

## Application for listed building consent – 38 Downshire Hill London NW3 1NU

### Applicants

Postal address as above

Email: [REDACTED]

### Site Plan

The property is a freehold semi-detached house built in the 1830's. It is grade 2 listed and in a conservation area. Details of the property and its listing are shown below and on the following page

- X: 527030 Y: 185761
- List Entry number 1067412

My wife and I have owned and lived in the property since 1996. Our Land Registry title number is 168038.

### Work status

No work has yet taken place and no previous application has been made.

### Proposal

We request permission to install interior secondary glazing inside four existing windows at the rear of the property, which face the property's garden and are not visible from the street.

We do not intend to replace or alter the existing timber sash windows and propose using an internal narrow white powder-coated aluminium framing system with a single horizontal parting bead positioned inside and in line with the existing timber parting beads, so the installation would be invisible from outside the property. The aluminium frames would be fitted within the reveal of each sash window.

Each window would have two secondary glazing panels in replication of the existing sash window panels, so they could be opened in line with the sash windows, allowing ventilation.

The secondary glazing units would still allow cleaning, repairs and maintenance to the sash windows and would be removable for future replacement with minimal impact on the existing windows.

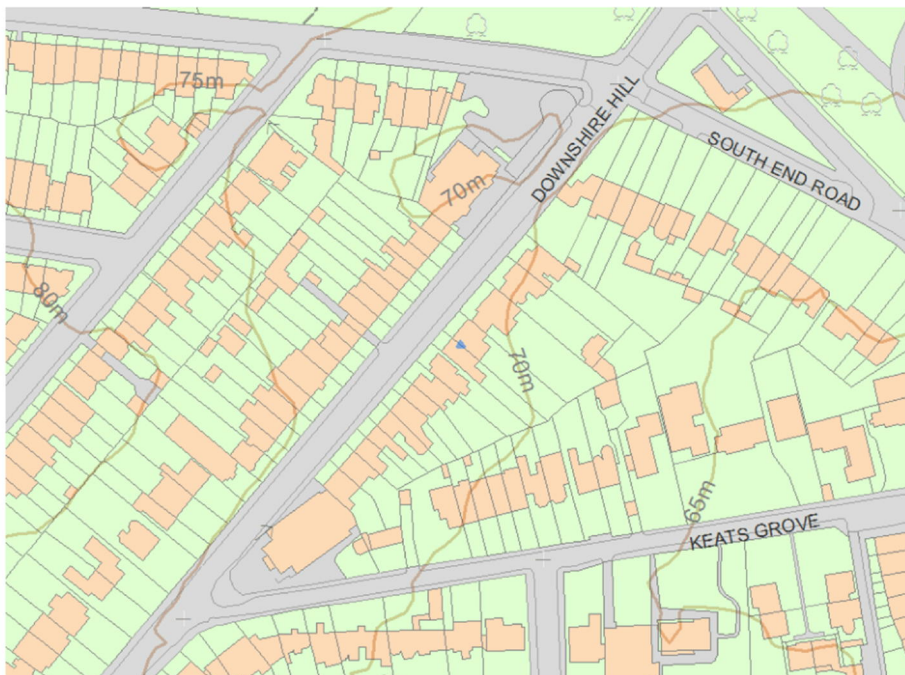
We intend to use glass and not uPVC glazing.

The benefits of secondary glazing are well-established, improving thermal and acoustic efficiency whilst reducing condensation that can lead to mould and deterioration of timber window frames. Secondary glazing is recommended by Heritage England and the Clearview system I propose to use is installed in numerous listed buildings.

Technical details of the proposed glazing system are attached to this application.

## Overview

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1067412
Date first listed:	13-May-1974
List Entry Name:	NUMBERS 37 AND 38 AND ATTACHED GARDEN WALLS, RAILINGS, GATE PIERS AND GATE
Statutory Address:	NUMBERS 37 AND 38 AND ATTACHED GARDEN WALLS, RAILINGS, GATE PIERS AND GATE, 37 AND 38, DOWNSHIRE HILL



## Details

TQ2785NW DOWNSHIRE HILL 798-1/28/333 (South side) 14/05/74 Nos.37 AND 38 and attached garden walls, railings, gate piers and gate

GV II

Pair of semi-detached houses. Early/mid C19. Stucco with channelled ground floors. Hipped slated roof with projecting eaves and squat central chimney-stack. 2 storeys and basements. 2 windows each. Round-arched doorways with keystones, No.37 having a mask. No.37 fanlight blocked and has a C20 lantern, No.38 with C20 radial fanlight; C20 panelled doors. Recessed sashes; ground floor with flat arches and keystones. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings to areas. Attached low brick garden walls with cast-iron railings having urn finials; gate piers and gates.



Shown above are the four windows at the rear of 38 Downshire Hill inside which we would like to attach interior secondary glazing. The existing windows will not be altered or replaced.

The intention is that the secondary glazing would not be visible. The rear of the house faces a 30m garden, beyond which is a 20m garden of our neighbours in Keats Grove, so their house is c. 50m away and in any case the view is shielded by mature trees and a hedge.

REAR PROFILE OF 38 DOLNSHIRE HILL

