

Delegated Report		Analysis sheet				Expiry Date	
						Consultation Expiry Date	
Officer				Application Number(s)			
Jessica McDonnell-Buwalda				2022/4101/L			
Application Address				Drawing Numbers			
The Logs 20 Well Road London, NW3 1LH				Design and Access/Heritage Statement; Site location plan; Existing Adjoining Elevation from No.19; Existing Garden Elevation from No.18; Existing Garden Elevation; Existing Front Elevation; 477-(101-104)_DG Proposed; 477-(550-551)_Window Details			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
The proposed works are for the replacement of all 18 windows with 22mm thick (6-10-6) argon filled double glazing in new timber frames units.							
Recommendation:		Refuse Listed Building Consent					
Application Type:		Listed Building Consent					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified		No. of response	0	No. of objections	0
Summary of consultation responses:		No responses received					
CAAC/Local groups comments:		Hampstead CAAC consulted but no response received					
Site Description							
<p>The application building <i>The Logs</i> is listed as Grade II on the National Heritage List for England (No. 1379149). It is also located in the Hampstead Conservation Area.</p> <p>The subject dwelling is a detached Victorian villa with Gothic and Italianate architectural influences that was constructed c.1876 to designs by J. S. Nightingale. The special interest of the building derives from its eclectic and highly detailed architectural design and brick and tile detailing, window joinery is 1-over-1 arched head timber sash casements. Subsequent alterations and additions to the building have occurred, most notably in 1951 when the building was subdivided into six maisonettes.</p>							

Relevant History

HB2559, 31526	Dormer alterations	Granted
8770395	Side Extension	Granted
LWX0202309	External and internal alterations	Granted
2004/3505/P	Conservatory Addition and joinery alterations	Granted
2011/0521/P, 2010/6370/L	Garage extension and landscaping	Granted
2011/4959/P, 2011/5031/L	Side Extension	Granted
2014/2114/P, 2014/2438/L	Side Addition	Granted
2017/4063/P, 2017/2134/P, 2017/1848/L	Internal and External Alterations	Granted
2018/2456/P, 2018/2984/L	Basement and Side Addition	Granted
2022/2417/L	Internal alterations	Granted
2022/4118/P, 2022/4705/L	Rooflight additions	Granted
2022/5516/P & 2023/0832/L	Addition/Extension	Granted

Relevant policies

National Planning Policy Framework

Section 16

The London Plan 2021

Chapter 7

Camden Local Plan 2017

Policy A1 Managing the impact of development

Policy D1 Design

Policy D2 Heritage

Camden Planning Guidance

CPG1 Design (July 2015, updated March 2018)

Assessment

PROPOSAL

It is proposed that all 18 windows (glazing and frames) are replaced with new 22mm thick (6-10-6) argon filled double glazed units. The provision of 22mm double glazing into each sash would require the replacement of all the timber window frames in order to accommodate the weight of the thicker glazing. This complete removal of historic fabric is justified in the DAS as “the heritage value of its windows (it being a 1950’s addition to the original house) to be less important,” that “all windows are in a serious state of decay and are in need of replacement... The current windows have reached the end of their life cycle and are no longer fit for purpose,” and that the double glazing will protect against excessive energy loss and be a sustainability benefit.

ASSESSMENT

Double glazing is often resisted within the Borough’s listed buildings, as, in accordance with Historic England’s Best Practice guidelines, historic joinery is often a key element in the design and operation of a historic building and contributes to its heritage values and significance. Surviving historic joinery is therefore an irreplaceable resource which should be firstly conserved and repaired whenever possible.

