

Our Ref: 2177



Planning Department
Westminster City Hall
64 Victoria Street
London
SW1E 6QP

19th March 2024

Dear Sir/Madam,

Proposal: Listed Building Consent Application for internal reconfiguration of the ground floor to remove internal walls between two units.
Location: 13-15 Artillery Row, London, SW1P 1RH

We write on behalf of the applicant, Benesco Charity Ltd c/o Metrus Ltd, to submit a LBC application at the above site for the following works:

- Demolition of internal walls between two units at ground floor level. The works will also include the strip out of the internal ground floor finishes, partitions, making safe electrical infrastructure and opening up dividing wall between No. 13 and No 15 Artillery Row.

A Specification of Works & Materials Schedule has been submitted in support of the application. This set out in detail the proposed work at section 3.07.

A Heritage Statement (HS) has been undertaken to assess the impact of the proposed works to the ground floor on the statutory grade II listed building. The report was prepared by Stephen Heywood, Heritage Consultant. The report concludes that the removal of the wall would be 'negligible' in terms of overall heritage impact and there would be no harm to the significance of the heritage asset forming 13-15 Artillery Row.

The development is not considered to run contrary to any relevant national, regional or local heritage policies and as such approval should not be unreasonably withheld.

Yours sincerely

A handwritten signature in black ink, appearing to read 'M. Philpot', is written over a large, faint, repeating watermark of the company name 'one planning consultants'.

Mark Philpot **MRTPI**
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Encl.

- *Heritage Statement prepared by Stephen Haywood MA FSA*
- *Schedule of Works to Facilitate Re-Letting*
- *Site Location & Block Plan (1886-100-PA-0)*
- *Existing Ground Floor Plan (1886-102-PA-0)*
- *Ground Floor Demolition Plan (1886-202-PA-0)*
- *Proposed Ground Floor Plan (1886-302-PA-0)*