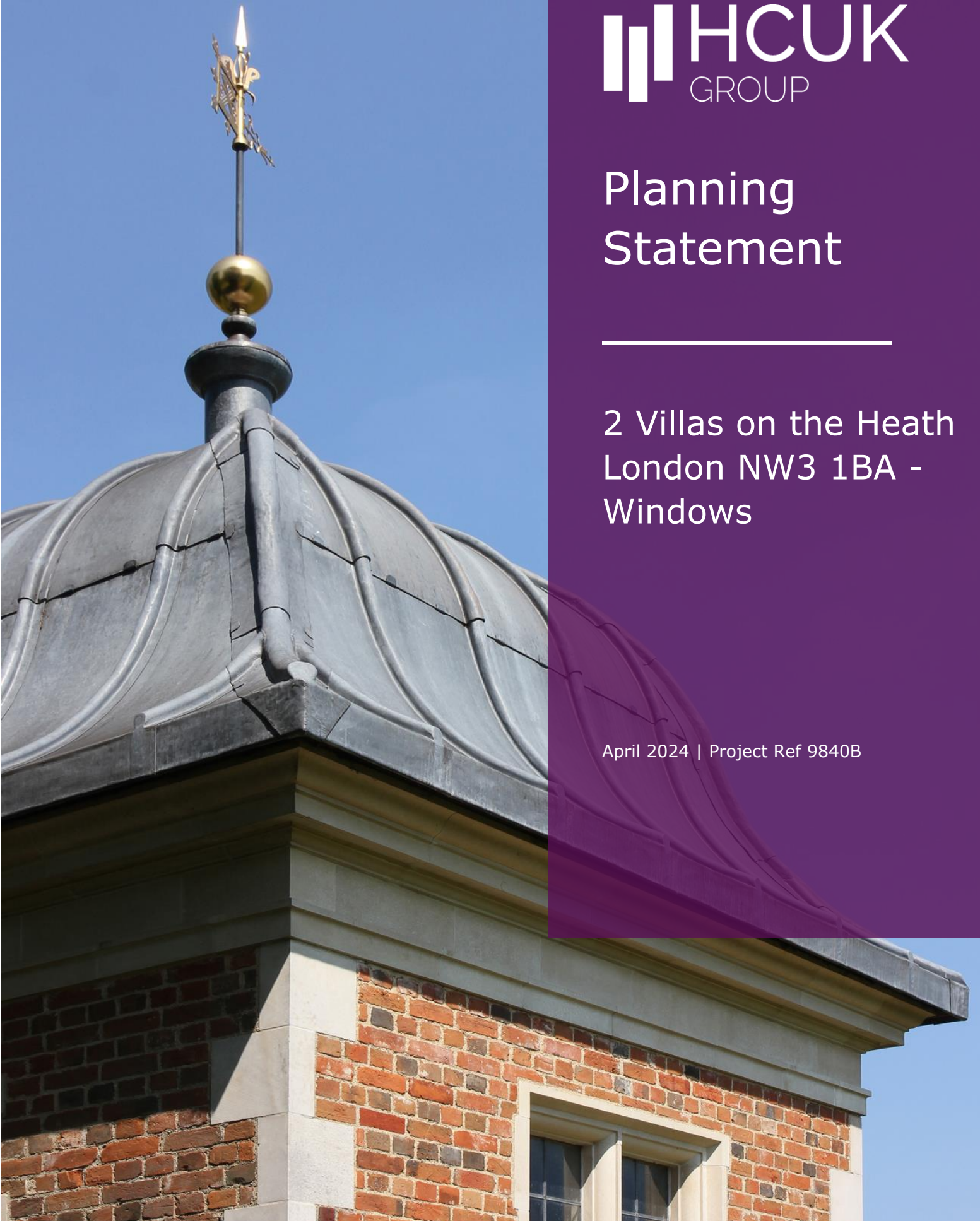




Planning Statement

2 Villas on the Heath
London NW3 1BA -
Windows

April 2024 | Project Ref 9840B





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1. Introduction

- 1.1** This Planning Statement has been prepared by HCUK Group on behalf of Kudos Design & Build Ltd to support a planning application and listed building consent for the proposed glazing replacement works at 2 Villas on the Heath, a Grade II listed semi-detached Victorian villa located in the Hampstead Heath Conservation Area, London NW3 1BA. The property forms part of a symmetrical pair with the adjoining property at 1 Villas on the Heath.
- 1.2** The proposed works involve the sensitive replacement of glazing in all window units to enhance the property's energy efficiency and sustainability while preserving its historic character and architectural significance. The scheme aims to improve the thermal performance of the windows through the use of Histo glass Mono (single glazing) on the front elevation and slim lite Histo glass double glazing on the rear and side elevations, while retaining and refurbishing original window frames where possible and replacing non-original frames with like-for-like replacements.
- 1.3** This statement will assess the proposals against relevant planning policies at the national, regional, and local levels, focusing on heritage conservation, sustainable design, and environmental impact. It will also consider the planning history of the site and adjacent properties to inform the assessment. The key objectives are to demonstrate that the proposed glazing replacement works are sensitive to the listed building, preserve the conservation area's character, and align with sustainability goals.
- 1.4** The statement will draw upon the guidance provided in the Hampstead Conservation Area Design Guide, which provides specific advice on window repairs and replacements. The assessment will also be informed by the attached Heritage Impact Assessment, which provides a detailed analysis of the significance of the listed building and the conservation area, and the impact of the proposed works on their heritage value. Through a comprehensive review of the relevant planning policies, the planning history of the site and adjacent properties, and the specific details of the proposed glazing replacement works, this Planning Statement seeks to demonstrate that the scheme represents a sensitive and sustainable approach to

enhancing the energy efficiency and functionality of the historic building while preserving its character and significance.

2. Site and Surrounding Area

Site

- 2.1** 2 Villas on the Heath is a semi-detached, Grade II listed building situated within the Vale of Heath, in the Hampstead Heath Conservation Area. The property, which dates back to circa 1863, is constructed in the Gothic Revival style, featuring stuccoed elevations and a tiled roof. The building comprises lower ground, ground, two upper floors, and an attic level.



