

**HERITAGE STATEMENT  
AND DESIGN AND ACCESS STATEMENT  
IN SUPPORT OF APPLICATIONS FOR  
LISTED BUILDINGS CONSENT  
AND  
FULL PLANNING APPROVAL  
AT  
FLAT 1 76 KENSINGTON GARDENS SQUARE**

**FOR:**

**Internal alterations and replacement glazing including slimline  
double glazing**



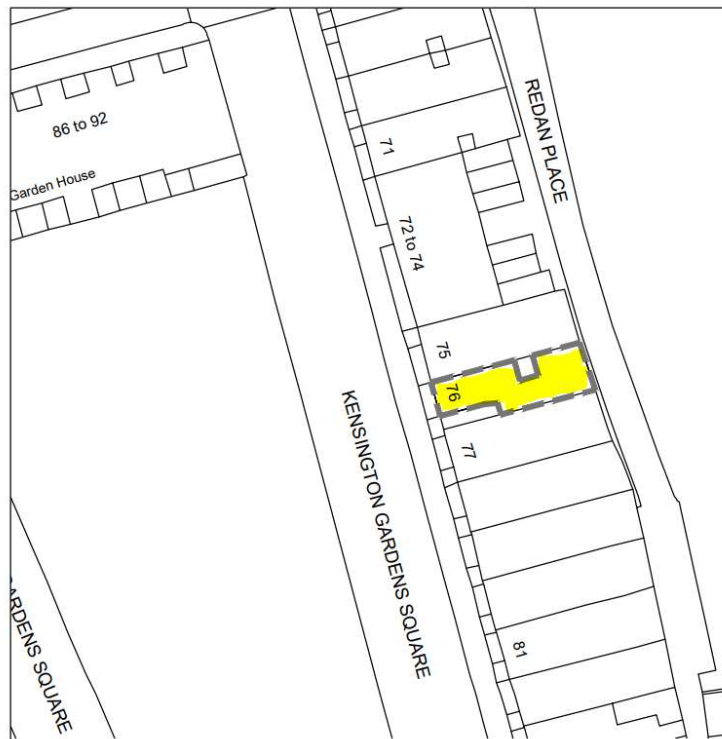
**STREETVIEW**  
Get Planning & Architecture

Report Audit

Date	Rev	Author	Check by	Comment
13.04.2024		SN	Bg	Draft
14.04.24		SN	BG	ISSUED
19/04/23		SN	BG	DE DRAFT AND ISSUED FOR PLANNING

## Contents

1. Introduction .....	3
2. Site Description and Planning History .....	4
3. The proposal including schedule of works.....	8
4. Statement of Significance.....	16
5. Impact of Proposed Development on Heritage Assets .....	18
6. Conclusion .....	20



ABOVE: Site Location Plan

Note: all maps are oriented north, unless stated otherwise.



## 1. Introduction

- 1.1. Get Planning & Architecture (GPA) is a consultancy which is accredited by both the Royal Town Planning Institute, (RTPI) and the Royal Institute of British Architects, (RIBA). GPA have a proven track record of delivering Heritage Statements and other planning statements. The purpose of this Heritage Statement is to identify relevant Heritage Assets and to explain the impact of the proposals on them.
- 1.2. This Heritage Statement has been prepared by GPA to accompany an application for both: Listed Buildings Consent and full planning application.
- 1.3. The application is for internal alterations and replacement of glazing in existing windows, (including slimline double glazing). A detailed schedule can be found in a subsequent section of this statement.
- 1.4. This statement describes the Heritage Assets and aims to provide the local planning authority, (LPA) with the relevant information with respect to the application site and describes the potential impact on the surrounding heritage assets to aid the decision-making process regarding the planning application. Reference has been made to the LPA's guidance, see: <https://www.westminster.gov.uk/planning-building-and-environmental-regulations/planning-applications/advice-planning-application-supporting-documents/heritage-statements> and <https://www.westminster.gov.uk/planning-building-and-environmental-regulations/design-and-heritage-planning/westminsters-heritage-assets>
- 1.5. In addition, reference has been made to Historic England's Advice Note 12: Analysing Significance in Heritage Assets. <https://www.westminster.gov.uk/media/document/advice-on-analysing-heritage-significance>



