

# CONSULTATION SUMMARY

## Case reference number(s)

2019/5336/L

## Case Officer:

Elaine Quigley

## Application Address:

Primrose Hill Primary School  
36-40 Princess Road  
London  
NW1 8JL

## Proposal(s)

Details of basement window to discharge condition 6 (basement window details) of 2019/1576/L dated 25/07/2019 for: External and internal works to create a specialist Additional Resource Provision (ARP) for children with high autistic spectrum disorder (ASD) needs including installation of new air conditioning unit on the roof, installation of new timber sash windows at basement level on the front elevation, reinstate existing front lightwell, removal and installation of new partition walls at basement, ground, first and second floor levels, tanking of the basement utility room and second floor wetroom, and lowering of window to create a door opening, blocking up of door opening, installation of a cabin structure within the hall and installation of new WC's all at second floor level, new acoustic treatment in rooms at ground floor, first and second floor levels, and installation of new mechanical extract system at second floor level.

## Representations

<b>Consultations:</b>	No. notified	0	No. of responses	0	No. of objections	1
					No of comments	0
					No of support	0
<b>Summary of representations</b>  <i>(Officer response(s) in italics)</i>	<p><i>The Primrose Hill CAAC has <b>objected</b> to the proposal.</i></p> <p><i>The details of the objection are listed below.</i></p> <p><i>They have no objection to the use of sash windows however they object to the use of single glazing when a product such as slimlite double glazing can be supplied for use in listed buildings. This is primarily due to the need for Camden to promote energy efficiency measures in its own buildings in light</i></p>					

*of the climate emergency that we are all facing.*

*Normally an objection from the CAAC would require an application that is recommending approval to be presented to the members briefing panel to agree to the application being determined under delegated authority. The original listed building consent included conditions (condition 5) to require the new basement windows to be single glazed rather than double glazed which was agreed with the applicant. The condition (condition 6) that is the subject of this approval of details application is for the details of the single glazed windows to be submitted rather than the type of window to be installed. It was agreed that the application should include a consultation summary to address the CAAC's concerns rather than presenting the application to the Member's Briefing Panel.*

*The installation of double-glazed windows are not normally supported in historic buildings due to a number of issues including the visual impact of double glazed units and harm to the historic building fabric (the problems of air flow and circulation that result from the installation of double glazed units). It is currently established practice in Camden to only allow sealed unit double-glazed windows in listed buildings in exceptional circumstances, which is in line with Historic England's approach (refer to Historic England's guidance on Energy Efficiency and Historic Buildings: How to Improve Efficiency). It is suggested that energy efficiency measures should be undertaken with a holistic approach to a building rather than on a piece meal basis to ensure they are suitable, robust, well integrated and sustainable.*

**Recommendation:-**

**Approve of listed building details**