

JOHN GREEN

8th December 2018

London Borough of Camden
2nd Floor, St Pancras Square
c/o Town Hall, Judd Street
London
WC1H 9JE

Dear Sir/Madam

DEVELOPMENT AT 24 JEFFREYS STREET. LONDON. NW1 9PR – APPLICATION 2018/5308/L

I am responding to this application on behalf of the Jeffreys Street CAAC.

The Jeffreys Street CAAC strongly **OBJECT** to this application for the following reasons:

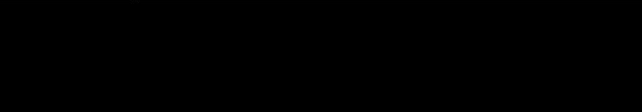
1. The submitted application is incorrect and should be for Householder Planning Consent and Listed Building Consent. 24 Jeffreys Street. NW1 9PR is a Grade II Listed Building (Historic England List Entry 1379154) Any alterations will require Listed Building Consent. As the proposed alterations are to the existing windows and doors they will materially affect the exterior appearance of the building and therefore will require Householder Planning Consent. The current application form is for Planning Consent only. The submitted Design and Access Statement states in paragraph 3.2.2 that the house is not listed - this is incorrect.
2. The proposal appears to be for the removal of all timber single glazed windows to the front and rear elevations together with the removal of the front and rear doors. The proposed replacements are for double glazed timber windows to the front elevation and double glazed PVC-u windows and door to the rear elevation. No reason is given in the application form, drawings or the design and assess statement as to why this drastic action is necessary. This is not acceptable. Full details should be given in a fully revised application.
3. It is understood by the CAAC that it is wholly unacceptable to English Heritage to replace any timber windows with PVC-u doors or windows. This material is wholly inappropriate to a listed property.
4. As far as the CAAC is aware double glazing to windows on a listed building is not acceptable where the existing windows are correct in pattern and style and repairable. New windows where they replace windows or doors that are beyond repair or are replacing windows which are not of a pattern generally considered as being correct for the property may be considered by English Heritage and the Conservation Officer for double glazing. Full timber joinery details should be submitted with such an application. Where double glazing cannot be used, the CAAC understands that secondary glazing is usually considered acceptable.
5. On the front elevation, the existing basement window appears to be in leaded glazing with coloured glass and a panel for an extractor. A reasonable case could be made by the applicant for the removal of this window and its replacement with a new triple timber double hung vertical sliding sash window that matches windows in a similar position elsewhere in the street. Double glazing to a new window to a sympathetic design in this position may be acceptable subject to English Heritage approval - see item 4 above. Full details should be submitted with the new application. The single ground floor window is a single glazed timber double hung vertical sliding sash window. This window has a 10/10 glazing pattern and is well painted and appears to be in good condition. It is very probably an

original window to the house and matches the same window at 26 Jeffreys Street. This window should not be removed or altered in any way. The first floor and second floor single glazed timber double hung vertical sliding sash windows have 6/6 glazing patterns which closely match those of similar listed properties in the street. They appear to be of more recent construction than the ground floor window and from the street appear to be in good condition - there is no justification for the removal of these windows - close internal and external inspection should be carried out and any repair required should be detailed in the new application. No case has been made for the removal and replacement of the front door. All new proposals for windows and doors should show full joinery details. The single submitted drawing is utterly inadequate for the CAAC to fully assess what is being proposed.

6. On the rear elevation it is proposed to replace all windows and the existing single door with PVC-u. No drawings have been submitted with the application. The CAAC strongly object to the use of PVC-u in a listed building. As no drawings have been submitted for this elevation the CAAC is unable to comment on the design.

7. The CAAC strongly recommends that the applicant has a pre-consultation meeting with the planning officer and conservation officer before resubmitting this application.

Yours faithfully

A large black rectangular redaction box covering the signature of John Green.

John Green
On behalf of Jeffreys Street CAAC

Cc Peter Hodgman ~Jeffreys Street Association