## 2. Site Description and Planning History

- 2.1. The application site is a ground floor flat within the Grade II listed terrace and is located within the Bayswater Conservation Area. It has a frontage to Kensington Gardens Square to the west and a rear aspect to Redan Place to the east. Together with the rest of the terrace, it forms part of the grand stucco terraces of Kensington Gardens Square.
- 2.2. The site forms part of the Grade II listed 75 to 85 Kensington Gardens Square, which is one such designated heritage assets. In addition, the site lies within the Bayswater Conservation Area, which is also a designated heritage asset.
- 2.3. The CA was designated in 1969. Below is an extract from the LPA's CA character summary: <https://www.westminster.gov.uk/media/document/westminsters-conservation-areas-character-summaries-and-overview>

### 4. Bayswater

Bayswater was initially developed as a fashionable residential suburb in 1827, when the surveyor to the Bishop of London laid out the area between Praed Street, Edgware Road and Bayswater Road. This layout consisted of an inter-related pattern of wide streets, crescents and squares planned on either side of the main boulevards- Westbourne Terrace and Sussex Gardens.

Today, the Bayswater conservation area covers a large area with a mixed but retains a predominantly residential character. Much of the area consists of stucco terraced

houses but these are interspersed with attractive streets and mews of a smaller scale as well as a variety of later buildings of interest. A series of open spaces with many fine mature trees and formal squares also contribute to the area's character. The area around Paddington Station has a distinctive more commercial character and has many interesting late Victorian and early 20th century buildings.

Bayswater was first designated as a conservation area in 1967. It was extended in 1978, 1990, 2002 and 2010. It has a [conservation area audit](#) and an addendum to the audit was prepared in 2010 to provide information on the conservation area extension and its character.

- 2.4. Below is the CA map, (site highlighted in yellow), it is noteworthy that the rear of the property lies on the edge of the CA:

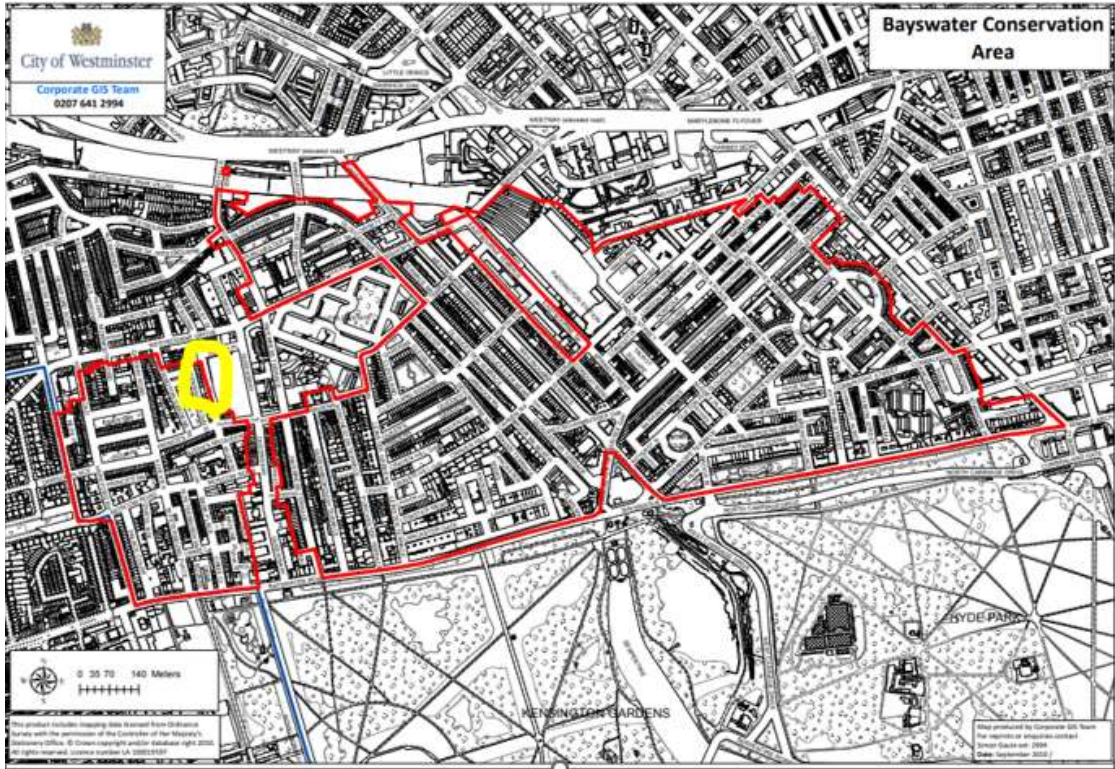


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2.5. The property was listed on 20<sup>th</sup> October 1981. The official list entry is below:

