

CITY OF WESTMINSTER			
PLANNING APPLICATIONS SUB COMMITTEE	Date 23 August 2022	Classification For General Release	
Addendum Report of Director of Place Shaping and Town Planning		Ward(s) involved Knightsbridge And Belgravia	
Subject of Report	13 - 17 Montpelier Street, London, SW7 1HQ,		
Proposal	<p><u>Application 1</u> Details of all new windows showing traditional joinery details and new internal doors, which on the first and second floors should be traditional panelled doors pursuant to condition 7 of listed building consent dated 20 July 2021 (RN:21/01234).</p> <p><u>Application 2</u> Details of all new windows showing traditional joinery details and new internal doors, which on the first and second floors should be traditional panelled doors pursuant to condition 7 of listed building consent dated 20 July 2021 (RN:20/07401).</p> <p><u>Application 3</u> Detailed drawings of the new shopfronts pursuant to condition 9 of listed building consent dated 20 July 2021 (RN:20/07401).</p>		
Agent	Savills		
On behalf of	Monte London Ltd		
Registered Number	<p><u>Application 1</u> 21/06227/ADLBC</p> <p><u>Application 2</u> 21/06228/ADLBC</p> <p><u>Application 3</u> 21/06229/ADLBC</p>	Date amended/ completed	14 September 2021
Date Application Received	9 September 2021		
Historic Building Grade	II		
Conservation Area	Knightsbridge		
Neighbourhood Plan	Knightsbridge		

1. RECOMMENDATION

Applications 1, 2 & 3

Had appeals against non-determination not been lodged then the approval of details applications would have been approved.

2. SUMMARY

These approval of details applications were presented to the Planning Applications Sub-Committee on 22 March 2022, where it was resolved to defer the applications for a site visit.

Following the site visit, the applications were reported back to the Planning Applications Sub-Committee on 28 June 2022. It was resolved to defer applications 1, 2 & 3 until the works that also require planning permission have been decided at the upcoming planning appeal hearing (scheduled for 21 - 22 September 2022).

The applicant had now made an appeal against non-determination of these approval of details applications, which are therefore reported back to committee for determination.

No changes have been made to the applications since the publication of the original officer's reports on 22 March 2022 and 28 June 2022 (attached (Appendices 1 and 2)).

3. Consultations

Details of objections received are set out in officer's reports dated 22 March 2022 and 28 June 2022 (attached).

(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

21/06227/ADLBC

APPLICATION 1 - DRAFT DECISION LETTER

Address: 13 - 17 Montpelier Street, London, SW7 1HQ,

Proposal: Details of all new windows sections and elevation showing traditional joinery details and new internal doors, which on the first and second floors should be traditional panelled doors pursuant to condition 7 of listed building consent dated 20th June 2021 (RN:21/01234).

Plan Nos: 200_550 REVA; 200_551; 200_552; 200_561 REVA; 200_591 REVA; 200_592 REVC; 200_593 REVB; 200_594 REVC; 200_595 REVA; 200_596; 200_597; 200_598; 200_599.
JW-ID-GF-7001 REVD2 WINE FRIDGE DOOR; JW-ID-GF-7002 REVD2 BOH DOOR 102; JW-ID-LGF-7000 REVD2 KITCHEN DOOR 110; JW-ID-LGF-7001 REVD2 PDR DOOR 111; JW-ID-LGF-7002 REVD2 CLOAKROOM 112; JW-ID-LGF-7003 REVD2 CUBICLE DOOR 113; JW-ID-LGF-7004 REVD2 RESTROOM DOOR 114.

Case Officer: Jennie Humphrey

Direct Tel. No. 07866040589

Unconditional or if an Advert Application only the standard advert conditions

Informative:

1. You are advised that the replacement windows and external doors will require planning permission before the works can commence.

21/06228/ADLBC

APPLICATION 2 - DRAFT DECISION LETTER

Address: 13 - 17 Montpelier Street, London, SW7 1HQ,
Proposal: Details of all new windows sections and elevation showing traditional joinery details and new internal doors, which on the first and second floors should be traditional panelled doors pursuant to condition 7 of listed building consent dated 20th July 2021 (RN:20/07401).

Plan Nos: 200_550 REVA; 200_551; 200_552; 200_561 REVA; 200_591 REVA; 200_592 REVC; 200_593 REVB; 200_594 REVC; 200_595 REVA; 200_596; 200_597; 200_598; 200_599.
JW-ID-GF-7001 REVD2 WINE FRIDGE DOOR; JW-ID-GF-7002 REVD2 BOH DOOR 102; JW-ID-LGF-7000 REVD2 KITCHEN DOOR 110; JW-ID-LGF-7001 REVD2 PDR DOOR 111; JW-ID-LGF-7002 REVD2 CLOAKROOM 112; JW-ID-LGF-7003 REVD2 CUBICLE DOOR 113; JW-ID-LGF-7004 REVD2 RESTROOM DOOR 114.

Case Officer: Jennie Humphrey

Direct Tel. No. 07866040589

Unconditional or if an Advert Application only the standard advert conditions

Informative:

You are advised that the replacement windows and external doors will require planning permission before the works can commence.

Item No.
1

21/06229/ADLBC

APPLICATION 3 - DRAFT DECISION LETTER

Address: 13 - 17 Montpelier Street, London, SW7 1HQ

Proposal: Detailed drawings of the new shopfronts pursuant to condition 9 of listed building consent dated 20th July 2021 (RN:20/07401).

Reference: 21/06229/ADLBC

Plan Nos: 200_599 REVA; 200_555 REVA; 200_556 REVA; 200_557 REVA; 200_558 REVA.

Case Officer: Jennie Humphrey **Direct Tel. No.** 07866040589

Recommended Condition(s) and Reason(s)

Unconditional or if an Advert Application only the standard advert conditions

Informative:

You are advised that the replacement shopfronts will require planning permission before the works can commence.

Appendix 1: Minutes and Report of Planning Applications Sub-Committee dated 28 June 2022



CITY OF WESTMINSTER

MINUTES

Planning Applications Sub-Committee (1)

MINUTES OF PROCEEDINGS

Minutes of a meeting of the **Planning Applications Sub-Committee (1)** held on **Tuesday 28th June, 2022**, Rooms 18.01 & 18.03, 18th Floor, 64 Victoria Street, London, SW1E 6QP.

Members Present: Councillors Jason Williams (Chair), Md Shamsed Chowdhury, Jim Glen and Ruth Bush

Also Present: Councillors Rachel Robathan and Paul Dimoldenberg

1 APPOINTMENT OF CHAIR

1.1 RESOLVED:

That Councillor Jason Williams be elected as Chair of the Planning Applications Sub-Committee (1)

2 MEMBERSHIP

2.1 It was noted that Councillor Ruth Bush was substituting for Councillor Ellie Ormsby.

2.2 There was no further changes to the Membership.

3 DECLARATIONS OF INTEREST

2.1 The Chair explained that a week before the meeting, Members of the Sub-Committee were provided with a full set of papers including a detailed officer's report; together with bundles of the letters or e-mails received in respect of this application containing objections or giving support. If an issue or comment made by a correspondent was not specifically mentioned at this meeting in the officers' presentation or by Members of the Sub-Committee, it did not mean that the issue has been ignored.

2.2 Councillor Jason Williams declared in respect of Item 1, he had attended a site visit with officers, Applicant, and objectors. Councillor Williams advised that he had not expressed a view during the visit.

CITY OF WESTMINSTER			
PLANNING APPLICATIONS SUB COMMITTEE	Date 28 June 2022	Classification For General Release	
Report of Director of Place Shaping and Town Planning		Ward(s) involved Knightsbridge And Belgravia	
Subject of Report	13 - 17 Montpelier Street, London, SW7 1HQ		
Proposal	<p>Application 1: Details of all new windows showing traditional joinery details and new internal doors, which on the first and second floors should be traditional panelled doors pursuant to condition 7 of listed building consents dated 20 July 2021 (RN: 21/01234/LBC and RN: 20/07401/LBC).</p> <p>Application 2: Detailed drawings of the new shopfronts pursuant to condition 9 of listed building consent dated 20 July 2021 (RN:20/07401).</p> <p>Application 3: Detailed method statement for the removal of the paint on the external facade and sample area demonstrating the intended method of removal pursuant to condition 8 of listed building consents dated 20 July 2021 (RN:21/01234/LBC and RN:20/07401/LBC).</p>		
Agent	Mrs Charlotte Jordan		
On behalf of	Monte London Ltd		
Registered Number	Application 1: 21/06227/ADLBC 21/06228/ADLBC Application 2: 21/06229/ADLBC Application 3: 21/07149/ADLBC 21/07150/ADLBC	Date amended/ completed	14 September 2021
Date Application Received	9 September 2021		
Historic Building Grade	II		
Conservation Area	Knightsbridge		
Neighbourhood Plan	Knightsbridge		

1. RECOMMENDATION

Application 1 (21/06227/ADLBC and 21/06228/ADLBC):

Approve details.

Application 2 (21/06229/ADLBC):

Approve details.

Application 3 (21/07149/ADLBC and 21/07150/ADLBC):

Approve details.

2. SUMMARY

The applications were presented to the Planning Applications Sub-Committee on 22 March 2022, where it was resolved to defer the applications for a site visit. The members site visit is due to take place on 28 June 2022, and the applications are therefore reported back to you for your determination.

No changes have been made to the applications since the publication of the original officer's report, attached.

3. CONSULTATIONS

Additional objections were received from The Knightsbridge Association and 80 surrounding residents in relation to all of the applications, following publication of the original officer's report, but prior to the applications being presented to the Planning Applications Sub-Committee. These were circulated to members and reported verbally.

Five additional letters of objection have also been received in relation to all of the applications since the applications were presented to the Planning Applications Sub-Committee on 22 March 2022.

All additional objections received raise objections on the same grounds as summarised in the original officer's report (attached).

(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: JULIA ASGHAR BY EMAIL AT jasghar@westminster.gov.uk

Appendix 2: Minutes and Report of Planning Applications Sub-Committee dated 22 March 2022



CITY OF WESTMINSTER

MINUTES

Planning Applications Sub-Committee (1)

MINUTES OF PROCEEDINGS

Minutes of a meeting of the **Planning Applications Sub-Committee (1)** held on **Tuesday 22nd March, 2022**, Rooms 18.01 & 18.03, 18th Floor, 64 Victoria Street, London, SW1E 6QP.

Members Present: Councillors Robert Rigby (Chairman), Mark Shearer and Nafsika Butler-Thalassis.

Also Present: Councillor Selina Short addressed the Sub-Committee on Item 2 in her capacity as Ward Councillor. Councillor Elizabeth Hitchcock addressed the Sub-Committee on Item 6 in her capacity as Ward Councillor.

Apologies for Absence: Councillor Susie Burbridge.

1 MEMBERSHIP

- 1.1 It was noted that Councillor Nafsika Butler-Thalassis had replaced Councillor Tim Roca.
- 1.2 The Chairman noted his thanks to Councillor Susie Burbridge for her dedication and contribution to the Planning Committees she has provided over the last 20 years.

2 DECLARATIONS OF INTEREST

- 2.1 Councillors Rigby and Shearer declared that in respect of Item 1 they sat on the Committee when the original application was discussed in November 2021.
- 2.2 Councillors Rigby and Shearer declared that in respect of Item 6 they sat on the Committee when the original application was discussed in June 2021.
- 2.3 Councillor Shearer declared that in respect of Item 3, the application is within his Ward but had received no presentation on the Item.

1

6 13-17 MONTPELIER STREET, SW7 1HQ

Applications 1 and 2 (21/06227/ADLBC and 21/06228/ADLBC): Details of all new windows showing traditional joinery details and new internal doors, which on the first and second floors should be traditional panelled doors pursuant to condition 7 of listed building consents dated 20 July 2021

Application 3 21/06229/ADLBC): Detailed drawings of the new shopfronts pursuant to condition 9 of listed building consent dated 20th July 2021

Application 4 and 5 (21/07149/ADLBC and 21/07150/ADLBC): Detailed method statement for the removal of the paint on the external facade and sample area demonstrating the intended method of removal pursuant to condition 8 of listed building consents dated 20 July 2021

Additional representations were received from a local resident (10/03/2022), Savills (15/03/2022), Walsingham Planning (17/03/2022).

Late representations were received from Walsingham Planning (17/03/2022), two local residents (17/03/2022), twenty-one local residents (18/03/2022), four local residents (19/03/2022), sixteen local residents (20/03/2022), thirty-two local residents (21/03/2022), two local residents (22/03/2022) and Walsingham Planning (22/03/2022).

A heritage consultant addressed the Sub-Committee in support of the application.

A local resident addressed the Sub-Committee in objection to the application.

An Amenity Society addressed the Sub-Committee in objection to the application.

A Neighbourhood Forum addressed the Sub-Committee in objection to the application.

A Ward Councillor addressed the Sub-Committee in objection to the application.

