace the houses are stepped forward and the two centre houses, of which No.73 is a part of, have a full attic storey, but there are differences in detailing with the two southern houses being considerably wider than the rest and only a handful with surviving balustraded parapets.

Views within the square consist of linear vistas bordered either side by mature trees and the Victorian terraces. To the south of No.73 is the enclosed garden that forms the centre of Warwick Square. This is planted with mature deciduous trees and shrubs which limit views to and from the individual terraces. However as No. 73 is east of the Square there are medium and long distance views of the property as part of the terrace when viewed from along Belgrave Road.

The buildings within the terrace to the east of No.73 have varying roof profiles and the chimneys are therefore more prominent, however the majority of the buildings within the complex of Warwick Square as a whole have some form of mansard roof extension which goes some way towards unifying the overall scale of the buildings and their facades. Whilst Nos. 1-80 are considered to be integral to the planned layout of Warwick Square, Nos. 52-56 Belgrave Road have been included due to their aesthetic group value (see Appendix for List Descriptions).





Figure 5: View towards eastern terrace (No.73) of Warwick Square. Note that from the public realm within the square itself No.73 is not visible, obscured in part by mature vegetation.



Figure 6: View looking east along Belgrave Road. Note the roof profile of No. 73 (identified in red) is barely visible. The dormer of No.74 (to the left) is only slightly proud of the visible roofline.

## Historical Development



Figure 7: Thomas Cubitt's office map of Pimlico (1860) of the north, south, and east sides of Warwick Square only; approx. location of No. 73 on the east side is identified in red. (Westminster Archives)

Warwick Square was designed and implemented by Master Building Thomas Cubitt under the instruction of Lord Grosvenor (1st Marquess of Westminster) in the mid-late 1800s. Prior to this Cubitt had been instrumental in another of Lord Grosvenor developments in Belgravia in the 1820s. It was during this time that Cubitt established the formal grid layout still visible today; the two main spinal roads of the area running north to south being Belgrave Road and St Georges Road, dissected by two green squares, Eccleston and Warwick.

Pimlico at the time was not as desirable an area as Belgravia, as such construction on the land was slow due to limited market demand from prospective buyers and landlords. At the time of Cubitt's death in 1855, only half of Warwick Square had been constructed, having begun in 1842. The first phase of housing to be completed was on the east side of the square, which now includes No.73. As is visible on the map above, the north and south sides were yet to be developed at that time.

The subsequent sides of the square were completed in the late 19th Century, and it was during this time that the houses were predominantly left as large single units. It was not until after the Second World War that many of the houses were turned into multiple units to be let as flats/apartments; which may be the date that no.73 was subdivided.





*Figure 8: No.73 Warwick Square is highlighted in red. As is now visible, the remaining sides of Warwick Square have been constructed and the central green space has been formally laid out. (1875 OS Map of London 25 Inch)*





*Figure 9: No. 73 Warwick Square highlighted in red. Little has changed apart from the development of the tennis court in the central green space and illustration of stairs/steps to the front of each of the terraced houses. Note that No. 73 does not appear to have stairs/steps at this time.*

## Heritage Appraisal- No. 73 Warwick Square



*Figure 10: View of the front elevation No. 73 (identified in red).*

No. 73 Warwick Square was designated as a Grade II listed building on the 5th February 1970 as part of a group listing for No.67-80 Warwick Square. The list description identifies the main architectural attributes of the exterior of the building. The interior was not inspected as part of the assessment.

### **Exterior**

No. 73 is part of a terrace of houses which runs parallel to Belgrave Road across the east side of Warwick Square. The property is two bays wide and 5 storeys, with an area to the front enclosed by iron railings and a central projecting Doric porch.

As is the case with most of the houses, the walls are faced in stucco with rusticated quoins, square headed windows, segmented pedimented windows to first floor with projecting portion, and modillion cornice between the top two floors. The windows are a mixture of sash and cruciform with opening side hung casements. The windows associated with Flat G of No.73 are all original timber 3x3 sash windows.

The original balustraded parapet is missing on No. 73 and along the terrace to the south. It should be noted that most of the houses on the east side of Warwick Square have mansard roofs; the only exception is No. 73 which has a M-shaped roof with a central valley. It should further be noted that No. 73 is not the last remaining M-shaped roof on the square; there is another example along the northern boundary. Regardless, the majority of the remaining houses across the square appear to have been altered and have mansard roofs. On the east side of the square in particular there are examples of mansard extensions with terraces to the rear. See [Appendix B: Pimlico Roof Extension Map \(No.73 highlighted in green\)](#).

The rear elevation of the property is unassuming, matching most of the elevations along the terrace with one sash window to each rear room and another sash at slightly different levels illuminating the staircases within.

### **Interior**

Internally the property would have adhered to the basic plan form of the regular terraced house of the Georgian period (1715-1840) being usually two rooms deep. The ground and first floors of Georgian terraced houses were often the most significant. The housed service or ancillary rooms tended to be in the upper floors of larger houses or in a rear extension and below for smaller houses.

Internally No.73 has been sub-divided into individual private apartments, however the terrace house plan with a front and rear room on each floor, with a stair against one party wall is still evident.

