

47 Berkeley Square &
47 Hay's Mews

London W1J 5AU

City of Westminster

Heritage Statement

March 2024



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1.0 INTRODUCTION

1.1 Instruction

The Built Heritage Consultancy has prepared this Heritage Statement on behalf of the bank of J Safra Sarasin, who are the owners of 47 Berkeley Square (listed Grade II*) and 47 Hay's Mews, to support applications for planning permission and listed building consent.

Pre-application advice on proposals for the site were received from the City of Westminster on 15 February 2024 and the scheme has been revised accordingly.

This Heritage Statement assesses the impact of the works now proposed on the significance of the listed building and other heritage assets. It summarises our research and sets out the historical development and significance of the identified designated heritage assets. It then provides a thorough assessment of the impact of the proposed scheme on their significance in the light of the applicable national and local authority heritage policies.

Paragraph 200 of the revised National Planning Policy Framework (NPPF) 2023 requires that:

"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."

The report meets these requirements at an appropriate, proportionate level of detail. It has been prepared and updated by Melanie Adamson BSc (Hons) MSc IHBC and reviewed by James Weeks MA.

This report should be read in conjunction with the supporting information referred to in the Planning Statement, Design and Access Statement and all accompanying plans, elevations and details provided by C2J Architects and Town Planners.

1.2 The Site and context

The site comprises 47 Berkeley Square and 47 Hays Mews. 47 Berkeley Square is identified as being of exceptional interest and is listed Grade II*. To the rear of the 47 Berkeley Square is 47 Hay's Mews which is on the site of the original mews and service buildings to the principal house. 47 Berkeley Square and 47 Hays Mews are linked at lower ground floor and remain in the same ownership. 47 Hays Mews unlike certain other mews to the rear of Berkeley square properties is not individually listed in its own right.

The other designated heritage assets in close proximity to the site:

- 44 Berkeley Square, listed Grade I
- 45 and 46 Berkeley Square listed Grade I
- 49 – 52A Berkeley Square listed Grade II
- 4 Hay's Mews, listed Grade II
- 41-42 and 43 Hay's Mews listed Grade II
- 40 and 40A Hay's Mews and 11 Hill Street listed Grade II

Given the nature of the proposals it is considered that the only heritage assets outside the site that could be potentially affected by the proposed scheme are 46 Berkeley Square and the Mayfair Conservation Area.

The official list descriptions of these listed buildings are included in Appendix 3.

2.0 UNDERSTANDING

2.1 Historical Development

47 Berkeley Square and 47 Hay's Mews have undergone 3 distinct phases of historical development. These are as follows:

- Georgian House and mews building constructed in the mid 18th century as part of the original development of Mayfair;
- Extensive remodelling in the late 19th century by George and Peto of 47 Berkeley Square;
- 1930s rebuilding of Hay's Mews in association with the conversion of 47 Berkeley Square to a bank.

The Original Georgian House

47 Berkeley Square was built in 1744 – 1745 by the carpenters and developers Edward Cock and Francis Hillyard who worked for the 4th and 5th Lords Berkeley. Berkeley Square was considered, at that time, to be one of the most prestigious and fashionable address in London. 47 Berkeley Square would have been a typical first rate townhouse with the main house fronting Berkeley Square and the service wing / mews building to the rear on Hays Mews separated from the main house by an enclosed garden.

The original house would have likely had brick elevations, multi paned sash windows and a cornice beneath the attic storey and at ground floor. The image below shows 49, 48 and 47 Berkeley Square in 1935. No. 47 (re-fronted already in this image) would have originally been similar to the building in the middle of the picture.



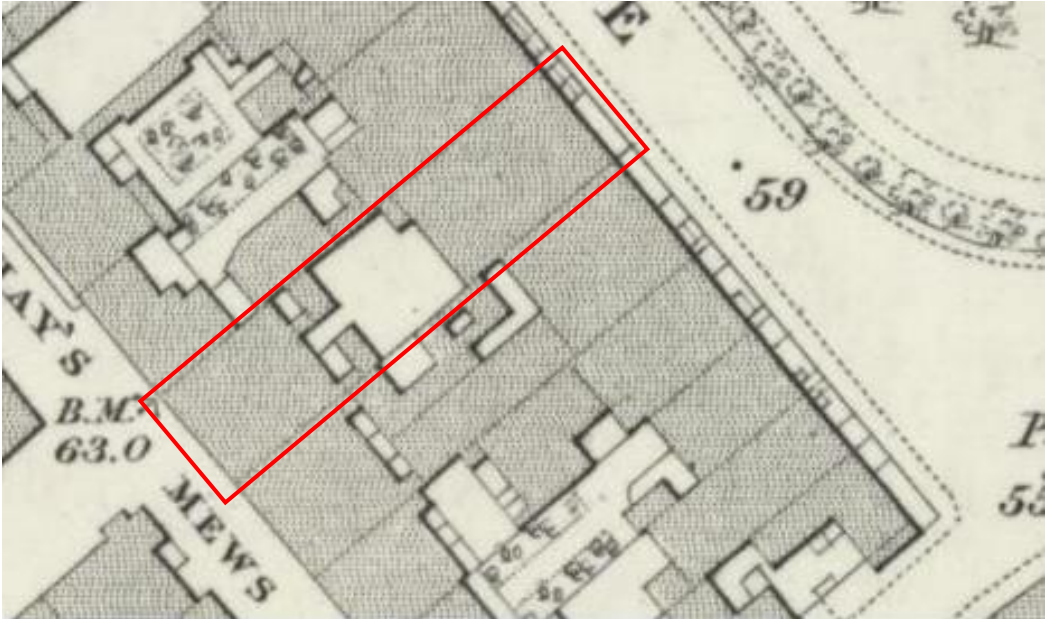
47- 49 Berkeley Square. Dated 1935. (Record No.127191) London Metropolitan Archives

47 Berkeley Square and 47 Hays Mews are both identifiable on Richard Horwood’s 1792-9 *Plan of the Cities of London and Westminster*, with a garden between them, although the map is insufficiently accurate to allow any definite conclusions to be drawn about the precise footprints and forms of the buildings then present. At this time the house was numbered 6.



Richard Horwood’s Map of London, 1792 – 1799. 47 Berkeley Square was previously numbered as 6.

The earliest reliably accurate map available of Berkeley Square is the first edition 25” Ordnance Survey map of 1875 (surveyed in 1870).



Map surveyed 1870 published 1875

The only information available as to the original form of the Georgian building is Horwood's map and the 1875 OS map which shows that 47 Berkeley Square and 47 Hays Mews were separated by an enclosed garden. 47 Berkeley Square at this time had a shallow closet wing to its otherwise square plan. The mews building had two additional structures separated from the main building by two lightwells. Similarly positioned lightwells exist today.

19th century remodelling

In 1890 the house changed ownership. The new owner, Edward Steinkopff employed the architects Sir Ernest George and Harold Peto to undertake extensive remodelling of the main house.

Pevsner in the Buildings of England (London 6: Westminster) described the house as follows:

No.47, of 1744, has a stone front in remarkably pure imitation Quattrocento by Ernest George & Peto, who in 1891-3 marvellously transformed the house for the mineral-water millionaire Edward Steinkopff. Of the 18th century house they kept only the plan form and treads of the staircase, which was given a magnificent S-scroll balustrade made by Starkie Gardner. The new interiors, memorable for superb joinery, take their various cues from France. The main ground-floor rooms are Henri II, including the intimate rear study with radiant rosewood ceiling and stamped leather walls. First-floor rooms Louis XV, with boiserie, painted panelling and a more feminine air. Restored impeccably 1997 for an American bank, by Garnham Wright Associates with David Mlinaric. 1890s mews, Quattrocento to match.

The previous brick elevation was refronted with a stone façade and sash windows replaced with heavy casements and top lights in an Italian Renaissance style. Proposals to also add a portico to the front elevation were refused by London County Council in January 1891 and an alternative scheme incorporated a flat architrave around the door (see Appendix 3).



47 Berkeley Square. Dated 1962. (Record No. 127060 London Metropolitan Archives)

To the rear the earlier house which only had only a shallow closet wing to the north side of the house, was transformed with two bay extensions; one curved and one canted. The windows on this elevation were also replaced.

At some point the basement / lower ground floor was built over to create a ground floor terrace. Lightwells adjacent to the main rear elevation of Berkeley Square were retained. The decorative plaster work to the boundary garden walls was also possibly added at this time, although research has not confirmed this.



OS map. Revised 1914, published 1934. This shows the new bays and lightwells.

Internally the building was more comprehensively altered with comprehensive decorative scheme in French and Italian renaissance styles. Whilst the decorative scheme was updated, the typical 18th century plan form of the original Georgian house was retained. The new interiors included plaster work, carved timber ceilings, new chimney pieces and joinery. The stone cantilevered staircase was also remodelled but retains its 18th century treads. Much of this interior is retained.



47 Berkeley Square. Dated 1964. (Record No.12708 London Metropolitan Archives)



Rear elevation as it exists today.



47 Berkeley Square, main staircase. Dated 1962. (Record No.127061 London Metropolitan Archives)



47 Berkeley Square. Dated 1962. (Record No.127061 London Metropolitan Archives)



47 Berkeley Square. Dated 1962. (Record No.127061 London Metropolitan Archives)



47 Berkeley Square. Dated 1962. (Record No.127061 London Metropolitan Archives)

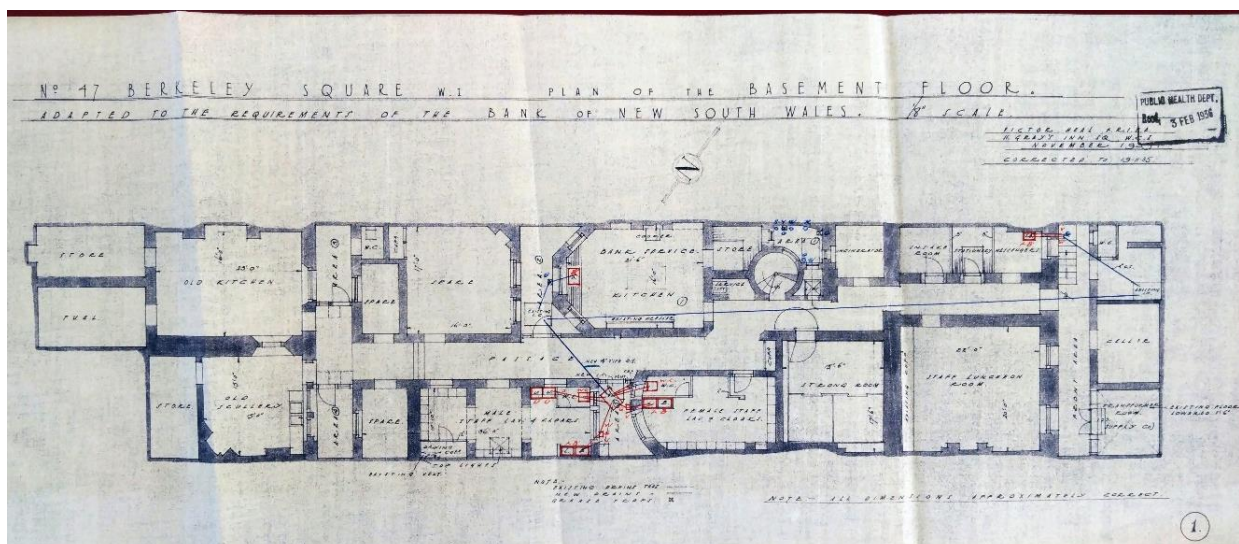
1930s conversion of the house to a bank, and rebuilding of Hays Mews

By 1935, Lady Seaforth, the daughter of Edward Steinkopf who inherited the house after his death, had also died. The house was acquired by the Bank of New South Wales and this was the start of various financial and banking uses for the buildings. The building became a bank and travel centre with minor modifications to the interior spaces for these purposes.

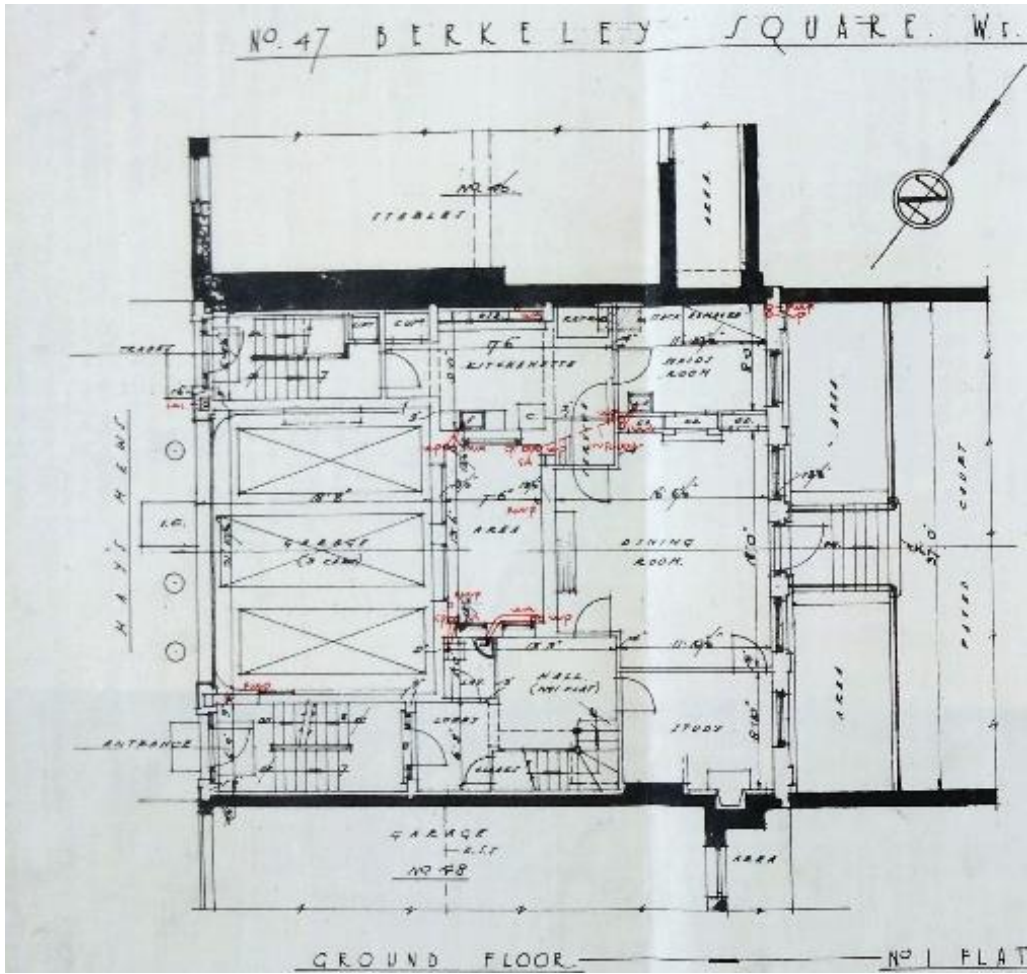
In 1936 plans and documents submitted to the then Public Health Department by the architect Albert Victor Heal and now held in the Westminster Archives describe Hays Mews as being rebuilt, with permission being granted “to erect a building comprising of basement, mezzanine, ground, first and second floors for use as two flats together with caretakers flat at the premises known as 47 Hays Mews, Berkeley Square, Westminster.” (See Appendix 2.) The plans and elevations show the building Hays Mews largely as it exists today.

The basement-level plan of 1936 shows that virtually all of the space between 47 Berkeley Square and 47 Hays Mews had been filled with various stores and service rooms set to either side of a central spine corridor. This may have been part of the original Georgian house or part of the later 19th century changes by George and Peto.

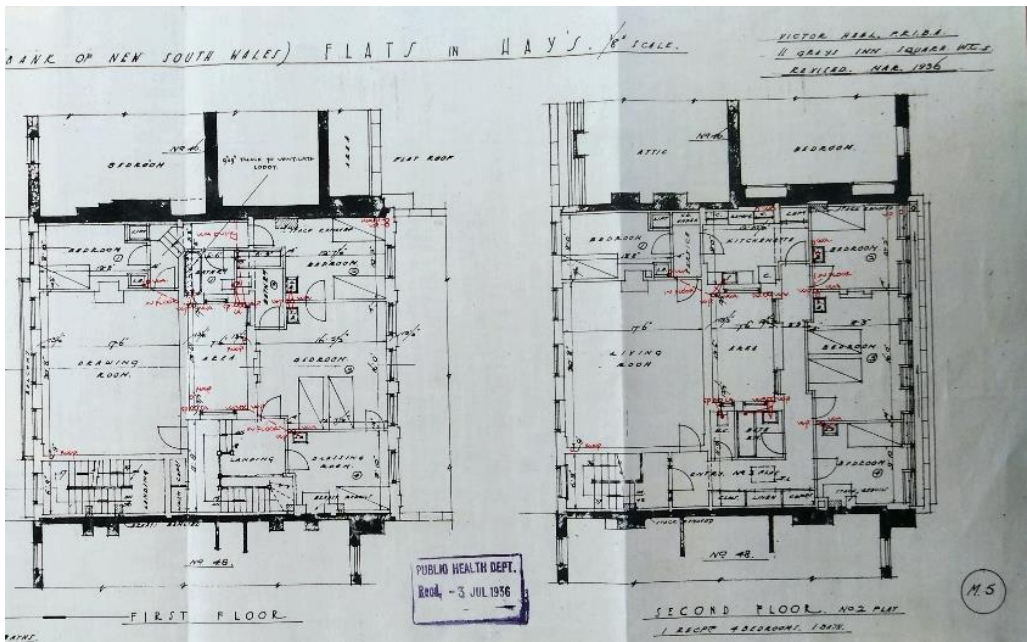
The courtyard front of the previous Hays Mews included an old kitchen and scullery, as shown on a plan of 1936 prepared for the bank. By contrast the new building contained flats arranged around a centrally located lightwell and additional staircases to deal with several changes of level, whereas previously the ground floor appears to have been level with Berkeley Square. It appears that there were some very minor internal alterations to Hays Mews around 1957 or later, comprising changes to the garage and addition of couple of walls.



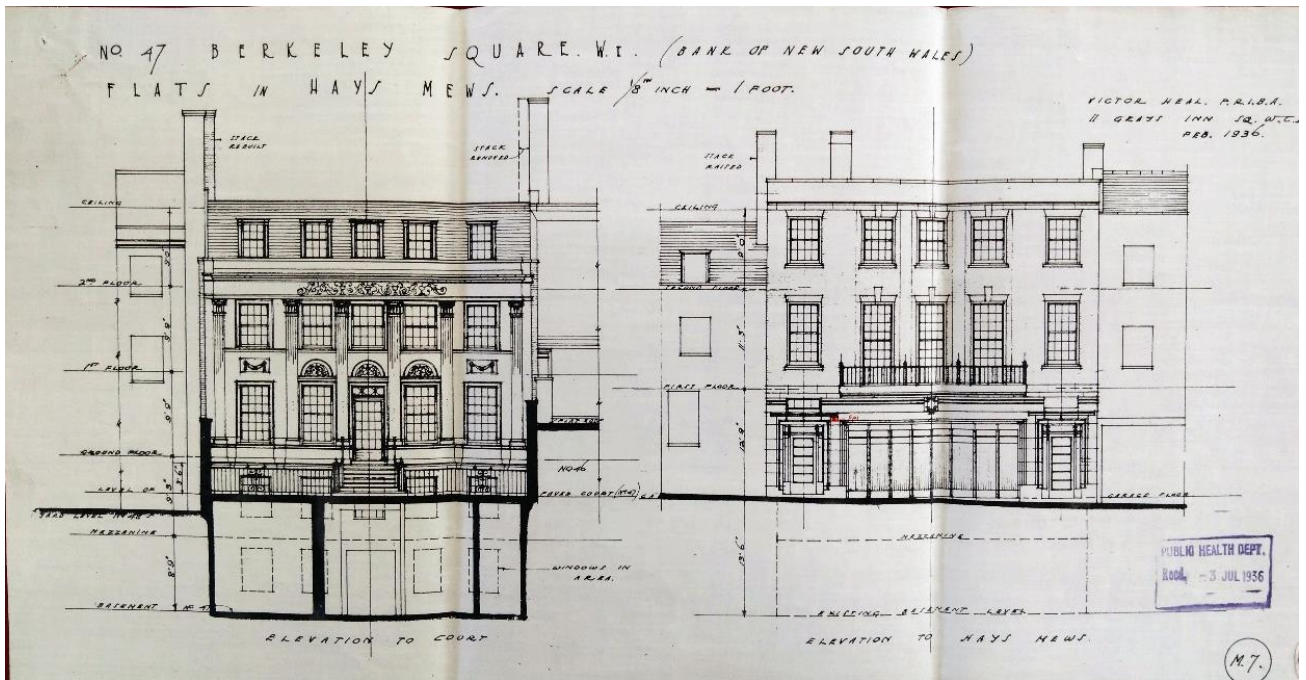
Lower ground floor / basement prior to the redevelopment of Hay's Mews. Dated 1936.