RESOLVED UNANIMOUSLY:

- 1) That the Committee agreed to defer making a decision on the applications on the basis that as the works had already started and there was a high level of local community objections, it would be beneficial for the Committee to visit the site to view the works and obtain a greater sense and understanding of what is happening on the ground.
- 2) That Officers will review the drawings listed on the Council's website in respect of the external doors on Applications 1 and 2.

Agenda Item ~~6~~

Item No.
6

CITY OF WESTMINSTER			
PLANNING APPLICATIONS SUB COMMITTEE	Date	Classification For General Release	
Report of Director of Place Shaping and Town Planning		Ward(s) involved Knightsbridge And Belgravia	
Subject of Report	13 - 17 Montpelier Street, London, SW7 1HQ		
Proposal	<p>Applications 1 and 2: Details of all new windows showing traditional joinery details and new internal doors, which on the first and second floors should be traditional panelled doors pursuant to condition 7 of listed building consents dated 20 July 2021 (RN: 21/01234/LBC and RN: 20/07401/LBC).</p> <p>Application 3: Detailed drawings of the new shopfronts pursuant to condition 9 of listed building consent dated 20 July 2021 (RN:20/07401).</p> <p>Applications 4 and 5: Detailed method statement for the removal of the paint on the external facade and sample area demonstrating the intended method of removal pursuant to condition 8 of listed building consents dated 20 July 2021 (RN:21/01234/LBC and RN:20/07401/LBC).</p>		
Agent	Mrs Charlotte Jordan		
On behalf of	Monte London Ltd		
Registered Number	Application 1: 21/06227/ADLBC Application 2: 21/06228/ADLBC Application 3: 21/06229/ADLBC Application 4: 21/07149/ADLBC Application 5: 21/07150/ADLBC	Date amended/ completed	14 September 2021
Date Application Received	9 September 2021		
Historic Building Grade	II		
Conservation Area	Knightsbridge		

1. RECOMMENDATION

Applications 1 and 2 (21/06227/ADLBC and 21/06228/ADLBC):
Approve details.

Application 3 (21/06229/ADLBC):

Approve details.

Applications 4 and 5 (21/07149/ADLBC and 21/07150/ADLBC):

Approve details.

2. SUMMARY

Nos. 13-17 Montpelier Street is a row of three grade II listed, four-storey townhouses which form a detached terrace on the west side of Montpelier Street at the corner with Montpelier Place. The three buildings are linked internally and are in lawful restaurant use.

In 2021, three sets of applications for planning permission and listed building consent were submitted, all for similar development proposals to alter the buildings in connection with the use of the first and second floor levels as residential flats and the continued use of the lower ground and ground floors as restaurant use. The three planning applications were refused on 20 July 2021 on the grounds that the development would intensify the existing restaurant use, causing late-night activity and disturbance in this part of the city and would harm the character and function of the area and neighbouring residential amenity, contrary to policies set out in the City Plan and the Knightsbridge Neighbourhood Plan.

The corresponding listed building consent applications to two of the refused planning applications were granted on the basis that the proposed physical works were acceptable (the listed building consent applications did not relate to the use). One set of applications (planning and listed building consent) were refused on townscape and listed building grounds as this included a rear extension which was considered unacceptable in historic building and conservation terms. Appeals have been lodged against the three refused planning applications and the one listed building consent (which included the rear extension), however, they are not yet valid.

The applications currently under consideration relate to details secured under conditions 7, 8 and 9 attached to the two listed building consents.

Objections have been received, predominately on the grounds that the proposed works will facilitate the buildings use for an expanded and intensified restaurant use which was not granted planning permission, and the resulting amenity impacts. These are not listed building issues. Objections to the design details also oppose the building's change in appearance, however, the shopfront arrangement, windows and doors correspond to works consented by the two approved listed building consents. The applications relate to the details only.

Applications 1 and 2:

Approval is sought for the details of all new windows and internal doors as required by condition 7 of listed building consents dated 20 July 2021 (RNs: 21/01234/LBC & 20/07401/LBC).

The proposed window details are for traditional timber sliding sashes with slim double-glazed units. The proportions, glazing pattern and joinery profiles closely match the existing windows, and will appear as suitable additions to the building, preserving the buildings appearance and significance.

The internal doors intended for the basement and ground floor levels are entirely modern in their design, which given the altered nature of these areas, is considered appropriate. More traditional style, four panelled doors are proposed for the upper floors in order to maintain some of the internal character of the building.

Details of the external doors are not required to be submitted under the condition. An informative is attached to the decision notice advising that the external doors will require planning permission.

The details are considered to accord with the listed building consents and provide satisfactory and acceptable details which would preserve the appearance of the buildings.

Application 3:

Approval is sought for details of the replacement shopfronts as required by condition 9 of listed building consent dated 20 July 2021 (RN: 20/07401/LBC).

The approved scheme included the removal and replacement of the modern shopfront to nos. 13 and 15 Montpelier Street. The existing shopfronts to nos. 13 and 15 feature a run of single paned casement units, with a narrow fan-light above. These are modern additions to the building which do not contribute to the significance of the grade II listed terrace. The traditional design of the replacement shopfronts closely replicates the glazing pattern of the multi-paned shopfront to no. 17, which is of historic value, and is being retained.

Following officer advice, the joinery details of the new shopfronts were amended to appear more in keeping with the retained shopfront at no. 17, including integral glazing bars and moulded profiles.

The details are considered to accord with the listed building consents and provide satisfactory and acceptable details which would preserve the appearance of the buildings. An informative is attached to the decision notice advising that the replacement shopfronts will require planning permission.