### 75-85, KENSINGTON GARDENS SQUARE W2

List Entry Number: 1217738

Heritage Category: Listing

Grade: II

Location: 75-85, KENSINGTON GARDENS SQUARE W2, Non Civil Parish, BAYSWATER, PADDINGTON, City of Westminster, Greater London Authority

### Overview

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1217738
Date first listed:	20-Oct-1981
List Entry Name:	75-85, KENSINGTON GARDENS SQUARE W2
Statutory Address:	75-85, KENSINGTON GARDENS SQUARE W2



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## Details

TQ 2581 SE TQ 2580 NE CITY OF WESTMINSTER KENSINGTON GARDENS 50/24 63/7 SQUARE, W2 (east side) 21.10.81 Nos 75 to 85 (consec) GV II Terrace of houses. Mid C19. Stucco. 4 storeys, attic and basement. Each house 3 closely spaced windows wide. Channelling to ground floor. Projecting Doric porches. Panelled doors. Square headed windows to ground and third floors. Others round headed, grouped in triplets with shafting between windows. First and second floor triplets corniced; pediments to second floor centre windows. Plate glass sashes. Console cornice above third floor. Subsidiary cornice to attic. Cast iron area railings. Integral part of Kensington Gardens Square planned layout.

Listing NGR: TQ2573680989

2.6. 76 Kensington Gardens Square was sub-divided in to flats several decades ago and this resulted in significant internal alterations from the original state of the interior.

2.7. Below is a summary of planning history as seen on the LPA website on 10/04/24

**Replacement of glazing to two sash windows at rear second floor level with matching single pane acoustic glazing in timber sash windows.**

Flat 3 76 Kensington Gardens Square London W2 4DJ

Ref. No: 19/07414/LBC | Received: Tue 24 Sep 2019 | Validated: Wed 20 Nov 2019 | Status: Decided

**Replacement of two windows at rear second floor level with double glazed timber sash windows. (Linked to 19/05547/FULL)**

Flat 3 76 Kensington Gardens Square London W2 4DJ

Ref. No: 19/05548/LBC | Received: Tue 16 Jul 2019 | Validated: Wed 17 Jul 2019 | Status: Decided

**Replacement of two windows at rear second floor level with double glazed timber sash windows. (Linked to 19/05548/LBC)**

Flat 3 76 Kensington Gardens Square London W2 4DJ

Ref. No: 19/05547/FULL | Received: Tue 16 Jul 2019 | Validated: Wed 17 Jul 2019 | Status: Decided

**Internal alterations, including the removal and addition of partitions, at first floor level (Linked with 17/10923/FULL).**

Flat 3 76 Kensington Gardens Square London W2 4DJ

Ref. No: 17/10924/LBC | Received: Fri 08 Dec 2017 | Validated: Mon 11 Dec 2017 | Status: Decided

