

Proposed refurbishment of the existing building to allow for its continued use as a single family home



Introduction

2-8 Rutland Gate is a 62,614 sq ft ground plus 5 storey vacant mansion house built in the 1980's.

Currently heavily dilapidated, the new owners would like to undertake works of repair, refurbishment and alteration to return the building into beneficial use as their London family home.

The new owners' proposals for their future at 2-8 Rutland Gate will require planning permission as they involve works to the exterior of the building. They wish to be a good neighbour and seek to keep the local community fully informed as they evolve and deliver their plans for their London family home.

Following initial discussions with Westminster City Council officers, we are now in a position to share our current plans with the local community.

This newsletter summarises the new owners' current proposals for 2-8 Rutland Gate and invites you to get involved, prior to an anticipated planning application to Westminster City Council in February 2021.

To find out more, please visit our project website
[2-8RutlandGate.co.uk](https://www.2-8RutlandGate.co.uk), get in touch via email at
RutlandGate@kandaconsulting.co.uk or call **0203 900 3676**

Planning History

The building has a certificate of lawfulness confirming its use as a single private residential dwelling and a lapsed planning permission to extend the buildings height by 2m and convert it into 13 flats.

The Proposals

The new owners' current proposals for their future at 2-8 Rutland Gate comprise:



Repair, partial demolition and alteration to parts of the existing building's façade



Improvements and re-organisation of the internal layouts necessitating replacement of some of the internal floor slabs



Demolition and remodelling of the existing fourth and fifth floor levels with the introduction of a replacement mansard and 2.8m increase in building height



Minor basement excavation at Level -2 to extend the existing floor level to accommodate plant

How to Get Involved

In response to government advice around the COVID-19 pandemic, it is not currently advisable to hold face-to-face public meetings.

As a result we are consulting online, through our project website 2-8RutlandGate.co.uk and a series of online meetings and webinars to give all interested members of the local community the opportunity to meet with members of the project team and to discuss and provide their thoughts on the new owner's current plans.

If you would like to meet with our project team or attend one of our webinars, please get in touch via email at RutlandGate@kandaconsulting.co.uk or call **0203 900 3676** and speak with a member of the team.

We look forward to your thoughts on our current proposals for the reinstatement of 2-8 Rutland Gate as a single family dwelling.

We will be back in contact in the New Year.

Please email RutlandGate@kandaconsulting.co.uk if you would like to join our webinars, which will take place on the following dates:

Monday 14th December at 9am
Tuesday 15th December at 1pm
Wednesday 16th December at 7pm

If you are unable to attend a webinar a recording of the presentation will be posted on the website.