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F.A.O Ms Sarah Freeman

5 January 2017

KH/EC – 15/089
VIA Email

Dear Ms Freeman,

**THE TOWN AND COUNTRY PLANNING ACT 1990, AS AMENDED
PLANNING (LISTED BUILDING AND CONSERVATION AREAS) ACT 1990
40 GREAT JAMES STREET, LONDON WC1N 3HB
RE-DISCHARGE OF APPROVAL OF DETAILS OF APPLICATION – CONDITION 7
SCHEDULE OF WORKS**

We write on behalf of our client, Ms Kay Georgiou, in follow up support of application reference 2016/5703/L, submitted to the Council and validated on 25 October 2016. The application refers to the re-discharge of part of condition 7 (replacement of windows), attached to planning permission 2015/4560/L.

Following submission and validation of application 2016/5703/L, a detailed survey assessing the condition of all window boxes was undertaken by Iceni Heritage to provide evidence in support of the justification for the removal and replacement of window boxes. The detailed results of this are in the possession of the Council. As such, this schedule of works provides a summary of some of the findings.

Schedule of works

The below is a summary of some of the findings following an onsite window survey carried out on 20 December 2016. Full details, plans, and photographs demonstrating the results of the condition survey are held in the Council's records.

Window reference	Notes on historic fabric and sash box condition	Recommendation
WB1	Unoriginal window box and sill. Poor quality construction to fit segmental headed window opening. Exterior appears in reasonable condition, except sill which is in poor condition.	Replace window box to improve visual quality.
WB2	Unoriginal window box and sill.	Replace window box to improve visual quality.

	<p>Poor quality construction to fit segmental headed window opening.</p> <p>Exterior appears in reasonable condition, except sill which is in poor condition.</p>	
WB3	<p>Unoriginal window box and sill.</p> <p>Poor quality construction to fit segmental headed window opening.</p> <p>Interior and exterior in reasonable condition, but evidence of significant water ingress and rot to ceiling/floor structure directly above the window.</p>	Replace window box to improve visual quality.
WB4	<p>Unoriginal window box and sill.</p> <p>Poor quality construction to fit segmental headed window opening.</p> <p>Interior and exterior fabric in reasonable condition.</p>	Replace window box to improve visual quality.
WG3	<p>Unoriginal window box and sill.</p> <p>Poor quality construction to fit segmental headed window opening.</p> <p>General rot evident to whole sill.</p> <p>Significant water ingress from window has caused substantial damage to floor structure below.</p> <p>Further water ingress from above has caused substantial damage to sash box head and ceiling/floor structure above.</p>	Replace window box to improve visual quality and condition.
WG4	<p>Unoriginal window box and sill.</p> <p>Poor quality construction to fit segmental headed window opening.</p> <p>Further detail contained in site notes document.</p>	Replace window box to improve visual quality and condition.
WF5	<p>Unoriginal window box and sill.</p> <p>Poor quality construction to fit segmental headed window opening.</p> <p>Further detail contained within site notes document.</p>	Replace window box to improve visual quality and condition.
WS4	<p>Unoriginal window box and sill.</p> <p>Poor quality construction to fit segmental headed window opening.</p> <p>Further detail contained within site notes document.</p>	Replace window box to improve visual quality and condition.
WS5	<p>Unoriginal window box and sill.</p> <p>Poor quality construction to fit segmental headed window opening.</p> <p>Further detail contained within site notes document.</p>	Replace window box to improve visual quality and condition.
WT4	<p>Unoriginal window box and sill.</p> <p>Poor quality construction to fit segmental headed window opening.</p> <p>Further detail contained within site notes document.</p>	Replace window box to improve visual quality and condition.

WT5	Unoriginal window box and sill. Poor quality construction to fit segmental headed window opening. Further detail contained within site notes document.	Replace window box to improve visual quality and condition.
W Stairs	Unoriginal window box and sill – lighter new wood evidently laid alongside slivers of darker, aged timber. Further detail contained within the site notes document.	Replace window box to improve visual quality and condition.

We trust that this schedule of works letter is acceptable in providing further justification for the replacement of all sash window boxes. In the meantime, please contact Emma Conwell on 020 3435 4207 or (econwell@iceniprojects.com) or Kieron Hodgson on 020 3435 4218 (khodgson@iceniprojects.com), of this office in the first instance should you have any questions.

Yours sincerely,



Iceniprojects Ltd

Cc Kay Georgiou