**Installation of 2no flues on rear elevation (Linked with 17/10924/LBC).**

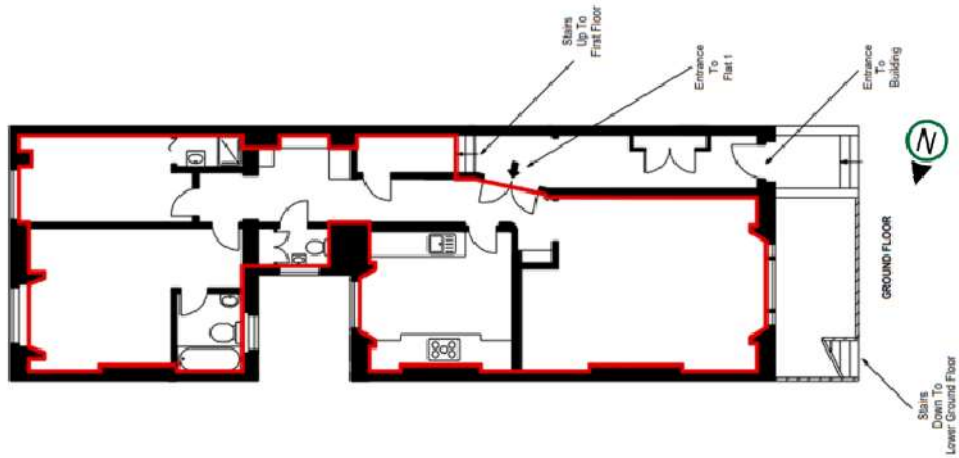
Flat 3 76 Kensington Gardens Square London W2 4DJ

Ref. No: 17/10923/FULL | Received: Fri 08 Dec 2017 | Validated: Mon 11 Dec 2017 | Status: Decided

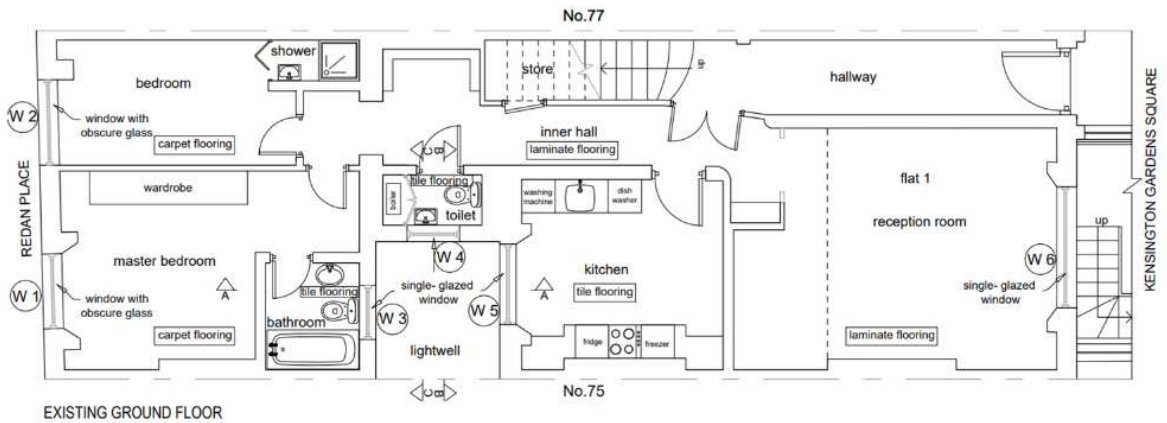


2.8.

The property is a two-bedroom flat on the ground floor of a five-storey building with views to the west over a garden square, and to the east towards Redan Place. Each dwelling is accessed off a communal stair leading from the entrance hallway. The flat consists of a reception room, WC, two bedrooms with en-suite, and a kitchen.



Extract from title plan for Flat 1



Extract from GPA survey plan April 24





### 3. The proposal including schedule of works

3.1. Below is the applicant's schedule of work:

#### INTERNAL

- A. *Re-design of en-suite bathroom in the master bedroom. i.e. Replace tiles on the walls, shower head, toilet, sink and light switch (currently light switch comprises a cord that needs to be pulled).*
- B. *Form opening in partition of under-stair store and construction of pull-out drawers in the same place*
- C. *Installation of wardrobes and wall cabinet in the master bedroom*
- D. *Re-design of kitchen cabinetry*
- E. *Replacement of existing carpet flooring in bedrooms with Luxury Vinyl Tile flooring, (LVT)*
- F. *Replacement of existing laminate flooring in hallway and reception with LVT*
- G. *Replacement of existing tiles in kitchen with LVT and bathroom tiles on a like-for-like basis*
- H. *Replacement of entrance door into flat 1 with a fire resistant door with similar design as per existing*

#### EXTERNAL

NB EXISTING WINDOWS TO BE RETAINED AND REPAIRED, WITH NEW GLAZING

- I. *Replacement of obscure single glazed windows in both bedrooms (facing Redan Place) with clear 12mm max. slimline double glazing*
- J. *Replacement of obscure single glazing in bathroom and WC windows (facing lightwell) with obscure 12mm slimline double glazing*
- K. *Replacement of obscure single glazing in kitchen window (facing lightwell) with clear max. 12mm slimline double glazing*
- L. *Replacement of single glazing in window in reception (facing Kensington Gardens Square) with 12mm max clear slimline double glazing*

3.2. Minor and non-intrusive fixings will be used wherever possible. Screws will be max.

5x60 screws, (or equal): see <https://www.screwfix.com/p/goldscree...k-multipurpose-screws-5-x-60mm-100-pack/15535> with fisher duo plugs 6x50mm max.