The stairs throughout the building appear to be original timber stick balusters upon which support a plain timber handrail; the stair to Flat G of No.73 on the fourth floor is particularly steep. It is unclear whether it is original however its location within the building most likely is as it adheres to the established plan form of the building.

The bathroom located on the third floor, is also part of Flat G and is clearly a later 20th Century addition. The original layout of the fourth floor is also unclear however it is believed that the existing plan form is not original as it is now a 2 bed self contained flat. Listed Building Consent was granted in 2019 to alter the plan form to what is visible today ([see Appendix](#)). It is likely that this upper space would have been used as servants quarters. The internal finishes, such as the bathrooms, kitchen ceilings, cornices, skirting boards, doors and surrounds are all modern, altered during the sub-division and various ownerships.





*Figure 11: View looking down the original stair that runs throughout the building*



*Figure 12: View of 20th century bathroom on the third floor*



*Figure 13: View of principal living space and kitchen on the fourth floor*



*Figure 14: Another view of principal living space and kitchen*

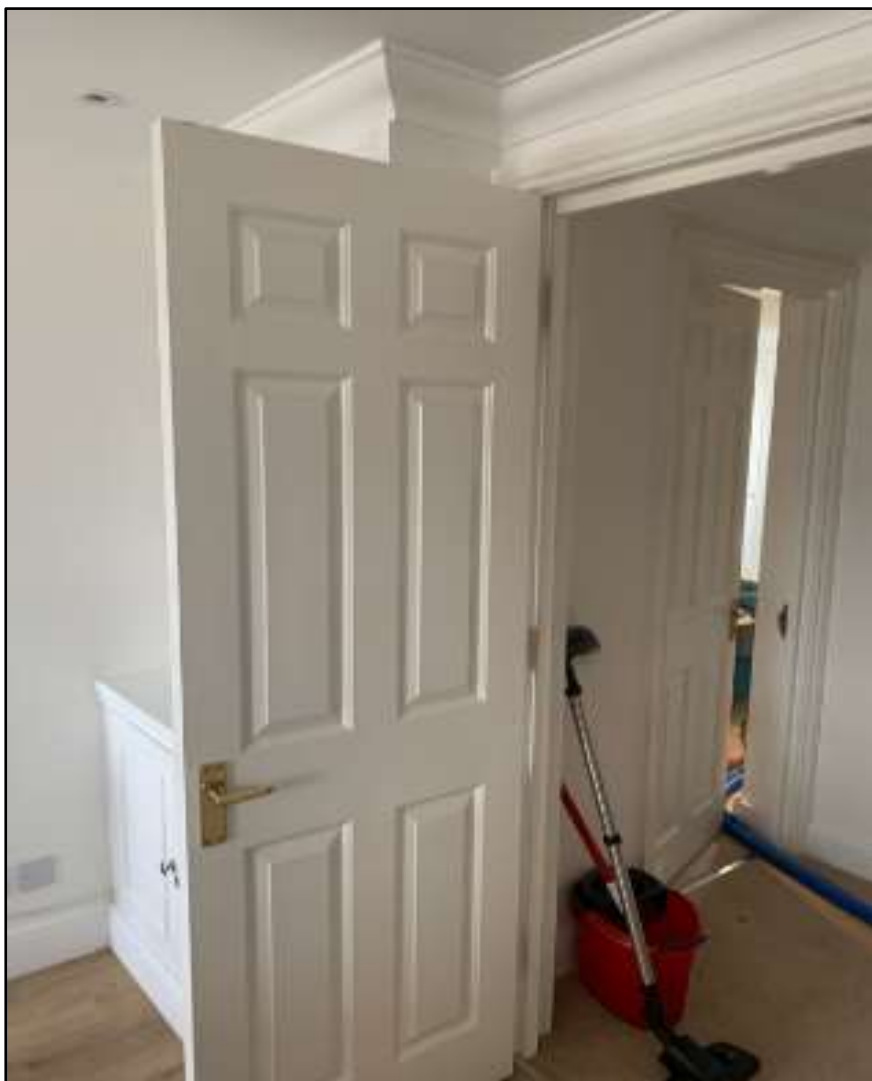


Figure 15: Example of one of the modern doors and surround throughout the flat



Figure 16: View of Bedroom 2 located to the front of the flat



## Roofspace

Access to the roof space is through a hatch in the ceiling above the kitchen. The space has been floored over and insulated in part sometime during the 20th Century to provide storage for the flat below. Access out onto the roof is through one of the two hatches opening onto the central gully which runs parallel to Belgrave Road. The M-shaped form of the roof itself is thought to be original dating from the 1840s. The roof is currently covered in slate; there is evidence of patch repairs, whilst the ridge tiles and lead flashings also appear to be of a later date.



