

Application No:	Consultees Name:	Received:	Comment:	Response:
2018/3236/P	J Schehtman	12/09/2018 21:03:08	OBJLETTE R	<p>2018/3236/P</p> <p>Flat 4, 46 Chalcot Crescent, London NW1 8YD</p> <p>We are writing with reference to the above planning application and wish to submit our comments and objections on behalf of the Freeholders of the building in which Flat 4 is situated.</p> <p>Council Planning Officers may recall we raised this issue as an undisclosed item in the previous application, ref 2018/0915/L.</p> <p>With regards to the current proposed plans, we are concerned at the wording, "Residential Minor Alterations" under Development Type, as described on the application for Full Planning Permission for the "Removal and Replacement of Defective Third Floor Rear Window".</p> <p>The residents and Landlords do not accept that the proposed works are "Residential Minor Alterations" in nature as the applicant states. On the contrary, we submit that serious structural issues are involved in these proposed alterations, especially as they will impact on the external upper rear windows and wall frames around the window pane.</p> <p>In connection with the removal of defective third floor rear window frames and their replacement by an all-glass structure, we would refer the applicant to the guidance given by Heritage England, Traditional Windows: care, repair and upgrading, not to replace windows in listed buildings at all, but to repair existing windows.</p> <p>The landlords feel this is sound advice: repairs to existing windows are always preferable in the interest of maintaining a building's character and appearance, not least on listed buildings in conservation areas.</p> <p>The proposed all-glass window on the third floor of the building's rear elevation will have a contrasting visual effect on the appearance of the rear façade of our building.</p> <p>The plans submitted reveal no mid-wooden partition frames to the glass window panes. The absence of mid wooden frames do not match 'like-for-like' or at all the existing design of the adjacent rear window panes of our neighbours and, as such, the planned replacement window can hardly be said to be in keeping visually with the special character and appearance of the adjacent buildings in the wider Primrose Hill Conservation Area.</p> <p>In keeping with the above, the landlord wishes to ensure the Council be made aware of the need to preserve the unique interest of this listed building under S.16 of the Listed Building and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.</p> <p>In conclusion, we strongly feel this application fails to safeguard the special architectural interest of our Grade II listed building and its appearance and character in its wider conservation neighbourhood and ignores the structural impact on the rear elevation walls around the proposed new glass window. Indeed, the structural integrity of the building should come before having enhanced views from the window.</p> <p>Yours sincerely,</p> <p>On behalf of Chalcot Crescent (Management) Co. Ltd.</p> <p>Flats 1, 2 and 3, 46 Chalcot Crescent, NW1 8YD</p>