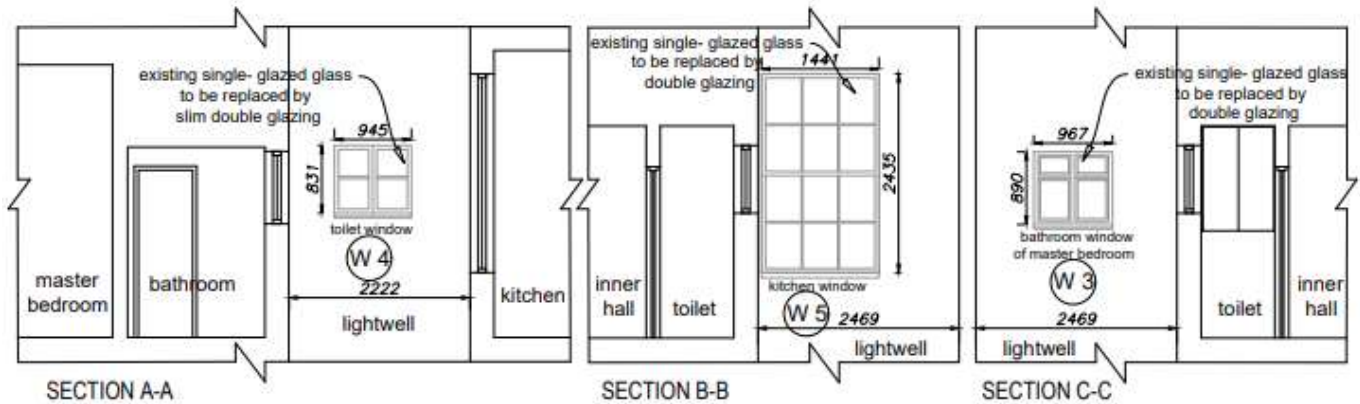
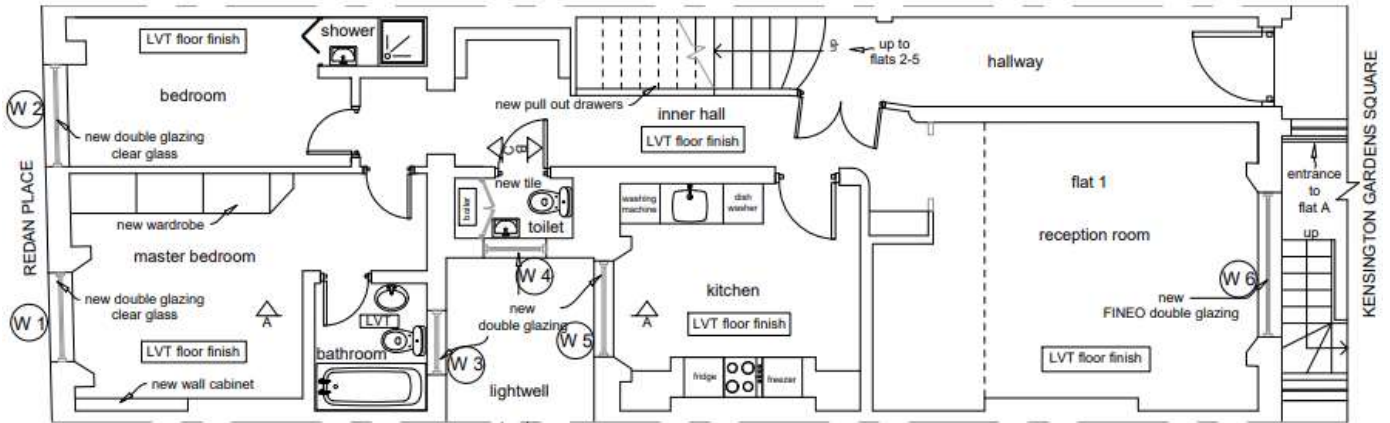
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3.3. Below are extracts from the drawings 'as proposed':