Figure 1: Site and location plan for the application site – Right Image - Photograph showing front elevation of 2 Villas on the Heath

- 2.2** The front elevation of the property is characterised by pointed arch windows, decorative hood moulds, and carved bargeboards at the eaves. The property features a small front garden and is set back from the street, accessed via a shared footpath. To the rear, there is a larger garden, a two-storey outrigger with a non-

original hipped roof, and a modern ground floor extension that incorporates a former courtyard area.

- 2.3** Internally, the property retains much of its original layout and period features, including spacious reception rooms, high ceilings, and decorative plasterwork. The attic level has been converted to provide additional habitable space, following a previous planning permission.

Surrounding Area

- 2.4** The Vale of Health is a residential enclave located within the Hampstead Heath Conservation Area, known for its picturesque setting and architectural heritage. The area is characterised by a mix of detached and semi-detached properties dating from the mid to late 19th century, many of which exhibit Gothic Revival and other Victorian architectural styles.
- 2.5** The street on which 2 Villas on the Heath is located is quiet and tree-lined, with limited vehicular access. The surrounding area features a range of local amenities, including shops, cafes, and green spaces. Hampstead High Street, located nearby, offers a variety of independent boutiques, restaurants, and cultural attractions.
- 2.6** The property is situated in close proximity to Hampstead Heath, a large public park. The Heath is a significant natural asset and contributes to the unique character and setting of the conservation area.
- 2.7** In terms of transport links, the property is well-connected, with Hampstead Heath Overground station and several bus routes located within walking distance. Hampstead and Belsize Park Underground stations, which provide access to the Northern Line, are also located nearby.

3. Proposal

3.1 The proposed development at 2 Villas on the Heath involves the sensitive replacement of glazing in all window units to enhance the property's energy efficiency and sustainability while preserving its historic character and architectural significance.

Existing Windows and Proposed Changes

3.2 The property's windows are in varying conditions, with a mix of original and non-original frames. Most of the glazing has been replaced over time, and some windows suffer from issues such as broken sash cords, external rot, and painted shut frames. The proposed works aim to address these problems and enhance the overall performance of the windows.

3.3 The window schedule provided in the Design and Access Statement and in Appendix 1 outlines the specific changes proposed for each window.

