
From: Rob Hughes [REDACTED]
Sent: 07 December 2023 17:21
To: Rose Todd
Subject: Re: 2023/5026/NEW - 3 Leigh Street WC1H 9EW (first Floor Floor)

Hi Rose,

As promised, here are some further details on the current window, including the measurements. I'm afraid I've not had the opportunity to draw up an annotated plan, but hope that the below provides sufficient detail.

Heritage statement:

- The current sashes are softwood replacements, not original. They are estimated to be 10-15 years old, and have been badly maintained. The frame and sashes are badly rotten in several places (I've tried to capture in the photos below)
- None of the glass is original, all is modern single glazing
- Current sash bars are 20mm, and each sash is divided into 6
- Window dimensions are 109cm x 216cm HxW
- the meeting rail is 30mm
- the bottom rail is 75mm
- the top rail is 55mm
- the window is situated directly above an A/C unit from the café below, and overlooks a large contemporary double glazed conservatory

I've also double checked with the joiners too, and can confirm the following specs for the replacements I'd like permission to put in:

- Traditional timber framed sash windows with two vertically sliding balanced sashes
- glass: clear 4mm x 12mm x 4mm
- all bars will be replaced like for like (2x3 sections in each sash), with 20mm bars
- all rails to be replaced like for like with the existing

Please also see the attached photos.

I hope that this is useful, and please do let me know if further details would be helpful in your deliberations.

Best wishes,
Rob







On Tue, 5 Dec 2023 at 21:53, Rob Hughes [REDACTED] wrote:
Thank you; that all makes total sense and I tend to agree too.

I'm pretty sure that the window is a (not very special!) replacement, but appreciate you'll want to reassure yourself of this (as do i), so I'll send over more details/photos etc asap.

Thanks also for the article.

B/w
Rob

Sent from [Outlook for iOS](#)

From: Rose Todd [REDACTED]
Sent: Wednesday, December 6, 2023 12:37:10 AM
To: Rob Hughes [REDACTED]
Subject: RE: 2023/5026/NEW - 3 Leigh Street WC1H 9EW (first Floor Floor)

Good evening Rob

Thank you for your swift reply.

No.3 Leigh Street is one of a short terrace of three houses, built 1810-13. I need to ascertain whether the sash is contemporary with the build of the terrace, how decrepit the frame actually is, and whether the window includes old glass or replacement modern float glass, before any works commence.

The conservation team at Camden are not opposed to the improvement of the thermal performance of historic buildings but the architectural and aesthetic interest of many old buildings is in the details and such details (which include windows and old glass and the like) we would not wish to see swept away. Double (and single) glazed secondary glazing is an option when the windows are of genuine historic interest.

Once lost, historic fabric and detail can never be reinstated only copied, and that is not quite the same thing. Therefore I would discourage you from proceeding in haste. Just so you are aware, unauthorised alterations to a listed building without Listed Building Consent is a criminal offence (Section 9 of the Planning (Listed Buildings and Conservation Areas) Act 1990).

For your interest I have attached an article that covers the thermal up-grade of a terraced house in Camden. Consent was granted for the work. I trust this is of interest.

I look forward to receiving the additional information soon.

Kind regards

Rose Todd DPhil MSc BSc(Hons) IHBC

Senior Planner (Conservation)

Supporting Communities

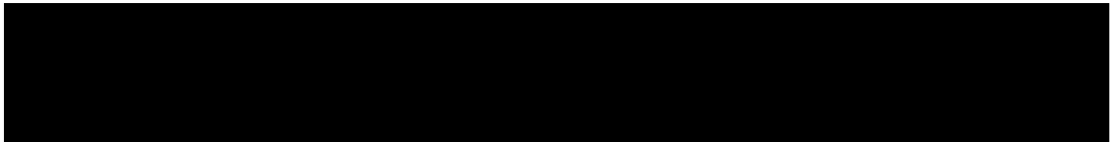
London Borough of Camden



5 Pancras Square

London N1C 4AG

From: Rob Hughes [REDACTED]
Sent: Tuesday, December 5, 2023 7:49 PM
To: Rose Todd [REDACTED]
Subject: Re: 2023/5026/NEW - 3 Leigh Street WC1H 9EW (first Floor Floor)



Thanks Rose. Sorry about that. Let me get some more details for you asap from the window and the contractor.

I can reassure you that I'm planning to do a like for like other than better thermal performance with double glazing, but appreciate you need this in writing/diagrams.

Can I just check - if I were to go ahead while this is all under review etc, is the main risk of having to "undo" it if permission wasn't given? Or could I get fined etc?!

Thanks

Rob

Ps: the garden/back wall is full of not very original double glazing and ac units etc!

Sent from [Outlook for iOS](#)

From: Rose Todd [REDACTED]
Sent: Tuesday, December 5, 2023 11:40:25 PM
To: [REDACTED]
Subject: 2023/5026/NEW - 3 Leigh Street WC1H 9EW (first Floor Floor)

Good evening Dr Hughes

I have been allocated the above application for Listed Building Consent for the replacement of an extant sash casement.

The listed building application, as submitted, falls short of the published Local Application Requirements (Camden's Local Area Requirements for Planning Applications (2020) [ea1f2c0e-c643-0100-40c3-b1188a0badc3 \(camden.gov.uk\)](#)). A Heritage Statement that provides some assessment of the state of the window is required. Details of the existing sash casement (such as thickness of the glazing bars, the dimensions of the frame and sashes, and the areas of glazing), as well as comparable details for the replacement casement are required. This is best presented as annotated plans and sections of the windows. It is also required that the new window will be 'traditional', i.e. incorporating two vertically-sliding balanced sashes.

Unfortunately, until this further information is received I will be unable to validate the application. Please email this additional information directly to me.

Kind regards

Rose Todd DPhil MSc BSc(Hons) IHBC
Senior Planner (Conservation)

Supporting Communities

London Borough of Camden



5 Pancras Square

London N1C 4AG

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Robert Hughes

