18 Greville Place, London NW6 5JH

Heritage Appraisal

December 2023

The Heritage Practice

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1 Introduction

1.1 The following Heritage Appraisal has been prepared to support an application for planning permission and listed building consent at no.18 Greville Place, London NW6 5JH.

1.2 No.18 Greville Place dates from 1819-24 and forms part of a semi-detached pair with no.20. The house is Grade II listed and situated in the St John's Wood Conservation Area. The property consists of the main house at ground, 1st and 2nd floor level and a self-contained basement flat.

1.3 The proposals are for the remodelling of the existing mansard and minor internal alterations as part of the general upgrading and refurbishment of the building. The house will be subject to a full environmental upgrade to improve its thermal performance, including the installation of roof, floor and internal wall insulation, Fineo vacuum glazing to the existing windows, PV panels to the flat roof of the mansard and the installation of an Air Source Heat Pump.

1.4 In line with paragraph 194 of the National Planning Policy Framework 2023, the purpose of this appraisal is to define the significance of the listed building and identify the features which form part of its special architectural and historic interest. The contribution of the building to the character and appearance of the St John's Wood Conservation Area will also be assessed. This will utilise the heritage values set out in Historic England's 'Conservation Principles' (2008). Desk based and online research, combined with a visual assessment of the site and wider area have been utilised in order to produce this appraisal. Consideration has been given to the site, its setting and wider context.

1.5 The appraisal will describe the proposed works and assess their impact upon the significance of the listed building and the character and appearance of the St John's Wood Conservation Area. Their acceptability will be considered in relation to the s.16 and s.72 statutory duties and the relevant national, regional and local heritage policy framework.

1.6 This Heritage Appraisal has been prepared by Hannah Walker (BA (Hons) Oxon MSc IHBC) who has extensive experience in dealing with proposals that affect the historic environment. She has 23 years of experience in the heritage sector, including 15 years within local authorities, of which 10 years was as a Principal Conservation & Design Officer at the London Borough of Camden. She also has a wide range of experience in the private sector, preparing heritage statements and appraising the significance of historic buildings. She has trained as a historian, has a specialist qualification in historic building conservation and is a full member of the Institute of Historic Building Conservation (IHBC).

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Figure 1: The front façade of the house, setback from Greville Place behind a tall front boundary wall.

2 Site and surroundings

2.1 Greville Place runs in a NE-SW alignment, connecting Maida Vale in the west with Abbey Road to the east.

2.2 The road is heterogeneous in terms of its character, with a variety of buildings of differing age, scale, typology and architectural style. Towards the junction with Abbey Road the grain is fine, with three storey terraced buildings dating from the mid 19th century and constructed in yellow stock brick with Italianate stucco detailing or faced fully in painted stucco. These buildings are set at the back of pavement, with retail units at ground floor level.

2.3 Moving west and in the area around the application site there is a more spacious arrangement of substantial semi-detached houses dating from the early to mid 19th century. Once again, these are either stucco faced or in yellow brickwork with stucco embellishment.

2.4 Interspersed amongst these 19th century properties are small scale mid 20th century blocks of flats, such as Arncliffe, which replaced the original early 19th century semi-detached pair of houses at nos.22 and 24 Greville Place. Architecturally this is typical of the period, with a flat roof, uniform floor to ceiling heights and horizontal bands of fenestration. On the corner of Greville Place and Greville Road is Ascot Lodge, a larger scale residential development of the later 20th century, with a post-modern architectural character which is out of keeping with the original and early phases of development within the area.

2.5 No18 Greville Place dates from between 1819 and 1824 and forms part of a semi-detached pair with no.20. It has two main floors of accommodation set above a basement storey. There is additional accommodation at attic level. The ground, 1st and 2nd floor of the building are arranged as a house, with a self-contained flat within the basement. A full assessment of the character and significance of the building is contained at section 5 of this Appraisal.

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Figure 2: Maps showing hertitage assets. statutorily listed building are marked in red. Conservation Area marked in light green. The black line indicates the boundary between Westminster and London Borough of Camden.

Heritage Assets

Statutorily listed buildings

2.6 Nos. 18-20 Greville Place were Grade II listed on 1 December 1987. The description indicates that the buildings were listed for group value.

TQ 2583 SE CITY OF WESTMINSTER GREVILLE PLACE, NW6 10/1 (south side) Nos 18 and 20 GV II Pair of large semidetached houses. Circa 1819 to 1824 by George Pocock for Hon. Fulke Greville Howard's Estate. Stucco. Roof not visible. 2 storeys and half basement. Each house 5 windows wide, including 2 central bays to each which combine to form advanced pedimented centrepiece. 1-bay beyond this with recessed entrances in wide pilastered and corniced porch; beyond this recessed 2-window wings. Square headed architraved sashed windows, glazing bars. Cornices to ground floor windows of No 18 (missing to No 20). Steps to entrance. Ground floor with cast iron anthemion pattern balconies. Iron balustrades to entrance steps. Cornice above. Second floor pediment with central oval window (patterned leaded lights).

2.7 Whilst the wider area around the application site contains a number of statutorily listed buildings, these do not form part of its setting, taking account of distance, orientation, inter-visibility and the effect of intervening buildings and mature vegetation. The houses on the north side of Greville Place at nos.13-19 are Grade II listed and do form part of the setting to the application site.

The St John's Wood Conservation Area

2.8 The application site is located in the St John's Wood Conservation Area which was first designated in 1967. The Council's St John's Wood Conservation Area Audit was adopted in 2008 and contains a history of the area and an assessment of its special character.

Originally envisaged as an Arcadian suburb, St John's Wood Conservation Area today retains its leafy, residential character, where trees and shrubs belie the reality of its inner urban location. (para 4.1)

Over most of the area, the density of buildings remains much lower than in many Westminster locations, with a mixture of detached, semi-detached and terraced properties set in generous gardens and along a network of wide, tree-lined streets. The townscape itself retains a generally consistent and domestic scale and there are few buildings which can properly be regarded as landmarks. (para 4.2)

This low density, suburban townscape is most obvious to the north of the conservation area and on its eastern and western fringes; the areas which originally formed part of the Eyre Estate. Here large detached and semidetached villas, in diverse architectural styles, combine to create an informal and picturesque townscape. Most are set within generous gardens, with open gaps providing glimpses between buildings to trees and greenery beyond. (para 4.3)

The picturesque character of the area is derived in large part from the variety of architectural styles employed: restrained Classical, Italianate, Gothic or picturesque Cottage Ornee. Although there is no single standard design type, houses of one design run to a maximum of 4-6 in number, perhaps reflecting the Estates' preference for leasing to more rather than fewer developers. The widespread use of two building materials, yellow stock-brick and stucco, across most of the conservation area gives a coherence to its character. (para 4.28)

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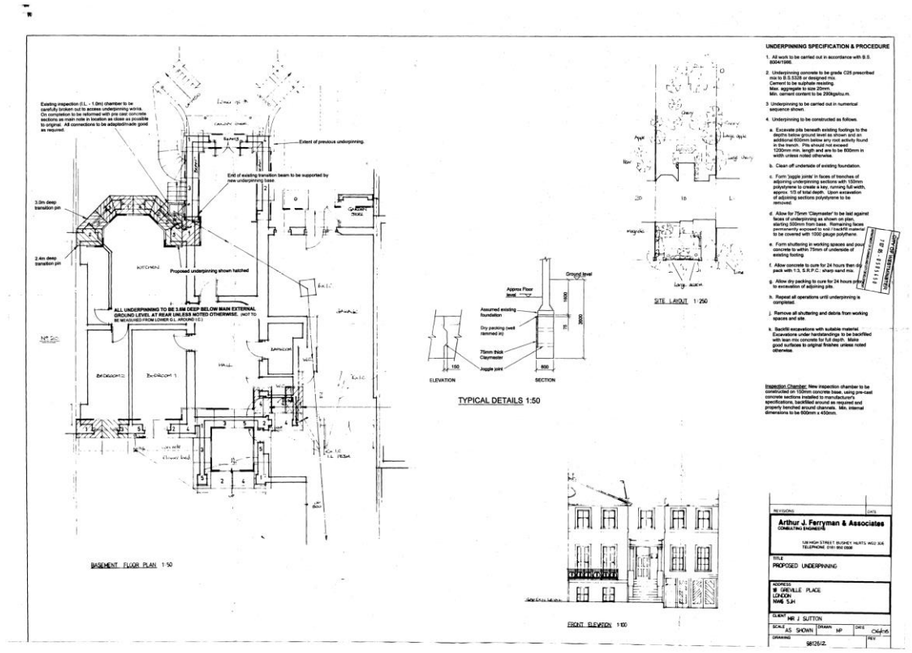

Figure 3: Plan showing the underpinning works approved in 2005.

3 Relevant planning history

2005
Listed Building Consent (05/05450/LBC) for '*Underpinning to rear and associated superstructure repairs due to subsidence'* was granted on 12 September 2005.

2000
Planning permission (00/01105/FULL) and Listed Building Consent (00/01106/LBC' for '*Demolition and rebuilding of front boundary wall and rear wall to garden store, underpinning and structural repairs'* were granted on 14 April 2000.

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Figures 4 & 5: Roque's map of 1746 (left) and Greenwood's map of 1824 (right).

4 Historic development

4.1 This area of London historically formed part of Middlesex Forest which was progressively cleared during the medieval period. Roque's map of 1746 shows a more open landscape of enclosed fields and meandering lanes, with Edgware Road a distinctive landscape feature, running in a straight alignment and forming part of the Roman Watling Street.

4.2 The land where Greville Place is situated originally formed part of the Kilburn Priory Estate, the site of a former nunnery which bordered St. John's Wood. Fulke Greville Howard[1] bought the estate in 1819[2] and in the same year made a building agreement with George Pocock, a speculative builder and surveyor who lived on the Marylebone side of Edgware Road, to take a field on the parish border and build residences for the gentry.

The 19th Century

4.3 Howard laid out Greville Place with plots for detached and semi-detached villas, and the first phase of development took place between 1819 and 1825. This includes the semi-detached pair at nos.18 and 20[3] which are depicted on Greenwood's map of 1824. Here they have a smaller footprint than later maps would show, and what appears to be a side portico to each property.

4.4 Pocock evidently thought highly of the development as he designed and built the semi-detached house at no.18 (originally known as No. 6 but renumbered in 1862), as a country retreat for his brother John, a City coal merchant and the owner of St Bride's Wharf.[4]

4.5 By 1825 only six or seven properties had been built and development temporarily ceased due to a decline in the economy. This building slump impacted George Pocock, who in 1826 was arrested for debt. Pocock had lived nearby at no. 7 Kilburn Priory, with his family in some grandeur, as his son recalled in 1829 '*When we lived in the corner house in the Priory, I remember well he was still in affluent circumstances. He kept three clerks - - - many household servants, a house and a gig and one of the finest sets of horses for miles around - - -But then gradually his finances became impoverished, and his remaining land fettered beyond recovery'*.[5]

