

Item No.
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<b>CITY OF WESTMINSTER</b>			
<b>PLANNING APPLICATIONS SUB COMMITTEE</b>	<b>Date</b> 19 December 2023	<b>Classification</b> For General Release	
<b>Report of</b> Director of Town Planning & Building Control		<b>Ward involved</b> Pimlico North	
<b>Subject of Report</b>	71 - 73 Belgrave Road, London, SW1V 2BG		
<b>Proposal</b>	Erection of a single storey mansard extension to No. 73; extensions to the closet wings at rear second floor level of both Nos. 71 and 73; rebuilding of the existing rear lower ground floor extension to No. 73; alterations to the lower ground floor fenestration; landscaping of the rear courtyard and associated internal alterations		
<b>Agent</b>	David Symonds		
<b>On behalf of</b>	Ashford Leisure Limited		
<b>Registered Number</b>	23/03299/FULL & 23/03300/LBC	<b>Date amended/ completed</b>	1 June 2023
<b>Date Application Received</b>	17 May 2023		
<b>Historic Building Grade</b>	Grade II		
<b>Conservation Area</b>	Pimlico		
<b>Neighbourhood Plan</b>	Pimlico Neighbourhood Plan (adopted 7 December 2022)		

**1. RECOMMENDATION**

<ol style="list-style-type: none"> <li>1. Grant conditional permission</li> <li>2. Grant conditional listed building consent</li> <li>3. Agree the reasons for granting conditional listed building consent as set out in informative on the draft listed building consent decision letter</li> </ol>
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**2. SUMMARY & KEY CONSIDERATIONS**

<p>71-73 Belgrave Road comprise lower ground, ground and four upper floors, with No.71 terminating with a mansard extension. Originally built as two houses, the buildings are linked internally at lower ground and ground floor levels and are currently occupied as the Astor Victoria Hostel (Class C1).</p> <p>The Astor Victoria is one of four London hostels run by Astor Hostels (an independent youth hostel</p>
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operator). The Astor Victoria currently provides budget overnight tourist accommodation in the form of dorms with shared shower and toilet facilities and communal self-catering kitchen and dining rooms. It is proposed to extend, reconfigure and upgrade the hostel to provide ensuite facilities to guest bedrooms, improved communal (dining/kitchen) spaces and use of the rear courtyard.

The key considerations in this case are:

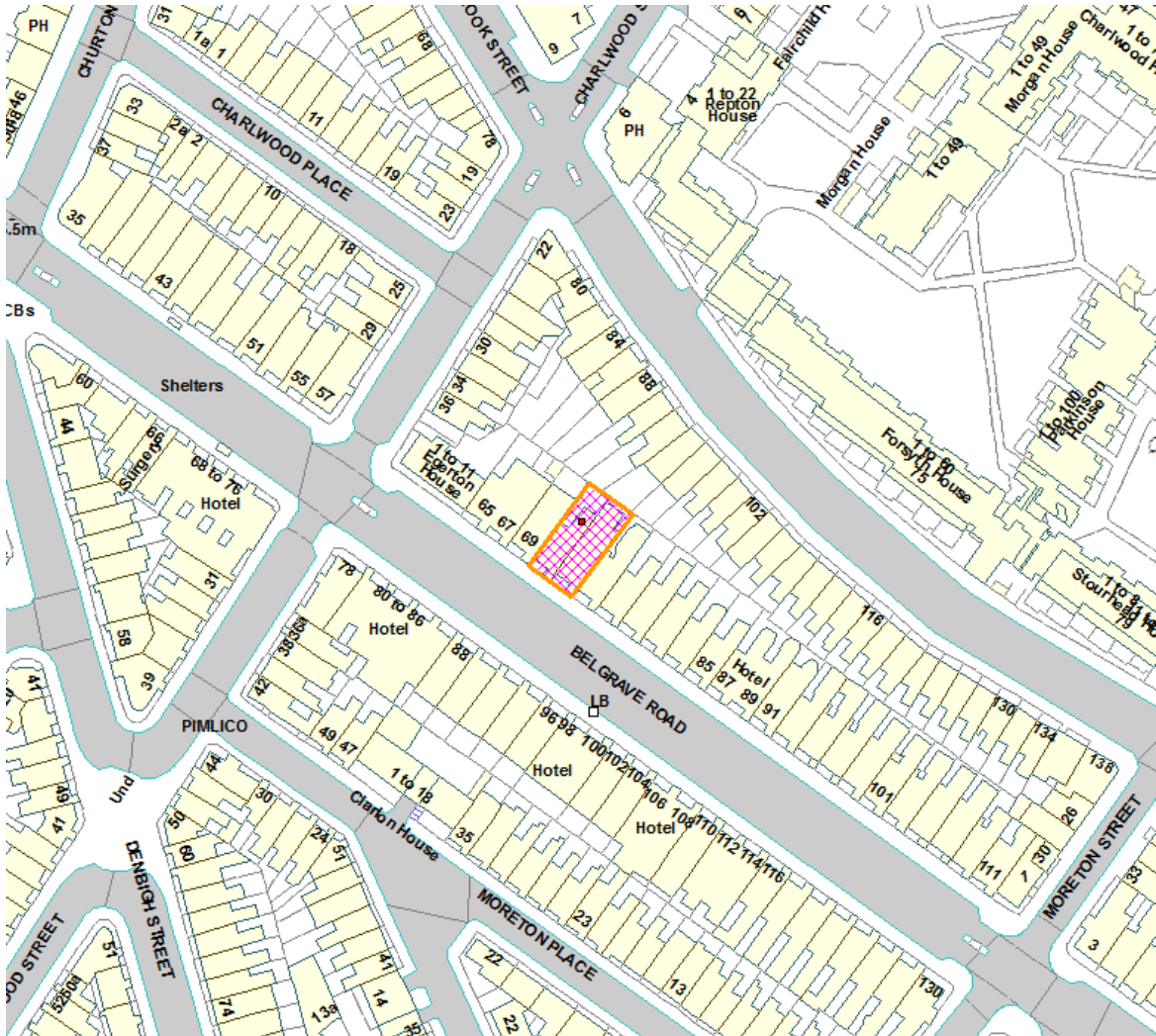
- The impact on residential amenity
- The impact of the proposed extensions on the character and appearance of the listed buildings and on the character and appearance of the Pimlico Conservation Area

Objections have been received from and on behalf of local residents due to the existing noise and nuisance caused by hostel guests and concerns that the proposals will only exacerbate these problems. The existing hostel use is unfettered by any planning conditions. This application involves a reduction in the number of guest bedrooms and bedspaces and also provides the opportunity to impose planning controls on the existing hostel operation and mitigate any additional harmful impact caused by the proposed extensions and alterations.

With regard to the proposed mansard on No. 73, whilst an appeal for a mansard on this building was dismissed in 2005, the current City Plan (2021) and Pimlico Neighbourhood Plan (2022) support the introduction of a traditional mansard roof form where, as in this case, it would improve upon the existing condition and appearance of the terrace.

As set out in this report the proposed development would accord with relevant policies in the City Plan (2021) and the Pimlico Neighbourhood Plan (2022). The application is therefore recommended for approval subject to the conditions set out in the draft decision letters.

### 3. LOCATION PLAN



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4. PHOTOGRAPHS

71-73 Belgrave Road



## 5. CONSULTATIONS

### 5.1 Application Consultations

NICKIE AIKEN MP:

History of complaints from residents reporting disturbances and incidents of anti-social behaviour associated with the hostel. Concerned that moving the dining room to the rear and use of the garden would cause further noise and disturbance to neighbours. Use of the garden should be restricted to between 8am and 7pm and the maximum number of patrons using it at any one time controlled (if permission is granted). Second floor extension will cause loss of light.

JIM GLEN PIMLICO NORTH WARD COUNCILLOR:

The hotel has not been a good neighbour. The dormitory style accommodation encourages guests to congregate outside to socialise and smoke causing nuisance to neighbours. The applicant should be encouraged to use the middle entrance door (to No.71) as the main entrance; further away from neighbour. Use of the garden should ideally not be available to guests at all; but at the very least, use should be restricted to 8am to 8pm.

ENVIRONMENT AGENCY (THAMES REGION):  
No objection.

PIMLICO FREDA:  
Any comments received to be reported verbally.

PIMLICO NEIGHBORHOOD FORUM:  
Any comments received to be reported verbally.

WESTMINSTER SOCIETY:  
Any comments received to be reported verbally.

#### ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 69  
Total No. of replies: 2  
No. of objections: 2.  
No. in support: 0

#### Amenity

- History of noise nuisance, disturbance and antisocial behaviour caused by hostel guests.
- Ineffective hostel management
- Use of courtyard/garden by guests will cause further noise and disturbance to neighbours
- Loss of light
- Loss of privacy

SITE NOTICE and PRESS NOTICE:  
Yes

## **5.2 Applicant's Pre-Application Community Engagement**

The Council's Early Community Engagement Guidance (February 2022) encourages developers to communicate with local stakeholders and communities through online or leaflet methods. The applicant has not provided any evidence of engagement with the local community and key stakeholders in the area prior to the submission of the planning application which is disappointing given the advice and principles set out in our Early Community Engagement guidance.

## **6. WESTMINSTER'S DEVELOPMENT PLAN**

### **6.1 City Plan 2019-2040 & London Plan**

The City Plan 2019-2040 was adopted at Full Council on 21 April 2021. The policies in the City Plan 2019-2040 are consistent with national policy as set out in the National Planning Policy Framework (NPPF) (September 2023) and should be afforded full weight in accordance with paragraph 219 of the NPPF. Therefore, in accordance with Section 38 of the Planning and Compulsory Purchase Act 2004, it comprises the development plan for Westminster in combination with the London Plan, which was adopted by the Mayor of London in March 2021 and, where relevant, neighbourhood plans covering specific parts of the city (see further details in Section 6.2).

As set out in Section 38(6) of the Planning and Compulsory Purchase Act 2004 and paragraph 49 of the NPPF, the application must be determined in accordance with the development plan, unless material considerations indicate otherwise.

### **6.2 Neighbourhood Planning**

The Pimlico Neighbourhood Plan includes policies on a range of matters including commercial and mixed-use development, design and heritage, housing and hotels, public realm and environment.

The plan has been through independent examination and was supported by local residents in a referendum held on 22 September 2022. It was adopted on 7 December 2022. It therefore forms part of the development plan for Westminster for development within the Pimlico neighbourhood area in accordance with Section 38 of the Planning and Compulsory Purchase Act 2004. Where any matters relevant to the application subject of this report are directly affected by the policies contained within the neighbourhood plan, these are discussed later in this report.

### **6.3 National Policy & Guidance**

The City Plan 2019-2040 policies referred to in the consideration of this application have been examined and have been found to be sound in accordance with tests set out in Paragraph 35 of the NPPF. They are considered to remain consistent with the policies in the NPPF (September 2023) unless stated otherwise.

## **7. BACKGROUND INFORMATION**

### **7.1 The Application Site**

71-73 Belgrave Road comprise lower ground, ground and four upper floors, with No.71 terminating with a mansard extension. Originally built as two houses, the buildings which are Grade II listed are linked internally at lower ground and ground floor levels and are currently occupied as the Astor Victoria Hostel (Class C1). The site is located within the Pimlico Conservation Area, the Central Activities Zone and Flood Zone 3.

### **7.2 Recent Relevant History**

1962 planning permission granted for use of 73 Belgrave Road as a private hotel.

30 September 1991 established use certificate issued for use of 71 Belgrave Road as a hotel (91/03625/EUC)

10 October 1996 planning permission and listed building consent granted for erection of mansard extension, six storey rear extensions and internal alterations to 71 Belgrave Road in connection with refurbishment of hotel (96/02253/FULL and 96/02254/LBC)

18 March 2004 planning permission and listed building consent were refused for the erection of a mansard to provide hotel staff accommodation on 73 Belgrave Road on the grounds that it would be harmful to the character and appearance of the listed building and the character and appearance of the Pimlico Conservation Area (03/05199/FULL and 03/05200/LBC). This decision was upheld at appeal in April 2005; both appeals were dismissed (APP/X5990/E/04/1162107 and APP/X5990/A/04/1162036).

6 May 2005 planning permission and listed building consent granted for extensions at second to fourth floor levels of the rear closet wing to 73 Belgrave Road plus the creation of lightwells at basement level and a single storey extension at rear ground floor level (02/09315/FULL and 02/09316/LBC).

15 November 2022 planning permission and listed building consent granted for extensions at second floor level of the rear closet wings on both 71 and 73 Belgrave Road (22/02948/FULL and 22/02949/LBC). This permission/consent has not yet been implemented but allows for the outward extension of the existing second floor closet wing to match the depth of the first floor below and the depth of the adjacent closet wing on 75 Belgrave Road.

## **8. THE PROPOSAL**

Planning permission and listed building consent are sought for the erection of a single storey mansard extension to No. 73; extensions to the closet wings at rear second floor level of both Nos. 71 and 73; the rebuilding of the existing rear lower ground floor extension to No. 73; alterations to the lower ground floor fenestration; landscaping of the rear courtyard and associated internal alterations.

Internally it is proposed to upgrade the hostel facilities and provide ensuite facilities to all guest bedrooms. The front rooms at first and second floor level in each building are to be

combined to create larger dorms with ensuite bathrooms. There would be a similar layout at third and fourth floors and an ensuite dorm in the new mansard on No. 73 to match the layout of that on No. 71. The second floor closet wing extensions create an enlarged private ensuite guest bedroom in each building. This internal reconfiguration would result in a reduction in the number of guest bedrooms from 37 to 32 and a reduction in the number of bedspaces from 205 to 194.

The ground floor would be reconfigured to create a more open reception area and at lower ground the communal kitchen and dining rooms would be relocated to the rear and guest bedrooms moved to the front. Doors from the communal dining rooms at lower ground floor level are proposed to open out onto the rear courtyard which is to be landscaped with raised beds and planting. Although the courtyard tables and chairs originally proposed (for use by staff and hostel guests) have been omitted the proposal is that hostel staff and guests will use this outdoor space.

## **9. DETAILED CONSIDERATIONS**

### **9.1 Land Use**

#### Extension and upgrading of existing hostel

The Astor Victoria Hostel is located within the Central Activities Zone (CAZ). The City Plan (2021) supports growth and intensification of development within the CAZ, but it also recognises the need to balance the competing functions of the CAZ which includes residential neighbourhoods (Policy 1A(4)). Applications for extensions and upgrades to existing hotels must have regard to impacts on the wider area and where appropriate reveal the historic significance of hotels located within heritage assets. (Policy 15 H).

Whilst Policy PIM 15 A of the Pimlico Neighbourhood Plan (2022) encourages the refurbishment of existing hotels, the plan notes that many existing hotels are located in residential streets or close to residential properties and are often not 'good neighbours'. Paragraph 19 of the Neighbourhood Plan states that 'Conversion of such properties back to residential use or comprehensive refurbishment would be beneficial to the area'.

Astor Hostels were founded in 1974 by the applicant (Ashford Leisure Ltd) and are one of the oldest independent youth hostel providers in Europe. There are four Astor Hostels in London including the Astor Victoria and one in York.

The Astor Victoria Hostel provides budget overnight tourist accommodation in the form of dorms with shared shower and toilet facilities and a communal self-catering kitchen and dining space. The hostel currently provides 205 guest bedspaces in 37 guest bedrooms on lower ground to fifth floors. The dining/breakfast room is located at the front of the lower ground floor and the communal lounge at ground floor level. A continental breakfast is available if required and there are vending machines for snacks/drinks; all other meals are self-catering or brought in by hostel guests.

The current applications seek to upgrade and refurbish the hostel by reconfiguring the internal layout so that all but two of the guest bedrooms would have ensuite facilities and by improving the communal areas – reception, kitchen and dining areas which would result in a reduction in the number of bedrooms 37 to 32 and in the number of



bedspaces from 205 to 194.

Objections have been received from local residents which are supported by the Ward Councillor and the local MP. Residents experience significant noise, disturbance and antisocial behaviour caused by hostel guests and they feel that the hostel management has been ineffective in dealing with these issues. With regard to the currently proposed extensions and alterations, particularly the use of the rear courtyard by hostel guests, residents object on the grounds that this will only exacerbate the noise and disturbance caused by the hostel.

The hostel is a lawful use and is currently unfettered by any planning conditions. This includes the use of the rear courtyard; there is currently no restriction on the use of the existing rear courtyard by staff and hostel guests. The upgrading and improvement of the existing hostel (this type of hostel (without a significant element of care) is a Class C1 use, the same use class as a hotel) is supported by both City Plan and Pimlico Neighbourhood Plan policies provided regard is had to the impact on the wider area and residential amenity. In this case, the upgrading of the hostel through the provision of ensuite facilities would result in an overall reduction in the number of guest bedrooms and bedspaces which would reduce the overall number of hostel guests on the premises at any one time if all the rooms were fully occupied. In addition the applicant has agreed to conditions restricting the use of the rear courtyard to between 8am and 8pm daily; no tables and chairs to be installed and no more than six people (standing) at any one time – all to be incorporated into an Operational Management Plan to be submitted and approved by the City Council before the extensions and re-landscaped courtyard can be occupied/used. The imposition of these conditions, should committee resolve to grant permission, thus provides the opportunity to impose planning controls on the existing hostel operation as well as mitigate any additional harmful impact caused by the proposed extensions and alterations.

