

99 BELGRAVE ROAD, PIMLICO

Heritage Note on the proposed rooflight works

1.0 INTRODUCTION

1.1 Purpose

- 1.1.1 This Heritage Note provides a heritage assessment of works required to install a rooflight at 99 Belgrave Road. These works relate to approved applications for the *removal of rooflight, installation of new rooflight and replacement roof covering at main roof level* (refs. 21/03123/FULL and 21/02634/LBC).
- 1.1.2 A site visit was carried out on 8th November. This included access to the roof and to the rear of the property and a visual survey of the listed terrace and the surrounding streetscape.

1.2 Designations

- 1.2.1 99 Belgrave Road forms part of a row of terraced houses listed at Grade II. 99 Belgrave Road is also located within the Pimlico Conservation Area.



Figure 1: Front elevation of 99 Belgrave Road

- 1.2.2 Nos. 65 -113 Belgrave Road were added to the statutory *List of Buildings of Architectural or Historic Interest* at Grade II on 1st December 1987. The list description reads as follows:

Terrace of houses. Mid C19. Stucco. Roof not visible. Almost completed balanced terrace with triplets of houses breaking forward (Nos 75 to 93 and 109 to 113), having rusticated quoins. 4 storeys, attic and basement. Each 2 windows wide. Channelling to ground floor. Projecting Doric porches, triglyph friezes. Balustraded first floor balcony. Square-headed windows, architraved above ground floor. First and second floor windows corniced. First floor windows to forward-breaking houses pedimented. Console cornice above 3rd floor. Full attic storey and subsidiary cornice, largely simplified. Mainly sashes, plate glass. French casements to first floor. Return to right with entrance to No 113. Cast iron area railings. Lines road leading into St George's Square from west, with matching terrace opposite (qv).

- 1.2.3 The Pimlico Conservation Area was first designated in 1968 and extended in 1973, 1990 and 2006. The Pimlico Conservation Area Audit was adopted by Westminster Council in 2006.

2.0 POLICY CONTEXT

2.1 NPPF (Revised 2023)

2.1.1 The National Planning Policy Framework (NPPF) sets out national planning policy relating to the conservation of the historic environment. The relevant parts of the NPPF for a potential roof extension are as follows:

Paragraph 197 - In determining planning applications, the NPPF advises that 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.

Paragraph 199 - Advises that *‘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.*

Paragraph 200 - States that *‘any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification’.*

Paragraph 202 – States that *where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimal viable use.*

2.2 City Plan (2019-2040)

2.2.1 The City of Westminster’s City Plan (2019-2040) includes the following historic environment policy:

- Policy 39: Westminster’s Heritage.

2.2.2 This policy sets out the strategic approach to the historic environment, as follows:

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.

2.2.3 With regards to listed buildings, the relevant parts of Policy 39 states the following:

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.

I. Development within the settings or affecting views of listed buildings will take opportunities to enhance or better reveal their significance.

3.0 Heritage assessment

3.1 Impacts on the listed building

3.1.1 The roof at 99 Belgrave Road is barrel vaulted and of modern construction. It is likely that the original roof would have been double pitched or hipped and finished with natural slates.

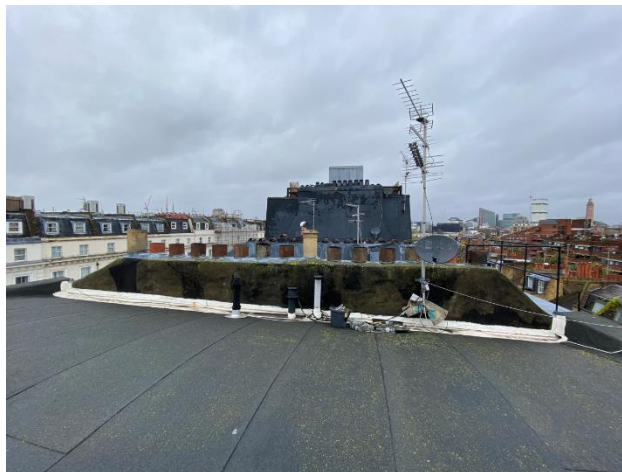


Figure 2: Roof of 99 Belgrave Road

3.1.2 The internal ceiling finish is modern plasterboard. Investigation of the area of the approved rooflight has confirmed that the roof structure is of modern construction (*pers. comm.* the owner of 99 Belgrave Road). Based on this evidence, the proposed insertion of steels to support the approved rooflight would not impact on historic fabric. The ceiling would be made good to match the existing ceiling.



Figure 3: Fourth floor ceiling showing the position of the approved rooflight

4.0 Conclusions

- 4.1 The insertion of the proposed steels, as shown on Drawing No. 23085/100 of this application, is required to implement the approved scheme for a new rooflight (refs. 21/03123/FULL and 21/02634/LBC). As set out above, 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.

JP Heritage Ltd

9th January 2024