

Application ref: 2024/1604/L
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Builders by Design Ltd
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

12 Ferncroft Avenue
London
NW3 7PH

Proposal:

Replacement of existing single-glazed windows and doors to front, rear, and side elevations with matching double-glazed units.

Drawing Nos: DAS and Heritage Statement; 12 Ferncroft Avenue_Existing and Proposed Window Schedule_REV B 14.06.24

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:

DAS and Heritage Statement; 12 Ferncroft Avenue_Existing and Proposed

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 The application building at 12 Ferncroft Avenue forms one half of a semi-detached pair (with No. 14) that are Grade II Listed on the National Heritage List for England (No. 1078343). The site is also located in the Redington Froggnal Conservation Area. The symmetrical red brick and tile pair was designed c.1901-2 by CHB Quennell with tiled hipped and gabled roofs with dormers. The ground floor features canted bowed front bays with sash windows that have glazing bars only to top halves, the first-floor has tripartite sashes with and a front bay with segmental arched heads. Substantial alterations occurred in the late 1990s with the construction of a basement, rear extension and joinery alterations.

The subject applications scope of works has been revised to omit and amend parts of the scheme to better preserve the special interest of the Grade II Listed Building. This included rationalising the joinery to be replaced down from all 28, to only the three dormer and first-floor stair side elevation windows. The proposed slimline glazing dimensions has also been reduced to 10mm, with the new glass able then to be retrofitted into existing frames.

The three dormer windows units to be replaced are in a deteriorated condition and have inappropriate awning and bottom hinged opening mechanisms. The first-floor side elevation window has sandblasted obscured glazing and thicker glazing bars indicating this is likely a later (unapproved) addition. Replacement of these four specific units with traditional side hinged casements to the dormers, and clear glass and matching glazing bar proportions/profiles to the first-floor window is considered to enhance the existing condition.

Dimensions of the proposed double glazing has been reduced to 10mm slimline, and it confirmed that the new glass can be retrofitted into the existing retained joinery units without any resulting increase in the dimension or thickness of the frames or glazing bar detail. The slimline glazing may pose some minor visual variation with the neighbouring paired dwelling which retains single glazed units. However, the 10mm dimensions, unchanged fenestration pattern with retained frames, introduced matching hardware, and enhanced dormer and first-floor stair window detail, is considered to adequately balance and mitigate any incurred visual discrepancies.

As the subject buildings existing joinery units date from the 1990s alterations, while they present as traditionally accurate and maintain the character of building, the proposed works would not remove historic fabric (glazing or frames).

The proposal would therefore maintain character and appearance of the Redington Froggnal Conservation Area, and adequately preserve the special architectural and historic interest of the listed building.

The application has been advertised in the press and by site notice whereby there were no consultation responses.

- 2 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 policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2023.

- 3 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



Daniel Pope
Chief Planning Officer