3.4 For the front elevation windows (W01, W02, W05, and W10), where the frames are original and in relatively good condition, the proposal involves refurbishing the existing frames and replacing the glazing with Histo glass Mono.

3.5 On the side and rear elevations (W03, W04, W06, W07, W08, and W09), where the frames are non-original and in poor condition, the proposal is to replace the frames with like-for-like replacements and install new slim lite Histo glass double glazing.

3.6 The proposed glazing replacement works have been carefully considered to strike a balance between preserving the listed building's historic character and improving its energy efficiency and sustainability. By addressing the current issues with the windows and upgrading the glazing, the scheme aims to secure the property's long-term future while respecting its architectural and cultural significance.

4. Planning History

2 Villas on the Heath

4.1 The property at 2 Villas on the Heath has been subject to several planning applications and listed building consent applications over the years. The most relevant applications to the current proposal are as follows:

- **Application ref: 1/3792/L** (Granted 06-09-2021) Discharge of condition 4 of listed building consent application 2020/1595/L regarding windows and staircase.
- **Application ref: 2020/1595/L** (Granted 03-04-2020) Internal and external alterations in association with conversion of attic to habitable space and installation of 3 new rooflights.
- **Application ref: 2020/1026/P** (Granted 03-04-2020) Conversion of attic to habitable space and installation of 3 new rooflights.
- **Application ref: LW9703090** (Granted with Conditions 12-12-1997) Internal alterations at ground and first floor levels, including retention of unauthorised works.

1 Villas on the Heath

4.2 **Application ref: 2021/5247/P** (Granted 18-08-2022) Replacement of all windows on the front elevation with single glazed units to match the original glazing pattern and replacement of all windows on the rear and outrigger elevations with slim lite double glazed units to match the original glazing pattern.

4.3 **Application ref: 2022/0176/L** (Granted 18-08-2022) Replacement of all windows on the front elevation and 1 window on the northern elevation with single glazed units to match the original glazing pattern and replacement of all windows on the rear and outrigger elevations with slim lite double glazed units to match the original glazing pattern.

Assessment of Planning History

4.4 The planning history of 1 Villas on the Heath is particularly relevant to the current proposal for the replacement of windows at 2 Villas on the Heath. The granted

applications 2021/5247/P and 2022/0176/L demonstrate that the replacement of windows with single glazed units on the front elevation and slim lite double glazed units on the rear and outrigger elevations, while matching the original glazing pattern, has been considered acceptable by the local planning authority for the adjacent Grade II listed property.

- 4.5** The current proposal for 2 Villas on the Heath follows a similar approach, with the use of Histo glass Mono (single glazing) on the front elevation windows and slim lite Histo glass (double glazing) on the rear and side elevation windows. The proposed replacement glazing aims to match the original glazing pattern that would have historically occurred before recent replacements to preserve the historic character of the listed building.
- 4.6** The planning history of 2 Villas on the Heath itself, particularly the granted applications 2021/3792/L, 2020/1595/L, and 2020/1026/P, demonstrates that external alterations (such as the installation of roof lights), and works related to the upgrading of windows have been considered acceptable, subject to conditions ensuring the preservation of the listed building's special architectural interest and historic character.
- 4.7** In light of the planning history of both properties, the current proposal for the replacement of windows at 2 Villas on the Heath appears to be in line with the principles established through previous planning decisions.
- 4.8** The proposed window replacement works at 2 Villas on the Heath have been carefully considered to strike a balance between improving the energy efficiency and thermal performance of the property while respecting its historic character and architectural significance. By drawing on the principles established through the planning history of both properties, the current scheme has a strong potential to secure planning permission and listed building consent, subject to the provision of appropriate supporting information and detailed design.

5. Planning Policy Framework

Key Planning Policies

5.1 The following development plan documents have been considered;

- London Plan 2021
- Camden Local Plan 2017
- Hampstead Neighbourhood Plan 2018-2033

5.2 National Planning Policy Framework (NPPF) and Camden Planning Guidance (CPG) covering; Amenity, Design and Energy efficiency and adaptation and conservation area appraisals are also material considerations when assessing the site and proposed works.

