

**1 Montagu Square
London
W1H 2LA
020 7456 3764**

Diana Stewart-Clark
Planning Services
Camden Town Hall
Argyle Street
London
WC1H 8EQ

19 October 2010

Dear Ms Stewart-Clark

2 Tavistock Place, London WC1H 9RA – Application for Listed Building Consent

Further to our telephone conversation, I enclose an application form and related documents of my application for listed building consent in relation to the above building (together with three copies). This replaces the application I made last month, which appears to have been lost.

Could you please confirm receipt.

I should be grateful if you could progress this as swiftly as possible, given the delay that has occurred.

Yours sincerely


Simon Firth

**1 Montagu Square
London
W1H 2LA
020 7456 3764**

Planning Department
Camden Town Hall
Argyle Street
London
WC1H 8EQ

10 November 2010

Dear Sirs

2 Tavistock Place, London WC1H 9RA – Application 2010/5686/INVALID

I attach the Incomplete Reasons Schedule and supporting drawings for the above application. I have already sent this to you twice by email but I understand that the emails have not been received. Could you please confirm receipt of this letter.

I should be grateful if you could progress this as swiftly as possible, given the delay that has occurred.

Yours sincerely


Simon Eirth

Application for Listed Building Consent

2 Tavistock Place, London WC1H 9RA

1 Significance of the architectural and historical character of the building

The building that is the subject of the application is located on the south side of Tavistock Place (which is not a conservation area). The building is Grade II listed.

The whole of the building, including the front façade, was constructed in 1974-1975 and does not incorporate any original features from the structure it replaced. The front façade is, however, a precise replica of the previous building, which was constructed at the beginning of the 19th century, and formed part of a terrace of seven houses.

Photograph of the façade of 2 Tavistock Place

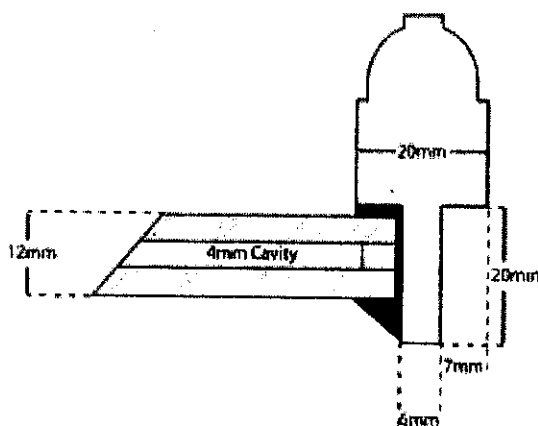


2 The proposed works

The site has planning permission and listed building consent for a change of use from office to residential use to create nine self-contained flats (2007/6132/P, 2008/0910/L, 2010/0543/P and 2010/0546/L). This development is currently under way.

As part of the conversion, it is proposed to replace the window panes in the front façade at basement to fourth floor level with double glazed units. Listed building consent and planning permission has already been obtained to replace the dormer windows at fifth floor level.

The units will fit into the rebates of the existing window bars, which have a rebate depth of approximately 7mm. This will prevent the 5mm overall perimeter seal being visible. The width of the units is 12 mm, enabling them to be accommodated within the width of the window bars (20mm), after the application of a front putty or bead of around 6mm. Accordingly, there will be no need to replace any part of the existing windows other than the glass.



The installation of the double glazed units will have a significant impact on the energy efficiency and carbon footprint of the building, as the U value of the windows will be reduced from approximately 5 to 1.9 or below. The units will also significantly reduce noise transmission, which is a key consideration since Tavistock Place is a busy transport route, with heavy background traffic noise.

Policy HE1.1 of Planning Policy Statement 5 provides that:

"Local planning authorities should identify opportunities to mitigate, and adapt to, the effects of climate change when devising policies and making decisions relating to heritage assets by seeking the reuse and, where appropriate, the modification of heritage assets so as to reduce carbon emissions and secure sustainable development. Opportunities to adapt heritage assets include enhancing energy efficiency..."

Further information about the units that will be installed can be found at www.retroglaze.net.

3 Impact on the special interest of the building and its setting

The impact of the proposed works on the special interest on the building will be negligible since the glass that will be removed is not original and is of no architectural interest. The very slim nature of the units that will replace it and the fact that they will be accommodated within the existing window timbers means that there will be no change to the physical appearance of the building, except on a close inspection of the windows. The character and appearance of the front façade will therefore be unaffected and so the works should not raise any concerns in relation to design or visual amenity.