



Appeal Decisions

Site visit made on 9 December 2025

by Juliet Rogers BA (Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 09 February 2026

Appeal A Ref: APP/X5990/W/25/3372715

Flat 9, 112 Gloucester Terrace, City of Westminster, London W2 6HP

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Mr Joseph Torjussen against the decision of City of Westminster Council.
 - The application Ref is 25/03790/FULL.
 - The development proposed is the replacement of the two existing front windows on the third floor with timber-framed double-glazed casement windows.
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Appeal B Ref: APP/X5990/Y/25/3372962

Flat 9, 112 Gloucester Terrace, City of Westminster, London W2 6HP

- The appeal is made under section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) against a refusal to grant listed building consent.
 - The appeal is made by Mr Joseph Torjussen against the decision of City of Westminster Council.
 - The application Ref is 25/03139/LBC.
 - The works proposed comprise the replacement of the two existing front windows on the third floor with timber-framed double-glazed casement windows.
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This decision is issued in accordance with section 56(2) of the Planning and Compulsory Purchase Act 2004 as amended and supersedes that issued on 21 January 2026.

Decision

1. **Appeal A** - The appeal is allowed and planning permission is granted for the replacement of the two existing front windows on the third floor with timber-framed double-glazed casement windows at Flat 9, 112 Gloucester Terrace, City of Westminster, London W2 6HP in accordance with the terms of the application, Ref 25/03790/FULL, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 (three) years from the date of this decision.
 - 2) No development shall take place until details in elevation and section at a scale of 1:5 and showing the design, materials, method of opening, glazing, fixtures, finish and colour of each of the windows hereby approved have been submitted to and approved in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the approved details.

2. **Appeal B** – The appeal is allowed and listed building consent is granted for the replacement of the two existing front windows on the third floor with timber-framed double-glazed casement windows at Flat 9, 112 Gloucester Terrace, City of Westminster, London W2 6HP in accordance with the terms of the application Ref 25/03139/LBC, subject to the following conditions:
- 1) The works authorised by this consent shall commence not later than 3 (three) years from the date of this consent.
 - 2) No works shall take place until details in elevation and section at a scale of 1:5 and showing the design, materials, method of opening, glazing, fixtures, finish and colour of each of the windows hereby consented have been submitted to and approved in writing by the local planning authority. Thereafter the works hereby shall be carried out in accordance with the approved details.

Preliminary Matters

3. I have used the Council's wording from its decision letters in the banner head and my decisions above as this provides an accurate description of the proposal.
4. As the site comprises part of a listed building, I have had regard to sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) (the Act). Given the site is located within a conservation area, I have also had regard to section 72(1) of the Act.
5. Although the Council is in the process of undertaking a partial review of the City of Westminster City Plan 2019-2040 (City Plan), no policies therein have been presented as relevant to these appeals. I have, therefore, determined them in accordance with the extant City Plan.

Main Issue

6. The main issue is whether the proposal would preserve the Grade II listed building defined as 90-132, Gloucester Terrace W2¹, or its setting or any features of special architectural or historic interest which it possesses; and whether it would preserve or enhance the character or appearance of the Bayswater Conservation Area (BCA).

Reasons

7. The appeal site comprises a flat located within 112 Gloucester Terrace (No.112) which, together with a terrace of similar townhouses, comprise a single listed building. With accommodation within a basement, across three main floors and over two levels within the roof space, many of the townhouses in the terrace have been converted to flats, including No.112.
8. The façade of each townhouse comprises a curved bow projection from ground to second floor level and containing three light width windows which decrease in height in the vertical plane. Above the townhouse's Doric porches, narrow arched openings are provided at first and second floors, matching the window heights in the bow projection. Dormers to the mansard roof align vertically with the openings below but are set back behind balcony space defined by parapets.