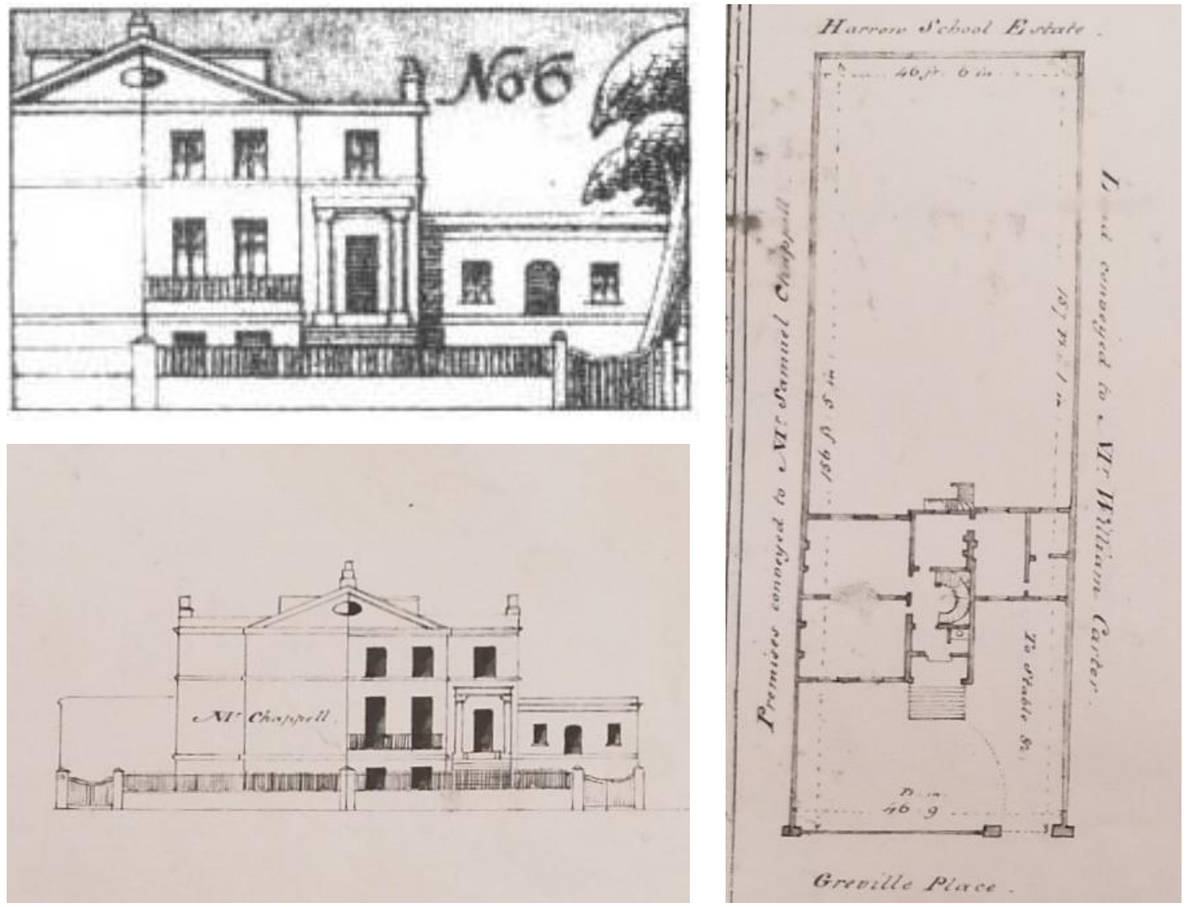
1 He was called Fulke Greville Upton until his marriage in 1807, when he took his wife Mary's name.

2 T F T Baker, Diane K Bolton and Patricia E C Croot, 'Hampstead: Kilburn, Edgware Road, and Cricklewood', in A History of the County of Middlesex: Volume 9, Hampstead, Paddington, ed. C R Elrington (London, 1989), pp. 47-51. British History Online http://www.british-history.ac.uk/vch/middx/vol9/pp47-5.

3 Bridget Cherry & Nikolaus Pevsner, The Buildings of England, London 4: North (1998), pp.235-6.

4 https://www.locallocalhistory.co.uk/mp/p050/page058.htm.

5 https://www.locallocalhistory.co.uk/mp/p050/page059.htm', John Pocock, Travels of a London Schoolboy, 1826-1830;



Figures 6-7: Sketch (based on lease plan of 1828) of No 18 (formerly No. 6). [©https://www.locallocalhistory.co.uk/mp/p050/page058.htm] Elevation on lease of 1828 as shown in Westminster Archives [© City of Westminster Archives Centre T138 (4a)] and plan of upper ground floor in 1828 [© City of Westminster Archives Centre T138 (4a)].

4.6 In 1828 a lease was made conveying the house from the Hon. Fulke Greville Howard to Mr John Edward Carew[6] John Edward Carew (c.1782-1868) was a notable Irish sculptor. His most prominent work is The Death of Nelson, one of the four bronze panels on the pedestal of Nelson's Column in Trafalgar Square. He came to London in 1809 to work for Sir Richard Westmacott and for a time had his own studio in Edgware Road[7].

4.7 The plans accompanying that lease of 1828 provide us with fascinating details of the house at that time. The plans show the front elevation of the property, with an addition to the side which extended over to the western site boundary. This was significantly set back from the front entrance bay and is thought to have accommodated a stable on the lower ground floor with accommodation above. By this time the main entrance into the house was positioned on the front facade and accessed via a flight of steps and a porch[8].

4.8 The lease also includes a ground floor plan. This shows the front steps rising to the main entrance where a door led into the main hallway, with a WC on the right. The main staircase was curved and occupied the centre of the plan. To the left were two interconnected reception rooms, with a smaller square room to the rear of the main staircase. This had a balcony and external staircase leading to the rear garden as well as provided access through to the ground floor element of the stable block.

4.9 By the time of Lucas's Survey of 1846 the enlarged footprint of the house can be seen, with a similar stable block having been added to no.20. This survived in its original two storey form to no.20 as late as 1959, as can be seen in the photograph at Figure 9.

4.10 By the time of the 1868 Ordnance Survey map, no.18 had received two rear extensions. Once was rectangular and positioned in the centre of the rear façade, with a further projection to the NE, with a chamfered shape. By the time of the 1894 map the central extension is shown hatched, to denote a glazed structure, and the NE projection has a rounded footprint, correlating with the conservatory and the rounded bay which can be seen in the photographs of the rear of the property taken in 1959. The 1894 map also show a slim extension to the front of the coach house at lower ground floor level, bringing this part of the building forward to almost level with the entrance bay to the house.

4.11 The large scale 1868 map also shows the spacious leafy plots and generous front and rear gardens which were provided for the houses in this area, appealing to prosperous middle and upper classes.

6 Information in cutting in City of Westminster Archives Centre T138 (4a)
7 https://en.wikipedia.org/wiki/John_Edward_Carew.
8 City of Westminster Archives Centre T138 (6).

Figure 8: Lucas's Survey of 1846 after the houses were extended to create stable buildings to each side, but before any bays or projecting wings were added to the rear.

The 20th Century

4.12 In 1914, no.18, known as 'Greville Lodge', was put up for sale for 'occupation or investment' by the executors of Stanton Hope, esq. It was described as 'a freehold semi-detached residence' and was said to be 'desirably situate midway between Maida Vale and Abbey Road.' It contained 'eight bedrooms and dressing rooms, three reception rooms, conservatory, ample domestic offices, with large garden and stables, easily convertible into an excellent motor garage.'[9]

4.13 No. 18 Greville Place evidently did not sell on the open market, as it was up for auction a few months later. A surviving sales catalogue (not illustrated), describes the house at the time in some detail:

'*Top Floor:*
Servants' bedrooms - Front Room, Left back room
Lumber Room & stairs to First Floor

First Floor
Right Front Room (bed)
Bathroom
Left Front Room (bed)
Right Back Bedroom
Back dressing Room
Left Back Bedroom
Landing and Stairs to Ground Floor

Ground Floor
The Double Drawing Room (which contained an Axminster carpet in the front portion measuring 13' x 10' and the same in the back measuring 15' x 12')
Dining Room
The Hall & Lavatory

Lower Floor
Breakfast Room
Kitchen and Scullery and passage
Stables and Outside
Dog Kennell
Garden Frame '[10]

4.14 Evidence from the sales catalogue shows at that time there was a first-floor extension over the stables and coach house with additional bedrooms. The following year (1915), drainage plans indicate refurbishment works were undertaken, connecting the house WCs and sinks to the mains drains (Figures 9 & 10). [11]

9 The Times, 30 May 1914.
10 City of Westminster Archives Centre 2340 (sales catalogue) 1914.
11 City of Westminster Archives Centre Drainage Plans WDT2/0704/26 Appl. 5123 (1915).

*Figure 9: The semi-*detached pair of houses at nos. 20 (left) and 18 (right) in 1959 [© City of Westminster Archives Centre T138 (2a)]. Note the surviving stable block to the side of no.20, albeit converted, whereas this element had been extended upwards at 1st floor level on no.18 by as early as 1915.

Figure 10: Rear of No. 18 in 1959 [© City of Westminster Archives Centre T138 (2b)]

4.15 In 1955 Saville, Lane & Co. undertook work on the house for the owner, N. Reddaway, Esq. The plans had been approved by Westminster and involved new drainage to the bathrooms on the upper floors.[12] The existing bathrooms were refurbished, and a 'new' bathroom added to the rear of the house on the 1st floor. It is clear from this plan that the 2nd floor of accommodation had always been accessed via a secondary staircase and that the main curved staircase led only from ground to 1st floor level. By this time there were bedrooms in the ground floor element of the stable building, with a lantern in the roof, and a garage at lower ground floor level.

4.16 In 1966 the then owner of the house, James Sutton (a designer who lived there with his wife, an illustrator) wrote to the council in support of their decision to refuse planning permission to demolish no.20 and replace it with a block of 7 flats and garages. Sutton stated that the demolition of no. 20 would *'ruin the appearance of the remaining half of the pair and damage the amenity of the whole street'*[13]. Westminster on refusing the application recommended a building preservation order was to be placed on both houses, however the houses were not statuarilly listed until December 1987.

Appendix B shows the Historic Development of the property

12 City of Westminster Archives Centre Drainage Plans WDP2/0704/26 Appl. 17843 (1955).
13 City of Westminster Archives Centre, Cuttings envelope Greville Place.

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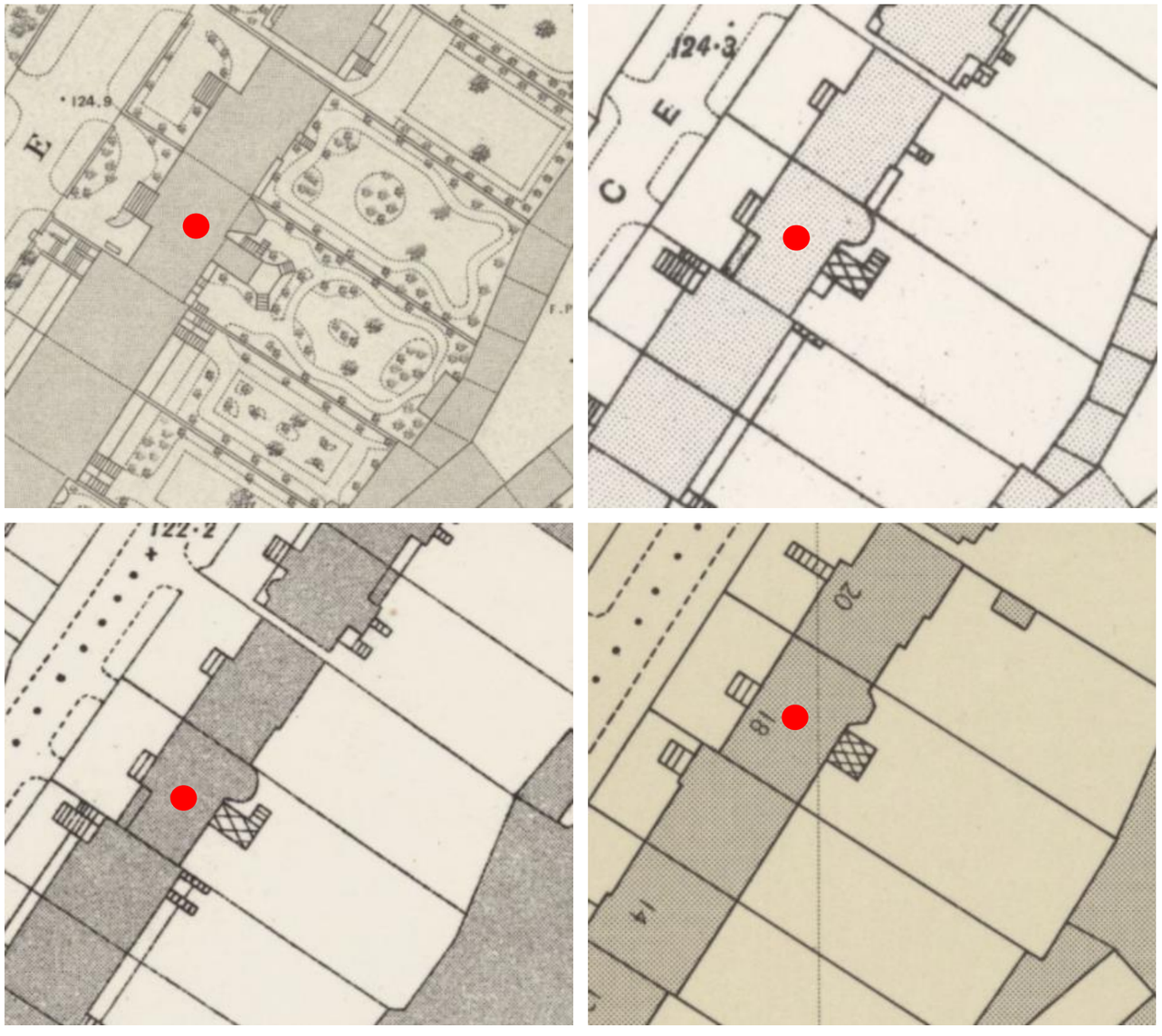

Figures 11-14 Details of the 1868 and 1894 Ordnance Survey maps (top left to right) and the 1938 and 1954 Ordnance Survey maps (bottom left to right).

