



Planning Applications Sub-Committee

Date: FRIDAY, 8 DECEMBER 2023

Time: 3.00 pm

Venue: LIVERY HALL - GUILDHALL

Members:

Deputy Shravan Joshi (Chairman)	Antony Manchester
Graham Packham (Deputy Chairman)	Deputy Brian Mooney
Deputy Randall Anderson	Deputy Alastair Moss
Brendan Barns	Alderswoman Jennette Newman
Ian Bishop-Laggett	Deborah Oliver
Deputy Michael Cassidy	Alderswoman Susan Pearson
Deputy Simon Duckworth	Judith Pleasance
Mary Durcan	Deputy Henry Pollard
John Edwards	Ian Seaton
Anthony David Fitzpatrick	Hugh Selka
Deputy John Fletcher	Luis Felipe Tilleria
Dawn Frampton	Shailendra Kumar Kantilal Umradia
Deputy Marianne Fredericks	William Upton KC
Jaspreet Hodgson	Vacancy*
Amy Horscroft	Vacancy**
Deputy Charles Edward Lord	Vacancy**
	Vacancy***

* to be appointed by the Court of Common Council on 7 December 2023

** to be appointed by the Court of Aldermen on 5 December 2023

*** to be appointed by the Court of Common Council on 11 January 2024

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Ian Thomas CBE
Town Clerk and Chief Executive

AGENDA

NB: Certain matters for information have been marked * and will be taken without discussion, unless the Committee Clerk has been informed that a Member has questions or comments prior to the start of the meeting. These information items have been collated in a supplementary agenda pack and circulated separately.

1. **APOLOGIES**

2. **MEMBERS' DECLARATIONS UNDER THE CODE OF CONDUCT IN RESPECT OF ITEMS ON THE AGENDA**

3. **MINUTES**

To agree the public minutes of the Planning Applications Sub-Committee meeting held on 20 November 2023.

For Decision
(Pages 5 - 28)

4. **CRESCENT HOUSE, GOLDEN LANE ESTATE, LONDON, EC1Y 0SL**

Report of the Planning & Development Director.

For Decision
(Pages 29 - 172)

5. **CRESCENT HOUSE GOLDEN LANE ESTATE LONDON EC1Y 0SL - LISTED BUILDING CONSENT**

Report of the Planning & Development Director.

For Decision
(Pages 173 - 244)

6. *** VALID PLANNING APPLICATIONS RECEIVED BY DEPARTMENT OF THE BUILT ENVIRONMENT**

Report of the Planning & Development Director.

For Information

7. *** DELEGATED DECISIONS OF THE CHIEF PLANNING OFFICER AND DEVELOPMENT DIRECTOR**

Report of the Planning and Development Director.

For Information

8. **QUESTIONS ON MATTERS RELATING TO THE WORK OF THE SUB-COMMITTEE**

9. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT**

PLANNING APPLICATIONS SUB-COMMITTEE Monday, 20 November 2023

Minutes of the meeting of the Planning Applications Sub-Committee held at Livery Hall - Guildhall on Monday, 20 November 2023 at 1.00 pm

Present

Members:

Deputy Shravan Joshi (Chairman)
Graham Packham (Deputy Chairman)
Deputy Randall Anderson
Brendan Barns
Ian Bishop-Laggett
Mary Durcan
John Edwards
Dawn Frampton
Deputy Marianne Fredericks
Deputy Charles Edward Lord
Antony Manchester
Deputy Brian Mooney
Alderman Susan Pearson
Deputy Henry Pollard
Ian Seaton
Hugh Selka
Luis Felipe Tilleria
William Upton KC

Officers:

Zoe Lewis	- Town Clerk's Department
Fleur Francis	- Comptroller and City Solicitor's Department
Emma Barral	- Environment Department
David Horkan	- Environment Department
Rob McNicol	- Environment Department
Gwyn Richards	- Environment Department
Robin Whitehouse	- Environment Department
Kerstin Kane	- Environment Department
Katerina Koukouthaki	- Environment Department
Peter Wilson	- Environment Department

1. APOLOGIES

Apologies for absence were received from Deputy Michael Cassidy, Deputy John Fletcher, Anthony Fitzpatrick, Jaspreet Hodgson and Deputy Lloyd Owen.

2. MEMBERS' DECLARATIONS UNDER THE CODE OF CONDUCT IN RESPECT OF ITEMS ON THE AGENDA

Graham Packham declared a non-pecuniary interest in relation to Agenda Item 4, that he was chairman of the Guildhall School of Music and Drama Board of

Governors. He understood there had been negotiations between the Guildhall School of Music and Drama with the applicant about the potential use of the Victorian Bath House but had not been involved in the detailed discussions.

Deputy Randall Anderson declared the same non-pecuniary interest in relation to Agenda Item 4 as he was Deputy Chairman of the Guildhall School of Music and Drama Board of Governors.

3. **MINUTES**

The Sub-Committee considered the public minutes of the last meeting held on 21 July 2023 and approved them as a correct record subject to the following amendments:

- The correction of the spelling of the surname of one of the applicant speakers.
- The addition of the apologies of Deputy Pollard.

4. **55 AND 65 OLD BROAD STREET, LONDON, EC2M 1RX**

The Sub-Committee considered a report of the Planning and Development Director concerning the partial demolition of existing buildings and the redevelopment of the site comprising the construction of a new building comprising ground floor plus 23 upper storeys plus 2 existing basement levels (55 Old Broad Street) for the provision of office space (Class E(g)), flexible retail / cafe (Class E(a)(b)), retention of ground floor plus 5 storey building (65 Old Broad Street) for the provision of maker / studio (Class E(g)), flexible retail / cafe / maker / studio (Class E(a)(b)(g)), flexible maker / studio / office (Class E(g)), renovation of Grade II Listed Bath House building for the provision of cultural / event uses (Sui Generis), provision of public house (Sui Generis) and improvements to public realm and routes, ancillary basement cycle parking, servicing and plant, highway improvements and other works associated with the proposed development.

The Town Clerk referred to those papers set out within the main agenda pack as well as the Officer presentation slides and two addenda that had been separately circulated and published.

Officers presented the application, highlighting that the application was for full planning consent at 55 and 65 Old Broad Street and listed building consent at 7 to 8 Bishopsgate. The Officers stated that the site was located to the south of the Liverpool Street Station and was bound by the Metropolitan Arcade to the north, Dashwood House and the grounds of St Botolph-without-Bishopsgate Church to the east, Wormwood Street to the south and Old Broad Street to the west. The site was not located within a conservation area but was bounded by New Broadgate Conservation Area on its western side and by Bishopsgate Conservation Area to the north and to the east. There were a number of heritage assets in close proximity including the grade two listed Bath House within the application site, the Church of All Hallows-On-The-Wall to the west of the application site and the Church of St Botolph-without-Bishopsgate to the east of the application site.

The Officer outlined the application site and stated it predominantly comprised 55 and 65 Old Broad Street which was a linked L-shaped 1970s building named Broad Street House which turned the corner of Wormwood Street and Old Broad Street. The existing building was 5-11 stories and had two basement levels. The building was of an unexceptional appearance.

Members were shown a visual of the site positioned amongst other tall buildings on the northwestern edge of the City Cluster. The Officer stated that the site was considered to be appropriate for a tall building. Dashwood House was shown immediately adjacent to the existing building with other completed developments to the north including 22 Bishopsgate and 100 Bishopsgate. 55 Bishopsgate, which was considered by the Sub-Committee in July 2023 was not included in this image.

The Officer stated that the proposed development comprised a new mixed-use building at 55 Old Broad Street which would reach a maximum height of 103 metres. Consisting of 23 upper storeys it would sit comfortably adjacent to Dashwood House and other surrounding tall buildings.

Members were shown a series of site photographs immediately in and around the application site, including several views along Wormwood Street, Old Broad Street and within the site in front of the Bath House. The Officer stated that Members who attended the site visit explored all parts of the site.

Members were shown the existing ground floor plans showing a lack of pedestrian links through the site moving south to London Wall towards the cluster area. Members were shown the proposed ground floor plans. The Officer stated that the proposal included 2,000 square metres of accessible and high-quality public realm within the site boundary wrapping around underneath and in between the proposed new building at 55 Old Broad Street, the visitor recycle hub, the retained 65 Old Broad Street and the Bath House. The Officer stated that the proposal would enhance pedestrian routes from Liverpool Street Station to the north. The structure was cantilevered to maximise public realm. Members were shown the two new enhanced pedestrian routes providing links to and from Liverpool Street Tube Station.

Members were informed that the proposed scheme responded to existing challenging pedestrian comfort levels and these would be improved from D to B+. In line with the City's aspirations and policy requirements, the Section 278 would secure three crossings and the wider site would consist of yorkstone so the proposed development would seamlessly fit into its surroundings. Servicing would be via the Dashwood House basement access ramp as per the current situation. The proposed scheme would respond to step level changes across

the site and the provision of new trees and landscape features would enhance the pedestrian experience moving through the new routes. The columns that were part of the design of 55 Old Broad Street allowed the public realm areas to be maximised.

Members were also informed that the scheme included dedicated community and cultural spaces within the restored listed Bath House which acted as a centrepiece within the reimagined and transformed public realm. Members were shown an image of the dramatic entrance from the glass house office lobby and the restored Bath House with the new pub, the 55 Old Broad Street cycle pod and enhanced public realm and new pedestrian links.

The Officer stated that Members would be aware of the concerns expressed around the slight overhang of the new building. Members were shown images of the proposal. These showed the overhang and the better revealed Bath House, the prioritisation of pedestrian and cycle accessibility with the prominence of the 360 cycle pod celebrated in the forefront of the site rather than being recessive.

An image was shown of the proposed building in the context of other tall buildings to the east including the Heron Tower, 99 Bishopsgate and other tall buildings to the south. The prominence of the new route and the striking red façade of the public house on Wormwood Street were highlighted. Members were shown an image of the new route from the tube station which would be a critical route towards the City Cluster. The image showed the sensitively restored Bath House and the patterned fretwork details. These would be secured by condition. The image showed the removal of existing level changes within the site and extent of the accessible public realm.

Members were shown images which outlined the different use classes across the application site. The Bath House was proposed to be a dedicated cultural event space available for a range of users. The Bath House was built in 1894 and an image was shown of the existing poor quality backdrop and setting with its inappropriate modern extensions and poor quality brick work. The Bath House was shown surrounded by modern tall buildings including Dashwood House and Broad Street House. Members were shown another image of the Bath House which showed it sat amongst its dense urban context. Historically the Bath House had been located within an exceptionally cramped urban environment tightly enclosed by neighbouring structures. The Bath House formed a ground floor extension projecting outward from the corner of New Broad Street. Another image showed the extent of the west and south elevations added in the 1970s that were constructed of modern and inappropriate materials with inappropriate detailing including engineering brick. The existing inaccessible nature of the Bath House was demonstrated together

with the backdrop of existing tall buildings. Members were shown a south elevation which had been extensively altered. There were various levels changes and utilitarian additions to this elevation.

The Officer stated that Members would be aware that there was a suggestion to retain the white glazed brick wall behind the grill. She stated that Officers were of the view that this truncated wall was of no special interest and its removal was not harmful. This would allow for the provision of a glazed link which would support inclusive access to the basement. Members were shown an image of the challenging level changes around the Bath House which also showed the crude brick work of the 1970s elevation. This image showed tall buildings visible to the north and south of the Bath House and to the east including St Mary Axe.

Members were shown the existing and proposed north elevation of the Bath House and were informed that the original features would be retained and modern inappropriate editions would be replaced with more appropriate materials and more accomplished detailing. In addition, the 1970s brick would be replaced with new tiling to reflect the original tiling in the eastern part of the building. On the west elevation, the 1970s modern engineering brick would be replaced with appropriate tiling and a new doorway would be created which would be in keeping with the character and appearance of the Victorian building. The proposed glazed brick to the south would be located outside the original Victorian footprint. Members were shown an image of the original and proposed east elevation. This would be sensitively repaired. The existing and proposed south elevations were shown to Members and the Officer stated that the crude 1970s brickwork would be removed. Members were informed that the alterations would be in keeping with the character and ornate style of the original part of the Bath House with all external alterations and detailed design of materials for the new elements being secured by condition. The Officer stated that the proposals included a bespoke background screen which separated the Bath House from the glass lobby entrance of the new building at 55 Old Broad Street. The Officer added that there had been various studies exploring an appropriate material treatment and design that would complement the scheme without detracting from the historic building. The conclusion of this study created a calm backdrop to the Bath House with coloured decorative pavement lights to allow light to enter the basement below. The detailed design of the proposed background and lighting would be secured by condition. Internally, the original elaborate tiling and decoration would be retained. The lighting would enhance the flexible cultural and event space below. Officers considered that the listed building consent application set out the proposed alterations that would result in a positive change and would preserve the significance of the building and that the proposed conditions would present appropriate measures to secure the requisite high quality and detailed design.

Members were informed that the large space underneath the Bath House was proposed to be open to the public and a cultural programme would be managed by an operator upon its reopening in 2028 once restoration works had been completed. The Bath House would be available free of charge for qualifying users between 10am and 6pm Monday to Friday and 12pm – 10pm on Saturdays subject to allowances within these hours for private hire of no more than 25% of the space for 18 hours a week as well as an additional 10 full days a year for all of the space and private hire allowed outside of these hours.

The Officer showed Members an image which showed the overhang of the building. The Officer stated that this would not fundamentally undermine the listed building significance or diminish an ability to appreciate the asset. The Officer stated that the slight overhang would measure 9.4m from ground level with the total width of the Bath House 3.5m in width. The slight overhang would project 0.55 metres. The Bath House would act as a focal point within the wider development scheme against a gentle background. The Officer showed an image of 65 Old Broad Street and stated that the development scheme proposed maximum retention and refurbishment of the building. The scheme proposed a range of different but linked uses across four floors providing retail, a café, maker/studio and office floor space. There would also be associated cultural event space at second floor level in the open terrace space. Hive Curates had taken occupation of the space for 18 months from July 2023 as an initial trial period prior to the construction phase of development and this had been well received. The trial period was intended to better understand the space and how this could be managed and utilised in the longer term under the banner of the proposed uses that would be secured by the consent in the Section 106 agreement.

Members were shown visuals of the existing and proposed elevations. The proposed west elevation showed the extent of the retention along with the proposed west elevation facing onto Old Broad Street. The Officer advised that much of the existing glazing would be retained but new frontages would be created.

Members were informed that the proposed development at 55 Old Broad Street would deliver an uplift of over 23,000 square metres of Grade A office floor space in the cluster. It would contribute to the achievement of the office floor space target in both the adopted and emerging local plans. It would also deliver 5.7% of the required commercial space to meet projected economic and environmental growth demand. The site would be protected by Hostile Vehicle Mitigation (HVM) bollards located at the building entrances at ground floor level on the west and south facing elevations.

Members were shown the proposed floor plans. The Officer stated that the office use access was from the western side of the new building with lifts to the upper floors. Office uses were proposed on Levels 3-22 with retail spaces located at ground floor. The second-floor floor plan showed the height of the glass house entrance lobby. The Officer stated that a typical office floor plate was around 1,347 square metres and the office spaces were designed to support a range of tenants. At Level 7, there was another typical office floor plan. Members were shown an image of the terraces, balconies and roofs. The Officer stated that each level of office floor space would accommodate external terraces in the southwest corners to create a green ribbon on the front edge of the building. She stated that Level 19 would have a communal planted terrace area and Level 20 would have a tenant terrace area.

Members were shown images of the cycle pod. The Officer stated that cycle spaces would be accessed via dedicated stairs and lifts within the pod building as well as at 65 Old Broad Street. The pod building would be well-located on the corner of the scheme and would be constructed of reused materials from the site. Members were informed that the proposed re-provision of the public house would bookend the eastern part of the site adjacent to one of the new pedestrian links. The proposed façade details had been reimagined reflecting the augmented history of pubs in London. An enhanced detailed design would result in a striking red façade and patterned brickwork with raised signage which was an enhancement on the current provision. Materials would be secured by condition. Members were shown an image of the visibility of the pub façade along Wormwood Street. The Officer stated that the active frontages consisted of new retail provision and would be an improvement when compared to the existing frontages along Old Broad Street and Wormwood Street. These active frontages would increase connectivity through the enhanced public realm between the proposed built form.

Members were shown images of existing and proposed elevations and were informed that the proposed tall building sat comfortably next to the retained parts of 65 Old Broad Street and the Bath House was celebrated as a centrepiece of the proposed scheme.

Members were shown images of the view from Waterloo Bridge with the current situation and the cumulative situation with 55 Bishopsgate included as this had a resolution of consent to be granted. The proposed development was also included. Officers recognised that in this view there was a very slight erosion of sky. The proposed development had been amended by the applicants to minimize this erosion. Officers had concluded that there was a very slight level of harm, however overall it was considered that the proposal would not compete with the prominence of St Paul's Cathedral or hinder views of the strategically important landmark. Instead, 55 Old Broad Street would

seamlessly integrate within the existing development pattern within the City Cluster.

Members were shown the view of the proposed development from London Wall. It was seen at a lower height in front of other tall buildings including 110 Bishopsgate and the green ribbon from the amenity terraces on the southwest corner of the building could be seen. From this view, the building was seen in front of other tall buildings including 110 Bishopsgate and behind All Hallow's Church. The new building would provide a calmer and more consistent background to the church. To the left, 199 Bishopsgate was also visible. Members were shown the cumulative scenario with the building sitting in line with the Heron Tower. Members were also shown a view of the development seen behind St Botolph-without-Bishopsgate Church and next to other tall buildings including 99 Bishopsgate to the left.

In an image from One Bishopsgate Plaza, Dashwood House was seen directly behind the tower of the church and the Cross Point development to the right. From Bishopsgate Churchyard, looking west the development was seen along Alderman's Walk and to the left of Dashwood House. The red tiles of the proposed public house façade and the Bath House appeared behind the trees. The Officer stated that the restored Bath House would be celebrated in this view even in the wintertime.

Members were shown an image looking west from the junction of Wormwood Street in which the vibrancy of the pub facade and the ground floor retail units were visible. The Officer stated that at lower level, the different façade treatments helped to break up the overall scale of the building. To the west of the application site, the proposed development was seen from New Broad Street sitting amongst other tall buildings in the cluster. The removal of part of 65 Old Broad Street allowed new views including enhanced visibility of the Bath House. The Bath House was celebrated in the long vista from the New Broad Street Conservation Area. Moving east along New Broad Street, the new office building could be seen to the right while the refurbished elements of 65 Old Broad Street started to appear to the left and the new view of the Bath House was clearly visible.

Members were shown an image of the cumulative scenario to the western elevation of the Bath House with the Bath House visible where it was not visible before. Members were shown the same view at nighttime. A sensitive lighting scheme was proposed, the details of which would be conditioned. This would allow for sensitive lighting around the listed building. Members were shown an image of the cumulative scenario.

Members were shown the view from Bishopsgate to the northeast of the application site. The Officer stated that the proposed development would appear in the background to the right of the taller Tower 42 and 55 Bishopsgate. From the north of Old Broad Street in front of Hope Square, the proposed building would join the existing group of tall buildings to the southwest and would appear in front of Tower 42 and 22 Bishopsgate and next to Dashwood House. Members were shown the cumulative scenario. Members were shown an image to the northwest along Sun Street Passage where the proposed development would appear in front of Tower 42 at a lower height. Members were also shown the cumulative scenario with 55 Bishopsgate shown. From the south side of Old Broad Street close to Tower 42, the prominence of the cycle pod on the corner could be seen adjacent to the new route through the site moving towards Liverpool Street Station. From Bishopsgate Churchyard facing west into the application site, the removal of part of 65 Old Broad Street allowed the Bath House to be seen as a centrepiece in views from the New Broad Street Conservation Area to the west. This view created alignment when moving from east to west through the application site towards the conservation area boundary. Members were shown a view looking west along Wormwood Street in the southern part of the application site. The Officer stated that the removal of the bridge link was considered to be acceptable in design and heritage terms. Its removal would open up and declutter views along Wormwood Street and the new route adjacent to the vibrant pub façade was seen.

Members were informed that the scheme would deliver a number of key benefits including a strategic contribution of office floor space in the City with an uplift of over 23,000 square metres. This would be best-in-class Grade A flexible office floor space designed to meet the needs of future occupiers. The proposed scheme would be energy efficient and would aspire to BREAAAM outstanding. The scheme would also deliver two pedestrian links, cultural and events floor space, affordable office space, vibrant and active retail frontages, dedicated cycle parking, public house provision and improved public realm. It would also deliver a dedicated community and cultural space within the sensitively refurbished Bath House, supporting community and cultural needs. The Officer stated that Officers acknowledged the number of objections received relating to the Bath House and its setting. These had been carefully considered, however, Officers did not concur with the objections relating to harm to this heritage asset and considered that the wider scheme would be a positive change and would preserve the significance of the listed Bath House.

The Officer stated that the proposed development scheme would optimise the use of land to deliver a transformative and new mixed-use seven-day destination for the Liverpool Street area. The scheme would sit comfortably within the cluster, would activate and animate new public spaces transforming

an under-utilised site with little active ground floor uses and an underwhelming public realm to a new commercial and cultural hub for the City and London, with the Bath House as the centrepiece of the scheme. The Officers stated that for these reasons and the reasons set out in the report, the scheme was recommended for approval.

A Member asked for clarification on the recommendations as the addendum included a different resolution to the agenda and it had been suggested that the Committee might have to take account of the consultation period that had not finished and a draft City Plan which could be changed. The Officer clarified that the recommendations were as specified in the second addendum. The Legal Officer stated that the recommendations were broad enough to take account and allow for the issue set out in the addendum. She further stated that there was a need to take account of any material considerations that changed up until the point that permission was granted and not just until the day of the Sub-Committee meeting. Often there could be a six-month gap between the Sub-Committee meeting and the actual notice being issued and any changes in this time had to be considered. The Legal Officer stated that she understood that the consultation period had closed, and the date published on the website was a typographical error. Hundreds of consultation responses had been received and the error had been rectified about a week before the Sub-Committee meeting. Therefore, it was considered that the meeting could proceed but the director should be delegated the authority to consider any consultation responses that might come in after the date of the meeting and taken account of those before deciding whether to grant permission. If any issues arose which had not already been considered by the Sub-Committee Members, a decision could be made to bring the matter back to the Sub-Committee, but it was considered that this would be unlikely given the number of consultation responses already considered and the detailed officer report. Members were informed that the weight given to the Local Plan would change as moved through the process towards approval. The Legal Officer stated that her view was that the application could be determined at this meeting.

The Chairman explained that there was one registered objector to address the meeting. He therefore invited the objector to speak.

Mr Guy Newton from the Victorian Society advised that the Victorian Society had a formal role in the planning system by virtue of the Secretary of State arrangements for handling heritage applications Direction 2015. He stated that when determining applications, local authorities must take the response from the Victorian Society into account. Mr Newton stated that the former Turkish Bath House on which the proposed development would partially sit, was a Grade 2 listed Islamic style building modelled on the Church of the Holy Sepulchre in Jerusalem. It was designed by Harold Elphick and built between

1894 and 1895. It was notable for its unusual Islamic style tiles and onion-shaped dome and crescent-shaped minaret. The building had a good amount of space around it and so the remarkable architectural quality could be appreciated. It was also a well-known landmark within the City.

Mr Newton stated that the proposed 23 storey building showed a lack of deference to a Grade 2 listed building overshadowing and dwarfing this heritage asset, diminishing its architectural significance, and essentially engulfing the building in an artificially lit cavernous space. He raised concern that the Bath House would not be a celebrated centrepiece. Mr Newton stated that the partial cantilevering reduced the appreciation of crucial architectural features. He also commented that the crescent-shaped minaret was meant to be seen against the sky.

Mr Newton stated that the proposal would cause harm at the high end of less than substantial harm to the setting of the Grade 2 listed building. He further stated that policy guidance including the National Planning Policy Framework (NPPF) emphasised giving great weight to the conservation of a heritage asset including its settings. The proposal would materially detract from the asset of significance but also might damage its economic viability in the future thereby threatening its ongoing conservation.

Mr Newton raised concerns the massing and proposal of the building would affect the views in and out of New Broad Street and Bishopsgate Conservation Area and would compete with the outline of the Grade 2 * listed former Great Eastern Railway at Liverpool Street Station. He added that views along New Broad Street would be hemmed in, eroding the street's broad and open character.

Mr Newton commented that the building would sit outside the City Cluster in an area not designated for tall buildings and this was a policy violation. He added that the building would largely sit within the Bank character area which was an area not designed for tall buildings. Mr Newton referred to Policy 7.7 of the London Plan and stated that the impact of tall buildings proposed in a sensitive location should be given particular considerations such as conservation areas, listed buildings and their settings. He added that Paragraph 199 of the NPPF stated that great weight should be given to the conservation of assets including setting and heritage assets. Mr Newton stated that there had been over 360 objections and the Sub-Committee should take into consideration the substantial harm to the Grade 2 listed building.

Mr Newton raised concerns about cantilevering over listed buildings and a precedent being set. He stated that the building should be pushed back with the

cantilevering elements removed and suggested that the commercial space lost here could be made up elsewhere on the development.

The Chairman thanked the objector for his contribution and invited questions of him from the Sub-Committee.

A Member asked the objector if he could see any merits in the preservation and restoration work that was proposed to be undertaken on the existing Bath House. Mr Newton stated that the Bath House was not in a terrible state and the future of the building did not depend on this development. He acknowledged that there were some merits to the restoration, but he did not consider that they went far enough to restore the building. He stated that there would be some loss to the curtilage.

A Member commented that almost all the churches and monuments in the city were to some extent hemmed in and crowded as that was the nature of the City. He asked if this could not be considered to be a fair compromise. Mr Newton stated that most churches did not have buildings cantilevered over them. Mr Newton stated that the cantilevering element should be removed and the building set back by double the size of the Bath House.

In response to a Member's question, Mr Newton confirmed that he did not consider that the proposal would enhance the heritage asset. He stated that this would be against policy.

Seeing no further questions, the Chairman invited the applicant team to speak.

Mr Ross Sayers, Head of Development Management at Landsec, stated that Landsec believed in the long-term sustainability of cities as places to live, work and play, in creating world class sustainable buildings blended with exciting and varied public realm, retail, food, leisure and community spaces. New Street Square and One New Change were examples of other Landsec schemes which contributed to the shaping successful cities for the future. At One New Change best-in-class office space had been supplemented with flexible office business Myo responding to occupiers growing demand for flexibility and increased amenity. Also at One New Change, the introduction of restaurants and leisure concepts such as the new F1 Arcade were drawing visitors into the City outside of standard working hours. Members were informed that the need to learn and to adapt had never been more critical. The rise of hybrid working meant the best talent had to be drawn in and the City had to be more than just a place of work, it needed to inspire and excite in order to draw people in and a data-led strategy was required to respond to the climate emergency.

Mr Sayers stated that the vision for 55 Old Broad Street answered these challenges. He explained that the office space at 55 Old Broad Street was flexible, sustainable, provided access to outdoor space through terraces on each floor and also provided shared amenity space for customers to enjoy. It provided affordable workspace designed for fast growing SMEs within the square mile. The ground floor experience with new connectivity, more choice

and better public spaces would earn the commute of the best talent. The scheme provided two compelling reasons for both workers and visitors to come, be inspired and stay longer. The first one was 65 Old Broad Street Studios. Building on the City's heritage of craft and enterprise, the studios would provide a new creative hub in the heart of the City with space for artists and makers, workshops and exhibitions available to the public. Hive Curates were currently trialling this space under the name Broad Works which acted as a benchmark for meanwhile use in the City. Mr Sayers informed Members that the second venue would be created by the sensitive restoration and refurbishment of the Grade 2 listed Victorian Bath House currently used for private events. This would be turned into a community and cultural event space in partnership with the Guildhall School of Music and Drama. It would be a place which would celebrate innovation and would support London's emerging performers, musicians and theatre makers within a sensitively restored asset. Historic elements which had been damaged over time would be sensitively restored and the building would be set within attractive new public realm. The proposals would allow more local people, workers, shoppers and passers-by to see and enjoy the historic building for the first time.

