



PLANNING & HERITAGE STATEMENT

41 ARLINGTON ROAD

MAY 2021

Ms A Mitchell

41 Arlington Road, London, NW1 7ES

Contents

1	Introduction	2
2	Factual Background	3
3	Proposals	7
4	Relevant Planning Policy	8
5	Planning Considerations	12
6	Conclusions	15

Figure 1: Photograph of existing rear window at ground floor level & rear door at lower ground floor level (exterior)

Figure 2: Photographs of existing rear window at ground floor level & rear door at lower ground floor level (interior)

Document 1 – Plan Ref No. 69-606 rev A & 69-610 rev B approved under Ref No. 2018/5488/L

Document 2 – Other Relevant Planning History

1 Introduction

1.1 This Planning & Heritage Statement has been prepared by Quod on behalf of Ms A Mitchell (“the Applicant”) in support of an application for planning permission and listed building consent at 41 Arlington Road, London, NW1 7ES (“the Site”).

1.2 Specifically, the application is submitted in respect of the following development:

“Replacement of existing non-original rear window at ground floor with a traditional styled, sash timber framed slimline double-glazed window and replacement of non-original existing rear door at lower ground floor level with timber framed slimline double-glazed door to match others in the property”

1.3 The Site is a Grade II listed dwellinghouse which is located within Camden Town Conservation Area (the “CA”). The Site is subject to recent extant planning permissions and listed building consents for internal refurbishment and several external alterations. These have sought to upgrade the living accommodation to reflect modern day energy and sustainability requirements and reinstate a number of original features that have been lost over the years.

1.4 The application proposals herewith are submitted within this context and will not only benefit the appearance and historic character of the listed building, but will also improve the energy conservation of the property. The works proposed are minor in nature and will preserve and enhance the character of the listed building and the wider conservation area in line with policy requirements.

1.5 The rest of this Statement is structured as follows:

- Section 2 explains the factual background, including the site and surrounding area and relevant planning history;
- Section 3 provides a description of the proposals;
- Section 4 summarises the relevant planning policy framework within which the application should be assessed;
- Section 5 assesses the proposals against the key planning considerations; and
- Section 6 identifies the key conclusions.

2 Factual Background

Site & Surrounding Area

- 2.1 The Site comprises a three-storey plus basement terraced property which is currently in use as a single family dwellinghouse. It is situated within the London Borough of Camden, on the west side of Arlington Road, close to the junction with Mornington Street.
- 2.2 The property forms part of an early Victorian terrace which was constructed around 1840 and which is built of stock brick with rendered ground floors, basements and parapets. The Site and the neighbouring properties are Grade II Listed under List Entry No 1244687.
- 2.3 The property has been subject to large-scale alterations over the years, including a large single storey rear extension which was constructed in around 1970. As a result of these alterations, much of the internal historic fabric has been lost.
- 2.4 The Site is located within the CA and the immediate surrounding area is characterised by residential properties with large rear gardens to the west and commercial development to the east. The Site is well connected in terms of access with Mornington Crescent underground station a short walk away to the south east.
- 2.5 This application relates to the rear of the property only, specifically to the lower ground floor utility room door and the ground floor reception window. Photographs of which are provided below at Figure 1 & 2. Neither the window nor door are visible in any surrounding public views. Neither can they be seen from any neighbouring properties, with the exception of the ground floor window where circa 20-30cm of the top of the window is visible to the block of flats opposite.



Figure 1: Photograph of existing rear window at ground floor level & rear door at lower ground floor level (exterior)



Figure 2: Photographs of existing rear window at ground floor level & rear door at lower ground floor level (interior)

Planning History

The Site

2.6 The following planning history is considered relevant to the application Site.

APPLICATION REF NO	DESCRIPTION OF DEVELOPMENT	DECISION DATE	DECISION
2020/4782/P & 2020/5201/L	Part retrospective application for minor alterations and the waterproofing of the front pavement vault.	17/03/21	Approved
2018/6207/P & 2018/6352/L	Internal refurbishment and external alterations including installation of window bars, repairs to front door, repair and render of front elevation, replacement rear window, installation of grate in rear courtyard and installation of ventilation extractors (part retrospective).	19/03/2019	Approved

2018/5488/L	Details of courtyard doors/window, sliding doors, conservatory, sash windows, service runs and joinery required by condition 4 of listed building consent granted on 22/11/2017 under reference 2017/4919/L.	25/01/2019	Approved
2017/4350/P & 2017/4919/L	Demolition and rebuilding of single storey rear first floor conservatory; replacement of 2 x non-original rear windows at ground and lower ground level; replacement of fenestration and 1 x new rooflight to single storey rear extension; landscaping works including removal of 1 x birch tree and 1 x apple tree and replacement with 3 x fruit trees.	22/11/2017	Approved
2011/5762/L	Installation of roof light to ground floor rear extension of house (Class C3).	31/01/2012	Approved
2005/3628/P & 2005/3629/L	Installation of new external steel stairs from front basement area to street level and insertion of gate in existing front railings and addition of metal gate to existing basement vault entrance.	14/11/2005	Refused
22347	Change of use to two self-contained maisonettes, including works of conversion, enlargement of front basement sash window and rebuilding part of front elevation.	04/06/1976	Approved
5307	The erection of a single storey addition at the rear of the ground floor at 41 Arlington Road, Camden.	26/06/1968	Refused

- 2.7 As demonstrated by the planning history set out above, the property has been subject to extensive alterations over the years. The most recent consents which have been granted have been in connection with the renovation of the property which has sought to bring the living accommodation up to acceptable standards, whilst also reinstating a number of the traditional features that have been lost.
- 2.8 This has included the replacement of the non-original lower ground floor utility room door and the ground floor reception window window and door which are the subject of the application. These replacements were granted consent under application Ref Nos. 2017/4350/P & 2017/4919/L, with details approved under application Ref No. 2018/5488/L. The approved details comprise a single-glazed, sash timber-framed window and door and are provided at **Document 1** (please note that plan ref 69-606 also includes the kitchen double doors which have already been approved as double glazed). The Officers' report in connection with application Ref Nos. 2017/4350/P & 2017/4919/L notes the following:

"The replacement of the unsympathetic timber windows to the rear elevation at lower ground and ground floor level is considered acceptable. They would be replaced with timber-framed sash windows with glazing bars to match those on the floors above, which is considered a heritage gain that would enhance the character of the building."

2.9 Similarly, the Officer's Report on connection with application Ref No 2018/5488/L states that:

"To the original rear elevation, the existing door and window at ground and lower ground level would be replaced with single glazed windows with traditional design and detailing which are considered sympathetic and appropriate."

2.10 Recent alterations have also included the replacement of the existing kitchen window and two kitchen doors within the modern rear extension at ground floor level. The installation of double-glazed 'Slimlite' replacements in a traditional design was granted consent under application Ref Nos. 2017/4350/P, 2017/4919/L and 2018/5488/L.

2.11 In addition, the replacement of the rear stairway window on the first floor was granted consent under application Ref Nos. 2018/6207/P & 2018/6352/L. The approved works comprised replacing the existing fixed non-original window with an openable double-glazed window of traditional style (timber-framed three over three sash window). The acceptability of the double-glazed window is specifically referenced in the Officer's Report at para 4.17:

"The proposals include the replacement of the existing fixed first floor stair window. This window is not original, and its opening is likely to have been formed to allow the creation of the conservatory. It is proposed to install a replacement double glazed openable window in its place. The proposals originally indicated the new window would be a casement style, however, this was amended at the Conservation Officer's request to match the design and appearance of the existing window in this location (three over three sash window). Given the fact that the original window is not historic, its loss is considered acceptable."

2.12 Despite the stair window being located within the historic part of the property, it is clear that the Council considered its replacement with a double-glazed window of traditional appearance to be acceptable due to the fact that the existing window was not original.

Other Relevant Planning History

2.13 A review of the Council's planning register has been undertaken to understand the acceptability of installing double-glazing at comparable properties within the borough. The table at **Document 2** provides details of a selection of recent applications which have included proposals for double-glazed windows and/or doors. All of the application sites included are listed buildings and the majority are also located within a Conservation Area.

2.14 The examples included at Document 2 demonstrate that the Council have previously accepted the principle of installing double-glazing at listed buildings, including those which lie within Conservation Areas.

Summary

2.15 The site is a listed building located within the CA which has previously been subject to extensive alterations. The rear of the property, where the alterations are proposed, has been subject to the most significant of the alterations, including a large extension. However, this part of the property is not visible from any public views within the CA.

2.16 The planning history for the application site identifies that the principle of replacing the subject window and door has already been agreed. In addition, double-glazing has been previously approved at the properties, both within the modern extension and the original part of the property, as well as within other listed buildings within the borough. As such, the Council has accepted the principle of double-glazing within listed buildings on numerous occasions, including those within conservation area contexts.

3 Proposals

- 3.1 As summarised in Section 2 of this report, planning permission and listed building consent has already been granted for the replacement of the non-original rear window at ground floor level and rear door at lower ground floor level.
- 3.2 This application seeks a replacement window and door of the exact same style, appearance and materials as that already approved but utilising double-glazing instead of single glazing. The double-glazing proposed will be a slimline design which is manufactured specifically for use within listed, conservation and period properties due to its traditional appearance.
- 3.3 The double-glazing will also be the same typology as that already approved and installed in the kitchen windows and doors at the lower ground floor of the property, as well as the stair window at first floor level. As such, the proposed glazing will provide a continuity in design. There will be no loss of historic fabric nor any alterations to the existing window and door openings.
- 3.4 The double-glazing is required in order to improve the thermal performance of the property which is currently extremely poor. The Energy Performance Certificate ('EPC') submitted with the application demonstrates that the property has an energy efficiency rating of 34 which puts it in Category 'F' – the second lowest category. Whilst it is noted that a number of improvements have been made to the property since this EPC was undertaken which are likely to have increased energy efficiency to some degree, the EPC recommendations include the suggestion of replacing single glazed windows with double-glazing in order to improve performance.
- 3.5 It has been well publicised that the Government has called a climate emergency and has set ambitious targets to reduce carbon emissions to net zero emissions before 2050, and it is widely recognised that household energy consumption is a key contributor to global warming. Making improvements to energy efficiency in this sector will therefore be a key requirement to meeting these necessary targets.
- 3.6 The proposed double-glazing will enable the thermal and acoustic performance of the property to be maximised, helping to improve energy efficiency and thus reduce carbon emissions, without altering the original period character of the building.

4 Relevant Planning Policy

- 4.1 This section provides a summary of relevant adopted and emerging planning policy and guidance at national, regional and local levels.

Development Plan

- 4.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise.

- 4.3 The Development Plan for the Site comprises the following documents:

- The London Plan (2019); and
- London Borough of Camden Local Plan (2017).

London Plan

- 4.4 Policy GG6 (Increasing efficiency and resilience) of the London Plan states that to help London become a more efficient and resilient city, those involved in planning and development must seek to improve energy efficiency and support the move towards a low carbon circular economy, contributing towards London becoming a zero carbon city by 2050. Furthermore, development must *“ensure buildings and infrastructure are designed to adapt to a changing climate, making efficient use of water...while mitigating and avoiding contributing to the urban heat island effect”*.
- 4.5 Chapter 7 deals with the Capital’s living spaces and places, including the historic environment and landscapes. Policy HC1 (Heritage conservation and growth) requires development to conserve heritage assets’ significance, by being sympathetic to their significance and appreciation within their surroundings. Development proposals should *“avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process”*.

London Borough of Camden Local Plan

- 4.6 Policy CC1 of the Local Plan is concerned with climate change mitigation and states that the Council will require all development to minimise the effects of climate change and encourage all developments to meet the highest feasible environmental standards that are financially viable during construction and occupation. Furthermore, the Council will promote zero carbon development, require all development to reduce carbon dioxide emissions and *“expect all developments to optimise resource efficiency”*.
- 4.7 Policy D1 (Design) states that the Council will seek to secure high quality design in development and as such, will require that development respects local context and character, as well as preserving or enhancing the historic environment and heritage assets in accordance with Policy D2.
- 4.8 Policy D2 (Heritage) advises that the Council will preserve and, where appropriate, enhance Camden’s rich and diverse heritage assets and their settings, including conservation areas and listed buildings. In respect of conservation areas, the Council will require that development preserves or, where possible, enhances the character or appearance of the area.
- 4.9 In order to preserve or enhance the borough’s listed buildings, the Council will resist alterations and extensions where this would cause harm to the special architectural and historic interest of the building, as well as resisting development that would cause harm to the significance of a listed building through an effect on its setting.

Material Considerations

- 4.10 Material considerations applicable to the Site comprise the National Planning Policy Framework (2019) (“NPPF”), National Planning Practice Guidance (2020) (“PPG”), as well as guidance including Historic England – Energy Efficiency and Historic Buildings (2018), Historic England - Traditional Windows (2017), Energy efficiency and adaptation CPG (2021) and Camden Town Conservation Area Statement (2007).

NPPF

- 4.11 The NPPF was updated in 2019 and sets out the Government’s planning policies for England and how these should be applied.
- 4.12 Chapter 2 identified that the purpose of the planning system is to contribute to the achievement of sustainable development. Achieving sustainable development means that the planning system has three overarching objectives – an economic objective, a social objective and an environmental objective. In respect of the latter, this means to: *“contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.”*
- 4.13 Chapter 14 is concerned with meeting the challenge of climate change and states that the planning system should support the transition to a low carbon future in a changing climate, helping to shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.
- 4.14 Chapter 12 sets out guidance for achieving well-designed places and states that development should optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development; create places which promote health and well-being, with a high standard of amenity for existing and future users; and:

“are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change” (para 127)

- 4.15 Chapter 16 is concerned with Conserving and enhancing the historic environment. With regard to proposals affecting heritage assets, paragraph 189 notes that an applicant should describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

- 4.16 In determining applications, local planning authorities should take account of:

a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

c) the desirability of new development making a positive contribution to local character and distinctiveness. (para 192)

- 1.1 The NPPF notes that when considering potential impacts on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.
- 1.2 Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

a) the nature of the heritage asset prevents all reasonable uses of the site; and

b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and

c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and

d) the harm or loss is outweighed by the benefit of bringing the site back into use.

- 1.3 Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset:

"this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use" (para 196)

National Planning Practice Guidance (2020)

- 1.4 The PPG provides further guidance on how the policies within the NPPF should be applied. In respect of conservation, it is noted that:

"conservation is an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets...in the case of buildings, generally the risks of neglect and decay of heritage assets are best addressed through ensuring that they remain in active use that is consistent with their conservation. Ensuring such heritage assets remain used and valued is likely to require sympathetic changes to be made from time to time." (Paragraph: 002 Reference ID: 18a-002-20190723)

- 1.5 The PPG notes that putting heritage assets to a viable use is likely to lead to the investment in their maintenance necessary for their long-term conservation. As such, where a heritage asset is capable of having a use, then *"securing its optimum viable use should be taken into account in assessing the public benefits of a proposed development"*. (Paragraph: 015 Reference ID: 18a-015-20190723).

Historic England – Energy Efficiency and Historic Buildings (2018)

- 4.17 Historic England recognise that improving energy efficiency will lower carbon emissions and fuel bills, is often necessary to ensure that a building complies with legal requirements, and more broadly, improving energy efficiency forms a part of the wider objective to achieve a sustainable environment. As such this guidance has been published for anyone who wishes to improve energy efficiency in an historic building.
- 4.18 The guidance provides detailed information on a range of measures which are practical solutions to making energy efficiency improvements. This includes the adaption of windows. It is noted that where historic

windows or replacement windows of historic pattern survive without historic glass it may be possible to introduce slim-profile double-glazing without harming the significance of the building.

- 4.19 In respect of windows in historic buildings which have been replaced with a design which does not follow historic patterns, these are *“unlikely to contribute to significance, unless they relate to an important later phase”*. As such:

“replacing such windows with new windows of a sympathetic historic pattern, whether singleglazed or incorporating slim-profile doubleglazing, may cause no additional harm”

Historic England - Traditional Windows (2017)

- 4.20 Historic England recognises that there is an increasing emphasis being placed on making existing buildings more energy efficient, and this guidance has been published to provide detailed technical advice on the maintenance, repair, thermal upgrading and replacement of windows in historic buildings.
- 4.21 Chapter 4 focusses on thermal upgrading. It is stated that in cases where the significance of a building has been harmed by the installation of replacement windows of non-historic design:

“consideration may be given to the installation of new slim-profile double-glazed replacement windows where:

- *the new windows are of a more sympathetic design and the net impact on significance will be neutral or positive*
- *no incidental damage to the building fabric will result from the removal of the existing windows”*

Energy efficiency and adaptation CPG

- 4.22 This guidance document has been prepared to support the policy CC1 and CC2 within the Local Plan. It is noted at page 38 that windows let light and heat into a building, but they can also let a lot of heat out when temperatures are colder outside than inside. If windows are being replaced, thermally efficient glazed windows will provide more effective insulation than older windows. In respect of historic buildings it is identified that: *“double glazed panels can now be fitted into some original wooden frames, without the need to replace the whole frame. This helps preserve the historic character of the building.”*

Camden Town Conservation Area Appraisal

- 4.23 The management strategy included within Part 2 of the Appraisal provides the Council’s approach to development and alterations which impact on the Camden Town Conservation Area. In respect of new development, the strategy states that *‘high quality design and high quality execution will be required’*. It is also noted that the Council will expect the historic details which are an essential part of the special character of Camden Town Conservation Area to be *‘preserved, repaired and reinstated where appropriate’*.

Summary

- 4.24 In light of the above, the key planning considerations applicable to the application proposals are the principle of the development; the acceptability of the alterations in the context of energy and sustainability; and the impact on the listed building and its setting, as well as Camden Town Conservation Area.

5 Planning Considerations

Principle of Development

- 5.1 The replacement of the non-original window and door with replacements of traditional design and detailing has already been established by application Ref No 2018/5488/L. The application proposals comprise a replacement window and door of the same style, detailing and materials as those already approved. The focus of the assessment of the application is therefore only on the acceptability of installing double-glazing instead of single glazing.
- 5.2 As summarised in Section 2 of this report, the principle of double-glazing at the property has already been established through previous consents granted both within the modern extension (kitchen windows and doors) and the original part of the property (stair window). Furthermore, the Council has accepted the principle of installing double glazing within several other listed buildings within the Borough, including those within conservation areas.
- 5.3 The proposals are therefore considered to be acceptable in principle, subject to other development plan considerations.

