

CITY OF WESTMINSTER			
PLANNING APPLICATIONS SUB COMMITTEE	Date 14 January 2020	Classification For General Release	
Report of Director of Place Shaping and Town Planning		Ward(s) involved Knightsbridge And Belgravia	
Subject of Report	Forbes House, 10 Halkin Street, London, SW1X 7DS,		
Proposal	Variation of condition 1 of planning and listed building consents dated 4 April 2017 (RNs: 16/10545/FULL and 16/10546/LBC) for 'Alterations in connection with the reversion of the building to use as a single family dwelling, including removal of and rebuilding rear stable block, extension to main house and formation of basement and sub-basement levels; removal of garage building and erection of a replacement garage/ sub-station building; raising mansard roof trusses; and associated internal alterations, landscaping and associated works', Namely, to allow further internal and external alterations from lower ground floor to roof including further repair, restoration and refurbishment, the relocation of main staircase, amendments to rear extensions and stable block, altered fenestration and enlargement of lift shaft and landscaping of garden space, including creating a public garden area off Grosvenor Crescent.		
Agent	Blair Associates Architecture Limited		
On behalf of	Forbes House Limited		
Registered Number	19/07252/FULL	Date amended/ completed	20 September 2019
Date Application Received	19 September 2019		
Historic Building Grade	II		
Conservation Area	Belgravia		

1. RECOMMENDATION

1. Refuse permission – design of doors
2. Refuse listed building consent – loss of historic fabric as a result of relocation of the stair

2. SUMMARY

Forbes House is a grade II listed mansion in the Belgravia Conservation Area. The building was extended and altered several times in the 19th century, and then most significantly in the early 20th century (c. 1912) in an opulent Louis Quinze style by its then owners the 8th Earl of Granard and his

American heiress wife. The centrepiece of the new interior was the new entrance hall leading to a full imperial staircase. This phase of the building's development contributes to the building's architectural and historic significance.

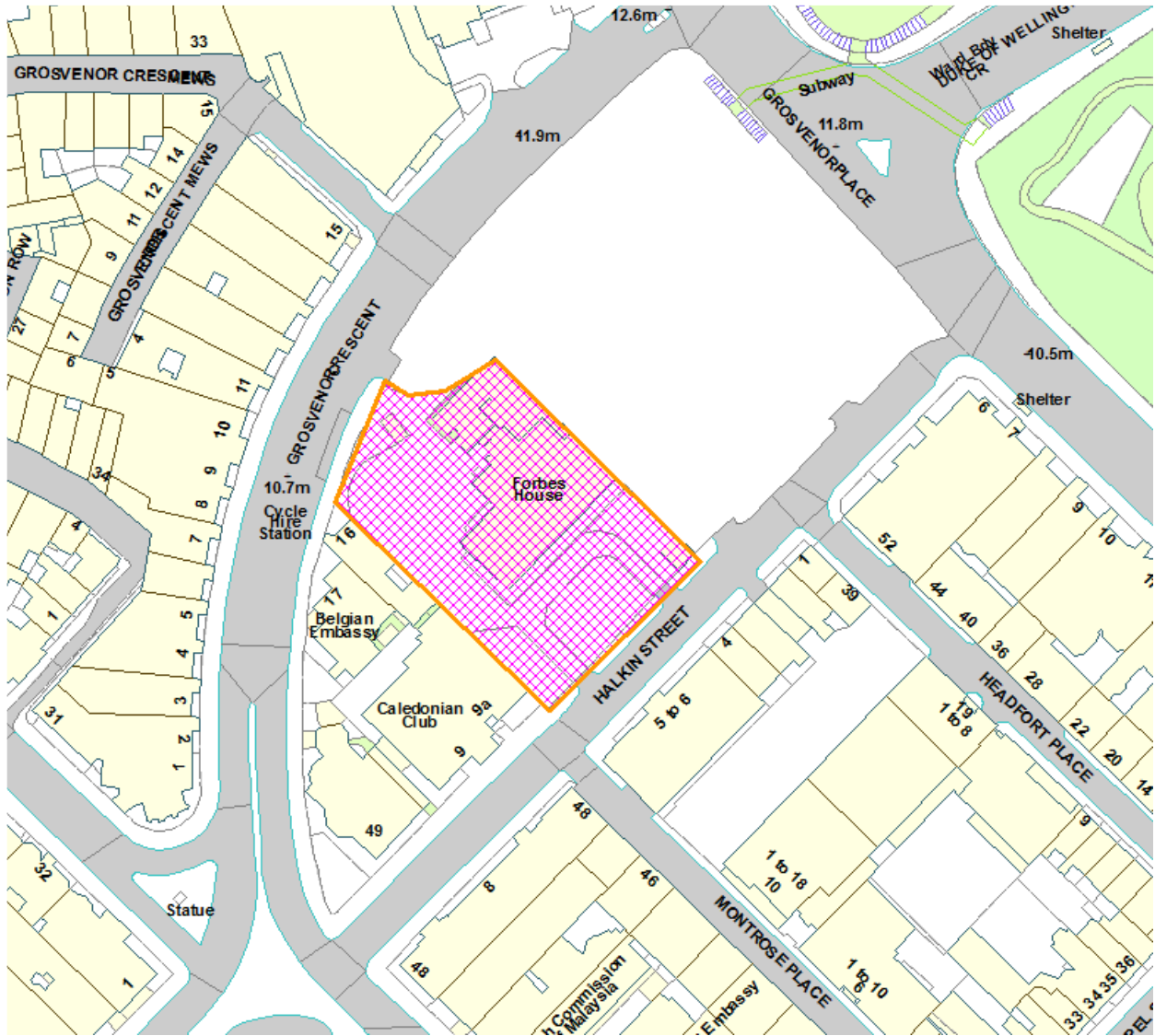
In 2012 and 2017, the City Council granted consent allowing the extension and alteration of the building in connection with its use as a single family dwellinghouse. Planning permission and listed building consent is sought to amend the 2017 consent to allow further alterations. The most significant alterations are the dismantling and repositioning of the main staircase and the insertion of new external doors to the rear elevation. The applicant explains they would like to carry out this work in order to improve the connection between the house and the garden.

The key issue in this case is:

- the impact of the alterations on the special interest of the listed building.

