

**1. Site Address**

57 Harley Street London W1G 9QS

**2. Is the application site (identify all that are applicable):**

| Heritage Asset  | Yes                                 |
|---|-------------------------------------|
| A <a href="#">listed building</a> (Grade II, Grade II* or Grade I)      | <input type="checkbox"/>            |
| Within a <a href="#">conservation area</a>                              | <input checked="" type="checkbox"/> |
| A <a href="#">scheduled ancient monument</a>                            | <input type="checkbox"/>            |
| Within the <a href="#">Westminster World Heritage Site</a> <sup>1</sup> | <input type="checkbox"/>            |
| A <a href="#">registered park or garden</a>                             | <input type="checkbox"/>            |
| In the <a href="#">setting</a> of or adjacent to one of the above?      | <input checked="" type="checkbox"/> |
| Within <a href="#">an archaeological priority area</a> <sup>2</sup>     | <input type="checkbox"/>            |
| A <a href="#">non-designated heritage asset</a>                         | <input type="checkbox"/>            |

**3. In each case where you have answered yes in 2 above, please identify the asset and its heritage designation (i.e. the grade of listed building, conservation area name etc)**

No 57 is adjacent to 59 Harley Street, which is Grade II Listed, and the two properties share a party wall, both being located in the Harley Street Conservation area.

**4. The [significance](#) of the heritage asset(s)**

What makes the heritage asset(s) special? Please describe each asset, including its age, architectural style, materials, features of interest, history etc and how these contribute to significance. If the building is listed, this may include both internal and external features. Where appropriate, you should also identify contribution of setting to significance. Photographs, archival materials (such as historic plans) may assist with this and should be appended, where relevant.

No 59 is listed for its group value. The Heritage England Listing states:

<sup>1</sup> For applications within or adjacent to the Westminster World Heritage site a separate [Heritage Impact Assessment](#) may be required.

<sup>2</sup> In an Archaeological Priority Area development involving excavation is likely to require a separate Archaeological Assessment and a heritage statement is only required in addition to this where other heritage assets are affected.

TQ 2881 NE CITY OF WESTMINSTER HARLEY STREET, W1 45/81 (West side) 14.1.70 No. 59 G.V. II Terraced town house. c.1780 Portland Estate development. Stock brick with channelled stucco ground floor; slate roof. 4 storeys, basement and dormered mansard. 2 windows wide. Semicircular arched doorway to left; panelled door, sidelights and patterned fanlight. Recessed sashes, under flat gauged arches to upper floors, 1st floor sill band cut by windows and housing parapet with coping. Continuous cast iron geometric wheel pattern balconies to 1st and 2nd floors. Cast iron area railings.

Listing NGR: TQ2862981630

## 5. The proposed works

What works are you planning to do to the heritage asset or the surrounding area? For listed buildings, please include both internal and external works, if relevant.

It is proposed to infill the central lightwell to no 57 which backs on to the no 57/59 Party wall. It is proposed to construct a lift shaft with new passenger lift adjacent to the party wall.

At fourth floor level, there are mansard roof pitches facing into the lightwell on three sides. A similar arrangement exists at no 59. Infilling the lightwell requires a new flat roof at the current dormer roof level. This will be higher than the current party wall parapet so it is necessary to raise the party wall locally. Raising part of the party wall between the front and rear chimneys will align it to a consistent level, as it is currently higher to the rear with a drop of approximately 2.3metres to the front end.

The raised party wall will be solid masonry with matching facing brick on the no 59 side with copings to match what currently exists.

## 6. Impact on significance

How will the proposals impact on the significance of the heritage asset(s) and/or their settings? Please discuss the impact of the proposals including for example impact on architectural detail, historic fabric, plan form, change of relationship with neighbouring buildings etc. What is the impact on views, the character or townscape of the wider area? Explain how have any harmful impacts been avoided or [mitigated](#), including alternative options considered? Where harm is identified, what is the level of harm (substantial or less than substantial)?

As this change is central to the plan of both 57 and 59 there will be no impact upon the views or character of the townscape or wider area. The resulting raised wall will have a more consistent appearance. As there is a reciprocal lightwell on the no 59 side a Daylighting assessment has been carried out which assesses the impact upon the amenity of no 59.

**7. Enhancement and Public Benefits (where applicable)**

Please describe how the proposals have been designed to enhance or better reveal the significance of the asset e.g. removal of later unsympathetic alteration. Where harm is identified, will there be any [public benefit](#) as a result of the works?

The location of the lightwell is central to the floorplan, so cannot be seen from the public domain. Therefore, there would be no public benefit, but equally no harm to the public domain. Raising the party wall to a more consistent line is in our view an enhancement.

There will be no change to the character and appearance of the conservation area.

**8. Other**

Use this space to provide any other useful information, for example details of relevant planning history and consultation undertaken or links to other relevant information and statements submitted, including your sustainable design statement.

A Design and Access statement accompanies this application

**Further help and advice**  
**We offer a pre-application service to provide advice to applicants prior to the submission of an application. Further information can be found here:**  
[Westminster Pre-application Advice.](#)