5.3 Additionally, Hampstead Conservation Area Design Guide and Camden's emerging Local Plan at Regulation 18 stage represents a material consideration.

London Plan 2021

5.4 The London Plan serves as the spatial development strategy for Greater London, providing the strategic framework to shape individual borough plans and guide planning decisions across the city. First published in 2004, the current London Plan was adopted on 2nd March 2021.

5.5 **Policy HC1 – Heritage Conservation and Growth** states that development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.

5.6 **Policy SI 2 – Minimising Greenhouse Gas Emission** states that major development should be net zero-carbon. This means reducing greenhouse gas

emissions in operation and minimising both annual and peak energy demand in accordance with the following energy hierarchy:

- Be lean: use less energy and manage demand during operation.
- Be clean: exploit local energy resources (such as secondary heat) and supply energy efficiently and cleanly.
- Be green: maximise opportunities for renewable energy by producing, storing and using renewable energy on-site.
- Be seen: monitor, verify and report on energy performance.

5.7 **Policy GG6 - Increasing Efficiency and Resilience** establishes four broad objectives those involved in planning and development should adhere to in order to make London more efficient and resilient overall. These encompass improving energy efficiency, ensuring infrastructure like buildings are adapted to climate change risks, creating environments that are safe and secure in the face of emergencies.

Adopted Camden Local Plan 2016 – 2025

5.8 The Camden Local Plan sets out the Council's planning policies for 2016-2031, replacing previous documents from 2010.

5.9 **Policy A1 - Managing the Impact of Development** is one of the Local Plan's key amenity protection policies. It establishes that permission will not be granted for development causing unacceptable harm. This, covers an array of considerations like privacy, access to daylight and sunlight, artificial lighting, noise and vibration disturbance, and construction/demolition impacts. Where negative effects can't be fully avoided, the policy requires appropriate mitigating actions demonstrated through assessments such as noise surveys and Construction Management Plans.

5.10 **Policy D2 - Heritage** asserts a strong presumption against approving development that causes harm to designated heritage assets, chiefly listed buildings, conservation areas and archaeological remains, or their significance and setting. Any loss or substantial harm requires robust and convincing justification evidencing substantial public benefits outweighing the impacts.

- 5.11** Where less than substantial harm may occur, the public benefits must still outweigh the level of damage to significance. All works must remain sensitive to the assets' architectural detailing and historic period, conserve original fabric as far as possible, and take opportunities to enhance understanding of significance where feasible.
- 5.12** **Policy D1 - Design** demands contextually appropriate, high quality design consistently across development schemes. Specifically, proposals must function well long-term; appear visually attractive; complement local character, respond appropriately to natural features and heritage assets; and integrate service infrastructure sensitively.
- 5.13** **Policy CC1 Climate change** mitigation establishes expectations for minimising greenhouse gas emissions from development across Camden to mitigate contribution to climate change. This policy applies to all projects with additional stipulations for major development. It seeks to promote zero carbon buildings requiring demonstration from all development as to how energy hierarchy principles for maximising efficiency have been embedded in line with London Plan carbon targets. There is an expectation for developments to incorporate resource efficiency across circular economy principles.

Emerging Camden Local Plan Policies

- 5.14** The emerging Local Plan currently at Regulation 18 stage sets out the Council's planning policies for 2026 - 2041, replacing the current adopted local plan.
- 5.15** **Policy D5 - Heritage** outlines Camden Council's commitment to preserving and enhancing the area's diverse heritage assets, including conservation areas, listed buildings, and historic sites. It prohibits loss or substantial harm to these assets unless justified by substantial public benefits or specific criteria. The policy opposes cumulative changes to heritage assets that could impact their significance or harm conservation areas. It supports adapting listed buildings and conservation area buildings to improve energy efficiency and climate resilience, provided there's no significant harm to their historic or architectural interest.
- 5.16** **Policy CC2 – Repurposing, Refurbishment and Re-use of Existing Buildings** seeks building reuse over demolition, but as a smaller retrofit scheme feasibility assessments and justifications around demolition avoidance carry less weight

proportionately. However, alterations must demonstrate sensitivity around retaining original architectural fabric and detail as far as viable.