¹ List Entry No: 1357034; date first listed 14 January 1970

9. While some historic features of the terrace have deteriorated, been removed or replaced, including many of the cast iron balconies above the porches, some of the parapet balustrades and numerous sash windows, a consistency in the façade of the terrace remains. This includes the use of white stucco, continuous cornices, rusticated quoins and channelling in the façade at ground floor level, thereby creating a classically inspired rhythm throughout the listed building. As such, these features are integral to the special architectural interest of the listed building.
10. Other rows of terraced townhouses of a similar scale and also with classically inspired features and materials are located in the immediate surroundings of the appeal site, including on the opposite side of Gloucester Terrace, often lining wide, formal streets. The resultant pattern of development, therefore, comprises rectangular blocks of tall, terraced buildings which, together with the subservient mews streets and courtyards located within the centre of many of the blocks, establishes a clear hierarchy of spaces and status in the area. Consequently, insofar as it is relevant to the appeal scheme, the significance of this part of the BCA is derived from this arrangement and the abundance of classically inspired architectural forms and features therein. The appeal property and the listed building as a whole, positively contribute to the BCA and likewise the hierarchy of spaces enhance the appreciation of the special interest of the listed terrace.
11. The appeal property is located on the upper two floors of No.112, within the mansard roof space. The main living, dining and kitchen space of the property is orientated towards the front of the building, served by two openings within the dormers comprising single pane, timber casement windows. The Council acknowledges the existing windows may not be historic, other than in respect of their age. Nonetheless, their simple detailing, single glazing and use of narrow timber frames and glazing bars demonstrate subservience to the windows below, thereby adhering to the vertical pattern of classical proportions within the listed building's façade. In this respect, the existing windows make a positive contribution to the special architectural interest of the listed building, albeit in a modest way.
12. The appeal scheme seeks to replace these windows with double-glazed timber casements. Although the specific design features of the proposed windows, such as the beading and the width of the glazing, could be agreed via a suitably worded condition, nevertheless the replacement of the single-glazing casements would detract from the special architectural interest of the listed building. Given the importance of the classical forms, features and arrangements within the BCA, the proposal would also harm the significance of the BCA.
13. Hence I conclude that the proposal would not preserve the Grade II listed building defined as 90-132, Gloucester Terrace W2, or its setting or any features of special architectural or historic interest which it possesses. Nor would it preserve or enhance the character or appearance of the BCA as a whole. The proposal therefore conflicts with policies 38, 39 and 40 of the City Plan 2019-2040 (City Plan) insofar as they require development to contribute positively to Westminster's townscape and streetscape.
14. The proposal also fails to satisfy the requirements of the Act. The level of harm in this case would be less than substantial. Taking into account the key elements of the listed building's special architectural interest and the minor contribution the existing windows make to the listed building as a whole, I find that the magnitude of this harm would be very low. This would also be the case within the context of

the BCA as a whole. Nonetheless, this harm attracts considerable importance and weight. In these circumstances the National Planning Policy Framework (the Framework) states that harm to or loss of the significance of a designated heritage asset requires clear and convincing justification and should be weighed against the public benefits which would be derived from it.

15. The replacement of the windows with double-glazing would provide energy-cost savings albeit these would primarily relate to private economic benefits for the appellant. However, during my site visit I observed the poor condition of the existing frames with cracked timber and missing sections, in addition to initial signs of rot. It was evident that the deterioration of the frames had resulted in water ingress to the appeal property. Their current state of the windows has also led to heat loss and difficulties in opening them, thereby limiting natural ventilation options to the property. These have undoubtedly had a negative impact on the appellant's living conditions whilst also posing a threat to the ongoing preservation of the historic fabric of the listed building. By addressing these issues, the replacement of the windows with custom made timber frames and double glazing would, therefore, provide both environmental and social public benefits. This is not disputed by the Council and I attribute significant weight to these public benefits.
16. I conclude that the wider public benefits would be sufficient to outweigh the very low level of less than substantial harm to the heritage assets. Consequently, on balance, the proposal would preserve the Grade II listed building defined as 90-132, Gloucester Terrace W2, or its setting or any features of special architectural or historic interest which it possesses. It would also preserve the character or appearance of the BCA.

Conditions

17. I have imposed the standard time limit condition on both decisions. For clarity and precision as well as in the interests of the preservation of the listed building and the BCA, I have also imposed pre-commencement conditions requiring the specific details of the proposed windows to be submitted to and approved in writing by the Council. While comprising different wording, these conditions reflect the aims of the condition suggested by the Council.

Conclusion

18. For the above reasons and having regard to all other relevant matters raised, I conclude that both appeals should be allowed.

Juliet Rogers

INSPECTOR