Energy & Sustainability

- 5.4 Both the NPPF and the London Plan identify the need to reduce carbon emissions in line with the climate emergency targets which have been set and recognise the importance that the planning system plays in the transition to a low carbon future. As such, both require all development proposals to be designed to adapt to a changing climate and to contribute to a reduction in carbon emissions.
- 5.5 Similarly, the Local Plan (Policy CC1) requires all development to minimise the effects of climate change and developments to meet the highest feasible environmental standards. Furthermore, the Local Plan requires all development to reduce carbon dioxide emissions and to optimise resource efficiency.
- 5.6 The proposals seek the installation of double-glazing to improve thermal retention at the property. This will have a direct impact on the energy efficiency of the building (which is currently poor), which in turn will contribute to reducing carbon emissions. As such, the proposals are in complete accordance with both national and local planning policies and guidance.

Design & Heritage

- 5.7 Both national and local policy and guidance seek to protect and where possible, enhance heritage assets, and the NPPF sets out the tests against which proposals to heritage assets should be assessed. This includes describing the significance of any affected asset and assessing the potential impacts of the proposals on its significance to understand whether any harm will be caused. Where a development proposal will lead to less than substantial harm, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
- 5.8 An assessment of the proposals against these tests is provided below and has been informed by work undertaken by Alan Baxter Heritage Consultants in 2018.

Assessment of Significance

- 5.9 Assessing significance is the means by which the cultural importance of a place and its component parts is identified and compared. The identification of elements of high and lower significance, based on a thorough understanding of a site, enables owners and designers to develop proposals that safeguard, respect and where possible enhance the character and cultural values of the site. The assessment can identify areas

where no change or only minimal change should be considered, as well as areas where more intrusive changes might be acceptable.

- 5.10 Built in around 1840 as a single occupancy dwelling, No 41 Arlington Road has been subject to large-scale alterations over the years. The most notable of these was the construction of a large, single storey rear extension in around 1970, which has greatly reduced the property's garden and has detracted from the significance of the rear elevation. The building's conversion to two maisonettes in 1976 and reversion to a single house sometime later has resulted in the loss of internal historic fabric.
- 5.11 The significance of the property in terms of its listing is principally linked to its front elevation and the group contribution this makes to the streetscape and wider Camden Town Conservation Area. Internally, No 41 has been reconfigured, with little of the plan form remaining. Where this does remain it is significant, as are the original features and fixtures which exist, such as corning and wooden floorboards.
- 5.12 The rear elevation is the building's secondary elevation and has been greatly altered. The large single-storey rear extension, along with the glass conservatory and its associated openings detract from the building's significance. The ground floor window and lower ground floor door are of modern design and further detract from the significance of the rear elevation. As a result, the overall rear elevation is considered to be of only moderate significance.

Impact Assessment

- 5.13 The existing window and door are non-original and modern in design, and currently detract from the character of the listed building. The installation of timber-framed replacements of traditional design and proportion as per those already approved will have a beneficial impact on the significance of the listed building.
- 5.14 The proposed double-glazing will involve no loss of a historic fabric, nor will there be any other alterations to the window or door openings. The use of slimline double-glazing is widely recognised as being appropriate within heritage buildings and it is considered to be sympathetic and suitable to the subject property. The slimline glazing will be the same typology as that already approved for the windows and doors on the ground and first floors. This continuity of design will improve the overall appearance and character of the rear elevation.
- 5.15 The proposed installation of double-glazing instead of single glazing will be imperceptible from neighbouring gardens and public views so will not cause any harm to the CA.
- 5.16 The proposals are therefore considered to have a neutral/beneficial impact on the significance of the listed building.

Conclusion

- 5.17 It is clear from the above assessment that the proposals cause no harm to the listed building, the CA or their settings, and therefore meet the tests set out in the NPPF. Any perceived harm is demonstrably outweighed by the public benefits associated with improving energy efficiency at the property outlined above.
- 5.18 Furthermore, the proposals accord with all other relevant heritage and design policies and guidance. The proposals respect the local context and character and will conserve and protect the significance of the listed building as well as the conservation area in line with the London Plan (HC1) and the Local Plan (D1 & D2).

- 5.19 Furthermore, the installation of double-glazing as proposed is entirely supported by Camden's Energy efficiency and adaptation CPG which identifies the use of double-glazing in historic buildings to improve thermal efficiency. In addition, the proposals are in line with Historic England's recent guidance which confirms that the introduction of slim-profile double-glazing is unlikely to cause any harm to the significance of a listed building.
- 5.20 Indeed, Historic England even state that in cases where the significance of a building has already been harmed by the installation of replacement windows of non-historic design (such as those existing), the installation of new slim-profile double-glazed replacement windows should be considered where: "the new windows are of a more sympathetic design; and the net impact on significance will be neutral or positive and no incidental damage to the building fabric will result from the removal of the existing windows." The proposals are in complete compliance with this guidance.