As set out in this report, dismantling and repositioning the elaborate main staircase and the insertion of new external doors to the rear elevation would harm the special interest of the building. The applicant has failed to demonstrate that this harm would be outweighed by public benefits and that the harm would be minimised. This would not meet the National Planning Policy Framework (NPPF), policies within the Unitary Development Plan (UDP) and Westminster's City Plan (the City Plan), and the advice in the 'Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings'. Therefore, the applications are unacceptable on heritage grounds and are recommended for refusal for the reasons set out in the draft decision letters.

3. LOCATION PLAN



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4. PHOTOGRAPHS



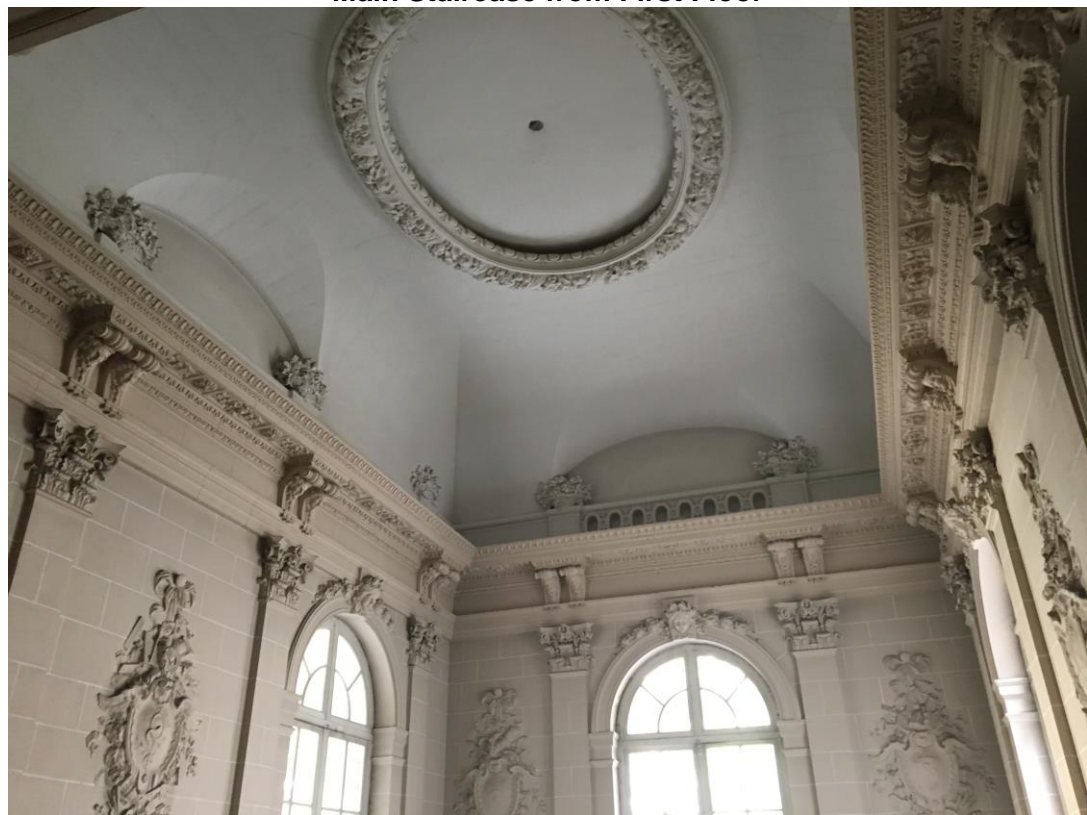
Front Elevation



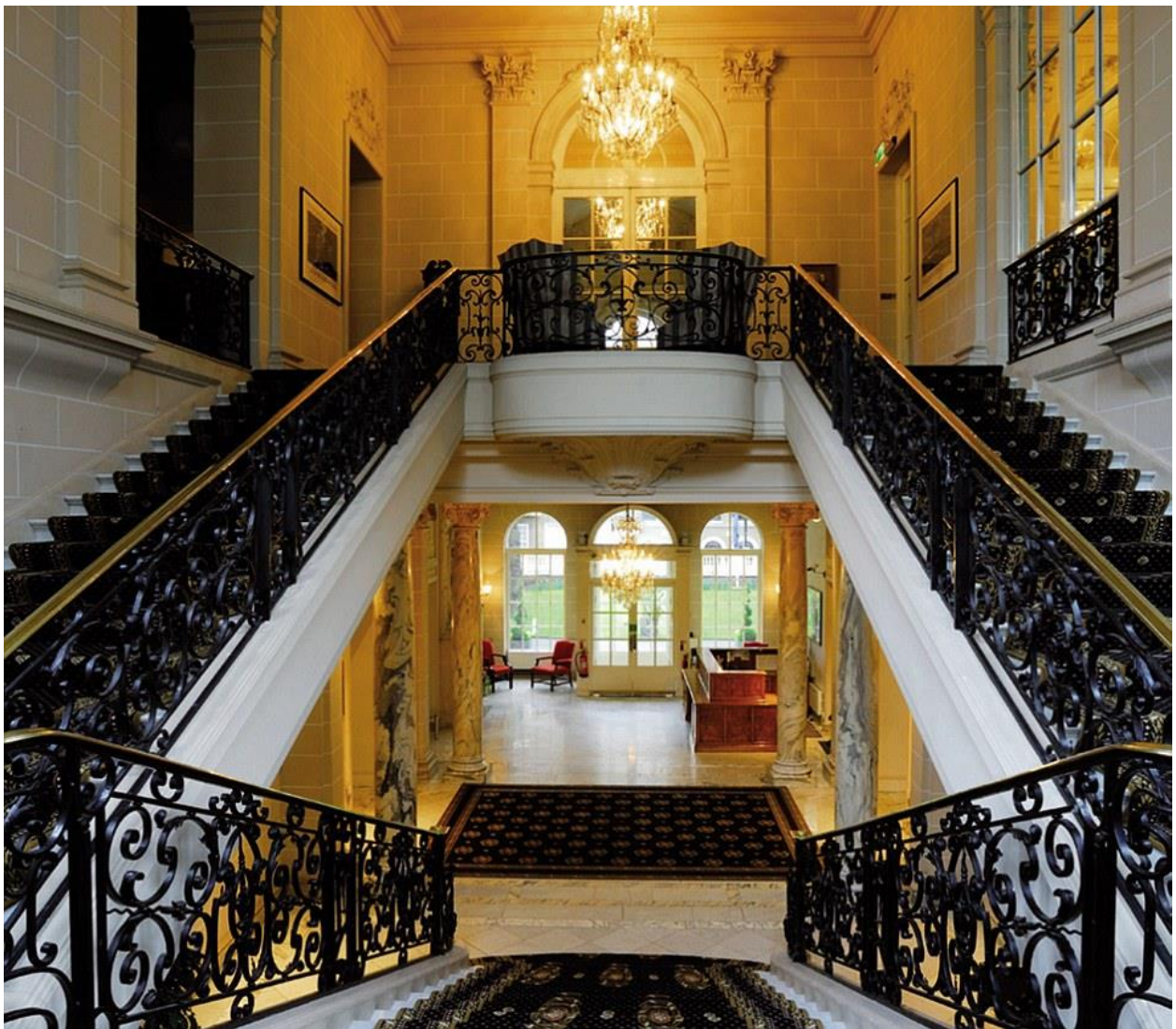
Main Staircase from Ground Floor



Main Staircase from First Floor



Ceiling in Staircase Compartment



Staircase Prior To Works Starting on site

5. CONSULTATIONS

COUNCILLOR HITCHCOCK (Ward Member for Knightsbridge and Belgravia):
Requests the application be considered by planning sub-committee.

HISTORIC ENGLAND:

The proposal would cause less than substantial harm, and the City Council needs to be satisfied this harm is clearly and convincingly justified and outweighed by public benefits.

BELGRAVIA RESIDENTS ASSOCIATION:

Any response to be reported verbally.

THE BELGRAVIA SOCIETY:

Any response to be reported verbally.

BELGRAVIA NEIGHBOURHOOD FORUM:

Any response to be reported verbally.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED:

No. Consulted: 33

Total No. of replies: 0

PRESS ADVERTISEMENT / SITE NOTICE:

Yes

6. BACKGROUND INFORMATION

6.1 The Application Site

Forbes House is a grade II listed mansion in Belgravia. Originally built in the early 19th century to the designs of Robert Smirke, it was remodelled in 1824, 1868 and most significantly in the early 20th century (c. 1912) in an opulent Louis Quinze style when it was owned by 8th Earl of Granard and his American heiress wife. The centrepiece of the new interior was the new entrance hall leading to a full imperial staircase. This phase of the building's development contributes to its architectural and historic significance.

The house remained in residential use until 1941. After the war, it was in use by central government and from 1957 until 2011, as the headquarters for the Society of Motor Manufacturers and Traders. The building has been vacant since then, although work has begun on a development to convert the mansion back into residential use with alterations and extensions to the building.

6.2 Recent Relevant History

16 March 2012: The City Council granted planning and listed building consent for alterations in connection with the reversion of the building to use as a single family dwellinghouse, including the removal of and rebuilding of the existing rear extensions; new garage doors to Pembroke Close elevation; new sub-basement beneath part of existing car park; associated internal alterations, landscaping and associated works. Work began on this development but was not completed.

4 April 2017: The City Council granted planning and listed building consent for alterations in connection with the reversion of the building to use as a single family dwelling, including the removal and rebuilding of the rear stable block, extension to main house and the formation of basement and sub-basement levels; removal of the garage building and erection of a replacement garage/sub-station building; raising the mansard roof trusses; and associated internal alterations, landscaping and associated works. Work has begun on this development.

7. THE PROPOSAL

The applicant seeks to vary condition 1 of the 2017 planning and listed building consents to allow for amendments including further internal and external alterations from lower ground floor to roof including further repair, restoration and refurbishment, the relocation of the main staircase, amendments to rear extensions and stable block, altered fenestration, enlargement of the lift shaft and landscaping of the garden space, including the creation of a public garden area off Grosvenor Crescent.