## 9.2 Biodiversity & Greening

The introduction of a green roof atop the rebuilt lower ground floor extension and soft landscaping to the rear courtyard is welcomed. It is recommended that full details of both are secured by conditions.

## 9.3 Townscape, Design & Heritage Impact

### Legislative & Policy Context

The key legislative requirements in respect to designated heritage assets are as follows:

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the LBCA Act') requires that "*In considering whether to grant listed building consent for any works the local planning authority or 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.*"

Section 66 of Planning (Listed Buildings and Conservation Areas) Act 1990 requires that "*In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the*

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*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.”*

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that *“In the exercise, 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.”*

Whilst there is no statutory duty to take account of effect on the setting of a conservation area, Policy 39(K) in the City Plan 2019-2040 states that features that contribute positively to the significance of the setting of a conservation area will be conserved and opportunities will be taken to enhance conservation area settings, wherever possible.

Furthermore Chapters 12 and 16 of the NPPF require great weight be placed on design quality and the preservation of designated heritage assets including their setting. Chapter 16 of the NPPF clarifies that harmful proposals should be clearly and convincingly justified and should only be approved where the harm caused would be clearly outweighed by the public benefits of the scheme, including where appropriate securing the optimum viable use of the heritage asset, taking into account the statutory duty to have special regard or pay special attention, as relevant. This should also take into account the relative significance of the affected asset and the severity of the harm caused.

The proposals are also assessed against Policies 38, 39 and 40 of Westminster’s City Plan 2019-40 (April 2021) and the guidance contained within Westminster’s Repairs and Alterations to Listed Buildings supplementary planning guidance.

Policy 38 (Design Principles) states that development should positively contribute to Westminster’s townscape and streetscape, having regard to the character and appearance of the existing area, including materials, building lines, scale, height and massing.

Policy 39 (Heritage) goes on to explain the positive role development should make in the ensuring heritage assets and their settings are preserved and enhanced. In relation to listed buildings, part (G) is of most relevance and states that works to listed building will preserve their special interest, relating sensitively to the period and architectural detail of the building. Part (K) states that development will preserve and enhance the character and appearance of Westminster’s conservation area.

Part D of Policy 40 (Townscape and Architecture) explains that extensions will respect the character of the existing and adjoining buildings, avoiding adverse visual and amenity impacts and will not obscure important architectural features or disrupt any uniformity, patterns, rhythms or groupings of building and spaces that contribute positively to Westminster’s distinctive townscape.

### Consideration

71-73 Belgrave Road are adjoining Grade II listed buildings within the Pimlico Conservation Area. Located on the east side of Belgrave Road, the properties form part

of a wider terrace of stucco fronted former houses, which traditionally comprised of basement, ground floor and four upper storeys. Some of the properties, including No. 71, also include attic or mansard additions.

#### Internal alterations

Throughout both buildings, their traditional plan forms have been compromised, particularly the principal front rooms which have been truncated through harmful partitioning. That said, some traditional interior details still survive in these compromised spaces, including decorative ceilings, cornices, windows, and window joinery, all of which contribute to the buildings significance. Of less value are the rear wings, as they appear to be later additions. Also, the original roof of No. 73 appears to have been lost and replaced with a flat roof some time ago.

The internal works intend to improve the hostel accommodation and facilities, by providing ensuites to all bedrooms. Subdivision of those spaces which are currently unimpaired, specifically the rear rooms, the creation of lobbies and ensuites would be detrimental. However, there is a clear heritage benefit to removing and reducing the extent of partitions within the front rooms to allow their proportions and surviving interior details to be revealed. To limit the impact of the new lobbies and ensuites on existing details, they should ideally be kept at a reasonable height, allowing a meaningful gap between the partitions and the cornice line. However, to meet fire safety measures, the partitions must be full height, which is unfortunate, but a requirement for public safety. Subject to partitions scribing around existing details (which are to be retained), the full height partition, which will cause a low level of less than substantial harm, are justified by the necessity of fire safety measures. Overall, the internal works will improve the presentation of the principal front rooms, which offers some heritage benefit.

#### Second floor closet wing extensions

The proposed extensions are identical to those approved (but not yet implemented) in November 2022 (22/02948/FULL and 22/02949/LBC). As previously, extending the rear wings at second floor level in line with the first floor would have some low-level impact by increasing the bulk to the rear. However, the extensions maintain a tiered form, which is characteristic of the terrace, and maintain a subservient relationship with the host building. Subject to details, such as windows and brick work, the extensions are supported on listed building and townscape grounds.

#### Mansard extension to No. 73

Permission/consent was granted in 1996 for the current mansard at No. 71. Proposals for new roof extensions are supported in principle by Policy 40 part E where they do not impact adversely on heritage assets and where if part of a terrace already characterised by roof extensions, they are of an appropriate design which would help unify the architectural character of the existing terrace.

In this case, the wider terrace is peppered with roof extensions (Nos. 69, 71, 93, 109 and 111), and the addition of a traditionally designed mansard to No. 73, to match the profile of No. 71, would improve upon the existing altered roofscape, and go some way to mending the roofline. From a listed building perspective, the existing roof of No. 73 has

been altered and includes undesirable manifestations, which diminish the appearance of the building. The introduction of a traditional roof form would improve upon its existing condition and appearance. In policy terms the mansard would be supported in line with City Plan Policy 38, 39 and 40.

Additionally, Appendix 1 of the Pimlico Neighbourhood Plan (2022) which sets out the approach to mansards in the Pimlico Conservation Area states that 'The squares (St George's Square, Warwick Square and Eccleston Square) and north/ south avenues [which would include Belgrave Road] a – One single mansard storey above the original main parapet, would be supported.

#### Rebuilding of lower ground floor extension

The rebuilding of the lower ground floor extension to No. 73 to the same height and depth as the existing is acceptable in design terms.

### **9.4 Residential Amenity**

City Plan Policy 7 requires development to be neighbourly by protecting and where appropriate enhancing amenity, by preventing unacceptable impacts in terms of daylight and sunlight, sense of enclosure, overshadowing, privacy and overlooking.

Objections have been received to the proposed second floor closet wing extensions on the grounds of loss of light, loss of privacy and increased sense of enclosure. The proposed closet wing extensions which are identical to those approved in November 2022 (22/02948/FULL and 22/02949/LBC) will extend the existing second floor closet wings on the rear of both Nos, 71 and 73 out to the same depth as the first floor below and to the same depth as the adjacent closet wing on the rear of No. 75. The modest increase in bulk at this level is characteristic of the terrace as a whole and will not cause an increased sense of closure to neighbours. Each closet wing extension will have a single window in the rear (end) elevation not the flank (sides) and will not therefore cause overlooking or loss of privacy to adjacent residents. The proposed mansard roof extension to No.73 will not have a material impact on light, privacy or sense of enclosure of residential neighbours.

A condition is recommended to prohibit the use of the roof of the second floor closet wing extensions and the rebuilt lower ground floor extension for siting out purposes.

### **9.5 Economy including Employment and Skills**

The development is of insufficient scale to require an employment and skills plan, however, the improvements to the existing hostel will contribute positively to the local economy through the generation of increased opportunities for local employment, procurement and spending.

### **9.6 Environmental Impact Assessment**

The proposed development is not of sufficient scale or impact to require an Environmental Impact Assessment.