Mr Sayers stated that as the first real estate property to set science-based targets for carbon reduction and having delivered the UK's first net zero carbon office space earlier this year, creating a sustainable place had been in the heart of Landsec's design process. He stated that with the extensive carbon optioneering work undertaken, the plans supported the City of London's Climate Action Plan. Designed to last for over a 100 years, the net zero, all electric building would set a benchmark for deconstruction and material reuse rather than demolition. Members were informed that the investment provided a vote of confidence in the City of London Corporation's vision to boost the square mile's position as a world leading destination for visitors and talent.

Mr Mark Beattie of Hive Curates stated that he was an artist and co-founder of Hive Curates. He advised that Hive Curates was a collective of artists, curators and cultural programmers who specialised in arts and place-making. Hive Curates opened its first studio space in 2019 in Enfield. It had a strong, friendly, creative community of diverse artists and quickly started to take its work beyond the studio. Over the last four years, placemaking projects, cultural programmes and light festivals had been undertaken. Clients included the Greater London Authority (GLA), Enfield and Camden Councils, the Peabody and Creative Land Trust. Hive Curates had been partnering with Landsec since September rebranding the site using the name Broad Works. There were 10 creative studios which were being offered at genuinely affordable rates set by the GLA. There was 100% occupancy with a growing waiting list of artists. Alongside the studios, there was a gallery for exhibitions and a retail space where artists were given the opportunity to sell their crafts and run workshops for the community, both helping them build a sustainable income. Some of the workshops already held included tapestry weaving and screen printing. The latest event held was in celebration of Black History Month and had over 180 attendees. Members were informed that in the first two months there had been an overwhelming response to the achievements so far, and Hive Curates was excited to grow and evolve the model over the next 12 months, listening to what the community wanted and finding new ways to activate the site. The findings

from Landsec's local engagement were that 72% of people said that creative activities would make them more likely to attend the office more frequently. Activities were being held which would drive employees into the office and visitors to the area, thereby supporting the City's Destination City ambition. Mr Beattie stated that Hive Curates also understood that these projects often had a limited life space which made them hard to build a stable creative community. He added that Landsec's plans represented an opportunity to make this permanent, building on the area's heritage of craft and enterprise and this would create a new dynamic cultural hub in the City of London.

Mr Sean Gregory, Vice-Principal and Director of Innovation and Engagement at the Guildhall School of Music and Drama stated that the school was a vibrant international community of musicians, actors and production artists in the heart of the City of London. He stated that the school's 2023-2030 strategic plan and vision advocated for the continuing importance of the performing arts in a context where equity and sustainability mattered. He added that the school had a long history of training in socially engaged work and championing community partnerships. Mr Gregory stated that the Bath House was a hidden gem and was a stunning venue dating back to 1895 with baths present on this site since 1817. Through the partnership with Landsec, the school intended to open this building for use by communities, artists and the public. A flexible cultural and community venue would be created providing community groups, city workers, charities and cultural organisations with access to free space, events and activities which celebrated the City's heritage. Alongside this, performing artists would be offered free workshops, rehearsal and R&D facilities creating a new performing arts venue to showcase London's best emerging talent. It was envisaged that there would be a community programme designed around three main themes. The first would be community makers focusing on skills development with creative workshops and co-creative theatre and music projects. The second would be around health directed towards community wellbeing which might include music and art therapies, movement workshops and mentoring. The third area of focus would be on community connections providing a free accessible and welcoming space for community groups and charities from the City and surrounding boroughs.

Mr Gregory stated that the Guildhall School of Music and Drama was excited about the range of opportunities this project presented. It wanted the Bath House to become a new home for the community and emerging talent in the centre of London, celebrating innovation and creative risk-taking.

The Chair thanked the applicant team for their contributions and invited any questions that the Sub-Committee might now have of them.

A Member asked for more information on the plans for the operation of the Bath House and public access and consultation with the Victorian Society. The applicant team stated that the Bath House would be accessible to members of the public and advised that a new lift was being put in to make the basement space accessible. The priority would be for the public to have as much access as possible to the building and feel a sense of belonging. Workshops and other activities would be run and would be organised in advance and publicised. There was a long history of building relationships with surrounding boroughs

and local communities and organisations so the applicant team was geared to co-imagining and co-creating projects and activities that would work within the spaces and work for the people who wanted to attend. Members were informed that Landsec would welcome conversations with the Victorian Society and would ensure the building worked in line with proposals whilst meeting concerns currently being expressed, through the activities being proposed.

A Member asked if someone passing by could visit without booking to attend a workshop and was advised that how the venue would work was part of the consultation process but the idea was there would be times when people could visit. These were likely to be at fixed times during the week, for a number of reasons such as the nature of an activity taking place and safeguarding.

A Member asked about the type of events proposed and raised concern about the size of the basement space in the Bath House and whether production costs would be covered. The applicant team advised that the activities run would be shared, participatory activities bringing people together rather than having a focus on performance and productions. Careful thought would be given to the nature of the activities that were considered in terms of the creative partnership working and socially engaged work. In advance of the Bath House opening, work would take place to ensure the space was usable and fit for purpose for the planned activities, giving thought to practicalities of the size of the space. Consideration would be given to having flexible partitions to divide the space or have it as one larger space. Jo Chard from the Guildhall School of Music and Drama stated that this was an exciting opportunity for the school, and it provided an opportunity for innovation, experimentation and the development of partnerships and activities. The school was keen to be involved as part of its civic purpose as an institution and a university and would provide much needed space to artists and communities in the City.

A Member commented on there being a condition on the playing of live music that could be heard outside the Bath House between 8pm and 8am and asked if there would be sound insulation or if 8pm was sufficient. The applicant team stated that the space would be designed for the Guildhall School of Music and Drama and so sound insulation would be provided as required.

In response to a Member's question about fire escapes, the applicant team stated that there would be two escape routes from the Bath House. One escape route would be at ground level and the other would be from the basement, through the larger 55 Old Broad Street basement.

A Member raised concern about the oversailing and asked how many additional square metres of office space were gained by extending out of the boundary and over the pavement. The applicant team stated that the proposal oversailed Wormwood Street which was owned by the City but not Old Broad Street as this was land owned by the developer who also owned Dashwood House to the north of the site. There was an element of office space created by the oversail and there would be a commercial discussion if planning permission was approved.

A Member raised concerns about the loss of retail and vital space at ground floor for the office entrance and bike store and asked where the applicant saw

the enlivenment that was proposed. The applicant team stated that processes had been run to find the right occupiers and partners to deliver on their aspirations and the City's aspirations to bring people into the City and encourage them to stay. Through these processes the Guildhall School of Music and Hive Curates were selected as they put forward publicly accessible space bringing craft back into the City, bringing music and rehearsal space into the City, outside an Elizabeth Line station with significant numbers of people walking past. The applicant stated this was a compelling offer.

The Chairman commented that while there was a loss of retail, there was an increase in the affordable office space and the cultural offering and shops coming into the entire complex. He asked how the affordable workspace would work alongside those who would pay full rate for flexible workspace and whether there would be equity of amenities. The applicant team advised that the affordable workspace would be linked to the existing building at 65 Old Broad Street studios with the two floors under the terrace space being the maker space/ studios and a shop for artists to sell their work and a gallery for them to showcase it. There would also be an accessible terrace above and the affordable workspace and affordable maker space would be in the two stories above so would all be accessible and in one part of the building. Currently there was an obligation for at least 25 affordable desks at a discounted market rent but the exact definition would be defined through the Section 106 agreement process setting out whether this would be affordable desks or affordable artist studios.

A Member asked if, on the two levels where artists worked, there could be an area for the public to observe the artists working and see products being made that they could buy in the retail shop. Mr Beattie stated that Hive studios were designed with transparent windows and had communal areas for artists to work in. Each month at Broad Works, open studio sessions were held that were free and open to the public. All artists were encouraged to open their studios to show the process involved in their work. This also encouraged members of the public to take part in workshops. Members of the public who had requested to be shown around, had been.

In response to a Member's question about the consolidation figures, the applicant team stated that the proposal was to work towards a 50% reduction, in line with the figure used for other City developments.

A Member asked how the fabric of the Bath House would be protected from the proposed green roof. The applicant team stated that there was a heritage strategy which would include further investigation and work to understand all future interventions and alterations and ensure that historic fabric was preserved. It was proposed that the green roof would sit independently on top of the structure so there was no risk of roots damaging the Bath House structure. There would be a structural survey undertaken beforehand. Following further investigative work, a detailed conservation management plan would be drawn up to ensure the ongoing preservation of the building.

A Member asked whether this scheme which would deliver benefits but would also overhang the Bath House, was the only way to deliver the benefits or if it was about maximising what was included on the site. The applicant team stated that this investment was a package and was balanced. It was considered that a small oversail of Wormwood Street would create additional floor space that the City needed in an area that could take the additional floorspace and height. The applicant considered this to be the right balance alongside the public benefits that would be part of the scheme. The applicant stated that the overhang over the Bath House would be at 9m high. Slightly more space would be created above which would allow more public realm to be created below and the scheme allowed the creation of 65 Old Broad Street Studios and to spend significant sums on the Victorian Bath House and provide a rent free new music and cultural venue.

A Member raised concern about in one of the examples used by the applicant, there were many empty units. The applicant stated that although this was correct and there were empty units in One New Change, the new F1 Arcade was almost fully booked for the next two months both during the day and in the evening and this was the same for the restaurant, The Ivy, Asia. The applicant acknowledged the lower ground floor of One New Change was not currently working but stated they had plans and were talking to Officers about how they could move away from retail to provide a leisure offer.

The Chairman suggested that the Sub-Committee now move to any questions that they might have of Officers at this stage.

A Member commented that the objector from the Victorian Society had claimed the proposed location of the tall building was a policy violation and asked Officers to clarify this. An Officer stated that this was not a policy violation and the cluster policy area was a generic term for an area in which it was envisaged that there would be a cluster of tall buildings. The proposed location was not in an area considered inappropriate for tall buildings and was not in a conservation area. The thorough visual assessments undertaken suggested this was an appropriate site for a tall building.

A Member commented that the overhang on Wormwood Street would provide shelter from the rain or sun and therefore might be of benefit to pedestrians. He asked if there was a plan to widen the footway. The Officer stated that Section 278 was secured through the Section 106 legal agreement and set out in the heads of terms. This contained detail that would be secured as a minimum through the Section 278 agreement and would be subject to various profiling and modelling required by the transport team. The Officer stated there was not a plan set out for the widening of this specific footway, however there was a plan moving forward that could be presented to committee in the near future for

the general east west corridor works to Wormwood Street, London Wall and other streets which might encapsulate various footpath improvements and highway considerations.

A Member asked for clarification on the locations of HVM bollards and whether planters could be used instead of bollards, where appropriate. An Officer stated that HVM measures were subject to landscaping details and the precise detail, design and location would be finalised in conjunction with the City of London Police and be included in the condition submission.

A Member raised concern about the limited information about the impact on the public spaces of the building in relation to the daylight and sunlight (in terms of diagrams), wind and pedestrian comfort. The Officer noted the comment about the lack of diagrams in relation to daylight and sunlight and stated that there were predominantly negligible or moderate impacts to certain rooms including the churches. The Officer stated that overall the conclusion was that the overall results in an urban area and for non-residential properties such as churches were acceptable. The microclimate findings showed a negligible benefit. Further mitigation measures would be secured by condition.

A Member asked if there could be a condition to ensure the public had access to the building without having to attend an event. An Officer stated that the heads of terms secured a cultural strategy and this provision would be incorporated. The cultural strategy would set out the precise nature of the cultural space. The addendum clarified the hours of operation and stated the access would be for qualified users. A draft cultural strategy had been submitted. The applicant would be required to satisfy the criteria of being a qualified user and which community uses were under consideration.

A Member asked for more information on pedestrian comfort levels. An Officer stated that if no footway improvements were made, the pedestrian comfort on Old Broad Street would be D on Old Broad Street and B+ on Wormwood Street following occupation of the development. He informed Members that pedestrian comfort levels were cumulative so an increase in occupation of the site would inevitably lead to more people and therefore a decrease in pedestrian comfort levels. However the Section 278 agreement would take an appraisal on various pedestrian comfort levels, healthy streets and modelling exercises as to the precise nature and design of footpaths around the site. The funded works set out in the report included the reconstruction of footways fronting the application site and the possible widening of the Old Broad Street eastern footway in yorkstone paving. There would be further investigation as to what was required to achieve a higher possible level of pedestrian comfort level. A Member raised concern that waiting until the Section 278 to resolve the pedestrian comfort level issues meant there would be limited options such as widening the road

which would create issues with traffic flow. An Officer stated that there would be two new generously wide public routes through the site which did not currently exist. These were intended and negotiated to frontload the issues in advance. These would take the pressure off Old Broad Street. Pedestrian comfort levels on Old Broad Street would then increase to B+.

A Member asked for more information on servicing. An Officer stated that there would be 65 trips a day in a worst-case unconsolidated scenario. Consolidation would reduce this by 25% but that was subject to the submission of a servicing and delivery plan. It was expected that the number of trips would reduce further once the detail had been submitted and considered.

A Member referred to the Officer report which stated the exceptional benefit of office space contribution, and asked why the provision of office space, when there were many applications coming forward, was seen as an exceptional benefit. An Officer stated that it was a significant economic benefit because it meant employment, growth and as an economic catalyst to the resurgence of the City and also in terms of its position as an international business centre. He added that the provision of best-in-class Grade A office space when there was an undersupply, was a very significant public benefit.

The Member also queried how the Local Plan fitted in with the figures in relation to the supply of office floorspace. The Officer stated that by 31 March 2022, a 1.2 million square metre net increase had either been delivered or was under construction or was permitted in the City, against the targets set out previously. There was a further requirement to meet the draft City Plan 2036 target of approximately 2 million square metres. The new draft City Plan had a target of 1.2 million square metres so the amount of floorspace required by the new draft City Plan because of what had already been delivered to date, was broadly commensurate with what was required in the draft City Plan. Therefore, even though the total number was very different from the current City Plan, the current City Plan had an earlier start date and a substantial amount of floorspace had been delivered, hence the lower figure of 1.2million.

A Member stated that with limited fire escapes in the Bath House, any increase in capacity would require more fire escapes to be added.

The Chairman asked Officers to provide more information on the carbon optioneering undertaken. An Officer stated that a number of options had been considered. One option was a light touch refurbishment option with a small extension of three storeys. This option would not provide the high-quality office floorspace discussed and would not deliver the public benefits, climate resilience or amenity. Another option had a considerable uplift. The application scheme had the option that had the lowest embodied and operational carbon

emissions. It also had a sizeable retention percentage. It was therefore considered to be the best, sustainable and balanced approach for the application site.

Seeing no further questions of Officers, the Chairman asked that Members now move to debate the application.

A Member commented that the Bath House was a hidden gem and this scheme would open it up, celebrate and enhance it. He also stated the building was unobtrusive to look at, would open up two new pedestrian accesses in an area with restricted pedestrian access and as part of the scheme the unsightly pedestrian bridge would be removed.

A Member stated that the Bath House originally was not a standalone building. It was attached to North Broad Street House. The south side and the rear were only exposed when that building was demolished. The Member commented that the site visit had shown the Bath House was dilapidated and the scheme would carefully restore the Victorian exterior and would remove the inappropriate modern fabric on the south side and rear and sensitively replace it. He stated that the basement was currently not accessible and inside there were multiple levels that would be replaced by a single level. The Member commented that the cultural use would include skills development and he understood there would be no charge for people to attend the cultural events. He considered that the proposal would significantly improve the Bath House and safeguard it as an important part of the City's heritage.

A Member stated that many of the objections assumed that the Bath House would be demolished and replaced by a large block and that was not the case. The future of the Bath House was being considered in a sympathetic way, like the City had done with the Temple of Mithras, Walbrook which had been resurrected to a site which could be visited and also with the Amphitheatre below Guildhall. This proposal would enhance the heritage building. There was an economic benefit to the scheme, and better open space for people to enjoy, particular to and from Liverpool Street Station.

A Member commented that the new pedestrian routes and permeability of the site would be a significant improvement and would help more people discover the architectural gem of the Victorian Bath House. He stated he had slight concerns about whether the space would be as accessible as he would like it to be and encouraged the Guildhall School of Music and Drama to consider having open days when any member of the public could access the Bath House. He stated that originally the building was more hemmed in than it would be with the proposed scheme. The Member congratulated the applicant on the Broad Work site which Members had visited on the site visit.

A Member commented that a lot of thought had gone into the application and there was a package of beneficial measures including the restoration of the Bath House and modern officers. However, he considered that the scheme was trying to achieve too much. He stated that several advisory bodies stated there

was a balance to be struck which did not go as far as this proposal. He stated the building could be set back and the level of office space could be reduced whilst still providing the benefits. He also stated that this scheme caused harm and its package of benefits though interesting and welcome, was not sufficient to outweigh the harm, if heritage was valued.

A Member commented that the Officer report stated the proposal was finely balanced. The Member stated that she considered that balance had been overstepped with the building proposed on site being built to the maximum size to maximise the office space. There would be a refurbished Bath House and creative spaces. The Member applauded the developer for retaining the existing building but this did not justify the overbuilding of this proposal.

A Member stated that an overhang of 55cm over 9m was insignificant. He stated that the overhang on Wormwood Street was significant but was not necessarily a problem as pedestrians could benefit from a rain and sun shelter. It was high enough that it would not cause a problem. The Member commented on the benefits of the creative workspace including bringing makers back into the city and stated that this provided a reason for workers to attend their office as they could attend classes after work. It would create a destination. He commented that he would like feedback from the developer over the coming years on how well this worked as there were other sites in the City where artisans could work.

A Member commented that she supported the refurbishment of the Bath House but consideration had not been given to the wide range of heritage assets this scheme would impact upon due to its height and bulk and the wider historical impact. The Member stated that culture and heritage should be protected and she was concerned about how this application would encroach on the view of St Paul's Cathedral. She stated that the developer had maximised their assets to the detriment of a much wider range of grade listed buildings in the area and the views.

A Member commented that the primary public benefit being provided was more office floorspace when significant amounts of new office floorspace was required in the City and it was right that the use of space be maximised.

The Chairman summed up the points made and stated that the applicant had taken an experimental step in the City with the Hive Curates concept over the last few months. Members had visited the site and had seen that having a live facility in place showed what could be done in one of the busiest most congested parts of the square mile. It was bringing in new diversities of sectors and younger people who would not necessarily think about working in the square mile. This tied in with the ambitions of the City. The Chairman commented that using the Bath House for arts would be a very good use of the space. He also commented that providing affordable office space and bringing in people who were starting up businesses and innovators from different sectors which were not traditional to the City was vital for the future of the City. The provision of affordable workspace was working effectively in other buildings

and was welcomed as part of the package of benefits with this scheme. The provision of Grade A office floorspace was also a central part of the provision.

Having fully debated the application, the Chairman asked the Town Clerk to read out the recommendations on pages 3 and 4 of the second addendum. Following this, the Committee proceeded to vote on the recommendations before them.

Votes were cast as follows: IN FAVOUR – 13 Votes
OPPOSED – 4 Votes
There were no abstentions.

Luis Tilleria did not vote as he was not present for the whole agenda item.

The recommendations were therefore carried.

RESOLVED –

1. That, subject to the execution of a planning obligation or obligations in respect of the matters set out under the heading 'Planning Obligations' the Planning and Development Director be authorised to issue a decision notice granting planning permission and listed building consent for the above proposal in accordance with the details set out in the attached schedules;
 2. That Officers be instructed to negotiate and execute obligations in respect of those matters set out in "Planning Obligations" under Section 106 of the Town and Country Planning Act 1990 and any necessary agreement under Section 278 of the Highway Act 1980 in respect of those matters set out in the report;
 3. That Officers be authorised to provide the information required by regulations 29 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017, and to inform the public and the Secretary of State as required by regulation 30 of those regulations; and
 4. That it be agreed in principle that the land affected by the building which is currently public highway and land over which the public have right of access may be stopped up to enable the development to proceed and, upon receipt of the formal application, officers be instructed to proceed with arrangements for advertising and (subject to consideration of consultation responses) making of a Stopping-up Order for the area shown marked on the Stopping-up Plan annexed to the Officer report under the delegation arrangements approved by the Court of Common Council.
5. *** DELEGATED DECISIONS OF THE CHIEF PLANNING OFFICER AND DEVELOPMENT DIRECTOR**
The Committee received a report of the Chief Planning Officer and Development Director detailing development applications received by the Department of the Built Environment since the report to the last meeting.

RESOLVED – That the report be noted.

6. *** VALID PLANNING APPLICATIONS RECEIVED BY DEPARTMENT OF THE BUILT ENVIRONMENT**

The Sub-Committee received a report of the Chief Planning Officer and Development Director detailing development and advertisement applications determined by the Chief Planning Officer and Development Director or those so authorised under their delegated powers since the report to the last meeting.

RESOLVED – That the report be noted.

7. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT**

There were no additional, urgent items of business for consideration.

8. **QUESTIONS ON MATTERS RELATING TO THE WORK OF THE SUB-COMMITTEE**

There were no questions.

The meeting ended at 3.00 pm

Chairman

**Contact Officer: Zoe Lewis
zoe.lewis@cityoflondon.gov.uk**

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Agenda Item 4

Committee:	Date:
Planning Applications Sub Committee	8 December 2023
Subject: Crescent House Golden Lane Estate London EC1Y 0SL Repairs and minor alterations to the existing windows and window framing at first, second and third floor levels of Crescent House, including: stripping, repairing and redecorating existing window frames; replacement of existing single-glazing with vacuum glazing panels; insulation works to the main concrete vaulted roof and first floor concrete soffit; and associated works	Public
Ward: Cripplegate	For Decision
Registered No: 23/00466/FULL	Registered on: 30 May 2023
Conservation Area: Barbican And Golden Lane	Listed Building: Grade II*

Summary

Planning permission and listed building consent are sought for repairs and minor alterations to the existing single glazed timber framed windows at first, second and third floor levels of Crescent House, including stripping, repairing and redecorating the existing window frames; the replacement of the existing single glazing with vacuum glazing panels; insulation works to the main concrete vaulted roof and first floor concrete soffit; and associated works.

This application follows the pilot application granted in 2022 which involved a trial of vacuum glazing in Flat 347 on the third floor of Crescent House. The pilot was completed and reviewed by Officers, external stakeholders including Historic England and the Twentieth Century Society, and residents in October/November 2023. The pilot work has also been subject to extensive testing by the applicant, compared against the pre-existing single-glazed windows. This testing included acoustic testing, airtightness testing, Smoke Audit and an indicative Thermography Survey, with a report produced by the Building Research Establishment into the findings.

Listed Building Consent is also sought for the installation of new external insulation on the roof of the building and ground floor soffits.

The site is in the Barbican and Golden Lane Estates Conservation Area and is a Grade II* listed building. The wider Golden Lane Estate is Grade II listed. The Golden Lane Estate is on the Register of Historic Parks and Garden Landscape of Special Interest, designated at Grade II.

54no. objections from 16no. objectors have been received which are addressed in the ensuing report.

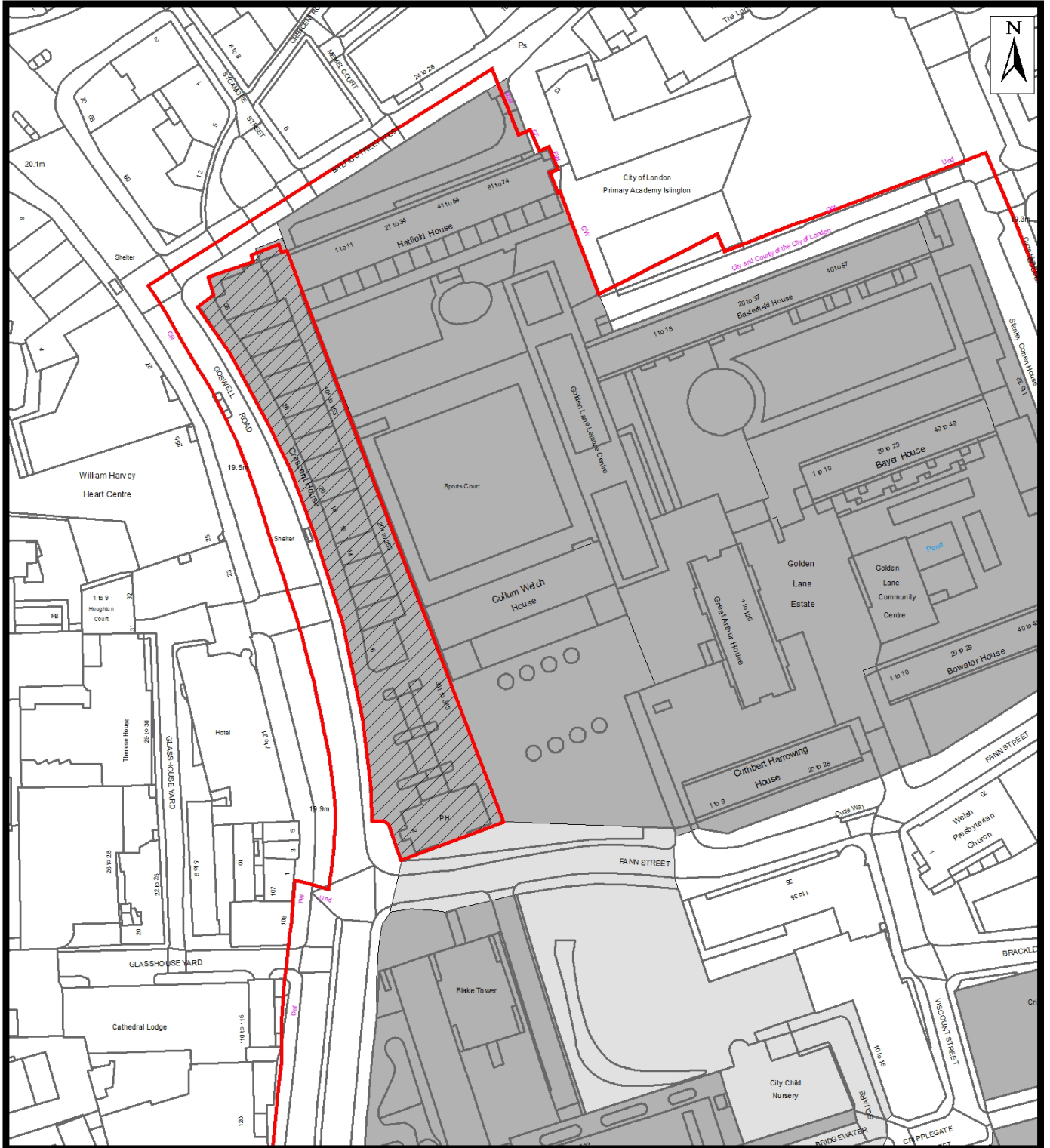
The proposals for the installation of vacuum glazing would not result in a harm to the heritage significance of Crescent House, whilst the insulation of the soffits and roof would result in a very slight level of less than substantial harm to the heritage significance of Crescent House. This is due to insulation resulting in a small change to the appearance, silhouette and finish of the building in the form of a step in the soffit only experienced from views from the north and south and in views of the roof from the internal access deck.

Paragraph 200/202 of the NPPF requires this harm to have clear and convincing justification, and to balance this harm against the public benefits. Officers consider that the harm would be demonstrably outweighed by the benefits of the proposals, which include informing the long-term sustaining of a designated heritage asset and improved quality of living and wellbeing for leaseholders and social tenants, and the requirements of paragraph 202 are met. This conclusion is reached whilst attributing great weight and considerable importance, to the relevant statutory tests under s.16, s.66 and s.72 of the Act.

Recommendation

(1) That Planning Permission be granted for the above proposal in accordance with the details set out in the attached schedule.



