13 Mornington Crescent

2024/2605/P

2024/2688/L

**Site and Significance**

The site is a GII listed terraced house in the Camden Town Conservation Area. Its significance includes its architectural design and materials, planform, evidential value as an early C19th terraced house, its group value as part of the Crescent and its positive townscape value including its positive contribution to the character and appearance of the conservation area.

**Proposed Works**

Replacement of single glazed windows with double glazed windows, repointing of brickwork; repairs to damaged concrete; roof repairs; repairs to damaged render; cleaning of gutters and rainwater pipes; redecoration to existing timber, render and metalwork.

**Impact of Proposed Works on Significance**

The proposed works are considered to preserve the significance of the listed building and to preserve its positive contribution to the character and appearance of the conservation area.

The property has two original early C19th windows (ground floor front). These are retained with no alteration. All other windows have been inspected on site and have been found to be of later date than the early C19th and in no instances to contain any glass of earlier date than c.1950. The original early C19th windows are in a good state of repair but all of the later replacements have suffered decay to varying degrees and in the case of many of them the decay is bad.

# The replacement glazing replicates the existing frames in terms of size, materials and design. Therefore the proposals are in accordance with the national guidance on alterations to glazing in listed buildings (Historic England Modifying Historic Windows as Part of Retrofitting Energy Saving Measures July 2024).

# The remainder of the works involve patch repair and like-for-like repair of fabric in a manner and materials which preserve the significance of the listed building.

# Section 72(1) of the Listed Buildings Act 1990 directs that “In the exercise of various functions under the Planning Acts in relation to land in conservation areas (including determination of planning applications) the Council is required to pay special attention to the desirability of preserving or enhancing the character and appearance of the Conservation Area.” The works preserve the contribution which the site makes to the character and appearance of the Conservation Area.

# Section 16(2) of the Listed Buildings Act 1990 (Planning (Listed Buildings and Conservation Areas) Act 1990) directs that “In considering whether to grant listed building consent for any works, the Council is required to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest, which it possesses.” The works preserve the special architectural and historic interest of the listed building.

# Section 66(1) of the Listed Buildings Act 1990 directs that “In considering whether to grant planning permission for development which affects a listed building or its setting, the Council is required to have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses.” The works preserve the setting of all neighbouring listed buildings.

# As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017 and policy D5 of the Draft New Camden Local Plan (January 2024). The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework