

Ms Alejandra Del Rio Monges
Giles Quarme & Associates
7 Bishops Terrace
London
SE11 4UE

Application Ref: **2016/1998/L**
Please ask for: **Rachael Parry**
Telephone: 020 7974 **1443**

25 May 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
26 Chester Terrace
London
NW1 4ND

Proposal:

Replacement of a rear upper-ground floor window with a new timber window employing Slimlite-style double glazing

Drawing Nos: Proposed New Window at Rear Elevation P(3)08A, Proposed East Elevation P(2)12C, Ground Floor as Proposed P(2)02D, Ground Floor as Existing S(2)02D, Existing East Elevation S(2)12C, Location Plan L(0)01, Design and Access & Heritage Statement by Giles Quarme & Associates April 2016.

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

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 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 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

A) Plan, elevation and section drawings of all new windows at a scale of 1:10 with typical glazing bar details at 1:1.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 4 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 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting listed building consent :

The property is a grade I listed building. This application is for the replacement of the rear upper ground floor sash window which is currently a modern timber standard double glazed sash of a 1/1 design. The proposed replacement is for a timber window of a tripartite design to match the window at first floor using Slimlite double glazing. Slimlite window units would consist of 12mm sealed units with 4mm panes and 4mm cavity.

The existing windows to the rear elevation are of recent construction and installation, and were approved (with double glazed units units) in 2013 (2013/4962/P & 2013/5211/L).

An application was approved at No.33 Chester Terrace for the replacement of 3no windows (ground, 2nd and 3rd) to match the tripartite design at 1st floor (2015/5742/L) using Slimlite units.

Chester Terrace suffered bomb damage during WWII and was substantially reconstructed in the 1960s. 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 1/1 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 and window with Slimlite double glazing and alterations to the design 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 a further enhancement to this building would be the replacement of all the large windows to the rear elevation to match the tripartite design, as seen at No.33. The installation of similar slim double glazed 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 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 29/04/2016.

Public consultation was undertaken by placement of a press notice and site notice. No responses were received. The site's planning history was taken into account when coming to this decision.

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 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policy 7.8 of The London Plan 2016 consolidated with alterations since 2011, and paragraphs 14, 17 and 126-141 of the National Planning Policy Framework.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between

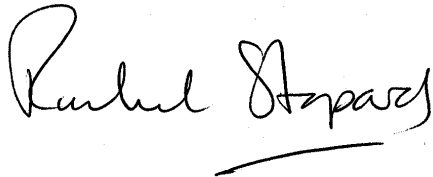
dwellings. You are advised to consult the Council's Building Control Service, 5 Pancras Square, London, N1C 4AG, (tel: 020-7974 6941).

- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, 5 Pancras Square, London, N1C 4AG (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

You can find advice about your rights of appeal at:

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath the name.

Rachel Stopard
Director of Supporting Communities