

Application ref: 2021/1305/P  
Contact: Leela Muthoora  
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Date: 13 April 2022

**Development Management**  
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Kralform Ltd  
38 Albert Street  
London  
NW1 7NU

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Householder Application Refused

Address:

**114 St Pancras Way**  
**London**  
**NW1 9NB**

Proposal:

Replacement of timber sash windows to front and rear elevation with double-glazed timber sash windows with fenestration pattern to match existing

Drawing Nos: Site Location Plan at 1:1250; 180 - 101; 180 - 101 rev A; 180 - 116; 180 - 117 rev A; Design & Access Statement, dated 15/03/2021; Manufacturer's specification (Fineo by AGC) (undated)

The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

Reason(s) for Refusal

- 1 The loss of the existing single glazed timber framed windows and their replacement with double glazed windows and the design of the replacement, featuring double-glazing and non-structural glazing bars, by reason of their detailed design and appearance, would represent unsympathetic and incongruous additions to the Grade II Listed building and wider listed terrace, disrupting its elevational composition and causing harm to its special historic and architectural significance, and would also cause harm to the character and appearance of the Jeffrey's Street Conservation Area, contrary to the aims of Policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017.

Informative(s):

1

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the typed name and title.

Daniel Pope  
Chief Planning Officer