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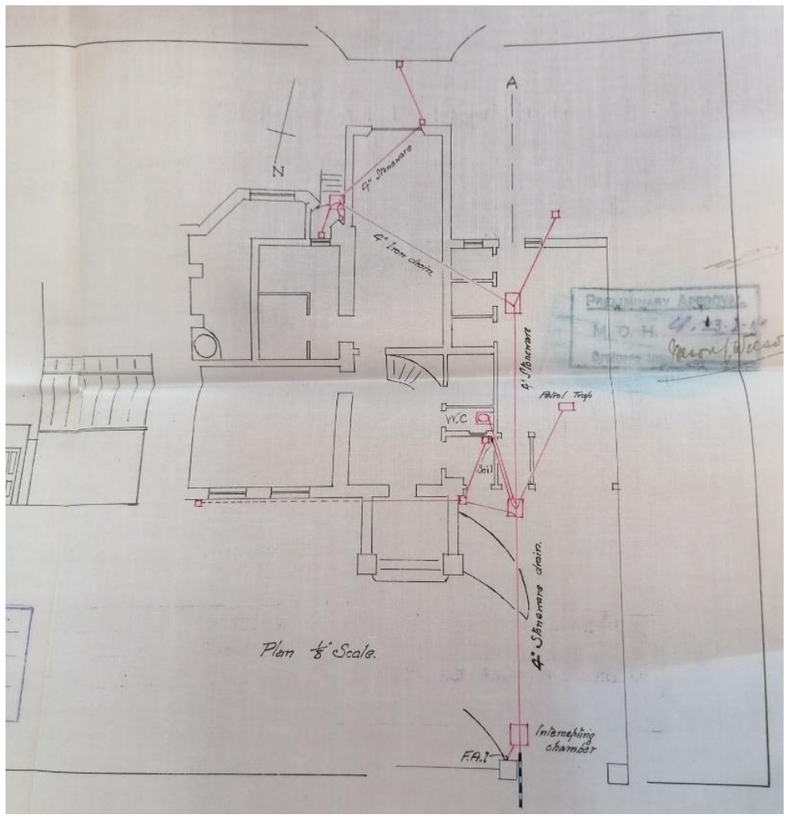
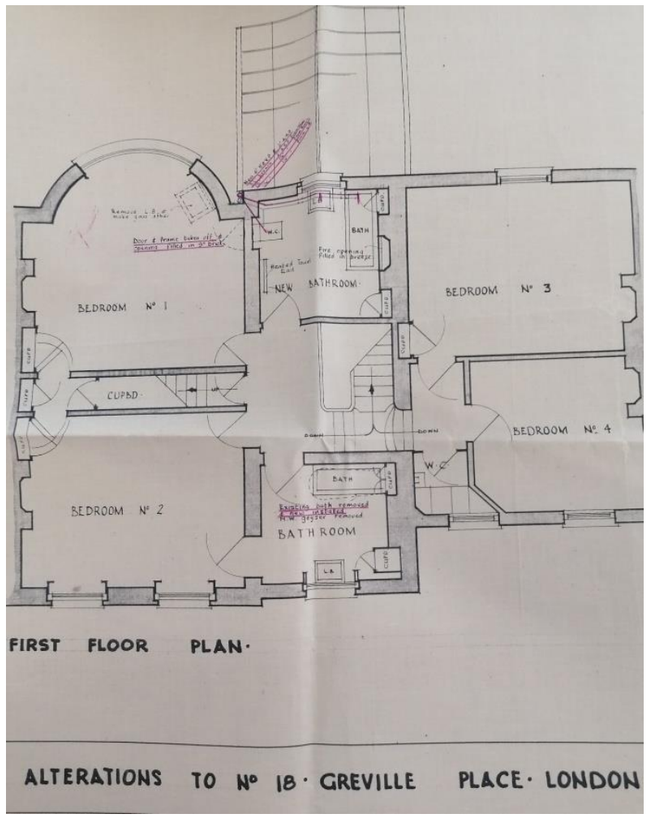
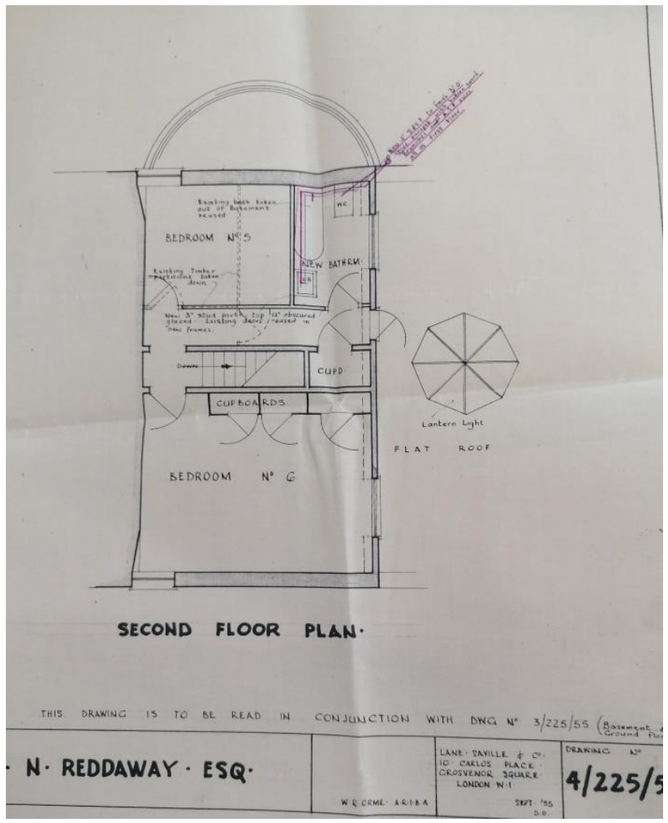


Figures 15 & 16: Drainage Plan (1915) [© City of Westminster Archives Centre Drainage Plans WDT2/0704/26 Appl. 5123] showing the basement layout at this time.





*Figures 17 & 18: T*he first and second floors of No. 18 Greville Place in 1955 [© City of Westminster Archives Centre Drainage Plans WDP2/0704/26 Appl. 17843].

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5 Significance of the site

5.1 The National Planning Policy Framework Annex 2 defines significance as "The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting."

5.2 A heritage asset is defined as "A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing)." In this case the heritage assets are the statutorily listed no.18 Greville Place and the surrounding St John's Wood Conservation Area.

5.3 Historic England's document 'Conservation Principles – Policies and Guidance for the sustainable management of the historic environment' (2008) identifies a series of values that can be attributed to a heritage asset and which help to appraise and define its significance. Paragraph 3.3 of the document outlines that:

"In order to identify the significance of a place, it is necessary first to understand its fabric, and how and why it has changed over time; and then to consider:

- *who values the place, and why they do so*
- *how those values relate to its fabric*
- *their relative importance*
- *whether associated objects contribute to them*
- *the contribution made by the setting and context of the place*
- *how the place compares with others sharing similar values."*

5.4 In assessing the significance of no.18 Greville Place it is therefore necessary to examine its origins, history, form, architectural design, layout, materials and relationship with surrounding buildings. In making this assessment, consideration has been given to its intrinsic architectural merit, its completeness, the extent of any alterations and their impact, the contribution of the building to the character of the area and the degree to which the building illustrates aspects of local or national history.

5.5 No.18 Greville Place forms part of a semi-detached pair of houses, designed as a single architectural composition, with a symmetrical façade.

5.6 The front façade of no.18 is stucco faced, with classical detailing. At ground floor level there are two large painted timber sashes in a 6 over 6 configuration, which light the principal front room at this floor level. These have stucco architraves with a flat bracketed pediment and cast iron balconies. At 1st floor level are two replacement painted timber sashes with a Victorian 2 over 2 arrangement and simple flat moulded architraves. This reduced decoration as the building rises creates a traditional sense of architectural hierarchy. The façade has a shallow projecting cornice, above which is a large pediment which extends over the main section of façade to both nos.18 and 20. The upper storeys are set over a semi-basement, with the 3 over 6 sash windows partially concealed within a shallow front lightwell.
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5.7 Set to the side of the main section of the building is the entrance bay, which is slightly recessed from the front building line. A set of steps rise to the main entrance into the house, where the door is set within a recessed porch defined by pilasters and a cornice. At 1st floor level there is a painted timber sash window in a 2 over 2 configuration The entrance bay rises to the same cornice line as the main house with a section of parapet above.

5.8 To the west is the former stable building. This has evolved and developed significantly over time from the original two storey structure which was set back from the front elevation of the house. This now contains three storeys of accommodation and matches the cornice and parapet height of the entrance bay, albeit with a modest setback to the façade at ground and 1st floor level. The original stable at basement level (at grade with the pavement and road) has been converted to a garage.

5.9 A single storey extension was added to the front of the stable block at lower ground floor level during the late 19th century. This has a pair of large timber doors which lead into the garage area. Adjacent to this are to door openings, one of which also leads into the garage and the other provides access into the basement accommodation of the house. These are flanked by decorative columns with an open cast iron fanlight. Above this at ground floor level are two 6 over 6 painted timber sashes with similar surrounds to those on the main house at the same floor level. A further two windows light the 1st floor and match the embellishment of those to the 1st floor of the entrance bay and main house.

5.10 The attic storey of the building is positioned behind the large front pediment. This appears to have been enlarged to match the footprint of the main house below, with an extension to the west, most likely during the early 20th century. This greater width is evident from comparing the current structure with the front elevation of the house as shown on the 1828 lease plans. Furthermore, at 2nd floor level there is clear evidence of a new section of floor, where the joists and floorboards run the opposite way to those in the original section of the house. It has a rendered façade to the front and is slate hung on its flank, where it faces out over the flat roof of the entrance bay. Above the attic storey and set on its roof is a tank structure, clad in pale grey metal, which is prominent in views from Greville Place. A lantern light, also dating from the 20th century, sits on the flat roof of the entrance bay but is concealed in views from the street by the front parapet.

5.11 The house is setback from the street behind a tall rendered and painted front boundary wall and a deep front garden, with hard landscaping, interspersed with shrubs and trees. Aligned with the former stable block is a vehicular entrance, with solid wooden gates. The garden retains its setted finish in front of the former stable block, reflecting its former use and providing an interesting historic detail.

5.12 Overall the front façade of the building is of high significance and makes a demonstrable positive contribution to the character and appearance of the St John's Wood Conservation Area. Along with its pair at no.20 and the houses at nos.14-16 and 13-19 Greville Place, there is a sense of group value and character, linking historically and architecturally with other houses of the same period which are dotted further afield along Greville Place.

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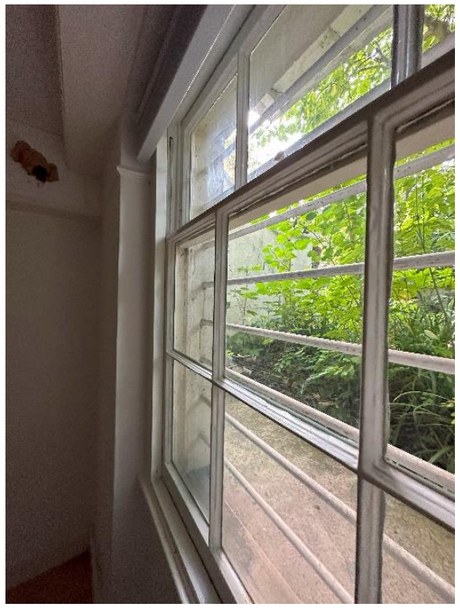

Figures 19-22 (clockwise from top left: Lambs tongue glazing bars at basement level, French doors from the basement to the garden, French doors to the rear at ground floor level and slender glazing bars to a rear 1st floor window.

5.13 The rear façade of the building is also stucco facade. The main section is defined by its projecting bow feature, added in the first decades of the house's history. This has a domed, lead clad roof with overhanging eaves. The fenestration is tripartite in arrangement, with French doors and a stucco balustrade at ground floor level and simple sash windows above to the 1st floor.