	Consented GIA (sqm)	Proposed GIA (sqm)	+/-
Residential (Class C3)	5187	5109	-78

8. DETAILED CONSIDERATIONS

8.1 Land Use

Given the City Council has granted permission to use the building as a single family dwellinghouse, and that the applicant has implemented that permission, these proposals would raise no land use issues.

8.2 Townscape and Design

Legislation, Policy and Guidance:

When determining applications for development within a conservation area, or affecting a listed building or its setting, sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 are relevant. These require special regard be had to the desirability of preserving the special interest of the listed building and preserving or enhancing the character and appearance of the conservation area.

The National Planning Policy Framework (NPPF) sets out the government's policies for making planning decisions and how they should be applied. It states that any harm or loss to a listed building requires clear and convincing justification (para.194). Any harm caused by a scheme should be weighed against any public benefits, including any heritage benefits (para.195), with great weight given to the asset's conservation whatever the degree of harm, and even greater weight given to highly graded assets (para.193). Conflict between an asset's conservation and any aspect of a proposal should be avoided or minimised (para.190), including through more sensitive design (NPPG, 'Conserving and enhancing the historic environment' para.018).

Together, and as informed by a range of legal judgments, the above statutory and national policy basis for decision-making equates to a strong presumption against harm, which the City Council should only permit if the public benefits of a development significantly and demonstrably outweigh that harm. In considering this, the City Council must consider whether the benefits could be achieved through less harmful means of achieving the same, or whether those benefits could not be acceptably provided elsewhere.

UDP policies DES 1 (urban design / conservation principles), DES 5 (alterations and extensions), DES 9 (conservation areas) and DES 10 (listed buildings) are relevant to the consideration of the application proposals, whilst policies S25, S26 and S28 of the City Plan provide the strategic basis for the application. Relevant London Plan (2016) policies include 7.4 (Local Character), 7.6 (Architecture) and 7.8 (Heritage assets and archaeology).

Impact of the Proposals:

The 2012 and 2017 consents allowed for significant alterations and extensions to the building. The works included the creation of two basement levels, new extensions, alterations to the roof and extensive internal alterations in connection with using the mansion as a single-family dwellinghouse. This work was determined to cause 'less than substantial harm' to the building's special interest, but the City Council considered the public benefits of the scheme justified this harm.

The principal amendment over the 2017 consent is the dismantling and repositioning of the main staircase from its current place at the rear of the entrance hall to a position to the side of the hall. In 2018 and 2019, the applicant engaged the City Council and Historic England in pre-applications discussions about this work. It would involve external alterations to the rear elevation of the staircase compartment, including the removal of the bulk of the wall fabric at ground floor level to install three sets of arch-headed double doors to allow direct access into the garden. It would also involve the loss of some elements of the staircase, including shortening the upper flights, rebuilding and changing the design of the half landing and installing new sections of stringer and railing, demolition of some surviving 19th century plan form and fabric, and the insertion of a new floor structure at first floor level within the existing staircase compartment. It would also change the relationship of the main staircase to the secondary staircase and the layout of the building at ground and first floors.

