

**PLANNING AND HERITAGE
STATEMENT**

**PLANNING APPLICATION
AND LISTED BUILDING
CONSENT**

**FLAT H, 18-20 EATON
SQUARE, LONDON,
SW1W 9DD**

JUNE 2022



JJA PLANNING

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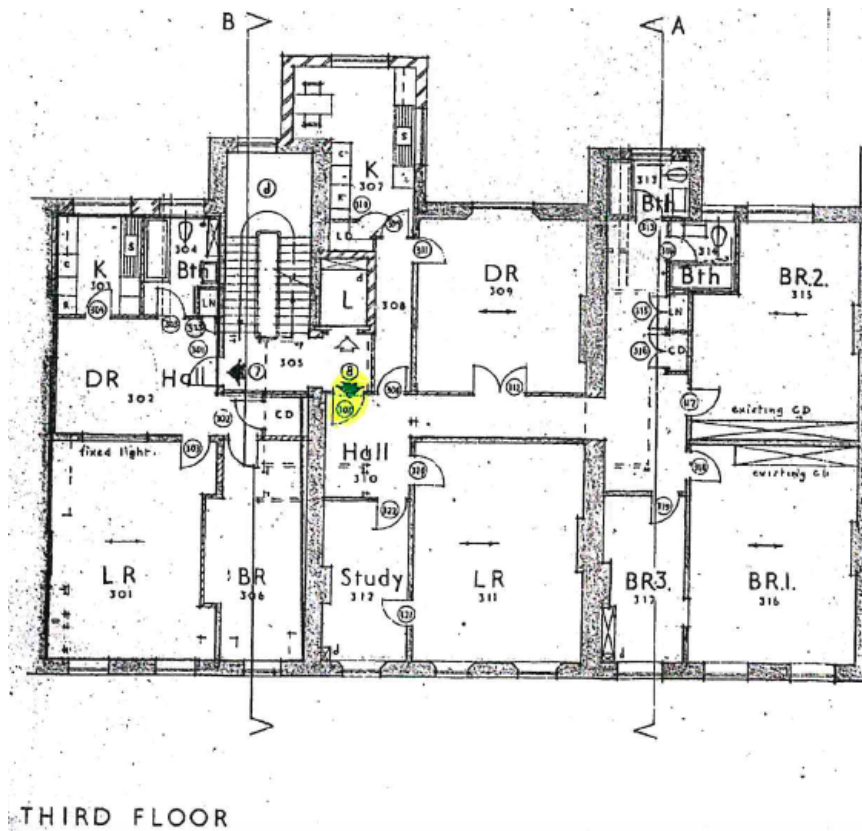
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1. INTRODUCTION

- 1.1 This Planning and Heritage Statement supports the full planning and listed building consent application made on behalf of the owner for Flat H, 18-20 Eaton Square.
- 1.2 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 1958¹ and lies within the Belgravia Conservation Area.
- 1.3 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. The property spans across nos.19 and 20 Eaton Square, with access via no.18 Eaton Square with openings through party walls.
- 1.4 These re-modelling works fully renovated the subject property and installed new windows:
- “This terrace was re-modelled in the mid 20th century to include rebuilt rear elevations, including the windows and doors”* (Officer’s Report to 18/05191/FULL).
- 1.5 The re-modelling works were drafted in 1949 and completed by 1953, prior to the 1958 listing.

¹ List entry number: 1066852

Image 1: 1949 Floor Plan (Showing Lateral Conversion/Re-modelling Prior to Listing)



- 1.6 The property is now fully modernised with no internal decorative details of interest. Photographs are provided in the Design and Access Statement. This is reflected in the listing detail which includes external features only.
- 1.7 There are external features at the property (six windows) which are non traditional, PVC double glazed or modern casement windows, which detract from the contribution of the property to its listing and the character of the Belgravia Conservation Area.

Images 2 - 5 Modern, Non-Traditional Window



Image 2: Front Living Room Window Image 3: Rear Kitchen Window



Image 4: Rear Bathroom Window Image 5: Rear Kitchen Side Window

1.8 Planning permission and listed building consent are sought for internal alterations and the replacement of these six non-traditional windows with traditional hardwood, sash windows, painted white, to match the adjoining fenestration.

1.9 The works include:

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 glasscreen 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 cornicing
- Updating servicing
- Updating lighting (rationalising spot ceiling lights)
- Internal painting

1.10 All works are to modern fixtures, fittings and partitions bar the alteration to the partition wall in the master bedroom.