Site Location Plan



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ADDRESS:
Crescent House, Golden Lane Estate

CASE No.
23/00650/LBC

-  **SITE LOCATION**
-  **LISTED BUILDINGS**
-  **CONSERVATION AREA BOUNDARY**
-  **CITY OF LONDON BOUNDARY**



ENVIRONMENT DEPARTMENT



Image 1 – Crescent House, Western Elevation (facing Goswell Road)



Image 2 – Crescent House, Eastern Elevation



Image 3 – Crescent House, Southern Elevation (facing Fann Street)



Image 4 – Access Deck Elevation



Image 5 – Access Deck Elevation (First and Second Floor)



Image 6 – Access Deck Elevation (Third Floor)



Image 7 – Typical Detail of Kitchen Window



Image 8 – Roof Details



Image 9 – Window detail showing existing soffits below



Image 10 – Soffit Detail

Main Report

Site and Surroundings

1. Crescent House is part of the Golden Lane Estate, constructed between 1958 and 1962 to designs by Chamberlin, Powell and Bon, of later renown for their Barbican Estate. Crescent House fronts Goswell Road, with its primary façade curving (as its name would suggest) to follow the street alignment.
2. Crescent House sits on the boundary between the City of London and London Borough of Islington.
3. The Golden Lane Estate comprises Crescent House, Hatfield House, Cullum Welch House, Basterfield House, Stanley Cohen House, Bayer House, Bowater House, Cuthbert Harrowing House, and Great Arthur House, a Community Centre, Sports Centre and landscape setting.
4. With the exception of Crescent House which is listed at Grade II*, the rest of the Estate was listed at Grade II in 1997. Crescent House is designated Grade II* separately from the rest of the Estate as it illustrates the pivotal role, in built form, the development of Chamberlin, Powell and Bon's ideas had in the evolution of post war architecture in Britain.
5. The Estate is also a Designated Landscape (Registered Historic Park and Garden) at Grade II referred to in the report as a registered park and garden.
6. The 'Site' also sits within the Barbican and Golden Lane Estate Conservation Area (BGLE Conservation Area).
7. The 'Site' is also within the setting of the Hat and Feathers and St. Luke's Conservation Areas in the London Borough of Islington.
8. The 'Site' is located within the Barbican and Golden Lane Neighbourhood Forum Area.
9. There are no other designations or constraints relevant to the Site or the proposals.
10. The Golden Lane Estate is in residential use with retail units at ground floor level of Crescent House. There are 159 flats within Crescent House.

Relevant Planning History

11. On the 19th of July 2022, the Planning and Transportation Committee granted temporary Planning (22/00322/FULL) and Listed Building Consent (22/00323/LBC) for "Alterations to and replacement of existing single-glazed windows and framing structure for a temporary period of 2 years to sequentially test double and triple glazing options."
12. As a result of the Committee's decision to include vacuum glazing within the pilot to test the glazing options, the conditions attached to the permission also made provision for this to be tested along with the testing of double and triple glazing. This pilot has now been implemented with tests undertaken but only for the vacuum glazing option. This has fed into the current applications.

Background to the Proposal

13. The City of London Corporation's Department of Community and Children's Services, as the 'Applicant', has for the past three years been working towards upgrades to all windows across the Golden Lane Estate as part of wider strategic objectives of the Climate Action Strategy.
14. Given the number of different buildings and therefore window typologies across the Estate, the project has been broken down, starting with Crescent House.
15. Consultation on the proposals for Crescent House has been ongoing for the past three years with residents and other key stakeholders including Historic England and the Twentieth Century Society.
16. Throughout 2021, optioneering for the windows was discussed with the key stakeholders, including the option of refurbishing the existing single glazed windows, installing double-glazing into the existing frames, and replacement of the windows and framing to install triple glazing.
17. The work culminated in the pilot project presented under a previous submission, approved by the Planning and Transportation Committee in July 2022. This pilot project involved changing the windows, on a temporary basis in Flat 347, to inform the wider works presented in the current applications.
18. In addition to the proposals for double and triple glazing that were presented to Committee initially in July 2022, vacuum glazing was

introduced to the pilot project through amendments to the conditions following support of this approach by residents. This approach was also considered to be optimal in heritage terms, given that vacuum glazing gives the appearance of single glazing. The vacuum glazing proposal also minimised the need for changes to the window frames and building fabric, whilst still being able to achieve improved acoustic and thermal comfort qualities.

19. Vacuum glazing was installed as part of the pilot in autumn 2023. The proposals to test double and triple glazing as originally proposed were not taken forward within the pilot project, given the success of the installation of the vacuum glazing, as well as the increased heritage harm these alternative options would have caused. This harm would have resulted from the increased loss of fabric and changes to the appearance of the building associated with the installation of thicker windows into the frames.
20. The vacuum glazing as part of the pilot project has provided important information and detail which has influenced the proposals for the wider Crescent House block now under consideration. The pilot has established that the condition of the existing window frames and surrounds is better than expected, which has enabled a repair-led approach as opposed to a full replacement in this instance. Future works to window frames and surrounds would continue to be subject to a case-by-case review for each window in the building.
21. The pilot has also established the suitability of the building fabric to accommodate the new windows and fixings, and allowed for testing of the installation of new demand controlled mechanical ventilation to avoid condensation and mould growth. In addition, the thermal and acoustic performance of the glazing has been tested by the Building Research Establishment, where improvements to both have been achieved. The pilot has also provided an understanding to the design team of how the project could be rolled out across the remainder of Crescent House and the wider Golden Lane Estate.
22. The pilot project has allowed stakeholders including officers from the City of London Local Planning Authority, Historic England, Twentieth Century Society, and local residents to view the refurbished vacuum glazed window in situ, to ensure they are satisfied with the appearance and heritage impacts that has then informed the wider project.
23. As a result of this engagement with stakeholders, some detailed design issues have been identified within the Pilot that would be addressed in the implementation of the wider project to limit heritage harm. This includes

issues relating to the final choice of material of the white spandrel panels (to be secured by way of condition) with an aspiration of meeting the original design intention as closely as possible.

24. The Pilot has also helped identify issues and challenges beyond its original scope, including the need for new heating systems due to Building Regulations. Whilst holistically these changes are associated with the proposals, they are not under consideration in the current applications for planning permission and listed building consent.

Current Proposals

25. The Applicant is the City of London Corporation, and a Handling Note has been prepared in accordance with the Handling Arrangements Procedure.

26. Planning permission and listed building consent is sought for the repairs and minor alterations to the existing windows and framing at first, second and third floor levels of Crescent House, in addition to the installation of external insulation on the concrete vaulted roof and concrete soffit of the underpass, with associated works.

27. The primary element of the works would see the replacement of the single glazing with vacuum glazing. As part of the proposals, the existing timber window frames would be stripped, repaired and redecorated. Each frame would be individually inspected and where timber degradation has occurred, repairs undertaken – either a resin fix for smaller areas of damage or wooden splices for areas of decayed wood. For significantly damaged frames, a full replacement would be provided. Details of this would be secured by way of condition. Any previous historic repairs would be reviewed and if good quality left in place. Poor quality or failed repairs would be addressed as required. The aluminium windows would also be repaired and refurbished as part of the proposal.

28. In addition to the replacement of glazing and refurbishment of the frames, further alterations associated with the works are proposed including the following:

- The mosaics on the building elevation would be cleaned and replaced on a like-for-like basis where damaged or missing.
- The ironmongery on windows would be removed and overhauled or replaced on a like-for-like basis if missing or damaged beyond repair.
- The inclusion of Demand Controlled Ventilation with new trickle vents installed to frames of the fixed lights above bookshelves and fans within bathrooms.

- The insulation of the bookshelf panels.
- The replacement of life expired timber boards on party walls.
- Amendments to the window profiles with new beading, zinc flashing and increased sill projections – all of which would help improve the performance and resilience of the repairs.
- The replacement of spandrel panels.

29. Finally, the proposals also comprise the installation of insulation on the main roof, and ground floor soffit of the building. This would mainly comprise mineral wool insulation, with elements of aerogel insulation also installed on the ground floor soffit. As part of this element of the works, a latch way system would be installed on the roof to enable safe access for routine maintenance inspections. A PIR insulation panel would also be installed within the flat roof element of the third-floor flats, above the kitchens.

30. The proposed works are considered necessary to improve thermal performance and residential comfort within the building. The existing windows are life expired and the proposed works would improve the comfort and wellbeing of residents by; mitigating condensation, reducing mould and providing more comfortable living conditions, reducing energy consumption and reducing fuel costs, which will ultimately secure its future as a residential building which is more sustainable, and more closely aligned with the current standards expected of residential accommodation.

Consultation

31. As this is not a major planning application, the applicant does not need to provide a Statement of Community Involvement.

32. However, the applicant has undertaken stakeholder engagement since the projects' inception. The website for the project (goldenlanewindows.site) shows the consultation that has been carried out over the past three years including formal public consultation events (in person and online), regular newsletters, and meetings of the Residents' Liaison Group.

33. As part of the current application, the City of London Corporation acting as the Local Planning Authority ('LPA') has undertaken consultation with neighbouring residents in line with statutory duties. This includes a further consultation exercise upon receipt of additional information and amended drawings.

34. Neighbour letters were sent to all properties within Crescent House; site notices (for both the planning and listed building consent applications) were erected, and the applications were advertised via press notice and the 'weekly list'.
35. The application for planning permission was presented to the Conservation Area Advisory Committee on two occasions (once following the receipt of the additional/amended information) who raised no objection to the proposals for the windows, but raised objection to the insulation to the soffit.
36. Historic England and the Twentieth Century Society were also consulted, continuing the pre-application engagement with them. The Golden Lane Estate Residents Association and the Golden Lane Tenants Forum were also consulted.
37. A number of objections were received in the first round of public consultation that raised concern about the haste of the application when the pilot study was still ongoing. The pilot window has now been installed and residents have been able to review the works, so the comments and responses below instead focus on those made on the merits of the application, and those comments made especially since stakeholders have seen the pilot.
38. Copies of all received letters and emails making representations are attached in full and appended to this report. A summary of the representations received, and the consultation responses is set out in the table below.

Consultation Response	
Twentieth Century Society	<p>No objection.</p> <p>We welcome the change in approach, brought about as a result of thorough research and investigation into the original and existing condition of the various components of the elevations, and into potential approaches to repair and fabric improvements. The project team have demonstrated a good understanding of the building's significance, its tolerance and opportunities for change.</p> <p>The proposed approach would see the greater retention of significant original fabric and would ensure that the character and appearance of this exceptional Grade II* building is conserved. We welcome the applicant's holistic</p>

	<p>approach to the project – while investigating potential improvements to the performance of the windows, the project team have also identified opportunities for insulation and ventilation (through the Demand Controlled Ventilation system).</p> <p>In response to specific details discussed on site, we recommend that the aluminium window frames are anodised rather than powder-coated – the former results in a more honest, less polished appearance. We also recommend more testing concerning the replacement of the panel beneath the bookshelf – this was originally opaque but has been replaced with clear glass in the mock-up flat. Ideally, the glass here would be a closer match to the original finish. At our site visit, the project team also presented options for the replacement of the spandrel panels. We would ideally like to see the chosen finish in-person once it is decided upon. We would also welcome the opportunity to inspect the proposed replacement mosaic tiles when these are ready on site.</p> <p>For the reasons outlined here, we are broadly supportive of the proposed window renewal scheme, believing it will allow for the necessary improvements to residents’ living conditions and to the building’s environmental credentials while conserving the significance of the Grade II* building.</p>
Officer Response to Comments	Noted. We recommend the Applicants’ invite the Twentieth Century Society to inspect the mosaic tiles and spandrel panel prior to them being installed. Details of these are to be secured by condition.
Historic England	Historic England welcomes the repair of the Grade II* building and appreciates the need to improve its thermal and acoustic performance. Given the high significance of the building and extensive nature of repairs required, Historic England recommend a number of conditions that they shall be consulted on the discharge of said conditions. Whilst there will be some visual impact from aspects of this work, any harm will be at the lower end of less than substantial.
Officer Response to Comments	Noted and conditions recommended.
Conservation Area Advisory Committee	No objection to works to windows – objection to soffit insulation.

Officer Response to Comments	Noted. Commentary on the soffit insulation and its impact are provided within this report in the design and heritage section.
Golden Lane Estate Residents Association	Objection not in principle but in content. Concerns over impact of soffit insulation on appearance of Crescent House and it being unsuccessful with cold-bridges leading to condensation. No information on new heating system or on flues that would penetrate through windows. Request condition on suitable varnish for sapele timber frames. Concern over glass spandrels being painted. Full schedule of works required.
Officer Response to Comments	Noted. Assessment of the impact of the proposals on the listed building below under <i>Design and Heritage</i> section and conditions included in the attached schedule where appropriate.
Golden Lane Tenants Forum	No response received.
Officer Response to Comments	N/A
Barbican & Golden Lane Neighbourhood Plan Forum	No response received.
Officer Response to Comments	N/A

39.54no. objections from 16no. objectors have been received in total across the planning and listed building consent applications. These are summarised below.

Representations (Objection)	Response
Concerns over flats on the first and second floor not being included in the pilot.	The pilot project was primarily related to seeing if and how the existing frames could handle replacement glazing within the existing rebates/openings, and to assess its visual and thermal impact. The lessons learned from the pilot project on the third floor can therefore be applied generally to flats on the lower

	<p>two floors as the window typologies from Flat 347 give a good representation of window types found elsewhere within Crescent House. It is also understood that the Applicant does not have empty flats on the lower floors that could've been used in the pilot.</p>
<p>Why are there limited details on the overhaul of the heating system and flues not included in the application?</p>	<p>Officer Response: The applicant has stated that these works are being looked into separately, but given the complexities with leaseholders, tenants, and the existing heating system in each flat, that the windows remain the main focus for now.</p>
<p>Concerns over construction – noise nuisance and displacement and impact on resident wellbeing.</p>	<p>Officer Response: A Scheme of Protective works is secured by condition to ensure the amenity of neighbours is safeguarded throughout the deconstruction and construction processes in regard to noise nuisance, odour, dust etc. The resident displacement, including any legal agreements/licenses relating to the decanting of residents is not a material planning consideration.</p>
<p>Concerns over the loss of heritage detailing and loss of some historic fabric, and general heritage concerns.</p>	<p>Officer Response: This is covered in the body of the report below. It should also be noted that Historic England and the Twentieth Century Society have raised no objection to the works.</p>
<p>Concern about lack of information on warranty of the new windows.</p>	<p>Officer Response: This is not a material planning consideration, although the applicant has stated that the windows would have a 15-year warranty provided by the UK Distributor of the glass and backed by the manufacturers (LandGlass). This 15-year warranty exceeds that offered on standard double-glazing units (usually between 2-10 years).</p>
<p>Concern over reduction in floor area from the proposals.</p>	<p>Applicant Response: The total floor area of the flat would be reduced a negligible amount as a result of the windows and the insulation works,</p>

	<p>which would not be noticeable to occupiers. The reduction in floor area from possible future electric heating systems is not a material consideration in this case.</p>
<p>Concerns over the aluminium pivot window a) not being replaced for a thermally broken window; and/or b) appearance of the refurbished aluminium pivot window being patchy.</p>	<p>Officers agree that the pilot project has resulted in a patchy appearance to the aluminium pivot window. The applicant considers repairs to the aluminium window to be better in terms of heritage considerations than their replacement with new, and Officers agree with this.</p>
<p>Concerns over missed opportunity to clean the concrete façade and insulate the mosaic tiles as part of the proposals.</p>	<p>Noted. The cleaning of the façade is not included as part of this application; however, the applicant has stated that the main façade components (glass, timber, aluminium, metal roofing and bookshelf) would all be cleaned as they are included in the proposals. The painted surfaces would be decorated (rendered walls, painted concrete soffits, timber work to the lightwell/roofs etc). The mosaics would be lightly cleaned, with replacements where needed. The Applicant has investigated cleaning the concrete, and stated that it is a significant undertaking which is likely to reveal many unsympathetic repairs which would not resolve the issue of inconsistent colouring of the concrete so is not being pursued as part of this application. The Applicant intends to carry on these investigations with the relevant concrete specialist and heritage bodies to establish a sensible approach to tackle the inconsistency in appearance of the concrete.</p> <p>With regards insulation to the mosaic tiles, the Applicant originally proposed the installation of insulation to the floor slab edge as part of the proposal to install triple glazing to Crescent House in the pilot project. The</p>

	<p>removal of the old windows and installation of new, deeper window frames gave an opportunity to investigate removing the existing tiles, installing a layer of aerogel insulation, adding a new tile carrier board and then install new tiles onto this. The external line of the windows would've moved outwards with the installation of triple glazing, allowing for a greater depth of insulation, render board etc. However, as the current proposals are to retain window frames, the depth from the slab edge to the outer face of the windows is much smaller (about 30-35mm). The new build-up of tiles, adhesive, tile carrier board, support rails, and insulation would result in a build-up of 40-50mm. This would mean the line of tiles would project beyond the line of the window head, significantly changing the appearance of the building as the tiles currently read as a continuous recess around the building, defining the intermediate floors, and contrasting with the projecting concrete bands a first and roof levels.</p>
<p>A window maintenance programme should be secured to ensure that the new windows do not fall into disrepair like the existing windows.</p>	<p>Noted. See recommended condition 13.</p>
<p>Integrated street lighting should be retained, and a lighting strategy is needed for the proposed replacement lights to the soffit.</p>	<p>Officers in agreement. See recommended conditions 11 and 12.</p>
<p>Concerns that soffit insulation would have major impact on the appearance of Crescent House – the detail is unlikely to be successful and is a cold bridge so is likely to lead to condensation.</p>	<p>Noted. Whilst officers agree that the soffit insulation would have a harmful impact on the special interest of Crescent House, we conclude that it would be at the slight end of the spectrum of less than substantial harm. See full assessment in design and heritage section below.</p>
<p>The works are major and should be advertised as such.</p>	<p>The potential impact on residents' lives from the carrying out of the works is understood. However, the proposals do not meet the threshold</p>

	for a major application as per the Town and Country Planning (Development Management Procedure) (England) Order 2015.
Concerns about upfront cost of new windows to residents.	This is not a material planning consideration.
Detail of oriel roofs not addressed	The applicant has not provided any information on this matter.
Concern about replacement of Muroglass spandrel panels with toughened glass painted white.	Noted. Details of the spandrel material is required by condition.

Policy Context

40. The development plan consists of the London Plan 2021 and the City of London Local Plan 2015. The London Plan and Local Plan policies that are most relevant to the consideration of this case are set out in Appendix A to this report.
41. The City of London has prepared a draft plan, the City Plan 2036, which was published for Regulation 19 consultation in early 2021. Onward progress of the plan has been temporarily paused to enable further refinement, but it remains a material consideration in the determination of applications (although not part of the development plan). The Draft City Plan policies that are most relevant to the consideration of this case are set out in Appendix A to this report.
42. Government Guidance is contained in the National Planning Policy Framework (NPPF) September 2023 and the Planning Practice Guidance (PPG) which is amended from time to time.
43. The Historic England Good Practice Advice notes, including Note 3 The Setting of Heritage Assets and Note 2 Managing Significance in Decision-Taking in the Historic Environment.
44. There is relevant GLA supplementary planning guidance and other policy in respect of: Sustainable Design and Construction SPG (GLA, September 2014); Control of Dust and Emissions during Construction and

Demolition SPG (GLA, September 2014); London Environment Strategy (GLA, May 2018); and Shaping Neighbourhoods: Character and Context (GLA, June 2014).

45. Relevant City Corporation Guidance and SPDs comprising the Barbican and Golden Lane Conservation Area Appraisal (City of London, 2022) and Golden Lane Estate Listed Building Management Guidelines (City of London, 2013).

Considerations

46. The Corporation, in determining the planning application has the following main statutory duties to perform:-

- to have regard to the provisions of the development plan, so far as material to the application, local finance considerations so far as material to the application, and to any other material considerations (Section 70 Town & Country Planning Act 1990); and
- to determine the application in accordance with the development plan unless other material considerations indicate otherwise (Section 38(6) of the Planning and Compulsory Purchase Act 2004).

47. In considering whether to grant planning permission for development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses (Section 66(1) Planning (Listed Buildings and Conservation Areas) Act 1990). This duty must be given considerable weight and importance when weighing any harm to the setting of a listed building in the balance with other material considerations.

48. In determining a planning application for a building or land in the Barbican and Golden Lane Estates Conservation Area, special attention must be paid to the desirability of preserving or enhancing the character or appearance of that area (Section 72(1) Planning (Listed Buildings and Conservation Areas) Act 1990).

49. In considering the application for Listed Building Consent special regard must be had to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses (Section 16(2) Planning (Listed Buildings and Conservation Areas) Act 1990).

50. The National Planning Policy Framework (NPPF) states at paragraph 2 that “Planning Law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise”.

51. The NPPF states at paragraph 8 that achieving sustainable development has three overarching objectives, being economic, social, and environmental.

52. Paragraph 10 of the NPPF states that “at the heart of the Framework is a presumption in favour of sustainable development. That presumption is set out at paragraph 11. For decision-taking this means:

(a) approving development proposals that accord with an up-to-date development plan without delay; or

(b) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

(i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

(ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

53. Paragraph 48 states that local planning authorities may give weight to relevant policies in emerging plans according to:

(a) the stage of preparation of the emerging plan (the more advanced its preparation the greater the weight that may be given);

(b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and

(c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

54. Chapter 8 of the NPPF seeks to promote healthy, inclusive, and safe places.

55. Paragraph 92 states that planning decisions should aim to achieve healthy, inclusive, and safe places which promote social interaction, are safe and accessible and enable and support healthy lifestyles.
56. Chapter 12 of the NPPF seeks to achieve well designed places. Paragraph 126 advises that “The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.”
57. Paragraph 126 advises that “The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.”
58. Paragraph 130 sets out how good design should be achieved including ensuring developments function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, are sympathetic to local character and history, establish or maintain a strong sense of place, optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development and create places that are safe, inclusive and accessible and which promote health and wellbeing.
59. Chapter 14 of the NPPF relates to meeting the challenge of climate change. Paragraph 152 states that the planning system should support the transition to a low carbon future in a changing climate. It should help 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 conversion of existing buildings.
60. Paragraph 154 states that new developments should avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures.
61. Chapter 16 of the NPPF relates to conserving and enhancing the historic environment.
62. Paragraph 195 of the NPPF advises that Local planning authorities should identify and assess the particular significance of any heritage asset that

may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

63. Paragraph 197 of the NPPF advises, "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."

64. Paragraph 199 of the NPPF advises "When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

65. Paragraph 200 states that 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. Substantial harm to or loss of:

(a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

(b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

66. Paragraph 202 of the NPPF states "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". When carrying out that balancing exercise in a case where there is

harm to the significance of a listed building, considerable importance and weight should be given to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

67. The Golden Lane Estate Listed Building Management Guidelines SPD 2013 sets out the significance of the Golden Lane Estate and Crescent House in detail. Section 4.2.2 sets out the best practice guidance for the restoration of the windows. The Barbican and Golden Lane Estate Conservation Area Appraisal 2022 describes the character and appearance and significance of the Conservation Area.

Considerations in this case

68. In considering these applications for planning permission and listed building consent, account has to be taken of the statutory and policy framework, the documentation accompanying the application, and the views of both statutory and non-statutory consultees.

69. The principal considerations in this case are:

- The extent to which the proposals comply with the development plan
- The extent to which the proposals comply with the NPPF
- The impact of the development in design and heritage terms including special architectural and historic interest and heritage significance of Crescent House, the character and appearance and significance of the Barbican and Golden Lane Conservation Area and the significance of the Golden Lane Registered Landscape.
- The impact of the proposal in terms of energy and sustainability
- The impact of the proposed development on the amenity of residential occupiers, both within and adjacent to Crescent House with regards noise, access to daylight and sunlight, and general amenity.

Design and Heritage

Direct Impacts on Heritage

Crescent House (Grade II*)

Heritage Significance:

70. In 1997 the whole of Golden Lane Estate was listed, including the landscaping and public areas at Grade II, but Crescent House was

separately listed at Grade II* due to its progressive influence on post war architecture in Britain and for the sophistication with which the contrasting materials and geometry of the façade are handled. Crescent House has considerable historic, architectural, and artistic values.

Historic Interest:

71. Crescent House is integral to the Golden Lane Estate. The Estate, completed in 1962 designed by Chamberlin, Powell and Bon (CPB), was an ambitious project of post-World War 2 rebuilding to provide homes for professionals in a devastated area to the north of St Paul's Cathedral.
72. The Estate as a whole was influenced by pre-war architecture and planning schemes of Le Corbusier. This scheme pioneered new philosophies of Modernist Planning, high rise density, formal prescriptive urban design to minute detail and the removal of roads in preference for a new type of network with hard landscaping and community facilities. Golden Lane Estate and Crescent House are important in the redevelopment of this part of the City and contribute to the evolution and narrative of social housing in London.
73. Crescent House was completed last and was the most experimental of the distinctive blocks. Crescent House contains 159 apartments, shops and a public house and when built set a new pattern for high density housing at a modest height. The mixed-use block was seminal in the work of the acclaimed practice Chamberlin, Powell and Bon, reflecting late-Corbusian language. The ideas explored in Crescent House were highly influential serving as a clear precursor to the work of CPB for the Barbican Estate and towards New Brutalism.

Architectural and Artistic Interest:

74. Crescent House is universally regarded as progressive in style and construction and makes a departure from the earlier curtain walling to the Golden Lane Estate. It is a defining element of the Estate's special architectural interest. Unlike the other residential blocks in the Estate, Crescent House deviates from the grid plan as its canopy follows the sweep of the curve of Goswell Road on its west elevation and, like Great Arthur House, comprises two rows with the row along the east elevation following the grid pattern inside the wider estate. The Goswell Road elevation is of particularly high significance with its distinctive stepped profile.

75. The detailing is experimental, comprising a reinforced concrete construction with mosaics to slab edges, tile clad pilotis, muroglas spandrel panels, and sapele hardwood pivoting centrally hung casements and some crittall side panels. The barrel-vaulted roofscape is perforated by lightwells along the length of the building. Internal corridors run the length of the building at first, second and third floor levels, with the latter under the light wells. The inner courtyard elevation takes a much simpler form with a combination of crittall metal and soft windows to kitchens and bathrooms set under the continued barrel vaulted roofscape.
76. The flat interiors were carefully planned to maximise the use of space and light within compact units. In the majority of flats, there is a partly glazed screen, incorporating a serving hatch and storage between the kitchen, which faces the access gallery, and the living rooms which face the external elements of the building. In order to economise on frontages, however, a third of the flats were planned with internal kitchens and bathrooms, with artificial ventilation. In these, the glazed screen in the kitchen opens into the entrance lobby which is in turn glazed on the side of the access gallery. The barrel-vaulted top floor flats have full-height glazing.
77. The original interior design and layout of the flats are plain and compact, with a series of window types including both timber (sapele and softwood) and aluminium. Muroglass panels, Georgian wire, obscure and clear glazing are all found throughout the building. In addition, an ingenious integrated bookshelf designed into the original fit out is also found in the majority of flats.
78. Crescent House is unique in terms of style and innovation and has significant artistic and architectural values individually. and makes an important contribution to the overall Golden Lane Estate masterplan and to the settings of other listed buildings within the complex.

Archaeological Values:

79. The designated heritage asset does not have any identified archaeological values.

Setting:

80. Crescent House defines the western boundary of the Golden Lane Estate acting as a barrier between its internal pedestrian focused courtyards and the heavily trafficked Goswell Road. The setting of Crescent House is intrinsically derived from the wider Estate and the continual visual interplay

between buildings, functions, materials, open spaces and public realm. The terraced housing blocks such as Hatfield House and Cullum Welch House are shaped in an interlocking grid set around courtyard spaces and walkways, which are interlinked with retail, community and recreational buildings with Great Arthur House serving as the towering architectural anchor.

