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29a Neal Street  
London  
WC2H 9PR



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## Heritage & Design Statement

### Replacement of eight windows

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DEB Town Planning  
and Development Ltd

59 Hurgill Road Richmond  
North Yorkshire DL10 4BJ

E-mail: [debplanning@btinternet.com](mailto:debplanning@btinternet.com)  
Telephone: 07791048414

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## 1.0 Introduction

1.1 This Heritage and Design, Statement has been prepared for 29a Neal Street London, in accordance with Government guidance. It is to be read in conjunction with the submitted drawings and supporting information.

## 2.0 The Site

2.1 The site comprises a four storey mid terrace property with a ground floor retail unit, (29 Neal Street), and a self contained two bedroom flat (29a Neal Street), occupying the first, second and third floors and includes a roof terrace. Access to the flat is via a separate doorway to the north west of the shop front.

2.2 The building is Grade II listed – the listing description reads:

*Terraced house and shop. Probably early C18, restored early C19. Multi-coloured stock brick. 4 storeys and basement. 2 windows. C20 Shop front. Gauged red brick flat arches to recessed sash windows with early C19 glazing bars. Continuous 3rd floor workshop window with segmental arch. Restored parapet. INTERIOR: not inspected.*

2.3 The building also lies within the Seven Dials Conservation Area. The Conservation Area Statement describes Neal Street in the following terms.

***Neal Street** Many of the properties retain the original 17th century plan form but had their facades re-constructed in the early 19th century and panelling replaced. Their narrow width give a character and rhythm to the street. The original terraced houses on Neal Street are four storeys and basement in yellow stock brick with red brick arches and date from the late 18th century to the early 19th century; Nos.27-37,61,64,78,80, are listed Grade II.*

## 3.0 The Proposal

3.1 The two living rooms and main bedroom within the flat are located on the front elevation, with a further bedroom at second floor on the rear elevation. Each of these rooms is served by large sliding sash windows. It is proposed to replace eight windows in the property in accordance with the following schedule. Please refer to the existing elevation drawing no. 2001 for window numbering identification. Photographs of front and rear elevations are attached at Appendix 1.

- Windows 3, 4, & 5 – third floor, front elevation; serve the main bedroom. Three individual, vertical sliding sash windows with 6 over 6 glazing arrangement, set within a single, red brick segmental arch opening.
- Windows 8 & 9 – second floor, front elevation; serve the main living room. Two individual vertical sliding sash windows with 6 over 6 glazing arrangement under red brick flat arches.
- Windows 12 & 13 – first floor, front elevation; serve the kitchen / dining / living room. Two individual vertical sliding sash windows with 6 over 6 glazing arrangement under red brick flat arches.
- Window 6 – second floor, rear elevation; serves the second bedroom. One individual vertical sliding sash window with 6 over 6 glazing arrangement under brick flat arch.

3.2 The new windows will be a 'like for like' replacement of the existing, although the glazing panes will be 8.4mm acoustic glazing, in place of the 3mm existing glazing. Glazing bars will retain the 'kensington' style profile.

3.3 The window replacement programme is in response to the high levels of noise intrusion experienced within the property. The principal outlook and source of light for the property is gained from the main street elevation, and as such the front of the premises accommodates the living and sleeping accommodation. The residents of the property have suffered increasing noise disturbance during the late evening and early hours of the morning and consider the replacement of selected windows as a sympathetic approach to dealing with this problem.

#### 4.0 Relevant Planning Policy

4.1 **The Camden Local Plan** - adopted 2017, provides the policy context for the proposal. Relevant policies are:

Policy A4 - Noise and vibration - The Council will seek to ensure that noise and vibration is controlled and managed.

Policy D1 – Design - requires development that -  
*a. respects local context and character;*  
*b. preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage;*

Policy D2 - Heritage – *j. resist proposals for a change of use or alterations and extensions to a listed building where this would cause harm to the special architectural and historic interest of the building.*

4.2 Further guidance is set within the following documents.

#### **Seven Dials Estate Conservation Area Statement**

#### **Supplementary documents - Camden Planning Guidance**

Amenity – in relation to noise and vibration the Guidance accepts that these “*can have a significant impact on amenity, quality of life and wellbeing*”. To mitigate noise the guidance recommends the use of laminated glass, insulating windows and sealing air gaps around windows.

Design – In relation to Heritage there is a requirement to address the impact of the development upon the significance of the heritage asset.

Home Improvements – this guidance includes advice on alterations to windows and encourages consideration of the following details.