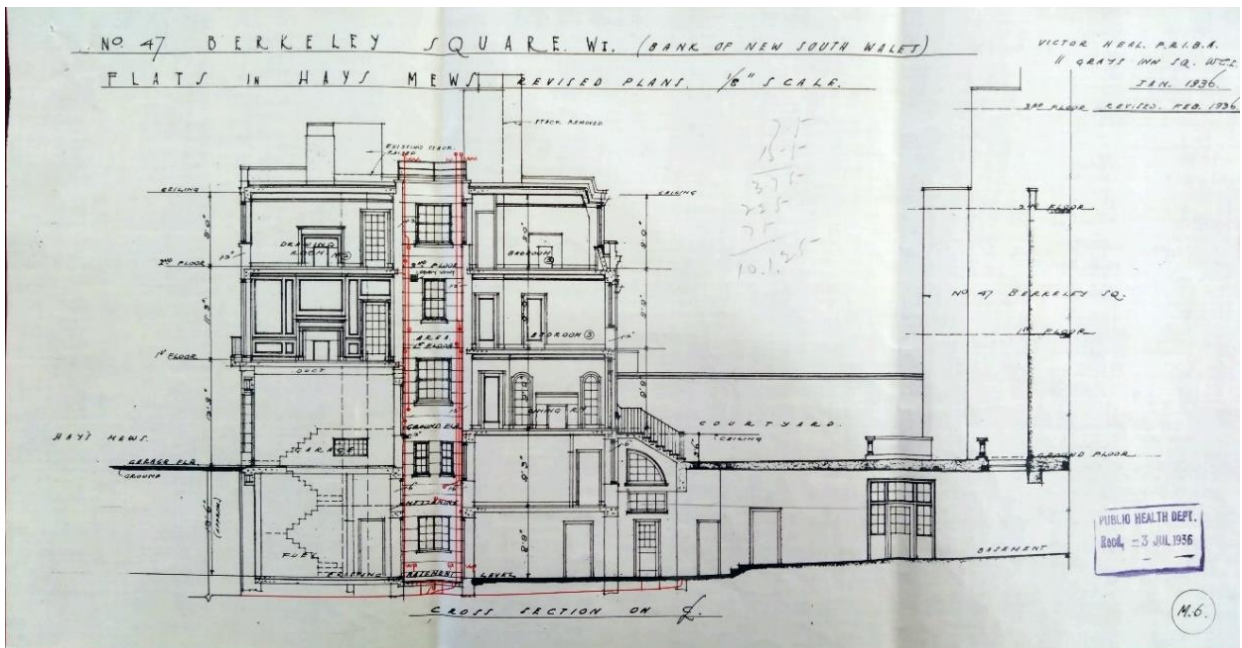
Ground floor of the new building as proposed, dated 1936.



First and second floors of the new building as proposed, dated 1936.



Front and rear elevations of 47 Hays Mews dated 1936.



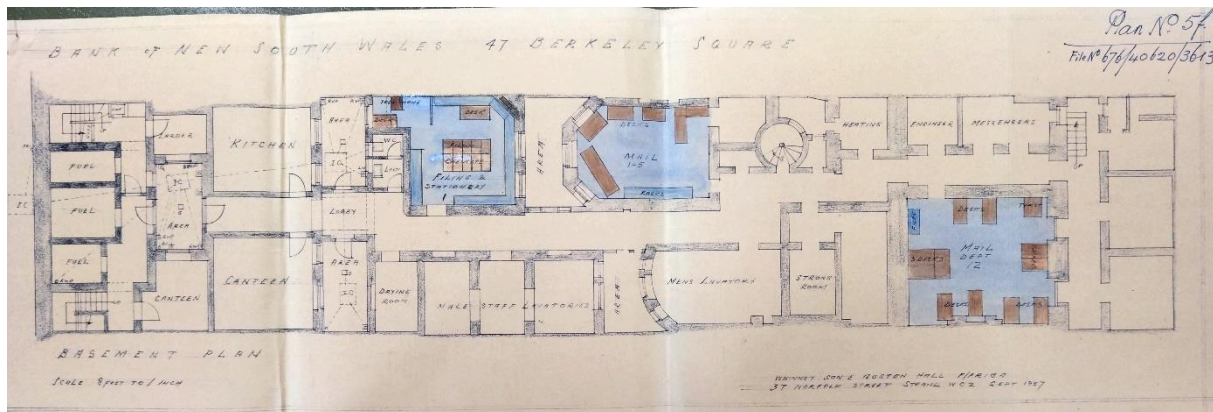
Section showing the proposed new building linking into the courtyard structures at lower ground floor. The terrace with bottle balustrades is shown above. Date 1936.



Aerial image from 1939 (www.britainfromabove.org.uk) Image EPW060558 ©Historic England

An aerial image from 1939 shows that the replacement building for 47 Hays Mews had been built by that time.

In 1957 there were some further alterations to the lower ground floor indicated in the plan below. These show the Hays Mews arrangement largely as it exists today, although the rooms beneath the courtyard have since been much altered.



Lower ground floor / basement dated 1957. The lower ground floor plan within Hays Mews is as exists today.



View of 47 Hays Mews, dated 1970. The original mews building at 46 Hays Mews can be seen in the left of the picture. (Record No. 132322 London Metropolitan Archives)



View of 47 Hays Mews with 4 Hay's Mews in the foreground, dated 1975. The original garage door treatment can be seen in this image. (Record No.132381 London Metropolitan Archives) Compare this with the present-day photograph below.



Both the front and rear elevations to Hays Mews remain largely as shown on the 1936 elevations. The front (street) elevation is a neo-Georgian style similar to some other mews buildings in the mews, with a stone faced rusticated ground floor and symmetrical entrance doors to either side. The first floor has a balcony to the central three bays which have dropped cills.

The rear elevation however is more of a 'stage set' which bears little relationship architecturally to the front elevation or indeed to the rear elevation of the main house. It is a slightly curious classical composition with a stuccoed façade incorporating strange semicircular arches above the raised ground floor windows that sit oddly in relation to the windows below.

Pevsner noted that 47 Hays Mews was rebuilt in 1890 to the designs of George and Peto although the evidence suggests this is incorrect in relation to the building that exists today, which is as indicated on the 1930s plans. On site visual analysis of historic fabric does not suggest that there are any remnants of a 19th century or earlier building remaining on site.



Rear elevation and courtyard.

Later Changes

Subsequent changes of ownership have resulted in further alterations, mainly to 47 Berkeley Square. Since the current proposals do not affect the interior of 47 Berkeley Square these are not considered to be relevant here. The only alteration which is of relevance is the later removal of essentially all remaining partition walls in the lower ground floor beneath the courtyard, which occurred in the late 1990s.

3.0 SIGNIFICANCE

3.1 Assessing significance

The Government's *National Planning Policy Framework (NPPF, 2023)* places the concept of significance at the heart of the planning process. Indeed, it is this that drives the definition of what constitutes a 'heritage asset'. Annex 2 of the *NPPF* defines significance (for heritage policy) as:

The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

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. It includes designated heritage assets and assets identified by the local planning authority (including local listing).

In the planning context, the Government's *Planning Practice Guidance* (<https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>) states that the *NPPF*'s definition of significance can be interpreted as follows:

- **archaeological interest:** *As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.*
- **architectural and artistic interest:** *These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.*
- **historic interest:** *An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.*

3.2 Significance of 47 Berkeley Square

47 Berkeley Square comprises part of the best surviving terrace sequence in Berkeley Square and is of exceptional special interest. The high significance of the house can be considered to derive primarily from the inherent architectural interest and historic interest comprising a mid-18th century plan extensively remodelled and extended by George and Peto in the late 19th century. It continues to demonstrate the early 18th century layout of Berkeley Square and is a key surviving building.

Much of the historic 18th century plan form of the building is retained. In addition architectural detailing including, staircases, panelling etc are also retained from the later 20th century remodelling. The overall significance of the building can be attributed not just to its Georgian origins and its historic fabric and plan form but also to its later phases of development.

The later works by George and Peto are equally significant as examples of works of well respected architects from the latest 19th century who were prolific in upgrading and remodelling older Georgian houses for new wealthy clients.

It is also significant that 47 Berkeley Square retains its historic and original spatial relationship with 47 Hays Mews, notwithstanding the latter building has been redeveloped.

The aspect of the building's setting which contributes most to its significance is its place in Berkeley Square, and views of its front façade from the registered park and garden of Berkeley Square. It has considerable group value with 45 and 46 Berkeley Square.

3.3 Contribution of 47 Hays Mews to significance of 47 Berkeley Square

47 Hays Mews is attached to 47 Berkeley Square and remains in the same ownership. The building is not listed in its own right but does form part of the main listed building because it is physically attached to it.

The present 47 Hays Mews does not form part of the original development within the Mayfair Conservation Area, although the footprint of the building does appear to broadly respect that of the original building. The building is a 1930s redevelopment of the original 18th century mews serving the principal house facing Berkeley Square. Since that redevelopment there have been some later minor alterations to the plan form at lower ground floor, in the 1950s and later. The existing building does not relate, chronologically or architecturally, either to the original 47 Berkeley Square building or to the later work by George and Peto, particularly to their rear elevation.

However the general spatial relationship between the main houses and mews / service buildings has been retained.

The building as it fronts Hays Mews has lost much of the mews-like character that several other properties in Hays Mews still retain. However Hays Mews has been more altered (in contrast to

other mews in Mayfair) in both the scale and height of the buildings, and shows less consistency in its overall townscape design than other mews and there are a number of 20th century replacement buildings.

Internally 47 Hays Mews retains the plan form (with some minor modifications) shown on the 1930s plans. This is not a historic plan form of significance with regard to the 18th century origins of the principal listed building. In addition there is very little in the form of architectural detailing; apart from some typically 1930s staircases and a reproduction chimneypiece all other detailing and fabric is plain.

The mews building that currently exists does not relate either chronologically or architecturally to the main listed building. Whilst it is physically linked to the main listed building and has been in the same ownership since at least 1936 it is not referred to in the list description or listed in its own right. It is accepted that the mews building is covered by the listed building legislation and relevant policies and therefore the contribution it makes to the overall special interest and significance of the principal listed building has to be assessed.

The contribution that 47 Hays Mews makes to the significance of 47 Berkeley Square is assessed overall to be low to neutral. The elevations although modern do preserve the historic hierarchical relationship between the principal building and the mews / service building which traditionally existed.

