

Application ref: 2022/1147/L  
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**Development Management**  
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Ms Annika Bosanquet  
Flat 1  
18 Leigh Street  
London  
WC1H 9EW

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**Flat 1**  
**18 Leigh Street**  
**London**  
**WC1H 9EW**

Proposal:

Replacement of a single-glazed casement window with a double-glazed sash window at front basement level.

Drawing Nos: NZ-05-01-A

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: NZ-05-01-A

Reason: In order to safeguard the special architectural and historic interest of

the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting consent-

The replacement sash window at the lower ground floor is more reminiscent of the original style of window that would have been found in houses constructed at the beginning of the 19th century.

The dimensions of the original lower ground floor window opening were widened in line with the planning permission and listed building consent granted in 1986 (refs 8600873 + 8670186). Thus, without reducing the window area, any replacement window casement will not have the proportions of the original window. The proposed design has been revised which is a positive step and better reveals the architectural significance of the building.

The proposal is for a timber framed double-glazed sash window to replace an existing single-glazed casement window. A section detail has been provided which shows appropriate glazing thickness, materials and proportions. In this case the original historic fabric has been lost so there is no additional loss of historic fabric. Normally, the Council would resist double glazing within listed buildings. However, in this case the original window has been lost; the current window is aesthetically poor and detrimental to the architectural significance of the building; and the window is located below street level out of a direct sight-line. The appearance of the replacement window is similar to the existing one in terms of materials and frame proportions and its visibility at basement level is limited, thus there will be minimal impact on the special interest and appearance of the listed building. Therefore, in this case, the proposal is considered acceptable.

However, it should be noted that this is based on exceptional circumstances and therefore this consent cannot be taken as an example of why double glazing might be considered generally acceptable in listed buildings within Camden.

Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

No objections were received prior to making this decision. The CAAC withdrew

their objection on the basis that the applicant submit a section detail. The planning history of the site and surrounding area were taken into account when coming to this decision.

As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2021 and National Planning Policy Framework 2021.

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 written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer