

Delegated Report		Analysis sheet		Expiry Date:		08/02/2013	
		N/A / attached		Consultation Expiry Date:		31/01/2013	
Officer				Application Number(s)			
Victoria Pound				2012/4201/L			
Application Address				Drawing Numbers			
118 Albert Street London NW1 7NE				See decision letter.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Installation of replacement double-glazed, timber-framed sash window to front elevation at ground floor level of existing house (Class C3)							
Recommendation(s):		Refuse listed building consent.					
Application Type:		Listed Building Consent					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Press and site notices displayed – no responses received.					
CAAC/Local groups* comments: <small>*Please Specify</small>		N/a – LBC only.					

Site Description

Grade II listed house, one of a terrace of 15 dating from c. 1845, in yellow stock brick with rusticated stucco ground floor.

Relevant History

None.

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 replace the ground floor front window with a double glazed sash window in the same pattern. The sash window pattern within the terrace at ground floor level varies; many take an 8-over-8 arrangement but some incorporate margin lights. This window at no. 118 appears to have originally been an 8-over-8 but has at some point lost its central glazing bars within the upper and lower sashes, closest to the meeting rails. The window appears to retain some panes of historic glass, which contribute to its appearance and special interest.

It is proposed to replicate the existing upper and lower sashes, and to use a slim line double glazing system within the new window, in order to provide enhanced thermal capacity. No other windows within the building are proposed to be replaced.

The existing window retains its internal shutters, which are in use, and the applicant has stated that secondary glazing cannot be accommodated without detrimentally affecting the shutters. The effective use of historic shutters to prevent heat loss within listed buildings is promoted by English Heritage.

Where original or historic single glazed windows remain, it is expected that these are retained and repaired, and upgraded for improved thermal performance (e.g. with draught strips etc). It is put forward in the application submission that the existing window cannot accommodate draught brushes because of the poor quality of the existing timber.

Where existing windows are demonstrably beyond repair, in order to preserve appearance, character and special architectural and historic interest of the building and terrace of which it forms a part, it is expected that the windows would be replaced in facsimile; i.e. with appropriately-detailed single glazed windows.

As well as considering the visual impact of double glazing (e.g. its enhanced reflectivity, which can be particularly apparent within a terrace or where the windows in only part of a building are proposed to be replaced, plus the visual impact of the spacers when viewed from the room's interior), this approach also seeks to preserve the architectural and historic integrity of the building.

English Heritage guidance on timber sash windows states that, *"Standard factory-made windows in timber, aluminium, UPVC or steel are not acceptable as these are almost always damaging to the character and appearance of historic buildings. For similar reasons double-glazed sealed units set in existing frames should also be avoided."*

The appearance and construction of the glass within the proposed windows is architecturally and historically inaccurate and are therefore considered to harm the architectural integrity of the building,

and to detract from its character and appearance. In addition to the unacceptable visual impact of the proposed windows, where works of alteration or repair are being undertaken to a listed building, it is considered to be important to employ original construction techniques as far as possible, in order to retain the integrity of the building and its significance.

Sustainability:

It is recognised that the aim of the proposal is to enhance the building's thermal insulation. However, achieving enhanced energy efficiency should not harm the building's special interest.

No alternative energy-saving measures appear to have been explored as part of this application. It is not considered that the installation of double glazing within only one window will contribute significantly to the building's energy efficiency, to a degree which outweighs the harm to the special interest of the building.

The National Planning Policy Framework (NPPF) makes clear that development is not considered to be sustainable unless the policies within the NPPF "*taken as a whole*" are met. (par. 6). The proposal does not accord with the policies in section 12 which seek to conserve and enhance the historic environment, and therefore the proposal is not considered to represent sustainable development, in line with the NPPF.

Recommendation:

The proposal is not considered to preserve the special architectural and historic interest of the listed building. As such, the relevant local and national policy requirements are not met, and the application is recommended for refusal.

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