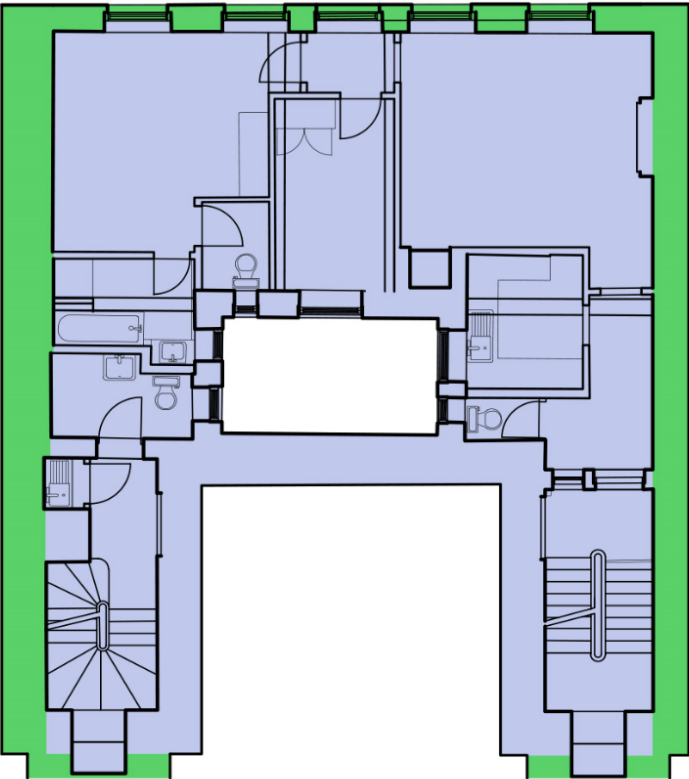
Given the above we would assess the various elements of Hays Mews as indicated on the plans below:

- The rear and front elevations make a low to neutral contribution to the overall significance of 47 Berkeley Square.
- Internally, 47 Hays Mews is of neutral significance.
- The rear courtyard area retains the original lightwells adjacent to the rear elevation of 47 Berkeley Square and the later bottle balustrading indicated on the 1930s plans as well as the relief decorative panels to the side boundary walls. These are considered to be of relatively low significance with regard to the listed building overall.
- The contribution that 47 Hays Mews makes to the overall significance of 47 Berkeley Square is low to neutral. It is not part of the original development of the conjoined house and mews complex, nor is it part of the significant George and Peto designed works. Instead it reflects a later redevelopment by the bank, which does not relate stylistically or functionally to the principal listed building.

Significance of 47 Hays Mews within the wider site

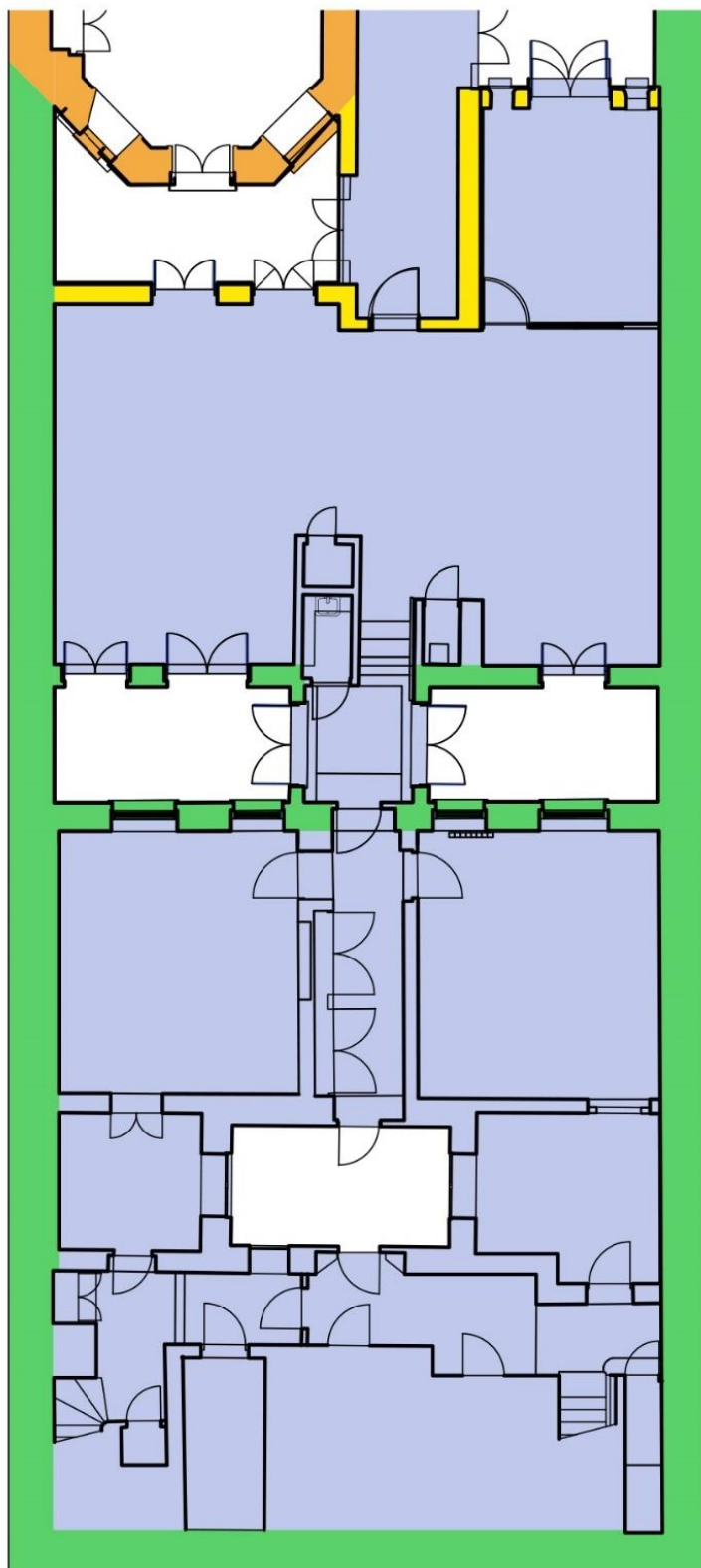
- High significance
- Medium significance
- Low significance
- Neutral to low significance
- Neutral significance
- Detracts

Note: Levels of significance relate to the heritage value of the listed building at 47 Berkeley Square and the contribution to the wider Mayfair Conservation Area.



Significance: Lower-ground floor



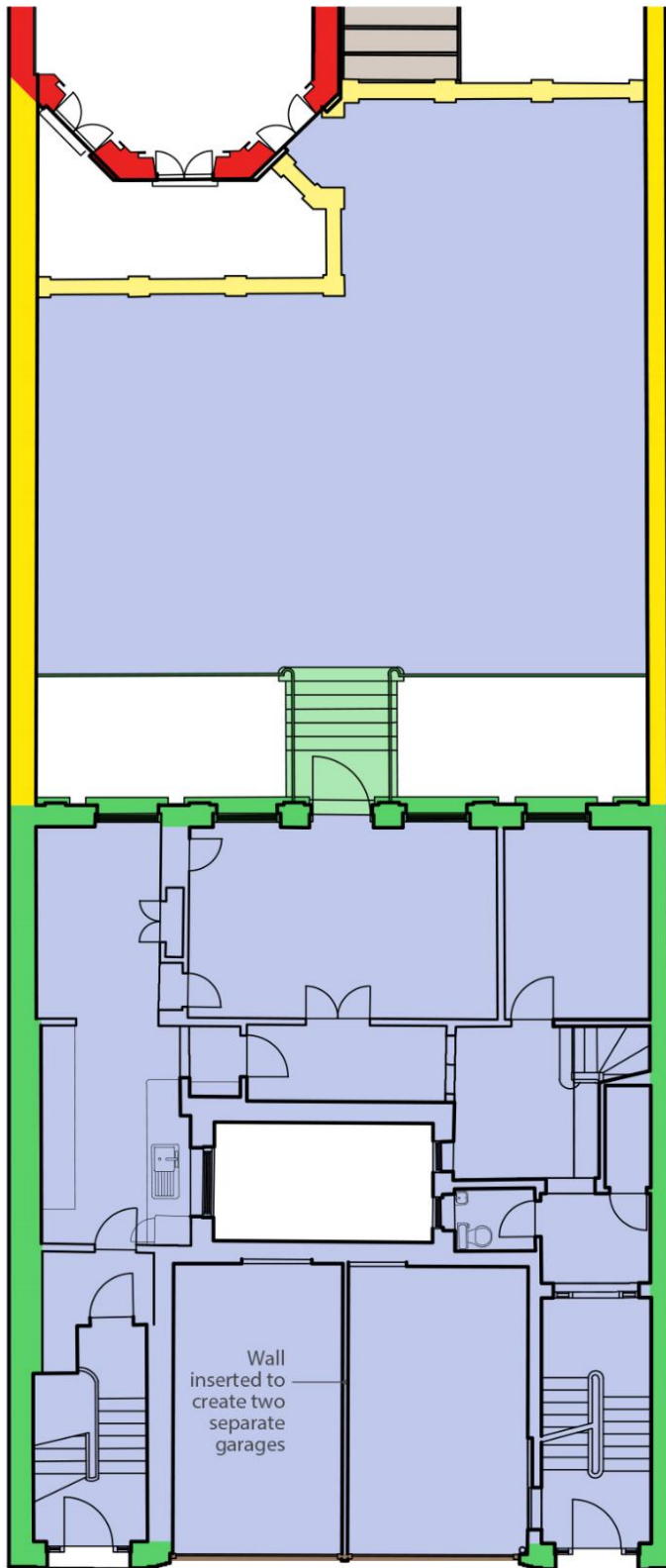


- High significance
- Medium significance
- Low significance
- Neutral to low significance
- Neutral significance
- Detracts

Note: Levels of significance relate to the heritage value of the listed building at 47 Berkeley Square and the contribution to the wider Mayfair Conservation Area.

Significance: Basement



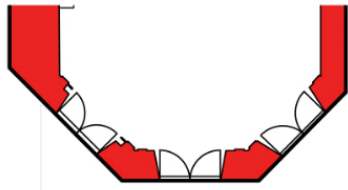


- High significance
- Medium significance
- Low significance
- Neutral to low significance
- Neutral significance
- Detracts

Note: Levels of significance relate to the heritage value of the listed building at 47 Berkeley Square and the contribution to the wider Mayfair Conservation Area.