1.11 Internal alterations and replacement window units have been approved at other properties along the terrace, given their replacement delivers 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.

1.12 The proposed renovation works deliver an overall enhancement to the host building's appearance. 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 proposed replacement, white painted, traditional sash windows will positively contribute to the appearance of the listing building and its contribution to the Belgravia Conservation Area. There are no decorative details of interest internally that would be impacted by the works, with the internal works replacing modern fixtures and fittings,

non-original to the host building or being sympathetic to the host building. The refurbished property protects residential amenity and meets minimum space standards.

1.13 The purpose of this Statement is to assess the compliance of these proposals with the relevant policies within the Development Plan.

1.14 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)
- Demolition and Strip Out Plans
- Planning and Heritage Statement
- Design and Access Statement
- Schedule of Works
- Photographs
- Application Fee

2. DECISION-TAKING FRAMEWORK

Policy

- 2.1 Applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise².
- 2.2 The Development Plan comprises the Westminster City Plan 2019 - 2040 (2021) and the published London Plan (2021). The National Planning Policy Framework (2021), the 'Framework' and the 'Repairs and Alterations to Listed Buildings SPG' (1996) are material considerations.
- 2.3 The Framework requires applicants to describe the significance of any heritage assets affected, including any contribution made by their setting. 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.

Site Description and Assessment of Significance

- 2.4 Eaton Square is an early C19 garden square established as part of the town-planning scheme for Belgravia by Thomas Cubitt and his associates.
- 2.5 The site was acquired by the Grosvenor Estate in 1677 through marriage and largely used in the C18 for market gardening, given its marshy character. A plan for the area was drawn up before 1813 by Mr Wyatt but not implemented. Thomas Cundy was appointed the surveyor of the Grosvenor Estate in 1821 and completed an updated plan by 1825 for Eaton Square (and other development). The building lease for Eaton Square was sold to the contractor, Thomas Cubitt (1788-1855), who had developed estates in North London and Bloomsbury. Cubitt resolved the marshy ground hurdle through raising the ground with earth excavated from St Katherine's Dock (another Cubitt project).

² Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990.

2.6 Eaton Square was developed as six rectangular gardens, enclosed by the roads of Eaton Square, King's Road, Eccleston Street and Lyall Street. The streets effectively divide the area into six related rectangles, the middle pair being the largest. The houses of Eaton Square were developed by Cubitt and Seth-Smith who erected three blocks of houses on each side. Cubitt built the properties on the north west of Eaton Square (1826-1840) and Seith-Smith built the houses on the south-east side (1825-1830). The stucco houses, mostly converted into flats in the 1950s, are of four storeys with basement and attic, with projecting Doric porches. These are an intergral part of Eaton Square's planned layout for which the gardens were made.

2.7 The terraced row on the south east of the Square, Nos 8-23, within which the application site falls, was first listed Grade II* in 1958:

"TQ 2879 SE 98/36 CITY OF WESTMINSTER EATON SQUARE SW1 (south-east side) Nos 8 to 23 (consec) including No 57 Lower Belgrave Street and 23 Eccleston Street. 24.2.58 II Grand terrace of houses. Circa 1825. Part of development laid out and largely designed by T. and L. Cubitt. Stucco. Slate mansards. Centre 3 and end pairs of houses set forward slightly with giant pilaster order rising through first and second floors. Each house 3 windows wide; 3 storeys, attic, mansard attic and basement. Channelling to ground floor. Projecting Greek Doric porches to most houses. Segmental entrances. Semi-circular ground floor windows in semi-circular reveals. Continuous first floor cast iron balcony. Square headed windows, sashes, plate glass. French casements to first floor. Cornice above second floor. Subsidiary cornice above third floor. Cast iron spearhead area railings. Architectural treatment to returns"* (list entry).

2.8 The listing refers to this terraced row as being 'largely designed by T and L Cubitt', but as highlighted above and confirmed in Pevsner's Buildings of England: Westminster (2003) this part of the Square was built by Seth Smith. Indeed Pevsner also confirms the major change to Eaton Square, which has been omitted in the listing; re-modelling this terraced row in the early 1950s under the direction of the architect Raglan Squire:

“These houses were built during the expanding economics of the early Victorian period, and one can visualize the family of top-hatted, coloured waistcoated and be-whiskered father, the mother in her crinoline, a host of descending offspring and, to support this family, anything up to a dozen servants. The expanding economy of Britain as the world’s workshop, continued to support this kind of life throughout the remainder of the 19th century. The First World War was a warning that the great days were over and a trend of restriction was commencing. However, Eaton Square was so popular and so convenient as a neighbourhood that in spite of the economic slump of the 1930s, it was still true that by 1939, 95 per cent of the houses were in single family occupation. By the end of the 1939-45 war, the position was reversed and only five per cent were thus occupied. It was, therefore, obvious that a completely new assessment of the possible occupancies of the Square be devised” (Article published in The Architect on 18 June 1953).