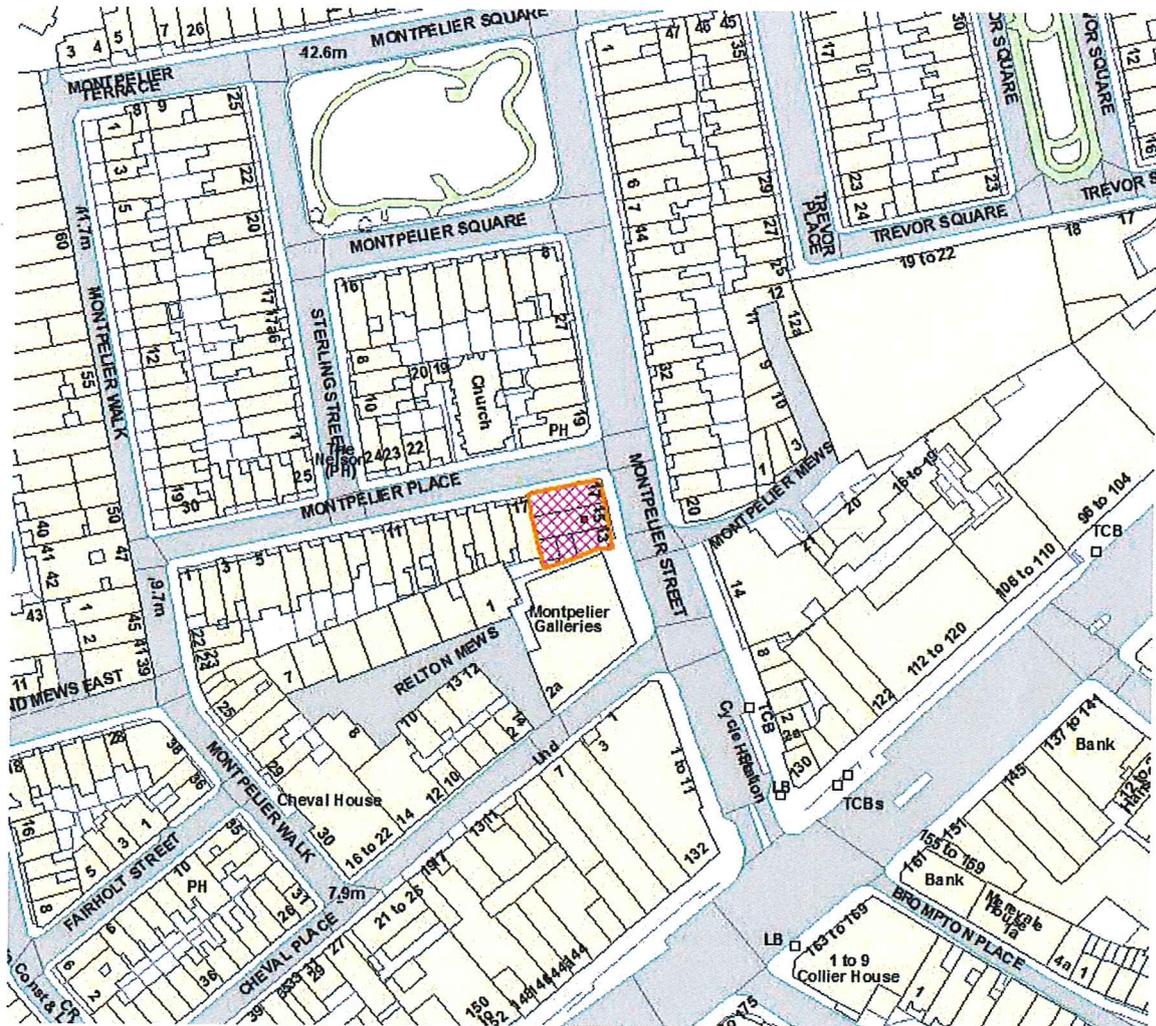
Applications 4 and 5:

Approval is sought for a detailed method statement for the removal of paint on the external façade required by condition 8 of listed building consents dated 20 July 2021 (RNs: 21/01234/LBC & 20/07401/LBC)

Listed building consent has been granted for the removal of the paintwork to no. 13 to restore the appearance of the terrace, which was intended as a set piece. The method of removal proposed is considered appropriate.

The details submitted have been assessed in terms of their suitability and intention to preserve or enhance the appearance and significance of the host listed buildings and are considered acceptable, in accordance with Section 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990; Chapters 12 and 16 of the NPPF; policies 38 and 39 of Westminster's City Plan 2019-40 (April 2021) and the guidance contained within Westminster's Repairs and Alterations to Listed Buildings SPG; and policy KBR1 within the Knightsbridge Neighbourhood Plan (December 2018).

3. LOCATION PLAN



This production includes mapping data licensed from Ordnance Survey with the permission of the controller of Her Majesty's Stationary Office (C) Crown Copyright and /or database rights 2013. All rights reserved License Number LA 100019597

4. PHOTOGRAPHS





5. CONSULTATIONS

WARD COUNCILLORS FOR KNIGHTSBRIDGE AND BELGRAVIA

Verbally requested that the applications go before the Planning Applications Sub-Committee.

KNIGHTSBRIDGE ASSOCIATION

It is not acceptable that the applications have been submitted without formal consultation. The proposed works will facilitate its use for an expanded and intensified restaurant and residential use which was not granted planning permission. It is not appropriate for these works to be considered without full planning permission in place. The validity of the applications is questioned. The applications are incomplete as they do not include façade elevations to explain how each proposed detail relates to the overall scheme. A construction management plan should be required.

Application 1 and 2: A number of the doors are external and do not fall within the remit of the condition. The external doors require planning permission.

Application 3: The existing external raised ground floor terrace will be extended from the southern corner to the northern corner of the site extending the outdoor seating area. Large openable doorways will allow uninterrupted access between the 'nightclub' and external terrace that will negatively impact on the amenity of residents. The intended occupier is entirely inappropriate for the area.

Applications 4 and 5 : The proposal seeks to turn 3 individual houses into one uniform block. The deco style railings to number 15 should be retained. No. 13 should retain its white façade. The three houses have augmented their historical individual character over two centuries and should not be homogenised into one block.

KNIGHTSBRIDGE NEIGHBOURHOOD FORUM

The applications contain a number of external features including external doors and windows which require planning permission. Individually and collectively the proposals will fundamentally change the character of the three listed buildings. It is unclear if changes are proposed to internal walls and features. This is a particularly sensitive site because of its heritage value and the potential impact of intensification on residential amenity. A construction management plan should be required.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

Application 1 (RN:21/06227/ADLBC):

No. Consulted: 0

Total No. of replies: 23

No. of objections: 23

No. in support: 0

Application 2 (RN:21/06228/ADLBC):

No. Consulted: 0

Total No. of replies: 24

No. of objections: 24

No. in support: 0

Application 3 (RN:21/06229/ADLBC):

No. Consulted: 0

Total No. of replies: 21

No. of objections: 21

No. in support: 0

Application 4 (RN:21/07149/ADLBC):

No. Consulted: 0

Total No. of replies: 11

No. of objections: 11

No. in support: 0

Application 5 (RN:21/07150/ADLBC):

No. Consulted: 0

Total No. of replies: 10

No. of objections: 10

No. in support: 0

Objections raised on all or some of the following grounds:

Land Use/Amenity

- The proposed works will facilitate its use for an expanded and intensified restaurant use which was not granted planning permission.
- The residential use was not granted planning permission.
- The existing external raised ground floor terrace will be extended from the southern corner to the northern corner of the site extending the outdoor seating area.
- Large openable glazed doorways will allow uninterrupted access between the 'nightclub' and external terrace that will negatively impact on the amenity of residents.
- The intended occupier and potential night club use is entirely inappropriate for the area.
- The proposal will result in pedestrian congestion.