*Figure 17: View of the attic space when viewed from the hatch leading from the kitchen. Note that a floor has been laid and insulated in part.*



*Figure 18: View from inside the attic space*



Figure 19: View from inside the attic space





*Figure 20: External view of the roof. Note the patch repairs with new shingles, ridge tiles, and lead flashing. Also note the gully that runs through the centre of the roof parallel to Belgrave Road.*



*Figure 21: External view of the roof- the repairs to the lead flashing and new ridge tiles are evident*





*Figure 22: 3D Aerial view of the eastern terrace of Warwick Square, No.73 is identified in red. (Google Earth 2021)*





*Figure 23: 3D Aerial view of eastern terrace of Warwick Square, No.73 is identified in red. (Google Earth 2021)*





*Figure 24: 3D Aerial view of eastern terrace of Warwick Square, No.73 is identified in red. (Google Earth 2021)*

### Critical Assessment of No. 73 Warwick Square

The assessment of significance is based on the characteristic of heritage values as expressed by Historic England in Conservation Principles (2008 Revised 2017), which defines value as ‘an aspect of worth or importance...attached by people to qualities of place’. See [Appendix](#) for criteria.

Heritage Value: Evidential	Rating: Low/Moderate
<p>Explanation:</p> <p>According to documentation Warwick Square was developed on greenfield as such there may be some below ground archaeology- this is not relevant to the current proposals.</p> <p>The top floors of No.73 (Flat G) were likely to have been the accommodation for servants and would have been very modestly finished in line with the hierarchy of the building. As such, the internal arrangements and fittings of the top floor have suffered substantial alteration and almost all the visible fabric dates from the later 20th Century, resulting in low evidential value.</p> <p>However, the M-shaped roof, and the stairs throughout the building, are thought to be original and therefore hold some low/moderate evidential value regarding the construction and original plan form of the terrace as whole when each house was an individual unit.</p>	
Heritage Value: Historical	Rating: Low/Moderate
<p>Explanation:</p> <p>No. 73 as a whole is of some historic interest as part of the general development of this part of the Marquess of Westminster’s estate by Master Builder Thomas Cubitt in the mid-19th Century. Unlike the development of the Pimlico area, the exact history of the individual building and the wider terrace is not fully understood. It does not appear to have been the site of any particular historic importance, event, or figures.</p> <p>It is considered that the house, as a sum part of the whole terrace and Warwick Square, is of low/moderate historic value. The top floor, which would have been the servants quarters, is of low historical value.</p>	
Heritage Value: Aesthetic	Rating: High
<p>Explanation:</p> <p>No. 73 Warwick Square is a fine example of an early-Victorian Classical terrace house with external walls faced with stucco and an internal construction principally made of timber. The plan of the house consists of two main rooms on each floor linked by a single main stair against one of the party walls in the centre. The fenestration and architectural detailing across the front facade of the building in particular is uniform and ties in the property with the terrace as a whole. The exterior aesthetic value of the building is considered to be of high value.</p> <p>The rear range of No.73 as part of the whole terrace is considered to have a low value as it has been successively altered in the 20th Century to accommodate the internal sub-division. The rear elevation is only visible from Denbigh Mews.</p> <p>The internal fittings of Flat G within No.73 all appear to be relatively modern and are of little interest and are therefore considered of low value.</p> <p>The M-shaped roof is thought to be original, and whilst considered low/moderate in evidential value, due to the neighbouring properties adopting a mansard roof, it is considered to now detract from the</p>	



overall appearance of the building and its place in the wider terrace therefore resulting in a low aesthetic value.

Overall the internal features of No.73 are thought to be of low value. The external elevations, arguably the most important feature of the building, are thought to be of high value.

Heritage Value:

Communal

Rating:

Low

Explanation:

No. 73 Warwick Square has always been a private residence and has negligible Communal Value.

### Summary of Significance

It is considered that the No.73 Warwick Square is significant as a fine example of a Victorian Classical terrace property, typical of terraces within the Pimlico area that date from the mid 19th Century. The property has a strong morphological character with the terraces of Warwick Avenue contributing to the significance of the asset.

The evidential value relates to the building's historic fabric and its plan form which allows us to understand how the building was constructed and how it was used. The morphological development of the building is also reflected in alterations to the fabric.

The historic significance of the building relates to its architectural prominence as a designed terrace commissioned by the 1st Marquess of Westminster and constructed by the Master Builder Thomas Cubitt. The building, which began as a single dwelling, was adapted into multiple units to serve the changing societal demands.

The aesthetic value of the building is related to the designed Classical proportions and detailing which can be seen across the facades of Warwick Square. The architectural uniformity of the terraces provides much of the character of the building and contributes positively to the wider conservation area as a whole.

The private nature of the building has resulted in No.73 having negligible Communal Value.

The internal modern alterations to the building are considered to have a neutral impact on the significance of the designated heritage asset.

By virtue of its surviving architectural detailing to the front facade, No. 73 is considered to make a positive contribution to the character of Pimlico Conservation Area.

## Impact Assessment

It is proposed to insert a mansard roof extension, to accommodate the addition of extra living space and small terrace to the rear. Minor internal alterations are proposed, these include inserting a staircase to gain access to the new roof space; this staircase will follow the on from the existing. See [below](#) for further details.