5.14 Adjacent to this the entrance bay retains its ornate timber, glazed Victorian conservatory at ground floor level. This is set above a solid structure with stuccoed walls at basement level where there are French doors to the garden set beneath a projecting lead canopy. At 1st floor level the entrance bay has a flat façade with a simple sash window.

5.15 The rear elevation of the former stable block has a wide opening at ground floor level with French doors set between fixed panes and a glazed transom light. Here there is a balcony with a cast iron balcony with a similar anthemion design to the front façade. Above at 1st floor level there is a simple painted timber sash window. The basement elevation is plain and functional, with an offset door and two small windows.

5.16 The rear façade of the building has a certain degree of coherence due to its uniform painted stucco finish. Architecturally it presents as a rather eclectic composition, with prominent and distinctive features such as the conservatory and full height bow jostling for attention, and a slightly convoluted series of volumes, heights and projections which reflect its phased development over 200 years. Nonetheless, the rear façade is attractive and contains numerous original and historic features, contributing to its significance. Taken together with no.20 there is little of the symmetry of the front façade, with a flat back to the neighbouring property and an additional storey to the entrance bay which has been linked into the original attic accommodation of the main house.

Windows

5.17 The house retains a range of historic painted timber sash windows. These have a variety of glazing bar patterns, including 6 over 6, 3 over 6 and Victorian replacements with a 2 over 2 configuration. The windows also have a wide range of different glazing bar patterns, including some lambs tongue examples at ground floor level and other attractive, slender glazing bars in other parts of the house. A number of historic French doors also survive on the rear façade of the house, with slender glazing bars to the doors, fixed lights and glazed transoms above them.

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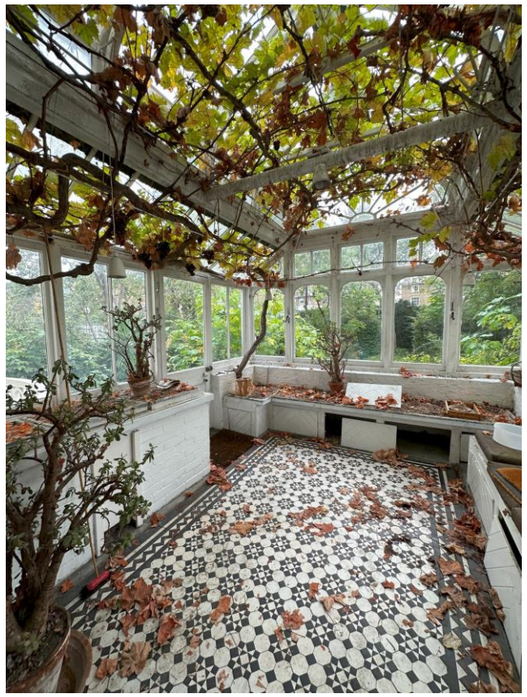
Figures 23-26 (clockwise from top left): The rear façade of the house, modern concrete front steps, the 19th century conservatory and the late 19th century front addition to the stable block.



Figures 27 & 28: The entrance hallway with the main staircase and the conservatory to the rear.

Interior

5.18 At ground floor level the main section and entrance bay of the building retains its original floor plan, with a large entrance hall, centrally placed curved staircase and interconnecting reception rooms. The original spatial quality and character of the rear parts of the ground floor were altered in the first decades of the house's history, with the replacement of the flat external wall to the rear reception room with a bow, and the addition of a glazed conservatory in the centre of the composition, accessed from the room to the rear of the main staircase. This replaced the balcony and stepped access to the garden which had previously been in this position.

5.19 The ground floor of the former stable block has an impressive large room which his connected to the main ground floor accommodation through the original single leaf door towards the rear of the plan. This has a highly ornate plasterwork ceiling and cornicing, as well as a fire surround and insert which are characteristic of the mid 19th century.

5.20 At 1st floor level the original plan of the building largely survives. The main staircase rises into a central landing area with bathrooms to the front and rear of the entrance bay. Within the main section of the house are a front and rear room, divided by the secondary staircase to the 2nd floor which rises between them. The rear room at this floor level also had its original spatial quality altered early in the history of the house with the incorporation of the bow to the rear façade.

5.21 The 1st floor accommodation within the former stable block is accessed from a landing on the main staircase. There are two rooms at this floor level, with a slightly larger space to the rear. The lobby adjacent to the staircase has a curved wall, which was not present on the 1955 drainage plans of the property and which was therefore added in the second half of the 20th century.

5.22 The 2nd floor accommodation is contained within the attic space of the building. The stair from the 1st floor rises in the centre of the plan with a small lobby at the head of the flight. This creates a large bedroom to the front and a smaller bedroom to the rear with an adjacent bathroom. There is also a small kitchen, which is only accessible from the adjacent roof terrace situated on the flat roof of the entrance bay.

5.23 The lower ground floor of the building has been self-contained as a separate flat and the ground to basement element of the main staircase removed. The basement flat is currently accessed via its own external door situated beneath the entrance steps which rise to the main ground floor entrance door. The main two room plan from in the main section of the building has survived, with two separate spaces divided by a solid spine wall. As at ground floor level the rear room and the rear part of the entrance bay have had their original spatial quality altered when the bowed wall and conservatory were added to the rear façade early in the history of the house.

Figures 29-32 clockwise from top left): The 1st floor landing, door to the secondary staircase, the ground floor room within the former stable block and the main rear room at ground floor level.

5.24 The house contains a wealth of original and historic decorative features throughout. At ground and 1st floor level there are deep skirtings, moulded architraves and panelled doors, cornicing, and fireplaces of both early and mid 19th century design. Many of the windows have shutters and moulded spandrel panels and there are also shutters to the French doors at ground floor level in the main rear room and to the room within the former stable block. The 1st floor landing has an unusual and attractive panelled soffit and reveals around the entrance to the bedrooms and the secondary staircase. The 2nd floor accommodation is much plainer, with simple recessed panelled doors without mouldings and an absence of cornicing, consistent with the use of these spaces as servant's bedrooms.

5.25 The main staircase is of high significance with a curved arrangement and an elegant twist in the handrail and newel within the ground floor hallway. Here there is also an attractive glazed screen which would have lit the original ground to basement flight (now removed), with slender lambs tongue glazing bars. The stair has an open tread with a ramped hardwood handrail and stick balusters throughout. It is top lit by the lantern on the flat roof of the entrance bay which creates an impressive sense of light and space to the staircase and 1st floor landing.

5.26 By contrast the basement is very plain and featureless, with a particularly low and oppressive floor to ceiling height when compared with the floors above.

5.27 The interior of the listed building retains much of its original plan form and spatial quality at ground and 1st floor level, with changes to the rear of the 2nd floor plan and within the former stable block. However, the hiving off of the basement as a separate flat, and the removal of the ground to basement staircase has had an inevitable impact upon its special architectural and historic interest. This detracts from the original vertical circulation pattern through the building and an appreciation of its internal architectural hierarchy.

Values and significance

5.28 As referenced at paragraph 3.16 above, Historic England's 'Conservation Principles' identifies four values that can be attributed to a heritage asset. These have been examined in turn below.

Evidential Value

This value is derived from the potential of a place to yield evidence about past human activity (para 35) and is generally closely associated with archaeological sites and remains, with age being a strong indicator of evidential value.

In this case the building provides us with little in the way of unique evidence about past human experience. The building dates from the 1819-24 and provides us with some evidential value regarding the lives of the middle/upper classes during the period, particularly in relation to the incorporation of a stable block/coach house on the site and the presence of servants, who were accommodated within the attic storey. The hiving off of the lower ground floor as a separate flat, and the removal of the staircase from ground floor level has had an inevitable impact upon the layout of the house and has resulted in the loss of a sense of vertical hierarchy and connectivity between the spaces.

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Figures 33 & 34 The elegant termination to the main staircase within the ground floor hallway and the delicate anthemion cast iron balcony to the front façade at ground floor level.

Historical value

Paragraph 39 of the Conservation Principles document outlines that "*Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative.*"

The building forms part of the historic local scene in this part of London and has been a feature of the townscape for around 200 years. The building has clear historical value in terms of illustrating the transformation of the area from a district of open fields up until the 1820s, to a fully developed but spaciously laid out inner suburb by the mid 19th century. The building retains its original setting in terms of its semi-detached pair at no.20 Greville Place and the other early to mid 19th century buildings along the road.

The building retains its classical architectural style and detailing which contributes to an understanding of it as a high-status house built for the prosperous middle and upper classes. The original stable block to the side of the main building also survives, albeit that this has been remodelled and extended and has thus lost some of its historic legibility and significance.

The house has a minor association with John Edward Carew who was a notable Irish sculptor who produced the bronze panels on the base of Nelson's Column in Trafalgar Square.

Aesthetic value

Aesthetic value is defined as *"….the ways in which people draw sensory and intellectual stimulation from a place."*

As described in the paragraphs above, the building is an attractive, high status townhouse of the 1820s. It is faced in painted stucco, a popular material of the period, and utilises typical Classical detailing. Its front façade is of high significance, with demonstrable townscape interest. The rear façade is less architecturally coherent due to the varying phases of change which it has sustained, however it retains attractive features such as the full height bow and the glazed Victorian conservatory.

Internally the building retains much of its original plan form and spatial quality and has a series of attractive and well-lit spaces and a wealth of surviving original and historic detailing. By contrast the basement is a rather dingy space, with plain plastered walls and very little decorative detail.

Communal value

This value is derived from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience of memory. In this case, any communal value would be 'social', defined at paragraph 56 as *"…..places that people perceive as a source of identity, distinctiveness, social interaction and coherence."*

The building has communal value in so far as it has been part of the local scene for around 200 years and has thus featured in the day to day lives of those who live, work and pass through the area. However, there is little to distinguish this building from many other similar buildings of the same age and character and it is its contribution to group value that is most important. This communal value however is local in its focus and the building does not have any particular regional or national symbolism or value.

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Conclusion

5.29 In this case the key significance of the building relates to its historic and architectural contribution to the development of this part of London and reflects to a small degree its rapid transformation from open fields to a spacious, prosperous inner suburb. The building provides some sense of patterns of life during the late Georgian period, particularly the former stable building to the side, which reflects the relative wealth of the house's owners. The lower status of the basement and the attic accommodation are clearly appreciable within the architectural hierarchy of the house and reflect the use of these spaces by servants rather than the family. The separation of the basement as a separate flat which is no longer connected with the upper floors has detracted from this legibility to a degree and the ability to understand and appreciate the building as a whole.

5.30 The building has a high degree of architectural value to its front facade and reflects the prevailing style, materials and detailing of the period, making a clear aesthetic contribution to the coherent and harmonious character of the St John's Wood Conservation Area.

5.31 Internally the building retains much of its original plan form and spatial quality, as well as a wealth of original and historic decorative features.

Figures 35-38: (clockwise from top left) Photograph of existing roof with incongruous water container; Internal photograph of the 2nd floor show change in direction of the joists indicating later section of roof; Exact from the front elevation showing higher roof to no.20; Image of the stepped profile of the roof to no.20.

6 Assessment of the Proposals

6.1 This section will set out the proposed works to the building and will consider their impact on its special architectural and historic interest, and the character and appearance of the St John's Wood Conservation Area. The proposed works will also be considered in relation to the relevant statutory framework and national and local historic environment policies.

6.2 The house is currently empty and in need of a full programme of repair and refurbishment, with the basement area in particularly poor condition. This provides an opportunity to address the thermal performance of the house in a comprehensive and holistic manner, upgrading its environmental credentials in a number of complementary ways. This includes the installation of a highly efficient Air Source Heat Pump, PV panels to the roof and the incorporation of roof, floor and wall insulation into the building wherever possible. Furthermore, the existing windows will be retained and upgrade with Fineo glazing to improve their U value.

External Works

Roof alterations

6.3 It is proposed to remodel and enlarge the existing mansard roof to create a more generous floor to ceiling height within the 2nd floor of accommodation. This will require the rebuilding of the existing mansard structure. As described in section 4 the footprint of the mansard has been widened since the house was originally built, most likely in the first part of the 20th century, with fabric replaced and renewed as part of that phase of works. Any original roof timbers which are discovered will be reused as part of the new mansard structure, ensuring that the impact upon historic fabric is minimised. The existing roof covering is of modern asphalt, with a mixture of modern and natural slates to the flank wall, all of which are in poor condition.

6.4 The new mansard will have a single ply waterproof membrane to the roof, with slate hanging to the flank elevation, reflecting the current materiality of the roof structure but significantly improving its quality and appearance. The front and rear facades will be of painted stucco to match their current materiality and character.