3.4. WORKS TO BATHROOMS AND TOILET, (SCHEDULE ITEMS A AND G)

The work is generally on a like-for-like basis, (excepting bathroom floor finish)

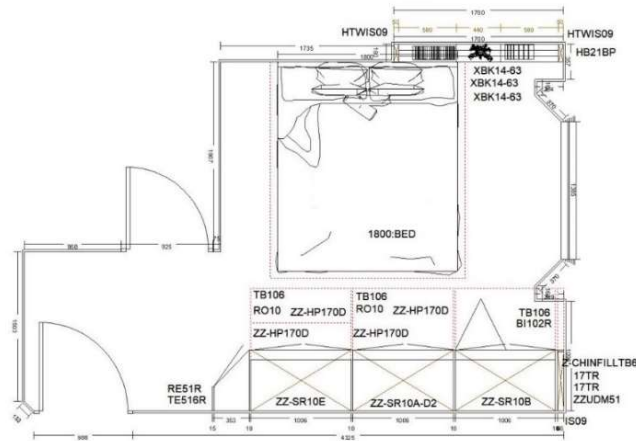
3.5. UNDER STAIR CUPBOARD, (ITEM B)

The partition under the stairs to be modified and fitted shelves and drawers will be installed, see visualisation below:



3.6. BEDROOM FITTINGS, (ITEM C): Below are details of the replacement fittings:

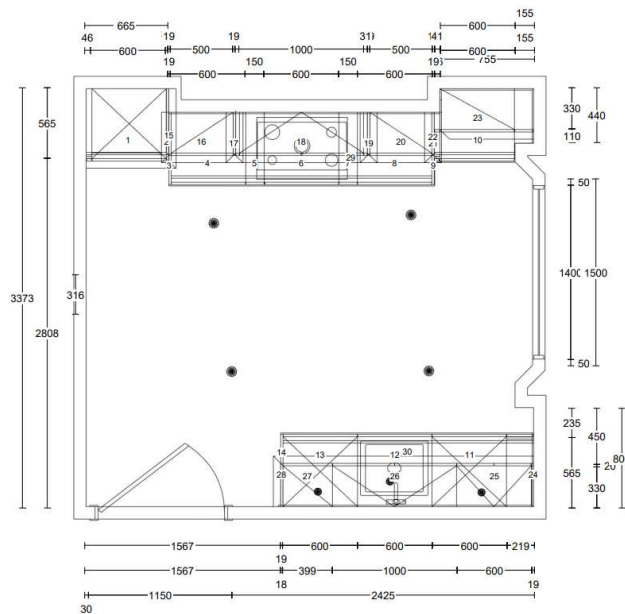




ABOVE: Proposed wardrobe and wall unit in larger bedroom

3.7. KITCHEN FITTINGS, (ITEM D): Below are details of the replacement fittings:





Above: Proposed kitchen details

The existing cabinetry in the kitchen is of modern style and not original to the flat. Therefore, replacement with further modern cabinets will not affect on the heritage aspects of the flat.

- 3.8. FLOORING, (ITEMS E AND F): existing floor finishes in the bedrooms and hallway to be replaced with LVT. The LVT to be laid in accordance with manufacturers instructions and including the required underlay. Fixing to be with adhesives with no intrusion or alteration of any historic fabric. The existing flooring has a modern style and are not original the property. Therefore, replacement of these floorings will not impact on the heritage value of the building.



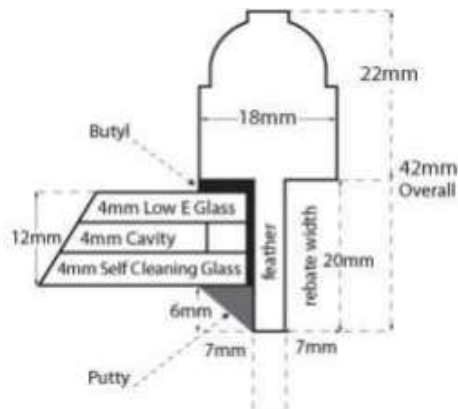
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3.9. ENTRANCE DOOR TO THE FLAT, (ITEM H): The existing arrangement is a double leaf door which does not provide appropriate fire resistance. The existing doors are comparatively modern. The new door will be a fire door of similar appearance to the existing.

