

Planning Applications  
and enquiries  
Westminster City Council  
Westminster City Hall  
64 Victoria Street  
London,  
SW1E 6QP

20 February 2022

Ref: FW289/FW

Dear Sir/Madam

**Application for Planning Permission - Old Boiler House, Lauderdale Mansions, Lauderdale Road,  
W9 1LX**

We write on behalf of our client, Guestfleet Limited, to submit a planning application in respect of the proposed development at the Old Boiler House, Lauderdale Mansions.

**The Site**

The Old Boiler House is located in the communal garden area of the Lauderdale Mansion block on the north side of Lauderdale Road.

It is a single story brick built structure and has been vacant for some time. It previously was used as the boiler room for the block, housing hot water tanks and pumps but was vacated some time ago when the heating system of the mansion block was decentralised.

The mansion block itself forms part of a development of three mansion blocks, one on the south side of Lauderdale Road and two on the north side of Lauderdale Road.

To the rear of the mansion block is a mature communal garden in which the Old Boiler House is located. A number of the flats within the mansion block look out onto the communal gardens.

## The Proposal

It is proposed to renew the now expired 2019 planning permission (Ref: 19/05386/FULL). This application is identical to the 2019 scheme. The permission was not implemented and has now expired.

The proposal includes the following work:-

- Converting the existing vacant boiler house into a one bedroom house;
- Extending the existing structure to create an additional 15 sqm of residential accommodation;
- Inserting additional windows into the west and east elevations of the existing building;
- Raising the lower part of the roof to match the height of the higher part of the roof structure;
- Installation of a green roof.

Further detail is contained within the Planning Statement and Design and Access Statement

Planning permission is therefore sought for:-

**“Conversion and extension of the existing boiler house to the rear of 96-116 Lauderdale Mansions to create a one bedroom dwelling house and associated alterations”.**

## Application Documentation

The application is submitted via the planning portal (Ref: PP-11951556) and contains the following documents:-

Covering letter

Application forms (including ownership certificate)

Existing plans, sections and elevations

Proposed plans, sections and elevations

Planning Statement

Design and Access Statement

CIL Additional information Form

The planning application fee of £494.20 is also enclosed.

We look forward to receiving confirmation that this application submission has been received and validated and if you have any further queries please contact Faye Wright of this office on 07812 140 099.

Yours faithfully

*Forward Planning and Development*

**Forward Planning and Development Limited**