6.5 The new mansard will match the height of the roof structure to no.20, with the line of the flat roof stepping down to the front and rear in order to minimise its visibility. The proposed increase in its massing will be modest in relation to the overall size and scale of the house, with the mansard remaining a subordinate feature in relation to the prominent front pediment. Furthermore, the works to the mansard will reinstate a sense of symmetry to the roofscapes of no.18 and 20, which is currently lacking.

6.6 A series of PV panels will be installed to the roof of the remodelled mansard. These will be positioned so that they will not be visible from the public realm on Greville Place. A new rooflight will also be included onto the new flat roof, lighting the secondary staircase beneath. This will be set deep into the plan of the roof and will not be visible from the street.

6.7 The existing tank housing which currently sits above the mansard will be removed. This is presently visible from street level and its removal will enhance the appearance of the roofscape, removing an incongruous modern feature and rationalising the profile of the building.

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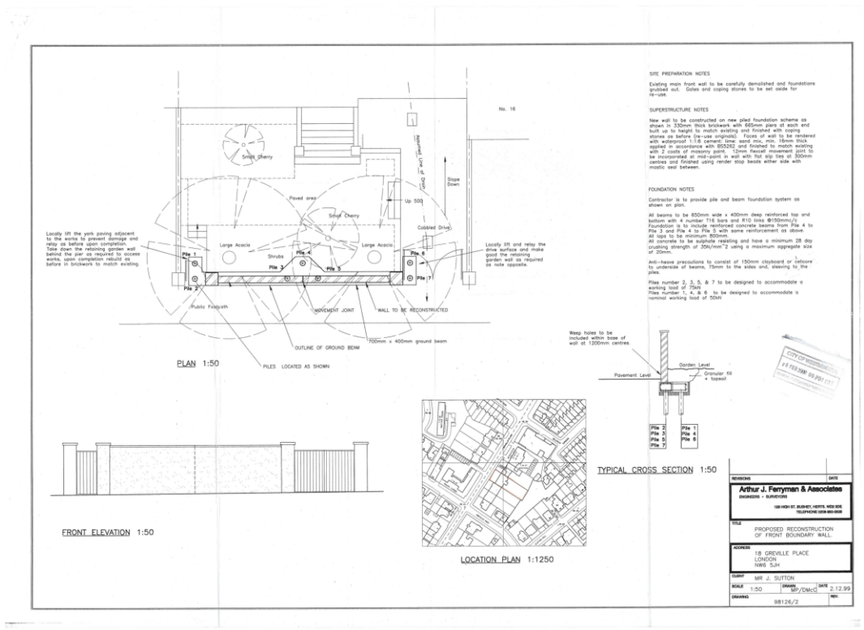

Figures 39: Copy of approved scheme dated 2000 allowing replacement of the front boundary wall

6.8 The existing flat roof to the entrance bay currently houses a roof terrace. The roof structure will be rebuilt to incorporate insulation, resulting in small increase in its height by 170mm. The existing modern roof lantern which lights the main staircase below will be reinstated.

6.9 The roof terrace will be re-provided, with a new paved finish. Balustrading will be installed to the front and rear of the roof terrace to allow its safe use. To the front this will be significantly set back, ensuring that it will not be visible from the public realm. To the rear the balustrading will be of a simple painted metal design. This will relate well to other areas of balcony and balustrading on the rear façade of the house.

6.10 The roof of the former stable block will be recovered in natural slate. Some strengthening of the roof structure may be required however the extent of this will not be known until opening up works take place. New lead valleys will be created where they are currently lined with asphalt, improving the quality and appearance of this part of the roof.

Rear garden

6.11 The areas of existing hard landscaping and steps adjacent to the basement door into the garden will be re-laid and reconfigured. These are currently in poor condition and the works will ensure that the area is practical and safe to use, as well as improving the immediate setting of this part of the listed building.

6.12 The existing staircase from the conservatory down to garden level will be replaced. This is modern fabric of no architectural or decorative merit. The new metal staircase will have a curved layout, similar to the existing staircase, thus preserving the overall character of the conservatory and maintaining the historic circulation route from the ground floor to the rear garden.

6.13 A modest lightwell will be introduced adjacent to the basement element of the rear bow. The high ground levels in this area are contributing to damp and water penetration into the basement accommodation and the lightwell will allow the wall to be better ventilated.

Front garden

6.14 A pair of sliding vehicular gates will be installed into the front boundary, along with a new pedestrian gate. These will all be of high quality, solid timber construction which is in keeping with the solidity of the front boundary – a feature which is characteristic of the site and wider area.

6.15 A bin store will be formed within the front garden, with the ground levels slightly excavated to accommodate it. This will be screened in order to minimise its visual impact and to avoid any harm to the setting of the listed building.

6.16 The existing steps up to the main ground floor entrance are currently formed in concrete. These will be overclad in natural stone, which is an appropriate high quality and traditional material. This will enhance the appearance of the listed building on its high significance front façade.

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Internal Works

Basement

6.17 Changes to the floor plan at this level are limited. An ensuite will be created within the rear room. There is already a partition subdividing this space and obscuring the chimneybreast. The proposed ensuite will be tucked into the corner, in a part of the building which is of relatively low significance. Ultimately the partitions for the ensuite are fully reversible. The door opening through the spine wall will be reinstated to provide access to the ensuite from the front room.

6.18 A new steel is to be installed into the front room to support the floor above. This is required due to the excessive deflection experienced in the ground floor. It is noted that there appears to have been a similar issue in the dining room which has already been addressed by similar beams set within the basement below.

6.19 A new floor will be installed within the basement with underfloor heating and insulation incorporated. This will replace the existing modern solid floor and therefore there will be no harm to historic fabric.

6.20 There will be a minor change to the layout of the WC which is accessed from the lobby area. A corridor will be created through the space in order to access the garage and this will result in a small loss of masonry to the wall between the entrance bay of the house and the adjacent former stable block. This is plain plastered masonry, situated at basement level and in an area of very low significance within the overall context of the house. As such, this is considered acceptable and there will be no demonstrable harm to the special interest of the listed building.

6.21 Within the rear part of the garage a plant room will also be created towards the rear of the plan. This part of the building has been used as a garage since the mid 20th century and there are no features or fittings surviving from its original function as a stable. The proposed works will only affect an area of low significance and are considered acceptable, given the degree of change which this part of the building has sustained over time and the absence of features.

Ground Floor

6.22 The overall layout at this floor level will be retained, with a kitchen re-fitted into the main front room and a dining area to the rear room. The only small modification will be the reinstatement of the pre-existing door opening from the rear of hallway into the rear room.

1st Floor

6.23 At 1st floor level the floor plan will be retained, and the bathrooms will be refurbished with new fittings and finishes. The door between the front room and the adjacent bathroom will be fixed shut and access to the bathroom will be via the existing door opening from the landing. Between the rear bedroom and the adjacent bathroom the existing door will be fixed shut and access will be via the adjacent cupboard and door. This will provide a more practical layout to the bathroom whilst preserving the appearance of the rear room.

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2nd Floor

6.24 Internally the layout here will change as part of the remodelling of the mansard. The centrally positioned secondary staircase and its compartment will be retained, with the traditional cupboard above it, accessed from both rooms. Two bedrooms, with ensuite bathroom will be provided. These are in keeping with the original balance of rooms and spatial quality of this part of the building, which is characterised by a series of small cellular spaces.

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Upgrading of the environmental performance of the building

6.25 The current condition of the house and its vacant state provide an opportunity for a holistic and comprehensive programme of environmental upgrades and improvements to its thermal performance. A Renewable Energy Feasibility Study (Mesh 2023) has been commissioned which assesses the current condition and performance of the house and identifies the most appropriate technical solutions for the building. This is in line with the 'whole house' approach required by the Council's Environmental SPD, whereby every aspect of the house's energy usage should be considered. In this case, PV panels will be installed on the roof of the mansard and an Air Source Heat Pump will be installed which will meet the house's heating and hot water requirements.

6.26 However, the house must be made feasible to 'receive' a heat pump heating system that could replace the existing fossil fuel heating system. The heat pump have a different characteristics from the boiler that it will replace, in particular, it suits operation at a constant lower temperature (fundamentally good for a historic building). This creates the need for sufficient heating is to be delivered to the building spaces. One way of addressing this requires a reduction in the actual heat demand via improved fabric insulation. These aspects have been explored within the Mesh feasibility study. To this end the existing single glazed windows will be upgraded with Fineo vacuum glazing and insulation will be incorporated into the roof structure, within floor voids and to the internal face of a number of external walls of the property.

6.27 A key consideration in the specification, design and installation of these environmental measures will be the potential impact upon the special interest of the listed building and in terms of external works, the character and appearance of the surrounding St John's Wood Conservation Area.

Air Source Heat Pump

6.28 A new Air Source Heat Pump will be installed in a screened enclosure externally, discreetly positioned as possible. The pump is a key element in the aspiration to dramatically improve the environmental performance and sustainability credentials of the house and will replace the current gas boiler. Its position will not harm the setting of the listed building as it will be well screened, both from the public realm and from views within the front garden of the house.

Windows

6.29 As part of the improvements to the thermal performance of the house the existing windows will be upgraded with Fineo vacum glazing. This is a high specification glazing product, with significantly improved thermal and acoustic properties when compared with standard single glazing.

6.30 The window frames and glazing bars will be retained and refurbished, ensuring that any impact upon historic fabric is minimised. An assessment has been made identifies roughly 5% of the glazing being other than modern float glass.

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6.31 Although there will be no harm to historic fabric as a result of the proposals, the key issue of the aesthetic and architectural impact of the new glazing on the character of the listed building must also be considered.

6.32 The proposed glazing can be comfortably incorporated into the existing windows with no change to the glazing bars thickness or pattern. Fineo has a different visual quality to double-glazed units and appears more akin to traditional single glazing. The absence of a visible sealed air gap between the panes of glass prevents the distinctive, modern reflective quality that is sometimes perceptible with other standard double-glazing options. Here, the proposed replacement glazing will have little discernible impact upon the appearance of the windows or the overall architectural quality of the listed building, allowing its range of attractive historic window to be retained, whilst also securing a demonstrable improvement to the thermal performance of the house.

6.33 Fineo vacuum glazing has recently been granted planning permission (22/05109/FULL) and listed building consent (22/05110/LBC) by Westminster City Council at no.24 Warwick Avenue. This is a Grade II listed building of a similar age and character to no.18 Greville Place and is situated in the adjacent Maida Vale Conservation Area. The Council's delegated report notes that "Externally proposals seek to retain the existing traditional sash windows and doors, replacing the single glazing, currently 4mm with FINEO 8 glass, which is 7.7mm thick. Given the proposals seek to retain the existing framing, including integral glazing bars, the increased thickness in the glass is modest and unlikely to have a significant visual impact on the building. Any modest variation in the appearance of the glazing is balanced by the improve thermal quality of the glazing." The same approach will be taken at the application site and the Council's comments in relation to Warwick Avenue are applicable.

6.34 Fineo glazing has also been consented by Westminster City Council at a number of Grade II listed properties including no.28b Orsett Terrace (21/06388/FULL & 21/???/LBC) and nos. 44-46 Gloucester Square (22/01170/FULL & 22/01171/LBC). At nos. 42-44 Grosvenor Gardens (21/08581/FULL & 21/08582/LBC) the Council were content with Fineo glazing to be incorporated into the front windows which "*are of high significance and contribute to the character and appearance of the buildings.*" It was also noted that the proposals would "*have a minimal impact on the historic fabric, as only a small increase in debate depth is required. Furthermore, the proposals will have a minimal impact on the appearance of the buildings, and therefore will not affect the significance."*

Floor insulation / Under floor heating (UFH)

6.35 It is proposed to install insulation between the existing floor joists. This will require the existing historic floorboards to be carefully lifted and laid aside, for reinstatement once the insulation has been incorporated, thus preserving the internal appearance of the listed building. The existing lower ground floor concrete slab would be replaced with new engineered boards as a finish.

6.36 The Renewable Energy Feasibility Study by Mesh (November 2023) has confirmed that a combination of underfloor heating and radiators are requires in order to deliver heat effectively to this particular building from the new Air Source Heat Pump. The UFH pipework would be load between the existing joists. At first floor floor level the existing floorboards would be re-laid with carpet over. The second floor floorboards and boards to the later wing at first floor level will be removed. The ground floorboards would be relocated to these areas. New engineered boards with reclaimed pine floor top bonded to the finished surface will be laid at ground floor level. We calculate the potential loss of circa 20sqm of floorboards from the ground level not allowing for the replacement of some of the upper floorboards due to the current wear and tear.

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Figures 39-41 (clockwise from top left) The front wall at ground and 1st floor levels, and within the 1st floor of the former stable block.

Internal wall insulation

6.37 It is proposed to install breathable internal wall insulation to various external walls of the house, where the wall conditions and decorative finishes allow. This will significantly improve its thermal performance. The installation of internal wall insulation into a listed building must take account of the impact upon historic fabric, the spatial quality and character of its rooms and the performance of the building in terms of moisture and ventilation.

6.38 The installation process will require the removal of the existing skirting to the affected walls. Breathable Steico Therm 60mm wood fibreboard insulation will be installed against the existing lime plaster walls (any non-breathable paper or paint to be removed first). There would be a breathable lime plaster finish at ground and 1st floor level and plasterboard and skim to the basement and 2nd floor areas. The depth of the insulation has been chosen to mitigate the risk of moisture build up in the walls of the listed building and any impact upon embedded timbers. Once the works are complete any affected skirting will be re-fitted.

6.39 The front walls at ground and 1st floor level within the main house are well suited to the incorporation of internal insulation due to the projection of the window shutter boxes and the cornice, creating a recess adjacent to the windows where insulation can be fitted. Once complete the cornice and window architraves will have a traditional relationship with the new wall finish. Thus, there will be no harmful impact upon the character of the affected spaces, with the historic decorative features retaining their visual primacy.

6.40 Within the former stable block insulation will be installed to the front wall. The ceiling plasterwork and cornice are set well back from the front wall within this space and there is plenty of room for the internal insulation to be applied. This room is very large and the increase in the thickness of the wall will not be readily appreciable. This would require adjusting retaining but repositioning the window architrave detail and replacing the lining board if present.

6.41 In some areas, such as the front and rear 1st floor rooms within the former stable block, the walls have a traditional flat plastered finish with modern coving. Here the coving can be reinstated once the works are complete and the marginal increase in the thickness of the internal wall will not be perceptible given the scale of the affected spaces. Within the rear bathroom at 1st floor level there is a shallow bulkhead at ceiling level along the external wall of the house and the insulation can be fitted beneath this.

6.42 With the basement and at 2nd floor level the walls are plain and there is no cornice. The internal insulation will therefore have no impact upon historic features and any change to spatial quality will be so minimal that they will not be appreciable. Within the basement there will also be the addition of a cavity drain membrane behind the insulation to address any penetrating damp. This will allow water to be collected without it being driven upwards through the fabric of the listed building.

6.43 The proposals for internal insulation are considered to strike an appropriate balance between delivering demonstrable environmental and sustainability benefits for the listed building, and the preservation of its special architectural and historic interest. The works will avoid harm to historic fabric and features, which will be protected during the works and reinstated where required after their completion. The use of breathable materials, including the insulation itself and lime plaster will ensure that the listed building continues to perform in a manner which avoids longer term damage to historic fabric. The overall impact of the proposals upon the internal appearance, character and spatial quality of the listed building will be barely perceptible due to the size and scale of the house and its rooms.

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Servicing

6.44 The mechanical ventilation for the new bathrooms on the top floor would be provided through the new roof. Within the bathrooms at first floor level the mechanical ventilation would utilities the chimney flues and the new Wc within the basement would vent into the garage. The new en-suite would be vented through the rear wall, concealed behind the bow and hidden internally within the fitted kitchen cupboard's. All of the ventilation requirements for a modern home can therefore be accommodated with minimal impact and no harm to fabric or visual character.

6.45 The kitchen is retained in its current location. The mechanical ventilation to the kitchen will use the existing extraction system

6.46 A new SVP is proposed within the corner of the main front room, adjacent to the entrance bay. This will serve the ensuite bathroom within the front room at 2nd floor level and will drop through the house and into the basement, where it will connect into existing services. The proposed SVP will have no harmful impact at basement and 2nd floor level where there are no cornices, and the spaces are plain and featureless.

6.47 Within the ground and 1st floor front rooms there a recess beneath the cornice and sufficient space for the SVP to be installed without any physical impact upon it. A boxing will be required, and this will have a very minor projection of around 20mm beyond the cornice line. However, this will be barely perceptible and the adjacent window architraves already sit proud of the cornice line.

Assessment of the proposals in relation to the statutory framework and national and local heritage policies

The Planning (Listed Buildings and Conservation Areas) Act 1990

6.48 The main issues for consideration in relation to this application are the effect of the proposals on the special architectural and historic interest of the listed building and the impact of external works on the character and appearance of the St John's Wood Conservation Area. The relevant statutory provisions in relation to this are contained at s.16 and s.72 of the Act.

6.49 The proposals are for the full refurbishment of the listed building, which is dated in terms of its fittings and finishes and in need of essential repairs. Very minor changes are proposed at each floor level to the flow, circulation and layout of the rooms but these will cause no harm to the listed building, and its original grandeur and spatial quality will be preserved.

6.50 Externally the attractive Victorian conservatory which is a key feature of the rear façade will be refurbished, areas of hard landscaping and steps adjacent to the rear of the building will be remodelled and the concrete front steps to the building will be overlaid with natural stone, all of which will enhance the external appearance of the listed building and in turn, the character and appearance of the conservation area.

6.51 The existing mansard storey is not in its original configuration, having been extended to the side during the 20th century. It is now in poor condition and lacks insulation. The proposed remodelling will improve the quality and appearance of this part of the building and will match the form and scale of the mansard to no.20, the semi-detached pair to no.18. The prominent pediment to the front façade will retain its visual primacy, with the mansard set behind this, remaining a secondary and subordinate feature. The overall appearance of the mansard floor of the building will also be improved through the removal of the existing tank enclosure, which is currently prominent in views from the street.

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6.52 The opportunity has also been taken to prepare a comprehensive series of upgrades to the building's thermal and environmental performance. These measures have been considered together, taking account of a 'whole house' approach to ensure that the works deliver maximum benefits. Insulation to the roof and floors can easily be incorporated without any change to the character of the listed building. Internal wall insulation has been specified in some parts of the building where it can be installed without harm to historic fabric or features, and without changing the essential scale and proportions of the rooms. Externally the roof mounted PV panels are positioned to ensure that they are not visible from the public realm and do not affect the profile or character of the roofscape. An Air Source Heat Pump will be installed discreetly within the rear garden, to avoid harm to the setting of the listed building, there will be no impact on the streetscene or the conservation area.

6.53 Overall the proposed works are considered to preserve the special architectural and historic interest of the listed building, as well as the character and appearance of the St John's Wood Conservation Area.

The National Planning Policy Framework 2023

6.54 The NPPF requires the significance of heritage assets to be described and for planning applications to take account of the desirability of sustaining and enhancing this significance. New development should make a positive contribution to local character and distinctiveness and take account of the desirability of sustaining and enhancing heritage assets by putting them to viable uses consistent with their conservation. Great weight should be given to the conservation of the heritage asset when considering the impact of a proposed development. The more important the asset the greater the weight should be.

6.55 The proposed works are considered to comply with the provisions of the NPPF. The significance of affected heritage assets – the listed building and the St John's Wood Conservation Area – will be conserved. The external proposals to the building have taken account of local character and the visual relationship between nos.18 and 20, with the remodelled mansard reintroducing a sense of symmetry to the pair at roof level. Thus, local distinctiveness will be reinforced.

6.56 It is not considered that any harm derives from the proposals. However, if the Council consider that any of the retrofitting measures cause demonstrable harm to the special interest of the listed building or the surrounding St John's Wood Conservation Area then the significant benefits to the environmental credentials and thermal performance of the building, acting as public benefits, are considered to outweigh this harm, in line with paragraph 202 of the NPPF. The Council confirm at page 106 of their Environmental SPD (2023) that *"Addressing, mitigating and adapting to climate change is considered a public benefit as are other environmental aims such as improving air quality and reducing flood risk."*

The London Plan 2021

6.57 The proposals are also considered to comply with the adopted London Plan (2021). The thrust of Policy HC1 - Heritage conservation and growth is that the significance of heritage assets should be conserved and that the cumulative impact of incremental change should be actively managed. Development proposals should identify enhancement opportunities early on in the design process. In this case, the special interest and significance of the listed building will be conserved, with no harm to its fabric, features, spatial quality or internal character. The range of proposed external works will also preserve the contribution of the building to the surrounding St John's Wood Conservation Area as a consequence of their appropriate siting, scale, design and materiality.

Westminster City Council's City Plan (2021)

6.58 For the reasons outlined in detail above the proposed works are considered to comply with the relevant sections of policies 38, 39 and 40 of the Westminster City Plan. The proposals are high quality and sustainable and respond positively to the character of the listed building and the surrounding conservation area, through the careful consideration of scale, massing, materials and detailed design. In line with section D of Policy 40, the proposed works at roof level will respect the character of adjoining buildings and will not disrupt any uniformity or rhythmic pattern of development, indeed a sense of symmetry will be reinstated between nos.18 and 20 at roof level.

6.59 Policy 39 B(2) is clear that the sensitive adaptation of heritage assets will be sought, provided that there is no harm to significance, in order for them to "mitigate and adapt to climate change." Here the suite of measures to upgrade the thermal performance and sustainability credentials of the building will preserve its internal character, spatial quality and decorative features, as well as its external form, profile and appearance.

6.60 Policy 40 section E relates specifically to roof extensions, and is clear that these will be supported where they do not impact adversely on heritage assets. The proposed design of the remodelled mansard will be sympathetic to the character of the existing building and the overall form and architectural character of the semi-detached pair.

Westminster City Council Environmental Supplementary Planning Document (28 February 2008)

6.61 The Council are clear in their support for the upgrading and retrofitting of historic buildings noting on page 104 that "The upgrade and reuse of existing buildings is a sustainable approach and can help by avoiding the higher carbon footprint associated with constructing new buildings. Retrofit can also enable existing and historic buildings, including listed buildings, remain fit for purpose and in active use when sensitively adapted and upgraded."

6.62 In this case, a 'whole house' approach has been taken, in line with the Council's SPD. The installation of PV panels and a highly efficient Air Source Heat Pump have been specified alongside essential works to improve the building's thermal performance. This includes increased levels of insulation to the roof, floors and walls and the replacement of existing single glazing with Fineo glazing to improve their U value.

6.63 As outlined in the SPD a case-by-case assessment of the impact of the proposals on affected heritage assets is required. Here, the proposals are considered to comply with the detailed guidance contained within Table 10 of the document.

- The proposed PV panels will be sited so that they are not visible from the public realm and will have no harmful impact upon the profile or external appearance of the listed building.
- The Air Source Heat Pump will also be positioned discreetly, behind the tall front boundary wall and contained within a screened enclosure.
- The Fineo replacement glazing will be installed into retained sash window frames and glazing bars and will not result in the loss of any historically significant glass.
- The proposed wall insulation will be installed without harm to the fabric, spatial quality and internal character of the listed building. The technical specification includes breathable insulation and lime plaster to prevent the excess build up of moisture.

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7 Conclusion

7.1 This application is for minor internal and external alterations to the listed building as part of a full programme of repair and refurbishment. Alongside this there is a comprehensive package of thermal and environmental upgrades to the building.

7.2 The proposed changes to the layout of the building ae minor in terms of their impact and will cause no harm to the plan form or spatial quality of the listed building.

7.3 The remodelled mansard will be of an appropriate scale and massing for the building and will relate positively to the prominent pediment on its front façade. The symmetry of the semi-detached pair at nos.18 and 20 will be reinforced by the proposals.

7.3 The suite of proposed environmental works are considered to strike an appropriate balance between the preservation of the special architectural and historic interest of the listed building and maximising opportunities to improve its thermal performance and sustainability credentials. The proposals are in line with the retrofitting guidance contained within the Council's Environmental SPD (2023).

7.4 The proposed works are considered to satisfy the statutory duties within the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as the provisions of the National Planning Policy Framework 2023, the London Plan 2021 and the relevant parts of the adopted City of Westminster's City Plan 2021.

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Appendix A

Relevant Policy Context

The Planning (Listed Buildings and Conservation Areas) Act 1990

A1 Section 16 requires that:

"In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall 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."

A2 Section 72 requires that:

"…special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."

The National Planning Policy Framework 2023

A3 The revised National Planning Policy Framework 2023 (NPPF) sets out the Government's planning policies and how these are expected to be applied. There is a general presumption in favour of sustainable development within national planning policy guidance.

Paragraph 194
In 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 their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.

Paragraph 195
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
In determining planning 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 making a positive contribution to local character and distinctiveness.

or impact on long views in particular. Roof terraces/gardens should not be located on mansard roofs.

Paragraph 199
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.

The London Plan 2021

A4 The London Plan 2021 is the Spatial Development Strategy for Greater London. It sets out a framework for how London will develop over the next 20-25 years and the Mayor's vision for Good Growth. Policy HC1 Heritage conservation and growth part C is relevant.

C Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.

Local Planning Policy

A5 Westminster City Council's 'City Plan 2019-2040' was adopted on 21 April 2021. The relevant parts of the policies are cited below.

Policy 38: Design principles
A. New development will incorporate exemplary standards of high quality, sustainable and inclusive urban design and architecture befitting Westminster's world-class status, environment and heritage and its diverse range of locally distinctive neighbourhoods.

RESPONDING TO WESTMINSTER'S CONTEXT
B. All development will positively contribute to Westminster's townscape and streetscape, having regard to:
1. the character and appearance of the existing area, adjacent buildings and heritage assets, the spaces around and between them and the pattern and grain of existing streets, squares, mews and passageways;
2. materials, building lines, scale, orientation, access, definition, surface treatment, height and massing;

Policy 39: Westminster's heritage
A. Westminster's unique historic environment will be valued and celebrated for its contribution to the quality of life and character of the city. Public enjoyment of, access to and awareness of the city's heritage will be promoted.

B. Development must optimise the positive role of the historic environment in Westminster's townscape, economy and sustainability, and will:
1. ensure heritage assets and their settings are conserved and enhanced, in a manner appropriate to their significance;
2. secure the conservation and continued beneficial use of heritage assets through their retention and sensitive adaptation which will avoid harm to their significance, while allowing them to meet changing needs and mitigate and adapt to climate change;
3. place heritage at the heart of place making and good growth, maintaining the unique character of our heritage assets and delivering high quality new buildings and spaces which enhance their settings.

LISTED BUILDINGS
G. Works to listed buildings will preserve their special interest, relating sensitively to the period and architectural detail of the building and protecting or, where appropriate, restoring original or significant detail and historic fabric.

CONSERVATION AREAS
K. Development will preserve or enhance the character and appearance of Westminster's conservation areas. Features that contribute positively to the significance of conservation areas and their settings will be conserved and opportunities taken to enhance conservation areas and their settings, wherever possible.

Policy 40: Townscape and architecture

A. Development will be sensitively designed, having regard to the prevailing scale, heights, character, building lines and plot widths, materials, architectural quality and degree of uniformity in the surrounding townscape.

ALTERATIONS AND EXTENSIONS

D. Alterations and extensions will respect the character of the existing and adjoining buildings, avoid adverse visual and amenity impacts and will not obscure important architectural features or disrupt any uniformity, patterns, rhythms or groupings of buildings and spaces that contribute positively to Westminster's distinctive townscape.

ROOF EXTENSIONS

E. Roof extensions will be supported in principle where they do not impact adversely on heritage assets and should:

1. 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;
3. in other locations, be of appropriate design sympathetic to the architectural character of the existing building.

Westminster City Council Environmental Supplementary Planning Document (28 February 2008)

Page 104

Retrofitting existing buildings

The upgrade and reuse of existing buildings is a sustainable approach and can help by avoiding the higher carbon footprint associated with constructing new buildings. Retrofit can also enable existing and historic buildings, including listed buildings, remain fit for purpose and in active use when sensitively adapted and upgraded.

Page 106

Approach to retrofitting existing buildings

We support sensitive retrofit and expect proportionate measures to be taken to improve the energy and water efficiency of existing buildings…….Where the building affected is a listed building or within a conservation area the impact of any retrofit measures on the building or area should be assessed and harm to their significance avoided. Where harm does occur, this must be weighed against the public benefits of the proposals. Addressing, mitigating and adapting to climate change is considered a public benefit as are other environmental aims such as improving air quality and reducing flood risk.

Due to the unique nature of heritage assets, the balance of addressing climate change, protecting heritage assets and viability will need to be considered on a case-by-case basis.

Applicants should take a coordinated or 'whole building' approach to planning and delivering all retrofitting projects as opposed to delivering piecemeal measures. Applicants are encouraged to develop a retrofit plan to help understand all of the individual pieces of work needed to improve the home, how these interact and any associated consequences. A retrofit plan can help maximise the energy, health and comfort improvements delivered by retrofit and avoid unnecessary, costly or abortive work.

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Table 10 refers to a number of common retrofit elements and in relation to listed buildings notes:

Air Source Heat Pump

Acceptable where the external unit is positioned in a visually discreet location.

Thermal single or double glazing

Thermal single glazing or slim profile double glazing will be acceptable where this can be installed without harm to significance.

PV panels

Will generally be acceptable in a discreet location, where not visible from surrounding properties (e.g. internal valley roof or flat wall behind a parapet). Listed building consent will be required

Internal wall insulation

Acceptability will depend on impact on significance and fabric. Would require listed building consent for changes affecting the building's character as one of special architectural or historic interest, such as materials, details and finishes. This may be granted in spaces of lesser significance where original finishes have already been lost but impact on fabric needs consideration.

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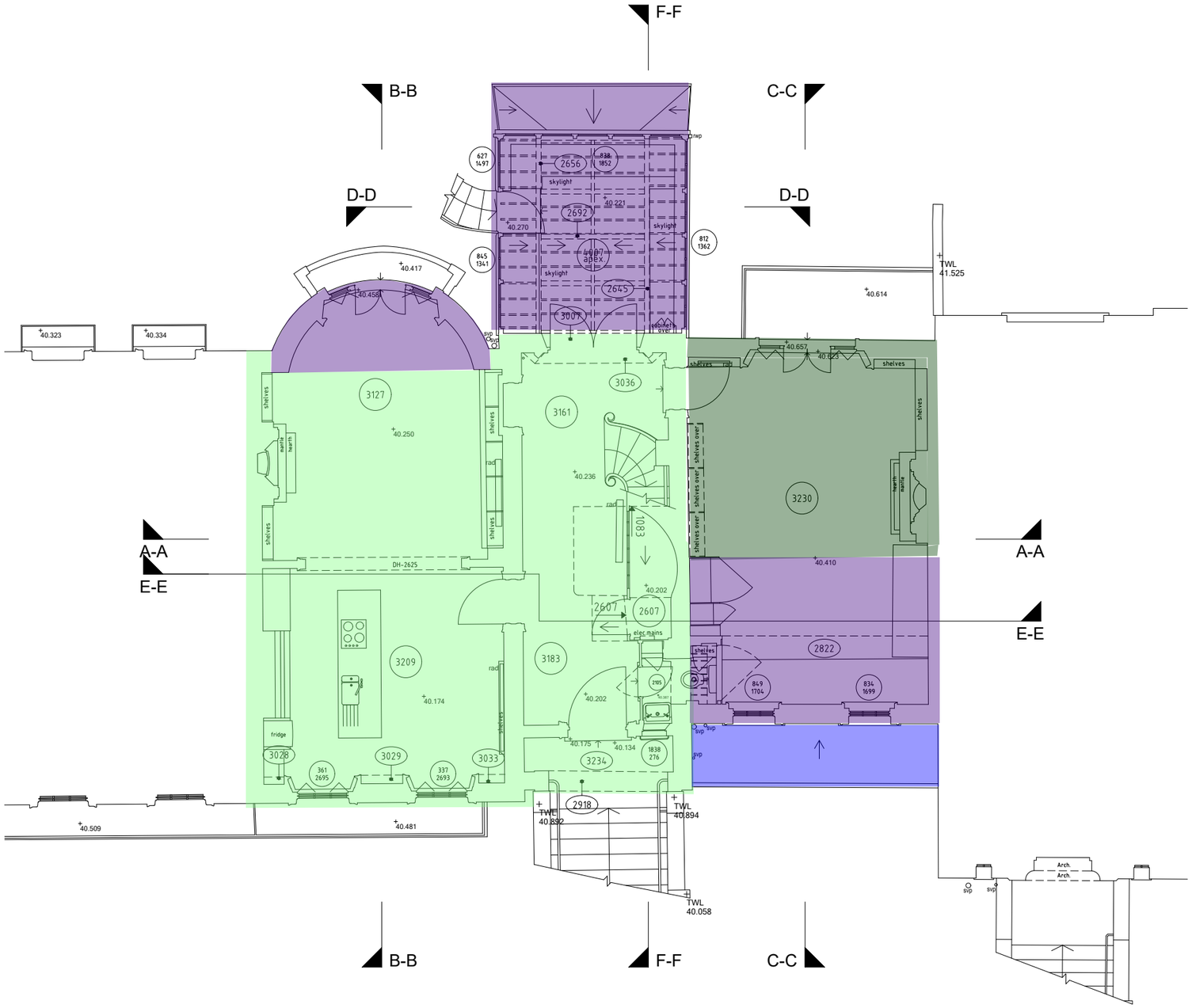
Appendix B

