



Appeal Decision

Site visit made on 14 February 2023

by Claire Searson MSc PGDip BSc (Hons) MRTPI IHBC

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 3 March 2023

Appeal Ref: APP/X5990/Y/22/3304556

Corona Hotel 85-89 Belgrave Road, London SW1V 2BQ

- The appeal is made under section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 against a refusal to grant listed building consent.
 - The appeal is made by Mr S Patsalosavvis against the decision of City of Westminster Council.
 - The application Ref 22/02218/LBC, dated 1 April 2022, was refused by notice dated 20 June 2022.
 - The works proposed are the retention of grey paint to front rendered facades.
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Decision

1. The appeal is allowed and listed building consent is granted for the retention of grey paint to the front rendered facades at Corona Hotel 85-89 Belgrave Road, London SW1V 2BQ in accordance with the terms of the application Ref 22/02218/LBC, dated 1 April 2022.

Main Issue

2. The main issue is whether the proposed works would preserve the special architectural or historic interest of the listed building, and whether the Pimlico Conservation Area would be preserved or enhanced.

Reasons

3. No 85-89 Belgrave Road forms part of a terrace which is grade II listed. Dating from the mid-19th century, the terrace is 4-storeys in height, plus basement and attic. Each property within the terrace has a projecting Doric porch with balustrade above at first floor level. Windows are French casements to the first floor and sliding sash windows to the upper floors. The exterior has a painted stucco finish.
4. The site is located within the Pimlico Conservation Area (PCA) which is characterised by mid-19th century terraces which were purposefully planned around a grid network of three Squares which are linked by the primary streets of Belgrave Road and St Georges Drive. There is a distinct consistency in the architecture of these buildings and the appeal property, and the wider terrace within which it sits, makes a positive contribution to that character.
5. The appeal property has been painted in a pale grey colour, whereas the rest of the terrace has an off-white or cream palette. There is a wide variety across the terrace in terms of the use of white paint to depict specific features, such as window cornices, the Doric columns to the porches and the console cornice

above the 3rd floor windows. The appeal property has used white paint on these features.

6. It is clear that the formal composition of the area and the stucco finishes are a significant part of the character and appearance of the area, and the special interest of the listed buildings. It is thus essential that paint type and colour is carefully considered to maintain the unity of the terrace and wider area.
7. I accept that the grey paint is different in tone to the beige/ivory and cream colours found in the terrace. However, the particular grey used is very pale and is a neutral colour which, in its setting, compliments the wider palette. While some stucco detailing is painted white, this is consistent with a number of other properties within the terrace and does not look out of place.
8. The overall effect when viewing the terrace in the street scene along Belgrave Road is one of a complimentary colour. Because of its paleness and neutrality, in the middle-distance and longer views along the highway, the change in colour it is barely noticeable. There is simply no disassociation of these 3 properties from the wider terrace, instead the composition and harmony of the Grade II listed terrace remains intact, as does the character and appearance of the PCA.
9. I note the Council's design guidance¹ recognises that stucco has been painted in a wide variety of shades throughout the PCA, disrupting the unity of terraces and groups. It also recommends a number of British Standard Colours for stucco, which are all a shade of ivory/cream and that moulded stucco features should not be picked out in different colours.
10. However, based on my assessment, no such effects are experienced as a result of the works. The suggested colours are also simply recommendations, and not policy. I agree that, as a general principle, to pick out moulded stucco features in a different colour could distinguish these in an incongruous way. The white used in this case though does not highlight these elements or give them any particular prominence as the change in shade between the grey and white is subtle.
11. The Council have drawn my attention to an appeal decision in their statement, although a copy was not provided. No details of what the unsympathetic colour was is set out but from the extract provided the Inspector clearly found that the building would stand out and have an obtrusive appearance. I have assessed the case before me and found that this does not occur here.
12. Overall the works would preserve the special architectural or historic interest of the Grade II listed building, and the PCA would be preserved. In making my decision, I have had special regard to section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990. As an application made for listed building consent only, the works do not need to be determined in accordance with the development plan. Nevertheless, the works would accord with Policies 38, 39 and 40 of the Westminster City Plan (2021) which, together seek a positive design response, and the preservation of special interest of listed buildings and the character or appearance of conservation areas. The proposal would not conflict with Policy PIM2 of the Pimlico Neighbourhood Plan which seeks the protection of historic townscape.

¹ Conservation Area Audit (April 2006) and Pimlico Design Guide (November 2004)

13. As the works have been carried out, no conditions are necessary for this consent.

Conclusion

14. For the reasons set out above, and having regard to all other matters raised, I conclude that the appeal should be allowed.

C Searson
INSPECTOR