Figure 25: Existing Floor Plans of Flat G



Figure 26: Existing Elevations of 73 Warwick Square



Figure 27: Proposed floor plans of Flat G



Figure 28: Proposed elevations and sections of 73 Warwick Square



### Examples of Roof Extensions within Warwick Square



*Figure 29: Eastern terrace of Warwick Square- note the buildings all have roof extensions*





*Figure 30: Western terrace of Warwick Square- note the buildings all have roof extensions with varying fenestrations- some with full height glazed windows*





*Figure 31: Northern terrace of Warwick Square (no 73 highlighted in red)- note the varying roof profiles and fenestrations*



## Proposal Summary

A mansard roof extension is proposed at Flat G, 73 Warwick Square. Pre-application advice received (P21/00758- Received 25.01.22) was positive and supportive of the proposals.

In summary however, the proposals are for the insertion of a mansard extension above Flat G, 73 Warwick Square. This style of extension is considered to be the most appropriate as it would not only align with Local Planning Policies (see [Appendix E](#)), but also positively contribute to the character of the conservation area by creating a cohesive roofline along the terrace. The property has also been identified as a site capable of accommodating a roof extension within the Pimlico Conservation Area Appraisal (see [Appendix B](#)).

It is understood that there is a presumption of retaining historic fabric, however the heritage benefits for the Grade II listed building and Conservation Area would counter the disbenefit of the loss of what little remains of the late 19th century roof, enhancing both assets.

Comments received in the Pre-Application were supportive of the proposals to the roof, stating:

*The rest of the terrace and Warwick Square have mansard roof extensions, so this extension would not look out of place. Furthermore, the property is identified in the Pimlico Conservation Area Audit as being suitable for a roof extension. Although a mansard roof would result in a small level of less than significant harm due to the loss of historic fabric, the proposal would result in a more consistent roof line that would be in line with the neighbouring property at No.74 (the other property in the middle pair of the terrace), which would be acceptable in townscape terms.*

The Heritage Statement robustly demonstrates that the existing roof structure is of limited significance, concluding in the [impact table](#) below, that little significance will be lost and the works, on balance, will improve the building in the wider context of Warwick Square.

As per the pre-application advice received the door proposed to the rear has been scaled down to a much more traditional French door. The doors are a custom fit of 686mm on each door leaf ensuring they are much narrower than traditional French Doors whilst also aesthetically allowing the doorway to be read as a single door opening. Furthermore the measurement of 686mm allows the door to be in alignment with the sash window at the level below- maintaining the symmetry of the elevation.

Whilst exact details of the door and windows have not been submitted within this application, further comments received in the pre-application stated that these would be conditioned as part of the full application approval. However, it is envisaged that the French door and adjacent window would be similar in design to the example seen below (**Figure 32**). It is appreciated that exact details of both, as well as the rooflights, will need to be submitted as part of conditions at a later date.

Internally, on the fourth floor, the plan form will change very little, save for the introduction of a stair allowing access to the fifth floor. This will follow the plan of the existing stair only slightly wider. The current entrance lobby (stud walls) will be altered to allow this alteration. Access for the stair will be through the ceiling to the roof void above.

The heritage statement again, robustly demonstrates that the area in question lacks significance and, as can be seen below in the [impact table](#), that the harm on the internal character is negligible.

The roof extension itself will consist of 3 bedrooms and 2 bathrooms. The internal finishes will be appropriate to the historic context of the flat, using high-quality materials that will last and wear favourably with time.

Similar to the doors and windows, it is appreciated that further details of the exact design of the finishes and of the stair will need to be conditioned and submitted.

Overall, the proposals seek to have as little visual impact on the building as possible whilst giving sufficient amenity to its internal spaces to transform the property into a comfortable residence meeting contemporary spatial and safety standards. The roof is articulated to match the existing profile of the terrace and reflects the adaptations of a number of the neighbouring properties in the row. The proposed material palette for the roof will reflect that of the existing and be in keeping with the property's immediate surroundings as well as the conservation area as a whole.



Figure 32: Example of the type of French door proposed

### Impact Table

This impact assessment deals with the impact of proposed change across the site on the heritage value of Flat G, 73 Warwick Square and its wider historical context within the Conservation Area in both direct and indirect terms. Both adverse and beneficial impacts are assessed.

The impact assessment adopts ICOMOS assessment criteria to provide a logical assessment of the proposed changes to help inform the planning decision. See Appendix C for further details and criteria.

Area of Impact	Heritage Value	Level of Change	Overall Impact
Pimlico Conservation Area	Aesthetic- Moderate Historic-Moderate Evidential-Moderate Communal- Moderate	Minor Change	<b>Slight Neutral/Beneficial Impact-</b>  The roof extension will be a visible addition to the building, however by virtue of the design/materiality of the building, the proposed, and the surrounding roofscape it is considered the additional floor will not negatively impact the character or appearance of the conservation area. In fact, the addition will positively reinstate a level of uniformity to the terrace which was the original designed intention of the Square
73 Warwick Square	Aesthetic-High Historic- Low/Moderate Evidential- Low/Moderate Communal- Negligible	Minor Change	<b>Slight Neutral/Beneficial Impact-</b>  The introduction of a mansard roof would result in a small level of less than significant harm due to the loss of historic fabric, however the proposal would result in a more consistent roof line that would be in line with the neighbouring property at No.74 (the other property in the middle pair of the terrace), which would be acceptable in townscape terms. On balance the proposals would enhance the overall significance of the listed building and its relationship within the wider context of the terrace and Warwick Square.  As outlined above, internally few surviving historic features remain as such the internal proposals will have a negligible impact on the significance of the listed building.

### Conclusion

The proposed alterations, extensions and layout changes to Flat G, 73 Warwick Square have been designed in a sympathetic manner with the aim of enhancing the building fabric, retaining the building's character, and meeting the client's brief of updating the residence to contemporary living standards. The proposed layout creates a series of comfortable and well-proportioned rooms.

Externally, the proposed works will sit comfortably within the context of the surrounding properties, matching the material palette and scale of similar neighbouring alterations. The proposal will represent a significant improvement to the building fabric in terms of space and quality of materials.

In conclusion, it is considered that the proposals are in accordance with guidance set out in the following documents:

- City of Westminster, Roofs: A Guide to Alterations and Extensions on Domestic Buildings
- City of Westminster, Repairs and Alterations to Listed Buildings
- The City Westminster Unitary Development Plan -DES 1, 5, 6, 9 and 10
- National Planning Policy Framework

Views of roof from the immediate streetscape



*Figure 33: View of the rear of 73 Warwick Square (and the rest of the terrace) from Denbigh Mews- note none of the roofscape is visible*





*Figure 34: View of the front of 73 Warwick Square (identified in red)*

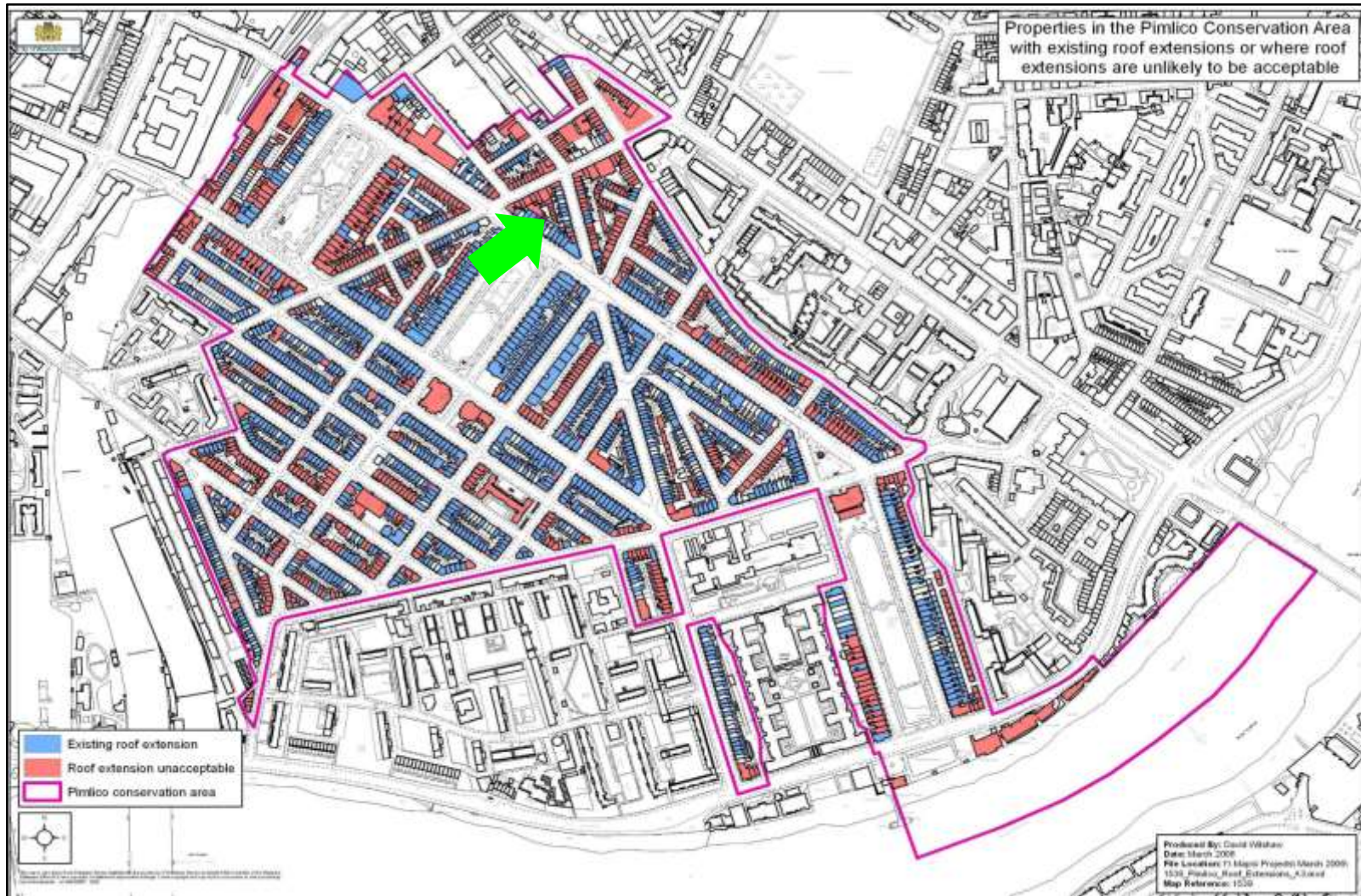
## Appendix A: Historic England National Heritage List for England List Entry Descriptions



Listing  
Description.pdf



Appendix B: Pimlico Roof Extension Map (No.73 highlighted in green )



*Note- No.73 is a property where it is considered that a roof extension is acceptable. The majority of the surrounding properties on this north-side have had roof extensions.*



### Appendix C: Significance Assessment Criteria

Historic England in Conservation Principles, Policies and Guidance (2008 revised 2017) identify four principal heritage values:

Value	Description
Evidential	Deriving from the potential of a place to yield evidence about past human activity.
Historical	Deriving from the ways in which past people, events and aspects of life can be connected through a place to the present.
Aesthetic	Deriving from the ways in which people draw sensory and intellectual stimulation from a place.
Communal	Deriving from the meaning of a place for the people who relate to it, or for whom it figures in their collective experience and memory.

The National Policy Planning Framework (NPPF) Updated 2021) suggests that for planning purposes, the significance of heritage assets should be assessed under the headings of archaeological, architectural, artistic, or historic which are essentially the same as the Historic England values. The NPPF also points out that significance derives not only from a heritage asset's physical presence, but also from its setting, being the surroundings in which it is experienced.

Assessing the significance of heritage assets is to a great extent based on knowledge of the asset type, a comparison with what exists elsewhere, and the extent to which it may be distinctive or have special meaning for different groups of people. The incorporation of a values-based benchmark within the assessment helps to ensure a consistency of approach when determining significance in the context of managing change to significant places.

Value / Criteria	Description
Very High Building/site/area of international significance.	Sites, buildings, monuments, or landscapes of international significance and listed on the World Heritage Site List, or other sites, buildings, monuments, or landscapes of comparable quality.
High Building/site/area of national significance.	Listed Buildings Grade I, Grade II*, Conservation Areas (containing very important buildings) Scheduled Monuments, non-designated sites or assets of comparable quality, Registered battlefields, Registered Parks and Gardens Grade I and Grade II*. An aspect (e.g., structure or feature) that strongly contributes to significance.
Medium Building/site/area of national significance.	Listed Buildings Grade II, Conservation Areas, Historic Townscapes, Registered Parks and Gardens Grade II. An aspect (e.g., structure or feature) that makes a moderate contribution to significance.
Low Buildings/sites/areas of regional /local significance.	Buildings and areas of local interest, sites and archaeological remains which are not of national importance, historic landscapes of regional/county importance. An aspect (e.g., structure or feature) that makes a lesser contribution to significance.
Negligible Buildings /Sites / Areas of little or no significance.	Buildings/sites/areas of little or no significance. An aspect (e.g., structure or feature) that has little or no value and therefore does not impact significance, either positively or negatively.
Negative	An aspect (structure or feature) that detracts from the significance of the building.

## Appendix D: Impact Assessment Criteria

Changes that may affect these heritage assets (both negatively and positively) as a result of development include:

- Alterations to the external appearance of the property
- Internal alterations to the property

To fully understand the effect of the impact of the proposed changes on the heritage value of the properties, we have used criteria based on that recommended by ICOMOS. This defines:

- Level of Change proposed
- Effect of Overall Impact

This latter is in the form of a matrix setting the “Level of Change” against “Heritage Value” to determine the subsequent “Effect of Overall Impact”, which ranges from “Neutral” to “Very Large”, and on a scale of beneficial or adverse.

The table below clarifies what is meant by ‘Level of Change’ and is adapted from guidance set out by ICOMOS.

Level of Change	Description
<b>Major Change</b>	Substantial visual or physical change (i.e. loss of historic fabric) to the form, appearance or context of a heritage asset
<b>Moderate Change</b>	Significant visual or physical change (i.e. loss of historic fabric) to the form, appearance or context of a heritage asset.
<b>Minor Change</b>	Some visual or physical change (i.e. loss of historic fabric) to the form, appearance or context of a heritage asset.
<b>Negligible Change</b>	Negligible visual or physical change to the form, appearance or context of a heritage asset.
<b>No Change</b>	No change to the visual or physical elements of the heritage asset

By establishing the heritage value (significance) of a heritage asset and the Level of Change as a result of proposed development; the two can be combined to reach an overall impact.

