

Mr Matt Okeefe
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Application Ref: **2015/5742/L**
Please ask for: **Tony Young**
Telephone: 020 7974 **2687**

13 January 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
33 Chester Terrace
London
NW1 4ND

Proposal: Replacement of all rear single glazed timber sash windows with double glazed timber sash windows, including alterations to the design of 3 rear windows at ground, 2nd and 3rd floor levels.

Drawing Nos: (3193_)LL01, PL101, PL102; Planning statement from Dovetail Architects Ltd (submitted 09/10/2015); Heritage statement from Dovetail Architects Ltd (submitted 18/11/2015); Slimlite window specification document; and email with window details from Dovetail Architects Ltd dated 01/12/2015.

The Council has considered your application and decided to grant Listed Building Consent subject to the following conditions:

Conditions and Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed



Buildings and Conservation Areas) Act 1990.

- 2 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy 2010 and policy DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies 2010.

- 3 The works hereby approved are only those specifically indicated on the drawing(s) referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy 2010 and policy DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies 2010.

Informatives:

- 1 Reasons for granting listed building consent:

The property is a grade I listed building. This application is for the replacement of all rear single glazed timber sash windows with Slimlite double glazed timber sash windows. All Slimlite window units would consist of 12mm sealed units with 4mm panes and 4mm cavity. Similar proposals were approved to the adjoining listed building at no. 31 Chester Terrace (2010/4300/L) dated 20/10/2010.

The proposals also include alterations to the design of 3 rear windows at ground, 2nd and 3rd floor levels to match the style of the 1st floor lounge window on the rear of the property. This window has 2 larger mullions dividing the window into 3 parts, one large central part to open as a sash window with fixed glazing panels on either side. The 3 rear windows to be altered would match this design while retaining similar dimensions and proportions to those that exist already for each window unit.

Chester Terrace suffered bomb damage during WWII and was reconstructed in the 1960s. The terrace remained as single dwelling houses, however, all of the roofs, floors, internal walls, joinery and internal plaster were replaced. The shell of the building was repaired and strengthened and presumably it is at this time that the fenestration pattern to the rear elevation was altered to its current format. Whilst the windows inserted at the time are traditional timber sashes, their proportions and detailing are not consistent with the original Regency date of the terrace. The rear

elevation fenestration has been significantly altered since, particularly over the lower floors, with most of the windows in a 1 over 1 configuration and several of them with rather uncomfortable proportions. Given the modified character of the rear elevation, and the reconstructed character of the entire rear of the terrace, the replacement of the existing single glazing with Slimlite double glazing and alterations to the design of 3 rear windows is not considered to harm the special architectural or historic interest of the listed building, and is therefore considered to be acceptable.

However, it should be noted that the installation of similar Slimlite units to the front of the building would be considered detrimental to the character of the front elevation of the terrace where its original character is much more strongly preserved.

The site's planning and appeal history has been taken into account when coming to this decision. No objections have been received following statutory consultation. Historic England responded with a letter of flexible authorisation duly stamped and signed on behalf of the Secretary of State dated 02/12/2015.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy 2010, and policy DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies 2010. The proposed development also accords with policy 7.8 of the London Plan 2015, consolidated with alterations since 2011, and paragraphs 14, 17 and 126-141 of the National Planning Policy Framework 2012.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Ed Watson
Director of Culture & Environment