The relocation of the main staircase would clearly be a dramatic alteration to the building. The applicant explains they would like to carry out this work in order to improve the interaction between the house and the garden (which they deem essential), but they accept the City Council's conclusion that the proposed works would cause 'less than substantial harm' to the significance of the building (as defined by para 196 in the NPPF).

The applicant justifies this harm in two main ways, namely by:

- questioning the importance of the staircase, and thereby the degree of harm caused, given the staircase is not original (as it was built in 1912); and by asserting that

- the harm caused would be outweighed by the benefits of the scheme, which principally relate to securing the use of the site as a single-family dwellinghouse (securing its optimum viable use) and providing a new public garden.

Although Historic England stated in their pre-application advice to the applicant that “the 1912 remodelling of the property is of high significance and of particular aesthetic value”, Historic England advised the applicant that they would be content with the principle of relocating the staircase. In their response to the current application they in part state:

“Whilst this staircase is not original, it forms a key component of the Edwardian refurbishment of the property. Ultimately the proposals would retain the staircase, albeit its relocation would have repercussions upon the circulation route at both ground and first floor levels. In our view this would cause less than substantial harm to the significance of the listed building. In accordance with the NPPF, your council needs to be satisfied the harm has been clearly and convincingly justified (paragraph 194) and outweighed by public benefits (paragraph 196).”

Officers do not consider the harm is clearly and convincingly justified, nor consider that the harm is outweighed by public benefits. Further, the applicant has not given enough weight to the importance of the 20th century re-modelling, nor to the architectural and historic interest of the staircase, nor have they undertaken enough research into the significance of the areas affected by its relocation.

The City Council's Supplementary Planning Guidance, 'Repairs and Alterations to Listed Buildings' advises that staircases are frequently the most important features of an interior and that their form, position and detailing should always be respected and where they are particularly elaborate, they should be retained (para 6.23). The main staircase in Forbes House is certainly an elaborate staircase, and it was built in a period of the building's history that is of high significance and of aesthetic value, and so not retaining it in its current form and position would be harmful to the special interest of the building.

Officers do not find the applicant's rationale for the repositioning of the staircase in an altered form to be convincing. The applicant notes that first floor would have been where much of the entertaining space was located and note this would not be how a modern occupier would use this floor, and so contend that the grandeur of the staircase conflicts with this context. The applicant also notes the development under construction at 1 – 5 Grosvenor Place (commonly known as the Peninsula Hotel) will overlook the site, and this somewhat compromises the mansion. The applicant explains that the relocation of the staircase would provide significant private rooms at the ground floor facing the garden, which would become the new focus of the plan from with its back turned to the new hotel and contend that this will afford a greater semblance of privacy and a good quality space. While work has begun on site, the applicant also warns if the City Council does not permit the relocation of the staircase, they may not complete the scheme.

Officers have already accepted that a modern occupier would use the first floor differently, and approved alterations to allow this to happen. But officers fail to understand how the additional alteration to relocate the staircase would generate any greater privacy internally or in the garden and fail to understand why the applicant implies they would not be able to occupy the mansion without this alteration. There are very few windows which face toward the hotel development so actual overlooking of

rooms within the mansion is limited, furthermore the hotel development will have a special window type to the relevant elevation which will use an echelon arrangement together with horizontal louvres to prevent harmful overlooking of the mansion and its garden. If the applicant felt this was not sufficient, they could have proposed obscuring measures to the small number of windows which face the hotel development to prevent any perception of a loss of privacy if they wished. But instead, the proposals are to relocate the staircase involving works harmful to historic fabric and the historical significance of the building. And, as the applicant implies, these works would also have the effect of reducing the grandeur of this staircase. This rationale presented to the City Council for carrying out this work is not supportable because the works are disproportionate to the issue they seek to solve.

Although the applicant indicates that the works would be reversible, Historic England has published advice on the concept of reversibility (see "Advice Note 2: Making Changes to Heritage Assets" (2015)). To be reversible changes to the building would need to be able to be undone without harm to historic fabric, but in this case undoing the proposed works would undoubtedly result in additional harm. Even if the works were reversible as defined by Historic England, reversibility alone would not justify this alteration.

In addition, because the rear elevation of the staircase compartment represents the original design for this elevation, the removal of wall fabric to accommodate the doors to access the garden and the doors' poor relationship to the historic fenestration in this location, the new external doors to the rear (North - West) elevation would also harm the architectural and historic significance of the listed building.

Much of the other works proposed as part of the application are acceptable and several of them were previously approved. Some of the works that differ, such as no longer subdividing the first floor ballroom, are welcomed as these will cause less harm to the building's special interest compared to the 2017 scheme. Others, such as the enlargement of the lift shaft to the rear, would cause some additional harm. Overall, the additional alterations and extensions to the building, with the exception of the repositioning of the main staircase, would have a similar impact on the building as the 2017 scheme. As such, the main issue is the main staircase relocation. Although it should be noted that there remain some outstanding issues with the other works, including double-glazed replacement windows, secondary glazing, exterior lighting, masonry cleaning and the proposed man safe system and satellite dish to the roof. But conditions could address these smaller issues, had the application been otherwise acceptable.

Public Benefits of the Proposal:

Officers and the applicant agree that the proposed removal, relocation and reconstruction of the main staircase in an altered form would result in 'less than substantial harm'. Accordingly, the NPPF indicates the application should be refused, unless public benefits would outweigh this harm. In this case, the public benefits of the proposals are similar to the 2017 scheme, except now the applicant proposes to allow an approx.114 sqm area of the garden adjoining Grosvenor Crescent to be accessed by the public.

The applicant indicates they consider the main benefit to be securing the buildings optimal viable use as a dwellinghouse, but also points to various heritage benefits such

as not implementing the previously approved subdivision of the first-floor ballroom, as well as the restoration and upgrade of the building. While the principal benefit of the 2012 and 2017 schemes was securing the optimum viable use of the building, the applicant's contention now is that the further alteration to relocate the staircase is necessary for this benefit to be realised.

Officers consider the building's optimum viable use is as a dwellinghouse largely because this use would likely cause the least harm to the significance of the building as it would require less alteration to bring the property up to modern standards than other uses. Securing the optimal viable use of a listed building would be a public benefit, and as the NPPG notes, harmful work may sometimes be justified in the interests of realising the optimum viable use, notwithstanding the loss of significance caused, and provided the harm is minimised.