5.17 Policy CC3 – Circular Economy and Reduction of Waste expects developments to apply waste minimisation hierarchy principles. While circular economy assessments apply to major new builds, the policy's intent around maximizing in-situ material reuse, using sustainably sourced components, facilitating future adaptability etc. remains applicable.

5.18 Policy CC5 – Energy Reduction in Existing Buildings seeks to support adaptations and improvements to make existing buildings more energy efficient. It sets out requirements for all building alteration proposals to demonstrate considered energy efficiency improvements appropriate to the scale of the proposed works.

Hampstead Neighbourhood Plan 2018-2033

5.19 Hampstead Neighbourhood Plan supplements the borough-level Camden Local Plan with policies tailored to the distinct circumstances and community aspirations of the Hampstead area until 2033.

5.20 Policy DH1 - Design requires all development proposals to demonstrate through their details that they positively respond and contribute to the established character of Hampstead. This principally involves having regard to the spatial attributes, land uses, architectural styles and heritage elements that define each of the five identified local character areas, as outlined in detail within Appendix 2 of the Plan. Developments must reflect prevailing building lines, site footprints, massing, scale, heights, rhythms, materials and boundary treatments.

5.21 The Neighbourhood Plan as a whole includes the aim of promoting sustainable development that preserves Hampstead's unique charm and essence, ranging from the quality of life afforded by green spaces through to the creativity enabled by the artistic community, while supporting local housing needs and the area's vitality.

Hampstead Conservation Area Design Guide

5.22 The Hampstead Conservation Area Design Guide provides specific guidance on alterations and repairs to properties within the conservation area. The guide

emphasizes the importance of retaining and repairing historic features, such as windows and doors, rather than replacing them. It also encourages the reinstatement of historic features where they have been lost.

5.23 The guide states that historic windows and doors can last indefinitely if properly maintained, and that it is cheaper in the long run to repair timber features than to replace them. Untraditional replacement windows and doors are identified as the biggest threat to property values in conservation areas.

5.24 Regarding window repairs and replacements, the guide provides the following advice:

- If existing features such as windows and doors are beyond cost-effective repair, they may be replaced with like-for-like replacements that match in materials, have the same pattern and profile of glazing bars/frames, have the same glazing bar/frame/window sill dimensions, and open in the same way (e.g., vertically sliding sash windows or side-hung casements).
- Double glazing may be acceptable in some cases, particularly for large-paned sash or casement windows, provided that the replacement windows replicate the appearance of the original windows.
- Decorative glass should always be retained and repaired, and its removal and replacement on front elevations will require planning permission and will be resisted.

5.25 For rear window replacements, the guide states that double glazing may be considered acceptable, provided that the replacement windows match the original glazing pattern and profile.

National Planning Policy Framework (December 2023)

5.26 With regard to heritage this section should be read in conjunction with the attached Heritage Impact Assessment. (check name - is it called a Heritage Impact Assessment?)

Chapter 2 - Achieving sustainable development

5.27 **Paragraph 8** sets out the environmental objective of sustainable development as protecting, enhancing and prudently using natural resources, as well as mitigating/adapting to climate change including moving to a low carbon economy.

Chapter 12 - Achieving well-designed and beautiful places

5.28 **Paragraph 135** states that planning policies and decisions should ensure that developments will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities); establish or maintain a strong sense of place; optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development; and create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.

5.29 **Paragraph 140** states planning conditions should provide visual clarity on approved design and materials.

Chapter 14 - Meeting the challenge of climate change, flooding and coastal change

5.30 **Paragraph 157** states that planning policies and decisions should support transition to a low carbon future, encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.

5.31 **Paragraph 162 part a)** states that local authorities should expect new development to comply with development plan policies on local requirements for decentralised energy unless applicants can demonstrate this is not feasible or viable based on the development details. **Part b)** sets out an expectation for development proposals having regard to landform, layout, building orientation, massing and landscaping in ways that minimise energy consumption.

5.32 **Paragraph 163 part a)** asserts local authorities should not require applicants to demonstrate overall renewable or low carbon energy needs. Even small-scale

projects make a valuable contribution to emissions reductions. **Part b)** expects the approval of renewable applications if their impacts can be made acceptable.

