

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		27/03/2013	
		N/A / attached		<b>Consultation Expiry Date:</b>		N/a	
<b>Officer</b>				<b>Application Number(s)</b>			
Victoria Pound				2013/0277/L			
<b>Application Address</b>				<b>Drawing Numbers</b>			
18 Holly Mount London NW3 6SG				See decision letter.			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
Installation of secondary glazing to four windows in attic room and two windows to first floor of existing dwelling house (C3)							
<b>Recommendation(s):</b>		Grant listed building consent.					
<b>Application Type:</b>		Listed Building Consent					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		N/a – Grade II internal alterations only.					
<b>CAAC/Local groups* comments:</b> *Please Specify		N/a – LBC only.					

## Site Description

Grade II listed detached house, dating from the early / mid C18. Formerly a beer shop in 1830s, then the Holly Mount Laundry in 1850. The building lies within the Hampstead conservation area.

## Relevant History

CTP/E6/8/17/18800 & CTP/E6/8/17/HB/811- PP and LBC granted 04/12/1974 for *Alterations and extensions to the existing attic floor.*

## Relevant policies

### LDF Core Strategy and Development Policies

CS14 Promoting high quality places and conserving our heritage

DP25 Conserving Camden's heritage

## Assessment

It is proposed to install secondary glazing to six windows within the building, two at first floor on the side (Holly Mount steps) elevation, and four within the attic storey.

The first floor windows are positioned on the staircase and within the bathroom. They are slim, historic multi-pane sliding sashes, which are set within deep, plain timber reveals. The secondary glazing here will take the form of a slender-framed one over one vertical sliding sash, which will have limited visual and physical impact upon these windows from the inside and outside. The frames will have a painted timber finish.

At second floor level, the windows are modern casements set within dormers. It is proposed to install horizontal sliding sashes at this level, which again will have a painted timber finish.

The windows at ground floor level are set within decorative reveals and as such, no secondary glazing is proposed at this level as this would cause harm to the fabric, appearance and character of these windows.

The proposed secondary glazing at first and second floor levels will help to improve the building's thermal capacity without causing harm to its special interest. The relevant local and national policy requirements are met, and as such, the application is recommended for approval.

### Disclaimer

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