

Heritage Statement in Support of Listed Building Consent Application

Property: 25 Chester Terrace, NW1 4ND

Listed Status: Grade I

Proposal: Front and Rear Window Replacement

Conservation Area: Regent's Park Conservation Area

Date: 2025-05-23

1. Introduction

This Heritage Statement has been prepared in support of a listed building consent application for the replacement and upgrading of windows at a Grade I listed property in Chester Terrace, located within the Regent's Park Conservation Area and adjoining the Registered Park and Garden of Regent's Park. This document assesses the significance of the heritage asset and its context, the impact of the proposed works, and provides a justification for the changes in line with national and local heritage policies, and Historic England Advice Note 18 (HEAN 18) on adapting historic buildings for energy and carbon efficiency.

2. Significance of the Heritage Asset

Chester Terrace is part of the grand Nash terraces flanking Regent's Park, designed in the early 19th century and rebuilt behind retained façades in the post-war period. The terrace is of exceptional architectural and historic interest, as recognised by its Grade I listing. The significance of the property stems primarily from its contribution to the overall uniform and monumental appearance of the terrace, particularly its front elevation facing Regent's Park.

The rear elevations are of lesser significance, having undergone substantial alterations over time. The windows throughout the building are modern replacements, with no surviving original fabric, though some accurately replicate historic profiles.

3. Pre-Application Advice

Pre-application advice was obtained from Camden Council's Conservation Officer, including written advice and site visit. It was confirmed that all existing windows are modern, with no historic fabric at risk. Replacement of rear windows with 12mm double glazing was supported, subject to matching details. For the front elevation, laminated or coated glazing (4–9mm) was advised as acceptable; 12mm and vacuum glazing were discouraged due to visual impact. The upper floor windows, installed without consent, should be reinstated to traditional profiles. Draught-proofing was supported. This advice has informed and shaped the submitted proposals.

4. Proposed Works

The application proposes the following works:

Rear Elevation: Replacement of all windows with new timber-framed sash windows with slim double-glazed units (Histoglass HD12: 12mm Thin Double Glazing), replicating existing frame proportions.

Front Elevation (Lower Ground to First Floor): Replacement of all windows with new timber-framed sash windows with laminated single glazing (Histoglass MONO laminate, 8–9mm total thickness), to improve thermal performance without altering external appearance.

Front Elevation (second and third floor): Replacement of unauthorised modern double-glazed windows installed without consent with new timber-framed sash windows with laminated single glazing (8–9mm total thickness).

Draught-proofing: Introduction of draught-proofing strips within all sash windows, considered to have negligible impact on significance.

All windows will be of traditional sash proportions and, where applicable, glazing bar profiles and dimensions will be in line with the styles of the properties construction period.

5. Assessment of Impact

The proposed works have been designed to respect the architectural and historic character of the building while improving its thermal performance in accordance with the principles outlined in HEAN 18: (Historic England Advice Note 18: Adapting Historic Buildings for Energy and Carbon Efficiency)

Rear Elevation: As the rear elevation is of limited heritage significance, the installation of 12mm double-glazed windows is considered acceptable and consistent with precedent (e.g. 34 Chester Terrace, Ref: 2023/5115/L).

Front Elevation: Given the exceptional significance of the front façade, 12mm double glazing and vacuum glazing are discounted due to potential visual discrepancies, including glazing bar depth and glazing colour distortion. Laminated or coated glass provides a balanced solution offering thermal improvement with minimal visual change.

Upper Floors: Replacement of unauthorised double glazed units with more accurate traditional-style windows will restore consistency with the terrace and enhance heritage significance.

The overall proposal avoids harm to the heritage asset's special interest and actively contributes to its long-term preservation through sensitive and reversible interventions.

6. Justification

In accordance with paragraph 200 of the NPPF and HEAN 18, the proposed works are proportionate and targeted. They:

- Avoid harm to the special interest of the building and its setting.
- Revert non-consented alterations to a more appropriate historic appearance.
- Deliver public benefits through improved energy efficiency, occupant comfort, and reduced carbon emissions.
- Use reversible and sympathetic techniques such as draught-proofing and appropriate glazing upgrades.

7. Conclusion

This application proposes a heritage-sensitive approach to upgrading the building's windows. It balances conservation with climate adaptation goals, in line with Historic England and Camden Council guidance. No historic fabric will be lost, and key views and details of the building's most significant façade will be preserved or enhanced.