5.33 **Paragraph 164** states that local planning authorities should give significant weight to supporting building energy efficiency and low carbon heating improvements, including heat pumps and solar panels. This covers domestic and non-domestic structures. Where proposals affect heritage assets, authorities should concurrently apply Chapter 16 policies to avoid unacceptable impacts.

6. Planning Assessment

Principle of Development

- 6.1** The application site, 2 Villas on the Heath, is a Grade II listed building located within the Hampstead Conservation Area. The proposed development involves the sensitive replacement of glazing in all window units to enhance the property's energy efficiency and sustainability while preserving its historic character and architectural significance.
- 6.2** The principle of the proposed development is supported by the National Planning Policy Framework (NPPF), the London Plan 2021, and the Camden Local Plan 2017. Paragraph 8 of the NPPF sets out the environmental objective of sustainable development, which includes mitigating and adapting to climate change and moving towards a low carbon economy.
- 6.3** Policy SI 2 of the London Plan 2021 encourages the reduction of greenhouse gas emissions and the minimization of energy demand in accordance with the energy hierarchy.
- 6.4** The proposed works, including the use of Histo glass Mono on the front elevation windows and new slim lite Histo glass double glazing on the rear and side elevation windows, are consistent with the objectives of sustainable development and the sensitive adaptation of historic buildings to improve their energy efficiency while respecting their historic character.
- 6.5** The Hampstead Conservation Area Design Guide provides specific guidance on alterations and repairs to properties within the conservation area. The guide emphasizes the importance of retaining and repairing historic features, such as windows and doors, rather than replacing them. It also encourages the reinstatement of historic features where they have been lost.
- 6.6** Regarding rear window replacements, the Hampstead Conservation Area Design Guide states that double glazing may be considered acceptable for rear elevations, provided that the replacement windows match the original glazing pattern and profile. The proposed use of slim lite Histo glass double glazing on the rear and side

elevations aligns with this guidance, as it will improve the property's thermal performance while maintaining the original window design and character.



Figure 2: Internal and external images of rear windows.

- 6.7** An assessment of the window schedule reveals that approximately 40% of the original window frames remain, primarily on the front elevation. The proposed development seeks to retain and refurbish these original frames, while replacing non-original frames on the rear and side elevations with like-for-like replacements. This approach demonstrates a commitment to preserving the historic fabric of the listed building where possible, while sensitively upgrading the windows to improve energy efficiency.
- 6.8** The proposed glazing replacement works align with these principles Hampstead Conservation Area Design Guide by retaining and refurbishing original window frames where possible and introducing period-appropriate hand-drawn glazing throughout the property. The proposal has been assessed against Policy D1 of the Camden Local Plan 2017, which requires development to be of high-quality design that respects local character and context.

- 6.9** The proposed works are considered to be sympathetic to the architectural style and detailing of the listed building and will not detract from its special interest or the character and appearance of the conservation area. The proposal also complies with Policy DH1 of the Hampstead Neighbourhood Plan 2018-2033, which requires development to positively respond to and contribute to the established character of Hampstead. The proposed works will maintain the building's historic character and will not harm the spatial attributes, architectural styles, or heritage elements that define the local character area.
- 6.10** On balance, it is considered that the principle of the proposed development is acceptable. The proposed development is considered to be of high-quality design that respects the historic character and appearance of the listed building and the conservation area. The proposal complies with Policy D1 of the Camden Local Plan 2017, Policy HC1 of the London Plan 2021, Policy DH1 of the Hampstead Neighbourhood Plan 2018-2033, and the principles set out in the Hampstead Conservation Area Design Guide.

Climate Change and Sustainability

- 6.11** The use of slim lite Histo glass double glazing ensures that improved thermal performance is achieved without compromising the historic character and appearance of the windows. The proposed glazing units consist of two 3mm sheets with a 4mm spacer, resulting in a U-value of 1.9 W/m²K, a substantial improvement compared to the 5.8 W/m²K of single glazing.
- 6.12** Policy CC1 of the Camden Local Plan 2017 seeks to minimise greenhouse gas emissions from development across Camden, stating that "the Council will require all development to minimise the effects of climate change, and to be resilient to climate change by adopting a heating and cooling hierarchy." The proposed works align with this policy by improving the energy efficiency of the building and reducing its carbon footprint.
- 6.13** Policy SI 2 of the London Plan 2021 encourages the reduction of greenhouse gas emissions and the minimization of energy demand in accordance with the energy hierarchy. The proposed glazing replacement works, including the use of double glazing where appropriate, demonstrate a considered approach to energy efficiency

improvements appropriate to the scale of the proposed works, as required by this policy.

