

Director of Place Shaping and Town
Planning
Development Planning
Westminster City Council
PO Box 732
Redhill,
RH1 9FL

Date 13 February 2023
Our ref 2313

Dear Madam

**VARIATION OF PLANNING PERMISSION & LISTED BUILDING CONSENT:
99 BELGRAVE ROAD, LONDON, SW1**

On behalf of our client Mr R Churchill, we enclose an application for additional works to enable installation of the roof light, granted planning permission and listed building consent on 25 June 2021 (Ref 21/03123/FULL and 21/02634/LBC). The Application Pack comprises the following documents:

- A Site Plan at 1:1250;
- A Location Plan;
- Proposed and Existing Drawings;
- Additional Proposed Drawing;
- Information regarding roof light;
- Heritage Statement;
- Design and Access Statement;
- Application forms for Planning Permission and Listed Building Consent duly signed and dated;
- CIL Form duly signed and dated; and
- This covering letter

According to the Planning Portal a fee of £357.00 is payable with this application. Our client had previously paid a fee for £509 in respect of invalid application 24/00196/FULL and we would be grateful if you would use this payment in respect of this present application and refund the balance to our client.

To assist your authority in the determination of these applications we draw your attention to the following points:

The Scheme

This application seeks to undertake additional works to enable the approved scheme for removal of the skylight, installation of the opening rooflight and replacement of the failed roof covering to be implemented. The application is for:

Variation of condition 1 of planning permission dated 25 June 2021 (RN: 21/03123/FULL) for the: Removal of rooflight, installation of new rooflight and replacement of roof covering at main roof level. Namely, to allow the insertion of steels to support the approved rooflight. (Linked with 24/00218/LBC)

These applications are being submitted because our client's engineer has advised that the existing roof structure is not strong enough to support the weight of the approved replacement roof light without substantial reinforcement.

There are two ways in which this problem can be resolved: the first is by strengthening the joists and internal fabric of the existing roof and the second is to provide additional support for the roof light externally. The first option would require substantial interference with the existing roof structure, and will probably require its total replacement while the second option minimises interference with the roof structure or original fabric.

The second option is preferable to the first as it is the least obtrusive, and so it has been chosen on this basis and forms the subject of these applications.

Site and Surroundings

Belgrave Road runs from northwest to southeast and links Victoria Station with Lupus St. It is a wide road which was fundamental to the laying out the development of Pimlico and Belgravia, and in this southern part, links Ecclestone Square, Warwick Square and St. Georges Square along the way.

The application site is located on the northeastern side of Belgrave Road near its junction with Morton St. It comprises a mid-terrace building containing basement, ground and four upper floors and is currently arranged as five flats.

The adopted proposals map shows that the site is subject to the following planning designations:

- The Property is a Grade II listed building and is located within the Pimlico Conservation Area.

Relevant Planning History

The relevant planning history for the site is as follows:

On 25 June 2021 planning permission and listed building consent were granted for removal of rooflight, installation of new rooflight and replacement of roof covering at main roof level (Ref 21/03123/FULL and 21/02634/LBC)

The Development Plan

The Development Plan for the area comprises the following documents:

- The London Plan adopted March 2021;
- The City Plan 2019 to 2040 adopted in April 2021.

Planning Assessment

The Application has been made to overcome the existing structural weakness of the existing roof which was unknown at the time the previous application was made. The purpose of the present scheme is to enable a previously granted planning permission and listed building consent to be implemented. At present this is not possible because the existing roof structure cannot support the additional weight of the roof light approved.

If the approved roof light were installed in a conventional way the existing roof structure would have to be reinforced and strengthened substantially. Although the roof is not an original structure, the works would be much more intrusive and could well result in the substantial replacement of the existing roof structure.

Such extensive works to a listed building are undesirable if there are less intrusive alternatives available, as in this case. The application scheme will produce a less intrusive intervention to the existing roof fabric and this is a benefit to the listed building which will help preserve its architectural and historic interest.

The works proposed are the minimum that can be undertaken to enable the approved scheme to be constructed. The scheme proposes an external cradle which will minimise the amount of building work required to be undertaken. This will be suspended from the party walls of the property, and the roof light will be supported from the cradle. This will keep the majority of the roof structure intact and in situ and minimise any impact.

It would also minimise the impact on any original fabric of the listed building. In addition to this it should be noted that the scheme will be invisible from any public viewpoint. It will therefore have no impact upon neighbouring listed buildings or the wider Pimlico Conservation Area.

A final benefit of the scheme is that works proposed are reversible. This means that they can be undone in the future with minimal impact to the listed building, and so the scheme will not impose permanent change upon it. This is another factor in favour of the proposal which therefore makes the minimum possible impact upon the listed building.

A Heritage Statement has been prepared by JP Heritage in support of the scheme and confirms:

“...that the proposed insertion of steels to support the approved rooflight would not adversely impact on the historic fabric or the character of the listed building. As such, the proposed works would be in accordance with the NPPF and Policy 39 of the Westminster City Plan.”

The application scheme therefore takes a design approach that is sensitive to the listed building, minimises change to its fabric, follows principles of best practice, but is also compliant with the Development Plan, and supported by its policies.

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Conclusions

We trust this application will be acceptable and look forward to discussing the merits of this proposal with you in the near future. In the meantime, should you require any additional information or have any queries relating to this application, please do not hesitate to contact us at the above address.

Yours faithfully,

BDP Consulting

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