- 2.9 A detailed study of Belgravia at the time revealed that the houses in Belgrave Square were too large for conversion into flats and better suited for Embassies and Institutes and the majority of the houses in Eaton Square could be converted as the focal residential quarter.
- 2.10 Eaton Square formed part of Squire’s Temporary Housing Programme, to create both small and large family flats (the latter through lateral conversions) without altering the front façades. The depth of the properties was an issue, which meant that the central part of the buildings could not receive adequate daylight. To try and relieve this, new stairs and service areas were installed within the centre of the buildings, which together with party wall incursions impacted the original plans. The works to Nos 18-20 were completed by 1953, as confirmed by The Architect, prior to its listing.

Site Appraisal

- 2.11 The works undertaken in the early 1950s significantly changed the layout of the Nos 18,19 and 20 Eaton Square (and the adjoining properties). The lateral conversion disrupted the way the buildings can be read internally as original single houses; i.e. through the insertion of the service core, new staircase and lift access in new

communal areas, and through connections through the original party walls between the properties to form the flats.

- 2.12 Internally, there is no original fabric retained and the current modern design of the property suggests that such changes were not only undertaken at the time of the conversion in the 1950s but subsequent to that date too.
- 2.13 The rear facade has mismatched fenestration designs with insensitive design and placing. The interest in the properties therefore remains the front façade, and the description given within the listing. There is no recognition in any scholarly published documentation, e.g. the listing, Pevsner, Buildings of England or the Council's Conservation Area Audit, that the 1950s work undertaken within the property behind the façade is of particular note.

Significance of the Property

- 2.14 The property forms part of the very attractive and distinctive terrace (Nos. 8-23 Eaton Square), being one part of the Eaton Square composition. The appearance of this terrace is an integral part of the Square and the wider Belgravia Conservation Area. For this reason the significance of the property when seen from Eaton Square is very high.
- 2.15 Behind the façade, the interior of the properties has been radically altered. There is little retention of original layout or hierarchy of rooms, nor the retention of original ornamentation. The Council have recognised the impact of these remodeling works on Eaton Square properties:

'The flats have few remaining original features... The original floor plans are somewhat legible, although altered to accommodate a single access and the lateral conversion' (Officer's Report to 15/06264/FULL).

Planning History

- 2.16 The recent planning history relating to the property has involved works to the communal areas, including new stone flooring, alterations to existing riser cupboards to all floors and replacement windows³.
- 2.17 Similar internal alterations (removal of partitions etc.) and replacement window units have been approved at other properties along this listed terrace⁴ within the last five years. The Council has recognised that the window replacements can deliver an overall enhancement to the host building's appearance and that no decorative details of interest exist internally that would be impacted by the works. This is documented in the table below.

Table 1: Planning Precedents within Listed Group (8-23 Eaton Square)

18-20 Eaton Square	18/05191/FULL & 18/05192/LBC & 18/05193/LBC	Replacement Windows & Internal Alterations (communal areas)
Flat 2, 22 Eaton Square	17/10362/FULL & 17/10363/LBC	Replacement Windows & Internal Alterations
Flat 16, 14-17 Eaton Square	21/01779/FULL & 21/01780/LBC	Replacement Windows & Internal Alterations
Flat E, 15 Eaton Square	18/02297/LBC	Internal Alterations including removal and erection of partition walls
9 Eaton Square	17/05421/FULL & 17/05422/LBC	Replacement Windows & Internal Alterations including removal and addition of partition walls (amalgamating flats)

Proposed Works

- 2.18 The proposed works are entirely internal (bar the restored windows) and replace modern fixtures, fittings and partitions (bar the alteration to the partition wall in the master bedroom). The works include:

³ Refs: 18/05193/LBC, 18/05191/FULL and 18/05192/LBC

⁴ 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.

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 and kitchen fixtures and fittings
- Replacement of modern wardrobes
- Erection of glasscreen in hallway
- Removal of two modern fire surrounds and hearths (dining 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 cornicing
- Updating servicing
- Updating lighting (rationalising spot ceiling lights)
- Internal painting

3. CONFORMITY OF PROPOSAL

3.1 The acceptability of the proposals is now considered. There are three principal planning matters to consider in relation to these refurbishment works: amenity, space standards and the effect on the character of the building as a building of special architectural or historic interest.

