

Delegated Report		Analysis sheet		Expiry Date:		18/06/2021	
		N/A / attached		Consultation Expiry Date:		23/05/2020	
Officer				Application Number(s)			
Leela Muthoora				1) 2021/1305/P 2) 2021/1854/L			
Application Address				Drawing Numbers			
114 St Pancras Way London NW1 9NB				Please refer to draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
1) Replacement of timber sash windows to front and rear elevation with timber sash windows to match existing 2) Replacement of timber sash windows to front and rear elevation with timber sash windows to match existing							
Recommendation(s):		1) Refuse planning permission 2) Refuse listed building consent					
Application Type:		1) Householder Application 2) Listed building consent application					
Conditions or Reasons for Refusal:		Please refer to draft decision notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
Summary of consultation responses:		Site notices for each application were displayed on 28/04/2021 (consultation expiry date 22/05/2021) and notices for each application were placed in the local press on 29/04/2021 (consultation expiry date 23/05/2021). No comments have been received.					
Jeffrey's Street CAAC		No comments received					

Site Description

The application site is 114 St Pancras Way, a three storey (plus basement), mid-terrace, residential dwelling on the north-east side of the road, dating back to the C19th. Facing materials include white stucco at lower and upper ground floors and London stock brick above. The property has a butterfly roof, hidden behind a parapet. At the front, steps lead up to the front door and black painted metal railings mark the boundary of the front area with the street.

The application site is within the Jeffrey's Street Conservation Area. The property overlooks College Gardens area of public open space.

Nos. 108-132 St Pancras Way, and the attached railings, are Grade II listed. Historic England's listing description is as follows:

"Terrace of 13 houses, 4 with shops. Mid-1820s. Stock brick and stucco, slate roofs. EXTERIOR: 3 storeys and basements, No.112 with added mansard storey not of special interest. Each house is 2 windows wide except for No.108 (one window wide), with doors to right reached up steps over basement areas; the end houses with entrances on side returns. Stuccoed ground floors and basements with banded rustication treated as keystones over openings. A hierarchy of 12- and 8-light glazing bar sashes to the upper windows. The ground floors have always had a variety of fenestration, with margin lights to No.120 and round-arched windows to the remainder, Nos 114 and 130 with 12 lights and central round-arched glazing bars. Nos 116 and 122 with modern casement windows of no interest. Original doors except to No.122. All doorcases with engaged, fluted pilasters and semicircular toplights, No.130 with decorative fanlight, save Nos 108, 110, 112 and 132 which have shopfronts. Those to Nos 108 and 132 of particular interest as early C19 examples, with corner entrances. No.108 has moulded eaves cornice, deep frieze, engaged unmoulded pilasters and small panels under 6- and 4-light windows, these with thin mullions and central transoms. That to No.132 has simpler cornice and sides, but 12 and 10 smaller panes between slender glazing bars, and margin lights to top; square top-light over modern door at corner. Shopfront to No.114 with pleasant early C20 margin-light decoration to top, and contemporary door. INTERIORS not inspected but many are noted to retain original cornices and shutterboxes as well as staircases. SUBSIDIARY FEATURES: spearhead railings to basement areas and entrance steps in the properties without shopfronts. This terrace forms a strong and cohesive piece of townscape seen across College Green."

Relevant History

2021/1791/P: Erection of a replacement single storey rear extension, replacement front elevation basement door and alteration of rear elevation basement windows to doors of dwelling house (Class C3). **Granted 11/10/2021.**

2021/1973/L: Internal alterations to basement level including openings and partitions, external alterations including replacement single storey rear extension, replacement front elevation basement door and alteration of rear elevation basement windows to doors of dwelling house (Class C3). **Granted 11/10/2021.**

2014/4769/P: Installation of second-floor bathroom and alterations to partitions. **Granted 12/08/2015.**

2014/4253/L: Installation of second-floor bathroom and alterations to partitions. **Granted 05/12/2014.**

2013/0645/P: Replacement of rear extension with new single storey, full width extension to dwelling house (Class C3). **Withdrawn.**

2013/0667/L: Alterations in connection with the replacement of rear extension with new single storey, full width extension to dwelling house (Class C3). **Withdrawn.**

PE9900144: The erection of a single-storey timber-framed conservatory to the rear. **Granted 01/07/1999.**

LE9900145: Demolition of existing lean-to rear extension and erection of single storey timber framed conservatory to rear. **Granted 01/07/1999.**

31118R: The erection of a roof extension to provide additional residential accommodation. **Granted 17/10/1980.**

Relevant policies

National Planning Policy Framework (2021)

London Plan (2021)

Camden Local Plan (2017)

A1 Managing the impact of development

A4 Noise and vibration

D1 Design

D2 Heritage

Camden Planning Guidance

Amenity (2021)

Design (2021)

Home Improvements (2021)

Jeffrey's Street Conservation Area Statement (2002)

1. Proposal

1.1. Planning permission and listed building consent are sought to replace the timber sash windows to the front and rear elevations, with timber sash windows to match the existing.