The applicant's assertion that the building's use is at risk without the relocation of the staircase lacks credibility. The crux of the applicant's argument appears to be that because they are one of a very small number of people who could afford to own and restore this building, the alterations they deem to be necessary for their family to live in the building are accordingly necessary to secure its optimal viable use. Contrary to this view, officers consider that this building clearly could be occupied with the staircase maintained in its current position.

The applicant's logic, if accepted, could justify almost any level of harm to the listed building. Therefore, officers do not agree it can be accepted. Moreover, the 2012 proposal put forward by a previous owner sought to use this building as a dwellinghouse without relocating the staircase – as did the 2017 proposals being implemented by the current applicant. In that context and given the immense amenity this building would provide irrespective of the position of the staircase, it is clear the building could be occupied with the staircase remaining in its current position. In any case, these works are not the least harmful way of securing what the applicant seeks (which is a greater sense of privacy and an improved layout).

Another important factor here is that arguably the use as a dwellinghouse has already been secured because the applicant has begun implementation of the previous permission. Irrespective of this, the principal new benefit that this application provided over the previous 2017 application is the offer of a new public garden off Grosvenor Crescent. It would measure some 114sqm and this would provide an outdoor space the public could enjoy. The applicant proposes to retain ownership and would maintain the land but would agree to open it to members of the public.

Public gardens are important within the City of Westminster where land is scarce, under intense competition, has a high monetary value and is built upon, with the exception of open space and public realm. While the City benefits from some of the most important and impressive parks in the Country, other areas not located near these parks are severely deficient of public open spaces. Policy S35 of the City Plan seeks to protect and enhance open spaces, and it states the City Council will seek to address public open space deficiencies partly by delivering new open spaces. However, this site is not within an area of public open space deficiency as Hyde Park and Green Park are both in close proximity. This limits the utility of this new public garden in addressing the City's areas of open space deficiency, and therefore limits the public benefit it would deliver.

While the new public garden would still be a benefit, on balance it would not outweigh the harm caused to the special interest of the listed building. Further, this benefit and the benefit of securing the optimal viable use of the building, could be delivered without the harm that would occur because of the repositioning of the main staircase.

Overall, the applicant has failed to demonstrate that the harm to the significance of the building is outweighed by the public benefits of this scheme and has failed to demonstrate that the benefits that do arise would be achieved through the least intrusive means possible or that they could not be achieved through other means, including completion of the previously approved works. Therefore, the proposal is recommended for refusal on grounds of the harm caused to the significance of the listed building.

8.3 Residential Amenity

Policies S29 of the City Plan and ENV13 of the UDP seek to protect residential amenity in terms of light, privacy, sense of enclosure, overlooking, noise and encourage development which enhances the residential environment of surrounding properties.

The report for the 2017 application notes the principal residential amenity impact was from the enlarged stable block and the proposed extensions and their effect upon the residential dwellings to the north east of the site on Pembroke Close. However, these properties have since been demolished as part of the adjacent hotel redevelopment.

The residential properties on Halkin Street and Grosvenor Crescent are a significant distance from the building, so the previous approval found the proposals would not harm these neighbours in terms of light, enclosure or privacy. This would continue to be the case.

8.4 Transportation/Parking

A garage with a car lift is proposed to serve the house which would be accessed from the north east of the site. UDP policy TRANS 23 refers to car parking standards as maximum figures (1.5 max), which this site would exceed. However, as previously considered, given the size of the house and that significant numbers of cars can park on site currently, it is considered realistic to have the degree of car parking proposed in this instance.

The applicant has confirmed that the cars will be turned on site so that cars leaving the car lift system will exit in a forward gear, and details of this have already been approved by the City Council.

8.5 Economic Considerations

No economic considerations are applicable for a development of this size.

8.6 Access

Access arrangements remain unchanged over the previous application.

8.7 Other UDP/Westminster Policy Considerations

Basement Levels:

The City Council assessed the 2017 proposals against the basement policy CM28.1 of the City Plan and it was found compliant with its requirements. The amendments in this application do not alter the extent or depth of the basement levels.

It should be noted that the proposal is for the excavation of basements up to two floors below the original floor level when the basement policy sets a limit of one storey, except in defined exceptional circumstances. As set out in the 2017 report, because the site is large (0.3 ha), that it enjoys high levels of accessibility and that the basements are acceptable in heritage terms, the proposal accords with exceptional circumstances criteria.

Trees:

Given the depth and extent of the basements are unchanged, there would be no greater impact on trees.

8.8 Westminster City Plan

The City Council is currently working on a complete review of its City Plan. Formal consultation on Westminster's City Plan 2019-2040 was carried out under Regulation 19 of the Town and Country Planning Act (Local Planning) (England) Regulations 2012 between Wednesday 19 June 2019 and Wednesday 31 July 2019. In the case of a draft local plan that has been published and subject to consultation under Regulation 19 of the Town and Country Planning Act (Local Planning) (England) Regulations 2012, including a second revision Regulation 19 plan, it remains at a pre-submission stage (i.e. has yet to be submitted to the Secretary of State for Examination in Public) and therefore, having regard to the tests set out in para. 48 of the NPPF, it will generally attract very limited weight at this present time.

8.9 Neighbourhood Plans

None relevant

8.10 London Plan

This application raises no strategic issues.

8.11 National Policy/Guidance Considerations

The City Plan and UDP policies referred to in the consideration of this application are considered to be consistent with the NPPF unless stated otherwise.

8.12 Planning Obligations

Planning obligations are not relevant in the determination of this application.

8.13 Environmental Impact Assessment

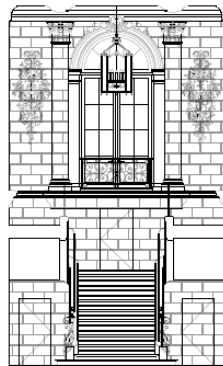
An Environmental Impact Assessment is not required for a development of this size.

8.14 Other Issues

None.