6.14 The sensitive approach to retrofitting the historic building aligns with the principles of Policy CC2 of the emerging Camden Local Plan, which seeks to prioritize the reuse and refurbishment of existing buildings over demolition, while ensuring that alterations are carried out with sensitivity to the original architectural fabric and details. The policy states that "the Council will expect design-led retrofits of existing buildings in the borough to deliver quality buildings. The Council will prioritise the retrofitting of existing buildings over demolition unless demolition is considered to be the most sustainable option."

6.15 On balance, the proposed development is considered to make a positive contribution to climate change mitigation and sustainability, in accordance with Policy CC1 of the Camden Local Plan 2017, Policy SI 2 of the London Plan 2021, emerging Policy CC2 of the Draft Camden Local Plan, and Paragraph 152 of the NPPF.

Heritage

- 6.16** The Heritage Impact Assessment should be read in conjunction with this Planning Statement. The Heritage Impact Assessment provides a detailed assessment of the heritage significance of the Grade II listed building and the Hampstead Conservation Area, and considers the impact of the proposed development on that significance. Its assessment will not be duplicated here.
- 6.17** The proposed works offer several heritage benefits, including:
- The retention and refurbishment of original window frames on the front elevation, preserving the historic fabric of the listed building;
 - The introduction of period-appropriate hand-drawn glazing throughout the property, enhancing its historic character and appearance;
 - The sensitive replacement of non-original window frames on the rear and side elevations with like-for-like replacements, maintaining the building's architectural integrity; and
 - The improvement of the building's thermal performance and energy efficiency, contributing to its long-term sustainability and viability as a heritage asset.
- 6.18** The proposed works are considered to comply with the NPPF, as they will conserve the heritage asset and its setting, and will not result in any substantial harm to its significance.

7. Planning Appraisal

- 7.1** The Heritage Impact Assessment concludes that there will be no harm to heritage assets and as such paragraphs 207 and 208 of the NPPF, requiring harm to heritage assets to be weighed against public benefits will not be engaged. However, there are a number of public benefits which include the heritage benefits of the proposed development as set out in the Heritage Impact Assessment.
- 7.2** The proposed glazing replacement works have been carefully considered to minimize any potential adverse impacts on heritage assets, design and character, and climate change mitigation. The proposal is in accordance with the relevant policies of the NPPF, the London Plan 2021, the Camden Local Plan 2017, the emerging Camden Local Plan, the Hampstead Neighbourhood Plan 2018-2033, and the principles set out in the Hampstead Conservation Area Design Guide.
- 7.3** The public benefits of the proposal, in addition to the enhancement of the historic building's energy efficiency and sustainability, the retention and refurbishment of original window frames on the front elevation, the introduction of period-appropriate hand-drawn glazing throughout the property, and the sensitive replacement of non-original window frames on the rear and side elevations with like-for-like replacements demonstrate a clear commitment to conserving the historic fabric and character of the listed building.
- 7.4** The proposed use of slim lite Histo glass double glazing on the rear and side elevations, which significantly improves the thermal performance of the windows without compromising their historic character, aligns with the objectives of sustainable development and the sensitive adaptation of historic buildings to meet modern energy efficiency standards. The resulting U-value of 1.9 W/m²K represents a substantial improvement compared to the 5.8 W/m²K of single glazing, contributing to the reduction of the building's carbon footprint and the mitigation of climate change.
- 7.5** The proposal's compliance with the relevant policies of the development plan, including Policy D1 and Policy D2 of the Camden Local Plan 2017, Policy HC1 of the London Plan 2021, Policy DH1 of the Hampstead Neighbourhood Plan 2018-2033, and the principles set out in the Hampstead Conservation Area Design Guide,

demonstrates its high-quality design and its respect for the historic character and appearance of the listed building and the conservation area.

7.6 On balance, it is considered that the proposal represents sustainable development that would make a positive contribution to the historic building and the wider area, and is therefore recommended for approval, subject to the imposition of appropriate conditions.

8. Conclusions

- 8.1** This Planning Statement has been prepared by HCUK Group on behalf of Kudos Design & Build Ltd to support a planning application and listed building consent for the proposed glazing replacement works at 2 Villas on the Heath, a Grade II listed property in the Hampstead Conservation Area.
- 8.2** The proposed development at 2 Villas on the Heath is considered to be a sensitive and well-designed scheme that would enhance the energy efficiency, sustainability, and functionality of the Grade II listed building while preserving its historic character and architectural significance. The proposed glazing replacement works have been carefully considered to minimise any potential adverse impacts on heritage assets, design and character, and climate change mitigation, and are in accordance with the relevant policies of the development plan and the NPPF.
- 8.3** The public benefits of the proposal, including the enhancement of the historic building's energy efficiency and sustainability, and the preservation and enhancement of the heritage asset, further support the case for approval. The Heritage Impact Assessment concludes that the proposed glazing replacement works would result in no harm to the significance of the Grade II listed building or the Hampstead Conservation Area, and would provide clear heritage benefits. The proposal represents sustainable development that would make a positive contribution to the historic building and the wider area, and is therefore recommended for approval.

Appendix 1

Window Schedule

Window Reference	Elevation	Historic Significance	Existing condition	Proposed Works	Glazing Type	Method Statement	Drawing Reference
W01	Front elevation Ground floor	Original frames New glass	Relatively good condition. Painted shut.	Refurbish frame, replace glazing.	Histogram Mono	Please refer to Windows Method statement for repairing and replacement.	TD'W001 WX'06 W06
W02	Front elevation First floor	Main contour frame is original, while casement frame is non-original. New glass	Relatively good condition.	Refurbish original frame, replace the new frame & replace glazing.	Histogram Mono	Please refer to Windows Method statement for repairing and replacement.	TD'W001 WX'06 W06
W03	Side elevation First floor	Non- original frames New glass	Poor condition. Sash cord broken Externally rotten frames.	Replace frames and glass with like for like.	Similite Histogram double glazing.	Please refer to Windows Method statement for repairing and replacement.	TD'W003 WX'06 W06
W04	Rear elevation First floor	Non- original frames New glass	Poor condition. Externally rotten frames.	Replace frames and glass with like for like.	Similite Histogram double glazing.	Please refer to Windows Method statement for repairing and replacement.	TD'W003 WX'06 W06
W05	Front elevation Second floor	Main contour frame is original, while casement frame is non-original. New glass	Relatively good condition.	Refurbish original frame, replace the new frame & replace glazing.	Histogram Mono	Please refer to Windows Method statement for repairing and replacement.	TD'W002 WX'06 W006
W06	Side elevation Second floor	Non- original frames New glass	Poor condition. Sash cord broken Externally rotten frames.	Replace frames and glass with like for like.	Similite Histogram double glazing.	Please refer to Windows Method statement for repairing and replacement.	TD'W004 WX'06 W006
W07	Rear elevation Second floor	Non- original frames New glass	Poor condition. Externally rotten frames.	Replace frames and glass with like for like.	Similite Histogram double glazing.	Please refer to Windows Method statement for repairing and replacement.	TD'W004 WX'06 W006
W08	Rear elevation Third floor	Non- original frames New glass	Poor condition. Sash cord broken Externally rotten frames.	Replace frames and glass with like for like.	Similite Histogram double glazing.	Please refer to Windows Method statement for repairing and replacement.	TD'W005 WX'06 W006
W09	Side elevation Third floor	Non- original frames New glass	Poor condition. Externally rotten frames.	Replace frames and glass with like for like.	Similite Histogram double glazing.	Please refer to Windows Method statement for repairing and replacement.	TD'W005 WX'06 W006
W10	Front elevation Third floor	Original frames New glass	Poor condition, rotten frames internally & externally	Refurbish original frame, if possible replace glazing.	Histogram Mono	Please refer to Windows Method statement for repairing and replacement.	TD'W002 WX'06 W006