
From: CAAC Comments Form [REDACTED]
Sent: 19 May 2024 14:15
To: Planning; [REDACTED]
Subject: CAAC Consultation Comments Received

Camden Council

Hi,

Someone submitted an entry for the CAAC Comments form form in the Camden Council site. View all the form's entries by clicking [here](#).

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Here's what **Someone** entered into the form:

Enter Pin

[REDACTED]

Application ref.

2024/1653/L

Site Address

Rhyl Primary School 7-31 Rhyl Street London NW5 3HB

Development Description

Repair and overhaul of 50 no. windows to grade II listed London board school building

Planning officer

Catherine Bond

Advisory committee

West Kentish Town

Advisory committee

Please send your comments by:

2024-05-26T00:00:00.000

About your observations

When making your observations please consider the impact the proposals will have on the character and appearance of the conservation area. This will usually be related to physical changes but can include use of buildings. The character and appearance of the conservation area is set out in the conservation area statement it may be useful to refer to it to support your comments.

Please choose one

Objection

Do you have any comments or consider that the proposal is harmful to or does not preserve the character and appearance of the conservation area?

Full details should be provided as part of this application of any replacement windows. Absence of this information is the reason for our objection to the application. There are no detailed drawings of the existing window construction, or how these would be replicated in the case of replacement. There should be clear guidelines as to the criteria for deciding whether a window is to be replaced or not. Consideration should be given to providing improved performance glazing compatible with the building's listed status where windows are to be replaced.

The proposed works should be specified and overseen by a suitably qualified conservation professional. There is no indication in the application documents that a conservation adviser has been involved. The description of the proposed works are generic, non-specific and do not show a sufficient level of care by the building owner in commissioning these works.

The proposed TimberCare method of repair is okay as far as it goes, but it would be good to understand more about the scope. This type of work requires a high level of supervision to ensure that the works are done correctly. We assume that there is a more detailed schedule of work for costing purposes.

It is important that the windows remain operational to enable natural ventilation and avoid overheating, for the benefit of the building occupants. Details of any proposed alterations to the original ironmongery should be provided for approval. Consideration should be given to possible future upgrading of the glazing units to increase thermal efficiency.

DOFF cleaning may be a suitable method of removing the staining to the elevations, but we question whether it is desirable to return it to its 'original appearance'. This objective is not normally one which finds favour in contemporary conservation practice- the visual effects of weathering and patination are generally thought to be part of the character of the building to be preserved, unless causing a risk to building fabric. We request that samples are carried out to approve the extent of the cleaning of the stone and brickwork before this is carried out to whole elevation. Again, this work should be overseen by a suitably qualified conservation adviser.

Whilst scaffolded, the rainwater goods should be overhauled, and the external cabling tidied up. There is a lot of data, security and lighting cabling exposed on the south elevation, which harms the appearance of the listed building. More control should be exerted over contractors carrying out this type of work in future, and efforts made to route the cabling internally where it will cause less harm to the heritage significance of the building.

Do you want to attach any files?

No

Attach files

To receive a confirmation email, enter your address below:

westkentshtown@gmail.com

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