Heritage Value + Level of Change = Overall Impact  
(Significance)



Effect of Overall Impact (Adverse or Beneficial)					
Significance/ Heritage Value	Level of Change				
	No Change	Negligible Change	Minor Change	Moderate Change	Major Change
Very High Value	Neutral Impact	Slight Impact	Moderate/Large Impact	Large/Very Large Impact	Very Large Impact
High Value	Neutral Impact	Slight Impact	Moderate/Slight Impact	Moderate/Large Impact	Large/Very Large Impact
Medium Value	Neutral Impact	Neutral/Slight Impact	Slight Impact	Moderate Impact	Moderate/Large Impact
Low Value	Neutral Impact	Neutral/Slight Impact	Neutral/ Slight Impact	Slight Impact	Slight/Moderate Impact
Negligible Value	Neutral Impact	Neutral Impact	Neutral/Slight Impact	Neutral/Slight Impact	Slight Impact

## Appendix E: Local and National Planning Policies

### Legislation

The Planning (Listed Buildings and Conservation Areas) Act (1990) (“the Act”) contains legislation relating to listed buildings and conservation areas. The Act sets out the legislative framework within which development affecting listed buildings and conservation areas must be considered by local planning authorities, upon which it imposes a general duty in the exercise of planning functions. Sections 16(2) and 66(1) direct the local planning authority when considering whether to grant consent for any works or development to a listed building or its setting to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Section 72(1) imposes the same duty in respect of a conservation area and directs that special attention should be paid to the desirability of preserving or enhancing the character or appearance of that area.

### National Planning Policy

The National Planning Policy Framework 2021 (NPPF), the Historic England ‘Planning for the Historic Environment Practice Guide’ and the Historic England Good Practice Advice documents (advice notes 2 and 3) are relevant to the content of this report and the consideration of any application. The government objective is that heritage assets (which includes listed buildings and their settings) should be conserved in a manner appropriate to their significance, so they can be enjoyed for their contribution to the quality of life of this and future generations.

### National Planning Policy Framework

Chapter 16 ‘Conserving and Enhancing the Historic Environment’. This states that heritage assets should be conserved in a manner appropriate to their significance so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

**Paragraph 194** states that when 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 that significance.

**Paragraph 195** identifies that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.

**Paragraph 197** sets out that in determining applications, local planning authorities should take account of:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- The desirability of new development makes a positive contribution to local character and distinctiveness.

**Paragraph 199** states that 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.

**Paragraph 201** states that where a proposal will lead to less than substantial harm to the significance of a designated asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

## Planning for the Historic Environment Practice Guide (English Heritage, 2010)

Although the NPPF superseded Planning Policy Statement 5: Planning for the Historic Environment (PPS5) as Government Policy, the policies in the NPPF are very similar and the intent is the same, so the Practice Guide remains almost entirely relevant and useful in the application of the NPPF.

Paragraph 58 of the Practice Guide and the Historic England Good Practice Notes 2 and 3 advocate the methods of investigating the significance of a heritage asset. In particular it advocates that three steps should be carried out when preparing an assessment including:

- Check the development plan, main local and national records including the relevant Historic Environment Record, statutory and local lists, the Heritage Gateway, the NMR, and other relevant statutory sources of information that would provide an understanding of the history of the place and the value the asset holds for society.
- Examine the asset and its setting.
- Consider whether the nature of the affected significance requires an expert assessment to gain the necessary level of understanding.

A number of other steps are suggested as appropriate, subject to the nature of the asset and the proposed works.

In the case of this application the records which have been investigated include:

- The Heritage Gateway.
- The planning records and planning policy Documents held by Westminster Council
- Historic England Website

## Historic England Good Practice Advice Notes and Guidance Notes

**Advice Note 2** titled 'Managing Significance in Decision-Taking in the Historic Environment' and **Advice Note 3** titled 'The Setting of Heritage Assets' are relevant to the consideration of this application.

**Advice Note 2** highlights that there are 4 types of Conservation Principles that an asset may hold, which are aesthetic, communal, historic, and evidential value. The Assessment of Significance at Section 5.0 identifies the value attached to the setting and significance of the surrounding heritage assets.

**Advice Note 3** in relation to the impact of development on the setting of listed buildings, highlights the steps which should be taken when assessing the significance of heritage assets. The curtilage, character and context of a heritage asset must be taken into consideration during assessment. This has been carefully considered as part of the assessment provided.

**The Conserving Georgian and Victorian terraced housing** guidance note gives a historic overview of terraced housing and identifies important features of different types of terrace. It identifies issues to consider for those wishing to make alterations and it provides helpful information for making planning applications.

The statement is therefore considered to meet the requirements of the NPPF and Practice Guide in terms of the level of information researched, the information extracted from this process and the conclusions outlined in this report.

## Westminster City Plan 2021-2040

The Westminster City Plan was adopted in April 2021 and is the statutory development plan setting out Westminster's vision and strategy for the development of the city. The relevant policies are as follows:

DES6 states that Roof extensions will be supported in principle where they do not impact adversely on heritage assets and should:

- where part of a terrace or group already characterised by roof additions or alterations, be of appropriate design which follows an established form and would help to unify the architectural character of the existing terrace or a group;
- where part of a terrace with an existing roof line unimpaired by roof extensions, take a coordinated approach, adding roof extensions of consistent and appropriate design to each property across the terrace;



- in other locations, be of appropriate design sympathetic to the architectural character of the existing building.

### **Westminster Development and Demolition in Conservation Areas SPD**

Policy DES 7J states that Roof extensions, telecommunications equipment, other plant or ductwork Roof extensions, should always complement the appearance of the existing building and, where appropriate, its neighbours.