81. Whilst each block has an individual design, there is a commonality of architectural language in terms of materiality, modular form, texture, and placement as part of an inter dependant and comprehensive masterplan. This planned layout is central to understanding Crescent House which deviated from the grid block with its piloti and sweeping elevation and was the final phase of the Estate.
82. This block was a pivotal stepping stone moment for CPB, both spatially and architecturally and the Golden Lane Estate setting provided by the other blocks and then the later Barbican Estate also within its setting reinforce its pioneering architectural evolution which is a key element of significance. This setting remains well preserved adhering to CPB's original intended design.

Justification and Detailed Proposals:

83. Paragraph 200 of the NPPF requires clear and convincing justification to support listed building consent where there is harm or loss to the significance of the asset. It is clear that the existing windows at Crescent House, some of which are 60 years old, need to be upgraded due to their poor condition. This is particularly prevalent on the exposed Goswell Road elevation.
84. There is a pressing need to improve the thermal performance due to the building's age and lack of insulation within its fabric. Occupants of the building have been experiencing high fuel bills, condensation and fluctuating internal temperatures.
85. The pre-application for the pilot project, and the pilot project itself which has fed into the subject applications, have involved extensive discussions with a range of stakeholders including local residents, Historic England, Twentieth Century Society and City of London Planning Officers. Through this process the significance of the original windows has been assessed, as well as the nature of failings and repair and/or replacement methods.
86. The proposals now presented result from a considered and methodical approach undertaken during the pilot project, used to find the best solution

which balances the demands of heritage, climate change and social wellbeing to sustain and secure the future of Crescent House.

87. A step-by-step process was undertaken to analyse the existing fabric of Flat 347 as part of the pilot including: stripping back and condition assessment; testing in situ glazing including the reuse of existing window frames; and testing removal of existing glazing and replacement to incorporate vacuum glazing. As a result of this testing, a detailed method of works has been produced. This has been reviewed by the Twentieth Century Society, Historic England, CoL Planning Officers and other stakeholders.

Glazing:

88. The existing single glazing would be replaced with vacuum glazing panels, which would consist of two panes of 4mm glass separated by a vacuum cavity of approximately 0.3mm. This would require a slight adjustment to the rebates to accommodate the glass, as the existing glazing is 3-6mm in total. The vacuum glazing has significantly better thermal and acoustic performance than the single glazing, as evidenced by the testing results discussed below.

89. Existing glazing would be removed from the frames and used as templates for the vacuum glazing. This would also enable the opportunity for a condition survey to be undertaken of the window frames.

90. Changes are proposed to the high-level bathroom windows to the Level 3 flats, with the existing jalousie louvered windows replaced with fixed panes of vacuum glazing. This is proposed as a result of significant heat loss associated with the very low thermal performance and high levels of uncontrolled air leakage from the existing louvered windows. Furthermore, a narrow, non-combustible insulated panel would be installed to accommodate future boiler flues in line with Building Regulation requirements.

91. The existing elements of Georgian Wired glazing are to be replaced by clear glazing panels, as the selected manufacturer is unable to replicate this finish in vacuum glazing. The pilot project saw the replacement of the opaque glazing panels within the bottom casements (below the bookshelves) with clear glazing. The final finish of the glazing panel in the bottom casement is to be secured by condition to ensure the panels be opaque in the building wide installation.

Frames:

92. Each window frame would be individually assessed via a condition survey before works are undertaken, with a repair approach based on the level of damage / degradation. The repairs to the frames would take place whilst the glazing has been removed and the replacement vacuum glazing is being manufactured, ready for installation once the frames are repaired.
93. The existing hardwood Sapele frames would be stripped of paint and stain using Paramose, sanding by hand tools and any stains to wood removed using bleach and warm water. Smaller areas of degradation would be repaired via a two-part resin fix. Where wood is damaged beyond repair in a section up to 300mm, the wood would be replaced via hand tools with new wood spliced and jointed into the frame. More significantly damaged pieces of timber would be completely removed and new sections inserted.
94. The softwood frames have been found to be generally more degraded than the hardwood Sapele frames, and therefore any significant sections of the frames that require replacement would result in the whole casement needing to be replaced as opposed to splicing in new sections of timber. This method would ensure better longevity of the windows. The original softwood windows had aluminium beads; however, no suitable replacement could be sourced, and these beads would be replaced with a suitable hardwood alternative with similar profile.
95. The aluminium window frames would be removed, repaired, and renovated off-site, alongside other pieces of ironmongery, with an anodised finish, before reinstallation with the vacuum glazing within.
96. All casements would have replacement brush seals installed and additional compression seals installed to provide two layers of protection against draughts, water ingress, and to improve acoustic insulation.

Ventilation:

97. As a result of the efficiency improvements achieved through the project, there is likely to be a reduction in the amount of uncontrolled air movement through the building fabric. Part F of Building Regulations recognises that adequate insulation is required to reduce the risks of condensation, mould growth and poor indoor air quality. Therefore, the proposal seeks alterations to the ventilation systems in the flats.
98. The existing windows have non-controllable trickle vents incorporated into jambs of the pivot windows, which would be removed when they are

overhauled, and replaced with new beads. As part of the proposals, a new head section would be installed into the frame above the fixed light casements to allow the installation of a demand control trickle vent.

99. The Demand Control Ventilation would adjust the ventilation extract rates based on the internal conditions found in each flat; as the moisture content increases, the extract rate increases to remove more air from the home. The system would use passive technology.
100. The proposal would replace most of the existing communal fans with new demand control extract grilles, whilst homes in the southern end of the block would be replaced with new individual fans. Some homes would also have external extract grilles. The range of set ups responds to the individual design of the different flats within the block.

Other Alterations associated with Window Works:

101. The bespoke integrated bookshelves found in the vast majority of the flats is proposed to be lined internally with a new 10mm strip of insulation and 6mm thick facing board. At present, residents have reported common issues with the bookshelf feature, with damp and mould arising due to the thin build up. The new insulation seeks to address this, improve thermal integrity and would be finished with a sapele veneer internally. No external changes are proposed to this distinctive feature.
102. Over time, a number of the original handles have been replaced with unsympathetic replacements or are missing entirely. As part of the proposals, new handles would be installed as a close match to the originals. Other elements of ironmongery that are non-original and replaced with unsympathetic replacements such as hinges would be replaced with designs that match the original. Original elements of ironmongery would be overhauled where possible. Details of this would be secured by way of condition.
103. The existing spandrel panels comprise a single pane of glazing which has been shown to have poor thermal performance, and has been externally painted, a departure of the original design intention. The retention of this element would undermine the wider holistic approach to improve residential comfort. The new spandrel panels would comprise a 6mm layer of toughened glass with better thermal performance. The external appearance of this element of the works would be addressed via way of condition.

104. In several locations, timber sections have degraded particularly badly and the applicants seek to amend the profiles to improve performance and resilience of the new frames. At the head of oriel windows at the junction with roofs, a new zinc flashing would be added to protect the sapele frames from weathering – this would match the existing roof.
105. All existing beads would be replaced with bottom beads designed to encourage water to fall away from the building façade and protect the new vacuum glazing – these beads would be sapele. The sills above mosaic panels would be increased to protect the mosaics whilst creating an appropriate drip to the bottom of the window frames.
106. The timber board found on the Party Walls would be replaced with new insulated timber panels because of deterioration. The existing original integrated streetlights found on the Goswell Road elevation are to be retained and reinstalled. This would be secured by condition.
107. As part of the wider proposals, the mosaic on the building would be cleaned to remove surface dirt and staining, and where mosaics have been damaged or are missing, they are proposed to be replaced on a like-for-like basis. Details of these works would be secured by condition.

Insulation:

108. The final element of the proposal, which was not incorporated into the pilot project, involves the installation of external insulation to both the roof and ground floor soffits, to support the improved thermal performance and achieve maximum benefits from the new glazing across the entire block.
109. Existing roof coverings, which are not original, would be removed and the exposing of the concrete would enable an assessment of the concrete to determine whether repairs are required. Mineral wool insulation would then be laid on the concrete vaulted roof to reduce heat loss through the roof of the third-floor flats. As part of this work, the existing vents on the roof which vent moisture and vapour from the screed would be removed, as their retention would create a thermal bridge and potential condensation risk. The vents are not considered to be required due to the inclusion of a vapour control layer within the new roofing system. The new roof would then have a liquid applied waterproofing membrane installed over the insulation.
110. Existing soil vent pipes would be retained, whilst new rainwater outlets to support drainage and a latch way system would be introduced. This would enable safe access for frequent inspection and maintenance of the

roof to ensure long term management and safeguarding of the listed building.

111. The roof insulation would have a change in thickness, set back from the edge of the roofline to minimise any views of the increased thickness from the third-floor access deck. Whilst there may be opportunities still to see the insulation from certain vantage points, as well as from surrounding tall buildings, any further setback of the thickness change could compromise the thermal performance.
112. External insulation is also intended to be installed on the ground floor soffits, which would comprise mineral wall insulation and aerogel insulation applied to the underside of the soffit to reduce heat loss through the floor of the first-floor flats. This has been installed at the request of residents.
113. The mineral wool insulation would have a depth of 75mm, whilst the aerogel insulation would have a depth of 25mm. The shallower insulation would be located around window heads of the stairwell cores and shopfronts to avoid clashes. Whilst the difference in depth would be visible from the northern and southern elevations, the difference in U-Value and cost is significant.
114. The mineral wool insulation achieves a U-value of 0.51W/m²K and the aerogel insulation achieves a U-value of 0.78W/m²K (these are the U-values for just the insulation, not the complete build-up). It is also noted that there is also a significant difference in cost, with the mineral wool insulation cost being £7-10/m², whereas the aerogel cost is £230/m². With this in mind, the mineral wool insulation is most optimal in regards overall insulation cost, whilst the layer of aerogel would ensure no clashes with window junctions and whilst not facilitating a thermal bridge.
115. Consideration has been given by the applicants about the possibility of underfloor insulation as opposed to the external insulation of the soffits. However, the applicants have set out that this would not achieve the most optimal thermal performance with cold bridges still present through the timber battens. Furthermore, the removal of timber flooring in all 50 homes is not considered to be viable and would not be able to be enforced by the freeholder.
116. The possibility of tapering the insulation panels to reduce the visual impact of a step change has also been explored by the applicants; however, none of the render systems specifically designed for soffit insulation can offer this solution.

117. The exterior of the intended soffit insulation would be faced with a lightweight multi-coat render system, with a through-colour white finish to match the existing painted concrete finish as closely as possible. It is proposed that the existing soffit-mounted lights are replaced, as they are not original or energy efficient. The details of the finish of this render system, including junctions with the exposed concrete finish on the elevations and lighting would be secured by way of condition.

Heritage Impact:

118. The proposals to replace the single glazing with new vacuum glazing would require adjustments to the rebate to accommodate the thickness of the glazing. The method of installation includes the removal of hardwood beading, putty and the single glazing, before cutting out an enlarged slot in the frame (approximately between 3-5mm). The new vacuum glazing would be inserted, and new beading installed (hardwood on street-facing elevations, softwood on access deck elevation). Due to the thickness and solidity of the existing frames, the insertion of vacuum glazed units could be achieved with minimal damage to listed fabric, by a method that is visually discrete.

119. The replacement of single glazing and installation of new vacuum glazing would not result in harm due to the adaptation and removal of historic fabric. However, not all windows are original and many have been replaced on a piecemeal, ad-hoc basis over time in an unsympathetic manner. The scale of the changes is considered to be incidental, and only appreciable internally within the building. With this in mind, it is considered that there would be no impact on the historic interest of the windows, nor the artistic and architectural interest.

120. The vacuum glazing would be slightly darker than the existing single glazing due to the increased glass thickness. The two panes of glass are separated with microspacers (dots) which may be visible in certain lights/angles. Some of the panes would also have a small, visible evacuation port and one or two "getters"; these would appear as small discs approximately 8mm in diameter. However, once all glazing is replaced, the overall visual impact would be minimal, and these impacts only observed in very close proximity to the glazing. When the entire block is completed, the new glazing would give a uniform appearance across the whole block – which is presently not experienced as a result of ad-hoc piecemeal repairs over time.

121. The proportions and opening mechanisms for all the windows would match the existing, with opening casements remaining the same, and re-

use of the original wood where possible. Replacement wood where required would match the existing, whilst the wood is intended to be varnished in line with the original design intention of the building. The final appearance of this varnish would be secured by condition.

122. The proposals would result in some minor departures from the original design, including alterations to the profiles of the frames. This includes increased sill drips, new beading, and new demand control trickle vents to ensure the most optimal operation of the new fenestration, whilst safeguarding the heritage asset once completed. The new beading would be Sapele hardwood due to the inability to source like-for-like suitable aluminium replacements. The increased sill drips would protect the mosaics from rainwater run off to reduce the impacts of weathering.
123. The Demand Control trickle vents would be discreetly located within the frame above the fixed window casement, sat behind new hardwood 'bead' with magnetic fixings and peg locators. This would reduce the visual impact of the system, which is of an unsympathetic design given its operational nature.
124. Further changes to the original design intention would result from the loss of Georgian wire glazing and obscure glazing, given these were unable to be manufactured by the supplier of the vacuum glazing. Whilst within the pilot project at Flat 347 the lower opaque glazing casement has been replaced with clear glazing, this is unacceptable and is instead secured by condition to be opaque.
125. It is also intended to replace the back painted white spandrel panels, with an aspiration to be a good match to the original design intention. This would be secured by condition.
126. The proposals would not result in any changes to the size, subdivision, and operation of the fenestration. The fundamental characteristics of the windows would remain the same, with elements of the elevations noted for their architectural and historic significance kept as is.
127. As above, a small amount of reversible internal insulation is proposed to the inner face of the building including the bookshelves. Due to the new framing and the insulation, there would be a small area of floor space that would be lost. This would be negligible.
128. The installation of mineral wall insulation with a waterproof membrane on top of the roof would slightly alter the height of the roof, with a small step back from the building line facing the internal access deck elevations

to reduce visual impacts. The appearance of the roof would keep the same roof form as existing, however, its external silhouette would be less slimline – this would not be visible from the views of the primary elevation of the building. With this in mind, the harm arising from this element of the proposal is deemed to be less than substantial and considered to be slight.

129. The ground floor soffits would have a layer of insulation applied, with mineral wool insulation applied over the vast majority of the soffits and elements of thinner aerogel insulation applied around junctions with windows of the stairwell cores and shopfronts. This would result into a change in appearance of the soffit which is currently streamlined, flat with no step change, and strong clear lines.

130. The installation of soffit insulation would also result in a slight degree of less than substantial harm due to the slight change in appearance, silhouette and finish to the external appearance of the building. However, the finish of the soffit insulation would be finished in white render to match the existing original design intention of white painted concrete. The insulation is required to improve thermal insulation for the first-floor flats. The change would not compromise the wider significance of the colonnade as a sheltered space for pedestrians containing a range of local shops, and the mosaic columns remaining. With this in mind, the harm arising from this element of the proposal is deemed to be a slight degree of less than substantial.

131. Harm to the significance of the listed building is primarily due to the installation of insulation to the roof and ground floor soffits which would result in changes to the appearance, silhouette, and finish of the roof and soffit.

132. This harm is evaluated at less than substantial at the lowest end of the spectrum as the insulation would result in a small change to the appearance, silhouette and finish of the building in the form of a step in the soffit only experienced from views from the north and south and in views of the roof from the internal access deck.

Golden Lane Estate Listed Building Management Guidelines 2013 (LBMG):

133. This is a supplementary planning document prepared to provide further guidance to explain policies and the development plan.

134. Section 3 sets out best practice and the approach regarding: stakeholder engagement, appointment of consultants, and exploring conservation focussed bespoke solutions. The LBMG also identifies the

pressing need to address environmental initiatives in para 6.25 and states the City Corporation is committed to being at the forefront of action in response to climate change. Para 1.2.2.2 identifies the need to address thermal and acoustic performance in facades. This advises solutions should be: compatible with the original design intent; not be piecemeal; and should have a mock up to review.

135. The guidance states the replacement of facade elements such as windows is unlikely to be supported, and does not support a piecemeal approach. Nonetheless, the SPD advocates an investigative bespoke approach for problem solving. These applications follow the pilot study, which has tested a repair-led approach to the replacement of frames, and demonstrated that this can be completed successfully in a sensitive manner, whilst retaining increased elements of historic fabric without any detrimental impacts to the appearance of the building.

136. Whilst the proposal would see the replacement of the single glazing to the windows, many of which are non-original, the fenestration pattern, frames, sash, colours and textures would largely replicate the original as closely as possible in line with the requirements of the LBMG. The consistency of the glazing is integral to the character of the building, and the proposals form part of a wider, comprehensive building-wide programme which would ensure a uniform appearance across the block – something which is presently not achieved. This aligns with the overall intentions and best practice set out within the LBMG.

Barbican and Golden Lane Estate Conservation Area (BGLE Conservation Area)

Heritage Significance:

137. The significance of the Conservation Area is set out in the Barbican and Golden Lane Estates Conservation Area Appraisal 2022. The area is characterised by two distinct developments: Golden Lane Estate to the north and Barbican Estate to the south. The characteristics which contribute to the special interest of the Conservation Area are:

- Two estates which, together, provide a unique insight in the creative processes of a seminal English architectural practice, Chamberlin, Powell & Bon.
- Integration of the ancient remains of the Roman and medieval City wall, including Bastions 12, 13 and 14 and the medieval church of St Giles Cripplegate in a strikingly modern context.

- In scope and extent, the estates are important visual evidence of the scale of devastation wrought by the WW2 'Blitz' bombing campaign of 1940-41.
- Seminal examples of ambitious post-war housing schemes incorporating radical, modern ideas of architecture and spatial planning reflecting the development of both Modernism and Brutalism.
- Unprecedented and ingenious provision of open space and gardens within central London, which continue to be a defining characteristic of the estates today.
- New and striking architectural idioms, particularly at the Barbican, applied on a significant scale; a new architectural language deliberately modern and forward-looking; a way of planning and arranging buildings and spaces which was unprecedented in Britain and reflected evolving ideas of the modern city.

138. Crescent House embodies this characteristic and is a pivotal building within the Conservation Area.

Heritage Impact:

139. The proposed alterations associated with the new insulation would have a slight degree of less than substantial harm to Crescent House, a pivotal building which embodies the key characteristics of the Barbican and Golden Lane Estate Conservation Area. This impact is considered to have a limited visual impact on the building where the composition of the façade remains and there is no change to its wider character and appearance.

140. The robust materiality of the building which acts as a test bed for the architectural concepts and ideas which the architects used when they went onto design the neighbouring Barbican Estate remain and would continue to be appreciated in the proposals. The proposals are considered to be necessary to improve residential comfort and a clear and convincing justification supports the application to secure the future of this building as residential accommodation as required by Paragraph 200 of the NPPF.

141. The inclusion of new vacuum glazing and the repair of the façade details such as the mosaic tiles would improve the buildings appearance and reinstate the original uniform design intentions of CPB and enhancing a key element of the Conservation Area's significance. The proposed attention to detailed design, and unified approach to materiality would be consistent with the overall architectural and spatial experiences.

142. The alterations and new interventions would all be incidental and in the spirit of the continued evolution of the Golden Lane Estate, and would have a neutral impact on our understanding and appreciation of significance. The proposals would therefore have no harm on the character and appearance of the Conservation Area. The proposal is considered to be in compliance with Policies CS12, DM12.1 and DM12.2 of the Local Plan in this regard.

Golden Lane Estate Registered Park and Garden (Grade II)

Heritage Significance:

143. The intensely urban landscape at Golden Lane Estate by Chamberlin, Powell and Bon was designed and constructed between 1952 and 1962. Its significance is derived from design interest, historic interest and survival. At Golden Lane Estate, the spaces and the relationship between the blocks including Crescent House were designed as strong simple forms which were central to the overall layout and pattern of the Estate.

Heritage Impact:

144. The proposed alterations to Crescent House would have no impact on the identified values which contribute to significance of the landscape at the Golden Lane Estate. The visual impact would be isolated and incidental and confined to Crescent House and would not impact on the layout, landscape and spaces between buildings. The proposals would have a neutral impact and there would be no harm to the identified significance of Golden Lane Estate as a registered park and garden nor its setting in accordance with the statutory tests and policy DM12.5 of the Local Plan.

Indirect Impacts on Heritage

Hatfield House (Grade II)

Heritage Significance:

145. Hatfield House comprises a six-storey maisonette block, one of the five maisonette blocks of the Golden Lane Estate all aligned east-west. The block was completed later than the other four blocks in the second phase of the Estate's construction (1958 – 1961) and forms the northern boundary of the Estate. The second phase of the Estate incorporated Hatfield House, Cullum Welch House and Crescent House. The block plays an important role in acting as intermediary between the earlier phase

and Crescent House as well as Cullum Welch House which was finished later. Hatfield House reflects the design ideals of Le Corbusier in line with the rest of the Estate.

146. Hatfield House is noted for its pink brick crosswall construction with pink mortar, reinforced concrete floors and roof slabs, and concrete balconies. Hatfield House is clad with blue panels, some of opaque glass, that brings coherence and continuity with the architectural language of the rest of the earlier phases of the Estate despite the diversity of buildings.

147. Whilst being in the later phase, Hatfield House conforms largely to the design of the first phase in comparison to Crescent House and Cullum Welch House which marked a significant design evolution in later phases.

Setting:

148. Hatfield House sits to the northeast of Crescent House to which it is adjoined via a shared stairwell core. Hatfield House defines the northern boundary of the Estate, and the setting of this asset is derived from the wider Estate and the continual visual interplay between buildings, functions, materials, open spaces and public realm. Whilst each block has an individual design, there is a commonality of architectural language in terms of materiality, modular form, texture, and placement as part of an inter dependant and comprehensive masterplan.

Heritage Impact:

149. The setting and the contribution it makes to the significance of this Hatfield House is not considered to be adversely affected by the proposals. Whilst Hatfield House adjoins Crescent House, the two blocks are relatively architecturally distinct, and the proposed changes do not result in any significant alterations to the fundamental characteristics of the Crescent House elevation. As such, the proposed development would not harm the significance or setting of this listed building.

Cullum Welch House (Grade II)

Heritage Significance:

150. Cullum Welch House comprises a six-storey block and marks a departure from the design and planning of the original phase of the Estate. Completed between 1958 and 1961, the block comprises reinforced concrete floor slabs, brick piers, arched over basement with concrete

access deck and red cladding panels. Cullum Welch House is considered to be a transitional point between the lighter treatment of the earlier residential blocks in the first phase of the Estate and the more robust expression of Crescent House. Contrast is achieved in the elevations of the building between the large, light aluminium-framed windows and the heavier brick piers and concrete planters and shelves.

Setting:

151. Cullum Welch House sits to the east of Crescent House to which it is adjoined via a shared stairwell core. Cullum Welch House acts as a stepping stone between the original phase of the Estate and the robust, experimental architecture of Crescent House. The setting of this asset is derived from the wider Estate and the continual visual interplay between buildings, functions, materials, open spaces and public realm. Whilst each block has an individual design, there is a commonality of architectural language in terms of materiality, modular form, texture, and placement as part of an inter dependant and comprehensive masterplan.

Heritage Impact:

152. The setting and the contribution it makes to the significance of Cullum Welch House is not considered to be adversely affected by the proposals. Whilst this block acts as a transitional element between Crescent House and the rest of the Estate, the proposals do not alter the robust materiality of Crescent House nor the composition of the elevation and fenestration pattern. As such, the proposed development would not harm the significance or setting of this listed building.

Other Designated Heritage Assets

153. The impact of the proposals on the settings of the other listed buildings and their significance, have been fully assessed and taken into consideration including Goswell Road Recreation Centre and Tenants Hall; Great Athur House; Cuthbert Harrowing House; Bowater House; Bayer House; Basterfield House; Stanley Cohen House; Fann Street Community Centre; and Golden Lane Bastion.

154. In addition, the proposals are also located within the setting of the Hat and Feathers Conservation Area and the St. Luke's Conservation Area which sit to the north of Crescent House within the London Borough of Islington.

155. Their settings and the contribution this makes to the significance of these listed buildings and conservation areas, would not be adversely affected by the proposals due to the relative distance of the proposals where it would not appear unduly prominent in the context of surrounding designated heritage assets. The proposed development would not harm the significance or setting of these listed buildings.

Heritage Conclusion

156. The proposals have been assessed against Local Plan Policies CS12, DM12.1, DM12.2, DM12.3 and DM12.5, draft City Plan 2036 policies S11 and HE1, London Plan Policy HC1 and the relevant NPPF paragraphs 195-208. There has been special regard given to the desirability of preserving Crescent House and surrounding listed buildings including their setting and any features of special architectural or historic interest which they possess, under s.16 and s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended. Considerable importance and weight has been attached to and special attention has been paid to the desirability of preserving or enhancing the character or appearance of Barbican and Golden Lane Conservation Area under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended.

157. There would be no harm to the significance of the Golden Lane Estate registered park and garden and its significance would be preserved.

158. The proposal would preserve the special architectural and historic heritage significance and settings of surrounding listed buildings and spaces within the wider Golden Lane Estate.

159. The proposal would preserve the character and appearance and settings of the surrounding conservation areas to the north within the London Borough of Islington.

160. Any harm to the significance of the listed building is evaluated at less than substantial at the lowest end of the spectrum due to the insulation resulting in a small change to the appearance, silhouette and finish of the building in the form of a step in the soffit only experienced from views from the north and south and in views of the roof from the internal access deck.

161. There would be no harm to the character and appearance of the Barbican and Golden Lane Estate Conservation Area.

162. Overall, the proposal would comply with Local Plan Policies, DM12.1, DM12.2, DM12.3 (1) and DM12.5, emerging City Plan 2036 policies S11

and HE1 (2,3,4 and 5), London Plan Policy HC1 (A, B, D and E). 112. The proposals would however be contrary to CS12, DM 12.3 (2), emerging policy HE1 (1) and London Plan Policy HC1 (C).

163. The proposals would however be contrary to CS12, DM 12.3 (2), emerging policy HE1 (1) and London Plan Policy HC1 (C) in respect of a slight level of less than substantial harm identified as a result of the soffit insulation.

Environmental Effects and Sustainability

164. London Plan policy GG6 states that development should 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 and to ensure buildings and infrastructure are designed to adapt to a changing climate.

165. Local Plan Policy CS15 and Draft City Plan policy DE1 seeks to ensure development achieves highest feasible sustainability standards.

166. Flat 347, before the pilot project works, had an EPC rating of 'E', which is the worst score that can be achieved whilst also being lettable. The existing windows are noted in the EPC rating as having very poor thermal performance due to their age and single glazing.

167. The applicant has advised that previous modelling work has shown that typical bottom and top floor flats would likely achieve an EPC of 'D', and the middle floor flats would likely achieve an EPC of 'C'. These models have not yet been updated for the whole of Crescent House, partly due to the RdSAP procedure and software being updated, which is not anticipated until March 2024.

168. It should however be noted that EPC measures the cost of energy, not the amount being used, or the carbon emissions associated with it. Therefore, a switch to electric heating and hot water (as the applicant is exploring as an aside to the windows project) would lead to a reduction in the consumption of fossil fuels and potentially lower carbon emissions, but could result in a worse EPC rating.

Thermal performance – heat loss

169. Thermal analysis of the pilot project at flat 347 before any works were undertaken showed that around 55% of winter heat in the flats is lost through the glazing to the front and rear facades, with further heat losses through ventilation and air leaks.

170. The proposed works at Crescent House look to reduce the heat loss through the external envelope by providing insulation to the façade, roof and soffit, replacing the single glazing with vacuum glazing and overhauling the window frames.

171. The existing single glazing at Crescent House typically achieves a u-value of 5.7W/m²K. By retrofitting the existing frames with new vacuum glass (which has a u-value of 0.5W/m²K) it would significantly reduce the heat loss through the glazing. This shows the heating energy demand reducing from 130-190kWh/m²/yr to 70-90kWh/m²/yr.

Thermal performance – solar gain

172. The solar gain, or 'G' Values of the vacuum glazing has also been assessed, with the 'G' value measuring the ability of the glass to limit solar radiation passing through the windows with 1 being all the sun's heating reaching the room and 0 being none.