Summary

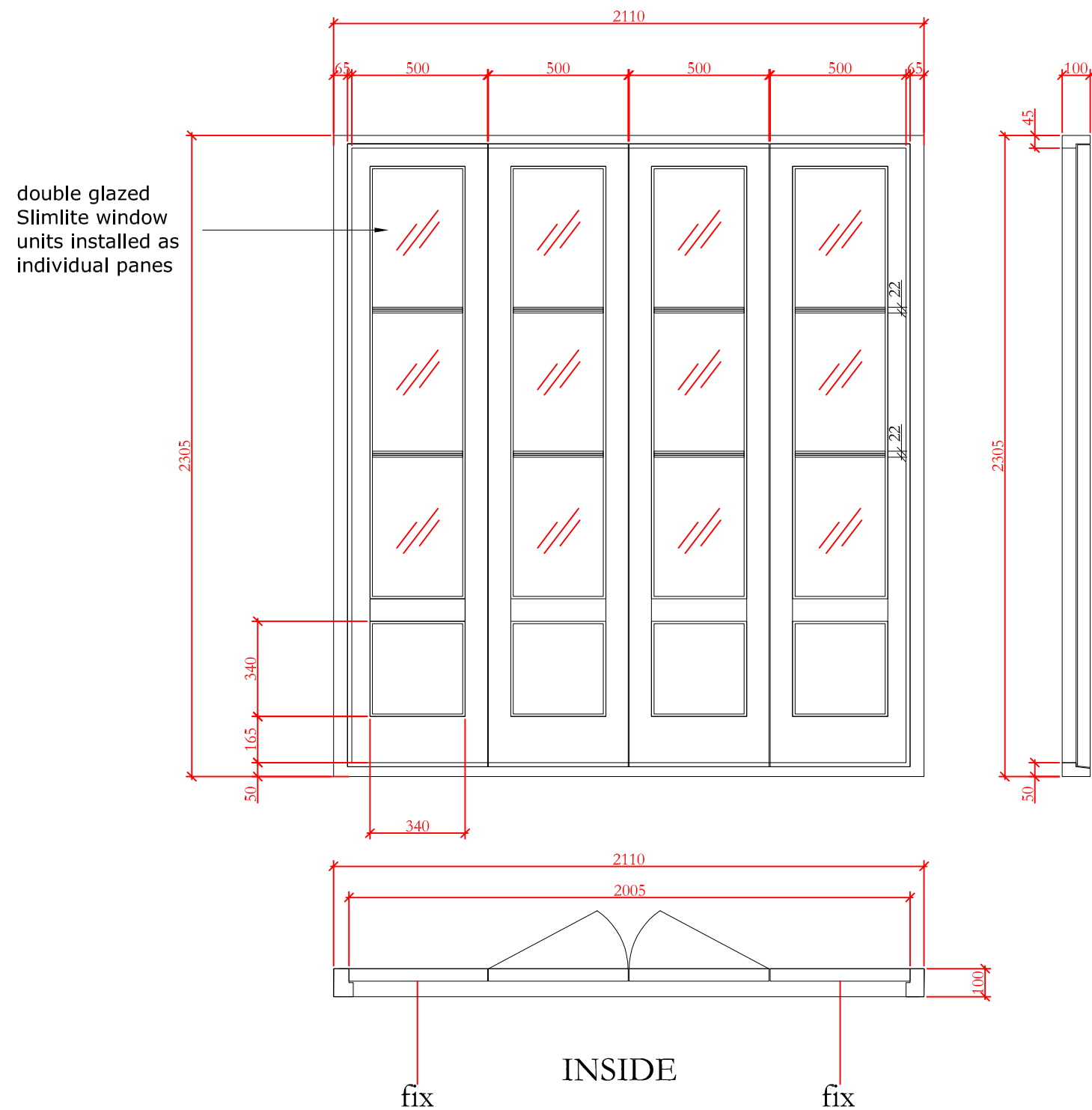
- 5.21 In light of the above, the proposed installation of a double-glazed window and door at the property is not only acceptable in principle but also meets the policy requirements for energy and sustainability, as well as all required heritage tests.

6 Conclusions

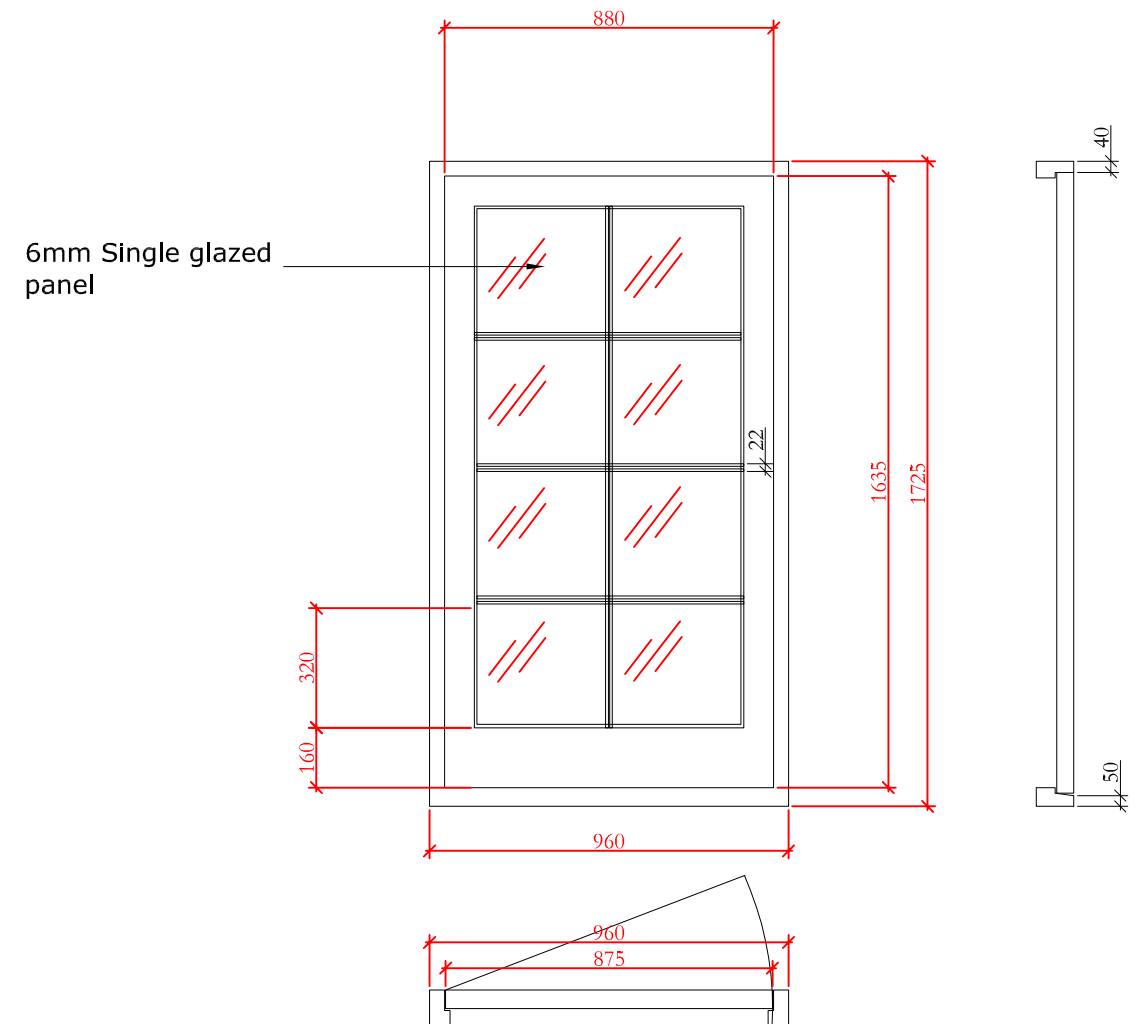
- 6.1 This application seeks planning permission and listed building consent for the replacement of a non-original rear window at ground floor with a traditional styled, sash timber framed slimline double-glazed window, and a non-original rear door at lower ground floor level with timber framed slimline double-glazed door to match others in the property. The principle of single-glazed replacements has already been established by previous consents, so the assessment of the proposals relates only to the acceptability of the installation of double-glazing.
- 6.2 Special regard has been given to preserving and enhancing both the listed building and the surrounding CA, and the proposals will cause no harm to any heritage assets. Any perceived harm is clearly outweighed by the public benefits associated with increasing the energy efficiency of the property and in turn contributing to reducing carbon emissions.
- 6.3 It can therefore be concluded that the proposals are in accordance with national, regional and local planning policy, as well as all relevant material considerations, and should be approved without delay.