### **Pimlico Conservation Area Audit**

Guidance within the Pimlico Conservation Area Audit states that;

*'Under Policy DES6 roof extensions are only acceptable where the majority of houses in a group already have them and infilling would achieve greater uniformity of roofline' (page 28, Pimlico Conservation Area Audit)*

### **Westminster Design Guide**

Guidance within the Westminster Design Guide, which is mentioned above in the Pimlico Conservation Area Audit, states that:

#### **POLICY DES 6: ROOF LEVEL ALTERATIONS AND EXTENSIONS**

*(A) Permission may be refused for roof level alterations and extensions to existing buildings (which may include the installation of conservatories, roof terraces, telecommunications equipment or solar collectors) in the following circumstances:*

- 1) where any additional floors, installations or enclosures would adversely affect either the architectural character or unity of a building or group of buildings*
- 2) where buildings are completed compositions or include mansard or other existing forms of roof extension*
- 3) where the existing building's form or profile makes a contribution to the local skyline or was originally designed to be seen in silhouette*
- 4) where the extension would be visually intrusive or unsightly when seen in longer public or private views from ground or upper levels*
- 5) where unusual or historically significant or distinctive roof forms, coverings, constructions or features would be lost by such extensions.*

*(B) Permission may be granted for new roof structures or additional storeys on existing buildings in the following circumstances:*

- 1) where the proposed development or form of alteration is in sympathy with the existing building's architectural character, storey heights and general elevational proportions*
- 2) where the form and detailing of the extension either repeats or reflects the form, detailing or use of materials found in the existing building*
- 3) where the proposed design accords with (or establishes an acceptable precedent for) similar extensions within the same group of buildings*
- 4) where the design of extension avoids any infringement of the amenity or reasonable visual privacy enjoyed by the occupants of adjacent or nearby buildings.*

## Planning History

### Planning History to No.73 Warwick Square

#### **Flat G 73 Warwick Square London SW1V 2AR**

Internal alterations to the flat layout, removal of stud partition wall between the kitchen and living room.

Ref. No: 19/07907/LBC | Received: Fri 11 Oct 2019 | Validated: Wed 23 Oct 2019 | Status: Decided

#### **Flat E 73 Warwick Square London SW1V 2AR**

Internal alterations including changing internal layout of 1 bed second floor flat with the removal of stud partitions to reconfigure kitchen and bathroom.

Ref. No: 19/06827/LBC | Received: Sat 31 Aug 2019 | Validated: Sat 31 Aug 2019 | Status: Decided

#### **Flat C 73 Warwick Square London SW1V 2AR**

Detailed drawings of replacement windows pursuant to Condition 3 of planning permission dated 16 August 2017 (RN: 17/03322/LBC).

Ref. No: 18/02758/ADLBC | Received: Tue 03 Apr 2018 | Validated: Wed 11 Jul 2018 | Status: Decided

#### **Flat C 73 Warwick Square London SW1V 2AR**

Detailed drawings of replacement windows pursuant to Condition 3 of planning permission dated 16 August 2017 (RN: 17/03321/FULL).

Ref. No: 18/02757/ADFULL | Received: Tue 03 Apr 2018 | Validated: Wed 11 Jul 2018 | Status: Decided

#### **Flat C 73 Warwick Square London SW1V 2AR**

Installation of replacement timber framed double hung sliding sash windows to mews building on the first and upper ground floor levels

Ref. No: 17/03322/LBC | Received: Fri 14 Apr 2017 | Validated: Fri 30 Jun 2017 | Status: Decided

#### **Flat C 73 Warwick Square London SW1V 2AR**

Installation of replacement timber framed double hung sliding sash windows to mews building on the first and upper ground floor levels

Ref. No: 17/03321/FULL | Received: Fri 14 Apr 2017 | Validated: Fri 30 Jun 2017 | Status: Decided

#### **Flat B 73 Warwick Square London SW1V 2AR**

Replacement of bedroom window opening into internal light well.

Ref. No: 16/11024/LBC | Received: Fri 18 Nov 2016 | Validated: Fri 18 Nov 2016 | Status: Decided

#### **Flat B 73 Warwick Square London SW1V 2AR**

Replacement of bedroom window opening into internal light well.

Ref. No: 16/11023/FULL | Received: Fri 18 Nov 2016 | Validated: Fri 18 Nov 2016 | Status: Decided

#### **Flat B 73 Warwick Square London SW1V 2AR**

Internal alterations to form a new mezzanine storage room above the floor of existing bathroom and entrance hall

Ref. No: 16/10177/LBC | Received: Mon 24 Oct 2016 | Validated: Mon 24 Oct 2016 | Status: Decided

#### **Flat B 73 Warwick Square London SW1V 2AR**

Installation of mezzanine floor above bedroom and bathroom.

Ref. No: 16/08727/LBC | Received: Fri 09 Sep 2016 | Validated: Mon 19 Sep 2016 | Status: Withdrawn

#### **Flat G 73 Warwick Square London SW1V 2AR**

Application For Listed Building Consent To Modernise Internal Features Of Flat G

Ref. No: 99/00871/LBC | Received: Tue 09 Feb 1999 | Validated: Tue 02 Mar 1999 | Status: Decided