173. The existing glazing has a poor performance at 0.88 'G' rating. It is understood that there have been concerns raised by residents about overheating during the summer months. Overheating from solar gain increases the likelihood of mechanical ventilation being needed.

174. Vacuum glazing would achieve 0.53 'G' value which could be improved further by using glass with a noticeable tint; however, this would be undesirable in design and heritage terms. This is slightly better than the originally proposed (in the pilot application) double glazing ('G' value of 0.64) and triple glazing ('G' value of 0.54).

Energy efficiency

175. With current energy prices, high fuel costs caused by high levels of internal heating required to offset the heat loss through the windows, is of the utmost importance for residential occupiers.

176. The proposal would consider a fabric first approach through the suite of measures being proposed; vacuum glass and insulation to the soffit, facade and roof and the overhaul of the existing window frames, which would result in significant reduction of heat loss through the façade and the solar gain through the windows which would help to reduce energy demands.

177. The applicant has provided extracts from a report by Etude for the City of London Corporation's Energy Team (separate to the applicant team for this project) which contains an analysis of likely energy costs to heat homes. If homes are to be heated electrically, the reduction in cost is less significant than gas. However, one of the extracts also shows the reduction in heating demand (per m²/year) as a result of improved thermal performance (i.e. through better thermally insulated windows), and even with electric heating systems the reductions are significant.
178. In the best-case scenario, a middle floor flat, would see a reduction in heating energy demand from 229kWh/m² per year to 116kWh/m² per year if heated to 20 degrees. In terms of the reduced energy costs, if the flat is heated by gas, then costs would reduce from £1020 p/a to £581 p/a. If the flat is heating by electricity, then costs would reduce from £3006 p/a to £1603 p/a, and if heated by electricity (Economy7) then costs would reduce from £1653 p/a to £916 p/a.
179. Although there are estimates in terms of savings, actual reductions cannot be calculated for each flat as this is dependent on the behaviour of individual residents. However, in all cases it is clear that the installation of vacuum glazing would represent significant costs savings for each method of heating.

Ventilation

180. The existing windows have non-controllable trickle vents incorporated into the jambs of the pivot windows. In the process of overhauling the windows, these would be removed, and new beads installed to close the gaps, reducing the level of heat loss through the windows.
181. Demand controlled ventilation would be provided by a combination of trickle vents and mechanical extract fans in bathrooms and kitchens.
182. A new head section would be installed to the frame of the fixed light above the bookshelf, to allow installation of a demand-controlled trickle vent to provide background ventilation.
183. Demand controlled ventilation adjusts ventilation extract rates based on the internal conditions in the home; as the moisture content of the air increases, the extract rates increase to remove more air from the home. The system does not require any user input to operate and uses passive technology to control the amount of air being extracted from the home.

Heating

184. The existing condition is a mixture of gas fired boilers and electric heating systems. Many of the gas boiler flues have been installed through single glazed windows by cutting a hole in the glass. It would not be possible to replicate this arrangement with the proposed vacuum glazing. Firstly, it is not possible to retain the integrity of the vacuum if it has a hole through it to accommodate a flue. Secondly, Part J of the Building Regulations does not allow gas flues to be within 300mm (minimum) of an opening window, or within 150mm of an opening into a building (for example, a window frame).
185. As a parallel project, the Applicant is investigating installing new electric heating to all tenanted homes and all homes which would not comply with Part J of the Building Regulations. Whilst details of changes to the heating arrangements to flats within Crescent House are provided within the supporting information accompanying these applications, the exact details are not provided under the current applications. The proposed drawings indicate some flues being removed from flats as well as the inclusion of a panel to top floor flats which could, in the future, accommodate a boiler flue if required, but the details of the final heating solutions for each home would develop as investigations and discussions continue.
186. The City of London as the applicant and freeholders of Crescent House would contact leaseholders with proposals for the removal of gas boilers if and when required; however, the works associated with the changes to heating strategy are not covered in this application, and alterations associated with these works would need to be subject to a separate Listed Building Consent and/or planning applications.

Insulation

187. The addition of insulation is designed to work as part of a comprehensive strategy for insulating the cold bridges in the building. These cold bridges, which allow heat to escape through the building fabric, are the areas which are most vulnerable to condensation and mould formation. Additional insulation is proposed to the façade, ground floor soffit and roof.
188. The proposed façade insulation would be flexible, high-performance, silica aerogel-based material. This would be installed internally to the bookshelf, spandrel panels and timber panels.

189. The proposed ground floor soffit insulation would predominantly be formed of 75mm mineral wool insulation which achieves a u-value of 0.5 W/m²K. A 25mm thick aerogel insulation would be used around the stairwell cores and junctions with the shopfronts, this insulation would have a u-value of 0.78W/m²K.
190. The proposed roof insulation would include varying thickness of mineral wool insulation and be located above the kitchens facing the access gallery and replace the existing roof covering to the vaulted roofs.
191. Overall, insulation would reduce the cold bridges from exposed party walls and the concrete vaulted ceilings, in turn reducing the risk of condensation and mould, the latter being an important move to ensure resident health and wellbeing.

Airtightness

192. Residents have raised concerns regarding significant air leakage through the façade leading to low acoustic performance and significant heat loss.
193. The proposal would remove all opening casements from their frames, they would then be overhauled to ensure correct fit and operation. The casements would have replacement brush seals installed and additional compression seals installed to provide two layers of protection against draughts, water ingress and to improve acoustic insulation.
194. BRE undertook testing to determine the airtightness of the pilot project at flat 347. A blower door test and a smoke audit were undertaken prior to the pilot project being undertaken, and once the works associated with the façade were complete for comparison.
195. The baseline airtightness testing coupled with the smoke audit showed significant air leakage paths around the door penetrations, pipe work and window frames. The new windows have improved the overall airtightness performance of the apartment. The original windows showed an average airtightness result of 8.13m³.hr⁻¹.m⁻²@50Pa, and following the works associated with the pilot windows, the tests were rerun showing a reduction to 4.82m³.hr⁻¹.m⁻²@50Pa.
196. The improved airtightness would significantly reduce the heat loss through the façade and improve the acoustic performance.

Acoustic performance

197. Goswell Road is a main road with high levels of noise pollution, so a reduction in noise nuisance through improved glazing performance would be a welcome intervention for the wellbeing of residents.
198. Acoustic testing has been undertaken as part of the pilot project to flat 347. Prior to any works being undertaken, the testing showed an average difference of 33.7 dB from external to internal noise levels. Once the completed works to the pilot windows were complete, the acoustic testing was redone, and this showed an average difference of 36.4 dB from external to internal noise levels.
199. From the results of the acoustic testing, the newer installed window system would provide an increase in the acoustic performance of approximately +3 dB across the frequency range of interest (100 Hz to 3,15kHz).

Whole Life Carbon and Circular Economy

200. The applicant has provided a technical note prepared by XCo2 that examines the embodied and operational carbon of the window project. Table 5 on page 4 of the Technical Note outlines that the total carbon production of the building if nothing were to change from the existing would be 59,447 kgCO₂e. With vacuum glazing introduced, and accounting for the total embodied carbon being produced by the installation of this, then the total carbon production across the building would be 52,033 kgCO₂e, representing a reduction of 7,444 kgCO₂e. It should be noted that the Technical Note outlines triple glazing as the most beneficial to this reduction, however, due to heritage considerations, triple glazing is not being pursued. The triple glazing is closely followed, though, by vacuum glazing in terms of CO₂ reduction.
201. The applicant has outlined that the aim of the project is to divert as much material from waste into either reuse or recycle schemes as possible. The applicant would explore routes to reuse the large elements being removed from Crescent House, such as the glass, for reuse or upcycle into new products. If glass cannot be re-used in this way then it would be recycled as follows:
- Glass (4mm float glass and Georgian wired) removed from Crescent House segregated into a single, dedicated waste stream to stop contamination. Once full, skips would be sent for specialist recycling.

- Any items removed and can be saved for re-use would be sent to the Barbican Salvage Store, although this is likely to be limited as the applicant is seeking to retain as much historic fabric as possible dependent on its condition.

Conclusion on environmental impacts and sustainability

202. Overall, it has been shown that the applicant has considered the outcomes of the pilot project at flat 347 to inform a holistic, fabric first approach for the proposals at Crescent House.
203. Through the stripping of the frames' paint, the applicant would be able to assess the existing frames for hidden rot and other defects; through the removal of the existing glazing, the applicant would be able to further assess the existing frames for hidden defects in situ before fitting the frames with the vacuum glazing, brush seals and additional compression seals to provide two layers of protection against draughts, water ingress and to improve acoustic insulation.
204. The proposed works suggest a holistic approach to improve the thermal and acoustic conditions within the residential dwellings. The works done as part of the pilot project at flat 347 have shown a significant improvement to the internal comfort levels through the improved u-value and g-value of the glazing, introduction of insulation to the façade, roof and soffit, replacement of brush and compression seals to the existing openings and introduction of demand control ventilation.
205. Officers are satisfied that the applicant has ensured that the proposed sustainability improvements have been balanced against the impacts on the design and heritage of Crescent House. The application is in accordance with policies CS15 and DM15.1 of the Local Plan and policy DE1 of the draft City Plan 2036.

Amenity

206. London Plan policy D13 ('Agent of Change') and Policy D14 ('Noise') requires development to limit and mitigate noise impacts from proposals.
207. Local Plan Policies CS21 (Housing) and DM21.3 ('Residential Environment') and draft City Plan policies S3 and HS3, requires amenity of existing residents in identified residential areas to be protected; and Figure 7 of the draft Plan identifies Golden Lane Estate as a residential area.

208. Local Plan policy DM15.7 and Draft City Plan policy HL3 require noise pollution to be considered.
209. Local Plan policy DM10.7, draft City Plan policy DE8, and London Plan policy D6 considers impact of development on existing daylight and sunlight of residential properties.
210. A noise assessment was not submitted with the application as this was not considered necessary as the scope of the application relates to works to windows and insulation only, rather than mechanical plant.
211. The works when completed would have no impact on noise to neighbouring occupiers; and would have a positive impact on noise to future occupiers of properties within Crescent House given the improved acoustic performance of the new windows. A Scheme of Protective Works is required by condition 6 of the planning permission to ensure protection of residential amenity during the deconstruction and construction works.
212. The proposed works would have no impact on levels of daylight and sunlight afforded to neighbouring occupiers as there would be no material increase in the size of the frames, nor would there be an impact on levels of privacy afforded to neighbouring occupiers as there are no new openings proposed. The removal of the Georgian wired glass to certain window panels would reduce privacy to a slight degree, but it is required by condition that these panels be replaced with obscured glazing to maintain privacy.
213. Overall, there would be no materially harmful impact to the amenity of neighbouring occupiers.
214. Given the very slight increase in the size of the frames for the new windows, there would be a very small reduction in the total floor area of the flats, including any floorspace lost due to the proposed insulation. This is not considered materially harmful.
215. Overall, the proposals are in accordance with policies CS21, DM15.7, DM21.3 of the Local Plan and policies HL3, S3 and HS3 of the draft City Plan 2036.

Public Sector Equalities Duty

216. When considering the proposed development, the Public Sector Equality Duty requires the City of London Corporation to consider how the determination of the application will affect people who are protected under

the Equality Act 2010, including having due regard to the effects of the proposed development and any potential disadvantages suffered by people because of their protected characteristics.

217. Under the Act, a public authority must, in the exercise of its functions, have due regard to the need to:-
- eliminate discrimination, harassment and victimisation and any other conduct that is prohibited by or under this Act;
 - advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
218. The relevant protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.
219. Public authorities also need to have due regard to the need to eliminate unlawful discrimination against someone because of their marriage or civil partnership status.
220. This application has been assessed against the Equality Act 2010 and any equality impacts identified. The Applicants have held a range of meetings with stakeholders.
221. Potential impacts of the proposed development on the nearby occupiers (some who may share protected characteristics) within Crescent House, as a result of works being carried out, have been assessed as being acceptable. Whilst there may be some time limited impacts on occupiers as a result of construction impacts, Officers do not consider that nearby occupiers would be disproportionately impacted and the overall long-term benefits of the proposed works, which would provide for improved living conditions, would outweigh any short-term impacts. A Scheme of Protective Works is required by condition 6 of the planning permission to ensure protection of residential amenity during the deconstruction and construction works, thus mitigating the impacts so far as possible. It is recognised that impacts could flow from the need to decant residents whilst works are carried out to individual units. Any direct equality impacts of this would need to be considered by the City Corporation as applicant, as part of any strategy for this. Longer term, if as a result of the works better living conditions can be provided for residents (in terms of the reduction in condensation, noise, heat loss and mould) this could positively impact on some disabilities and have positive health

impacts. Young children, the elderly, those with respiratory problems and weakened immune systems can be particularly sensitive to damp and mould.

222. In relation to policy GG1 of the London Plan, the proposals are considered to support and promote the creation of an inclusive London where all Londoners, regardless of their age, disability, gender, gender identity, marital status, religion, race, sexual orientation, social class, or whether they are pregnant or have children, can share in its prosperity, culture and community, minimising the barriers, challenges and inequalities they face.

Human Rights Act 1998

223. It is unlawful for the City, as a public authority, to act in a way which is incompatible with a Convention right (being the rights set out in the European Convention on Human Rights (“ECHR”).

224. Insofar as the grant of planning permission will result in interference with the right to respect for one’s private and family life (Article 8 of the ECHR) or peaceful enjoyment of one’s possessions (Article 1 of Protocol 1), including by causing harm to the amenity of those living in nearby residential properties, this will be very minor and limited to the short periods whilst work is being carried out. It is the view of officers that such interference is in the public interest and necessary in order to secure the benefits of the scheme and to balance the interests of the residents of Crescent House, and proportionate. Conditions have been recommended to minimise the impact as much as possible.

225. As set out above, it is the view of officers that there would be no infringement of Article 8 or Article 1 of Protocol 1 of the ECHR.

Heritage Impact and assessment against paragraph 202

226. When addressing the balancing exercise, the heritage harm as outlined is afforded considerable importance and great weight in line with the NPPF. The more important the asset, the greater the weight should be given to the asset's conservation and in this case there are multiple designations, Crescent House is a Grade II* listed building, within Barbican and Golden Lane Estate conservation area and set within a Grade II registered park and garden.

227. Paragraph 202 of the NPPF states "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". Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the NPPF. The Planning Practice Guidance provides that public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and should not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit.
228. When carrying out the paragraph 202 NPPF balancing exercise in relation to the less than substantial harm caused to Crescent House, considerable importance and weight must be given to the desirability of preserving the building and its setting.
229. When considering the listed building consent application, the duty imposed by section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 applies and in considering whether to grant listed building consent special regard must be had to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
230. When considering the planning application, the duty imposed by section 66(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 applies and in considering whether to grant planning permission special regard must be had to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. When considering the planning application, the duty imposed by S.72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990), special attention must be paid to the desirability of preserving or enhancing the character or appearance of a conservation area.
231. The overall finding is that the proposal would result in a slight level of less than substantial harm to the Grade II* listed building due to the installation of external insulation resulting in a small change to the appearance, silhouette and finish of the building in the form of a step in the soffit, only experienced from views from the north and south and in views of the roof from the internal access deck.

232. Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the NPPF under Paragraph 8. Paragraph 202 requires the harm to be weighed against the wider public benefits of the proposal including, where appropriate, securing optimum viable use.

233. The key economic, environmental and social public benefits of the proposal are considered to be:

- The proposal would improve the comfort and wellbeing of residents by mitigating condensation, reducing mould and providing more comfortable living conditions, reducing energy consumption and reducing fuel costs, which would ultimately secure its future as a residential building which is more sustainable and more closely aligned with the current standards expected of residential accommodation.
- The proposal would see the refurbishment of the buildings fenestration that is aligned with the original design intention that would reinstate a uniform appearance and see the removal of unsympathetic accretions.
- The use of vacuum glazing and refurbishment of existing frames, where full replacement is not required, is considered to be a progressive and low risk approach to addressing the challenge of adapting historic buildings to meet the ever-pressing change in climate and need for more sustainable living.

234. Collectively these are attributed a **moderate** level of weight.

235. The proposals are necessary, justified, and partially informed by a pilot project which has demonstrated a successful outcome via the installation of vacuum glazing. This application identifies a slight level of less than substantial harm to Crescent House. Great weight is attached to the significance of these assets of national importance and to the level of harm, albeit proportionate to the slight level of that less than substantial harm.

236. It is considered that the slight less than substantial harm when given considerable importance and weight is outweighed by the public benefits, and this conclusion is reached even when giving great weight to the preservation of heritage significance. It is considered that the proposal would accord with paragraph 202 of the NPPF.

Conclusion

Conclusion on Planning Permission (Reference 23/00466/FULL) and Overall Planning Balance

237. The proposal has been assessed in accordance with the relevant statutory duties and having regard to the development plan and other relevant policies and guidance, SPDs and SPGs and relevant advice including the National Planning Policy Framework, and the emerging Local Plan and considering all other material considerations.
238. Overall, the impacts to the amenity of surrounding occupiers are considered acceptable and it is considered that any impacts relating to noise during deconstruction and construction works can be satisfactorily mitigated through measures by the Applicant and through recommended conditions.
239. Vacuum glazing has been selected as the most optimal approach in heritage terms, given the vacuum glazing gives the appearance of single glazing. The thin depth of vacuum glazing also minimises the need for alterations to the window frames and building fabric, whilst still achieving improved acoustic and thermal comfort qualities.
240. The proposals are in accordance with Local Plan policies CS15, DM15.7, DM21.3, and draft City Plan policies HL3 and HS3 with regards to amenity.
241. The proposals to improve the thermal efficiency of the building in line with the City of London Corporation Climate Action Strategy are welcomed. The proposals are in accordance with policies CS15 and DM15.1 of the Local Plan and policy DE1 of the draft City Plan with regards sustainability.
242. There would be no harm to the significance of the Golden Lane Estate registered park and garden and its significance would be preserved in accordance with policy DM12.5.
243. The proposal would preserve the special, architectural and historic heritage significance and settings of surrounding listed buildings within the Golden Lane Estate as well as the character and appearance and setting of neighbouring Hat and Feathers and St. Luke's Conservation Areas in the London Borough of Islington.
244. Any harm to the listed building is primarily due to the to the installation of the soffit insulation with differing heights, resulting from the need to prevent interference with the junctions of the building's ground floor windows and shopfronts, as well as insulation on the roof of the building. This results in a small change to the appearance, silhouette and finish of

the building. This harm is considered be less than substantial and at the lowest end of the spectrum.

245. The heritage policies in the London Plan (in particular HC1) and in the Local Plan (in particular CS12) do not incorporate a balancing exercise as found in paragraph 202 of the NPPF. As a result, if a proposal results in any harm to the significance of a heritage asset it will result in conflict with the heritage policies.

246. The application proposals conflict with London Plan policy CS12, DM 12.3 (2), emerging policy HE1 (1 and 2) and London Plan Policy HC1 (C). However, it is the view of officers that taken as whole the proposal complies with the development plan. Overall, the proposal would comply with Local Plan Policies, DM12.1, DM12.2, DM12.3 (1) and DM12.5, emerging City Plan 2036 policies S11 and HE1 (2,3,4 and 5), London Plan Policy HC1 (A, B, D and E).

247. The proposals would however be contrary to CS12, DM 12.3 (2), emerging policy HE1 (1) and London Plan Policy HC1 (C) as a result of the slight less than substantial harm identified as a result of the insulation.

248. The LPA must determine the application in accordance with the development plan unless other material considerations indicate otherwise. It is for the LPA to weigh the other material considerations and decide whether those that support the development outweigh the priority statute has given to the development plan, and the other material considerations which do not support the proposal.

249. In accordance with the balancing exercise carried out pursuant to paragraph 202 of the NPPF the public benefits of the proposal, the proposal would improve the comfort and wellbeing of residents by mitigating condensation, reducing mould and provide more comfortable living conditions, reducing energy consumption and reducing fuel costs, which will ultimately secure its future as a residential building which is more sustainable and more closely aligned with the current standards expected of residential accommodation.

250. The NPPF, in paragraph 202, requires that harm be balanced against the public benefits. The paragraph 202 balancing exercise is to be applied when considering the harm to designated heritage assets and impacts on Crescent House. That balancing exercise is set out in the body of this report.

251. It is the view of officers that giving great weight to the conservation of heritage assets, and considerable importance and weight to the desirability of preserving the significance and setting of listed building, the identified harm is outweighed by the public benefits.
252. The proposal has been assessed in accordance with other relevant SPGs, SPDs and guidance notes listed in the report.
253. When taking the development plan as a whole the proposal is considered to comply with the provisions of the development plan. Other material considerations also indicate that planning permission should be granted. Accordingly, subject to the recommendations of this report it is recommended that planning permission be granted.

Conclusion on Listed Building Consent (Reference 23/00323/LBC) and Overall Planning Balance

254. The proposal would result in slight less than substantial harm, at the lowest end of the spectrum, failing to preserve the special architectural and historic interest and heritage significance of the listed building. Any harm to the significance of the listed building is primarily due to the installation of the soffit insulation with differing heights, resulting from the need to prevent interference with the junctions of the building's ground floor windows and shopfronts. In addition, harm would arise from the installation of insulation on the roof of the building. Otherwise, the intentions of the proposals are supported, particularly by the LBMG.
255. Overall, the proposal would conflict with Local Plan Policies CS12 and DM 12.3 (2), draft City Plan 2036 policies S11 and HE1, London Plan Policy HC1 (C).
256. When addressing the balancing exercise, this harm has been afforded considerable importance and weight, and account taken of the importance of those heritage asset as a Grade II* listed building in accordance with the advice given in paragraph 199 of the NPPF that great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). The full heritage planning balance is considered under the Heritage assessment and assessment against paragraph 202 section of the report. It is considered that the slight less than substantial level of harm would be outweighed by the public benefits.

257. When taking all matters into consideration including the development plan and the NPPF tests, subject to the recommendations of this report, it is recommended that listed building consent be granted.

BACKGROUND PAPERS

Consultation responses:

Letter, Historic England, 16 November 2023.

Letter, Twentieth Century Society, 16 November 2023.

Letter, Golden Lane Estate Residents Association, 17th July 2023.

Application Documents

Design & Access Statement, Rev. A, Studio Partington, 20th October 2023

Cover Letter, Grade Planning, 5th May 2023 and 23rd October 2023

Design Query Clarification Letter, Grade Planning, 9th November 2023

Heritage Statement, Heritage Information Ltd., April 2023

Statement of Community Engagement, Grade Planning, May 2023

Interim Response Letter, Grade Planning, 28th July 2023

Acoustic Testing, Airtightness Testing, Smoke Audit and Thermography Survey, Building Research Establishment, 27th October 2023

Updated Predicted Heating Energy Demand Calculation, Etude, 2nd November 2023

Resident Feedback Letter, Grade Planning, 17th November 2023.

Embodied and Operational Carbon Technical Note, XCO2, 14th December 2022.

External:

23/00650/LBC: 22 Objections (see Appendix B)

23/00466/FULL: 32 Objections (See Appendix B)

APPENDIX A

Relevant London Plan Policies

Policy GG1 (Building strong and inclusive communities) encourages early and inclusive engagement with stakeholders, including local communities, in the development of proposals, seeking to ensure positive changes to the physical environment and provide access to good quality community spaces, services, amenities and infrastructure. In addition, it supports London continuing to generate a wide range of economic and other opportunities promoting fairness, inclusivity and equality.

Policy GG3 (Creating a healthy city) seeks to "ensure that new buildings are well-insulated and sufficiently ventilated to avoid the health problems associated with damp, heat and cold" and to "promote more active and healthy lives for all Londoners and enable them to make healthy choices."

Policy GG6 (Increasing efficiency and resilience) seeks to "improve energy efficiency and support the move towards a low carbon circular economy", and "ensure buildings are designed to adapt to a changing climate."

Policy D4 states that "design and access statements submitted with development proposals should demonstrate that the proposal meets the design requirements of the London Plan."

Policy D14 (Noise) seeks to avoid significant adverse noise impacts on health and quality of life, and mitigating and minimising the existing and potential adverse impacts of noise on, from, within, as a result of, or in the vicinity of new development.

Policy HC1 (Heritage conservation and growth) requires development proposals "should demonstrate a clear understanding of the historic environment and the heritage values of sites or areas and their relationship with their surroundings."

Relevant GLA Supplementary Planning Guidance (SPGs)

- Control of Dust and Emissions during Construction and Demolition SPG (September 2014);
- Sustainable Design and Construction (September 2014);
- London Environment Strategy (May 2018);
- Shaping Neighbourhoods: Character and Context (June 2014).

Relevant Draft City Plan 2036 Policies

S1 Healthy and Inclusive City

HL1 Inclusive buildings and spaces

HL3 Noise and light pollution

HS3 Residential environment

S8 Design

DE1 Sustainability requirements

DE2 New development

S11 Historic environment

HE1 Managing change to heritage assets

S15 Climate resilience and flood risk

S16 Circular economy and waste

CE1 Zero Waste City

S23 Smithfield and Barbican

Relevant City Corporation Guidance and Supplementary Planning Documents (SPDs)

Barbican and Golden Lane Estates Conservation Area Appraisal (2022);

Golden Lane Estate Listed Building Management Guidelines (2013).

Relevant Local Plan Policies

CS10 Promote high quality environment

To promote a high standard and sustainable design of buildings, streets and spaces, having regard to their surroundings and the character of the City and creating an inclusive and attractive environment.

CS12 Conserve or enhance heritage assets

To conserve or enhance the significance of the City's heritage assets and their settings, and provide an attractive environment for the City's communities and visitors.

CS15 Creation of sustainable development

To enable City businesses and residents to make sustainable choices in their daily activities creating a more sustainable City, adapted to the changing climate.

CS21 Protect and provide housing

To protect existing housing and amenity and provide additional housing in the City, concentrated in or near identified residential areas, as shown in Figure X, to meet the City's needs, securing suitable, accessible and affordable housing and supported housing.

DM10.1 New development

To require all developments, including alterations and extensions to existing buildings, to be of a high standard of design and to avoid harm to the townscape and public realm, by ensuring that:

- a) the bulk and massing of schemes are appropriate in relation to their surroundings and have due regard to the general scale, height, building lines, character, historic interest and significance, urban grain and materials of the locality and relate well to the character of streets, squares, lanes, alleys and passageways;
- b) all development is of a high standard of design and architectural detail with elevations that have an appropriate depth and quality of modelling;
- c) appropriate, high quality and durable materials are used;
- d) the design and materials avoid unacceptable wind impacts at street level or intrusive solar glare impacts on the surrounding townscape and public realm;
- e) development has attractive and visually interesting street level elevations, providing active frontages wherever possible to maintain or enhance the vitality of the City's streets;

- f) the design of the roof is visually integrated into the overall design of the building when seen from both street level views and higher level viewpoints;
- g) plant and building services equipment are fully screened from view and integrated in to the design of the building. Installations that would adversely affect the character, appearance or amenities of the buildings or area will be resisted;
- h) servicing entrances are designed to minimise their effects on the appearance of the building and street scene and are fully integrated into the building's design;
- i) there is provision of appropriate hard and soft landscaping, including appropriate boundary treatments;
- j) the external illumination of buildings is carefully designed to ensure visual sensitivity, minimal energy use and light pollution, and the discreet integration of light fittings into the building design;
- k) there is provision of amenity space, where appropriate;
- l) there is the highest standard of accessible and inclusive design.

DM10.7 Daylight and sunlight

- 1) To resist development which would reduce noticeably the daylight and sunlight available to nearby dwellings and open spaces to unacceptable levels, taking account of the Building Research Establishment's guidelines.
- 2) The design of new developments should allow for the lighting needs of intended occupiers and provide acceptable levels of daylight and sunlight.

DM12.1 Change affecting heritage assets

- 1. To sustain and enhance heritage assets, their settings and significance.
- 2. Development proposals, including proposals for telecommunications infrastructure, that have an effect upon heritage assets, including their settings, should be accompanied by supporting information to assess and evaluate the significance of heritage assets and the degree of impact caused by the development.
- 3. The loss of routes and spaces that contribute to the character and historic interest of the City will be resisted.
- 4. Development will be required to respect the significance, character, scale and amenities of surrounding heritage assets and spaces and their settings.
- 5. Proposals for sustainable development, including the incorporation of climate change adaptation measures, must be sensitive to heritage assets.

