

# JMS Estates

Berners Mews, Westminster



Acting on behalf of JMS Estates, Planning Potential gained planning permission at appeal to enable the addition of a mansard roof extension to an existing hostel at Berners Mews, Mayfair. The extension was required to increase the number of bedsit units within the building. We successfully overcame Westminster Council's concerns regarding the impact of the proposals on the setting of the conservation area.

The principle planning issue was demonstrating that the mansard roof extension, as shown in the "existing" and "proposed" 3D model images shown above, would be appropriate in terms of bulk and massing and therefore preserve the setting of the conservation area. We undertook an analysis of the local townscape, to demonstrate the acceptability of the extension, when assessed against the character of other buildings.

We were instructed to assist the client after the original application had been refused by the council. Justifying the design of the extension was central to our appeal statement of case, and contributed towards gaining permission. Our case was also reinforced by evaluating similar development precedents, elsewhere in Westminster, to demonstrate the suitability of the scheme.

## Summary of achievements

- Provision of planning strategy advice
- Coordination of the planning appeal
- Preparation of the appeal statement of case
- Assessment of proposals against local planning policy

**Planning Potential Ltd**  
Magdalen House  
148 Tooley Street  
London SE1 2TU  
T: 020 7357 8000