2. Planning considerations

2.1. The key consideration material to the determination of this application is as follows:

- Heritage and design

3. Heritage and design

3.1. Nos. 108-132 St Pancras Way, and the attached railings, are Grade II listed. The Council has a statutory duty to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses, in accordance with Sections 16 and 66 of The Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended).

3.2. The application site is within the Jeffrey's Street Conservation Area, wherein the Council has a statutory duty, under section 72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.

3.3. Policy D1 of the Local Plan seeks to secure high quality design which respects local context and character; preserves or enhances the historic environment and heritage assets in accordance with Policy D2; is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation; and comprises details and materials that are of high quality and complement the local character. Policy D2 seeks to preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.

3.4. The Jeffrey's Street Conservation Area Statement (JSCAS) notes that the area within the conservation area was laid out circa 1800 when it was developed for housing. The statement specifically notes: "...the Conservation Area consists of early 19th century residential development, largely unchanged..." (page 2). The application site is within sub-area 2 of the conservation area, which includes the intersection of Royal College Street, St Pancras Way and Jeffrey's Way and the College Gardens area of public open space.

3.5. With regards to the terrace to which the application building forms a part, the JSCAS notes: *"The terrace, which is statutorily listed, consists of three-storey houses with raised ground floors over basements, and has a plain stock brick frontage with rusticated stucco at ground floor level and is bounded by iron railings. There are a variety of front door styles, but they all have semi-circular fanlights, and some of the houses have decorative iron balconies at first floor level. Unfortunately, many of the original timber sash windows have been altered and there are a number of unsympathetic styles and materials. However, only one of the houses has had a roof extension, No. 112, leaving the remainder of the terrace with an untouched roofline. None of the houses have modern rear extensions; their unaltered rear elevations are particularly visible from Wilmot Place"* (emphasis added) (page 14).

3.6. The JSCAS lists current issues affecting the conservation area (page 21) and this includes the alteration or replacement of original timber windows. Guidelines for future development in the conservation area are provided. Guideline JS13 states: *"In all cases, existing/original architectural features and detailing characteristic of the Conservation Area should be retained*

and kept in good repair, and only be replaced when there is no alternative, or to enhance the appearance of the building through the restoration of missing features. Original detailing such as door/window architraves, fanlights, pediments and finials, porches, ironwork (window cills, railings), timber framed sash windows, casement windows, doors, tiled footpaths, roof tiles, decorative brickwork, bargeboards, stained glass, boundary walls, piers and coal-holes, where retained add to the visual interest of properties. Where details have been removed in the past, replacement with suitable copies will be encouraged” (emphasis added) (page 24).

- 3.7. It is recognised that the existing timber sash windows on the property are in poor condition and the sashes are unlikely to be the originals (as suggested by the horns); however, the sash boxes are quite likely the originals and the windows do still have historic value as they contribute to the historic evolution of the host building. Due to the contribution the windows make to the host building’s architectural and historic interest, and due to the contribution original / historic features, such as sash windows, make to the conservation area, the starting point should always be their retention and repair rather than their replacement. No justification has been provided for their replacement, other than the Design & Access Statement highlighting their poor condition, which is not sufficient justification. Officers consider that the windows are probably capable of restoration using the existing glass, and with thermal and acoustic upgrading using standard draught-proofing systems.
- 3.8. Furthermore, although the application form, Design & Access Statement and plans all refer to “*single glazing*” for the replacement windows, the manufacturer’s details provided with the application refer to “*vacuum insulating glazing*”, “*similar to monolithic glass*” (emphasis added). This means the replacement windows are a form of double glazing, albeit very slim, which is not acceptable on a listed building because it is not historically accurate, the thicker glazing requires fatter glazing bars, and the glass has different reflective qualities from the existing, however slim it is.
- 3.9. The plans also indicate non-structural glazing bars, which are not acceptable either, as they are not historically accurate.
- 3.10. It is worth noting that secondary glazing is likely to be considered acceptable, if the applicant is looking to improve noise transfer from St Pancras Way. However, the replacement of the timber sash windows, without sufficient justification, is not acceptable, in line with the aims of Policies D1 and D2 of the Camden Local Plan 2017 and the Jeffrey’s Street Conservation Area Statement.
- 3.11. The proposals are considered to cause ‘*less than substantial*’ harm to the significance of the listed building and to the character and appearance of the Jeffrey’s Street Conservation Area and the Council considers that the public benefits of the scheme are limited (i.e. the development would only benefit the applicant). Therefore the public benefits do not outweigh the harm that would be caused and the applications are recommended for refusal on this basis.

Recommendation:

- 1) Refuse planning permission
- 2) Refuse listed building consent