DM12.2 Development in conservation areas

1. Development in conservation areas will only be permitted if it preserves and enhances the character or appearance of the conservation area.
2. The loss of heritage assets that make a positive contribution to the character or appearance of a conservation area will be resisted.
3. Where permission is granted for the demolition of a building in a conservation area, conditions will be imposed preventing demolition commencing prior to the approval of detailed plans of any replacement building, and ensuring that the developer has secured the implementation of the construction of the replacement building.

DM12.5 Historic parks and gardens

1. To resist development which would adversely affect gardens of special historic interest included on the English Heritage register.
2. To protect gardens and open spaces which make a positive contribution to the historic character of the City.

DM15.1 Sustainability requirements

1. Sustainability Statements must be submitted with all planning applications in order to ensure that sustainability is integrated into designs for all development.
2. For major development (including new development and refurbishment) the Sustainability Statement should include as a minimum:
 - a) BREEAM or Code for Sustainable Homes pre-assessment;
 - b) an energy statement in line with London Plan requirements;
 - c) demonstration of climate change resilience measures.
3. BREEAM or Code for Sustainable Homes assessments should demonstrate sustainability in aspects which are of particular significance in the City's high density urban environment. Developers should aim to achieve the maximum possible credits to address the City's priorities.
4. Innovative sustainability solutions will be encouraged to ensure that the City's buildings remain at the forefront of sustainable building design. Details should be included in the Sustainability Statement.
5. Planning conditions will be used to ensure that Local Plan assessment targets are met.

DM15.7 Noise and light pollution

1. Developers will be required to consider the impact of their developments on the noise environment and where appropriate provide a noise assessment. The layout, orientation, design and use of buildings should ensure that operational noise does not adversely affect neighbours, particularly noise-sensitive land uses such as housing, hospitals, schools and quiet open spaces.
2. Any potential noise conflict between existing activities and new development should be minimised. Where the avoidance of noise conflicts is impractical, mitigation measures such as noise attenuation and restrictions on operating hours will be implemented through appropriate planning conditions.
3. Noise and vibration from deconstruction and construction activities must be minimised and mitigation measures put in place to limit noise disturbance in the vicinity of the development.
4. Developers will be required to demonstrate that there will be no increase in background noise levels associated with new plant and equipment.
5. Internal and external lighting should be designed to reduce energy consumption, avoid spillage of light beyond where it is needed and protect the amenity of light-sensitive uses such as housing, hospitals and areas of importance for nature conservation.

DM21.3 Residential environment

1. The amenity of existing residents within identified residential areas will be protected by:
 - a) resisting other uses which would cause undue noise disturbance, fumes and smells and vehicle or pedestrian movements likely to cause disturbance;
 - b) requiring new development near existing dwellings to demonstrate adequate mitigation measures to address detrimental impact.
2. Noise-generating uses should be sited away from residential uses, where possible. Where residential and other uses are located within the same development or area, adequate noise mitigation measures must be provided and, where required, planning conditions will be imposed to protect residential amenity.
3. All development proposals should be designed to avoid overlooking and seek to protect the privacy, day lighting and sun lighting levels to adjacent residential accommodation.

4. All new residential development proposals must demonstrate how potential adverse noise impacts on and between dwellings will be mitigated by housing layout, design and materials.
5. The cumulative impact of individual developments on the amenity of existing residents will be considered.

SCHEDULE

APPLICATION: **23/00466/FULL**

Crescent House Golden Lane Estate London

Repairs and minor alterations to the existing windows and window framing at first, second and third floor levels of Crescent House, including: stripping, repairing and redecorating existing window frames; replacement of existing single-glazing with vacuum glazing panels; insulation works to the main concrete vaulted roof and first floor concrete soffit; and associated works (RECONSULTATION DUE TO AMENDED DRAWINGS).

CONDITIONS

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission. Written notification of the start of works on site shall be sent to Historic England, and a copy sent to the City of London Corporation at least seven days before the works hereby approved are commenced.
REASON: To ensure compliance with the terms of Section 91 of the Town and Country Planning Act 1990

- 2 All new work and work in making good shall match the existing adjacent work with regard to the methods used and to materials, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this permission.

REASON: To ensure a satisfactory external appearance in accordance with the following policies of the Local Plan: DM10.1, DM12.2

- 3 The new joinery work shall match the existing joinery work adjacent in respect of materials, dimensions and profiles, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.
REASON: To ensure a satisfactory external appearance in accordance with the following policies of the Local Plan: DM12.1, DM12.3.

- 4 Notwithstanding the details shown on the drawings hereby approved, the bottom casements of the windows with vacuum glazing positioned underneath the bookshelves, are to be opaque glazed and shall be maintained as such for the life of the development.

REASON: To ensure a satisfactory external appearance in accordance with the following policies of the Local Plan: DM10.1, DM12.3.

- 5 Prior to the relevant phase of works, a condition survey of the existing frames, fixings and supporting structures shall be prepared by a suitably qualified professional and submitted to and approved in writing by the Local Planning Authority. The document should contain typical details of the works to rebates, frame repairs and frame replacements if required. All development pursuant to this permission must be carried out in accordance with the approved details.

REASON: To ensure suitable record is kept of historic building features and fabric to allow future reinstallation in accordance with the following policies of the Local Plan: DM10.1, DM12.3.

- 6 The works hereby permitted shall not be begun until a scheme for protecting nearby residents and commercial occupiers from noise, dust and other environmental effects during deconstruction and construction has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be based on the Department of Markets and Consumer Protection's Code of Practice for Deconstruction and Construction Sites and arrangements for liaison and monitoring (including any agreed monitoring contribution) set out therein. A staged scheme of protective works may be submitted in respect of individual stages of the demolition and construction process but no works in any individual stage shall be commenced until the related scheme of protective works has been submitted to and approved in writing by the Local Planning Authority. The demolition and construction shall not be carried out other than in accordance with the approved scheme (including payment of any agreed monitoring contribution).

REASON: In the interests of public safety and to ensure a minimal effect on the amenities of neighbouring premises and the transport network in accordance with the following policies of the Local Plan: DM15.7, DM21.3. These details are required prior to demolition in order that the impact on amenities is minimised from the time that development starts.

- 7 Details in respect of the following shall be submitted to and approved in writing by the Corporation as local planning authority in consultation with Historic England before the relevant work is begun. The relevant work shall be carried out in accordance with such approved details to include samples of materials:

- a) Spandrel panels;
- b) Glazing/opaque panel beneath the bookshelf;
- c) Mosaic tile sample panel, including grouting;
- d) Ironmongery.

REASON: To ensure that the Local Planning Authority and Historic England may be satisfied with the detail of the proposed development and to ensure a satisfactory external appearance in accordance with the following policies of the Local Plan: DM10.1; DM12.2.

- 8 Before any works hereby permitted are begun additional details and information in respect of the following shall be submitted to and approved in writing by the Local Planning Authority and all development pursuant to this permission shall be carried out in accordance with the approved details:
- a) particulars and samples of the materials to be used on the external faces of the soffit insulation;
 - b) details of junctions of soffit insulation with the concrete faces of elevation, columns, shopfronts and window frames;
 - c) details of junction of mineral wall insulation and aerogel insulation on soffit;
 - d) particulars and samples of the varnished finish on window frames;
 - e) particulars and samples of the finish of the vaulted roofs;

REASON: To ensure that the Local Planning Authority may be satisfied with the detail of the proposed development and to ensure a satisfactory external appearance in accordance with the following policies of the Local Plan: DM10.1, DM12.1, DM12.2, DM12.3.

- 9 Before any works hereby permitted are begun, a materials audit shall be submitted to and approved in writing by the Local Planning Authority to include details of the recycling of deconstruction materials.

REASON: To minimise waste from demolition in accordance with Local Plan Policy DM 17.2 Designing out construction waste.

- 10 Prior to the commencement of relevant works, a method statement shall be submitted to and approved by the local planning authority setting out the methodology for the cleaning and replacement of the mosaic tiles, including those found on the ground floor colonnade. The development shall be carried out in accordance with the approved details.

REASON: To ensure that the Local Planning Authority may be satisfied with the detail of the proposed development and to ensure a satisfactory external appearance in accordance with the following policies of the Local Plan: DM10.1, DM12.2, DM12.3.

- 11 Prior to the commencement of relevant works, a method statement shall be submitted to and approved by the local planning authority setting out the methodology for the safe removal, storage and reinstatement of the original street lights located on the timber party

wall panels facing Goswell Road. The development shall be carried out in accordance with the approved details.

REASON: To ensure that the Local Planning Authority may be satisfied with the detail of the proposed development and to ensure a satisfactory external appearance in accordance with the following policies of the Local Plan: DM10.1, DM12.2, DM12.3.

- 12 Prior to the commencement of the relevant works, a full Lighting Strategy for the soffit lighting shall be submitted to and approved in writing by the Local Planning Authority, which should include full details of all luminaires, both decorative, functional or ambient (including associated infrastructure), alongside details of the impact of lighting on the public realm, including intensity, uniformity, colour, timings and associated management measures to reduce the impact on light pollution and residential amenity. Detail should be provided for all external, semi-external and public facing parts of the building and how this has been designed to reduce glare and light trespass. All works pursuant to this consent shall be carried out in accordance with the approved details and lighting strategy.

REASON: To ensure that the Local Planning Authority may be satisfied with the detail of the proposed development and to ensure a satisfactory external appearance in accordance with the following policies of the Local Plan: DM10.1, DM12.2, DM12.3, DM15.7 and emerging policy DE2 of the Draft City Plan 2036.

- 13 Prior to the completion of the scheme, a management plan covering the details of the maintenance and management of the fenestration shall be submitted to and approved in writing by the Local Planning Authority. All works pursuant to this consent shall be carried out in accordance with the approved details.

REASON: To ensure that the Local Planning Authority may be satisfied with the detail of the proposed development and to ensure a satisfactory external appearance in accordance with the following policies of the Local Plan: DM10.1, DM12.1, DM12.2 and DM12.3.

- 14 Following the occupancy of the first three flats with new windows, for a minimum of 12 months post the completion of the works, post occupancy testing should be undertaken to assess the ventilation and energy performance, and the provision of reports on the ventilation and energy performance shall be submitted for approval by the Local Planning Authority within 18 months of first installation.

Should the findings demonstrate a lack of effectiveness, the report shall propose an alternative ventilation strategy which shall include a timeline for its implementation, subject to the approval in writing by the Local Planning Authority.

REASON: To ensure that the Local Planning Authority may be satisfied with the detail of the proposed development and to ensure a satisfactory external appearance, and to ensure that there are adequate results of the installation with regards to ventilation and energy performance that are provided to the Local Planning Authority, in accordance with the following policies of the Local Plan: DM12.3, DM15.1.

- 15 The development shall not be carried out other than in accordance with the following approved drawings and particulars or as approved under conditions of this planning permission: 2450-10-ZZ-PL-00-001-Rev1, 2450-10-00-PL-10-100-Rev2, 2450-10-00-PL-10-101-Rev2, 2450-10-01-PL-10-100-Rev2, 2450-10-01-PL-10-101-Rev1, 2450-10-02-PL-10-100-Rev2, 2450-10-02-PL-10-101-Rev1, 2450-10-03-PL-10-100-Rev2, 2450-10-03-PL-10-101-Rev1, 2450-10-04-PL-10-100-Rev3, 2450-10-04-PL-10-101-Rev3, 2450-10-ZZ-PL-10-130-Rev2, 2450-10-ZZ-PL-10-131-Rev2, 2450-10-ZZ-PL-10-132-Rev2, 2450-10-ZZ-PL-10-150-Rev2, 2450-10-ZZ-PL-10-151-Rev2, 2450-10-ZZ-PL-10-200-Rev3, 2450-10-ZZ-PL-10-201-Rev3, 2450-10-ZZ-PL-10-202-Rev3, 2450-10-ZZ-PL-10-203-Rev1, 2450-10-ZZ-PL-10-204-Rev1, 2450-10-ZZ-PL-10-300-Rev1, 2450-10-ZZ-PL-10-301-Rev2, 2450-10-ZZ-PL-10-302-Rev2, 2450-10-ZZ-PL-10-303-Rev2, 2450-10-ZZ-PL-10-304-Rev2, 2450-10-ZZ-PL-10-305-Rev2, 2450-10-ZZ-PL-10-306-Rev2, 2450-10-ZZ-PL-10-307-Rev2, 2450-10-ZZ-PL-10-308-Rev1, 2450-10-ZZ-PL-10-309-Rev2, 2450-10-ZZ-PL-10-310-Rev2, 2450-10-ZZ-PL-10-311-Rev1, 2450-10-ZZ-PL-10-312-Rev1, 2450-10-ZZ-PL-10-313-Rev1, 2450-10-ZZ-PL-10-314-Rev2, 2450-10-ZZ-PL-10-317-Rev1, 2450-10-ZZ-PL-10-318-Rev1, 2450-10-ZZ-PL-10-319-Rev1, 2450-10-ZZ-PL-10-320-Rev1, 2450-10-ZZ-PL-10-321-Rev1

REASON: To ensure that the development of this site is in compliance with details and particulars which have been approved by the Local Planning Authority.

INFORMATIVES

- 1 In dealing with this application the City has implemented the requirements of the National Planning Policy Framework to work with the applicant in a positive and proactive manner based on seeking solutions to problems arising in dealing with planning applications in the following ways:

detailed advice in the form of statutory policies in the Local Plan, Supplementary Planning documents, and other written guidance has been made available;

a full pre application advice service has been offered;

where appropriate the City has been available to provide guidance on how outstanding planning concerns may be addressed.

- 2 You are requested to notify the Chief Planning Officer on commencement of the development in order that the works can be inspected and monitored.
- 3 This permission is granted having regard to planning considerations only and is without prejudice to the position of the City of London Corporation or Transport for London as Highway Authority; and work must not be commenced until the consent of the Highway Authority has been obtained.

1. Dr Phillipe Rogueda
2. Phillipe Rogueda
3. Mr Howard Sullivan
4. Jacqueline Swanson
5. Roland Jeffery
6. David Henderson
7. Mr Luke Johnson
8. Sarah O'Connor
9. Sarah O'Connor
10. Sarah Batty-Smith
11. pablo abellan villastrigo
12. pablo abellan villastrigo
13. Gaby Robertshaw
14. Mr Gavin Hutchinson
15. Tim Godsmark - Golden Lane Estate Residents' Association
16. Dr Phillipe Rogueda
17. Phillipe Rogueda
18. Ms Sarah Winman
19. Paul Elia
20. Mr Ognjen Ristic
21. Roland Jeffery
22. Sarah WINMAN
23. Sarah WINMAN
24. pablo abellan villastrigo
25. Sarah Batty-Smith
26. Sarah Winman
27. Jacqueline Swanson
28. Dr Phillipe rogueda
29. Dr Phillipe rogueda
30. Dr Phillipe Rogueda
31. B. Bennett
32. Mr Gavin Hutchinson

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Comments for Planning Application 23/00466/FULL

Application Summary

Application Number: 23/00466/FULL

Address: Crescent House Golden Lane Estate London EC1Y 0SL

Proposal: Repairs and minor alterations to the existing windows and window framing at first, second and third floor levels of Crescent House, including: stripping, repairing and redecorating existing window frames; replacement of existing single-glazing with vacuum glazing panels; insulation works to the main concrete vaulted roof and first floor concrete soffit; and associated works. Additional Listed Building Consent sought under reference 23/00650/LBC.

Case Officer: Janey Lin Zhao

Customer Details

Name: Dr Philippe Rogueda

Address: 342 Crescent House London

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: See file sent by email and below for a truncated version:

Philippe Rogueda
342 Crescent House
London EC1y 0SN

17 July 2023

Objection to Planning application 23/00466/FULL

I am objecting to this application although I fully agree that the windows of Crescent House are in dire need of repairs because of the wonton neglect inflicted on them by the City of London for decades. This constitutes nothing less than a dereliction of duties of the landlords and a wilful breach of our leases.

My objections are the following:

- A year ago, we stood in front of this very committee to discuss the necessity of a pilot project on the windows of flat 347 Crescent House. We were assured that this pilot project was needed on scientific grounds to inform the larger project. The pilot project is at least 18 months away from being completed, nothing of much value has been learnt and yet the larger project is now put

forward for proposal. This makes no sense. Let alone the fact your committee was clearly misled and lied to by the major work team, without valuable knowledge, the current proposal will lead to a fiasco.

- The proposal talks about minor works yet recommends that the residents be removed from their properties. What is it then? A major work that requires the residents to move out? Or a minor undertaking? Studio Partington is clearly intending to mislead this committee and us the residents by deliberately engineering confusion.

- The proposal wishes to introduce a number of betterments to the properties regardless of the rights of the lease holders. I mention in particular: a new ventilation system, vacuum glazing and electrical heating, and shelves insulation. Studio Partington is planning to destroy perfectly well-ventilated windows (this is true for the 3rd floor flats) with a totally inadequate ventilation system. Studio Partington (SP) is recommending to install electric heating and removing gas boilers, this will come at a huge cost not accounted for in this proposal,

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: Objections to Planning application 23/00466/FULL
Date: 16 July 2023 17:59:38

THIS IS AN EXTERNAL EMAIL

Following the submission online of my comments objecting to planning application 23/00466/FULL, please see below the full text of my objections:

Philippe Rogueda
342 Crescent House
London EC1y 0SN

17 July 2023

Objection to Planning application 23/00466/FULL

I am objecting to this application although I fully agree that the windows of Crescent House are in dire need of repairs because of the wonton neglect inflicted on them by the City of London for decades. This constitutes nothing less than a dereliction of duties of the landlords and a wilful breach of our leases.

My objections are the following:

- A year ago, we stood in front of this very committee to discuss the necessity of a pilot project on the windows of flat 347 Crescent House. We were assured that this pilot project was needed on scientific grounds to inform the larger project. The pilot project is at least 18 months away from being completed, nothing of much value has been learnt and yet the larger project is now put forward for proposal. This makes no sense. Let alone the fact your committee was clearly misled and lied to by the major work team, without valuable knowledge, the current proposal will lead to a fiasco.
- The proposal talks about minor works yet recommends that the residents be removed from their properties. What is it then? A major work that requires the residents to move out? Or a minor undertaking? Studio Partington is clearly intending to mislead this committee and us the residents by deliberately engineering confusion.
- The proposal wishes to introduce a number of betterments to the properties regardless of the rights of the lease holders. I mention in particular: a new ventilation system, vacuum glazing and electrical heating, and shelves insulation. Studio Partington is planning to destroy perfectly well-ventilated windows (this is true for the 3rd floor flats) with a totally inadequate ventilation system. Studio Partington (SP) is recommending to install electric heating and removing gas boilers, this will come at a huge cost not accounted for in this proposal, both in terms of a new heating system but litigation due to a de facto derogation of grant of the leases of the leaseholders. The same logic applies to the shelves insulation. This is inside the flats and is not ordinarily accessible to the landlord.
- I am surprised that the C20 society has not been consulted on the matter and this leads to an incomplete and misleading application.
- The application mentions the CoL has held a number of consultation events with the residents and had organised a liaison group. This is true, but the reality is that the consultation was manipulated by the MWT and their appointed communication agency

YouShout. The residents have on many occasions complained to the MWT of the inaccuracy of the minutes of the meetings held and how these minutes were not representative of the discussion. This committee is therefore misled as to truthfulness of these consultations.

- The application details do not take into consideration the differences between the 150+ properties at Crescent House. No pilot work has been carried out on the 1st and 2nd floor properties to check what ventilation system would work best for them. The CoL and MWT has a now a long- and well-established tradition of messing up every ventilation project it undertakes (twice failed in the last 3 years, it takes some skills!). The lack of details in the application regarding the ventilation is preparing a 3rd fiasco.
- The application treats the properties at Crescent House as if they all belonged to the City. They do not. The application should be clear about the difference in treatment of the flats owned by the city and those leased out and no longer under the same legal framework.
- The application intends to destroy historical and original features of the fabric of the building: the louvres windows and other ventilation traps of the 3rd floor flats.
- The application claims the work does not affect the whole building, that is clearly a lie or a mistake. All the flats are affected as well as the roof and soffit. That must be at least 90% of the building, discounting the shop units.

This application needs to be withdrawn and redrafted with unique proposals for each flat and once the full knowledge from the pilot flat project has been gathered.

Comments for Planning Application 23/00466/FULL

Application Summary

Application Number: 23/00466/FULL

Address: Crescent House Golden Lane Estate London EC1Y 0SL

Proposal: Repairs and minor alterations to the existing windows and window framing at first, second and third floor levels of Crescent House, including: stripping, repairing and redecorating existing window frames; replacement of existing single-glazing with vacuum glazing panels; insulation works to the main concrete vaulted roof and first floor concrete soffit; and associated works. Additional Listed Building Consent sought under reference 23/00650/LBC.

Case Officer: Janey Lin Zhao

Customer Details

Name: Mr Howard Sullivan

Address: 345 Crescent House, Golden Lane Estate, London EC1Y 0SN

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment:As a resident of Crescent House, I would like to object to this application.

I believe, as originally agreed, we should await the results of the full pilot project, including the installation of the glass, before moving forward with any form of repairs. At present, no significant information has been gained from the pilot project.

The application also fails to take into consideration the differences between the various flat types. This application, if put into action, will destroy historic features of the glazing and windows/ventilation, particularly on the third floor. The application also refers to the replacement of glazing but does not refer to the replacement of frames, which is particularly necessary in some windows, particularly the projecting bays on the building's facade.

I do not believe we should go ahead with these works until we've seen full implemented solutions for the glazing, which makes for such a major part of these works. Until that time, when the pilot project is complete, I do not believe we should be entering into any works.

Comments for Planning Application 23/00466/FULL

Application Summary

Application Number: 23/00466/FULL

Address: Crescent House Golden Lane Estate London EC1Y 0SL

Proposal: Repairs and minor alterations to the existing windows and window framing at first, second and third floor levels of Crescent House, including: stripping, repairing and redecorating existing window frames; replacement of existing single-glazing with vacuum glazing panels; insulation works to the main concrete vaulted roof and first floor concrete soffit; and associated works. Additional Listed Building Consent sought under reference 23/00650/LBC.

Case Officer: Janey Lin Zhao

Customer Details

Name: Jacqueline Swanson

Address: 13 Basterfield House Golden Lane Estate London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment:OBJECTION

I am a member of the Resident Liaison Group for the Crescent House windows project and supported the pilot project with its original intent to test out various options and consult with residents.

I am disquieted by the way this current application is being pushed through, the curtailment of the pilot project, and the repairs only approach.

The application refers to replacement of glazing only and appears to purposefully avoid acknowledging the need to replace some window frames, particularly in bay windows and where corners are damaged beyond repair by wet rot. These bay windows are in such dire condition because of an underlying design flaw and the pilot project should be used to develop an appropriate technical solution whilst respecting the listed status. This application should not be consented until it is supported by the appropriate level of detailed design as part of the application.

A new survey has been undertaken and until the results are available, the pilot project should not be curtailed - it's purpose after all is to de-risk the main project.

The vacuum glazing is still yet to be installed (delivery not expected for another two months). As this is the first part of an estate wide windows project, I am concerned about the precedent set in granting listed building consent when a key material (glazing) is not yet available for viewing.

The application is described thus: 'Repairs and minor alterations....' And yet residents are being prepped for full scale decanting for periods of up to three weeks. This is a major undertaking and residents must be confident that the work required is fully understood. No such confidence currently exists.

I therefore object to this application.

To the Planning Department, City of London Corporation

Crescent House Golden Lane Estate
Application ref 23/00650/LBC/ & 23/00466/FULL

I am a long leaseholder at 209 Crescent House, Golden Lane Estate, which flat is my principal private residence.

I wish to register an **objection** to this application.

1. The application form that there is no stripping out of the interiors of the flats. However, the ceilings to third floor oriels appear to be marked for removal and this should be “yes”.
2. According to the asbestos register held at the Golden Lane Estate Office it is understood that asbestos is present in some floor finishes and possibly cladding panels. Proposed heating changes to the heating systems in the flats are likely to disturb the former and refenestration the latter. The response on the presence of contamination should therefore be a “yes”.
3. I am at a loss to know how this application sits alongside the ‘pilot project’ at Flat 347 Crescent House which was said at the time of that application to be essential to test two, possibly three, approaches to the repairs needed at Crescent House. This is in common with accepted good practice at listed buildings: trial patches, limited test repairs, and so on, to decide optimal techniques and materials for the project. I understand from second-hand information that has trickled down from the Project Management Team for this this project (there has been not direct contact to residents) that the pilot project is a long way from being complete; certainly the access promised to stakeholders including residents at various stages of the stripping out and repair have not been granted. Therefor the present application **should be withdrawn** until proper consideration of the pilot project is to hand.
4. The Applicant is on public record as stating that the soffit to the first floor flats, comprising the ceiling to the public walkways and arcades on the ground floor will be insulated as part of this project, but this does not appear to be included in the application. These first floor flats are the coldest in the building and do not benefit from solar gain at any time of year so this is an important element of the project. This is a surprising omission from the planning application /LBC given the stated objectives of the project is to adopt a ‘whole house approach’ and this element of the works are included in the statutory consultation with resident. From a listed

building point of view the detailing of this intervention requires careful consideration.

5. The application is premised on the removal (or at least decommissioning and removal of flues) of all gas fired boiler heating systems in the building – about 30% of flats. No alternative heating strategy is shown or proposed; nor is it clear how an alternative will affect the listed building, for example pipe runs, new boilers and plumbing installations etc. As Crescent House was designed with (and originally run for three decades) underfloor heating alterations that deviate from the original designs, an alternative system will be required. These should be fully drawn and included in the application, which is currently silent on this matter, as far as I can see with sole exception of para 5.4.3 in the Design and Access statement which refers to those flats where flue exhaust via bathroom windows; this is understood to be a tiny minority of flats mostly on the third floor. Presumably the Corporation of London is not going to render the flats statutorily unfit; so without a solution to this matter the scheme presented for this application is not buildable and should be rejected for that reason alone.
6. A statement in Design and Access statement (5.4.4) that softwood windows to internal courtyards had aluminium beadings does not appear to accord with the facts on site. Most do in fact have wooden beadings.
7. The Design and Access statement states that the resident lifts and pedestrian routes will be used and will be cleared for access by contractors, for example during the transport of new glazing glass to the windows. This is impossible to achieve in an occupied building as it will mean blocking means of escape routes and for disabled and infirm residents (of which there are many) obliging them to use secondary stairs, which they will be unable to do. The buildability of the scheme needs substantial further work and there is no method statement to show that the proposals are capable of being realised in a fully occupied building.
8. It is unclear, because the application material contradicts itself, what the finish to the sapele type hardwood windows is to be following removal of paint and repair of windows. A regime of maintenance and repair of the Barbican windows, works well with rolling repairs undertaken. At the Golden Lane Estate the City of London Corporation operates a wholly different and inferior standard of maintenance; one regime for the wealthy and a totally inferior standard of management for its social housing. It has been at least 20 years since the windows were maintained and the result is a widespread disrepair. This has been acceleration since the ill-advised application of matt brown paint to the windows which has trapped water under the surface causing rot. Such a paint finish is again common best practice for such windows which are normally treated with varnishes or augmented oil finishes. It is difficult to know why there was such a radical departure from the regime at the Barbican, and that for Crescent House until the repairs carried out about 20 years ago. The impervious brown paint finish should not be replicated and the finish should not be stated to be 'as existing' as the existing finish was specified in error by

non-specialist consultants, is deleterious to the fabric of this GII* listed building, and visually very dowdy in appearance.