## **9.7 Planning Obligations & Pre-Commencement Conditions**

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

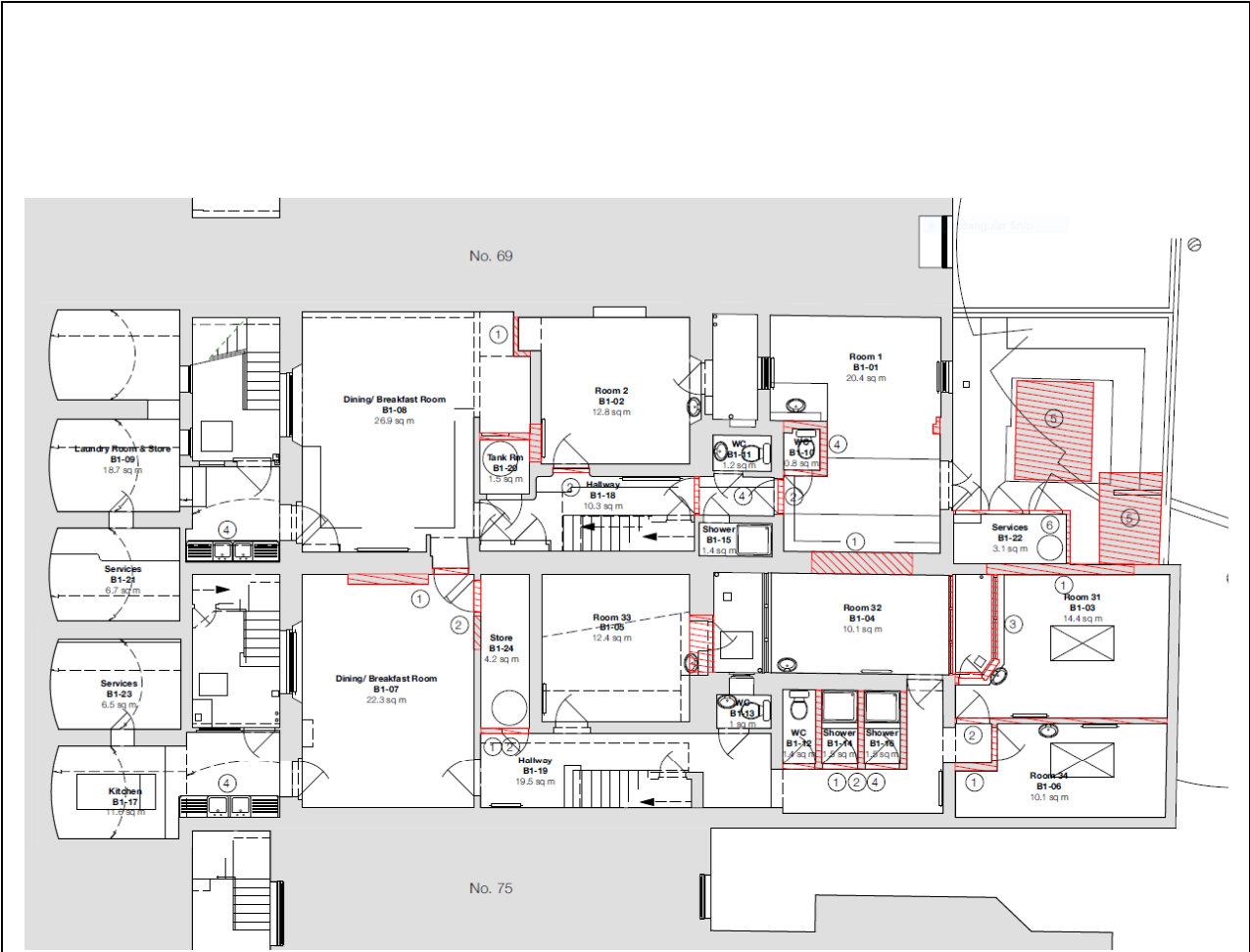
## **10. Conclusion**

Accordingly, the proposal is considered acceptable and would be consistent with the relevant policies in the City Plan 2019-2040 and London Plan 2021. It is recommended that planning permission and listed building consent are granted, subject the conditions listed at the end of this report, which are necessary to make the development acceptable.

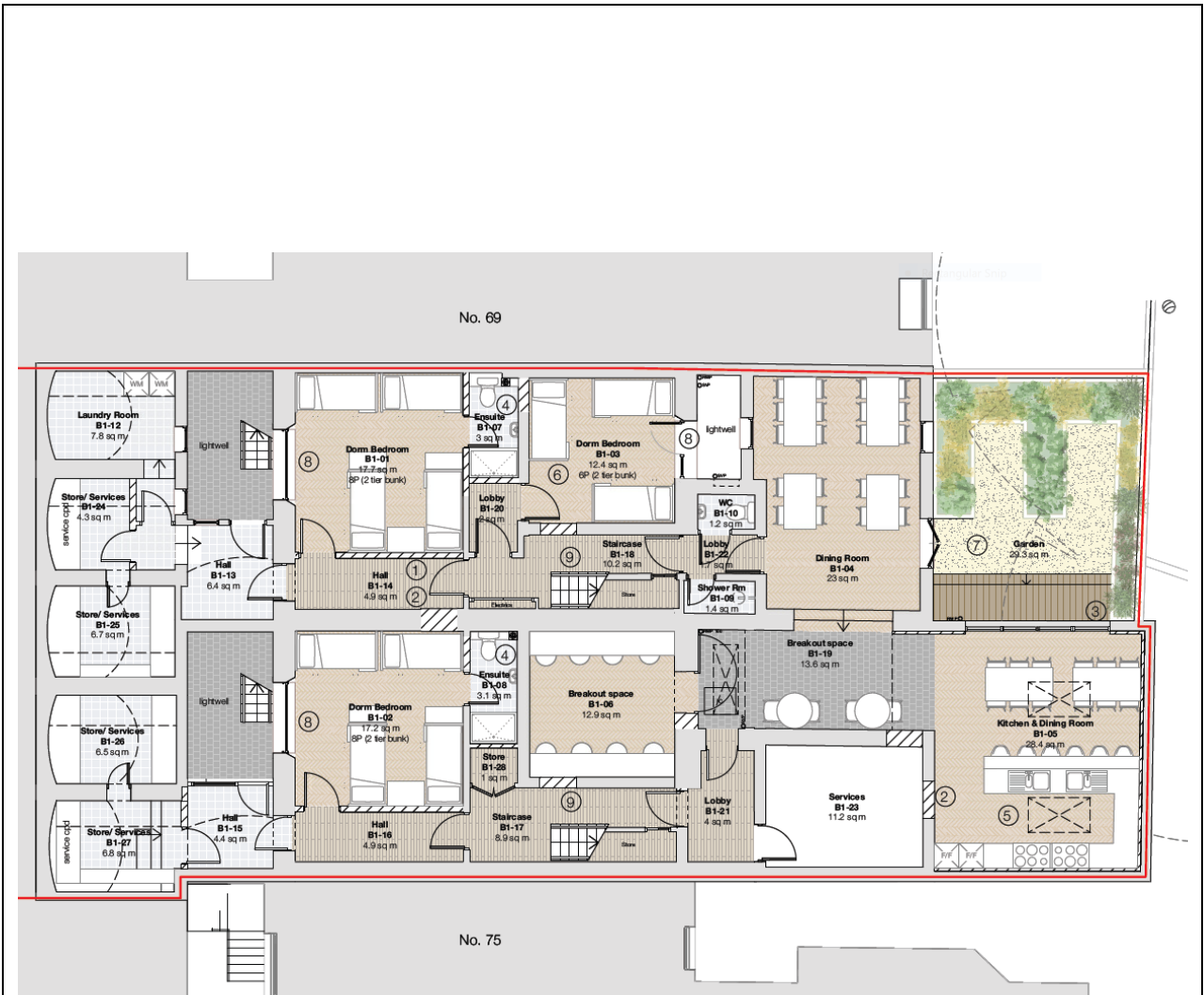
(Please note: All the application drawings and other relevant documents and Background Papers are available to view on the Council's website)