Residential Amenity

3.2 The refurbishment works enable the property to function more effectively as a family sized dwelling (3 bedrooms), consistent with the Council's strategic targets to deliver and retain family sized dwellings. The refurbished property does not create any new opportunities for overlooking and will not lead to any increase in activity which would result in any noise or disturbance to occupiers of surrounding properties.

3.3 Squire recognised that the depth of these properties is an issue, with the central parts not receiving adequate daylight (see Chapter 2). Opportunities to enhance indoor daylight and sunlight, which *"is important for health and well-being and to decrease energy consumption through reduced need for artificial heating and lighting"* (paragraph 7.3 City Plan) has therefore been taken. A glass screen has been proposed in the central hallway within a modern partition wall.

3.4 There will be no detrimental effect arising from the refurbishment, and therefore planning permission should be granted in accordance with City Plan Policy 7 and London Plan Policy D6.

Space Standards

3.5 All minimum space standards are met:

- Gross Internal Area and Storage (192 sq.m > 95 sq.m minimum)
- Bedroom Floor Areas exceed the 7.5 sq.m minimum (single) and 11.5 sq.m minimum (double) standards
- Bedroom Widths exceed 2.7m
- No alterations have been made to the original ceiling heights

3.6 The works are therefore compliant with London Plan Policy D6.

Effect on Character of Building and Conservation Area

3.7 The property has no internal features of historic or architectural interest; having been fully gutted and modernised between 1949 and 1953, and further modernised thereafter. A detailed consideration of the significance of the property has been undertaken (Chapter 2) and concluded the significance of the property when seen from Eaton Square (i.e. front elevation) is very high, but the interior of the property is low to nil. There is little retention of original layout or hierarchy of rooms, nor the retention of original ornamentation. The Council have recognised the impact of these remodeling works on Eaton Square properties:

‘The flats have few remaining original features... The original floor plans are somewhat legible, although altered to accommodate a single access and the lateral conversion’ (Officer’s Report to 15/06264/FULL).

3.8 The replacement of six non-traditional PVC or modern casement windows (to the front and rear of the property) with traditional, hardwood 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 Belgrave Conservation Area, consistent with City Plan Policy 39 (G & K).

3.9 Internally, the majority of the refurbishment works replace modern fittings and fixtures and there is no change of use, nor increase in intensity of the use to affect the character of the property. The Design and Access Statement accompanying this application considers each element of the works in detail.

3.10 The following condition is proposed, to give confidence in the quality of materials and detailing:

“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 the 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”.

- 3.11 This approach is consistent with approved consents in this listed group, which allowed such detail by condition⁵.
- 3.12 Sensitive solutions have been found to deliver an open plan living room and an additional bathroom meeting the changing needs of family sized dwellings, thereby securing the continued beneficial use of this heritage asset. The application is therefore in accordance with City Plan Policy 38 and 39.

Design and Access

- 3.13 These matters are explored in the supporting Design and Access Statement. The site benefits from good accessibility (PTAL 6b), with regular bus and tube services within walking distance (Victoria and Hyde Park Corner underground stations), and key facilities and services (supermarkets, shops, doctors and dentists) within walking distance (less than 400m). The occupiers can therefore walk to access day to day services and facilities.

⁵ 17/05421/FULL

Conclusion

- 3.14 The refurbishment works are fully in accordance with the development plan's key determining policies (City Plan Policies 7, 38 and 39 Policies and London Plan Policy D6). The scheme enhances the appearance of the property and its contribution to the Belgrave Conservation Area, raises no conflict with other policies in the development plan and delivers housing benefits (modern facilities and more user friendly floorspace). There are no adverse impacts arising from the development which would significantly and demonstrably outweigh the benefits of the scheme.

4 CONCLUSIONS

- 4.1. The refurbishment works make efficient use of the space and deliver modern facilities expected for residential living. These enhancements deliver a more functional and robust development.

- 4.2. The proposal has been assessed against relevant development plan policies and found compliant. The proposed works enhance residential amenity (through minor esign changes), meets minimum space standards and enhance the appearance of the listed building and its contribution to the Belgrave Conservation Area.

- 4.3. The applicant is confident of having put forward a proposal which delivers social and environmental benefit. In light of the above, we trust the application submission will be considered favourably.