HISTORIC FABRIC

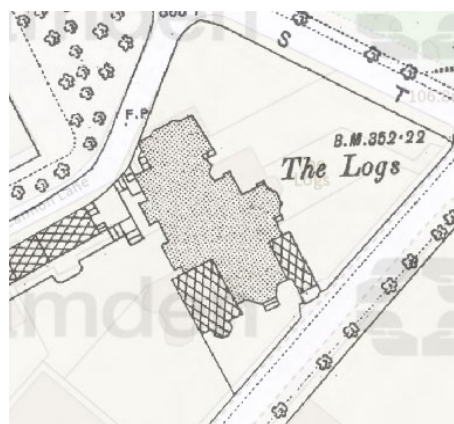
The DAS notes that the subject area of works is to a “1952 addition to the original house constructed on the site of the demolished conservatory.” Further analysis and research disproves this estimated 1950s construction date, where the subject section of the building footprint is shown in the 1935 OS Historic Map.

The Historic England guidance regarding making changes to windows in Listed buildings notes that:

Where historic windows, whether original or later insertions, make a positive contribution to the significance of a listed building they should be retained and repaired where possible.

While the subject joinery does not date from *The Logs* original c.1876 construction, the 18 existing c.1935 windows are integral historic fabric associated with the progressive development of the building, and the significance of the subject window joinery has therefore been inaccurately assessed in the DAS, contrary to NPPF paragraph 194.

A site visit and condition survey that was undertaken 14 April 2023 found that, of the 18 windows proposed for removal, 9 were in good repair, while only 7 had rotten sills due to previously being overlaid with lead sheet. Traditional timber framed windows can be repaired with the piecing/splicing in of new timbers where members, such as sills, are rotten. The removal of the 18 c.1935 windows is therefore considered to be a considerable loss of historic fabric that would harm the significance of the Grade II Listed building.



1894



1935

The poor maintenance of the window joinery to date, in accordance with NPPF 196, should not be used as justification or taken into account in the decision. Timber window frames are inherently durable and can be easily repaired.

GROUP VALUE

Although divided internally into maisonettes, the external elevations of *The Logs* present as a unified whole externally. The Historic England Guidance notes that:

Where the aesthetic value of the building is high, then the impact on the whole of the relevant elevation should be considered, including the desirability of accurately matching other windows.

The impact of the partial replacement of glazing just at No. 20 should be considered in relation to the full length of the villa's relevant elevations and not in isolation as a single maisonette. The proposed 22mm thick double glazing will result in double reflections that will create notable material and visual differences when viewed in context with the other original windows. The thicker frames (which have not been dimensioned in the provided drawings) would also create a notable visual difference. As such *The Logs* would no longer present as a unified whole, and harm would be posed to the architectural uniformity and character of the building. This is contrary to Camden Local Plan paragraph 7.2 that highlights the importance of considering the character, composition and treatment of elevations as a whole.

SUSTAINABILITY

The implied sustainability benefits of the proposed double glazing do not address or take into consideration the whole-life environmental costs of replacement, which would be much greater than repair and refurbishment of the existing timber frames. It would take years before savings on heating would offset the large amounts of energy used to make new double-glazed units and more sensitive thermal efficiency improvements, such as draught-proofing or secondary glazing, have not been considered.

Repair and maintenance is usually more sustainable than replacement and sympathetic repairs will prolong the life of the timber frames, minimising environmental impact and sustaining the significance of the building for present and future generations.

CONCLUSIONS

There are limited/no public benefits of the scheme that could be considered to balance the harm posed – where any sustainability improvements of the double glazing would largely only benefit the private residential owner of the property, especially where there are proven less intrusive measures that could provide enhanced energy efficiency with minimal harm proposed, as detailed in the Camden Local Plan paragraph 7.62.

It is considered that the replacement of all of the 18 windows with double glazed units will result in the total loss of historic joinery fabric and have adverse visual impacts that will result in less than substantial harm to the architectural and aesthetic values, special interest and significance of *The Logs*. The proposed works have therefore been assessed to pose less than substantial harm and are unsupportable from a Heritage and Conservation perspective.

Recommendation:

Refusal of Listed Building Consent application

Reason for refusal:

The proposed 18 double glazed replacement windows, by reason of their appearance and loss of historic fabric would represent unsympathetic and incongruous additions to the listed building which would act to disrupt its elevational composition, causing less than substantial harm to its character, appearance and significance. The proposal is therefore contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017, the London Plan 2016, and the National Planning Policy Framework 2012.