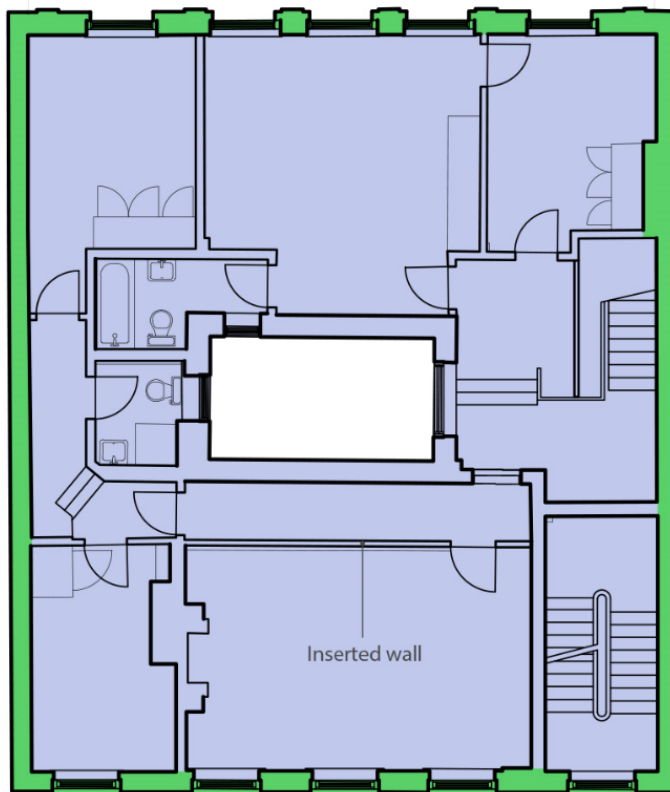
Significance: Ground floor



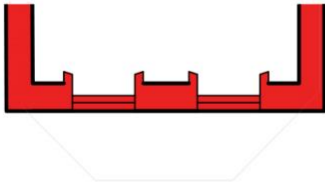


- High significance
- Medium significance
- Low significance
- Neutral to low significance
- Neutral significance
- Detracts

Note: Levels of significance relate to the heritage value of the listed building at 47 Berkeley Square and the contribution to the wider Mayfair Conservation Area.



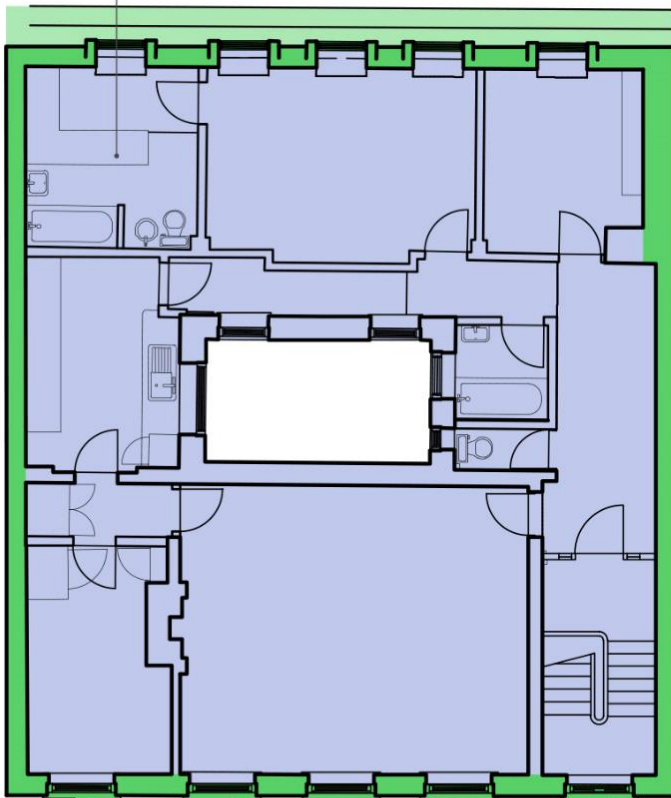
Significance: First floor



- High significance
- Medium significance
- Low significance
- Neutral to low significance
- Neutral significance
- Detracts

Note: Levels of significance relate to the heritage value of the listed building at 47 Berkeley Square and the contribution to the wider Mayfair Conservation Area.

Bathroom added into previous bedroom; door added; plan form unaltered



Significance: Second floor



- High significance
- Medium significance
- Low significance
- Neutral to low significance
- Neutral significance
- Detracts

Note: Levels of significance relate to the heritage value of the listed building at 47 Berkeley Square and the contribution to the wider Mayfair Conservation Area.



Significance: Hays Mews elevation

- High significance
- Medium significance
- Low significance
- Neutral to low significance
- Neutral significance
- Detracts

Note: Levels of significance relate to the heritage value of the listed building at 47 Berkeley Square and the contribution to the wider Mayfair Conservation Area.



Significance: Courtyard elevation

3.4 Significance of 46 Berkeley Square

No. 46 Berkeley Square forms one of a pair – with No.45 Berkeley Square – of fine ashlar fronted town houses built in c.1744-50 and altered since. Both are attributed to the architect Henry Flitcroft. The building is comprised of 3 storeys, basement and pedimented dormers and is 4 bays wide with rusticated ground floor with a doorway in Gibbs surrounds.

This building is listed at Grade I and is therefore of exceptional architectural and historic significance, and forms part of the early 18th century development of the western side of Berkeley Square. Its front elevation as part of a group containing other buildings of exceptional interest is of the highest significance. As well as the front elevation the interior with contemporary plasterwork and chimneypieces also contributes to the building's overall quality and significance.

Whilst the front elevation is of exceptional interest the rear elevation and the courtyard and mews building to the rear are of far less significance. The more moderate significance of the rear elevation has further been compromised by the addition of a retractable glazed roof which fully covers the courtyard area and attaches to the rear elevation of the Grade I listed building.

Planning permission and listed building consent was also granted in 2016 for the demolition of the previous surviving Georgian mews building and its replacement with a modern form of mansarded mews in a broadly classical style. To the rear the ground floor terrace has been fully enclosed with a retractable glazed roof linking the main house with the mews.

The rear elevation of the replacement mews building makes a neutral contribution to the significance of 46 Berkeley Square.

3.5 Significance of Mayfair Conservation Area

Mayfair Conservation Area was first designated in 1969 and was subsequently extended in 1974, 1979 and 1990.

The area of Mayfair was originally named for a fair held in May in fields around the site of today's Shepherd Market. In the 1660s three large mansions, including Burlington House (now the Royal Academy) were erected on the north side of Piccadilly. These were followed by smaller scale high quality, speculative residential development aimed for occupation by the aristocracy and upper middle classes. Early development was slow and piecemeal, but the pace and scale quickened from the second decade of the 18th century.

An Act was passed in 1710 permitting leases for building on the Grosvenor Estate, and the development of Grosvenor Square was well underway by 1725. Berkeley Square and its surrounding streets were in different ownership and had been laid out in 1675. However, development in this area did not get properly underway until the mid 1730s. By the time that Rocque's map was published in 1745 most of the Grosvenor Estate had been built over, but a large area of land remained vacant to the west of Berkeley Square. There was also an open ground for

the market in Shepherd Market and Devonshire House (now demolished) retained its pleasure ground running back to Berkeley Square. By the 1780s, however, with the exception of the grounds of Devonshire House, Mayfair was almost completely built up.

Some houses survive from this first phase of development, including 47 Berkeley Square, but many were redeveloped as their original 99 year leases expired including the neighbouring property 48 Berkeley Square.

On the Grosvenor Estate, redevelopment took place early in three phases. In the mid-19th century houses were reclad or redeveloped in the stuccoed Italianate style. From the 1870s the Queen Anne and later Renaissance and Arts and Crafts styles took over.

Finally, in the years after the First World War, neo-Georgian became the dominant style. This general pattern of development is mirrored throughout the Mayfair Conservation Area. A limited amount of redevelopment in the Modern style took place after the Second World War (e.g.. the Time and Life Building on New Bond Street), but it is notable that the neo-Georgian facades of Grosvenor Square were not completed until the 1960s.

3.6 Contribution of 47 Berkeley Square and 47 Hays Mews to the Significance of Mayfair Conservation Area

47 Berkeley Square makes a strongly positive contribution to the character and appearance and overall significance of Berkeley Square, and the terrace of the first phase of development of the square of which it forms a part.

47 Hays Mews itself however, makes a low to neutral contribution to the character and appearance of the Mayfair Conservation Area. The elevations do not relate to the style of the original building in the mews though they reflect the historic building lines. Although the front elevation is a politely designed 20th century building it is not of great architectural merit and not a close approximation to the original character of the area but clearly a later redevelopment.

Hays Mews is unusual in that it has been more redeveloped than other mews and the scale of the buildings does not conform to the usual modest two or three storey buildings with stable doors to the ground floor. Many of the mews buildings in Hays Mews, including the neighbours, have been redeveloped in a style which no longer suggests their more humble mews / stable block origin. The front elevation whilst not detracting from the character and appearance of the conservation area does not necessarily preserve that original character and appearance. It does reflect the historical development of the mews over the years.

There is a consistent rear building line to Hays Mews although there is no longer any consistency in terms of the design and appearance of these buildings nor in their heights. This side of Hays Mews's original character and appearance has changed and it no longer has the predominant character of mews in the conservation area.

4.0 ASSESSMENT

4.1 Proposed scheme

The proposed works are to the courtyard area between 47 Berkeley Square and 47 Hays Mews and to 47 Hays Mews itself. There are no proposals for interior of the principal listed building 47 Berkeley Square.

The proposed works are for as follows:

- Partial rebuild and renovation of the existing mews (including the addition of a mansard roof), to provide enhanced residential accommodation, office and ancillary service accommodation and additional plant area.
- Renovate the single storey extension at lower basement level linking 47 Berkeley Square to basement accommodation under the courtyard and under 47 Hays Mews.
- Extension of existing basement to 47 Hays Mews including beneath the courtyard.
- Erection of a retractable glazed canopy from the Mews enclosing part of the external terrace / courtyard.

4.2 Design Development

The design development of the scheme is referred to in full in the Planning, Design and Access Statement but the overriding objective from the Applicants is to ensure the long term viability of their business and maintain their presence in at this prestigious location, which they consider is key to attracting and maintaining specialist clients and staff.

The building is in use as a bank and has been since 1936 when the former house was sold to the Bank of New South Wales. There were previously a number of banks on the west side of Berkeley Square but these have now largely been replaced by private members clubs. The owners of the bank buildings wish to stay in this particular location within Mayfair, given the long association that the building now has with banking use.

The Applicants would like to develop the site to provide staff and customers with enhanced accommodation and related additional facilities to address specific identified issues at the site. The issues they wish to address are as follows:

- Absence of DDA compliant access; the current stepped entrance from Berkeley Square and the varying internal levels to 47 Hays Mews renders the site inaccessible to staff and customers with limited mobility or visual impairment,
- Improve internal circulation between 47 Berkeley Square and 47 Hays Mews,
- Absence of appropriate service and maintenance access,

- The need for additional purpose-built office accommodation for specialist workforce,
- Enhance the working environment and well-being of existing and future staff,
- The need to modernise the existing residential accommodation located in the mews building to meet current standards,
- Create a sustainable and energy efficient building at 47 Hays Mews that exceeds current building regulations and aspires to the carbon reduction policies identified within the Westminster City Plan,
- The need to provide enhanced amenity space for customers and staff through a more effective use of the underutilised terrace area between 47 Berkeley Square and 47 Hays Mews throughout the year. This area is considered to afford a unique opportunity to provide an attractive oasis for customers and staff.

