



Your ref: 44 St James's Place
My ref: P15/00342

Please reply to:
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Matthias Hamm
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Date: 27 MAR 2015

Dear Matthias Hamm

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990**

**44 St James's Place, London, SW1A 1NS,
Mansard roof extension**

Pre-application proposals relate to 44 St James's Place, a grade II listed building located on the south side of St James's Place, within the St James's Conservation Area.

Comprising basement, ground and four upper storeys, the building dates from the 1680s with later early-nineteenth century additions, notably the fourth floor addition. Internally numerous historic details remain, including panelling, box cornices and as noted in the listed description a dog leg closed string turned baluster staircase.

44 forms part of a terrace of three comparable listed buildings, numbered 43-45. Numbers 43 and 44 retain what appear to be historic, dormered, pitched roofs at third floor level, whilst number 45 exhibits a mansard. All three properties exhibit an early 19th century pitch roofed fourth floor addition which is set behind, but project above, the third floor pitched roof. The existence of the four floor addition creates an unusual and distinctive roofscape.

Pre-application proposals seek advice with regard the acceptability of roof alterations and internal works at third floor level. Whilst number 45 displays a mansard, this is clearly a more recent addition, although not documented in planning records which go back to 1996. Listed in 1969 it isn't clear if the mansard pre-dates the listing, in any case the roof alterations proposed would alter the historic roof form of number 44, which would be harm the building architectural significant and appearance.

You are therefore advised that the proposals would be contrary to UDP Policies DES6: Roof Alterations and Extensions, as well as policy DES10: Listed Buildings, which seek to resist the loss of historically significant roof forms as well as alterations which would fail to preserve or enhance the special interest of listed buildings.

The internal works at third floor level include changes to the existing layout, whilst acknowledging the traditional plan form. Whilst of a minor nature the works are considered to materially affect internal fabric and plan form and would therefore require listed building consent. You are advised that such an application would need to be supported by a Heritage Impact Assessment, which should be proportionate to the buildings significance and the extent of works proposed.

The advice contained within this letter is for guidance and does not prejudice the consideration of any future applications under the Planning Acts. If you require any further guidance please contact Jennie Humphrey on 0207 641 4100.

Yours faithfully



John Walker
Operational Director Development Planning