3.10. WINDOWS TO REAR, SERVING BEDROOMS, (ITEM I, WINDOWS 1 AND 2). These windows currently have single glazing and with obscure glass. The existing window frames are to be restored and fitted with clear slimline double-glazing, (max. thickness 12mm.) with traditional putty glazing on the exterior. Subject to detailed inspection, the window bars may need replacement as part of the restoration. In that event, the window bars are to be as shown in the detailed profile below. The glass to be clear.



- 3.11. BATHROOM AND TOILET WINDOW, (ITEM J, WINDOWS 3 AND 4). As Item I above, but with obscure glazing. Below are photos of the windows, (bathroom left, toilet on the right). Subject to detailed survey and if required, the window bars on the toilet window to be replaced in order to accept the thicker double glazing.



- 3.12. KITCHEN WINDOW (ITEM J, WINDOW 3). As Item I, ie as windows 1 and 2 above, with new slimline double glazing and clear glass, (see photo below on far left)



- 3.13. RECEPTION ROOM WINDOW (ITEM L, WINDOW 6). This window faces Kensington Gardens Square. The framing will accept slimline double glazing without modification. The window to be restored and fitted with slimline double glazing with clear glass, max thickness 12mm and with traditional putty glazing to the exterior.



ABOVE: window 6



#### 4. Statement of Significance

4.1. The Heritage Assets are considered to be the Listed Building and the Conservation Area in which it is located.



ABOVE: aerial view from the South

4.2. Number 76 lies in the centre of the West side parade of the square, constructed in mid-1800's. Its Heritage significance lies in being part of the group of buildings. The official list entry makes no mention of any aspects of the interior. The properties in the square are uniform in appearance and the current elevations of 76 are consistent with many neighbouring properties. The rear elevation lies on the edge of the CA And there is a very large modern development immediately to the East of the property.

4.3. The development of the square is Victorian in a Regency style built circa. 1860. Stucco Portland cement render was developed at this time to mimic stone facades of the earlier Regency period and satisfy Victorian taste for evenly-coloured and smooth house fronts. Kensington Gardens Square is a town square of 5 and 6-storey stucco-fronted





houses originally built as family houses for members of the then-emerging professional classes but today it consists mostly of flats and hotels. The popularity of stucco was influenced by John Nash's Regent's Park estate developed for the Crown Estate.

- 4.4. Until 1807 Bayswater was a small hamlet known for its tea gardens and water supply. The development took place from the early C19th onwards and was undertaken by a number of speculative builders; Leinster, Princes and Kensington Gardens Squares were part of a scheme by speculator George Wyatt, which he commenced in 1856. Each of these garden squares provided communal gardens for the surrounding houses. Leinster Square was the first to be completed in 1864. Edward Weller's Map of London of 1868 shows all three squares with gardens laid out. By the mid-1860s Bayswater was entirely built over and towards the end of the century its social character had changed with a greater number of commercial premises and hotels, the latter to serve customers of the railway.



- 4.5. Regarding the impacts on the Conservation Area, most of the proposed works are internal alterations and therefore do not impact on the heritage assets.

## 5. Impact of Proposed Development on Heritage Assets

5.1. The Heritage Assets have been identified as:

- The Conservation Area
- The listed building

5.2. INTERIOR WORKS: The interior works have no impact on the CA. The detailed design and proposed methods for installation of floor materials and the replacement fittings has been considered and the work will be non-intrusive, with the minimum of mechanical fixings, (of a modest size, eg. screws). There will be no cutting or removal of any parts of the historic fabric.

5.3. WINDOWS NUMBERS 1 AND 2: The change proposed has two aspects: the change of glass from single glazing to slimline double glazing and the resultant requirement to replace or modify window bars, (only) on the rear windows, (windows numbers 1 and 2 on the plans). With regard to windows 1 and 2, these are at the rear, on the edge of the CA and facing a newly built very large modern development. The character and appearance of the existing rear elevation is utilitarian and not mentioned in the Listing. It is contended that the change of glass type and the window bars will have no impact on the Heritage Assets.