4.2 Assessment of impact of the proposals on heritage assets

Works to 47 Hays Mews

The proposed scheme has been amended from the pre-application proposals and now seeks to retain the front elevation of the mews building and rebuild the rear part of the building, constructing a new rear elevation, as well as adding a mansard roof.

The existing building at 47 Hays Mews, as previously stated, is a 1936 redevelopment of the original Georgian mews which would have complemented the main house facing Berkeley Square prior to the 19th century alterations by George & Peto.

The partial rebuild would respect the existing rear building lines and retain the positions of the existing lightwells adjacent to the rear mews facade. The new rear elevation would also reflect the scale and form of the existing building and those of its neighbours. The detailing of the new façade would not seek to replicate the existing stuccoed design which does not relate architecturally or historically to the principal listed building or indeed relate to the Neo-Georgian front elevation of the mews, but proposes a more modest brick façade with timber sash windows which would relate better to the historic context.

A mansard roof is also proposed with the ridge height matching that recently approved at no.46. This would be traditionally detailed with traditional and appropriate materials for the conservation area and would accord with design advice in the Council's Roofs SPG. The existing flat roof with guard rails, etc. and other roof level clutter which does detract from the significance of the identified heritage assets would be replaced with a more visually pleasing mansard, offering some public benefit.

The front elevation of 47 Hays Mews which will be retained has detracting modern garage doors. These would be replaced with timber close boarded doors, which would be more appropriate for the façade and for the character and appearance of Hays Mews buildings in general.

The proposals for 47 Hays Mews would preserve the character and appearance of the conservation area and preserve the historical relationship and context of the mews building and 47 Berkeley Square. There would be negligible impact on the significance of neighbouring 46 Berkeley Square and the setting of the listed building in Hays Mews would be unharmed.

With regards to NPPF guidance it is considered that any modest harm caused to the significance of the identified heritage assets which the replacement of the rear elevation may cause (which at most would be at the lowest end of 'less than substantial') would be outweighed by the quality of the new design and by the public benefit of providing DDA compliant access into Hays Mews and through to Berkeley Square, as well as improved service and maintenance access. In addition the scheme would also enable the creation of a sustainable and energy efficient building.

Extension to basement floor

The proposals would retain the same number of floor levels that currently exist in Hays Mew (plus the mansard) but would lower the floor level to the existing basement in the rear of the mews so that the lower ground level aligns with that of the floor level beneath the courtyard terrace.

This would also be extended to the front of the mews building, but there would be no visual impact on the front elevation. To the rear the existing lightwells adjacent to the rear building line of Hays Mews would be increased in depth. Any impact on the setting of the listed building or on the character and appearance of the conservation area would be minimal and difficult to see outside the confines of the property. This is considered to have a neutral impact on the significance of these assets.

With regard to the addition of a floor beneath the existing courtyard terrace, the fabric contained within this part of the building is considered to be of low to neutral significance in terms of the overall listed building. The lightwells adjacent to the rear elevation of 47 Berkeley Square would remain unaltered. The addition of a floor under the courtyard will have minimal external manifestations on the appearance and setting of the listed building as well as the wider conservation area. The affected area within the courtyard has been much altered. There is no hierarchy of floors which contributes to the significance of the listed building and there would be no meaningful loss of historic fabric or discernible / significant plan form.

The basement extension would not affect the principal listed building and would not unbalance the building's original hierarchy of spaces as it would be under the existing courtyard floor. The character and appearance of the existing building and garden setting would be conserved, and the lightwells and associated plans and means of escape are sensitively designed and discreetly located. The proposals would thus relate well to the requirements of the City Plan Policy 45 parts 3 and 4 on Basement developments.

It should further be noted that previous proposals for glazed balustrades in the pre-application scheme have been revised to a more traditionally detailed design.

The overall impact on the significance and special interest of the listed building 47 Berkeley Square would be neutral. There would be no impact on other identified heritage assets.

Addition of retractable glazed roof over courtyard terrace

The existing space between the mews and the main house contains accommodation at lower ground floor level with a terrace enclosed by a bottle balustrade towards the main house and by metal railings towards the mews house.

The proposed glazed extension would be set well away from the main house so as to preserve the appearance and views of this elevation. There would be no harm to significant historic fabric or the historic plan form of the main house.

The proposals are similar to those originally approved next door at 46 Berkeley Square under the consent 15/11330/FULL and would comprise a sliding glass roof over the terrace. There would be a clear separation between this and the main listed building, and a simple glazed link to the redeveloped mews.

The roof structure has been designed to be lightweight as well as preserving the boundary walls to the garden. The link between the retractable roof and the Hays Mews elevation would not be openable so as to maintain a lightweight appearance.

Given the high quality and contextual design of the canopy, and its relationship to the approved canopy at the Grade I listed 46 Berkeley Square next door, the proposal is considered to have an acceptable impact on the character of the rear courtyard and the significance of the listed building 47 Berkeley Square.

The impact on 46 Berkeley Square, which already has its own rear courtyard canopy, would be minimal given the existing extensions at this property. The structure of the proposed roof is lightweight and less extensive or bulky than that on 46 Berkeley Square.

The proposal would not harm the character or appearance of the Mayfair Conservation Area.

Renovation of the single storey lightwell link extension

There is an existing single storey link extension in the lightwell adjacent to the rear elevation of 47 Berkeley Square. The location of this small structure is highly enclosed and only visible from limited locations on the site only, and not visible from outside the site in the wider conservation area. However, it is an unattractive and detracting feature when seen against the high significance of the principal building's rear elevation.

It is proposed to replace this with a more lightweight fully glazed extension which would allow better appreciation of the elevation.

In listed building terms this would be minor enhancement and cause no further harm to the significance of the listed building.

There would be no harm caused to the nearby listed buildings or to the character or appearance of the Mayfair Conservation Area.

5.0 SUMMARY AND CONCLUSION

This Heritage Statement has been written to support proposals for alterations and extensions to 47 Berkeley Square and 47 Hays Mews. It sets out the history and development of the site with particular relevance to 47 Hays Mews and has evaluated their heritage significance as well as the significance of other identified heritage assets.

In brief we would summarise our research and conclusions as follows:

- 47 Berkeley Square is of exceptional interest, reflected in its Grade II* listing. 47 Hays Mews is not listed individually and no longer has any architectural or chronological relationship to 47 Berkeley Square but makes a minor contribution to its setting as the successor to the original mews.
- 47 Berkeley Square and 47 Hays Mews have undergone three major phases of development: the original Georgian building, the extensive renovations and extensions by George and Peto, and the 1930s rebuilding of the mews.
- The existing building at 47 Hays Mews is a 1930s redevelopment of the former Georgian mews building. Plans from Westminster archives show that the building is almost entirely as constructed at that date just with some minor additions internally and the replacement of the garage doors to the front elevation. The mews building, whilst making some minor contribution to the setting of the main listed building, makes only a low to neutral contribution to the overall significance of 47 Berkeley Square.
- The existing owners of 47 Berkeley Square and 47 Hays Mews are committed to the long term future of the listed building and have recently gone to considerable expense to carry out a full repair and restoration of the rear façade of the listed building. They also have listed building consent to replace parquet floors at ground and first floors as these are in poor condition, which will preserve the quality of the exceptional interiors.
- 47 Berkeley Square has been used as a bank or financial institution since 1935 when it was last in residential use. This use has preserved the historic plan form and historic fabric of the principal rooms which would not be easily converted back to viable modern residential use. The continuation of this use is economically viable and beneficial to the long term preservation of the listed building, which is a public benefit, particularly if additional and upgraded floor space can be provided. This use does not have a detrimental impact on the character, function or appearance of the conservation area.
- The courtyard structures are (similarly to 47 Hays Mews) of low significance at best. Whilst there was a historic set of rooms at lower ground floor linking the main house and the former mews building, any meaningful remnants of a historic plan form or historic fabric relating to this no longer exist.

- The partial rebuild and renovation of 47 Hays would allow for the building to provide level DDA compliant access and improved internal circulation between the buildings. The proposed new rear façade and mansard would reflect existing building lines and be traditionally detailed and utilise appropriate traditional materials to preserve the character and appearance of the area.
- The basement proposals would not harm any hierarchy of floors or result in any loss of significant historic fabric or discernible historic plan form. The external manifestations of the works would be deeper lightwells adjacent to the rear building line of 47 Hays Mews. There would be limited wider visibility of this.
- The retractable roof and enclosure of part of the terrace would reflect the principle of development carried out at 46 Berkeley Square (known as Annabel's) next door. The proposed glazed canopy is adequately set away from the rear façade of the listed building and has been designed to open back against the mews building. The design of the curved profile roof and the simple link to the mews building have been redesigned to ensure that the framing is as slimline and discreet as possible, to reduce the prominence of the structure and lessen the impact on the setting of the Grade II* listed building and this part of the Mayfair Conservation Area.
- The present proposals have been revised to take into consideration comments received from the City of Westminster at pre-application stage. This includes retaining the front façade of the 47 Hays Mews building and refining the design of the glazed canopy, ensuring that the proposals will achieve high operational performance and contain sustainable design principles and features.
- The proposals have been designed to optimise the positive role of the historic environment in Westminster's townscape, economy and sustainability. It would ensure that the heritage assets and their settings are conserved and enhanced in a manner appropriate and proportionate to their significance.
- The proposals would secure the conservation and continued beneficial use of the listed building through its retention in the existing use and sensitive adaptation, avoiding harm to significance while allowing the building to meet changing needs and mitigate and adapt to climate change.

The proposals have taken into consideration the relevant heritage legislation and statutory duties. In determining applications such as this, Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 places the following duty upon the decision maker: "In considering whether to grant listed building consent for any works the local planning authority, or as the case may be, 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."

With regard to the *National Planning Policy Framework* the requirement in paragraph 200 is for the application 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 asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance. This information has been provided by this report.

Paragraph 203 requires that local 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. Paragraph 205 goes on to state that great weight should be given to the asset's conservation.

With regards to paragraph 208, any (less than substantial) harm to the significance of a designated heritage asset needs to be weighed against the public benefits of the proposals. In this case it is considered that any harm to the heritage assets' significance would be minimal, and would be outweighed by the heritage benefits of allowing the existing economically viable use to be retained on the site. This use has been in place for almost 90 years and could be considered to be the site's optimum viable use. The use of the building as a bank has existed since the 1930s and is one of the few remaining banks on the square that hasn't been converted to use as a private members' club.

