



Appeal Decision

Site visit made on 2 December 2025

by Simon Hand MA

an Inspector appointed by the Secretary of State

Decision date: 8th December 2025

Appeal Ref: APP/X5990/F/24/3348720

25a Eaton Place, London, SW1X 8BP

- The appeal is made under section 39 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).
 - The appeal is made by Dr Christopher Bremner against a listed building enforcement notice issued by the City of Westminster Council.
 - The enforcement notice was issued on 21 June 2024
 - The contravention of listed building control alleged in the notice is: without listed building consent the unauthorised installation of a metal and glazed staircase to the rear elevation of the mansard roof, the installation of a glazed balustrade and decking on the roof of the mansard to facilitate the creation of a roof terrace, and the installation of an air conditioning unit and a water tank housing structure on the roof ("the Unauthorised Works").
 - The requirements of the notice are: 1) Remove the metal and glazed staircase, as shown in Photograph Set A, and any associated fixtures and fittings from the rear elevation of the mansard roof. 2) Remove the glazed balustrade and decking, as shown in Photograph Set B, from the roof. 3) Remove the air conditioning unit and water tank housing structure as shown outlined in red in Photograph C from the roof.
 - The period for compliance with the requirements is 4 months.
 - The appeal is made on the ground set out in section 39(1) (e), (g), (h), (i) and (j) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended.
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Decision

1. The appeal is allowed and the listed building enforcement notice is quashed.
Listed building consent is granted for the retention of a metal and glazed staircase to the rear elevation of the mansard roof, the installation of a glazed balustrade and decking on the roof of the mansard to facilitate the creation of a roof terrace, and the installation of an air conditioning unit and a water tank housing structure on the roof at 25a Eaton Place, London, SW1X 8BP.

Preliminary Matters

2. Unfortunately the appellant could not be contacted in time for the site visit so I was not able to see the roof terrace from inside. However, it was visible from outside and along with the photographs of the terrace taken from roof level I am able to reach a decision.

The Appeal on Ground (e)

3. Eaton Place lies between Belgrave and Eaton Squares and is described in the listing document as a grand terrace of early 19th century houses and is a typical part of the wider Belgravia conservation area. The terrace was redeveloped in 2001 when planning permission was granted for a new mansard roof extension and the terrace is on top of that extension. There is thus no impact on the fabric of the listed building.

4. As far as I could tell the only place it is visible from the ground is Belgrave Mews to the rear. From here, the top of the staircase and its railings can be seen silhouetted against the sky. That view is, however, at best a glimpse and there is no real impact on the character of the area at all. The question is then, what is the architectural or historic interest of No 25a that is being compromised. The Council suggest it is at odds with the historic building itself. That such a roof terrace is inherently out of place on a late Georgian building. That argument has considerable merit, except that there do seem to be a large number of roof terraces in Eaton Place and roads around. They can be seen in the photos attached to the notice, and I could see numerous examples as I walked the area. The appellant suggests 8 at least have been given planning permission. By comparison, the appeal works would seem to be more discrete. No doubt from the upper floors of neighbouring buildings the terrace is more visible but that doesn't make it harmful, especially as it seems to be set back from the front edge of the roof. The best views would be from the other roof terraces in the area.
5. I agree with the appellant that discrete roof terraces are very much part of the fabric of the area and I find it difficult to identify any harm that is actually caused. The water tank and aircon unit are modest additions to the roof and difficult to see except from roof level. They have no impact on the historic building at all. The use of modern materials is surely sensible. It would look extremely odd if the roof terrace attempted to look original.
6. Consequently, while there is some affect to the special architectural or historic interest of the listed building it is very minor and for the reasons given above I shall grant consent for the works. In terms of the NPPF there is no harm to the significance of the listed building, which lies mostly in its role as part of the wider terrace and the many features of architectural interest within its fabric, which excludes the roof. It follows that the works are in accord with policy 39 (Westminster's Heritage) which deals with listed buildings.

Simon Hand

INSPECTOR