Design

- The proposal seeks to turn 3 individual houses into one uniform block.
- The art deco style railings to number 15 should be retained.
- No. 13 should retain its white façade.
- The doors will change the external appearance of the building.
- The three houses have augmented their historical individual character over two centuries and should not be homogenised into one block.

Other

- The validity of the applications is questioned as the proposals do not benefit from planning permission.
- The details submitted would require planning permission. It is inappropriate for the proposed works to be considered without the benefit of planning permission.

- Incomplete information submitted to explain how the details relate to the overall scheme.
- Construction impact. A construction management plan should be required.

PRESS ADVERTISEMENT / SITE NOTICE: No (not required)

5.1 Relevant Planning History

20/07400/FULL

Use of first and second floor level as two self-contained residential flats (Class C3), creation of terrace at rear first floor level, opening up blind windows to Montpelier Place and internal alterations in connection with new residential use. Alterations including new openable rooflights on rear first floor flat roof, replacement of existing full height extract ductwork to rear, removal of existing and installation of new air condenser units on rear first floor flat roof and main roof level, shopfront alterations to nos. 13 and 15, new retractable awnings, lowering of front basement vaults and internal alterations in connection with the continued use of the restaurant at lower ground and ground floor level.

Application Refused 20 July 2021 on the following grounds:

The development would intensify the existing restaurant use, causing late-night activity and disturbance in this part of the city and would harm the character and function of the area and neighbouring residential amenity, contrary to Policies 7 and 16 of the City Plan 2019 - 2040 (April 2021) and KBR14 and KBR15 of the Knightsbridge Neighbourhood Plan (December 2018).

An appeal has been lodged, but is not yet valid.

20/07401/LBC

Creation of terrace at rear first floor level; opening up blind windows to Montpelier Place; new openable rooflights on rear first floor flat roof; replacement of existing full height extract ductwork to rear; removal of existing and installation of new air condenser units on rear first floor flat roof and main roof level, shopfront alterations to nos. 13 and 15, new retractable awnings, lowering of front basement vaults; repair works to main roof and internal alterations.

Application Permitted 20 July 2021

21/01233/FULL

Use of first and second floor level as two self-contained residential flats (Class C3), creation of terrace at rear first floor level, opening up blind windows to Montpelier Place and internal alterations in connection with new residential use. Alterations including new openable rooflights on rear first floor flat roof, replacement of existing full height extract ductwork to rear, removal of existing and installation of new air condenser units on rear first floor flat roof and at main roof level, in connection with the continued use of the restaurant at lower ground and ground floor level.

Application Refused 20 July 2021 on the following grounds:

The development would intensify the existing restaurant use, causing late-night

Item No.
6

activity and disturbance in this part of the city and would harm the character and function of the area and neighbouring residential amenity, contrary to Policies 7 and 16 of the City Plan 2019 - 2040 (April 2021) and KBR14 and KBR15 of the Knightsbridge Neighbourhood Plan (December 2018).

An appeal has been lodged, but is not yet valid.

21/01234/LBC

Creation of terrace at rear first floor level; opening up blind windows to Montpelier Place; new openable rooflights on rear first floor flat roof; replacement of existing full height extract ductwork to rear; removal of existing and installation of new air condenser units on rear first floor flat roof and main roof level; repair works to main roof and internal alterations.

Application Permitted 20 July 2021

21/01285/FULL

Use of first and second floor level as three self-contained residential flats (Class C3), infill extension at rear first floor level to Montpelier Place elevation, creation of terrace at rear first floor level, opening up blind windows to Montpelier Place and internal alterations in connection with new residential use. Alterations including new openable rooflights on rear first floor flat roof, replacement of existing full height extract ductwork to rear, removal of existing and installation of new air condenser units on rear first floor flat roof and main roof level, in connection with the continued use of the restaurant at lower ground and ground floor level.

Application Refused 20 July 2021 on the following grounds:

1. Because of its position, form, bulk and appearance the first-floor extension would harm the architectural and historic interest (significance) of these grade II listed buildings. It would also fail to maintain or improve (preserve or enhance) the character and appearance of the Knightsbridge Conservation Area. This would not meet Policies 38, 39 and 40 of the City Plan 2019 - 2040 (April 2021) and the advice set out in our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. It would also fail to meet policies KBR1 of the Knightsbridge Neighbourhood Plan (2018).
2. The development would intensify the existing restaurant use, causing late-night activity and disturbance in this part of the city and would harm the character and function of the area and neighbouring residential amenity, contrary to Policies 7 and 16 of the City Plan 2019 - 2040 (April 2021) and KBR14 and KBR15 of the Knightsbridge Neighbourhood Plan (December 2018).

An appeal has been lodged, but is not yet valid.

21/01286/LBC

Erection of infill extension at rear first floor level to Montpelier Place elevation; creation of terrace at rear first floor level; opening up blind windows to Montpelier Place; new openable rooflights on rear first floor flat roof; replacement of existing full height extract ductwork to rear; removal of existing and installation of new air condenser units on rear

Item No.
6

first floor flat roof and main roof level; repair works to main roof and internal alterations.

Application Refused 20 July 2021 on the following grounds:

Because of its position, form, bulk and appearance the first-floor extension would harm the architectural and historic interest (significance) of these grade II listed buildings. It would also fail to maintain or improve (preserve or enhance) the character and appearance of the Knightsbridge Conservation Area. This would not meet Policies 38, 39 and 40 of the City Plan 2019 - 2040 (April 2021) and the advice set out in our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. It would also fail to meet policies KBR1 of the Knightsbridge Neighbourhood Plan (2018).

An appeal has been lodged, but is not yet valid.

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: **JULIA ASGHAR** BY EMAIL AT jasghar@westminster.gov.uk

6. KEY DRAWINGS

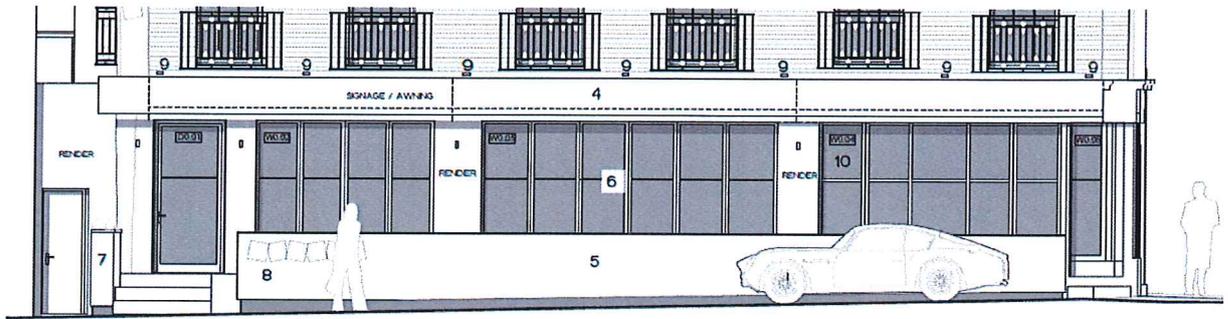
Existing Front Elevation

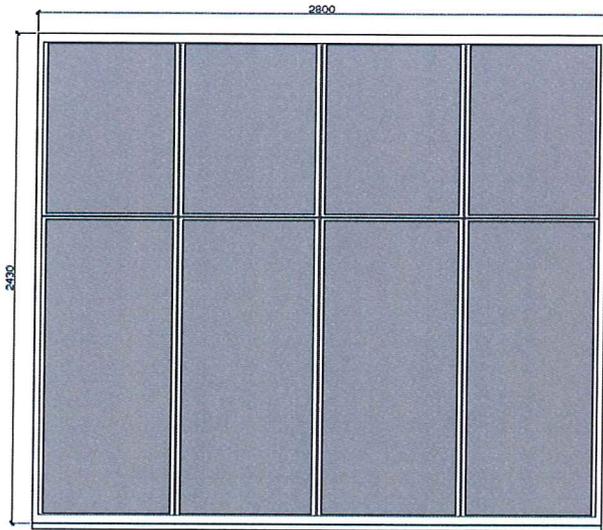


Consented Front Elevation

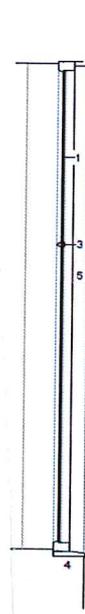


Proposed Shopfront Details:





1:10 EXTERNAL ELEVATION

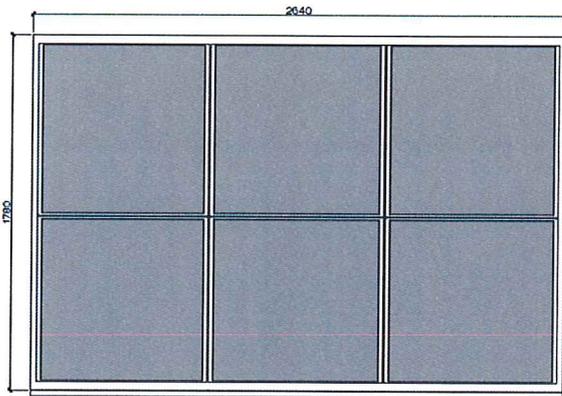
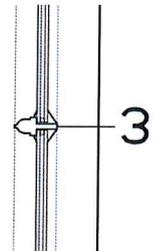


1:10 SECTION

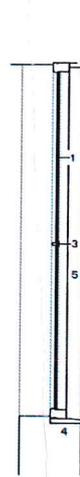
1. 10MM HD10, 10MM SUPER THIN DOUBLE GLAZING BY HISTOGLASS.
2. TIMBER FIXED WINDOW CONSTRUCTION PROFILE TO MATCH THAT OF EXISTING SHOP FRONT TO NO.17.
3. TRANSOM HEIGHT TO MATCH THE EXISTING SHOP FRONT TO NO.17.
4. TIMBER WINDOW CILL.
5. WINDOW FRAME TO BE PAINTED WHITE.

NB. ALL DIMENSIONS ARE TO BE CHECKED ON SITE BY CONTRACTOR.

W0.02



1:10 EXTERNAL ELEVATION

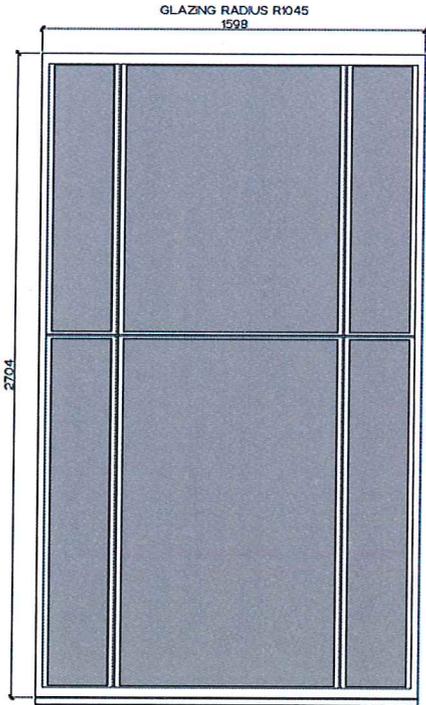


1:10 SECTION

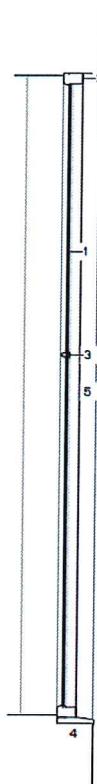
1. 10MM HD10, 10MM SUPER THIN DOUBLE GLAZING BY HISTOGLASS.
2. TIMBER FIXED WINDOW CONSTRUCTION PROFILE TO MATCH THAT OF EXISTING SHOP FRONT TO NO.17.
3. TRANSOM HEIGHT TO MATCH THE EXISTING SHOP FRONT TO NO.17.
4. TIMBER WINDOW CILL.
5. WINDOW FRAME TO BE PAINTED WHITE.

NB. ALL DIMENSIONS ARE TO BE CHECKED ON SITE BY CONTRACTOR.

W0.01



110 EXTERNAL ELEVATION
NEW WINDOWS ON THE FRONT ELEVATION REFER TO DRAWING 200_450 FOR WINDOW CODES

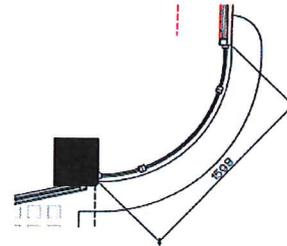


110 SECTION

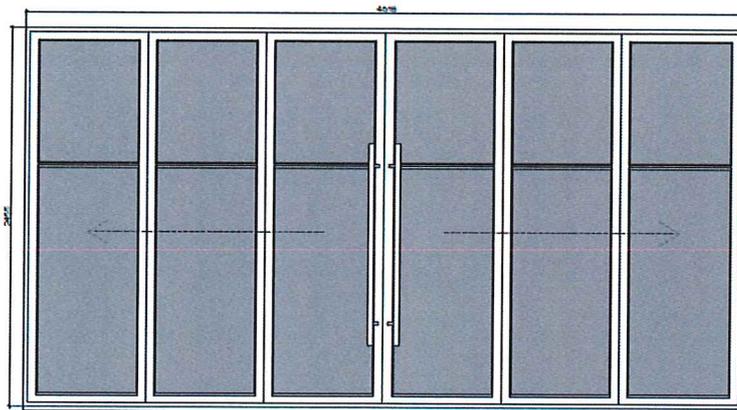
1. 10MM HD10, 10MM SUPER THIN DOUBLE GLAZING BY HISTOGLASS.
2. TIMBER FIXED WINDOW CONSTRUCTION PROFILE TO MATCH THAT OF EXISTING SHOP FRONT TO NO.17.
3. TRANSOM HEIGHT TO MATCH THE EXISTING SHOP FRONT TO NO.17.
4. TIMBER WINDOW CLL.
5. WINDOW FRAME TO BE PAINTED WHITE.

