

Dr Josephine Heyman  
3 Willow Road  
LONDON  
NW3 1TH

Application Ref: **2017/1330/L**  
Please ask for: **Nick Baxter**  
Telephone: 020 7974 **3442**

13 June 2017

Dear Sir/Madam

## DECISION

Planning (Listed Building and Conservation Areas) Act 1990

### Listed Building Consent Granted

Address:  
**3 Willow Road LONDON NW3 1TH**

Proposal:  
Replacement of single glazed units with double glazed and secondary glazed units to windows at front, side and rear of house.  
Drawing Nos: Site plan, location map, front elevation annotated, rear elevation drawing annotated, email giving key to photos, window 4 detail, revised Metwin specification

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 All new work and work of making good shall be carried out to match the original work as closely as possible in materials and detailed execution.



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 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.

- 4 All new external and internal works and finishes 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.

The overall appearance of the double glazed units and secondary glazing and their method of installation shall closely match those units installed at no 1 Willow Road.

Reason: in order to safeguard the special architectural and historic interest of the building.

Informative(s):

- 1 The site is a grade-II\*-listed end-terrace house in the Modern idiom designed by Goldfinger in 1938.

The applicant wishes to double glaze various windows in the house with 12mm double glazing, held in with mastic to resemble putty. The principal front window is too large, so will be secondarily glazed.

Similar works at number 1 gained consent in 2011 (2011/0245/L). The same contractor has been engaged to carry out the work.

The glass is sufficiently modern as not to contribute to the special interest of the house. Consequently, its loss is not opposed. Additionally, the frames - being metal casements - will not be harmed by the insertion of the far heavier double glazed units, unlike timber windows. The edge spacer will be white to match the window frames. The framing of the large sheet of secondary glazing will butt up against the existing window frame, as at number 1, meaning that it will not be visible from outside. The works will take place at first floor and above.

The proposed works will not harm the special interest of the grade-II-listed building.

The application has been advertised in the press and by means of a site notice,

whereby there were no consultation responses. The site's planning history has been taken into account in making this decision.

The National Trust has expressed its satisfaction with the scheme and declined to make further comment.

Hampstead CAAC made the following comment: "Hampstead CAAC is concerned about the potentially detrimental effect of secondary glazing on the appearance of the original design especially involving the original large glass area. The view of this must be affected by the essential framing of the proposed secondary glazing. We query the need for secondary glazing if there is new double-glazing to the original openings. We lack full elevational details for a full assessment. Please ask for clarification, otherwise please refuse consent. This may be an initial objection pending review of any statement or other details not available to us."

Additional documents were subsequently provided to allay the CAAC's concern. The CAAC was informed of this fact, and that the works were identical to works carried out in 2011. No further objection was received.

Authority has been received from Historic England and endorsed by the NPCU on 31 May 2017.

Special attention has been paid to the desirability of preserving the special interest of the listed building and the character and appearance of the conservation area, under ss.16 and 72 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, policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies, and policies D1 and D2 of the emerging London Borough of Camden Local Plan. The proposed development also accords with policy 7.8 of the London Plan 2016 consolidated with amendments since 2011, and paragraphs 14, 17 and 126-141 of the National Planning Policy Framework.

The Inspector's report on the Local Plan was published on 15 May 2017 and concludes that the plan is 'sound' subject to modifications being made to the Plan. While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, substantial weight may now be attached to the relevant policies of the emerging plan as a material consideration following publication of the Inspector's report, subject to any relevant recommended modifications in the Inspector's report.

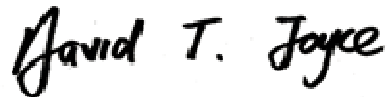
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, 5 Pancras Square, London, N1C 4AG (tel: 020-7974 6941).
- 3 You are advised that any works of alterations or upgrading not included on the

approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

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 that reads "David T. Joyce". The signature is written in a cursive style with a large initial 'D' and 'J'.

David Joyce  
Director of Regeneration and Planning