



GW09 – not visible

GW08, GW07, GW06



Photo 2: Windows on rear elevation (third floor) where secondary glazing is proposed



Photo 3: Windows on rear elevation (fourth and fifth floor) where secondary glazing is proposed

Delegated Report (Members Briefing)		Analysis sheet N/A		Expiry Date: 16/9/22	
				Consultation Expiry Date: 22/7/22	
Officer				Application Number(s)	
Alan Wito				2022/2644/L	
Application Address				Drawing Numbers	
Flat 6 3 Cambridge Gate London Camden NW1 4JX				<i>See draft decision notice</i>	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Installation of internal secondary glazing to 15 windows on 3rd to 5th floors to front and rear elevations.					
Recommendation:		Grant conditional listed building consent			
Application Type:		Listed building consent			

Conditions or Reasons for Refusal:	<i>Refer to Draft Decision Notice</i>			
Informatives:				
Consultations				
Summary of consultation:	As the proposal involves only internal works to a grade II listed building there was no requirement to consult on this application. However, the application documents were available to view on Camden's website.			
Adjoining Occupiers:	No. of responses	00	No. of objections	1
Summary of consultation responses:	No consultation responses were received.			
Regent's Park CAAC:	<p>A letter of objection was received on behalf of Regent's Park CAAC. Although not objecting to the principle of secondary glazing they raise concerns regarding the following:</p> <ul style="list-style-type: none"> • Design of secondary glazing to one window on the front elevation should be amended so that one vertical meeting frame is removed. • Secondary glazing should be coloured grey on the outer side to minimise the impact of the secondary glazing from the outside. • Concern that the secondary glazing will project, internally, beyond the window reveal which will harm the interior of the building. <p><u>Officer's response:</u></p> <p><i>With regard to the first bullet point the design of the secondary glazing was amended so that the vertical meeting rail was removed.</i></p> <p><i>Please see paragraphs 2.2 and 2.3 of this report where the impact of the colour of the outer face of the secondary glazing is assessed.</i></p> <p><i>The fourth bullet point regarding the projection into the interior of the building is covered in paragraph 2.5 of this report.</i></p>			

Site Description

The site is a grade II listed terrace of ten houses dating from 1875-77. Each property is four storeys in height with an attic and basement level. The front elevation is designed in the French renaissance style with a richly decorated bath stone façade which faces on to Regent's Park. In contrast the rear elevation is plainer and constructed from stock brick. It lies within Regent's Park Conservation Area.

Although originally built as houses the buildings were significantly rebuilt on the upper floors in the 1990s when the terrace was converted into flats. The front elevation remains largely unchanged but the upper floors of the rear elevation were largely rebuilt and extended.

This application involves Flat 6 of 3 Cambridge Gate which occupies the third and attic floors of the building.

Relevant History

The relevant planning history for the application site can be summarised as follows:

1/9/94: Planning permission and listed building consent was granted for the change of use and works of conversion of 1-9 Cambridge Gate and 1-9 Cambridge Gate Mews from office and residential use to 23 self-contained flats and a single family dwelling together with works of demolition extension and alteration (refs: **9400493** and **9470104**).

Relevant policies

National Planning Policy Framework (2021)

The London Plan (2021)

Camden Local Plan (2017)

- D2 Heritage

Camden Planning Guidance:

- CPG Design (2021)

Conservation Area Statements:

- Regent's Park Conservation Area Appraisal and Management Strategy (2011)

Assessment

1. The proposal

1.1. Listed building consent it sought to install secondary glazing internally to fifteen windows and glazed doors on the third to fifth floor of the building, on both the front and rear elevations. The frames of the secondary glazing would be manufactured from aluminium with a white powder coated finish. The proposed works are intended to improve the thermal insulation properties of the flat.

2. Impact on the listed building

2.1. The secondary glazing framing has been arranged so that the framing aligns with the outer window. This will minimise the impact it will have from outside of the property.

2.2. The CAAC requested that the outer face of the secondary glazing is coloured grey which would help it blend in with the darker room interior in views from the outside. The manufacturer producing the secondary glazing advised that they did not provide a dual colour product. Online research did not reveal any manufacturers who could provide this.

2.3. Whilst a grey colour might help reduce the visual impact of the secondary glazing from the outside, white frames would not have an adverse impact as they would match the colour of the existing windows. Also the windows are a considerable height above pavement level, at third floor level and above, at which distance the thin framing of the secondary glazing will not appear prominent.

2.4. Internally this part of the building was largely rebuilt in the 1990s and there is little surviving historic fabric. The secondary glazing has been designed to sit within existing window reveals with the framing aligning with the outer windows. The secondary glazing will be coloured white to match the frame colour of the timber windows.

2.5. Whilst some of the secondary glazing units will project out slightly into the room this will not be further than the existing window timber architrave. The architraves themselves are simple in appearance, probably modern and therefore of limited architectural interest. Given the alterations that have already taken place on these floors of the building no harm is caused to the interior of the building.

2.6. The proposed secondary glazing will preserve the special interest of the listed building.

2.7. As such, the proposals are in general accordance with Policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

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

3. Recommendation

3.1 Grant listed building consent

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 6th February 2023, nominated members will advise whether they consider this

application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2022/2644/L
Contact: Alan Wito
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Date: 31 January 2023

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DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
Flat 6
3 Cambridge Gate
London
Camden
NW1 4JX

DECISION

Proposal:

Installation of internal secondary glazing to 15 windows on 3rd to 5th floors to front and rear elevations.

Drawing Nos: Site location plan - Flat 6, 3 Cambridge Gate; C/34119/01-S01 rev A; C/34119/01-S02 rev A; C/34119/01-S03; C/34119/01-S04 rev A; C/34119/01-S05; C/34119/01-S06; C/34119/01-S07; C/34119/01-S08; C/34119/01-S09 Rev A; C/34119/01-S10; Design and Heritage Statement Rev 1 (Date:10/06/22);

The Council has considered your application and decided to grant 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:

Site location plan - Flat 6, 3 Cambridge Gate; C/34119/01-S01 rev A; C/34119/01-S02 rev A; C/34119/01-S03; C/34119/01-S04 rev A; C/34119/01-S05; C/34119/01-S06; C/34119/01-S07; C/34119/01-S08; C/34119/01-S09 Rev A; C/34119/01-S10; Design and Heritage Statement Rev 1 (Date:10/06/22);

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 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

- 2 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.

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

Chief Planning Officer

DRAFT

DECISION