

Delegated Report		Analysis sheet		Expiry Date:		25/03/2011	
		N/A / attached		Consultation Expiry Date:		03/03/2011	
Officer				Application Number(s)			
Ellen Barnes				2011/0245/L			
Application Address				Drawing Numbers			
1 Willow Road London NW3 1TH				See draft decision letter			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Alterations to replace single glazing in existing windows at front and rear with double glazing and/or secondary glazing to dwelling house (Class C3).							
Recommendation(s):		Grant 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:		No response from Site Notice or Notice in Ham and High English Heritage say "they are minded to direct as to the granting of listed building consent "subject to a condition imposed on the consent which addresses the colour of the spacers in the double glazing.					
CAAC/Local groups* comments: <small>*Please Specify</small>		No response from Hampstead CAAC					

Site Description

No 1 Willow Road is the southern end house in a terrace of 3 houses designed to appear as a single building. They were designed in 1938 by Erno Goldfinger in reinforced concrete with external walls faced in red brick. To the front the buildings are of 3 storeys and 4 storeys to the rear. The ground floor has recessed entrances and garages and there is a continuous run of windows openings within a concrete architrave at first floor level. There are individual window openings at second floor level. The windows are metal framed casements.

The terrace is listed Grade II * and is within the Hampstead Conservation Area.

Relevant History

None

Relevant policies

LDF Core Strategy and Development Policies

CS 14 – Promoting high quality places and conserving our heritage.

DP 25 - Conserving Camden's heritage.

Assessment

The owner of no 1 Willow Road wishes to improve the energy conservation of the windows and the application is to replace existing 4mm glass within the existing Critall metal window frames with 12 mm sealed double glazing units. There are some windows which are too large to accept these units within the existing frames and these windows are to have sliding secondary glazing installed instead, and in one instance (shown as window 4 on the photograph), a fixed secondary panel removable for cleaning.

The proposed double glazed units were inspected on site by Richard Parish of English Heritage and a member of Camden's Conservation and Urban Design Team, in summer 2010. They reported that there was no noticeable difference in the appearance of the windows or different reflective quality. On this basis I am happy that the double glazed units are approved, subject to a condition regarding the colour of the spacers between the glass in the units.

The proposed secondary glazing to the other windows is a commonly approved method of improving the heat retention and sound insulation properties of windows in listed buildings and is acceptable in principle here. However the design of the terrace as one architectural composition means that it is important that the secondary glazing units should be of slender components which are hopefully not visible from outside the property. The drawing submitted shows the secondary glazing unit to be of greater height than the existing window frame and I would like to have this detail subject to condition, to ensure that the slenderest sections are used.

I am satisfied that the proposals meet the policies CS 14 and DP 25 and recommend that listed building consent is granted.

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