

| Application No: | Consultees Name: | Received: | Comment: | Response: |
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| 2024/2584/L | Richard Simpson | 02/12/2024 12:29:29 | OBJ | PRIMROSE HILL CONSERVATION AREA ADVISORY COMMITTEE 12A Manley Street, London NW1 8LT |

20 November 2024

Flat 8 30 Gloucester Crescent NW1 7DL 2024/2584/L

There is some confusion in that the application summary proposal states 'Replace existing bathroom window at the rear of the property with timber double glazed sash window.' But the applicant's Design and access statement' clearly seeks to justify a replacement window in UPVC.

We note that 30 Gloucester Crescent is a Listed Building. We also note that policy-guidance PH11 in the Primrose Hill Conservation Area Statement, current SPD, states 'Generally the use of original (or as similar as possible) natural materials will be required, and the use of materials such as concrete roof tiles, artificial slate and PVCu windows would not be acceptable.'

We also note that Home Improvements Camden Planning Guidance (January 2021) 'Home Improvements – External Alterations' at p. 57 states that uPVC windows are 'strongly discouraged for both aesthetic and environmental reasons' adding that timber window frames have a lower embodied carbon content than uPVC.

The proposed replacement UPVC window would neither preserve nor enhance the character and appearance of the Primrose Hill Conservation Area, nor address the recognized need to reduce the embodied carbon content of building materials.

Richard Simpson FSA,
Chair PHCAAC.
