



Permission awarded for a stunning Grade II Listed building to be converted into a family home with a basement flat, despite being contrary to Westminster policy on maximum dwelling size and retention of community facilities.

We secured Planning Permission and Listed Building Consent under delegated powers for the change of use of the former 'Inchbald School of Design' to a family home and basement flat.

The proposal was contrary to two of Westminster's policies: loss of a community use, which normally requires 2 years of Marketing; and the size of the new dwelling, which was more the double the size permitted by policy.

The building remains one of the best preserved Cubitt townhouses in the Belgravia and Pimlico areas, and through convincing justification and a successful heritage approach of minimising intervention and maximising preservation, we were able to demonstrate that the benefits of the proposal far outweighed the policy harm. With support from the 'Victorian Society' and no objections the application was approved without the need to be considered at planning committee.

Summary of achievements

- Thorough investigation of the site's planning history and interpretation of the site's lawful use.
- Preparation and submission of the pre-application advice request, including a meeting with Planning and Conservation Officers.
- Agreement to secure a Planning Performance Agreement
- Preparation and co-ordination of the submission of application
- Successful monitoring and overall management of the project
- Provision of strategic advice from the outset in respect of the property.

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