NB. ALL DIMENSIONS ARE TO BE CHECKED ON SITE BY CONTRACTOR.

W0.05



120 PLAN



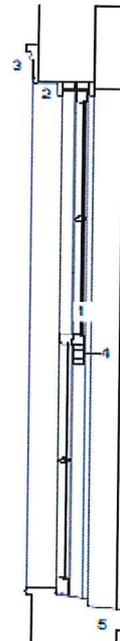
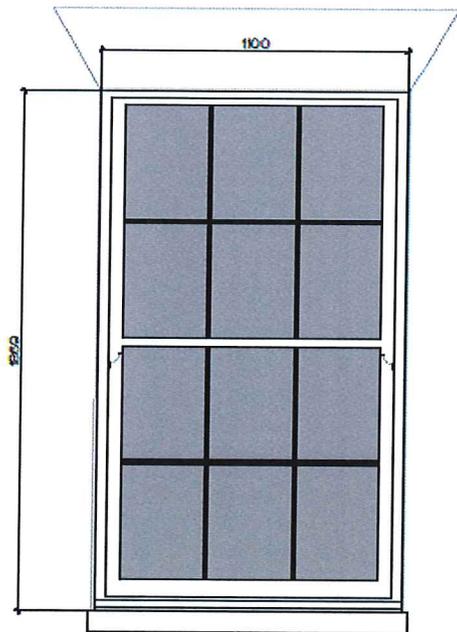
110 EXTERNAL ELEVATION
NEW WINDOWS ON THE FRONT ELEVATION REFER TO DRAWING 200_450 FOR WINDOW CODES



110 SECTION



Typical Proposed Window Details:

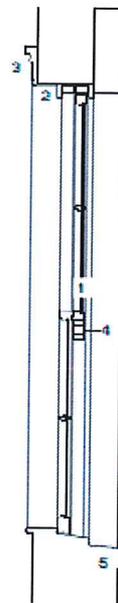
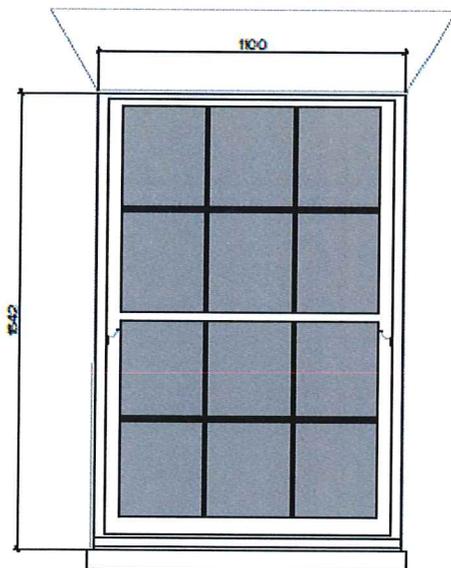


1. 4MM MONO RT+ HISTOGLASS
2. TRADITIONAL TIMBER SASH WINDOW CONSTRUCTION
3. TIMBER ARCHITRAVE TO MATCH EXISTING AS PER APPROVED DRAWING 200_50
4. SASH HORNS TO MATCH EXISTING
5. EXISTING STONE CILL

NB. ALL DIMENSIONS ARE TO BE CHECKED ON SITE BY CONTRACTOR. RECESS ALREADY EXISTS WITHIN ELEVATION

W1.08

110 PROPOSED SECTION



1. 4MM MONO RT+ HISTOGLASS
2. TRADITIONAL TIMBER SASH WINDOW CONSTRUCTION
3. TIMBER ARCHITRAVE TO MATCH EXISTING AS PER APPROVED DRAWING 200_50
4. SASH HORNS TO MATCH EXISTING
5. NEW STONE CILL TO MATCH THE EXISTING CILL AT FIRST FLOOR

NB. ALL DIMENSIONS ARE TO BE CHECKED ON SITE BY CONTRACTOR. RECESS ALREADY EXISTS WITHIN ELEVATION

W2.08

110 PROPOSED SECTION

NEW WINDOWS ON THE NORTH ELEVATION. REFER TO DRAWING 200_451 FOR WINDOW CODES

Typical Internal Doors Details:

TRADITIONAL 8 PANELED TIMBER DOOR

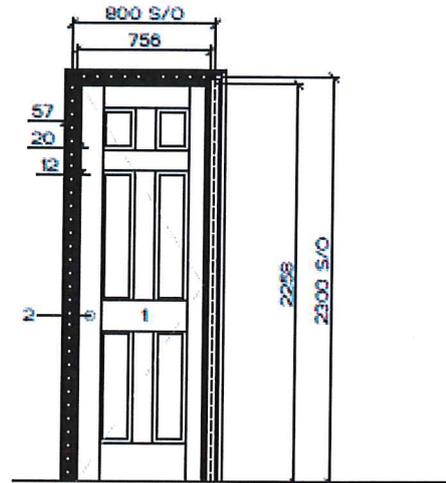
44MM SOLID CORE

FD30

NOTES:

- 1 WHITE PAINTED TIMBER
- 2 REFER TO IRONMONGERY SCHEDULE PLACED AT 940MM ABOVE FFL. THUMB TURN LOCKS REQUIRED FOR BATHROOMS