Document 1



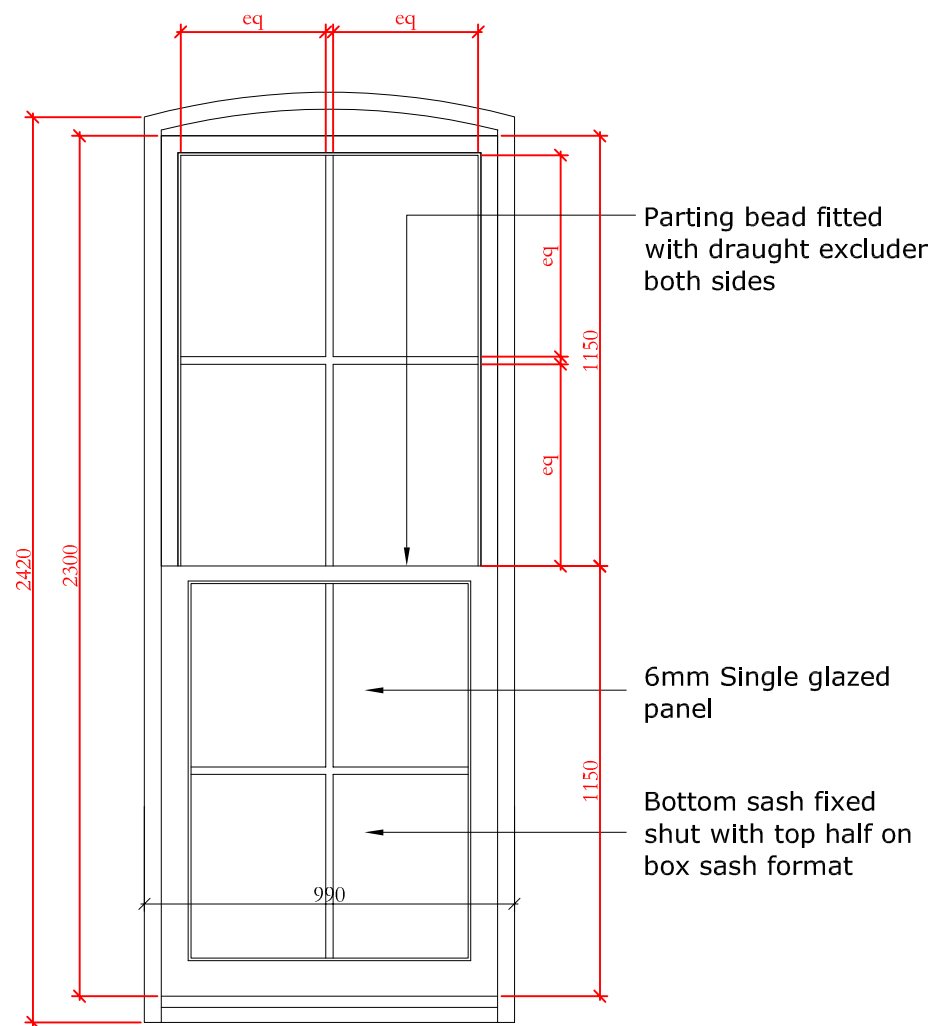
Double door from kitchen into the courtyard



Single door from utility room at lower ground courtyard level

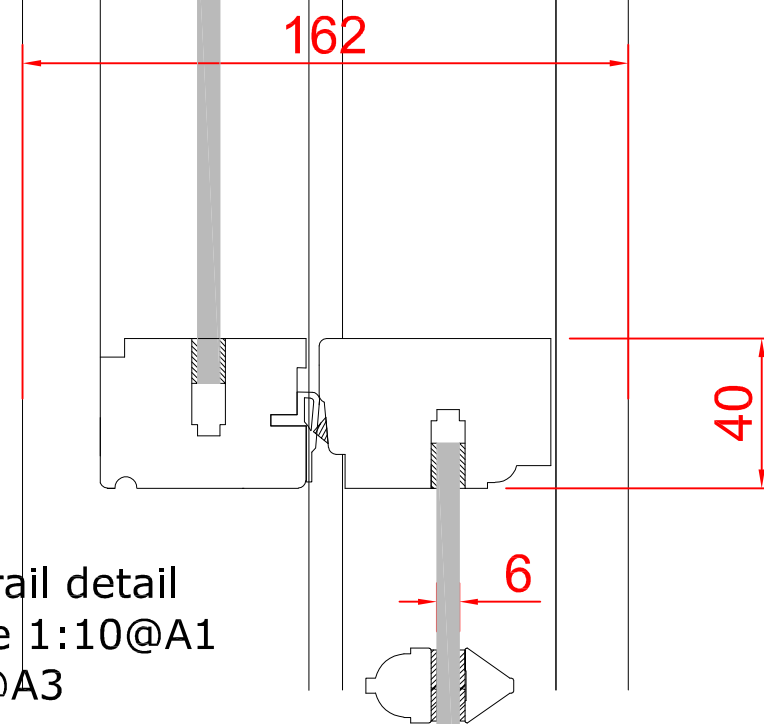
41 Arlington Road, Courtyard doors - Elevation / Plans

Issue	planning
ad design concepts	
Project	planning - architecture - interiors
Drawing Title:	41 Arlington Road NW1
Drawing Number:	Courtyard doors - Elevation / Plans
Revision:	69-606
Date:	A
Scale:	October 2018
AD Design Concepts Ltd - 25 Gramplan Gardens, London NW2 1JH - www.addconcepts.co.uk - tel. 02082090343 - fax. 02084551424 - e-mail: info@addconcepts.co.uk	