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: AMANDA JACKSON BY EMAIL AT <a href="mailto:ajackson@westminster.gov.uk">ajackson@westminster.gov.uk</a> .
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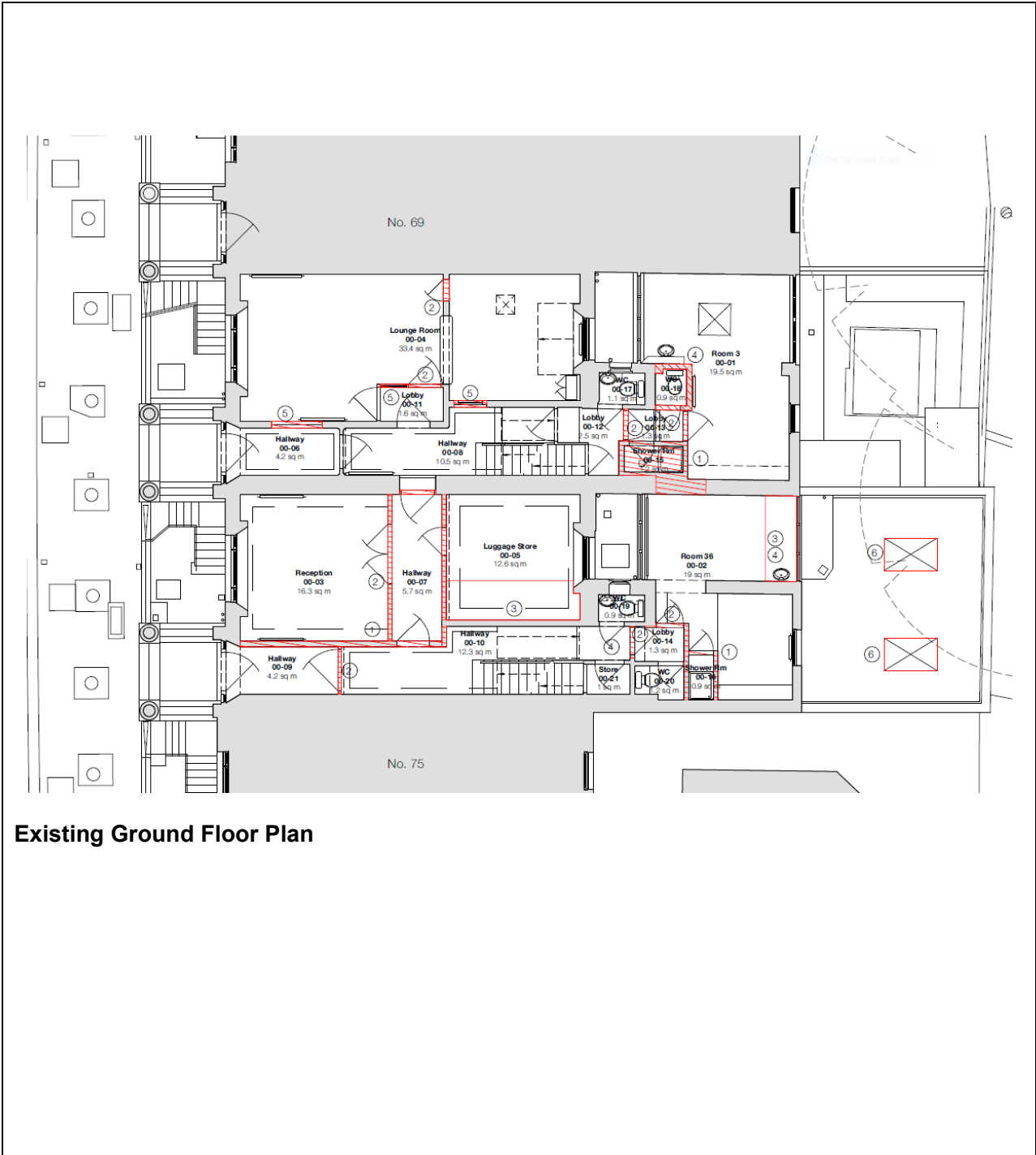
11. KEY DRAWINGS