In this regard the proposed works would also comply with Policies 38, 39 and 40 of the *City Plan 2019 – 2040* adopted 21 April 2022, and advice set out in the Supplementary Planning Guidance.

APPENDICES

Appendix 1: SOURCES

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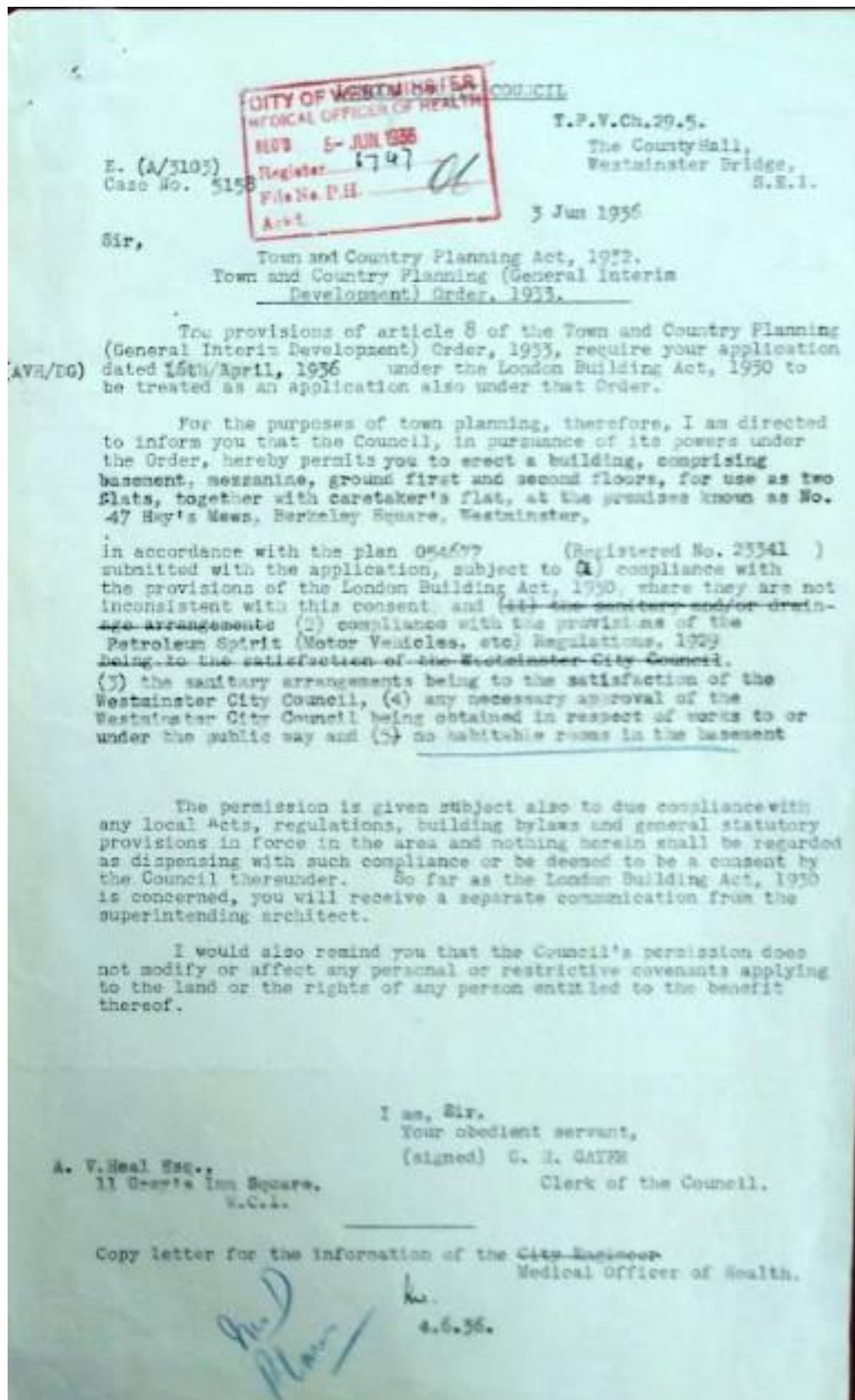
Westminster City Council (2019): *Mayfair Neighbourhood Plan*

London Picture Archives

National Archives

Britain from above

Appendix 2



Appendix 3: LISTED BUILDING DESCRIPTIONS.

No. 47 Berkeley Square

Heritage Category: Listed Building

Grade: II*

List Entry Number: 1357190

Date first listed: 09-Jan-1970

Statutory Address: 47, BERKELEY SQUARE W1

Location

Statutory Address: 47, BERKELEY SQUARE W1

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: City of Westminster (London Borough)

National Grid Reference: TQ 28746 80536

Details

TQ 2880 NE CITY OF WESTMINSTER BERKELEY SQUARE W1 69/23 (south west side)

9.1.70 No 47

GV II*

House. 1750 overhauled in 1891 by George and Peto. Portland stone. Refaced in an early Italian Renaissance style. Four storeys, basement and slated mansard with dormers. Four windows. Ground floor with 2 arched openings, entrance to right with crisply carved low relief decoration to pilasters and entablature; iron grille to the small square-headed window to its right. First floor windows with similarly decorated pilasters and alternate semicircular and triangular pediments, those to left with small balconies, those to right with simple balustrades. Second floor windows pilastered with cornices. Entablature with carved frieze of putti and swags at third floor level. Area railings original to C18 house with wrought iron lampstandards. Interior fitted out in Renaissance style with chimney pieces and panelling. Original stone open string staircase to piano nobile, stone treads with bracket ends and fine wrought iron balustrade scrolled down to foot with gilded ramshead. Part of best remaining terrace of town houses in the square.

Listing NGR: TQ2874680536

45 AND 46, BERKELEY SQUARE W1

Official list entry

Heritage Category: Listed Building

Grade: I

List Entry Number: 1218401

Date first listed: 24-Feb-1958

List Entry Name: 45 AND 46, BERKELEY SQUARE W1

Statutory Address 1: 45 AND 46, BERKELEY SQUARE W1

TQ 2880 NE CITY OF WESTMINSTER BERKELEY SQUARE W1 69/22 (west side) 24.2.58 Nos 45 and 46 GV I Town houses. C.1744-50 very fine pair of ashlar faced houses. No 45 by Henry Flitcroft and No 46 attributed to him. No 45 of taller proportions with 4 storeys basement and dormers in slated mansard attic. No 46 of 3 storeys, basement and pedimented dormers. Both 4 windows wide. Rusticated ground floors with doorways in Gibbs surrounds. Glazing bar sash windows in architraves surrounds, those on first floor with pulvinated friezes and pediments and stone baluster balconies; bracketed cornices and parapets. Wrought iron urn-finished railings and overthrows with link extinguishers and lamp holders. Both houses have fine interiors with contemporary plasterwork and chimneypieces. Very good ironwork to stone staircase of No 46. No 45 has Ionic columned hall leading to staircase overlooked by second floor gallery and top lit; the first floor drawing rooms were redecorated 1763-67 by Sir William Chambers for Clive of India on the latter's purchase of the house. Part of best surviving terrace sequence in square and with exceptional interest. NB Former Coach House to No 45: see No 45 Hays Mews W1. Listing NGR: TQ2872080548

4, HAY'S MEWS W1

Official list entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1248403

Date first listed: 16-Aug-1990

List Entry Name: 4, HAY'S MEWS W1

Statutory Address 1: 4, HAY'S MEWS W18403

Location Statutory Address: 4, HAY'S MEWS W1 30/10/2023, 21:03 4, HAY'S MEWS W1, Non Civil Parish

Details

The building or site itself may lie within the boundary of more than one authority. County: Greater London Authority District: City of Westminster (London Borough) Parish: Non Civil Parish National Grid Reference: TQ 28704 80490 Details Hay's Mews, W1 TQ2880SE 80/224 No 4 II GV GV Motor-garage, now a residence. c1906 by J. Leonard Williams for Charles Ansell of 11 Hill Street, qv, on the opposite side of the mews. Brick, rough-harled and whitewashed. Roof of sand-faced hand-made tiles with dormers either side of large segmental pediment; segmental gabled ends on returns. 2 storeys and attics. 5 windows and 2 window left-hand return. Ground floor of original panelled oak garage doors with glazed tops of 4 panes each. 1st floor sashes flush with exposed boxing, heads immediately under projecting modillion eaves cornice continuing around the building. Pediment with large architraved oculus with keystone. Original lead rainwater heads and pipes. ' No. 4 Hay's Mews .forms a group with No. 11 Hill Street. Listing NGR: TQ2870480490

40 AND 40A, HAY'S MEWS W1, 11,

HILL STREET W1

Official list entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1248394

Date first listed: 16-Aug-1990

List Entry Name: 40 AND 40A, HAY'S MEWS W1, 11, HILL STREET W1

Statutory Address 1: 11, HILL STREET W1

Statutory Address 2: 40 AND 40A, HAY'S MEWS W1

Details HILL STREET, W1 TQ 2880 NE AND TQ 2880 SE No 11 (including 69/223 and 80/223 no's 40/40A Hays Mews) II GV Terraced house. c1748, altered; refronted c1907-14. Rear left hand extension containing ballroom, early 1890s, possibly by Robert Edis, for the Duke of Newcastle; stables at rear c1906 by J Leonard Williams for Charles Ansell (Williams also designed a garage, now No 4 Hay's Mews, contemporary with the stables, qv); all, with garden wall, forming a courtyard. Red brick with limestone dressings. 4 storeys, basement and attics. Slated mansard roof with dormers. Two similar entrances with moulded surrounds, console bracketed hoods and panelled doors, partglazed with intricate wrought iron scroll pattern grills. Ground floor sashes architraved with keystones; 1st floor, architraved with alternating triangular and segmental pediments and continuous wrought iron balcony; 2nd floor, architraved with triangular pediments; 3rd floor architraved with cornice. Parapet. Courtyard facade with glazed loggia of 3 arches above which 3 round-arched casements. 3 light projecting bay window at 3rd floor level. Central entrance to loggia approached by impressive imperial stair of 2 curved flights then one straight with cast iron balustrade. Stables of 2 storeys. Courtyard facade stuccoed; 2 round-arched ground floor sashes in shallow architraved recesses with key-stone linked by impost bands; 1st floor, 4 sashes with panelled aprons, separated by Tuscan pilasters, paired at angles, carrying entablature with bracketed cornice surmounted by cast iron balustrade. Mews facade of red brick with stone ground floor and pilasters supporting cornice and stone parapet. Tiled mansard roof with dormers. 2 storeys and attics. Ground floor with 5 round-arched entrances, altered and sashes at 1st floor level replacing original oculi. Interior of house much altered and partitioned; known to have been sumptuously - redecorated in English Carolean style to a very high standard by J Leonard Williams c1906 but only elements of this remain apart from the satin-wood dressing room, now painted over. A further inferior decorative scheme incorporating these elements appears to be late 1920s/early 30s. Main stair in provincial early C18 style, possibly c1920. In the rear left hand rear extension, a superb ballroom in Louis XV style known to have been built for the

Duke of Newcastle whose monogram appears, with the ducal coronet in the coving. 4 bays plus 2 bays separated by Ionic distyle in antis marble column screen at entrance end and, at further end, a gallery for musicians with 3 openings and elaborate wrought iron railings incorporating ducal monogram and coronet. High quality, lively and inventive decoration in blue, gold and white incorporating musical instruments and floral swags to moulded panel walls and ceilings. Round-arched window recesses. . . No 11, Hill Street forms a group with Nos 5-19 (odd) Hill Street and No 4 Hay's Mews.

