

Our Ref: LT20220622

22 June 2022

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



By Planning Portal (PP-11324640)

Dear Sir/Madam,

**FULL PLANNING AND LISTED BUILDING CONSENT APPLICATION FOR INTERNAL ALTERATIONS AND INSTALLATION OF REPLACEMENT WINDOWS AT FLAT H 18-20 EATON SQUARE, SW1W 9DD**

On behalf of our client, Michael and Jessica Eggerton, we hereby submit a full planning and listed building consent application for internal alterations and replacement windows to Flat H, 18-20 Eaton Square.

The application property is Grade II\* listed, forming part of the terraced row (Nos 8-23 Eaton Square) which was first listed on 24 February 1958 and lies within the Belgravia Conservation Area.

Prior to the first listing, Nos. 18-20 Eaton Square, were laterally converted into flats. Flat H, the application property, is one of these lateral conversions, situated on the third floor. These re-modelling works fully renovated the subject property and installed new windows. The property is fully modernised with no decorative details of interest. Indeed, the listing detail includes external features only.

Planning permission and listed building consent are sought for internal alterations and the replacement of six non-traditional windows<sup>1</sup> with traditional, hardwood sash windows. The works include:

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<sup>1</sup> The property has six non-traditional windows installed, three to the front (only double panelled) and three to the rear (PVC windows).

**JJA Planning**

Delivering solutions, personally

*External*

- Restoration of six non-traditional windows (2 x PVC double glazed windows, 4 x modern casement windows) to traditional hardwood sash windows (painted white) with single glazing

*Internal*

- Removal of modern partition walls and replacement (hallway, dining room/kitchen and bathroom), creating additional bathroom and opening plan kitchen/dining room
- Alterations to partition wall to Master Bedroom
- Replacement of modern bathroom fixtures and fittings
- Replacement of modern kitchen fixtures and fittings
- Replacement of modern wardrobes
- Erection of glassscreen in hallway
- Removal of two modern fire surrounds and hearths (dinning room and master bedroom)
  - chamber openings retained and no alterations to chimneys
- Replacement of modern fire surround and hearth in living room
- Replacement flooring
- Replacement internal doors, architraves, skirting and corncing
- Updating servicing
- Updating lighting (rationalising spot ceiling lights)
- Internal painting

All works are to modern fixtures, fittings and partitions bar the alteration to the partition wall in the master bedroom. Similar internal alterations and replacement window units have been approved at other properties within this listed group<sup>2</sup> within the last five years.

These renovations deliver an overall enhancement to the host building's appearance and there are no decorative details of interest internally that would be impacted by the works. The proposed replacement traditional sash windows will deliver a design improvement, restoring traditional fabric and regularising the fenestration at the front and rear of the property. This will serve to enhance the appearance of the listed building and its contribution to the Belgravia Conservation Area, consistent with City Plan Policy 39 (G & K). The internal works largely replace modern fixtures and fittings, non-original to the host building and all works are sympathetic to the host building. There will be no harm to the character, appearance or special interest of the listed building or the special character or appearance of the Belgravia Conservation Area. The refurbished property protects residential amenity and meets minimum space standards.

The following condition is proposed, should planning and listed building consent be granted:

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<sup>2</sup> 18-20 Eaton Square (communal areas), Flat 2 - 22 Eaton Square, Flat 16 - 14/17 Eaton Square, 9 Eaton Square, Flat E - 15 Eaton Square and 9 Eaton Square.

*“You must apply to us for approval of details as set out below for the following parts of the development:*

- a) detailed drawings and specification of replacement window details*
- b) detailed drawings and specification of joinery details; internal door leaf design, internal door architrave design*
- c) detailed drawings, methodology and specification of replacement flooring, skirting and cornicing*
- d) detailed drawings and specification of profiled metal framed glass screen in the Entrance Hallway.*
- e) detailed drawings and specification of replacement fire surround in Living Room.*

*All drawings should show the new work in context of its surrounding features and any underlying historic fabric, and be cross-referenced (and consistent with) the approved plans. You must not start any work on these parts of the development until we have approved what you have sent us. You must then carry out the work according to these details”.*

This approach is consistent with approved consents in this listed group, which allowed such detail by condition<sup>3</sup>.

The application is considered to comply with the NPPF, Westminster's City Plan and the SPG 'Repairs and Alterations to Listed Buildings'. A detailed assessment is undertaken in the accompanying Planning and Heritage Statement.

This application is supported by:

- Application Form
- Covering Letter
- Location Plan (1:1250)
- Site Plan (1:200)
- CIL Form
- Existing and Proposed Floorplans (1:100)
- Existing and Proposed Front and Rear Elevations (1:100)
- Existing and Proposed Lighting Plans (1:100)

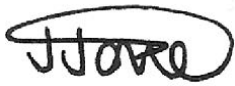
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<sup>3</sup> 17/05421/FULL

- Demolition and Strip Out Plan
- Planning and Heritage Statement
- Design and Access Statement
- Schedule of Works
- Photographs
- Application Fee

We look forward to receiving confirmation shortly that the application has been validated. If you have any queries in the meantime, we'd be pleased to assist.

Yours sincerely

A handwritten signature in black ink, appearing to read 'JJones', enclosed within a hand-drawn oval shape.

Joanna Jones  
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Encs.