

Application ref: 2023/4946/L
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Date: 27 March 2024

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Skala Studio LTD
18 Perry Avenue
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**34 Mornington Terrace
London
NW1 7RS**

Proposal:

Replacement of six existing single-glazed timber windows with double-glazed timber windows at the rear and on the side elevations.

Drawing Nos: PL-001; PL-EX-E-200; PL-EX-E-201; PL-EX-E-203; PL-P-E-211; PL-P-E-212; PL-P-E-220; PL-P-E-221; PL-P-E-223; Design and Access Statement (Revision 01) dated 21.11.2023; Heritage Statement (Revision 02) dated 19.10.2023.

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: PL-001; PL-EX-E-200; PL-EX-E-201; PL-EX-E-203;

PL-P-E-211; PL-P-E-212; PL-P-E-220; PL-P-E-221; PL-P-E-223; Design and Access Statement (Revision 01) dated 21.11.2023; Heritage Statement (Revision 02) dated 19.10.2023.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting listed building consent.

The property, a grade II Listed Building, is located in Camden Town Conservation Area. It is described in the Conservation Area Appraisal that "the terrace at Nos 26-52 has a raised centrepiece rising to five storeys (Nos 33-39), accentuating the classical nature of the architecture. The bulbous cast-iron balconies at first floor level are continuous, a strong horizontal feature somewhat counterbalanced by the Ionic pilasters which run along the first and second floors of the properties."

This application seeks approval to replace five non original windows on the rear elevation and one side window with double glazed timber replicas.

Following officers' concerns, the proposal has been revised during the course of the application to omit the replacement of the front elevation windows.

Double glazing is usually not considered acceptable in historic parts of listed buildings because of the visual effects on the exterior and the interior. In this instance as the windows being replaced are non-original and have a thicker frames than the surviving original windows at the property, their like for like replacement would not significantly worsen the position. The windows would contain slim double glazing which is more appropriate in heritage terms. The glazing bars will remain structural.

The proposed work is considered not to impact on the significance of the building.

The application has been advertised in the press and by means of a site notice. The Camden Town CAAC was consulted but did not comment.

The site's planning history has been taken into account when making this decision.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', written in a cursive style.

Daniel Pope
Chief Planning Officer