9. The shambolic appearance resulting from protracted and only partially successful concrete repairs in 2018-2021 is apparently not addressed in the works. DOF concrete cleaning should have been undertaken prior to fill repairs to ensure the fill was not contaminated with soot deposits etc. during that sequence of repairs. This was omitted due to incompetent project management and inadequate technical supervision of the works. I consider it essential that this omission is now made good to restore at least a presentable appearance to the G II* building.

10. Crescent House is a key gateway to the City of London, standing above the Col Griffon boundary marker. The Corporation's logos are writ large on the building at both ends of the building, which sits on a main traffic and bus route. The history of negligent maintenance and repair to Crescent House make for a dilapidated appearance. The state of Crescent House is a conspicuous testimony to the standards to the shockingly poor standards to which the City maintains its social housing in stark and direct contrast to the standards on its Barbican Estate. Whilst it is to be expected that the level of service and the costs of maintaining the more extensive amenities and lavish open spaces provided at Barbican would be higher than those provided on Golden Lane Estate since 1951, the professional housing management standards and building maintenance standards should not be any different. In fact, the City of London operates one management standard for the wealthy and wholly inferior standard for social housing occupants on Golden Lane Estate.

For the above reasons, I **Object** to the present applications.

Roland Jeffery
16th July 2023

Comments for Planning Application 23/00466/FULL

Application Summary

Application Number: 23/00466/FULL

Address: Crescent House Golden Lane Estate London EC1Y 0SL

Proposal: Repairs and minor alterations to the existing windows and window framing at first, second and third floor levels of Crescent House, including: stripping, repairing and redecorating existing window frames; replacement of existing single-glazing with vacuum glazing panels; insulation works to the main concrete vaulted roof and first floor concrete soffit; and associated works. Additional Listed Building Consent sought under reference 23/00650/LBC.

Case Officer: Janey Lin Zhao

Customer Details

Name: David Henderson

Address: 324 Crescent House Golden Lane Estate London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I wish to object to this application on the following basis:

There is insufficient detail contained within the application to be able to determine the impact and appropriateness of the proposals on the listed fabric of the building.

Describing proposals as simply "repairs" is misleading in the extreme. Significant parts of the existing windows, particularly those projecting over Goswell Road, have become rotten due to inherent flaws in the original design and its failure to shed water away from the building adequately. Simply replicating the original profile will lead to repeating the same failure in due course. To avoid this occurring, an improved detail will be required for the roof of the projecting bay windows but of course this will require great care in the design in order to not damage the external appearance of the listed building.

The above level of intervention should be contained within any application for this building, not merely subject to a planning condition as experience with works carried out on Great Arthur House highlighted the complexity of getting the building details visually correct as well as achieving adequate building performance.

The application is based around the use of vacuum glass as a replacement for the existing single glazing. This will present a different appearance both internally and externally. This very major

change is as yet unproven as an adequate alternative to more conventional clear glazing and it is uncertain what contingencies have been made should the vacuum glass be deemed unsuitable.

A pilot project has previously been commenced to trial and establish proof of concept for the interventions proposed on Crescent House. This would provide the best basis for ensuring that ALL details and materials are agreed prior to embarking on the main project. Will this be the case?

I believe the points have not been adequately explained in the application and so wish to object.

Comments for Planning Application 23/00466/FULL

Application Summary

Application Number: 23/00466/FULL

Address: Crescent House Golden Lane Estate London EC1Y 0SL

Proposal: Repairs and minor alterations to the existing windows and window framing at first, second and third floor levels of Crescent House, including: stripping, repairing and redecorating existing window frames; replacement of existing single-glazing with vacuum glazing panels; insulation works to the main concrete vaulted roof and first floor concrete soffit; and associated works. Additional Listed Building Consent sought under reference 23/00650/LBC.

Case Officer: Janey Lin Zhao

Customer Details

Name: Mr Luke Johnson

Address: 307 Crescent House Golden Lane Estate London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I object to this planning application as a resident of Crescent House. It is essential to await the conclusive results of the full pilot project, including the glass installation, before proceeding with any repairs. The lack of significant information from the pilot project and the failure to address differences among flat types are concerning. This application risks damaging historic glazing and windows/ventilation features. It is necessary to consider complete and effective glazing solutions before engaging in any construction activities.

Comments for Planning Application 23/00466/FULL

Application Summary

Application Number: 23/00466/FULL

Address: Crescent House Golden Lane Estate London EC1Y 0SL

Proposal: Repairs and minor alterations to the existing windows and window framing at first, second and third floor levels of Crescent House, including: stripping, repairing and redecorating existing window frames; replacement of existing single-glazing with vacuum glazing panels; insulation works to the main concrete vaulted roof and first floor concrete soffit; and associated works. Additional Listed Building Consent sought under reference 23/00650/LBC.

Case Officer: Janey Lin Zhao

Customer Details

Name: Sarah O'Connor

Address: 321 Crescent House Golden Lane Estate London

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I strongly object to this application, as the vacuum double glazing has not been installed in 347, how can this application go forward without this main and vital component being missing and nothing is known about the thermal outcome.

It was agreed that residents could view the work undertaken in Flat 347 to assess the outcome of the installation vacuum double glazing and what thermal improvements were recorded, this has not happened. There has been ZERO effort to invite residents to view the works so far undertaken.

The extent of the works has to include the repair/restoration to window frames, as some are in a very bad state of repair and urgently need skilful restoration/repair.

The application had said that there was to be no stripping out of the interiors of the flats. However, the ceilings to third floor oriels appear to be marked for removal. I object to this.

The bay window areas in many flats have extensive damp and mould, this has to be addressed in the schedule of works, as any project that fails to make these repairs, is failing to address the real scope of work.

I object to the removal of the louvre windows in the bathroom on the 3rd floor, this plan was never

put forward or discussed with residents; this is a wonderful feature of the listed building and needs to remain in situ.

The application says: 'Repairs and minor alterations....' then why are residents are being prepped for full scale decanting for periods of up to three weeks. This is a major undertaking and residents must be confident that the work required is fully understood. No such confidence currently exists.

Comments for Planning Application 23/00466/FULL

Application Summary

Application Number: 23/00466/FULL

Address: Crescent House Golden Lane Estate London EC1Y 0SL

Proposal: Repairs and minor alterations to the existing windows and window framing at first, second and third floor levels of Crescent House, including: stripping, repairing and redecorating existing window frames; replacement of existing single-glazing with vacuum glazing panels; insulation works to the main concrete vaulted roof and first floor concrete soffit; and associated works. Additional Listed Building Consent sought under reference 23/00650/LBC.

Case Officer: Janey Lin Zhao

Customer Details

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Address: 321 Crescent House Golden Lane Estate London

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

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- Other

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put forward or discussed with residents; this is a wonderful feature of the listed building and needs to remain in situ.

The application says: 'Repairs and minor alterations....' then why are residents are being prepped for full scale decanting for periods of up to three weeks. This is a major undertaking and residents must be confident that the work required is fully understood. No such confidence currently exists.

Adjei, William

From: PLN - Comments
Subject: FW: PLANNING OBJECTION : 23/00650/LBC & 23/00466/FULL

From: Sarah Batty-Smith
Sent: Monday, July 17, 2023 11:52 PM
To: PLN - Comments [REDACTED]
Subject: PLANNING OBJECTION : 23/00650/LBC & 23/00466/FULL

THIS IS AN EXTERNAL EMAIL

I should like to say I support in principle the window refurbishment, the roof and soffit insulation, but have to object to it for the reasons below

The illustrations are hard to decipher, not easily cross referenced and flats are different. Mine in the corridor on the first floor, east facing is not the same as one on the third or either end of the first and second floors, so the drawings should be specific to areas and easily identified. A resident meeting should have been called by city officers to go through all these illustrations.

This planning application is way too premature. The pilot flat has not been finished. The pilot project is being carried out in a 3rd floor flat, wholly different to mine. We were told we would have sight of the finished flat, and we know that is months off. I want to see the vacuum glazing in situ, the trickle vents and the working ventilation, although mechanical ventilation is not wholly needed in 347 as it has windows at the front and back. Mine only has windows on the front. Hence why a first floor corridor flat should have been the subject of a pilot project too.

How can an informed opinion be given on an unfinished project? Ventilation is the key thing for the corridor flats and any flats without kitchen/bathroom windows. It needs to be the very best ventilation there is. It needs to be the best to wick away condensation and if possible cool the flat as they are hot houses in the summer. Not only do the flats need to retain the heat they need not to absorb and keep it. There seemingly is no ventilation mentioned in this planning application and it should go hand in hand with the window refurb and insulation. It is a key part of this refurbishment, on that basis alone, I object to this application.

Darker panes of glass, with an 8mm wide glass (surely there is narrower vacuum glass?), an evacuation port and with dots. Why? Is that all that is available? This will affect the look of the flats, individually and en masse, plus the feel when inside. I object to this.

I object to the window frames being painted. Oiled or varnished is the way to go? Brown paint is just cheap looking and I certainly don't want it in (or on the outside) of my flat.

Any internal insulation that reduces the floor and wall space of the flat I object to. The flats are too small already to reduce this further.

The louvre windows in the bathrooms need to stay in the third floor flats and refurbished as necessary, or renewed but with the best materials and workmanship. They need to stay they are a listed aspect of the flats and slow erosion of these features changes what was listed. I object to any removal of them.

In regard to the Design & Access Statement

4.1 ironmongery overhauled. Does that mean cleaning as well, if not? I object

5.4.2 trickle vents/ventilation anticipation of future installation of mechanical ventilation. Mechanical ventilation should be in this planning application. I object

6.0 why no front and back insulation on the outer walls? I object. Why leave areas out? It doesn't make sense.

I am of the understanding that work is intended to start in December 2023. This is way too soon, considering people and some of their possessions need to be out of their homes to facilitate the works. Consider people who have been there a longtime, the possessions they have accumulated. Additionally, some of us will be having our heating and hot water removed because of the gas flue presently through the living room window. Not the time of year to start this kind of work

Sarah Batty-Smith (Miss)
130 Crescent House
Golden Lane Estate
EC1Y 0SJ

Sent from my iPhone

Comments for Planning Application 23/00466/FULL

Application Summary

Application Number: 23/00466/FULL

Address: Crescent House Golden Lane Estate London EC1Y 0SL

Proposal: Repairs and minor alterations to the existing windows and window framing at first, second and third floor levels of Crescent House, including: stripping, repairing and redecorating existing window frames; replacement of existing single-glazing with vacuum glazing panels; insulation works to the main concrete vaulted roof and first floor concrete soffit; and associated works. Additional Listed Building Consent sought under reference 23/00650/LBC.

Case Officer: Janey Lin Zhao

Customer Details

Name: pablo abellan villastrigo

Address: 307 crescent house golden lane estate city of london

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I am a leaseholder at 307 crescent house.

I strongly OBJECT to this application 23/00466/FULL

I live on the 3rd floor of crescent house and I have tried to get my bay window frame repaired by the corporation since 2013 when I purchased the property. The main post that supports the oriel roof is rotten beyond repair and will have to be replaced.

In 2013 it could have been repaired but instead bracing was added to stop the window from falling onto traffic on Goswell road. The asbestos cement board was damaged.

Two main reasons have contributed to the severe wet rot that has destroyed this structural wood support.

One is the design of the oriel roof which was changed by the corporation in the 80's.

Two is the brown paint that was also added in the 80's, water penetrates paint when it cracks and doesn't get a chance to ever dry.

In the planning application for the pilot project it was agreed the oriel roof design would be addressed, this has not happened.

It was also agreed that vacuum glazing and a double glazing would be trialled and shown to residents. This has not happened.

I also strongly object to any further destruction of original window components. many of the original internal beading is in very good condition and should be not be replaced with new timber. The bathroom louvred vents and door vents are mostly in good working order and should be kept. The new insulation to bookcases should be designed as an insert and not routed into the original

wood.

Mechanical trickle vents are also shown on drawings and instead original built-in vents will be sealed. this is not necessary or adequate to the listing.

I strongly object to the detail shown in this application as is not adequate to a grade II* listed buildings alterations.

Is strongly object to the wording used to describe the works. The reality of upgrading the glazing, repairing and in some cases replacing the frames, adding ventilation to 150 flats.

These is major works and should be described as such.

Comments for Planning Application 23/00466/FULL

Application Summary

Application Number: 23/00466/FULL

Address: Crescent House Golden Lane Estate London EC1Y 0SL

Proposal: Repairs and minor alterations to the existing windows and window framing at first, second and third floor levels of Crescent House, including: stripping, repairing and redecorating existing window frames; replacement of existing single-glazing with vacuum glazing panels; insulation works to the main concrete vaulted roof and first floor concrete soffit; and associated works. Additional Listed Building Consent sought under reference 23/00650/LBC.

Case Officer: Janey Lin Zhao

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Name: pablo abellan villastrigo

Address: 307 crescent house golden lane estate city of london

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

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Is strongly object to the wording used to describe the works. The reality of upgrading the glazing, repairing and in some cases replacing the frames, adding ventilation to 150 flats.

These is major works and should be described as such.

Adjei, William

From: PLN - Comments
Subject: FW: 23/00466/FULL , 23/00650/LBC Comments

From: Gaby Robertshaw <
Sent: Monday, July 17, 2023 4:00 PM
To: Lin Zhao, Janey <>
Subject: Re: 23/00466/FULL , 23/00650/LBC Comments

THIS IS AN EXTERNAL EMAIL

Dear Janey Lin Zhao

Further to our correspondence last week please find below my comments relating to the current applications for Crescent House, Golden Lane Estate, London.

Gaby

**204 Crescent House
Golden Lane Estate
London EC1Y 0SL**

**23/00466/FULL and 23/00650/LBC
OBJECTION**

Dear Janey Lin Zhao

I welcome the expedited repairs and refurbishment project for Crescent House following over 20 years of neglect by the City of London Corporation, however I have misgivings relating to some of the small yet important details and must therefore object to the current applications.

Studio Partington's specificy matt brown paint to be once again put on the window frames, timber panel and the tounge and grooved exterior of our bookcases

This is shown in the PROPOSED ELEVATION PLAN AND SECTION diagrams 01 and 02 posted online 30 May 2023

It is inconceivable after all the many man hours that will be expended in removing the existing window finishes (incorrectly specified in 2004 and responsible for the dire state of the woodwork today) that mat brown paint is once again to be applied instead of the original varnished finish as shown on the Historic England listing 1021941

Similarly I would question the replacement of the muroglass spandrel panels with toughened glass painted white from the outside, where the specification for the Pilot flat at 347 Crescent House (22/00332/FULL + 22/00323//LBC) was for opaque white toughened glass.

No allowance was made in the application for any replacement window frames and casements that will be needed as the result of the Hallas & Co 2020 condition survey.

The City of London Corporation commissioned Hallas & Co to undertake a windows condition survey in 2020 which was charged to leaseholders and is publicly available on the website goldenlanewindows.site

This report highlighted that wet rot is severe -

'In some cases, affecting window casement corners, making long-lasting repairs, challenging. The damage caused by the wet rot has made the public at risk from falling parts of windows, including glass and timber.'

This survey also informed the Corporation of three emergency repairs where - *'window casements looked as if they were going to fall onto the street if moved, which could have caused major injury to the public below.'*

Furthermore, survey also advised -

'Repairing timber windows which have rotted corners and joints is challenging. In those areas where rot has occurred adjacent to an existing wet rot repair full casement requires replacement is required.'

This is well illustrated on the final pages of the Condition Survey listed under 23/00602/MDC on 8 June 2023 relating to the pilot flat, 347 Crescent House where the surface finishes have been fully removed prior to remediation and reglazing with vacuum double glazing.

I am aware that their updated survey is about to be delivered, if anything, this is now even more important.

Lack of a regular coherent maintenance programme.

The Hallas & Co report also highlights that -

'the wet rot is severe as a result of the Corporation's 'lack of regular maintenance'.

At no stage has a repairs and redecorations schedule been advised by the Major Works Team (Hallas recommend every 5 or 7 years).

Crescent House was completed in 1962 and deserves to be as iconic and much loved in a further 60 years as it is today.

Gaby Robertshaw

Comments for Planning Application 23/00466/FULL

Application Summary

Application Number: 23/00466/FULL

Address: Crescent House Golden Lane Estate London EC1Y 0SL

Proposal: Repairs and minor alterations to the existing windows and window framing at first, second and third floor levels of Crescent House, including: stripping, repairing and redecorating existing window frames; replacement of existing single-glazing with vacuum glazing panels; insulation works to the main concrete vaulted roof and first floor concrete soffit; and associated works. Additional Listed Building Consent sought under reference 23/00650/LBC.

Case Officer: Janey Lin Zhao

Customer Details

Name: Mr Gavin Hutchison

Address: 103 Crescent House London

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment:Objection grounds:

This application was to be made following the carrying out of a 'Pilot Scheme' whose Committee validated purpose was to provide empirical evidence on the right refurbishment approaches for Crescent House. The pilot project has been curtailed by the applicant without even the first stage having been completed or preliminary conclusions having been shared with consultees.

The application documents are misleading :-

Application Form

Do the proposals cover the whole existing building(s)? - Answer - No 'First, second and third floors only.'

Works are proposed on all levels of the building Ground to Roof. This is a prioritised full building refurbishment

Application General Description

The work is being presented as 'repairs and minor alterations' when it is clear as a whole scope of works this is a significant refurbishment project with almost all aspects of fabric and systems under

consideration. eg. Full façade refurbishment including complete replacement* of some sections of the façade that have failed (*not mentioned) Full glazing replacement and enhancement with technically advanced vacuum glazing, Full re-roofing with significant enhancement of insulation levels, Full soffit insulation to exposed ground level, Comprehensive replacement of building ventilation and heating to remove gas use and improve internal air quality etc.

Other Objections

The application drawings are expansive on the proposed changes to the standard flat typologies but does not include full proposed details of the non-standard conditions of the façade

The application is not deliverable in its current form as it does not include a coherent services design. ie. it includes the removal of all external boiler flues to the building façade without including proposals for their system replacement.

The application does not include changes to the building previously proposed eg. mosaic spandrel insulation and oriel roof returned to the original flat drained design.

From:
To: Crescent House, Golden Lane Estate - Applications 23/00466/FULL and 23/00650/LBC
Cc: 17 July 2023 17:15:05
Subject:
Date:

THIS IS AN EXTERNAL EMAIL

Dear Janey Lin Zhao,
On behalf of the Golden Lane Estate Residents' Association I would like to OBJECT to the above applications.

While it is essential that work is carried out to repair the existing windows which have not been maintained for over 20 years and improve the thermal efficiency of the block as a whole there are several issues with the current application. These are:

1. The works are described as *repairs and minor alterations to the existing windows and window framing at first, second and third floor levels of Crescent House, including: stripping, repairing and redecorating existing window frames; replacement of existing single-glazing with vacuum glazing panels; insulation works to the main concrete vaulted roof and first floor concrete soffit; and associated works*. As the works replacing the glazing with vacuum double-glazing, the addition of metal drips and the extra thickness of roof insulation that will be visible from the light wells with change the appearance of the block the phrase "minor alterations" is not an accurate description of the works. This is especially evident in the reglazing as the change from single to double glazing would not be permitted in, for instance, a Georgian listed building because of the change to its appearance and although it is desirable here it should be properly acknowledged that it will have a major impact.
2. It is premature to submit this application until the pilot project is complete and its findings have been analysed. The pilot project was sold to residents as essential to investigate the construction of the windows and test how they can be made thermally efficient, water-proof and less prone to damage. Residents have accepted this and were reassured that the problems with the Great Arthur House recladding might be avoided. We are now being told that a design has been decided on before this work has been completed and residents left with no confidence that the mistakes made at Great Arthur House will not be made again.
3. The new soffit insulation (as shown in Detail 15) will have a major impact on the appearance of the block as the existing concept of a flat slab sitting on circular columns will be compromised by the proposed changes in ceiling level and the the new upstand along the edge of the insulation fronting Goswell Road and the tennis courts to the East. I would also note that the detail as drawn is unlikely to be successful as the existing slab, as it passes beyond the insulation, will be cold and this cold-bridge, passing back along the slab is likely to lead to interstitial condensation in the insulated zone. If this happens mineral wool insulation is a poor choice of material as it will become sodden and lose its insulative properties.
4. Heating. In the 1980s the Estates communal heating system was transferred to individual flat systems by, in Crescent House either gas boilers or electric heating. Where gas boilers are present the flues pass through widows to vent. Provision is being made for flues where they exit through bathroom windows but in cases where they exit through the windows on the main facades there is no provision and no detail of how this will be progressed. We understand that the proposal to reinstate the communal heating is on hold.
5. Repainting the existing sapele timber frames. It is not clear what these are to be repainted with but we would ask that it be conditioned that a suitable varnish be used

- and that the manufacturer's details be submitted for approval.
6. The glass spandrel panels. It is proposed that the new panels be painted externally. This is a long term maintenance issue and also why is glass being used if it is to be painted. The spandrel panels on the estate have been much altered over the years with a plasticised coating being applied to the ones in the maisonette blocks and only Great Arthur House, which has been re-clad, shows the original intention. We would ask that further research be carried out to find out the original finish and this be reinstated as far as is possible using current materials. Again could it be conditioned that the material used be submitted for approval.
 7. It is usual with listed buildings applications that a proper schedule of works is submitted with the application so that it is evident what is being conserved and what is being replaced. This has not been submitted so we would ask that the submission of a schedule of works be conditioned before works begin.

We should emphasise that we do not want to delay this very necessary project but believe that by putting in place the essential research and by reviewing the solutions to the issues that become apparent through this research the delays and over-spend of the Great Arthur House project can be avoided. We understand that there is a delay before the project can be tendered and we would encourage the applicants to use that time to complete and analyse the pilot project and use the information gained to amend the proposals.

Regards,

Tim Godsmark
Chair Golden Lane Estate Residents' Association

Comments for Planning Application 23/00466/FULL

Application Summary

Application Number: 23/00466/FULL

Address: Crescent House Golden Lane Estate London EC1Y 0SL

Proposal: Repairs and minor alterations to the existing windows and window framing at first, second and third floor levels of Crescent House, including: stripping, repairing and redecorating existing window frames; replacement of existing single-glazing with vacuum glazing panels; insulation works to the main concrete vaulted roof and first floor concrete soffit; and associated works. Additional Listed Building Consent sought under reference 23/00650/LBC.

Case Officer: Janey Lin Zhao

Customer Details

Name: Dr Philippe Rogueda

Address: 342 Crescent House London

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Following my objection to 23/00466/FULL, I wish to confirm that I also object to the parent application 23/00650/LBC.

The comments are in an attachment sent by email to the CoL.

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: Objections to Planning application 23/00650/LBC.
Date: 17 July 2023 17:33:24

THIS IS AN EXTERNAL EMAIL

Following the submission online of my comments objecting to planning application 23/00650/LBC please see below the full text of my objections. This comes in addition to my comments on the parent application 23/00466/FULL.

Philippe Rogueda
342 Crescent House
London EC1y 0SN

17 July 2023

Objection to Planning application 23/00466/FULL

I am objecting to this application although I fully agree that the windows of Crescent House are in dire need of repairs because of the wonton neglect inflicted on them by the City of London for decades. This constitutes nothing less than a dereliction of duties of the landlords and a wilful breach of our leases.

My objections are the following:

- A year ago, we stood in front of this very committee to discuss the necessity of a pilot project on the windows of flat 347 Crescent House. We were assured that this pilot project was needed on scientific grounds to inform the larger project. The pilot project is at least 18 months away from being completed, nothing of much value has been learnt and yet the larger project is now put forward for proposal. This makes no sense. Let alone the fact your committee was clearly misled and lied to by the major work team, without valuable knowledge, the current proposal will lead to a fiasco.
- The proposal talks about minor works yet recommends that the residents be removed from their properties. What is it then? A major work that requires the residents to move out? Or a minor undertaking? Studio Partington is clearly intending to mislead this committee and us the residents by deliberately engineering confusion.
- The proposal wishes to introduce a number of betterments to the properties regardless of the rights of the lease holders. I mention in particular: a new ventilation system, vacuum glazing and electrical heating, and shelves insulation. Studio Partington is planning to destroy perfectly well-ventilated windows (this is true for the 3rd floor flats) with a totally inadequate ventilation system. Studio Partington (SP) is recommending to install electric heating and removing gas boilers, this will come at a huge cost not accounted for in this proposal, both in terms of a new heating system but litigation due to a de facto derogation of grant of the leases of the leaseholders. The same logic applies to the shelves insulation. This is inside the flats and is not ordinarily accessible to the landlord.
- I am surprised that the C20 society has not been consulted on the matter and this leads to an incomplete and misleading application.
- The application mentions the CoL has held a number of consultation events with the

residents and had organised a liaison group. This is true, but the reality is that the consultation was manipulated by the MWT and their appointed communication agency YouShout. The residents have on many occasions complained to the MWT of the inaccuracy of the minutes of the meetings held and how these minutes were not representative of the discussion. This committee is therefore misled as to truthfulness of these consultations.

- The application details do not take into consideration the differences between the 150+ properties at Crescent House. No pilot work has been carried out on the 1st and 2nd floor properties to check what ventilation system would work best for them. The CoL and MWT has a now a long- and well-established tradition of messing up every ventilation project it undertakes (twice failed in the last 3 years, it takes some skills!). The lack of details in the application regarding the ventilation is preparing a 3rd fiasco.
- The application treats the properties at Crescent House as if they all belonged to the City. They do not. The application should be clear about the difference in treatment of the flats owned by the city and those leased out and no longer under the same legal framework.
- The application intends to destroy historical and original features of the fabric of the building: the louvres windows and other ventilation traps of the 3rd floor flats.
- The application claims the work does not affect the whole building, that is clearly a lie or a mistake. All the flats are affected as well as the roof and soffit. That must be at least 90% of the building, discounting the shop units.

This application needs to be withdrawn and redrafted with unique proposals for each flat and once the full knowledge from the pilot flat project has been gathered.

Comments for Planning Application 23/00466/FULL

Application Summary

Application Number: 23/00466/FULL

Address: Crescent House Golden Lane Estate London EC1Y 0SL

Proposal: Repairs and minor alterations to the existing windows and window framing at first, second and third floor levels of Crescent House, including: stripping, repairing and redecorating existing window frames; replacement of existing single-glazing with vacuum glazing panels; insulation works to the main concrete vaulted roof and first floor concrete soffit; and associated works. Additional Listed Building Consent sought under reference 23/00650/LBC.

Case Officer: Janey Lin Zhao

Customer Details

Name: Ms Sarah Winman

Address: 115 Crescent House Golden Lane Estate London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment:OBJECTION

I am a leaseholder in Crescent House and have lived here since 1992.

I am troubled by many aspects of this project, one being the speed with which this application is being pushed through.

The Crescent House repair and renovation is one of the most complicated major works that is happening - and has ever happened - on this estate, and will set the standard for the proceeding window replacement across the estate.

For such a massive undertaking, the thinking feels, at best, blasé and at worst, sub par.

Many of us in the residents group whole-heartedly supported the pilot project that was introduced a year ago to problem solve the gargantuan task ahead. And yet the project has been stopped without the installation of the new windows. How on earth is that possible seeing that it is a windows project? We were also told that we would be allowed to view the progress and yet no contact was forthcoming regarding this. The pilot project to me, then, seems a complete failure. So how on earth can the project proceed?

There has been no solution offered, as yet, to an alternative heating system to those flats that cannot have a gas boiler. Also, the thinking around ventilation is ill-thought through and many residents are being forced to agree to 'betterments' against their will.

There has been no solution offered as to the relocation of residents which could be for anything up to three weeks.

For those of us in Crescent house, this is a deja-vu of the many botched repairs that has happened to the interiors and exteriors of our homes over the years. The CoL has failed us time and again.

This is an incredibly complex repair and renovation project and it seems that you do not have expertise at the helm, and more importantly, the willingness to bring this all together. Until we do, I am in OPPOSITION to this application.

Sarah Winman

Comments for Planning Application 23/00466/FULL

Application Summary

Application Number: 23/00466/FULL

Address: Crescent House Golden Lane Estate London EC1Y 0SL

Proposal: Repairs and minor alterations to the existing windows and window framing at first, second and third floor levels of Crescent House, including: stripping, repairing and redecorating existing window frames; replacement of existing single-glazing with vacuum glazing panels; insulation works to the main concrete vaulted roof and first floor concrete soffit; and associated works. Additional Listed Building Consent sought under reference 23/00650/LBC.