Existing Lower Ground Floor Plan

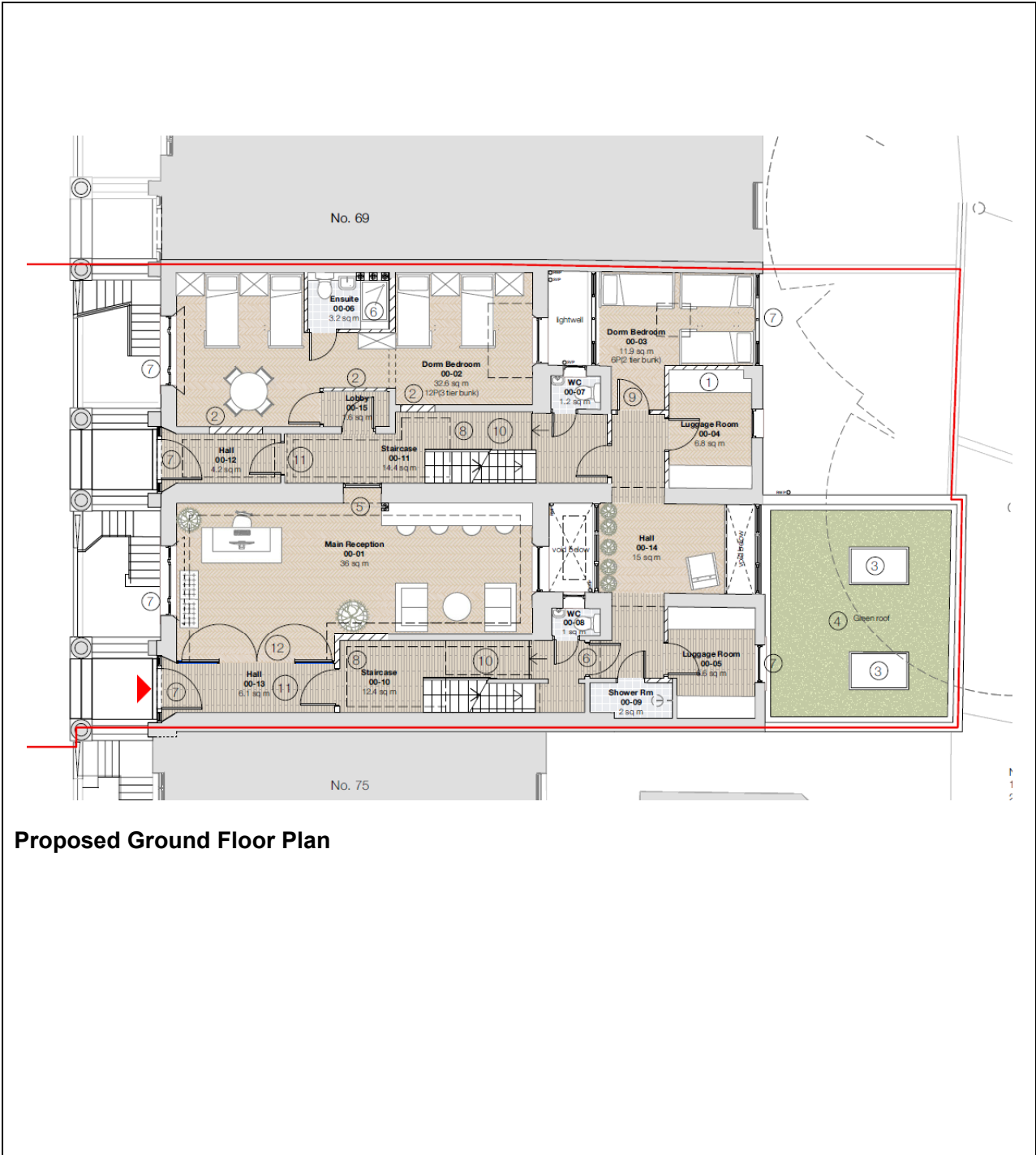


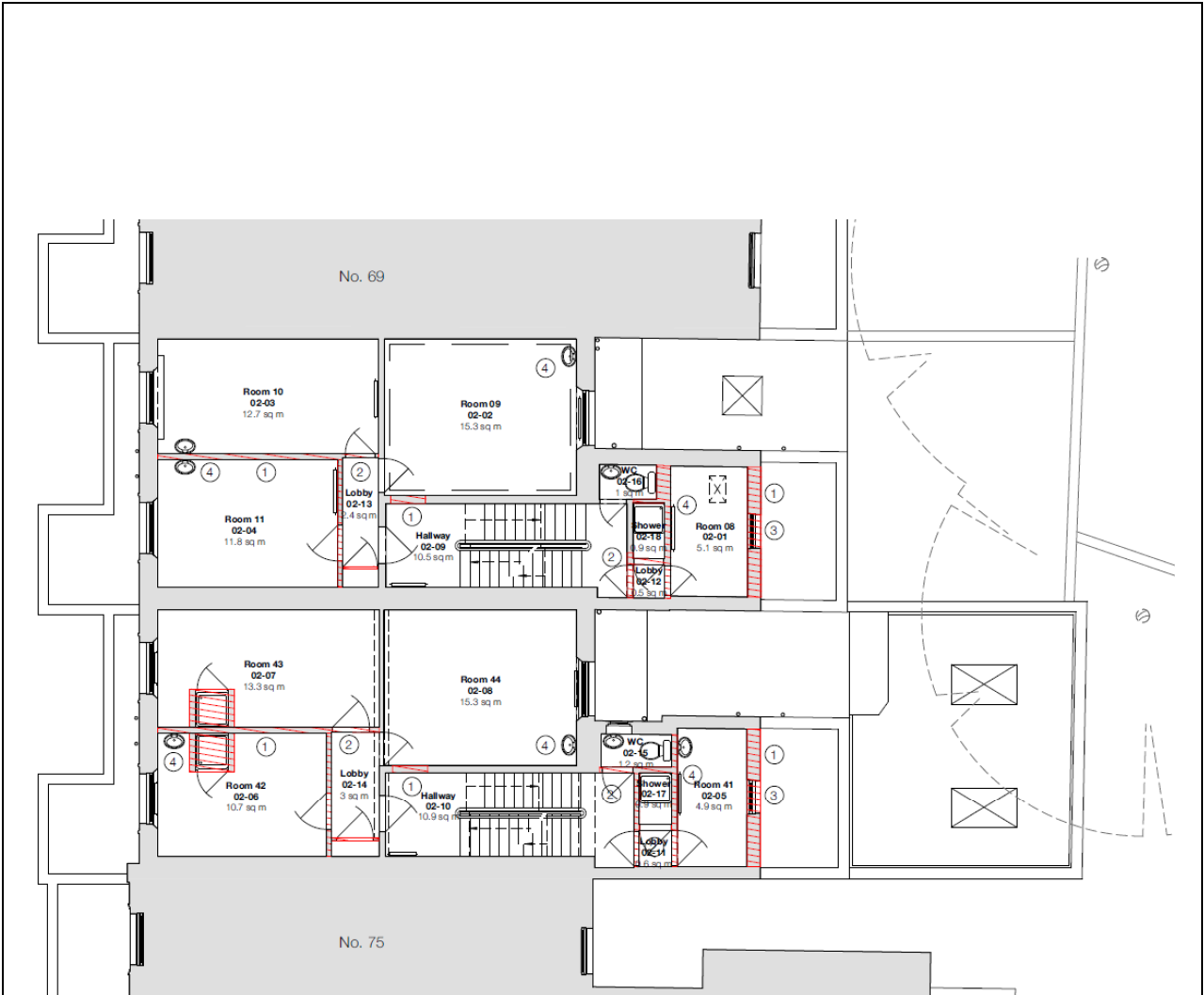
Proposed Lower Ground Floor Plan



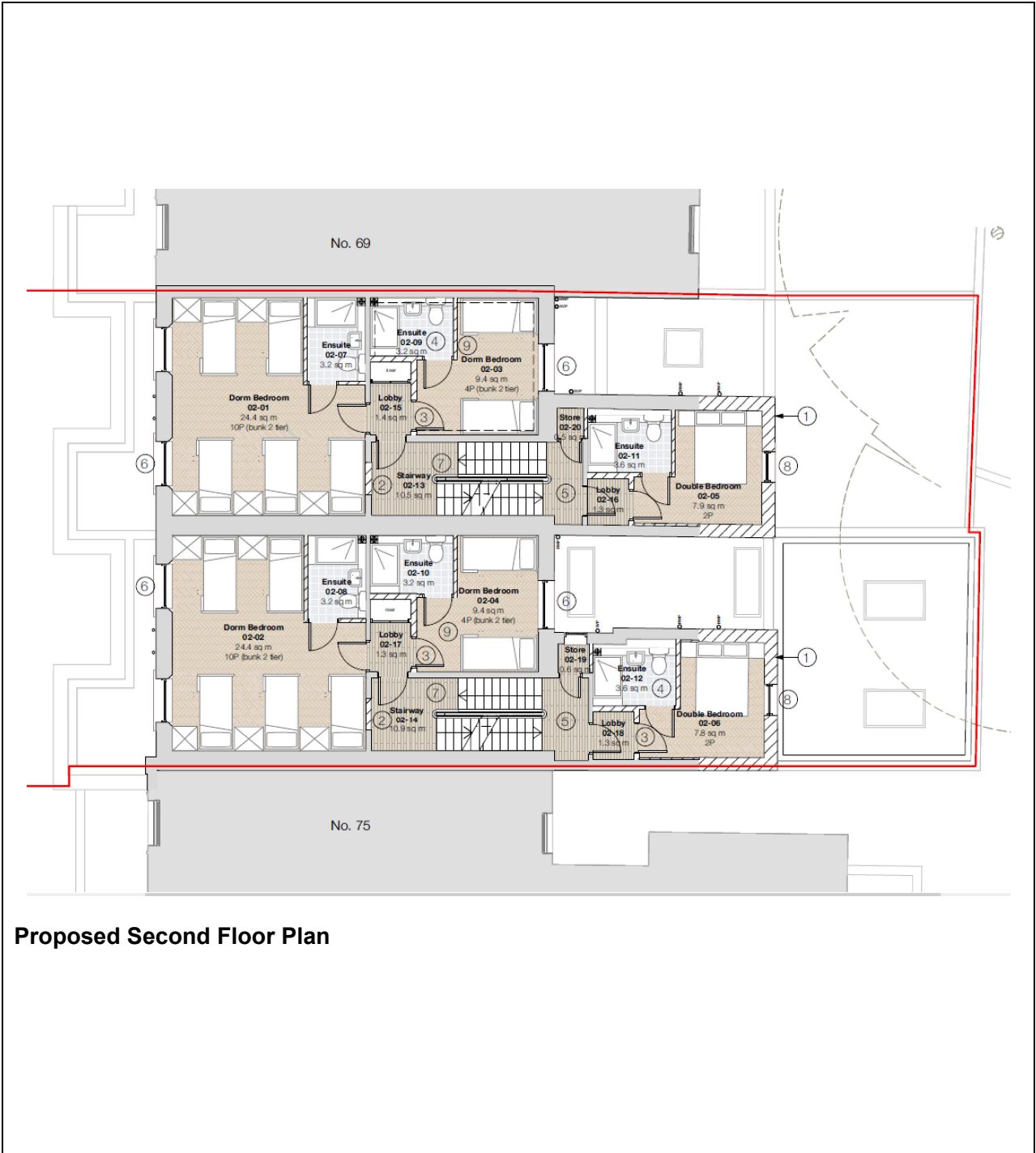
**Existing Ground Floor Plan**



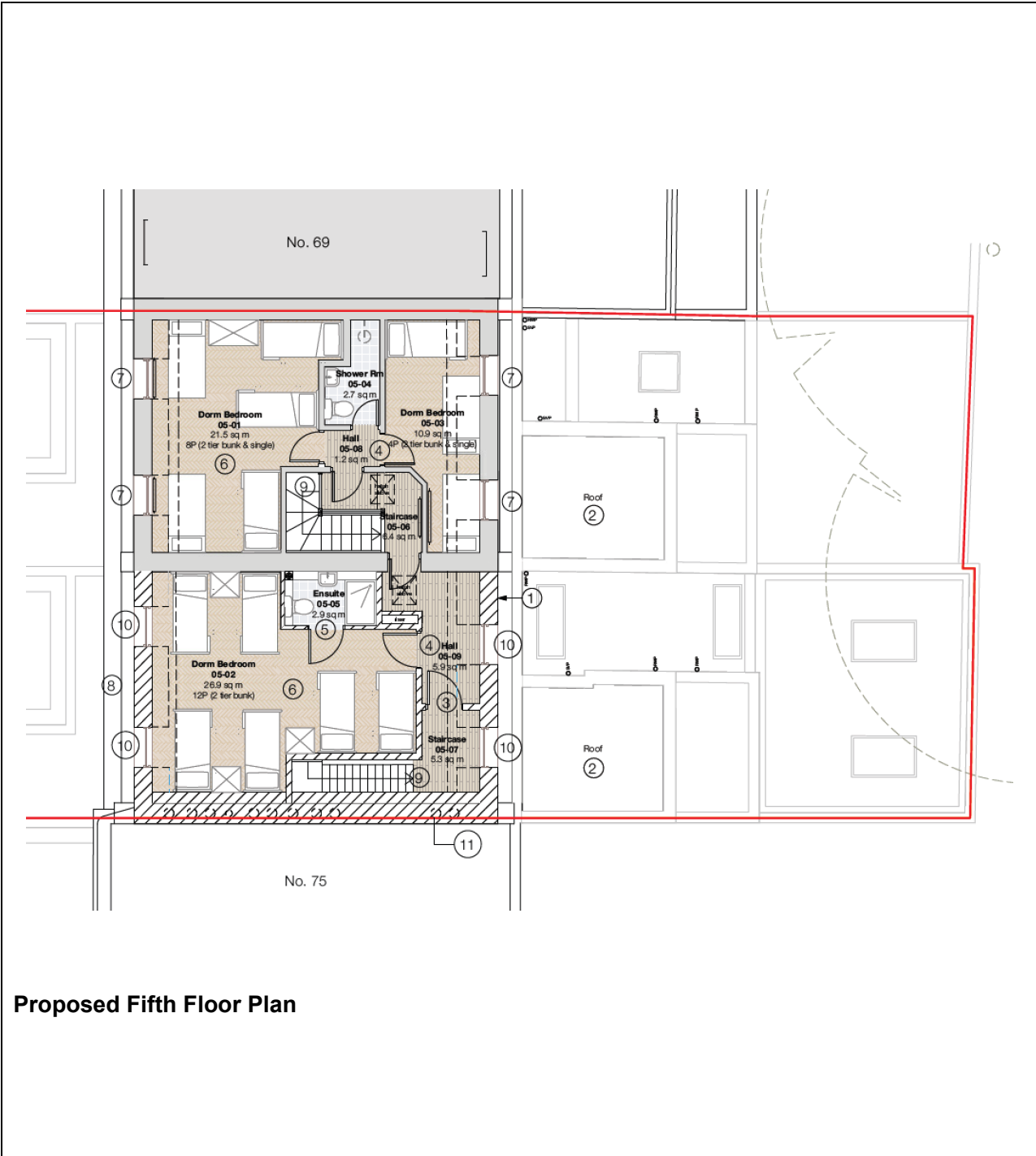




Existing Second Floor Plan



Proposed Second Floor Plan



Proposed Fifth Floor Plan



Existing Front Elevation



**Proposed Front Elevation**





## Notes

1. New external wall with facing brickwork. Existing chimney retained and extended.
2. New mansard extension with tiles finish to match existing
3. New extension with facing brickwork to external wall. Brickwork to match existing.
4. New dormer windows with painted timber frame double glazed sash windows. Frame colour to match existing
5. New reconstituted stone coping to parapet
6. New painted timber frame double glazed sash windows. Paint finish to match with existing sash windows.
7. New aluminium timber composite frame glazed door
8. Refurbish existing roof. New roof to match existing.
9. New rooflight
10. New landscaping and planting
11. Existing windows and doors refurbished
12. New extension with render. Render to match existing.
13. New green roof
14. New AGV

Proposed Rear Elevation



**DRAFT DECISION LETTER**

- Address:** 71 - 73 Belgrave Road, London, SW1V 2BG
- Proposal:** Erection of single storey mansard extension to No. 73; rear closet wing extensions at second floor level to Nos. 71 and 73; rebuilding of existing lower ground floor extension; alterations to lower ground floor fenestration; and landscaping of rear courtyard.
- Reference:** 23/03299/FULL
- Plan Nos:** 2219-P001-S2 Rev. P0, 2219-P109-S2 Rev. P0, 2219-P110-S2 Rev. P0, 2219-P111-S2 Rev. P0, 2219-P112-S2 Rev. P0, 2219-P113-S2 Rev. P0, 2219-P114-S2 Rev. P0, 2219-P115-S2 Rev. P0, 2219-P116-S2 Rev. P1, 2219-P210-S2 Rev. P0, 2219-P211-S2 Rev. P1, 2219-P310-S2 Rev. P1, 2219-P311-S2 Rev. P0, 2219-P312-S2 Rev. P0, 2219-P099-S2 Rev. P2, 2219-P100-S2 Rev. P1, 2219-P101-S2 Rev. P0, 2219-P102-S2 Rev. P0, 2219-P103-S2 Rev. P0, 2219-P104-S2 Rev. P0, 2219-P105-S2 Rev. P0, 2219-P106-S2 Rev. P1, 2219-P200-S2 Rev. P0, 2219-P201-S2 Rev. P1, 2219-P300-S2 Rev. P1, 2219-P301-S2 Rev. P1 and 2219-P302-S2 Rev. P1.

For information only: Design review report and Fire Statement dated April 2023, Design and Access Statement (2219-P600-S2-P1) dated April 2023, Planning and Heritage Statement dated 12/05/2023, Operational Management Plan dated April 2023, Sustainable Design Statement dated 12/05/2023, Flood Risk Assessment dated 01/06/2023 and Daylight and Sunlight Report (Project Ref: 71-73 BR(Rev-) dated April 2023.

**Case Officer:** Zulekha Hosenally

**Direct Tel. No.** 07866 037615

**Recommended Condition(s) and Reason(s)**

- 1 The development hereby permitted shall be carried out in accordance with the drawings and other documents listed on this decision letter, and any drawings approved subsequently by the City Council as local planning authority pursuant to any conditions on this decision letter.

Reason:

For the avoidance of doubt and in the interests of proper planning.

- 2 Except for piling, excavation and demolition work, you must carry out any building work which can be heard at the boundary of the site only:
  - o between 08.00 and 18.00 Monday to Friday;
  - o between 08.00 and 13.00 on Saturday; and
  - o not at all on Sundays, bank holidays and public holidays.

You must carry out piling, excavation and demolition work only:

- o between 08.00 and 18.00 Monday to Friday; and
- o not at all on Saturdays, Sundays, bank holidays and public holidays.

Noisy work must not take place outside these hours unless otherwise agreed through a Control of Pollution Act 1974 section 61 prior consent in special circumstances (for example, to meet police traffic restrictions, in an emergency or in the interests of public safety). (C11AB)

Reason:

To protect the environment of neighbouring occupiers. This is as set out in Policies 7 and 33 of the City Plan 2019 - 2040 (April 2021). (R11AD)

- 3 All new work to the outside of the building must match existing original work in terms of the choice of materials, method of construction and finished appearance. This applies unless differences are shown on the drawings we have approved or are required by conditions to this permission. (C26AA)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Pimlico Conservation Area. This is as set out in Policies 38, 39 and 40 of the City Plan 2019 - 2040 (April 2021). (R26BF)

- 4 The facing brickwork must match the existing original work in terms of colour, texture, face bond and pointing. This applies unless differences are shown on the approved drawings. (C27CA)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Pimlico Conservation Area. This is as set out in Policies 38, 39 and 40 of the City Plan 2019 - 2040 (April 2021). (R26BF)

- 5 The new roof must be covered in natural Welsh slates and so maintained.

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Pimlico Conservation Area. This is as set out in Policies 38, 39 and 40 of the City Plan 2019 - 2040 (April 2021). (R26BF)

- 6 You must apply to us for approval of detail drawings (elevations and sections at a scale of 1:10 and 1:20) of the following parts of the development:

- i) All new windows, which shall be traditionally detailed to match existing windows and feature integral glazing bars.

You must not start any work on these parts of the development until we have approved

what you have sent us. You must then carry out the work according to these details (C26DB)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Pimlico Conservation Area. This is as set out in Policies 38, 39 and 40 of the City Plan 2019 - 2040 (April 2021). (R26BF)

- 7 You must apply to us for approval of an operational management plan to show how you will prevent guests who are staying at the premises from causing nuisance for people in the area, including people who live in nearby buildings. You must submit the operational management statement prior to the occupation of the extended and upgraded hostel premises and before the use of the rear courtyard commences. You must then carry out the measures included in the management plan at all times that the premises is occupied and in use.

Reason:

To protect the environment of people in neighbouring properties as set out in Policies 7, 16 and 33 of the City Plan 2019 - 2040 (April 2021). (R12AD)

- 8 Hostel staff and guests shall not be permitted to use the rear courtyard before 8am or after 8pm each day.

Reason:

To protect the environment of people in neighbouring properties as set out in Policies 7, 16 and 33 of the City Plan 2019 - 2040 (April 2021). (R12AD)

- 9 No tables and chairs are to be placed in the rear courtyard.

Reason:

To protect the environment of people in neighbouring properties as set out in Policies 7, 16 and 33 of the City Plan 2019 - 2040 (April 2021). (R12AD)

- 10 The rear courtyard shall not be used by more than six standing people (staff/guests) at any one time.

Reason:

To protect the environment of people in neighbouring properties as set out in Policies 7, 16 and 33 of the City Plan 2019 - 2040 (April 2021). (R12AD)

- 11 You must not use the roofs of the second-floor closet wing extensions nor the roof of the lower ground floor extension for sitting out or for any other purpose. You can however use the roofs to escape in an emergency. (C21BA)

Reason:

To protect the privacy and environment of people in neighbouring properties. This is as

set out in Policies 7, 33 and 38 of the City Plan 2019 - 2040 (April 2021). (R21BD)

- 12 You must apply to us for approval of detailed drawings and a management plan in relation to the green roof to the rear lower ground floor extension, this is to include construction method, layout, species and maintenance regime.

You must not commence works on the relevant part of the development until we have approved what you have sent us. You must carry out this work according to the approved details and thereafter retain and maintain in accordance with the approved management plan. (C43GA)

Reason:

To protect and increase the biodiversity of the environment, as set out in Policy 34 of the City Plan 2019 - 2040 (April 2021). (R43CC)

- 13 You must apply to us for approval of detailed drawings of a hard and soft landscaping scheme which includes the number, size, species and position of trees and shrubs. You must not start work on the relevant part of the development until we have approved in writing what you have sent us. You must then carry out the landscaping and planting within one year of completing the development (or within any other time limit we agree to in writing).

If you remove any trees that are part of the planting scheme that we approve, or find that they are dying, severely damaged or diseased within three years of planting them, you must replace them with trees of a similar size and species. (C30CC)

Reason:

To improve the appearance of the development, to make sure that it contributes to the character and appearance of this part of the Pimlico Conservation Area, and to improve its contribution to biodiversity and the local environment. This is as set out in Policies 34, 38 and 39 of the City Plan 2019 - 2040 (April 2021). (R30CE)

**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. We have made available detailed advice in the form of our statutory policies in the City Plan 2019 - 2040 (April 2021), neighbourhood plan (where relevant), supplementary planning documents, the London Plan (March 2021), planning briefs and other informal written guidance, as well as offering a full pre application advice service, in order to ensure that applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant at the validation stage.

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- 2 Under the Highways Act 1980 you must get a licence from us before you put skips or scaffolding on the road or pavement. It is an offence to break the conditions of that licence. You may also have to send us a programme of work so that we can tell your neighbours the likely timing of building activities. For more advice and to apply online please visit [www.westminster.gov.uk/suspensions-dispensations-and-skips](http://www.westminster.gov.uk/suspensions-dispensations-and-skips).
  
- 3 You are advised that the works are likely to require building regulations approval. Details in relation to Westminster Building Control services can be found on our website at [www.westminster.gov.uk/planning-building-and-environmental-regulations/building-control](http://www.westminster.gov.uk/planning-building-and-environmental-regulations/building-control).
  
- 4 Please make sure that the lighting is designed so that it does not cause any nuisance for neighbours at night. If a neighbour considers that the lighting is causing them a nuisance, they can ask us to take action to stop the nuisance.
  
- 5 You are encouraged to join the nationally recognised Considerate Constructors Scheme. This commits those sites registered with the Scheme to be considerate and good neighbours, as well as clean, respectful, safe, environmentally conscious, responsible and accountable. For more information please contact the Considerate Constructors Scheme directly on 0800 783 1423, [siteenquiries@ccscheme.org.uk](mailto:siteenquiries@ccscheme.org.uk) or visit [www.ccscheme.org.uk](http://www.ccscheme.org.uk).
  
- 6 The construction manager should keep residents and others informed about unavoidable disturbance such as noise, dust and extended working hours, and disruption of traffic. Site neighbours should be given clear information well in advance, preferably in writing, for example by issuing regular bulletins about site progress.

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**

- Address:** 71 - 73 Belgrave Road, London, SW1V 2BG
- Proposal:** Erection of single storey mansard extension to No. 73; rear closet wing extensions at second floor level to Nos. 71 and 73; rebuilding of existing lower ground floor extension; alterations to lower ground floor fenestration; internal alterations and landscaping of rear courtyard.
- Reference:** 23/03300/LBC
- Plan Nos:** 2219-P001-S2 Rev. P0, 2219-P109-S2 Rev. P0, 2219-P110-S2 Rev. P0, 2219-P111-S2 Rev. P0, 2219-P112-S2 Rev. P0, 2219-P113-S2 Rev. P0, 2219-P114-S2 Rev. P0, 2219-P115-S2 Rev. P0, 2219-P116-S2 Rev. P1, 2219-P210-S2 Rev. P0, 2219-P211-S2 Rev. P1, 2219-P310-S2 Rev. P1, 2219-P311-S2 Rev. P0, 2219-P312-S2 Rev. P0, 2219-P099-S2 Rev. P2, 2219-P100-S2 Rev. P1, 2219-P101-S2 Rev. P0, 2219-P102-S2 Rev. P0, 2219-P103-S2 Rev. P0, 2219-P104-S2 Rev. P0, 2219-P105-S2 Rev. P0, 2219-P106-S2 Rev. P1, 2219-P200-S2 Rev. P0, 2219-P201-S2 Rev. P1, 2219-P300-S2 Rev. P1, 2219-P301-S2 Rev. P1 and 2219-P302-S2 Rev. P1.

For information only: Design review report and Fire Statement dated April 2023, Design and Access Statement (2219-P600-S2-P1) dated April 2023, Planning and Heritage Statement dated 12/05/2023, Operational Management Plan dated April 2023, Sustainable Design Statement dated 12/05/2023, Flood Risk Assessment dated 01/06/2023 and Daylight and Sunlight Report (Project Ref: 71-73 BR(Rev-) dated April 2023.

**Case Officer:** Zulekha Hosenally

**Direct Tel. No.** 07866 037615

**Recommended Condition(s) and Reason(s)**

- 1 The works hereby permitted shall be carried out in accordance with the drawings and other documents listed on this decision letter, and any drawings approved subsequently by the City Council as local planning authority pursuant to any conditions on this decision letter.

**Reason:**

To protect the special architectural or historic interest of this listed building. This is as set out in Policy 39 of the City Plan 2019 - 2040 (April 2021) and paragraph 2.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BE)

- 2 All new work and improvements inside and outside the building must match existing original adjacent work in terms of the choice of materials, method of construction and finished appearance. This applies unless differences are shown on the approved

drawings or are required in conditions to this permission. (C27AA)

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Pimlico Conservation Area. This is as set out in Policies 38 and 39 of the City Plan 2019 - 2040 (April 2021). (R27AC)

- 3 All original details must be retained and made good, any new details must match the original.

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in Policy 39 of the City Plan 2019 - 2040 (April 2021) and paragraph 2.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BE)

- 4 You must apply to us for approval of detail drawings of the following parts of the development:

- i) New glass screen and doors at ground floor level (elevation and section details showing framing details (1:10)); and,
- ii) New fixed glass panel at ground floor level (elevation and section showing framing details).

You must not start any work on these parts of the development until we have approved what you have sent us. You must then carry out the work according to these details (C26DB)

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in Policy 39 of the City Plan 2019 - 2040 (April 2021) and paragraph 2.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BE)

- 5 You must apply to us for approval of details of the following parts of the development:

- i) Elevations and sections (1:10 and 1:20) of all new windows, which shall be traditionally detailed to match existing windows and feature integral glazing bars.

You must not start any work on these parts of the development until we have approved what you have sent us. You must then carry out the work according to these details (C26DB)

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Pimlico Conservation Area. This is as set out in Policies 38 and 39 of the City Plan 2019 - 2040

(April 2021). (R27AC)

- 6 The facing brickwork must match the existing original work in terms of colour, texture, face bond and pointing. This applies unless differences are shown on the approved drawings. (C27CA)

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Pimlico Conservation Area. This is as set out in Policies 38 and 39 of the City Plan 2019 - 2040 (April 2021). (R27AC)

- 7 You must scribe all new partitions around the existing ornamental plaster mouldings. (C27JA)

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in Policy 39 of the City Plan 2019 - 2040 (April 2021) and paragraph 2.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BE)

- 8 The new roof must be covered in natural Welsh slates and so maintained.

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Pimlico Conservation Area. This is as set out in Policies 38 and 39 of the City Plan 2019 - 2040 (April 2021). (R27AC)

#### **Informative(s):**

- 1 SUMMARY OF REASONS FOR GRANTING CONDITIONAL LISTED BUILDING CONSENT - In reaching the decision to grant listed building consent with conditions, the City Council has had regard to the relevant policies in the National Planning Policy Framework, the London Plan (March 2021), the City Plan (April 2021), as well as relevant supplementary planning guidance, representations received and all other material considerations., , The City Council has had special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses and has decided that the proposed works would not harm this special architectural or historic interest; or where any harm has been identified it has been considered acceptable in accordance with the NPPF., , In reaching this decision the following were of particular relevance:, Policies 38, 39 and 40 of the City Plan 2019 - 2040 adopted in April 2021 and paragraph 2.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings.



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2 You will need to contact us again if you want to carry out work on the listed building which is not referred to in your plans. This includes:

- \* any extra work which is necessary after further assessments of the building's condition;
- \* stripping out or structural investigations; and,
- \* any work needed to meet the building regulations or other forms of statutory control.

Please quote any 'TP' and 'RN' reference numbers shown on this consent when you send us further documents. It is a criminal offence to carry out work on a listed building without our consent. Please remind your client, consultants, contractors and subcontractors of the terms and conditions of this consent. (159AA)

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.