(Please note: All the application drawings and other relevant documents and Background Papers are available to view on the Council's website)

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: DAVID DORWARD BY EMAIL AT ddorward@westminster.gov.uk



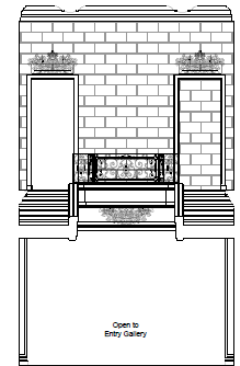
North Elevation



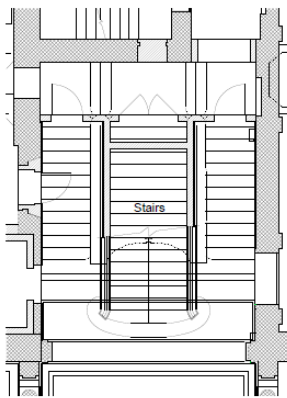
West Elevation



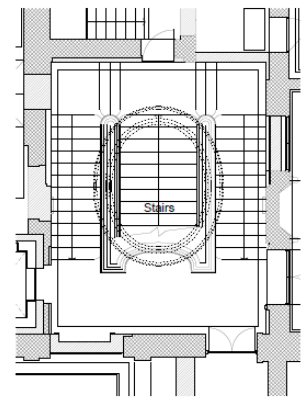
East Elevation



South Elevation

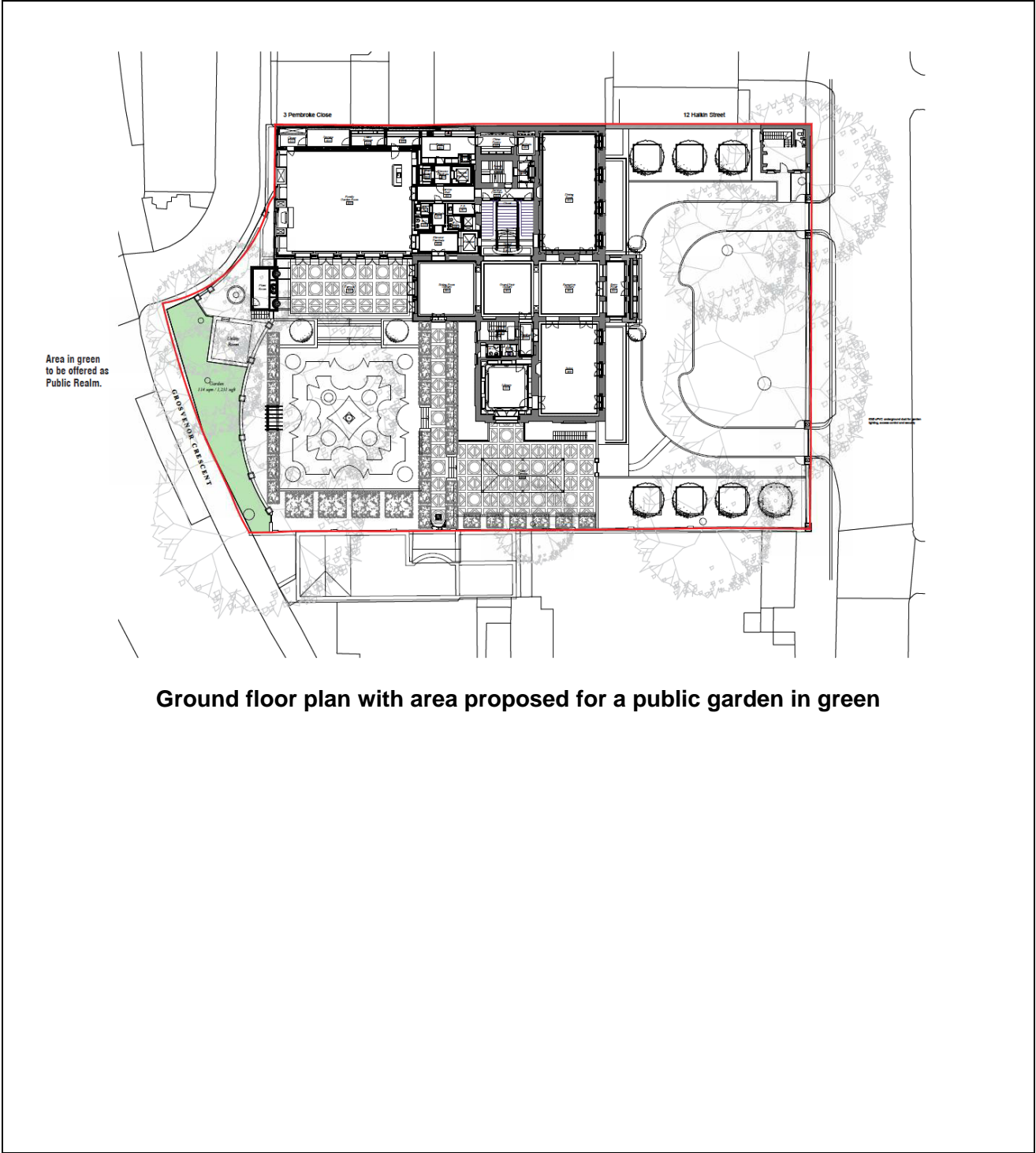


Ground Floor Stair Plan



First Floor Stair Plan

Detailed drawings of the Proposed Relocated Staircase



Ground floor plan with area proposed for a public garden in green

DRAFT DECISION LETTER – Planning Permission RN: 19/07252/FULL

Address: Forbes House, 10 Halkin Street, London, SW1X 7DS,

Proposal: Variation of condition 1 of planning permission dated 4 April 2017 (RN: 16/10545/FULL) for "Alterations in connection with the reversion of the building to use as a single family dwelling, including removal of and rebuilding rear stable block, extension to main house and formation of basement and sub-basement levels; removal of garage building and erection of a replacement garage/ sub-station building; raising mansard roof trusses; and associated internal alterations, landscaping and associated works." NAMELY, to allow further internal and external alterations from lower ground floor to roof including further repair, restoration and refurbishment, the relocation of main staircase, amendments to rear extensions and stable block, altered fenestration and enlargement of lift shaft and landscaping of garden space, including creating a public garden area off Grosvenor Crescent.

Reference: 19/07252/FULL

Plan Nos: 19/07252/FULL:
Site Location Plan; 1528-20-03-0080 rev 09; 1528-20-03-0090 rev 13; 1528-20-03-0100 rev 14; 1528-20-03-0110 rev 16; 1528-20-03-0120 rev 15; 1528-20-03-0130 rev 18; 1528-21-03-0100 rev 02; 1528-21-03-0101 rev 11; 1528-21-03-0102 rev 06; 1528-21-03-0103 rev 04; 1528-21-03-0104 rev 09; 1528-22-03-0402 rev 02; 1528-22-03-0402 rev 04; 1528-27-03-0140 rev 10; Proposed Entry Gallery Schematic Design; Proposed Master Sitting Room Schematic Design; Planning Statement (dated September 2019); Heritage Statement (dated September 2019).

