Westminster City Council

Development Planning
New Applications
PO Box 732
Redhill, RH1 9FL

westminster.gov.uk/planning

City of Westminster

Application for Listed Building Consent for alterations, extension or demolition of a listed building

Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

7 Flat B

Address Line 1

Porchester Square

Address Line 2

Address Line 3

City Of Westminster

Town/city

London

Postcode

W2 6AL

Description of site location must be completed if postcode is not known:

Easting (x)

525963

Northing (y)

181469

Description

Applicant Details

Name/Company

Title

Ms

First name

Nataliia

Surname

Cullerne-Bown

Company Name

Address

Address line 1

7b Porchester Square

Address line 2

Address line 3

Town/City

London

County

Country

GB

Postcode

W2 6AL

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

Applicant Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of Proposed Works

Please describe the proposals to alter, extend or demolish the listed building(s)

I purchased this flat on 2 July 2026 as my sole primary residence, with no initial intention of undertaking works of this scope, which might require LBC. However, on 15 July 2026, an acute water ingress from the council-owned flat above (Flat C) caused collapse of the active electrical circuits, leaving the property unsafe and uninhabitable.
Subsequent emergency investigation uncovered devastating structural saturation of the concealed fabric of the original plaster ceiling, rotten timber laths, and widespread toxic black mould and fungal contamination across the original ceiling matrix and partition walls. Crucially, documentation in my vendor's legal pack reveals a major water ingress incident from Flat C in April 2021. This proves Westminster City Council failed to rectify the root-cause plumbing defect over a multi-year period, allowing hidden, continuous leaks to destroy the structural fabric of the historic ceiling.
Despite the severity of this disaster, Westminster City Council ignored initial reports. Even after the second severe leak on 7 August while its contractors were working (again) in Flat C. Basic council engagement was only established after formal intervention by my local ward councillor during Stage 1 complaint proceedings.
Left with an uninhabitable home and no council action, emergency investigative works were carried out to remove a modern, non-original secondary ceiling that was covering and concealing the original fabric. An independent building pathology survey was then commissioned from Hampstead Chartered Surveyors (attached to this application for full review). Their expert report confirms that multi-year water saturation and fungal rot have destroyed the historic lath and plaster key beyond repair, creating an active overhead structural and health hazard. The report formally approves the necessity of emergency works to address this immediate danger to safety under Section 9(3) of the Planning (Listed Buildings and Conservation Areas) Act 1990. No further strip-out of original fabric has taken place prior to this application.
I cannot wait indefinitely while paying double expenses for temporary rent and storage while my sole home sits destroyed. Westminster's insurers seem extremely reluctant to fund traditional 3-coat wet lime plastering due to its immense cost and multi-month drying timelines. I am therefore proposing an expedited, pragmatic reinstatement:
1. Installation of a modern, non-structural high-density acoustic and fire-rated plasterboard ceiling lining fixed to intact structural timber joists.
2. Reinstatement of decorative fibrous plaster cornicing faithfully matching the original Victorian profile.
3. Interior redecoration with breathable paint finishes.
This proposal preserves the full visual heritage of the Grade II listed building while restoring inter-flat safety and allowing me to safely re-occupy my home. An urgent decision is respectfully requested.

Has the development or work already been started without consent?

- ◯ Yes
- ⊘ No

Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- ◯ Don't know
- ◯ Grade I
- ◯ Grade II*
- ⊘ Grade II

Is it an ecclesiastical building?

◯ Don't know
◯ Yes
⊘ No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

⊘ Yes
◯ No

If Yes, which of the following does the proposal involve?

a) Total demolition of the listed building

◯ Yes
⊘ No

b) Demolition of a building within the curtilage of the listed building

◯ Yes
⊘ No

c) Demolition of a part of the listed building

⊘ Yes
◯ No

If the answer to c) is Yes

What is the total volume of the listed building?

146.28	Cubic metres

What is the volume of the part to be demolished?

3.00	Cubic metres

What was the date (approximately) of the erection of the part to be removed?

Month

September

Year

1860

(Date must be pre-application submission)

Please provide a brief description of the building or part of the building you are proposing to demolish

The proposed works involve the careful removal and clearance of the severe long-term water-damaged, mould and fungus contaminated original lath-and-plaster ceiling (Item 0) across the affected primary living area (approx. 3 m³ material).