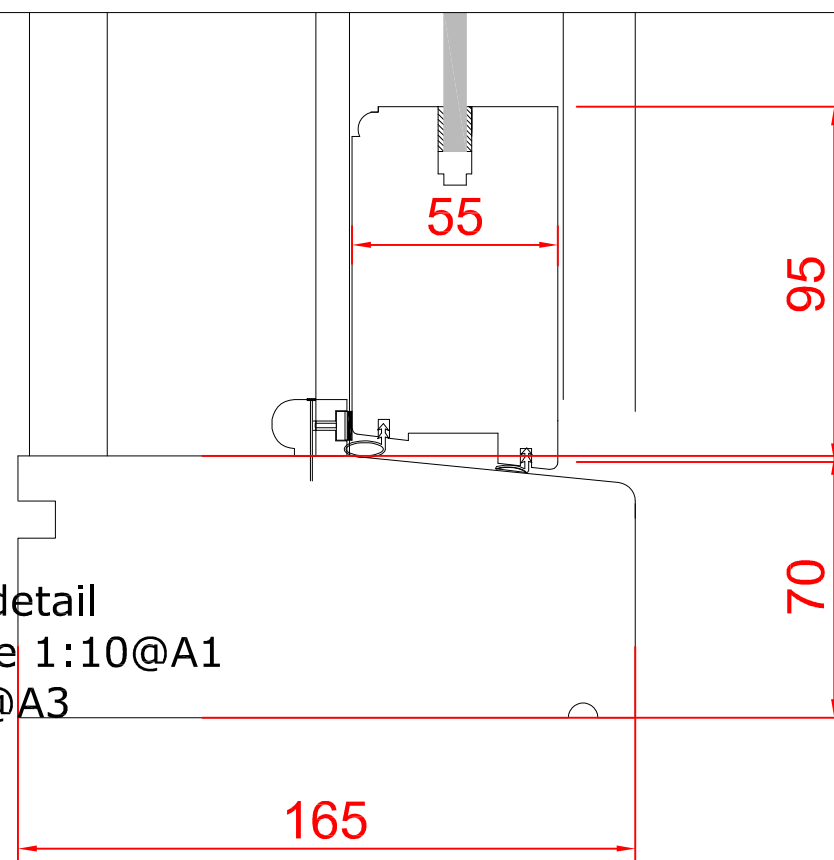


Elevation 1:10@A1 (1:20@A3)

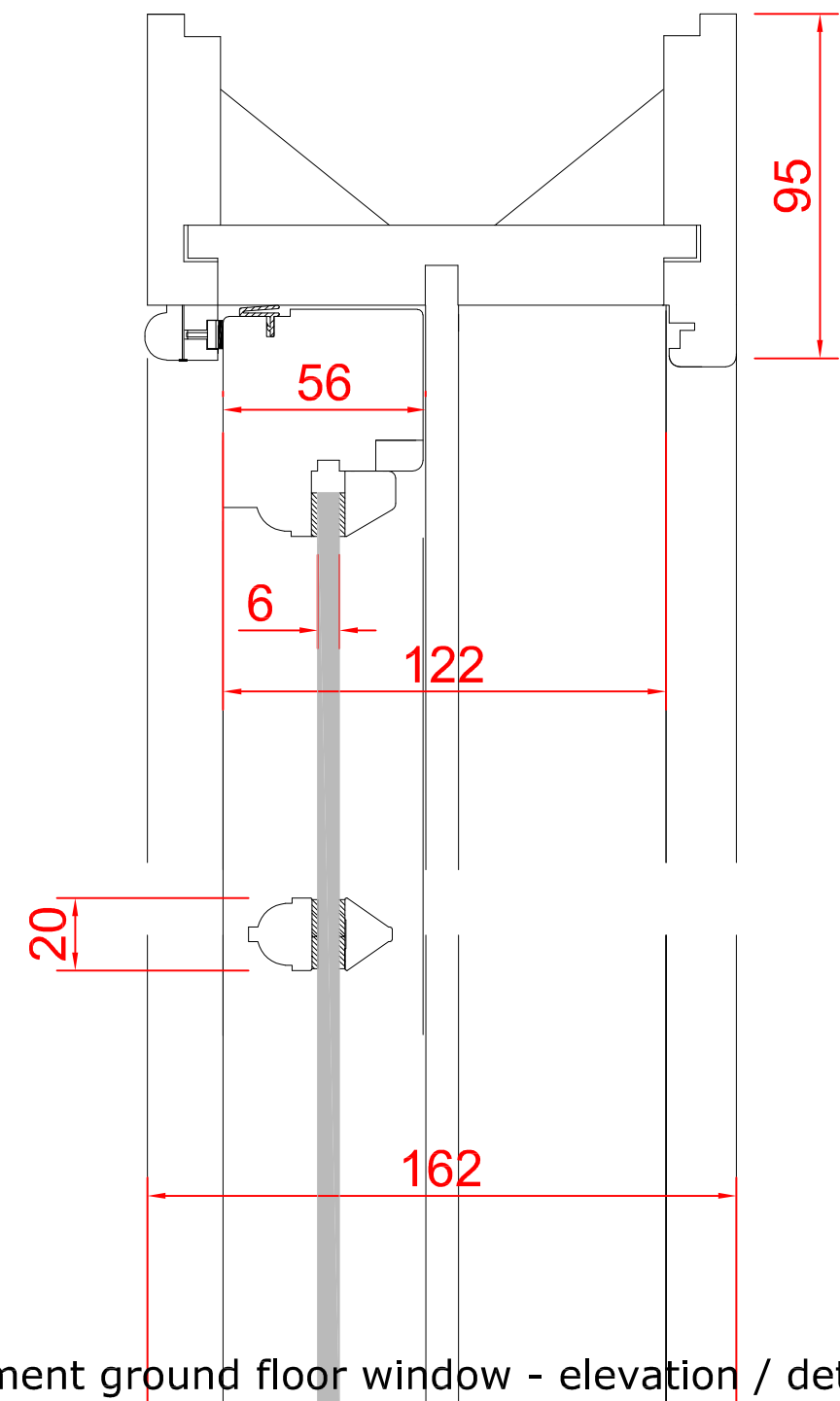
Mid rail detail
Scale 1:10@A1
1:2@A3



Cill detail
Scale 1:10@A1
1:2@A3



Head detail
Scale 1:10@A1
1:2@A3



41 Arlington Road, Rear replacement ground floor window - elevation / details

Issue	planning
ad design concepts	
Project	41 Arlington Road NW1
Drawing Title:	Rear replacement ground floor window - elevation / details
Drawing Number:	69-610
Revision:	B
Date:	October 2018
Scale:	as shown
AD Design Concepts Ltd - 25 Gramplan Gardens, London NW2 1JH - www.addconcepts.co.uk - tel. 02082090343 - fax. 02084551424 - e-mail: info@addconcepts.co.uk	