18/03552/ADFULL:

1528-08-20-0001, 1528-08-20-0002, 1528-08-20-0003, 1528-08-20-0004, 1528-08-20-0005, 1528-08-20-0006, 1528-08-20-0007, 1528-08-20-0008, 1528-08-20-0009, 1528-08-20-0010, 1528-08-20-0011, 1528-08-20-0012, 1528-08-20-0015, 1528-08-20-0016, 1528-08-20-0017, 1528-08-20-0018, 1528-08-20-0033, 1528-08-20-0035, 1528-08-20-0036, 1528-08-20-0037, 1528-08-20-0038, 1528-08-20-0039, 1528-08-20-0040, 1528-08-20-0041, 1528-08-20-0042, 1528-08-20-0043, 1528-08-20-0044, 1528-08-20-0045, 1528-08-20-0050, 1528-08-20-0051, 1528-08-20-0052, 1528-08-20-0053, 1528-08-20-0054, 1528-08-20-0055, 1528-08-20-0056, 1528-08-20-0057, 1528-08-20-0058, 1528-08-21-0005, 1528-08-21-0006 rev P2, 1528-08-21-0007 rev P2, 1528-08-21-0008 rev P2, 1528-08-21-0009 rev P2., , 18/01121/ADFULL.; 1528-08-20-0021 Rev A; 1528-08-20-0020 Rev A; 1528-08-20-0014; 1528-08-20-0013; 1528-08-21-0009; 1528-08-21-0008; 1528-08-21-0007; 1528-08-21-0006; 1528-08-20-0032; 1528-08-20-0031; 1528-08-20-0030; 1528-08-20-0029; 1528-08-20-0025; 1528-08-20-0024; 1528-08-20-0023; 1528-08-20-0022.

17/09243/ADFULL:

Letter dated 17 October 2017.

17/06760/ADFULL:

Arboricultural Method Statement dated September 2017; Signed CoCP Appendix A Checklist A; Signed CoCP Appendix A Checklist B.

16/10545/FULL:

6568 - D1000 rev05; D1050; D1100 rev02; D1101 rev02; D1102 rev02; D1103 rev02; D1104 rev02; D1199 rev02; D1500 rev02; D1501 rev02; D1502 rev02; D1503 rev02; D1504 rev02; D1505 rev02; D1506 rev02; D1700 rev01; D1701 rev01; D1702 rev01; D1703 rev01; D1704 rev01; D1800 rev03; D1801 rev04; D1802 rev03; D1803 rev03; D1804 rev03; D1899 rev04; D1900 rev03; D1901 rev04; D1902 rev03; D1903 rev02; D1904 rev02; D2000 rev03; D2100 rev12; D2101 rev15; D2102 rev13; D2103 rev15; D2104 rev09; D2199 rev11; D2198 rev08; D2197 rev08; D2500 rev05; D2501 rev07; D2502 rev09; D2503 rev02; D2504 rev10; D2505 rev05; D2506 rev04; D2700 rev08; D2701 rev10; D2702 rev04; D2703 rev04; D2704 rev09; Design and Access Statement rev03 (Formation Architects); Cover Letter (DP9); Ballroom Subdivision Report rev03 (Formation Architects); Areas of Betterment Report rev02 (Formation Architects); Roof Report including appendices (HPM); Historic Building Report (Donald Insall Associates); Environmental Noise Survey and Assessment (Paragon); Planning Statement (DP9); Portico Design Report rev01 (Formation Architects); Roof Extension Report rev03 (Formation Architects); Stable Block Extension Report rev02 (Formation Architects); Floor Proposals rev02 (Formation Architects); Daylight and Sunlight Report including additional drawings dated 9 March 17 (GIA); Arboricultural Assessment and Method Statement including tree location plan ref 17029-BT2 (Barrell Tree Consultancy).

Case Officer: Joshua Howitt

Direct Tel. No. 020 7641 2069

Recommended Condition(s) and Reason(s)

Reason:

Because of their location, inappropriate detailed design, loss of historic fabric and poor relationship to the historic fenestration of the house the new external doors to the rear (North - West) elevation would harm the significance of this grade II listed building. This would not meet chapter 16 of the NPPF, policies S25 and S28 of Westminster's City Plan (November 2016) and DES 1, DES 5, DES 10 (A) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007.

Informative(s):

- 1 In dealing with this application the City Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way so far as practicable. We have made available detailed advice in the form of our statutory policies in Westminster's City Plan (November 2016), Unitary Development Plan, neighbourhood plan (where relevant), supplementary planning documents, planning briefs and other informal written guidance, as well as offering a full pre application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be

considered favourably. Indeed, we raised concerns regarding some of these works at pre-application stage and you nonetheless proposed the harmful elements. We continue to encourage you to consider the submission of a fresh application incorporating the material amendment set out below which are necessary to make the scheme acceptable.

Required amendment:

- Omit the main staircase relocation from the proposals.

Please note: the full text for informatives can be found in the Council's Conditions, Reasons & Policies handbook, copies of which can be found in the Committee Room whilst the meeting is in progress, and on the Council's website.

DRAFT DECISION LETTER – Listed Building Consent RN: 19/07253/LBC

Address: Forbes House, 10 Halkin Street, London, SW1X 7DS,

Proposal: Variation of condition 1 of listed building consent date 04 April 2017 (RN: 16/10546/LBC) for "Alterations in connection with the reversion of the building to use as a single family dwelling, including removal of and rebuilding rear stable block, extension to main house and formation of basement and sub-basement levels; removal of garage building and erection of a replacement garage/ sub-station building; raising mansard roof trusses; and associated internal alterations, landscaping and associated works." NAMELY, to allow further internal and external alterations from lower ground floor to roof including further repair, restoration and refurbishment, the relocation of main staircase, amendments to rear extensions and stable block, altered fenestration and enlargement of lift shaft and landscaping of garden space, including creating a public garden area off Grosvenor Crescent.