5.4. WINDOWS 3, 4 AND 5: Regarding the impacts on the Conservation Area, whilst the exterior changes as a whole involve a total of 6 no. windows, 3 of these are completely invisible from the public realm, being located in an enclosed inner light well. Therefore only 3 windows have any impact on the CA. Windows nos. 3 and 4 appear non-original, (and not double hung sliding sashes). The change of glass and modification of window bars, (to number 4, if needed) have no adverse impact on the Listed Building. For window 5, window bars will be modified or replaced, (ie. with greater depth by 10mm approx. to accept thicker glass). The impact on the Listed Building is 'de minimis' and there is no impact on Heritage Assets. The changes from obscure glass to clear in the kitchen is proposed in order to improve the outlook and causes no detriment to the privacy enjoyed by occupants of neighbouring property.



5.5. WINDOW 6: The sole front-facing window is shown at clause 3.13 above. The panes of glass are large and the sash frames are therefore also substantial. Replacement of the single glazing with slimline double glazing can be accommodated without any change to the existing frames. Fixing will be with traditional putty glazing and the maximum glass thickness will be 12mm. Decision-makers are requested to note that a similar change to slimline double glazing was approved very close by, at number 61, (see extract from the approval below).

Your ref: FLAT 6, 61 KENSINGTON GARDEN ...      **Please reply to:**      North Planning Team  
My ref: 23/08059/LBC      Tel No:      07866036268

Mr GARY CHANDLER  
The Michael Blacker Partnership  
MICHAEL BLACKER PARTNERSHIP  
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United Kingdom

**Town Planning & Building Control**  
Westminster City Council  
PO Box 732  
Redhill, RT1 9FL

29 February 2024

Dear Sir/Madam

**PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990  
LISTED BUILDING CONSENT FOR WORKS (CONDITIONAL)**

The City Council has considered your application and grants listed building consent for the works referred to below subject to the conditions set out and in accordance with the plans submitted.

Unless any other period is stated in the Schedule below or by conditions attached; this consent, by virtue of Section 18(1) of the 1990 Act (as amended), is granted subject to the condition that the works to which it relates must be commenced within 3 years of the date of this consent.

Your attention is drawn to the Statement of Applicant's Rights and General Information.

**SCHEDULE**

**Application No:** 23/08059/LBC  
**Date Received:** 20.11.2023      **Date Amended:** 09.01.2024

**Plan Nos:** 4825-SK100 REV A, 4825-SK200 REV A, GA-100 E, GA-101, GA-102 C, GA-103 B, GA-104C, ELE-300 A, ELE-301B, Photographs, Design and Access Statement, Heritage Statement and Sustainable Design Statement and photographs

**Address:** Flat 6, 61 Kensington Gardens Square, London, W2 4BA

**Proposal:** Alterations/repairs to sashes and frames and installation of double glazing to front and rear windows at first floor level and internal alterations. (Linked with 23/08058/FULL)

5.6. Taking into account that the context of number 61 is almost identical to that of number 76, the proposed works, in their entirety, are considered to cause no harm to the Heritage Assets. On the contrary, the improvements resulting from longevity of the windows and the significant saving of non-renewable and other energy is a benefit outweighing any harm.



## 6. Conclusion

- 6.1. It is contended that the proposals as outlined above offer no detriment to the Conservation Area or to the Listed Building. In the event that decision-makers do consider there to be harm, it is undoubtedly minimal, (or de minimis) and outweighed by the benefits to the Listed Building, (ie longevity of the windows and reduction in the use of non-renewable resources).
- 6.2. There is a benefit to Heritage Assets in that the proposals secure optimum value and facilitate continued viable use of the Listed Building, thus supporting its long-term conservation. The assessment of the impact of the proposals is therefore considered to be either neutral or positive, with no detriment.
- 6.3. Detailed justification has presented in this statement and in particular, the recent approval at number 61 Kensington Gardens Square offers a robust justification that Listed building Consent should be granted for the works.

*Statement authored by: Brian Gatenby RIBA MRTPI*



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