Document 2



Other Relevant Planning History

APPLICATION REF NO	SITE ADDRESS	DESCRIPTION OF DEVELOPMENT	DECISION / DATE	DETAILS
2017/5315/L	Moreton House 14 South Grove LONDON N6 6BJ	External alterations to include alterations to front garage doors, rear glazed extension, insertion of new glazed doors and windows at ground level to rear, installation of slimlite double glazed units to side extension, and insertion flush conservation rooflight to rear pitch. Internal alterations to include creation of basement wet room, conversion of garage to studio, formation of new door openings and replacement of rear half landing staircase.	Approved 07/11/2017	<p>Application site is Grade II listed and located within Highgate Conservation Area.</p> <p>Reasons for granting approval cited in Decision Notice:</p> <p><i>"While the principle of the replacement of windows with double glazed units within Grade II listed buildings is usually not supported, due to the unusual circumstances whereby the main house has existing 1980s double glazing, the principle of replacing the existing windows within the 19th century extension with 'slimlite' double glazing is supported."</i></p>
2017/4098/L	Freemasons' Hall 60 Great Queen Street London WC2B 5AZ	Reconfiguration and conversion of former Caretaker's apartment at third floor level into meeting rooms and ancillary accommodation, including removal of partition walls and internal fixtures and fittings, and replacement of windows with new double glazed units; repair of external roof coverings and protection of existing mansard-level external wall with new brick skin; like for like replacement of damaged area of granite flooring within the ground floor entrance lobby.	Approved 29/09/2017	<p>Application site is Grade II listed and located within Seven Dials Conservation Area.</p> <p>Reasons for granting approval cited in Decision Notice:</p> <p><i>"The proposed replacement of non-original windows with new double glazed units to match the original design is considered to be acceptable"</i></p>



Other Relevant Planning History

2017/3135/L	Flat 1 1 Holly Terrace London N6 6LX	Replacement of existing single glazed timber framed windows and French doors with double glazed timber framed windows and French doors	Approved 22/08/2017	<p>Application site is Grade II listed.</p> <p>Reasons for granting approval cited in Decision Notice:</p> <p><i>"The proposed replacement windows are identical to the existing, apart from the installation of secondary glazing, which is considered to be acceptable. The new windows have no intervention with the historic fabric of the building and retain traditional materials, details, character and appearance. No changes or alterations are made to the existing window openings. The minor changes are therefore considered in keeping with the appearance of the existing building as a whole and would not harm the special interest of the Grade II listed building."</i></p>
2017/1559/L	51 Sidmouth Street London WC1H 8JX	Replacement of existing windows to rear elevation with timber double glazed casement windows; removal of existing French doors at rear lower ground floor level and replacement with a double-glazed casement window.	Approved 12/05/2017	<p>Application site is Grade II listed.</p> <p>Reasons for granting approval cited in Decision Notice:</p> <p><i>"The proposals involve the replacement of existing aluminium windows to the rear elevation and existing French doors to the side elevation of the existing closet wing at ground floor level with timber framed double-glazed casement windows. The design and proportions of glazing bars is considered to be an improvement and will better complement the proportions of the existing traditional sash windows of adjacent properties. The use of double glazing is considered to be</i></p>



Other Relevant Planning History

			<i>appropriate in this instance due to the extensive post-war reconstruction of the house."</i>
2016/5704/L	Bourne Estate Portpool Lane Camden London EC1 7UE	Replacement of existing single glazed timber sliding sash/casement and crittall casement with double glazed timber sliding sash/casement to 12 residential blocks.	<p>Application site is Grade II listed and located within Hatton Garden Conservation Area.</p> <p>Reasons for granting approval cited in Decision Notice:</p> <p><i>"The replacement of the single glazed windows with double glazing is justified on the basis that the significance of the buildings is not primarily the fabric (specifically the early 20th century windows), but the fact that the estate is an early example of social housing in London, in relation to the layout and design. Furthermore the window are to be like for like replacements set within the existing reveals and to the same design and detail, they will therefore have neutral impact on the significance of the buildings. In addition, the existing windows area of poor quality, in a bad state of repair and only of early 20th century fabric. The proposal would also provide a public benefit of thermal performance and sound insulation on a very large scale, enhancing the lives of 1000's of people."</i></p>



Other Relevant Planning History

2016/4633/L	11 Rothwell Street London NW1 8YH	Replacement of existing French doors to the rear at basement level with timber framed double glazed French doors.	Approved 03/11/2016	<p>Application site is Grade II listed and located within Primrose Hill Conservation Area.</p> <p>Reasons for granting approval cited in Decision Notice:</p> <p><i>"The proposals involve the replacement of non-original existing small-paned, single-glazed French doors to the rear at basement level with timber framed double-glazed French doors. The existing opening is unchanged. The simple design of the proposed doors, with no glazing bars, is considered to be acceptable. The use of double-glazed sealed units at this level of the listed building at the rear, in an opening originally occupied by a window, is considered to be acceptable. The width and profile of the timber frame is in keeping with the character of the property. The proposed works do not harm to the special interest of the grade II listed building."</i></p>
2016/0340/L	39 Frederick Street London WC1X 0NB	Internal alterations to fabric and fittings on all floors and external alterations including replacement of rear dormer windows with double glazed casements and installation of satellite dish at roof level.	Approved 26/08/2016	<p>Application site is Grade II listed.</p> <p>Reasons for granting approval cited in Decision Notice:</p> <p><i>"The replacement windows are considered to be acceptable due to their location and limited visibility from the public realm and therefore do not harm the appearance of the building."</i></p>