41-42 and 43 Hay's Mews

Official list entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1474784

Date first listed: 25-Feb-2021

Date of most recent amendment: 18-Feb-2022

List Entry Name: 41-42 and 43 Hay's Mews

Statutory Address 1: 41-42 and 43 Hay's Mews, Mayfair, London, W1J 5QA

Summary

House, formed of mid-C19 (No 43) and 1900 (No 41-42) mews houses, the latter built to designs by T H Smith. 43 Hay's Mews was remodelled in 1937 by Oliver Hill, and again in about 1954 by John Fowler. 41-2 Hay's Mews was amalgamated with 43 and remodelled in 1986, when a large reception room was created by Renzo Mongiardino. Reasons for Designation 41-42 and 43 Hay's Mews, a house formed of converted mews houses with interventions by Oliver Hill, 1937; John Fowler, 1954-1955 and Renzo Mongiardino, 1986, is listed at Grade II for the following principal reasons: Architectural interest: * as a Summary

House, formed of mid-C19 (No 43) and 1900 (No 41-42) mews houses, the latter built to designs by T H Smith. 43 Hay's Mews was remodelled in 1937 by Oliver Hill, and again in about 1954 by John Fowler. 41-2 Hay's Mews was amalgamated with 43 and remodelled in 1986, when a large reception room was created by Renzo Mongiardino.

Reasons for Designation

41-42 and 43 Hay's Mews, a house formed of converted mews houses with interventions by Oliver Hill, 1937; John Fowler, 1954-1955 and Renzo Mongiardino, 1986, is listed at Grade II for the following principal reasons:

Architectural interest:

* as a house with interventions by three important designers, each phase illustrating different interpretations of classicism in the C20 and collectively reimagining two London mews houses;

- * for its Fowler interiors, centring on the double-height drawing room, which remodel and aggrandise a compact courtyard mews house through an extensive scheme of interior design in his characteristic style;

- * for its elaborate and fantastical Mongiardino scheme with extensive trompe-l'oeil decoration and a creative handling of volume and proportion, providing the house with a second grand reception space;

- * for the interventions by Hill, which established key elements of the interior plan of number 43 and the classical language of the courtyard elevations, subsequently expanded through the interiors of Fowler and Mongiardino;

- * for its street elevations, which preserve the character of the building's original form and type.

Historic interest:

- * for a sequence of interventions which chart the social, cultural and economic transformation of the building, and more broadly reflect the ascending status of the London mews house in the C20 from stables and coach houses to prime London real estate;

- * in the survival of an early post-war Fowler scheme recorded as being a personal favourite, executed for a friend and repeat client;

- * in the survival of the Mongiardino scheme, one of very few English schemes by this internationally successful designer.

Group value:

- * with neighbouring listed mews buildings 4, 40, 44, and 45 Hay's Mews.

Appendix 4: LEGISLATION, POLICY AND GUIDANCE

Primary Legislation

The Planning (Listed Buildings and Conservation Areas) Act 1990

Listed buildings and conservation areas are subject to the *Planning (Listed Buildings and Conservation Areas) Act 1990*. Section 7 (1) of the Act provides that listed building consent is required for:

any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest ...

Section 16 (2) of the Act states that:

In considering whether to grant listed building consent for any works the local planning authority ... 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.

With regard to applications for planning permission affecting the setting of listed buildings, Section 66 (1) of the Act requires that:

in considering whether to grant planning permission for development which affects a listed building or its setting, the local authority ... 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.

Conservation area designation provides the basis for policies designed to preserve or enhance all the aspects of character or appearance that define an area's special interest. Section 72 (1) of the *Planning (Listed Buildings and Conservation Areas) Act 1990* requires that in considering applications for planning permission with respect to any buildings or other land in a conservation area:

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

National Policy

National Planning Policy Framework

National heritage policy governing the application of the primary legislation is contained within section 16 of the *National Planning Policy Framework (NPPF, 2021)*. The relevant sections of the *NPPF* are as follows:

201. *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.*

203. *In determining applications, local planning authorities should take account of:*

- a) *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*

- b) *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) *the desirability of new development making a positive contribution to local character and distinctiveness.*

205. *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.*

206. *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. Substantial harm to or loss of:*

- a) *grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
- b) *assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

207. *Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*

- a) *the nature of the heritage asset prevents all reasonable uses of the site; and*
- b) *no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- c) *conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- d) *the harm or loss is outweighed by the benefit of bringing the site back into use.*

208. *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 optimum viable use.*

212. *Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.*

Regional heritage policies

The London Plan

Chapter 7 of the Greater London Authority's *London Plan* (March 2021) addresses heritage and culture. The relevant policy is as follows:

Policy HC1: Heritage conservation and growth

- 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 heritage policies

Planning policy for this part of Westminster is provided by the *City Plan 2019-2040* (2021) and the *Mayfair Neighbourhood Plan 2018-2038* (2019).

City of Westminster City Plan 2019-2040

The *City Plan 2019-2040* was adopted in April 2021. It contains the following relevant policies:

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;*
 - 3. the form, character and ecological value of parks, gardens and other open spaces;*
 - 4. Westminster’s waterways and waterbodies; and*
 - 5. the preservation and enhancement of the surrounding tree population.*

People-Centred Design

- C. *All development will place people at the heart of design, creating inclusive and accessible spaces and places, introducing measures that reduce the opportunity for crime and anti-social behaviour, promoting health, well-being and active lifestyles through design and ensuring a good standard of amenity for new and existing occupiers.*

Sustainable Design

- D. *Development will enable the extended lifetime of buildings and spaces and respond to the likely risks and consequences of climate change by incorporating principles of sustainable design, including:*
- 1. use of high-quality durable materials and detail;*
 - 2. providing flexible, high quality floorspace;*
 - 3. optimising resource and water efficiency;*
 - 4. enabling the incorporation of, or connection to, future services or facilities; and*
 - 5. minimising the need for plant and machinery.*
- E. *Applicants will demonstrate how sustainable design principles and measures have been incorporated into designs, utilising environmental performance standards as follows:*
- 1. Non-domestic developments of 500 sq m of floorspace (GIA) or above will achieve at least BREEAM “Excellent” or equivalent standard.*
 - 2. Residential conversions and extensions of 500 sq m (GIA) of residential floorspace or above, or five or more dwellings will aim to achieve “Excellent” in BREEAM domestic refurbishment or equivalent standard.*

Promoting Excellence in Contemporary Design

- F. *Imaginative approaches to contemporary architecture and use of innovative modern building techniques and materials will be encouraged where they result in exemplary new buildings and*

public realm which incorporate the highest standards of environmental sustainability, that respect and enhance their surroundings and are integrated with and better reveal Westminster's heritage and existing townscape.

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.*
- H. *Changes of use to listed buildings will be consistent with their long-term conservation and help to restore, retain and maintain buildings, particularly those which have been identified as at risk.*
- I. *Development within the settings or affecting views of listed buildings will take opportunities to enhance or better reveal their significance.*
- J. *Demolition of listed buildings will be regarded as substantial harm and will be resisted in all but exceptional circumstances.*

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.*
- L. *There will be a presumption that unlisted buildings that make a positive contribution to a conservation area will be conserved, unless it has been demonstrated that the relevant tests in national policy have been met. Buildings which make a negative or neutral contribution may be replaced or refurbished where this will result in a high quality building which will improve their appearance in the context of the conservation area and their environmental performance.*
- M. *The contribution of existing uses to the character, function and appearance of conservation areas will be considered and changes of use supported where they make a positive contribution to conservation areas and their settings. ...*

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.*
- B. *Spaces and features that form an important element in Westminster's local townscapes or contribute to the significance of a heritage asset will be conserved, enhanced and sensitively integrated within new development, including important architectural details, boundary walls and*

railings, historic roof forms or structures, open lightwells, historic or characteristic shopfronts and street furniture, as well as squares, parks and gardens. Where possible, lost or damaged features will be reinstated or restored.

EXTENSIVE DEVELOPMENTS

- C. Extensive development will maximise opportunities to enhance the character, quality and functionality of the site and its surroundings, including creating new compositions and points of interest, and high-quality new streets and spaces, linked to the surrounding townscape to maximise accessibility.

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;
 2. where part of a terrace with an existing roof line unimpaired by roof extensions, take a coordinated approach, adding roof extensions of consistent and appropriate design to each property across the terrace;
 3. in other locations, be of appropriate design sympathetic to the architectural character of the existing building.

WESTMINSTER VIEWS

- F. New development affecting strategic and local views (including local views of metropolitan importance) will contribute positively to their characteristics, composition and significance and will remedy past damage to these views wherever possible.

B.3.2 Mayfair Neighbourhood Plan 2018-2038

Westminster City Council formally 'made' (adopted) the *Mayfair Neighbourhood Plan 2018-2038* in December 2019. It contains the following relevant policy:

MD: Design

- MD1 Proposals for new development in Mayfair will only be supported where they are of the highest quality design.
- MD2 Proposals for new development in Mayfair should have regard for the following:
- Where the application is required to be accompanied by a Design and Access Statement, the DAS must include evidence of how the developer and its design team has responded to Mayfair's character and heritage, in terms of the significance of the Conservation Area, and the setting of listed buildings in the vicinity.
 - All proposals should consider their impact on the character and appearance of Mayfair and/or Regent Street Conservation Areas, and on nearby listed buildings and their settings.
- MD3 Proposals will be supported where their design reflects the existing character of Mayfair, in terms of its heights, scales, and uses. Departures from the existing character within the Conservation Areas will only be permitted where design of the highest quality has been proposed and independently verified, and where compliance with other policies in this plan has been demonstrated.
- MD4 Applications that include provision for external electrical wires, aerials, plant and equipment such as air conditioning units, CCTV, burglar alarm boxes and satellite dishes should be hidden from view, or, if this is not possible, have their visual impact minimised.

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