Historic Development Plans



1819-25

1825-28

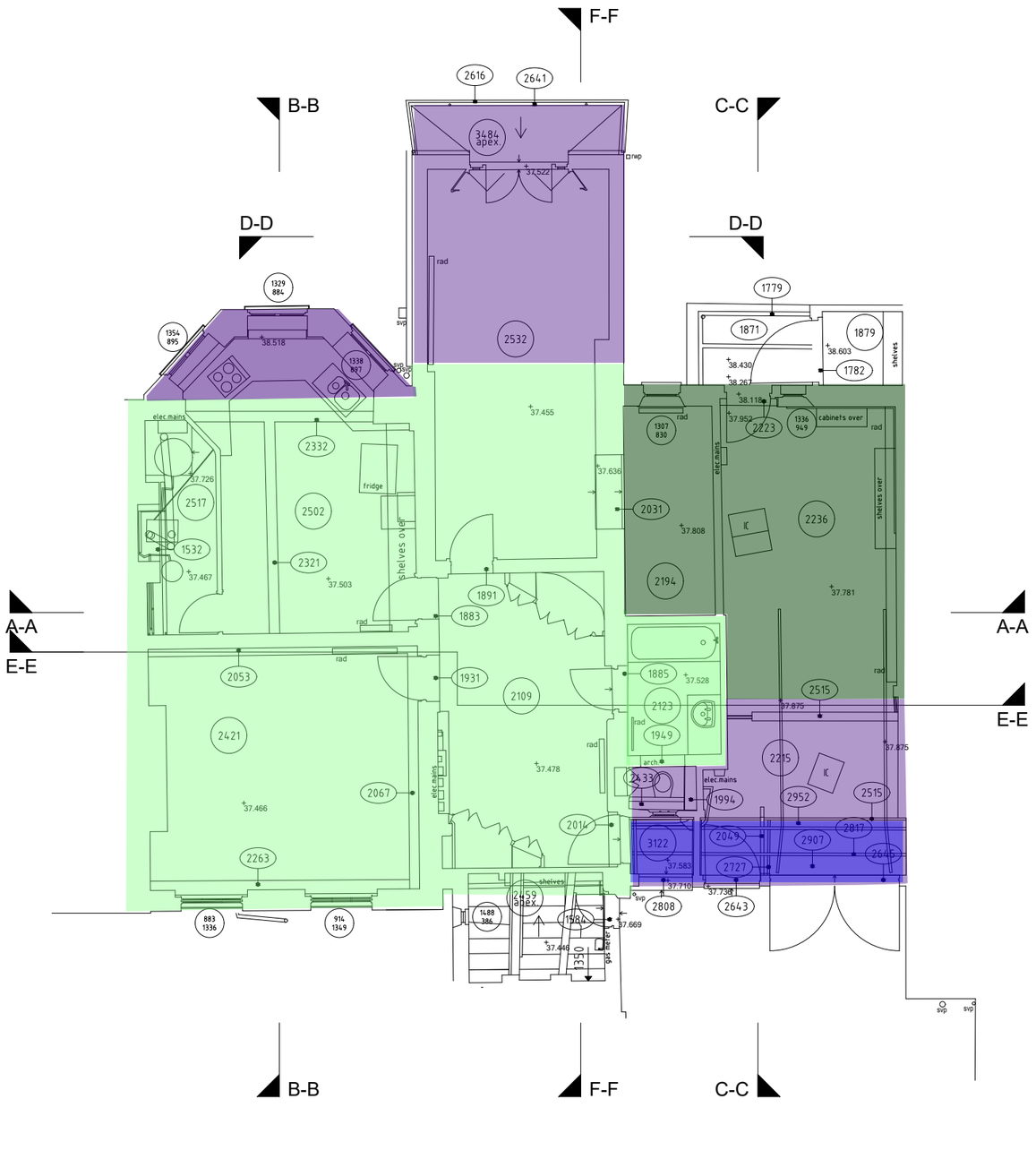
1828-68

1871-94

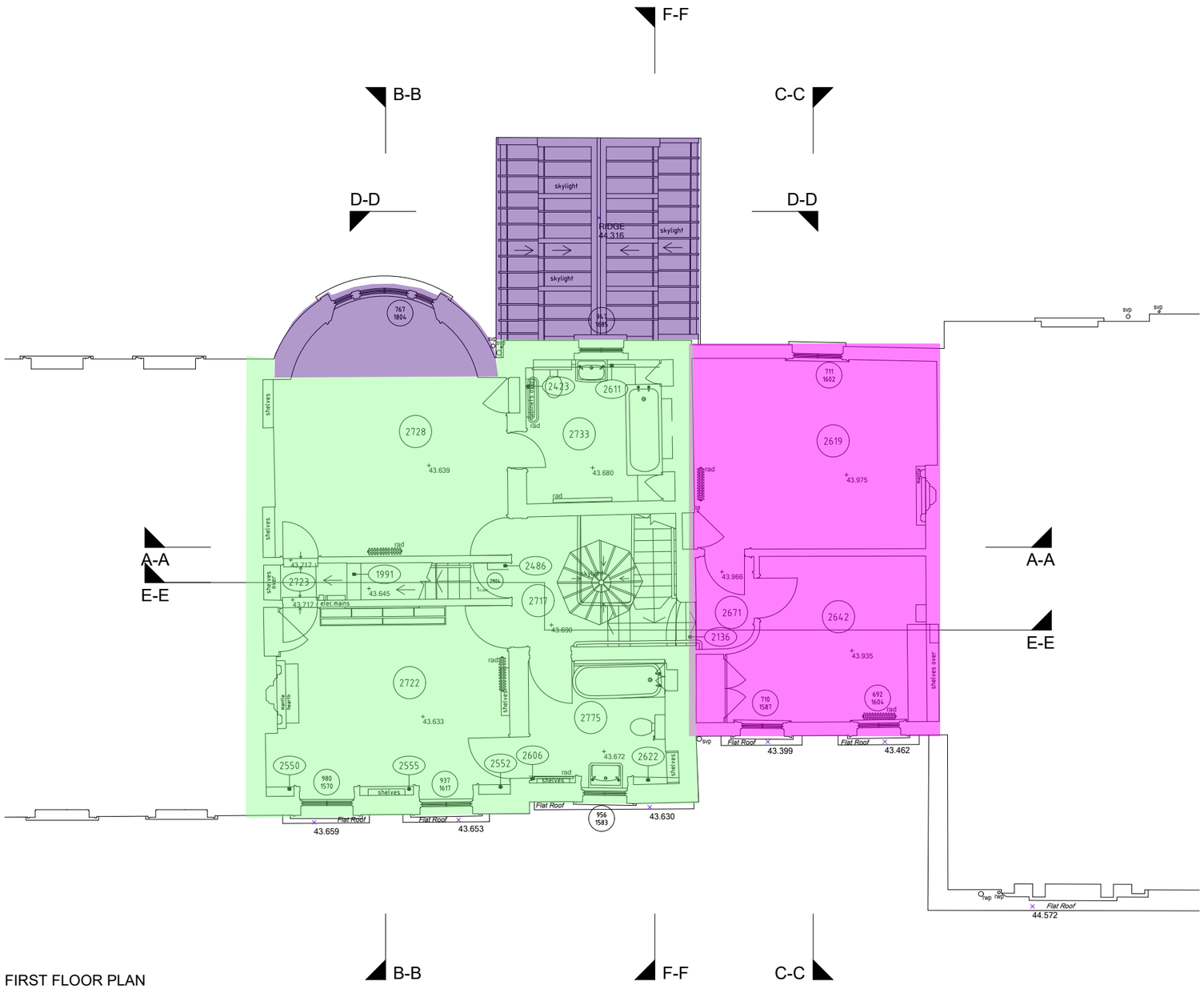
1868-1915

20th Century

GROUND FLOOR PLAN



LOWER GROUND FLOOR PLAN



1819-25

1825-28

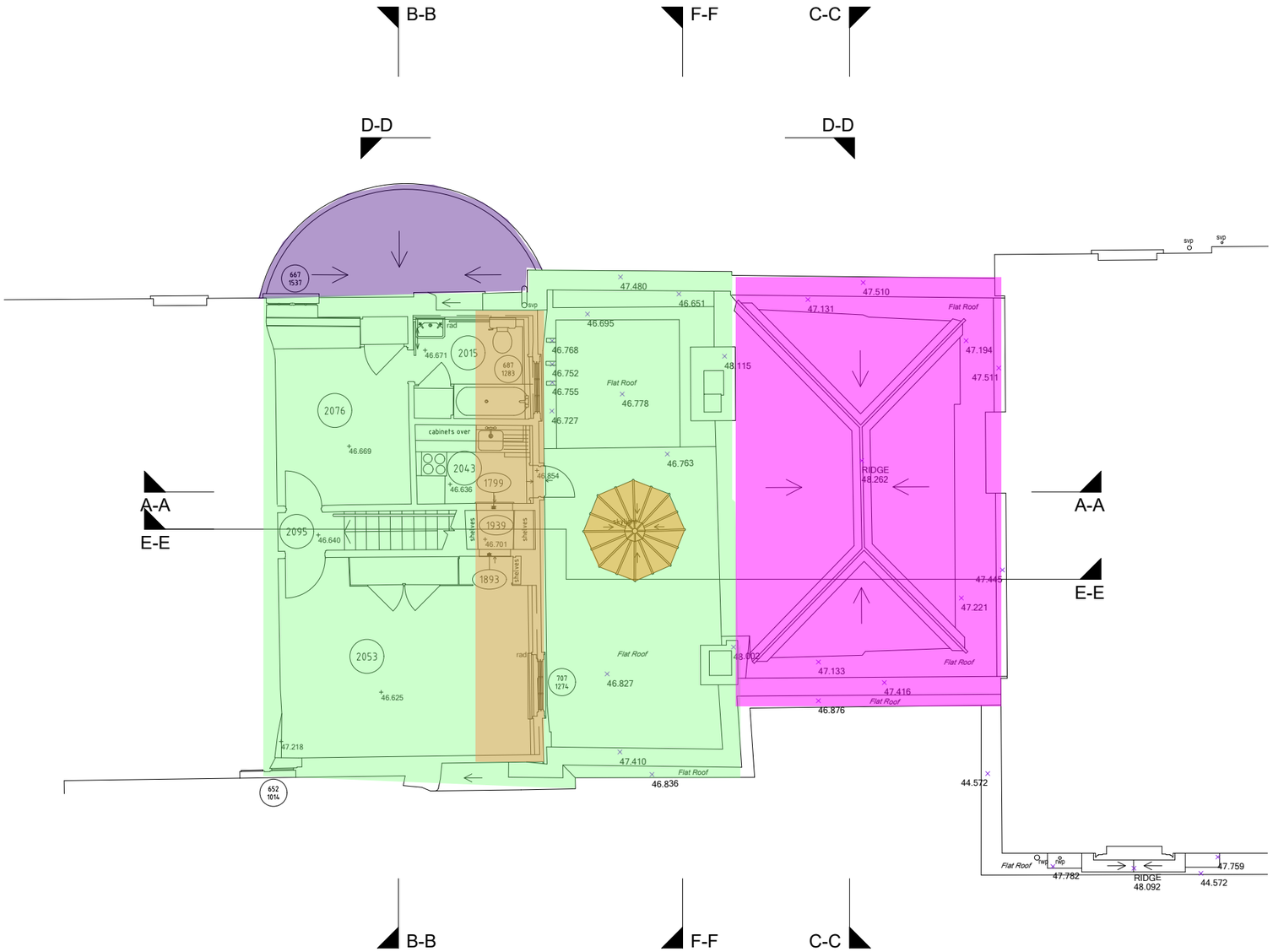
1828-68

1871-94

1868-1915

20th Century

FIRST FLOOR PLAN



1819-25

1825-28

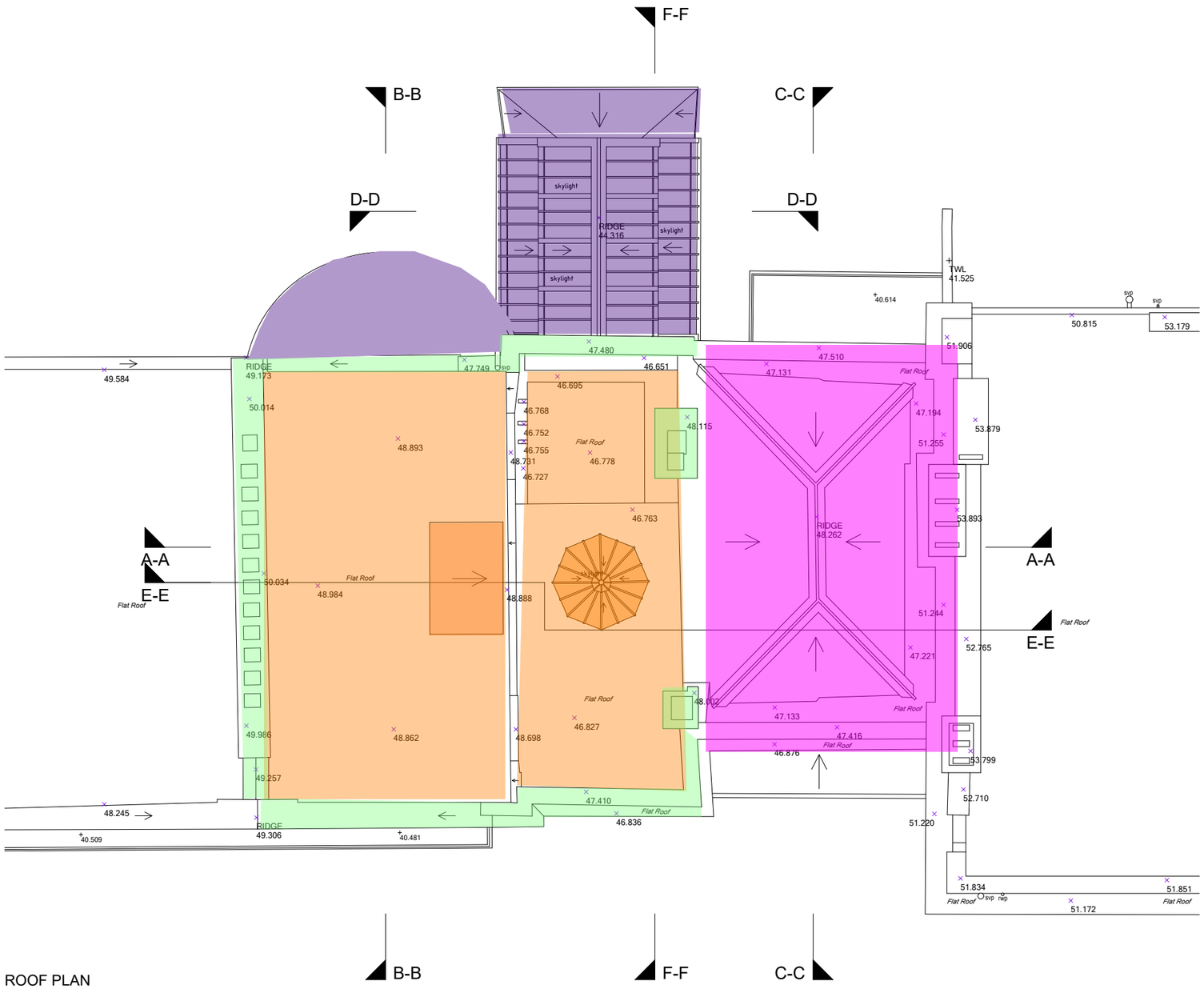
1828-68

1871-94

1868-1915

20th Century

SECOND FLOOR PLAN



ROOF PLAN

1819-25

1825-28

1828-68

1871-94

1868-1915

20th Century

FRONT ELEVATION

55.000

1819-25

1825-28

1828-68

1871-94

1868-1915

20th Century

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