

Application No:	Consultees Name:	Received:	Comment:	Response:
2018/3195/L	J Schehtman	21/09/2018 20:10:37	OBJ/NOT	<p>2018/3195/L and 2018/3236/P Flat 4, 46 Chalcot Crescent, London NW1 8YD We are writing with reference to the above Listed Building application and the Full Planning Application and wish to submit our comments, concerns and objections on behalf of the Residents and the Freeholders of the building in which Flat 4 is situated.</p> <p>Council Planning Officers may recall the Landlords raised this very issue as an undisclosed item at the time of the consultation process for the previous Listed Building application, ref: 2018/0915/L.</p> <p>We refer 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 concur with the sound advice provided by Heritage England and strongly feel that repairs to existing windows are always preferable in the interest of maintaining a buildings character and appearance, not least for a Listed Building in a Conservation Area.</p> <p>The proposed all-glass window on the additional third floor of the buildings rear elevation will have a contrasting and detrimental effect on the visual appearance of the rear façade of our building and beyond.</p> <p>The plans submitted reveal no mid-wooden partition frames to the all-glass panes. The absence of mid-wooden frames will not at all match the existing design like-for-like of the rear windows of the lower floors in our house nor of the adjacent windows of our neighbours buildings. Consequently, the planned replacement window can hardly be said to be in keeping with the special character and visual appearance of the rear windows of the adjacent Chalcot Crescent buildings and the wider Primrose Hill Conservation Area.</p> <p>In keeping with the above, the Landlords duty is 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. We strongly feel this application fails to safeguard the special architectural interest of our Grade II Listed Building and its visual appearance and character in its wider conservation context. With regards to the further application for Full Planning Permission, ref: 2018/3236/P, the Landlords reject the applicants statement under "Development Type" that these are "Minor Alterations". The Residents and Landlords do not accept that the proposed works involve "Minor Alterations". On the contrary, we submit that serious structural issues are involved in the planned alterations, especially as they will adversely impact on the external upper rear windows and wall frames around the window panes and along the structural rim of the flat roof. The flat roof is of the Landlord and is not demised to Flat 4. In conclusion, the removal of defective third floor rear window and their replacement with an all-glass structure ignores the structural impact on the rear elevation wall frame around the proposed new all-glass window. It is the preservation of the structural integrity of our building that is foremost in our minds rather than the desire to provide enhanced views from the back window of Flat 4.</p> <p>Yours sincerely,</p>

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				For and on behalf of Chalcot Crescent (Management) Co. Ltd, 

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