

Delegated Report		Analysis sheet	Expiry Date:	30/12/2014
		N/A / attached	Consultation Expiry Date:	16/12/2014
Officer			Application Number(s)	
Obote Hope			1) 2014/6986/P 2) 2014/7161/L	
Application Address			Drawing Numbers	
Kent House Ferdinand Street London NW1 8ET			Refer to draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Over-cladding of the existing buildings and replacement of existing single glazed steel windows and doors with double glazed steel windows and doors (Blocks A and B).				
Recommendation(s):		1. Refuse Planning Permission 2. Refuse Listed Building Consent		
Application Type:		1. Full Planning Permission 2. Listed Building Consent		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	55	No. of responses	01	No. of objections	00
Summary of consultation responses:	<p>Site notice was displayed on 10/12/2014 until 11/12/2014 Press notice was published on 29/11/2014 and expired 10/12/2014</p> <p>Support was received from Unit 1, Kent House are as follows:</p> <ul style="list-style-type: none"> • The window would be more energy efficient • The doors are too old and are in disrepair <p>The Conservation Officer has raised an objection on the following grounds:</p> <ul style="list-style-type: none"> - Proposal will result in the loss of original windows - Double glazed windows are not acceptable for listed buildings - The cladding will alter the external appearance of the buildings 					
CAAC/Local groups* comments: *Please Specify	N/A					

Site Description

The site comprises a grade II Listed 1930's social housing development built in 2 blocks on the west side of Ferdinand Street which is a side street leading north off Chalk farm Road. The blocks are 5 storeys in height. The site is not in a conservation area.

The listing description refers to the cement skim finish and the horizontally set metal casement windows.

Relevant History

Planning and listed building consent (**2004/4206/L & 2004/4773/P**) for: Internal and external alterations to include installation of new windows, doors and balcony balustradings, **granted** on 04/02/2005

Planning and listed building consent (**2005/2312/L & 2006/4411/L**) for: Submission of details pursuant to condition 2(d) proposed extract vents of listed building consent dated 4th February 2005 (Reg.no. 2004/4206/L) for internal and external alterations to include installation of new windows, doors and balcony balustradings. (ref: 2005/2312/L), **granted** 18/12/2006

Relevant policies

LDF Core Strategy

CS5 - Managing the impact of growth and development

CS14 - Promoting high Quality Places and Conserving Our Heritage

Development Policies

DP24 - Securing High Quality Design

DP25 - Conserving Camden's Heritage

DP26 - Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2013

CPG1 Design - chapters 1-3 and 5

CPG6 Amenity

London Plan 2011

NPPF 2012

Assessment

1.0 Planning permission and listed building consent is sought for external works for the installation of cladding and the replacement of the windows to all elevation.

1.1 Proposal

1.2 The proposed works involve the replacement of the existing single glazed steel casement/crittal windows and crittal windows to be replaced with double glazed windows existing single glazed sash windows with double glazed units between the ground and forth floors at the front and rear elevation along with the doors to the existing balconies to the front elevation. It's also proposed to install overcladding to the front elevation.

2.0 Design

- 2.1 The proposal is for the replacement of the existing single framed casement and crittal windows with double glazed units, the agent has advised that the proposed window would be similar in design. However the replacement windows would result in a loss to the original windows and detailing.
- 2.2 The Conservation Officer has advised that the proposal to replace the existing windows should be resisted as the replacement windows would result in the loss of historic fabric as these windows are part of the special historic and architectural interest of the listed building. The proposal is contrary to planning policy DP25 and CS14 of the LDF. The windows would have a noticeable increase in bulk due to the window head being increased by 85mm, the transom 87mm the Sill detail by 90mm and the jamb detail by 90mm. Furthermore, some of the existing windows appear to be in a reasonable condition. Therefore it wold be preferable to repair the windows in need of attention as necessary, or if they are beyond repair should be replaced on a like for like basis, matching the original in materials, detail design, profile and finishing.
- 2.3 The applicant may consider weatherstripping and draughtproofing which would not be visually innocuous as well as being thermally efficient and cost effective. Secondary glazing in a removable inner frame may be another acceptable option for some windows provided they do not compromise panelled window reveals or other internal details.
- 2.4 It is proposed to overclad the existing front elevations of Blocks A and B. The proposed works would involve the installation of cladding fixed to the front elevation and covered with self-coloured acrylic render. This would result in a 90mm projection that would alter the appearance and proportions of the buildings, especially in relation to the window reveals and sills and the relationship between the façade and the balcony railings, and the finish.
- 2.5 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. It does not appear that any alternative energy-saving measures have been explored as part of this application and it is considered that the replacement of the existing windows with double glazed windows and the proposed overcladding would not contribute significantly to the building's energy efficiency, to the extent that it would outweigh any harm to the special interest of the building.
- 2.6 In respect of the proposed double glazed windows, it is acknowledged that the crittal double glazed windows that are being proposed are of a good quality. However the principle of removing the original units and replacing them with double glazed units is considered unacceptable. The use of double glazed windows is historically inaccurate on a Grade II listed property and therefore the proposed works are considered to be harmful to the special interest of the listed building which is contrary to Policies CS14 and DP25.
- 2.7 It is important to note paragraph 25.16 of Policy DP25 which states that proposals to reduce the energy consumption of listed buildings will be welcomed provided they do not cause harm to the special architectural and historic interest of the building. The policy goes on to explain that energy use can be reduced by means that do not harm the original fabric or appearance of the building, for instance roof insulation, draught proofing and secondary glazing, more efficient boilers and heating/lighting systems,

and the use of green energy sources. CPG1 and CPG3 both provide further details on how to insulate listed buildings. As such it is considered that there is still the potential to incorporate energy efficient measures without causing detrimental harm to the special interest of the listed building.

- 2.8 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. Furthermore, In terms of national policy, we consider that this proposal would cause some harm to the significance of the Grade II listed building, and in our view this harm has not been offset by any public benefits (Paragraph 134 of the National Planning Policy Framework).

3.0 Amenity

The proposal would not give rise to any adverse impact on neighbouring properties.

3.1 Recommendation

1. Refuse planning Consent
2. Refuse Listed Building Consent