Reference: 19/07253/LBC

Plan Nos: 19/07253/LBC:
Site Location Plan; 1528-20-03-0080 rev 09; 1528-20-03-0090 rev 13; 1528-20-03-0100 rev 14; 1528-20-03-0110 rev 16; 1528-20-03-0120 rev 15; 1528-20-03-0130 rev 18; 1528-21-03-0100 rev 02; 1528-21-03-0101 rev 11; 1528-21-03-0102 rev 06; 1528-21-03-0103 rev 04; 1528-21-03-0104 rev 09; 1528-22-03-0402 rev 02; 1528-22-03-0402 rev 04; 1528-27-03-0140 rev 10; Proposed Entry Gallery Schematic Design; Proposed Master Sitting Room Schematic Design; Planning Statement (dated September 2019); Heritage Statement (dated September 2019).

19/02432/ADLBC:

1528-02-00-170411; 1528-02-21-190312-00; 1528-03-21-190312-00 ; 1528-03-41-190301-00; 1528-03-41-190302-00; 1528-03-41-190303-00; 1528-03-41-190304-00; GA-001 Rev 01; Forbes House Slate Copings Log [Method Statement]

For info only: Sandberg Report 60645/C, dated 4 Sep 2017; Design Statement; Design Statement - Addendum, dated 9 May 2019; e-mail messages from agent x2, dated 14 May 2019; photos - , Photo from Google (Sept 2012); DSC02848 Dismantling commencement and pallets; DSC02849 Pallets- 1; DSC03160 Pallets- 2; DSC03161 Dismantling of garden wall showing extent of attrition; DSC03162 Rear of Forbes House gatehouse from neighbours property; DSCF4504 Metal support structure in neighbours wall-1; DSCF4505 Metal support structure in neighbours wall-2; DSCF4506 Metal support structure in neighbours wall-3; DSCF4509 Metal support structure in neighbours wall-4; DSCF4510 Neighbours wall behind garden wall; DSCF4513 Base of garden wall showing gap to neighbours wall; File-25 FH garden wall before dismantling.

18/03606/ADLBC:

1528-08-20-0001, 1528-08-20-0002, 1528-08-20-0003, 1528-08-20-0004, 1528-08-20-0005, 1528-08-20-0006, 1528-08-20-0007, 1528-08-20-0008, 1528-08-20-0009, 1528-08-20-0010, 1528-08-20-0011, 1528-08-20-0012, 1528-08-20-0015, 1528-08-20-0016, 1528-08-20-0017, 1528-08-20-0018, 1528-08-20-0033, 1528-08-20-0035, 1528-08-20-0036, 1528-08-20-0037, 1528-08-20-0038, 1528-08-20-

0039, 1528-08-20-0040, 1528-08-20-0041, 1528-08-20-0042, 1528-08-20-0043, 1528-08-20-0044, 1528-08-20-0045, 1528-08-20-0050, 1528-08-20-0051, 1528-08-20-0052, 1528-08-20-0053, 1528-08-20-0054, 1528-08-20-0055, 1528-08-20-0056, 1528-08-20-0057, 1528-08-20-0058, 1528-08-21-0005, 1528-08-21-0006 rev P2, 1528-08-21-0007 rev P2, 1528-08-21-0008 rev P2, 1528-08-21-0009 rev P2.

18/01192/ADLBC:

1528-08-20-0021 Rev A; 1528-08-20-0020 Rev A; 1528-08-20-0014; 1528-08-20-0013; 1528-08-21-0009; 1528-08-21-0008; 1528-08-21-0007; 1528-08-21-0006; 1528-08-20-0032; 1528-08-20-0031; 1528-08-20-0030; 1528-08-20-0029; 1528-08-20-0025; 1528-08-20-0024; 1528-08-20-0023; 1528-08-20-0022.

16/10546/LBC:

6568 - D1000 rev05; D1050; D1100 rev02; D1101 rev02; D1102 rev02; D1103 rev02; D1104 rev02; D1199 rev02; D1500 rev02; D1501 rev02; D1502 rev02; D1503 rev02; D1504 rev02; D1505 rev02; D1506 rev02; D1700 rev01; D1701 rev01; D1702 rev01; D1703 rev01; D1704 rev01; D1800 rev03; D1801 rev04; D1802 rev03; D1803 rev03; D1804 rev03; D1899 rev04; D1900 rev03; D1901 rev04; D1902 rev03; D1903 rev02; D1904 rev02; D2000 rev03; D2100 rev12; D2101 rev15; D2102 rev13; D2103 rev15; D2104 rev09; D2199 rev11; D2198 rev08; D2197 rev08; D2500 rev05; D2501 rev07; D2502 rev09; D2503 rev02; D2504 rev10; D2505 rev05; D2506 rev04; D2700 rev08; D2701 rev10; D2702 rev04; D2703 rev04; D2704 rev09; Design and Access Statement rev03 (Formation Architects); Cover Letter (DP9); Ballroom Subdivision Report rev03 (Formation Architects); Areas of Betterment Report rev02 (Formation Architects); Roof Report including appendices (HPM); Historic Building Report (Donald Insall Associates); Environmental Noise Survey and Assessment (Paragon); Planning Statement (DP9); Portico Design Report rev01 (Formation Architects); Roof Extension Report rev03 (Formation Architects); Stable Block Extension Report rev02 (Formation Architects); Floor Proposals rev02 (Formation Architects); Daylight and Sunlight Report including additional drawings dated 9 March 17 (GIA); Arboricultural Assessment and Method Statement including tree location plan ref 17029-BT2 (Barrell Tree Consultancy).

Case Officer: Joshua Howitt

Direct Tel. No. 020 7641 2069

Recommended Condition(s) and Reason(s)

Reason:

Because of the loss of historic fabric and the detailed design of the proposed alterations, the removal and relocation of the staircase, installation of the new area of floor and other associated works, would harm the significance of this grade II listed building. This would not meet chapter 16 of the NPPF, policies S25 and S28 of Westminster's City Plan (November 2016) and DES 1, DES 5 and DES 10 of our Unitary Development Plan that we adopted in January 2007 and the advice set out in paragraphs 2.4 and 6.23 of our 'Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings'.

Informative(s):

- 1 In dealing with this application the City Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way so far as practicable. We have made available detailed advice in the form of our statutory policies in Westminster's City Plan (November 2016), Unitary Development Plan, neighbourhood plan (where relevant), supplementary planning documents, planning briefs and other informal written guidance, as well as offering a full pre application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably. Indeed, we raised concerns regarding some of these works at pre-application stage and you nonetheless proposed the harmful elements. We continue to encourage you to consider the submission of a fresh application incorporating the material amendment set out below which are necessary to make the scheme acceptable.

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