

INTRODUCTION

This document is in support of the enclosed Planning Permission and Listed Building Consent application for the proposed replacement of a sash window at Flat D, 38 Delancey Street, London NW1 7NH. It has been prepared by us, the current property owners, who use the flat as our primary residence and, to that end, want to improve it and the building's condition and energy efficiency while respecting its historic fabric and listed status.

1. EXISTING CONTEXT

Flat D is on the top floor of a mid-XIX-century, grade II listed building on the corner between Delancey Street and Albert Street and within the Camden Town Conservation Area (Fig.1).



Fig.1: 38 Location of Delancey Street within the Camden Town Conservation Area

The building was listed in 1999 and deemed 'notable for its use of artificial stone blocks' in its official list entry. Other external features include its cast-iron window guards and railings, its stucco details, as well as its three-centred arch openings on the ground floor and blocked windows on the south-western facade (Fig.2 and 3).



Fig.2: Photograph of the south-western facade



Fig.3: Photograph of the south-eastern facade

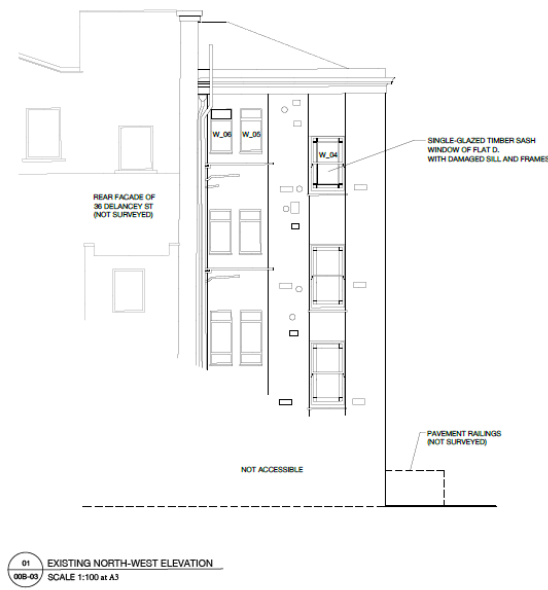
2. EXISTING WINDOWS

Flat D is currently in the process of being renovated, to rectify and improve on previous renovations, following the granting last year of planning permission (2024/4168/P) and listed building consent (2024/4315/L). The flat had undergone previous alterations more than a decade ago, which were the subject of a retrospective listed building consent submission in 2010 (2010/3932/L).

This application is part of our ongoing efforts, as the current owners, to improve the flat's condition and energy efficiency while preserving its historic character and status. The flat contains four sash windows: two on the southeast-facing elevation, one on the southwest-facing elevation and one on the northwest-facing elevation.

They have all been considerably neglected over the years: the sills and frames have not been adequately treated and maintained, with the result that all were either rotten or significantly damaged when we moved in, in July 2024. Water ingress through current cracks and the peeled-off finish of these sills and frames has generated wall stains, damp and damage, which was set to continue unless action was taken in the form of replacing the windows. Their degraded condition and single glazing have also hindered the flat from being adequately insulated and heated.

This application is to seek permission to replace the remaining single-glazed sash window in this state, on the northwest elevation [W_04]. The other three sash windows referenced are set for imminent like-for-like replacement, after permission was granted under the previously referenced 2024 planning and listed building consent applications. Those three are all to be replaced with slim, conservation-grade double glazing, to increase the property's energy efficiency and comfort and the building's upkeep and appearance.

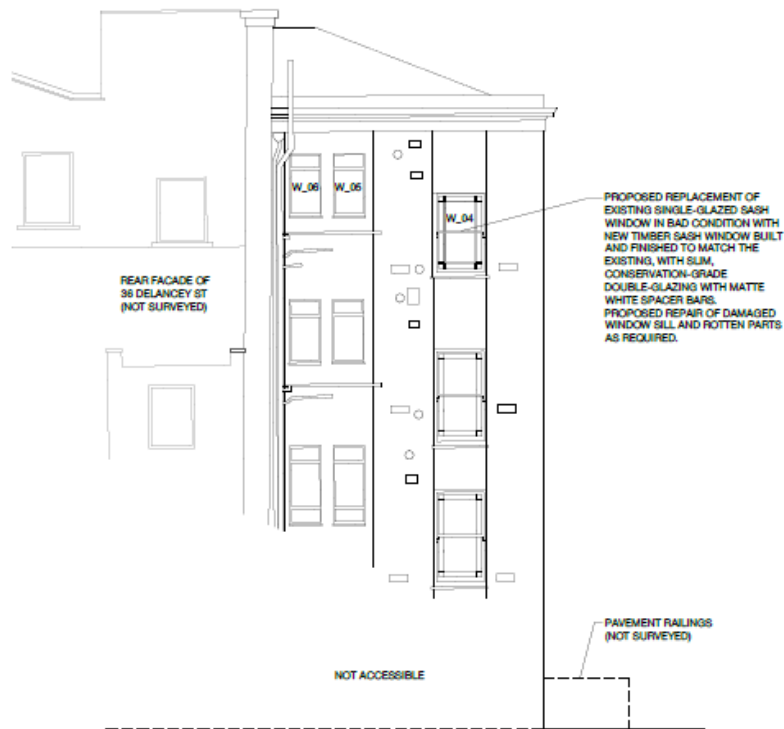


PHOTOGRAPH OF EXISTING WINDOW W_04

Our original intention to retain and retrofit the larger northwest-facing sash window [W_04] has proved impossible given the poor state of this window. We have enclosed at the end of this submission, reports and responses by three highly reputable sash window fitters and restorers, attesting to that reality and advising like-for-like replacement, similar to the other sash windows, as the best and only advisable course of action.

3. PROPOSED ALTERATIONS

The proposed alterations involve the replacement of the damaged and rotten single-glazed window [W_04] with a new, like-for-like timber window, finished to match the existing window and its unique design with integral glazing bars. The new window will house slim, conservation-grade double glazing and matte white space bars, improving the property's energy efficiency and comfort. We propose to repair the damaged sill and rotten parts of the frame as required, in the same like-for-like manner to match the existing elements.



01
22-03 PROPOSED NORTH-WEST ELEVATION
SCALE 1:100 at A3

4. PLANNING HISTORY

A. Application Numbers: 2024/4168/P and 2024/4315/L

Development Type: Planning Permission and Listed Building Consent

Proposal: External and internal alterations in connection with replacement of timber and metal frame single glazed windows at 3rd floor level on all elevations... internal reconfiguration of floor layout; general works of repair and refurbishment, including provision of new internal doors, flooring, partitions, light fittings and plumbing.

Decision: Granted 11-12-2024

B. Application Number: 2010/3932/L

Development Type: Listed Building Consent

Proposal: Internal alterations to residential flat (Class C3) including the removal and addition of partitions and the widening of an existing internal opening (retrospective)

Decision: Granted 02-09-2010

5. POLICIES

5.1. NATIONAL PLANNING POLICY FRAMEWORK

16. Conserving and enhancing the historic environment

205. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

208. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

LONDON BOROUGH OF CAMDEN LOCAL PLAN (2017)

The Council will require that development:

- a. respects local context and character;
- b. preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage;
- c. is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation;
- d. is of sustainable and durable construction and adaptable to different activities and land uses;
- e. comprises details and materials that are of high quality and complement the local character;¹⁵

CAMDEN PLANNING GUIDANCE, HOME IMPROVEMENTS, JANUARY 2021

Key Principles - Home Improvements:

- Respect and be complementary to the original character of the existing building;
- Design spaces to be functional and adaptable for a range of uses, such as social gatherings, rest and relaxation;
- Ensure rooms achieve a good quality internal environment that benefit from adequate natural daylight, outlook and ventilation;

- Ensure that the space is usable and accessible to people with varying abilities;
- Consider sustainable measures within the design that maintain and improve your living conditions;

Key Principles - Sustainability:

- The quality of materials contributes to the overall efficiency and long term cost savings, particularly important for insulation and new windows/doors

Key Principles - External Alterations:

A like-for-like replacement means that certain elements of the window or door are to be retained as indicated below, except for the glazing which could be changed from single to double glazing.

- Shape and dimensions of window opening;
- Frame material and dimensions to include frame profile width and depth;
- Fenestration pattern, to include the layout/pattern of glazing bars;
- Size and placement of structural glazing bars;
- Opening method, such as sliding sash, outward or inward opening casement window, tilt-and-turn etc.

If your property is in a Conservation Area you are encouraged to consider Historic Glass. New windows and doors should generally be designed and composed of materials and finishes sympathetic to the original window and/or doors to the building.

6. CONCLUSIONS

The proposal seeks to conclude improvements to the property, after years of neglect under various previous owners, and to improve the internal structures and fabric of Flat D alongside achieving better energy efficiency. As a result, all concerned would benefit from the like-for-like replacement of this sash window, and the listed building would be enhanced without any harm to its character and appearance.



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CLIENT: Joe
ADDRESS: 38d Delancy Street, NW1 7HN
SURVEY DATE: 1/4/25

SURVEY NOTES

Following my survey to the above property, the revisit was to assess the window condition in detail, also to see if a double glazed, sealed units could be retro fitted to the existing sashes.

SECTIONS OF WINDOW SURVEYED

Window components:

Window sill
Pulley styles
External cheeks
Sashes, top and bottom
Glazing bars
Subsidence/ movement

Window sill

The existing window sill has completely perished, any repairs to this sill would be insufficient. The sides to the sills, the full front of the sill and the central top surface of the sill has irreparable timber decay.



Pulley styles

The pulley styles to the bottom right side of the window are perished to 100mm up, this includes the parting bead which would need to be replaced, extensive repairs would be

needed to reinstate this section of the box sash window. The left side pulley styles have timber decay but are repairable.
(right side)



External cheeks

Both external side cheeks to the lower sections are perished, up to 150mm up. Extensive repairs are required here.



Sashes, top and bottom

Bottom sash has timber decay to the bottom rail of the sash.
The mortice joints are separating which has also allowed water ingress.



Glazing bars

The external putty has separated from the glass which has allowed water to rot the glazing bars.

The glazing bars internally are deformed and damaged.



Subsidence, Movement

The window has subsided significantly to the left-hand side by around 30mm, this has caused the bottom rail to be sized different from left to right.



Summary:

The overall condition of this window is very poor.

I would estimate the cost of repairing this window to be around £1,540 plus vat, not including draught proofing. This would not include any repairs to the rotten glazing bars to the sashes which in my opinion are irreparable.

Retro fitting double glazed units to this window is not an option, there is no room here to house a sight-line even with a heritage glass unit. To reglaze this window even with single glazed glass would not be recommended as the glazing beads would simply disintegrate due to the timber decay.

I am estimating the glass to the sashes to be 2mm not 3mm in thickness, extremely low in heat retention and also dangerous.

My recommendation would be to a new heritage grade, timber box sash window, one that will match the existing new windows that will be installed to the front elevation of the property. This would complement uniformity and enhance the overall energy efficiency of the property. I appreciate the initial intention to keep the existing window

and sashes as they are the original to the building, but unfortunately due to the amount of disrepair to nearly all aspects of the window, an attempt at repairs would not be wise.



Joe Jackson <joe.luke.jackson@gmail.com>

NW1 sash restoration

Melvyn Jordan <Melvyn@lswd.co.uk>
To: joe.luke.jackson@gmail.com

27 March 2025 at

Hi Joe,

Thank you for your inquiry regarding the timber sash window at your property.

Unfortunately, we do not fit double glazing or Fineo glass into existing sashes. Instead, we would manufacture new sashes to ensure the correct tolerances for double glazing.

With Fineo glass, applied glazing bars are necessary due to a "getta" (a line) approximately 13mm from the edge of the glass, which helps manage moisture between the panes.

I understand this might not be the news you were hoping for, given the conditions placed on your sashes. I should also mention that removing old glass from a multiple-pane sash window with thin glazing bars can result in damage to the front of the glazing bars, as well as weaker the sash joints in the corners and glazing bars.

You may want to consider overhauling and draught-proofing the sashes, and then installing secondary glazing as an alternative.

Many Thanks

Melvyn Jordan
07983392407

London Sash Windows & Doors Ltd
0208 150 7153
www.lswd.co.uk



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Joe Jackson <joe.luke.jackson@gmail.com>

NW1 sash repair query

London Sash Window Repairs <office@londonsashwindows.com>

27 March 2025 at 22:48

To: Joe Jackson <joe.luke.jackson@gmail.com>

Good evening Joe,

Thank you for your enquiry.

Unfortunately the council has unrealistic expectations of what is achievable with these old windows. We can certainly install double glazing into the existing frames and we can even do a slimline unit with a slim sight line. However, due to the sight line, it is not feasible to do this without laminating the glazing bars on. Alternatively making all the glazing bars wider. Either way, it will change the aesthetics, but laminating the glazing bars is less obvious than changing the thickness. Fineo has a very large sightline, which means you will clearly see lines and dots on the windows. Sadly, you will require permission due to the rules and we can supply information to explain our process. It is generally preferred by most councils. However, it depends if you get someone who knows about it as it is very niche. Once you get them to understand, they realise it is definitely the best option to achieve improved energy efficiency with minimal changes to the windows as they are.

Kind Regards

Brian

Manager

London Sash Window Repairs Ltd

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