D103
D104
D105



SINGLE DOOR

TRADITIONAL 4 PANELED TIMBER DOOR

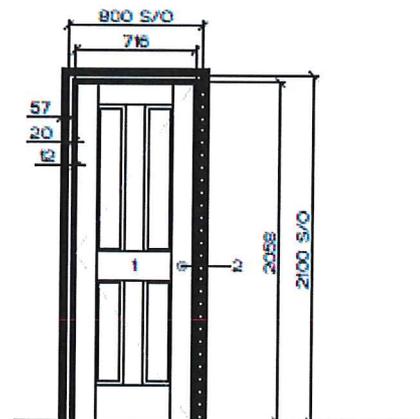
44MM SOLID CORE

FD30

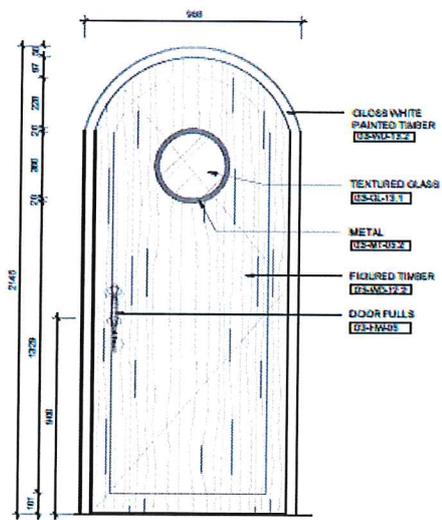
NOTES:

- 1 WHITE PAINTED TIMBER
- 2 REFER TO IRONMONGERY SCHEDULE PLACED AT 940MM ABOVE FFL
- 3 DOORS TO EN-SUITE TO HAVE THUMB TURN LOCK

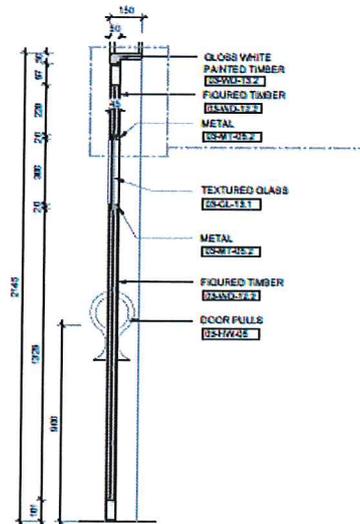
D201
D202
D203



SINGLE DOOR



C ELEVATION



D SECTION

21/06227/ADLBC

DRAFT DECISION LETTER

Address: 13 - 17 Montpelier Street, London, SW7 1HQ,

Proposal: Details of all new windows sections and elevation showing traditional joinery details and new internal doors, which on the first and second floors should be traditional panelled doors pursuant to condition 7 of listed building consent dated 20th June 2021 (RN:21/01234).

Plan Nos: 200_550 REVA; 200_551; 200_552; 200_561 REVA; 200_591 REVA; 200_592 REVC; 200_593 REVB; 200_594 REVC; 200_595 REVA; 200_596; 200_597; 200_598; 200_599.
JW-ID-GF-7001 REVD2 WINE FRIDGE DOOR; JW-ID-GF-7002 REVD2 BOH DOOR 102; JW-ID-LGF-7000 REVD2 KITCHEN DOOR 110; JW-ID-LGF-7001 REVD2 PDR DOOR 111; JW-ID-LGF-7002 REVD2 CLOAKROOM 112; JW-ID-LGF-7003 REVD2 CUBICLE DOOR 113; JW-ID-LGF-7004 REVD2 RESTROOM DOOR 114.

Case Officer: Jennie Humphrey

Direct Tel. No. 07866040589

Unconditional or if an Advert Application only the standard advert conditions

Informative:

1. You are advised that the replacement windows and external doors will require planning permission, before the works can be commenced.



21/06228/ADLBC

DRAFT DECISION LETTER

Address: 13 - 17 Montpelier Street, London, SW7 1HQ,
Proposal: Details of all new windows sections and elevation showing traditional joinery details and new internal doors, which on the first and second floors should be traditional panelled doors pursuant to condition 7 of listed building consent dated 20th July 2021 (RN:20/07401).

Plan Nos: 200_550 REVA; 200_551; 200_552; 200_561 REVA; 200_591 REVA; 200_592 REVC; 200_593 REVB; 200_594 REVC; 200_595 REVA; 200_596; 200_597; 200_598; 200_599.
JW-ID-GF-7001 REVD2 WINE FRIDGE DOOR; JW-ID-GF-7002 REVD2 BOH DOOR 102; JW-ID-LGF-7000 REVD2 KITCHEN DOOR 110; JW-ID-LGF-7001 REVD2 PDR DOOR 111; JW-ID-LGF-7002 REVD2 CLOAKROOM 112; JW-ID-LGF-7003 REVD2 CUBICLE DOOR 113; JW-ID-LGF-7004 REVD2 RESTROOM DOOR 114.

Case Officer: Jennie Humphrey

Direct Tel. No. 07866040589

Unconditional or if an Advert Application only the standard advert conditions

Informative:

You are advised that the replacement windows and external doors will require planning permission, before the works can be commenced.

Item No.
6

21/06229/ADLBC

DRAFT DECISION LETTER

Address: 13 - 17 Montpelier Street, London, SW7 1HQ

Proposal: Detailed drawings of the new shopfronts pursuant to condition 9 of listed building consent dated 20th July 2021 (RN:20/07401).

Reference: 21/06229/ADLBC

Plan Nos: 200_599 REVA; 200_555 REVA; 200_556 REVA; 200_557 REVA; 200_558 REVA.

Case Officer: Jennie Humphrey

Direct Tel. No. 07866040589

Recommended Condition(s) and Reason(s)

Unconditional or if an Advert Application only the standard advert conditions

Informatives:

You are advised that the replacement shopfronts will require planning permission, before the works can be commenced.

Item No.
6

21/07149/ADLBC

DRAFT DECISION LETTER

Address: 13 - 17 Montpelier Street, London, SW7 1HQ,

Proposal: Detailed method statement for the removal of the paint on the external facade and sample area no larger than 1m3 demonstrating the intended method of removal pursuant to condition 8 of listed building consent dated 20th July 2021 (RN:20/07401).

Plan Nos: Rigby & Rigby Document: Planning Condition 8 - Removal of White Paint to Façade

Case Officer: Jennie Humphrey

Direct Tel. No. 07866040589

Unconditional or if an Advert Application only the standard advert conditions

Item No.
6

21/07150/ADLBC

DRAFT DECISION LETTER

Address: 13 - 17 Montpelier Street, London, SW7 1HQ,

Proposal: Detailed method statement for the removal of the paint on the external facade and samples area no larger than 1m3 demonstrating the intended method of removal pursuant to condition 8 of listed building consent dated 20th July 2021 (RN:21/01234).

Plan Nos: Rigby & Rigby Document: Planning Condition 8 - Removal of White Paint to Façade

Case Officer: Jennie Humphrey

Direct Tel. No. 07866040589

Unconditional or if an Advert Application only the standard advert conditions.