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

I would never advocate for removing original historic fabric. As an art historian, I deeply value authentic period details and would always prioritise their preservation. However, as confirmed by an independent RICS survey (attached), the original lath-and-plaster ceiling has suffered catastrophic, irreversible structural damage and is deteriorated beyond repair.
This destruction is the direct result of prolonged freeholder negligence (Westminster Council), specifically, a major water ingress originating from a long-term, unaddressed leak in the Council-owned flat directly above.
Full specialist restoration of the ceiling is estimated at approximately not less than £50,000, which Westminster Council's insurers have shown extreme reluctance to pay. This property is my sole home, and the resulting severe water damage and black mould contamination have rendered it uninhabitable, forcing me into temporary displacement for months while waiting in vain for a substantive response or resolution from Westminster.
Because this indefinite displacement is entirely unsustainable and I need to return to my home, I am forced to propose this pragmatic, budget-conscious replacement—reinstating a breathable acoustic and fire-rated plasterboards and acoustic insulation, finished with a traditional breathable lime plaster to restore original ceiling heights, structural alignment, and seamless fire and acoustic separation between demise levels at the exact original height—to safely restore habitability without compromising the spatial proportions of the listed room

Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

◯ Yes
⊘ No

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

◯ Yes
⊘ No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

⊘ Yes
◯ No

If Yes, do the proposed works include

a) works to the interior of the building?

⊘ Yes
◯ No

b) works to the exterior of the building?

◯ Yes
⊘ No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

◯ Yes
⊘ No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

⊘ Yes
◯ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

Independent diagnostic inspection by Hampstead Chartered Surveyors confirmed that catastrophic, sustained water ingress from the council-owned flat above caused severe structural failure and physical collapse of the original lath-and-plaster ceiling. The remaining ceiling structure suffered irreversible saturation, structural debonding, and extensive black mould and fungus infestation, rendering the historic fabric biologically hazardous and structurally unsalvageable. Complete remediation is an urgent health, safety, and structural necessity to eradicate spore contamination, reinstate essential fire and acoustic separation between demise levels, and arrest further deterioration of the surrounding historic joist fabric. (Photos are provided in the RICS Survey Report).
Proposal: Fabric Care & Mould Abatement: Controlled removal of remaining unsalvageable, mould and fungus spore-infested plaster and severely decayed timber laths, following specialist environmental decontamination protocols.
Substrate Protection: Inspection, biological treatment, and drying-out of exposed original ceiling joists, keeping all sound historic timber structures 100% intact without structural cutting or alteration.
Like-for-Like Traditional Profile & Reinstatement: Reinstatement of flat ceiling planes using high-performance, breathable acoustic and fire-rated plasterboards and acoustic insulation, finished with a traditional breathable lime plaster to restore original ceiling heights, structural alignment, and seamless fire and acoustic separation between demise levels. Installation of traditional fibrous plaster cornices sourced from recognised heritage suppliers to match the existing.

Materials

Does the proposed development require any materials to be used?

- [x] Yes
- [ ] No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Type:
Ceilings

Existing materials and finishes:
Existing Materials & Finishes (to be removed): Type/Description: Traditional 19th-century timber lath and three-coat lime plaster ceiling. Colour/Finish: Painted white finish (currently severely discoloured, water-stained, degraded, and contaminated with active black mould due to water ingress).

Proposed materials and finishes:
Proposed Materials & Finishes: Type/Description: High-performance, vapour-permeable, breathable board system, finished with highly breathable natural lime skim plaster. Colour/Finish: Painted with a premium, fully breathable, non-film-forming paint in Matt White (or light neutral tone to match period interiors).

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- [x] Yes
- [ ] No

If Yes, please state references for the plans, drawings and/or design and access statement

HCS 26.037 Building Pathology Report 7B -- Independent RICS Survey Report (incorporating a comprehensive photographic schedule detailing the severe structural decay, water damage, and collapse of the ceiling)

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

◯ Yes
⊘ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

◯ Yes
⊘ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

◯ The agent
⊘ The applicant
◯ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

◯ Yes
⊘ No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

◯ Yes
⊘ No

Ownership Certificates

Certificates under Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of **all** the land to which this application relates; **and** has the applicant been the sole owner for more than 21 days?
E.g. All the land is owned by a single individual

◯ Yes
⊘ No

Is the land owned by multiple individuals where the details of all individuals are known by the Applicant?
E.g. The land is owned by 2 people and the applicant can provide details of those owners.

- [x] Yes
- [ ] No

Certificate Of Ownership - Certificate B

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which this application relates.

Owner

Name of Owner:
***** REDACTED ******

House name:
Westminster City Hall

Number:

Suffix:

Address line 1:
64 Victoria Street

Address Line 2:

Town/City:
London

Postcode:
SW1E 6QP

Date notice served (DD/MM/YYYY):
30/09/2026

Person Family Name:

Person Role

- [x] The Applicant
- [ ] The Agent

Title

Ms

First Name

Nataliia

Surname

Cullerne-Bown

Declaration Date

30/09/2026

- [x] Declaration made

Declaration

I/We hereby apply for Listed building consent as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Nataliia Cullerne-Bown

Date

30/09/2026