- *Frame material and dimensions to include frame profile width and depth*
- *Fenestration pattern, to include the layout/pattern of glazing bars*
- *Size and placement of structural glazing bars*
- *Opening method, such as sliding sash, outward or inward opening casement window, tilt-and-turn etc.*

## 5.0 Assessment of Impact on Significance and Justification

5.1 The NPPF defines significance as *'the value of a heritage asset to this and future generations because of its heritage interest'*. Such interest may be 'archaeological, architectural, artistic or historic'. It is considered that the significance of 29a Neal Street is derived from its location, appearance and contribution to the setting of other listed buildings and the character and appearance of the Seven Dials Conservation Area.

5.2 This proposal relates solely to the replacement of eight windows where the timber frames, in size, profile, design, operation and form will be unaltered. Only the glazing type is to change; in these circumstances the assessment of significance is focused on the windows only.

5.3 The arrangement of the windows on the front elevation on the first and second floor, make a positive contribution to the significance of the building. Their formal, but not ornate design and six over six style are typical of the period of refurbishment (early C19). The third floor 'work room' window is of particular note as it also references the former use of this part of the building.

5.4 The photographs attached at Appendix 2 provide details of the windows in situ and these show that unfortunately unsympathetic alterations have been made with new beading, adding of handle fixings and shutter boxing. It is also apparent from the photographs that the majority of the window frames and glazing are not original fabric.

5.5 Given their much altered condition it is considered that the fabric of the eight existing windows, including their glazing, is of minimal significance.

### Impact on Significance

5.6 The proposed replacement windows replicate all the positive features of the existing windows and omit the negative fixtures and fittings that have been added over time.

- The new frames and use of acoustic glazing will have no discernible visual impact on the significance of the building. The architectural interest of the building is maintained.
- The replacement of non original windows and glazing will have no impact on the historic significance of the windows as the form, design and arrangement is retained.

The replacement windows will not appear any different from the existing windows, having all the same features and as such there will be a neutral impact of the works on the significance of this heritage asset and on the character and appearance of the Seven Dials Conservation Area.

### Justification

5.7 Policy D2 of the Camden Local Plan permits alterations which would not cause harm to listed buildings. The modest works proposed and the high quality of their design ensure that the significance of the building is not affected; as such Policy D2 supports the proposal.

5.8 Policy D1 of the Camden Local Plan supports the proposed works as they fully respect the character of the building and will help preserve this historic asset. The new windows will contribute towards maintaining the property, keeping it weather proof, but also preventing further unsympathetic changes and additions in attempts to reduce noise intrusion.

5.9 Policy A4 of the Camden Local Plan seeks to manage noise. The CPG on Amenity recognizes the harm caused by noise on *quality of life* and supports efforts to mitigate it through soundproofing of windows. The new windows are intended to replace existing

substandard windows and improve the sound proofing of habitable rooms. The measures used are also in accordance with the Home Improvement CPG.

5.10 The occupants of the premises are experiencing increasing noise levels from street level activity and have commissioned an Acoustic Report – see Appendix 3. This report identifies several times during the night and early morning when intrusive levels of noise disturbance occurs. The causes of noise are:

- People at outside tables in Neal Street.
- After closing, clearing of outside tables and chairs from establishments in Neal Street.
- Increasing number of glass and refuse collection services in the very early hours of the morning along Neal Street.

5.11 It is noted that TripAdvisor refers to Neal Street as: “*A busy main thoroughfare running from Shaftsbury Avenue to Long Acre, and is predominantly occupied by shops and restaurants*”. A review of premises and planning applications shows that there are six restaurants and cafes and one pub within the vicinity of the site. A recent approval at 55 Neal Street - 2017/6320/P - permitted the change of use of basement and ground floor to restaurant / café with a closing time of 12.30am (Monday to Saturday) and 11.30pm Sundays and BH Mondays.

5.12 Furthermore, a number of these premises have been granted permission for outside tables and chairs, (most recently the Crown & Anchor pub with 6 tables and 21 chairs – your reference 2020/4420/PVL).

5.13 The intensification of uses on Neal Street which are part of the night time economy has led to an increase in noise from the different sources outlined above. In order to mitigate the impact of this late night and early hours noise intrusion new windows with noise reducing glass is proposed as the most effective and least impactful approach. Policy A4 and the Amenity CPG support this approach.

## **Conclusion**

The proposed works are the minimum necessary to reduce noise intrusion into the habitable rooms of 29a Neal Street. The works also rectify the inappropriate alterations and fixings of the current windows by replacing them with sympathetic and historically appropriate windows. The proposal causes no harm to the significance of this heritage asset and is in accordance with all relevant policy and guidance requirements and as such should be approved.

## Appendices

Appendix 1 – Photographs front and rear elevation.

Appendix 2 - Photographs of existing windows

Appendix 3 – Acoustic Report

## APPENDICES

Appendix 1

Front elevation



Rear elevation



Appendix 2

Third floor windows 3 -4- 5



Second floor windows 8 – 9



First floor windows 12 - 13





Second floor (rear elevation)



Typical detail