Case Officer: Janey Lin Zhao

Customer Details

Name: Mr Paul Elia

Address: 247 crescent house London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:OBJECTION

I have been living in Crescent House since 2013 and I wish to object to this application on the following basis:

1. Condition Survey. The state of my window frames is in a very poor condition. All flats were supposed to be surveyed internally but my flat was not. No inspector visited my flat.
2. Warranty. No information was provided about what happens if a new window gets broken.
3. Heating. I will not be allowed to keep the existing gas fired boiler heating system, but no information was provided about a new heating system.

I therefore object to this application.

Comments for Planning Application 23/00466/FULL

Application Summary

Application Number: 23/00466/FULL

Address: Crescent House Golden Lane Estate London EC1Y 0SL

Proposal: Repairs and minor alterations to the existing windows and window framing at first, second and third floor levels of Crescent House, including: stripping, repairing and redecorating existing window frames; replacement of existing single-glazing with vacuum glazing panels; insulation works to the main concrete vaulted roof and first floor concrete soffit; and associated works (RECONSULTATION DUE TO AMENDED DRAWINGS).

Case Officer: Amy Williams

Customer Details

Name: Mr Ognjen Ristic

Address: 317 Crescent House London

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I am writing to object as the leaseholder, to the revised application following my visit to the pilot flat.

In general I am in favour of the window replacement project. The work that has been carried out in the pilot flat is generally of good quality.

My objection is specifically related to the retained aluminium pivot window. The pivot window is proposed to be anodised, the glass upgraded to vacuum glass and compression seals added. The aluminium window will however remain a cold bridge, with all the original problems suffered by residents exacerbated by the higher indoor temperature that will be the result of all upgrade work. The consequence is that the previous mould and condensation on the window frame will be far worse.

The decision to retain this window seems to me rather perplexing if the council wants the Golden Lane Estate project to be an exemplar project on retrofitting in the UK.

We obviously don't know what Chamberlin, Powell and Bon would have designed if they had thermally broken windows available at that time, but one would expect that they would have used logic and common sense if they were designing it today and installed a thermally broken frame.

We hope that the Conservation Officer would be willing to accept a compromise for this element by allowing a thermally broken frame that can complement the original design. The design architects managed to do a clever and sensitive intervention to the trickle vent and I believe that they are able to be equally sensitive with an upgrade to the aluminium window.

The problem of mould and condensation is solvable if we want to do it. Not doing it is saying that in 2023 we are happy with wet surfaces and black mould on the inside frame of windows.

On a separate note, I observed that not all the brush and compression seals in the pilot flat were installed even though they were shown in the drawings. We expect that this was an oversight and that they will be installed in the final project.

209 Crescent House, Golden Lane Estate, London EC1Y 0SL

Planning Department
City of London

Application no - 23/00466/FULL and 23/00466/FULL - Reconsultation
Repairs to Crescent House, Golden Lane Estate, EC1
Letter of objection

I am a long leaseholder in the subject building. Some of the matters covered in my previous letter of objection dated 17 July 2023 have been addressed by changes to the scheme since the application was first made. As this application has been formally reconsulted due to the extent of the changes I am writing to **Object**.

Firstly, however, there have been some positive changes to the proposals and those which I particularly welcome are:

- The inclusion of insulation to the soffit of the building (above walkways) to address the extreme thermal loss to the first floor flats.
- The renewal of lighting to common parts as part of the project, previously omitted, (but see also reservations below).

I **object** to the extensively revised proposals because:

- The scheme as evidenced by the drawings submitted is inadequately developed and detailed for a major refurbishment of a Grade II* listed building.
- The pilot flat assessment in Flat 347 has not been completed and consulted upon. I understand this is a condition of the consent for that work and that the City of London is therefore now in breach of its own conditions. Thermal and acoustic tests, among other appraisals, were due to have been carried out before the present application is submitted and have not yet been undertaken (due to painfully slow progress of works on the pilot flat).
- At the time the consultation on this application closes the alternative vacuum glass has not even been fitted to the pilot flat 347, so an important element of visual comparison of glazing across the whole building cannot inform this application.
- The present Landvac brand vacuum glazing installed in flat 247 has a distinct blue tint which detracts from the original design intent which was for clear glass. The blue tint may be less obvious at a distance though it is

difficult to tell with scaffolding in place. In any case it needs to be assessed against Fineo brand glass side by side – i.e. half of the pilot flat with each brand. The Fineo glass is being used on a large scale at the City of London's Museum site in Smithfield nearby and appears on that site not to have a blue tint so undertaking this comparison is vital.

- The consultation on the proposals with residents has haphazard and patchy. It has, as far as I am aware, been entirely silent on the matter of a warranty for the performance of the vacuum glass. As this is a relatively new product in the first decade of use since initial development this must be a matter of concern since. If the vacuum fails or some other defect appears and the glazing of Crescent House needs replacing (either wholesale or extensively) to maintain the thermal upgrade at the heart of this project, a solution will be needed to ensure the appearance is maintained across the facades. Without a suitable warranty or bond enforceable against a UK legal entity there is a major design risk. This is therefore a planning/ listed building matter (as well as a grave financial risk to resident leaseholders).
- There is no strategy for heating those 60% of all flats that are heated by gas boilers properly consulted on and agreed by occupiers of the building. At no point in the consultation has the corporation as landlord written to leaseholder indicating it is their intention to remove all gas boiler flues. Information about the proposals has leaked out in a haphazard fashion. A suggestion has been made that space and water heating are both by electricity; but this is likely to be ruled out by both tenants and leaseholders as having unaffordable costs in use. This is of importance since the design of the facades must accommodate all residents who wish to retain gas their gas heating which leaseholders have a legal right to do. I consider this too important a matter to be left to officers to condition as it affects the facades of the building extensively.
- The detailing of the insulation of the soffit is inelegant around the shop window fascia panels (i.e. above the main shop windows). As this is by far the most visible elevation of Crescent House, as it forms a retail arcade, I consider this is too important a matter to be left to officers to condition.
- At no point in the resident consultation have the City of London written to all occupants indicating it is their intention that all residents are decanted for the works to be carried out. Many residents will want to stay put, so a method statement is needed as part of the planning application to show how works will be carried out. A draft legal agreement/ licence for temporary possession of leasehold flats is also needed or there can be no guarantee that the proposals are achievable. A similar system of false walls to that used at Gt Arthur House could be adopted.
- The replacement white panels to the facades (muraglass) are very smooth and shiny and give the appearance of perspex or plastic sheet; the original

panels were cast glass with a texture and were non-reflective. The replacements should have a similar appearance. The shiny panels will doubtless get dirty over time but are unlikely to weather to a matt/textured finish for many years, perhaps decades. The finishes of Crescent House are non-shiny throughout.

- The existing integrated street lighting should be retained, even if it is not made to operate as functional street lighting. It is an important design feature, even mentioned in the list description for Crescent House.
- The lighting proposals are inadequately developed. This is not just a matter of the selection of fittings, but of the functionality of the lighting and its effect close-to and in the distance. In common with the rest of the Estate indirect and masked lighting was prevalent in almost all common lighting and this effect has been carelessly eroded by haphazard and unthinking replacements. In the case of Crescent House walkways all lights were recessed (the evidence remains though masked by clumsy later trunking) so that they functioned as downlighters not floodlights. A lighting strategy is needed to ensure that the same design approach is adopted in the proposed comprehensive replacement. This is especially important since the casual and inappropriate replacement light fittings installed in recent years cause light to stream into bedrooms and cause sleepless nights and customised adaptations to light fittings as a survival strategy.
- It appears that it is still not intended to clean the concrete to mitigate the very visible and ugly concrete repairs carried out by the City of London four years ago. This omission would go some way to remedying the visual damage done by these works. As insulation works are proposed at roof level the scaffolding will be reaching to that height and it seems a grave oversight.

The above matters are in some cases matters of detail. However, taken cumulatively they amount to an application which merits further substantial design development. The registration of this application was long delayed so that the minimum requirements for registration could be met by consultants. The application has already been delayed many months due to the fact that it was submitted prematurely. I consider it should now be withdrawn/refused until a adequate research and design development has been completed.

The fact that the City of London is the applicant makes it all the more important that fair dealing and a proper standard of information is required in this case.

Roland Jeffery

13th November 2023

From: [REDACTED]
To: [REDACTED]
Subject: PLANNING APPLICATION 23/00466/FULL
Date: 14 November 2023 15:07:03

THIS IS AN EXTERNAL EMAIL

Dear Planning

I have tried to register my OBJECTION to this application online and have been thwarted time and again from doing so.

And so an email it is.

I OBJECT to this planning application 23/00466/FULL on these grounds.

I do not agree with the removal of the Louvres windows from the third floor flats. They are necessary for ventilation and have not been proven otherwise. They are part of the original features of the design of the Grade II* listing.

The Fineo Glass:

We still do not know how the Fineo glass would have performed because it was never installed. Although it can't be made into the larger panes needed on the third floor, it certainly could be used for other flats. It is after all the chosen glass for the Museum of London. And there are huge benefits in having Fineo, especially in the aftercare of the product.

The black mosaic tiles on the exterior of the building were also supposed to be insulated and now they're not. I feel they need to be.

I also believe the exterior concrete needs to be cleaned. Why the half measures?

I would also like to add a CONDITION: that the CoL creates a maintenance programme for this new work to -

- a) respect the building from hereon in
- b) prevent further disruption to people's lives
- c) protect its legacy that we have all worked so hard for.

Thank you

Sarah WINMAN

115 Crescent House

From: [REDACTED]
To: [REDACTED]
Subject: APPLICATION NUMBER 23/00466/FULL
Date: 14 November 2023 15:19:50

THIS IS AN EXTERNAL EMAIL

Dear Planning

I OBJECT to this planning application 23/00466/FULL on these grounds.

I do not agree with the removal of the Louvres windows from the third floor flats. They are necessary for ventilation and have not been proven otherwise. They are part of the original features of the design of the Grade II* listing.

The Fineo Glass:

We still do not know how the Fineo glass would have performed because it was never installed. Although it can't be made into the larger panes needed on the third floor, it certainly could be used for other flats. It is after all the chosen glass for the Museum of London. And there are huge benefits in having Fineo, especially in the aftercare of the product.

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- b) prevent further disruption to people's lives
- c) protect its legacy that we have all worked so hard for.

Thank you

Sarah WINMAN

115 Crescent House

Comments for Planning Application 23/00466/FULL

Application Summary

Application Number: 23/00466/FULL

Address: Crescent House Golden Lane Estate London EC1Y 0SL

Proposal: Repairs and minor alterations to the existing windows and window framing at first, second and third floor levels of Crescent House, including: stripping, repairing and redecorating existing window frames; replacement of existing single-glazing with vacuum glazing panels; insulation works to the main concrete vaulted roof and first floor concrete soffit; and associated works (RECONSULTATION DUE TO AMENDED DRAWINGS).

Case Officer: Amy Williams

Customer Details

Name: pablo abellan villastrigo

Address: 307 crescent house golden lane estate city of london

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I strongly OBJECT to application 23/00466/FULL

The additional drawings and findings from the PILOT project do not fix some of the main issues affecting residents.

Cold bridging has not been resolved in key areas like behind the mosaics and internal courtyard facades. Lack of insulation in these areas will make areas prone to mould.

The design of the oriel roofs has not been addressed and prevailing winds will make any additional drip details redundant.

Many of the original woodwork has been replaced with new timber when unnecessary. All beading details on the bottom edges of windows have been replaced with chunky drip detailed replacements. These must only be used in exposed and necessary locations or where the original wood cannot be salvaged.

Louvred windows have been replaced with vacuum glazing and ventilation added instead. At any opportunity original ventilation systems should be kept and not replaced with modern equivalents to achieve the same airflows.

An electric heating system has been specified in an arbitrary way when the current market offers

many low cost solutions to heat such small spaces. Crescent house flats are small and any space is precious.

Insulation added to bookcases has also been over specified as the vertical fins do not need to be insulated. They are internal features. Again i would like this insulation to be self supporting and not affect the original woodwork. Simply placed within the openings and freestanding.

I encourage all parties to respect this historic grade II* asset and follow the guidelines updated in 2013 to protect it from deterioration for future generations.

From: [REDACTED]
To: [REDACTED]
Subject: PLANNING OBJECTION : 23/00650/LBC & 23/00466/FULL
Date: 14 November 2023 23:44:19

THIS IS AN EXTERNAL EMAIL

I write with further **objection**, in part, to the above.

My objections are based on the fact that again the the planning application is premature, as without all the proposed work and tests to flat 347 having been undertaken, can residents form opinions of the work/outcome. Glass comparisons are necessary between the Landvac and Fineo. Ideally, we should be seeing the windows in the sunlight as some of the vacuum seals? I understand can glare/shine/flash silver. Again the Landvac has a blue hue to it. What is it like in different lights? What is the spec of the seals around the windows?

Additionally, the proposed removal of the heating and hot water in flats that can't have a gas flue exiting a window has been skimmed over and is a real source of consternation for me personally. Not enough information has been given, no choices of radiators or boilers have been offered for an electric system in long leaseholders flats. Just a fait accompli seemingly of too large for the space, ugly, storage heaters.

The gas boiler will be removed is it the same for the gas pipes, these cover about a third of the flat, no one has given any detail or information on this? The related make good works, will there be chasing in of the electricity cables?

No acknowledgement of the fact that 347 is a different flat to 130, or any of the others in the corridors. How does what is going on in 347 relate to 130, in regard to ventilation in the windowless kitchen/bathroom and the siting of radiators? Ventilation needs to be tested in a corridor flat, if it fails in a flat with windows in the kitchen and bathroom, then people will just open their windows! The proposed ventilation of 1st and 2nd floor flats sited in the corridor needs to be looked at again. The one flow from main window vent to a vent/outlet in either the kitchen or bathroom, I don't see how this can work. Both areas create a lot of steam, ventilation needs to be in both. Clothes are dried in the bathroom.

No upstand insulation, 3rd floor gets it, what about the 1st and 2nd floor corridor flats? Plus no insulation in the metal pivot window, which I understand EH had/have a resistance to, but surely practicality and warm liveable homes is what we are trying to achieve here. Who is fighting the fight for an insulated metal window? When will the upstand be included in the insulation works?

There is no proposal to have the outside of the building cleaned which is an opportunity not to be missed. It's scruffy!

The removal of the louvres in the third floor flats, they are a listed feature and should not be removed, but worked around. They should be refurbished or renewed but with the best materials and workmanship.

I understand that ongoing maintenance of Crescent House is a prerequisite of the granting of planning permission for this project and quite rightly so. There should be a vow enshrined in the constitution of the City of London Corporation to ensure a proper maintenance programme for Crescent House, Golden Lane Estate and its environs, that transcends any 'head of maintenance'. Any person in this position should be overseen and made accountable.

Thanks

Sarah Batty-Smith (Miss)
130 Crescent House
Golden Lane Estate
EC1Y 0SJ

Sent from my iPhone

From: [REDACTED]
To: [REDACTED]
Subject: Application 23/00466/FULL
Date: 15 November 2023 12:44:43

THIS IS AN EXTERNAL EMAIL

Dear Amy Williams and Planning

I have been trying the last 48 hours to write my objections online but have been unable to do so.

So I write this email.

I OBJECT to this planning application 23/00466/FULL on these grounds.

I do not agree with the removal of the Louvres windows from the third floor flats. They are necessary for ventilation and have not been proven otherwise. They are part of the original features of the design of the Grade II* listing.

The Fineo Glass:

We still do not know how the Fineo glass would have performed because it was never installed. Although it can't be made into the larger panes needed on the third floor, it certainly could be used for other flats. It is after all the chosen glass for the Museum of London. And there are huge benefits in having Fineo, especially in the aftercare of the product.

The black mosaic tiles on the exterior of the building were also supposed to be insulated and now they're not. I feel they need to be.

I also believe the exterior concrete needs to be cleaned. Why the half measures?

I would also like to add a CONDITION: that the CoL creates a maintenance programme for this new work to -

- a) respect the building from hereon in
- b) prevent further disruption to people's lives
- c) protect its legacy that we have all worked so hard for.

Thank you

Sarah WINMAN

115 Crescent House
Golden Lane Estate
LONDON
EC1Y 0SJ

From: [REDACTED]
To: [REDACTED]
Subject: Crescent House 23/0466/FULL and 23/00650/LBC
Date: 15 November 2023 14:45:50

THIS IS AN EXTERNAL EMAIL

OBJECTION

23/0466/FULL and 23/00650/LBC

I am writing to ask that the following be conditioned before granting planning permission:

Benchmarking

I am generally very happy with the standard of the work undertaken in the pilot flat and grateful to the Corporation for listening to residents and electing to proceed with a vacuum glazing and refurbishment approach. I hope that the care the tradespeople and team have taken with the pilot will be extended across the whole building and in fact that this standard of work be held as a benchmark and conditioned as such.

Aluminium window

As a result of the improved air tightness in the flat it has been acknowledged by the architects and project manager that the original refurbished aluminium window frame will be subject to even more condensation than we currently have to deal with. I understand that the team has ordered and agreed to test a replacement aluminium frame with a thermal break, which would reduce this problem. Could full details be submitted and approved for the replacement aluminium frame before the tender process gets underway.

Louvre Windows

Some of the flats have louvre windows in the bathroom and these are an original feature, considered by many to be an intrinsic design element worth retaining. As lots of residents choose to have their bathroom windows open the issue of airtightness in that room is for them essentially redundant. These windows should not be replaced as a matter of course, but instead only on an optional basis and this should be formalised as a condition of planning.

Maintenance Programme

As the intention of the scheme is to improve the environmental performance of the flats overall it makes sense for a maintenance plan to be agreed that ensures that the performance levels are met and maintained during the life of the windows. Could a maintenance programme please also be conditioned.

Whilst the above issues are outstanding I object to the application. Thank you.

Jacqueline Swanson
324 Crescent House / 13 Basterfield House

Golden Lane Estate

Comments for Planning Application 23/00466/FULL

Application Summary

Application Number: 23/00466/FULL

Address: Crescent House Golden Lane Estate London EC1Y 0SL

Proposal: Repairs and minor alterations to the existing windows and window framing at first, second and third floor levels of Crescent House, including: stripping, repairing and redecorating existing window frames; replacement of existing single-glazing with vacuum glazing panels; insulation works to the main concrete vaulted roof and first floor concrete soffit; and associated works (RECONSULTATION DUE TO AMENDED DRAWINGS).

Case Officer: Amy Williams

Customer Details

Name: Dr Philippe rogueda

Address: 342 Crescent House London

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Following the updating of the Planning Application 23/00466/FULL, I wish to make the following comments.

The residents were promised that the work at Crescent House would not start until the works at flat 347 Crescent House was completed. Councillor John Edwards was adamant that a scientific method be followed. The current application is being submitted before the work at 347 has been finished and the benefits or issues with some changes are understood. The application should be approved on the condition that the work of 347CH be finished and learnings transferred.

The ventilation scheme proposed by Studio Partington is based on fantasies and not justified. The proposed ventilation will not improve the conditions in the flat. It is window dressing to tick a box. The ventilation system is not backed by any calculations or experience that it will be sufficient. The application should only be approved on the condition that an engineer be employed to design a relevant ventilation system, or the ventilation to be postponed in a different project.

Studio Partington is proposed to manage the ventilation of Crescent House. Studio Partington has already failed very badly once to instal a ventilation system at Crescent House 3 years. Residents have been without ventilation for 3 years because of the incompetence of Studio Partington. Any ventilation proposal should be approved with the condition that Studio Partington be excluded for taking part in the design and management of the ventilation.

The planning application intends to have the Louvres windows of the 3rd floor bathrooms removed. This will destroy a Grade II* feature of the buildings, ruin the ventilation of the bathrooms and turn them into furnaces in the summer. The application must only be approved on the

condition that the Louvres windows be kept.

more in a separate file

Following the updating of the Planning Application 23/00466/FULL, I wish to make the following comments.

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There is no justification for the specification of the heating system proposed. The planning application should be approved on the condition that the heating system be planned by an engineer and its specification be justified and measurable success parameters.

The planning application intends to have the Louvres windows of the 3rd floor bathrooms removed. This will destroy a Grade II* feature of the buildings, ruin the ventilation of the bathrooms and turn them into furnaces in the summer. The application must only be approved on the condition that the Louvres windows be kept.

The application makes light of the impact of the changes on the residents. Already residents have been bursting into tears in the pilot flat. City tenants are afraid of being permanently rehoused away from the area, and leaseholders are facing crimpling debts imposed on them by the city (to the tune of GBP 100,000 per flat).

Following the updating of the Planning Application 23/00466/FULL, I wish to make the following comments.

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The planning application intends to have the Louvres windows of the 3rd floor bathrooms removed. This will destroy a Grade II* feature of the buildings, ruin the ventilation of the bathrooms and turn them into furnaces in the summer. The application must only be approved on the condition that the Louvres windows be kept.

The application makes light of the impact of the changes on the residents. Already residents have been bursting into tears in the pilot flat. City tenants are afraid of being permanently rehoused away from the area, and leaseholders are facing crimpling debts imposed on them by the city (to the tune of GBP 100,000 per flat).

Comments for Planning Application 23/00466/FULL

Application Summary

Application Number: 23/00466/FULL

Address: Crescent House Golden Lane Estate London EC1Y 0SL

Proposal: Repairs and minor alterations to the existing windows and window framing at first, second and third floor levels of Crescent House, including: stripping, repairing and redecorating existing window frames; replacement of existing single-glazing with vacuum glazing panels; insulation works to the main concrete vaulted roof and first floor concrete soffit; and associated works (RECONSULTATION DUE TO AMENDED DRAWINGS).

Case Officer: Amy Williams

Customer Details

Name: B. Bennett

Address: 121 Crescent House London

Comment Details

Commenter Type: Councillor/Ward Member

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment:a) the various electrical remedies against condensation, e.g. inadequate fans;

b) the requirement to change the heating in some residences due to their position in Crescent House was only mentioned

around a week before residents were to view the show flat;

c) without resident consultation, decision to install Economy7: no longer as economical as it might have been before the cost of living crisis;

d) it is not clear from the show flat, which is on the third floor, how the first and second floor flats will really be served and what they will look like, (what will remain? What will be altered? How the ventilation will really be handled in flats with vents to the outside only on one side of the building?)

The flats facing Goswell Road are all different; have different specifications, are different sizes, have on the first floor, different cupboard spaces, different ways the previous gas boiler heating has been installed- pipes, radiators, etc.;

e) It is clear that there will be an adverse effect on the residential amenity by reason of noise, and the indefinite disturbance due to the execution of the works; the so far lack of clarity of how residents are to manage during the execution of the works: "decanting" of the resident and the residents' belongings - as mentioned, flats are different sizes, residents have different number of belongings, in different states of mind, have no idea what the outcome of such a temporary site change entails for tenants and, as such, am shocked (in the sense of "there but for the Grace of

God") that leaseholders are required to pay £100,000 up front without a contract: how long, how well priced and no guarantee the work will be done to perfection or the state their (or our, tenants'), flats will be left;

f) little to add regarding the windows apart from that by the time they will have been installed, most vehicles will have changed from petroleum to alternative energy and there will be less traffic noise to contend with.

Comments for Planning Application 23/00466/FULL

Application Summary

Application Number: 23/00466/FULL

Address: Crescent House Golden Lane Estate London EC1Y 0SL

Proposal: Repairs and minor alterations to the existing windows and window framing at first, second and third floor levels of Crescent House, including: stripping, repairing and redecorating existing window frames; replacement of existing single-glazing with vacuum glazing panels; insulation works to the main concrete vaulted roof and first floor concrete soffit; and associated works (RECONSULTATION DUE TO AMENDED DRAWINGS).

Case Officer: Amy Williams

Customer Details

Name: Mr Gavin Hutchison

Address: 103 Crescent House London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I am a leaseholder and would like to update my objection given the additional information provided since the original application was and consultation period.

The original application was submitted in an incomplete form and at a time when the pilot flat was not complete, an approach that has undermined consultees faith in the designs produced.

The pilot is now largely completed and can be considered a reasonable success but this application for the full building is still flawed.

Although I have a fully electric heating system I object to residents being forced to remove gas boilers from their properties. The Building Regulation justification utilised is tenuous as existing buildings are considered on a 'no worsening' basis. Listed buildings are also treated differently when considering compliance and designs can be agreed as a relaxation of the usual standard.

The storage heating system and number of units proposed is particularly bulky and would cause difficulties for residents interior arrangements. Not to mention the changes required removing existing systems and adding wiring and conduit to supply new within existing finishes.

I also object to the omission of works to the roof of the bay windows. The sloping design of the 80's retrofit has been a major cause of the degradation of the facade with water pushed down the

surface. The original design had flat roofs with water spout drains. In my view the replaced windows will be subject to a new cycle of water damage caused by an ill considered design response.

From:
To: Crescent House, Golden Lane Estate - Applications 23/00466/FULL and 23/00650/LBC
Cc: 17 July 2023 17:15:05
Subject:
Date:

THIS IS AN EXTERNAL EMAIL

Dear Janey Lin Zhao,
On behalf of the Golden Lane Estate Residents' Association I would like to OBJECT to the above applications.

While it is essential that work is carried out to repair the existing windows which have not been maintained for over 20 years and improve the thermal efficiency of the block as a whole there are several issues with the current application. These are:

1. The works are described as *repairs and minor alterations to the existing windows and window framing at first, second and third floor levels of Crescent House, including: stripping, repairing and redecorating existing window frames; replacement of existing single-glazing with vacuum glazing panels; insulation works to the main concrete vaulted roof and first floor concrete soffit; and associated works*. As the works replacing the glazing with vacuum double-glazing, the addition of metal drips and the extra thickness of roof insulation that will be visible from the light wells with change the appearance of the block the phrase "minor alterations" is not an accurate description of the works. This is especially evident in the reglazing as the change from single to double glazing would not be permitted in, for instance, a Georgian listed building because of the change to its appearance and although it is desirable here it should be properly acknowledged that it will have a major impact.
2. It is premature to submit this application until the pilot project is complete and its findings have been analysed. The pilot project was sold to residents as essential to investigate the construction of the windows and test how they can be made thermally efficient, water-proof and less prone to damage. Residents have accepted this and were reassured that the problems with the Great Arthur House recladding might be avoided. We are now being told that a design has been decided on before this work has been completed and residents left with no confidence that the mistakes made at Great Arthur House will not be made again.
3. The new soffit insulation (as shown in Detail 15) will have a major impact on the appearance of the block as the existing concept of a flat slab sitting on circular columns will be compromised by the proposed changes in ceiling level and the the new upstand along the edge of the insulation fronting Goswell Road and the tennis courts to the East. I would also note that the detail as drawn is unlikely to be successful as the existing slab, as it passes beyond the insulation, will be cold and this cold-bridge, passing back along the slab is likely to lead to interstitial condensation in the insulated zone. If this happens mineral wool insulation is a poor choice of material as it will become sodden and lose its insulative properties.
4. Heating. In the 1980s the Estates communal heating system was transferred to individual flat systems by, in Crescent House either gas boilers or electric heating. Where gas boilers are present the flues pass through widows to vent. Provision is being made for flues where they exit through bathroom windows but in cases where they exit through the windows on the main facades there is no provision and no detail of how this will be progressed. We understand that the proposal to reinstate the communal heating is on hold.
5. Repainting the existing sapele timber frames. It is not clear what these are to be repainted with but we would ask that it be conditioned that a suitable varnish be used

- and that the manufacturer's details be submitted for approval.
6. The glass spandrel panels. It is proposed that the new panels be painted externally. This is a long term maintenance issue and also why is glass being used if it is to be painted. The spandrel panels on the estate have been much altered over the years with a plasticised coating being applied to the ones in the maisonette blocks and only Great Arthur House, which has been re-clad, shows the original intention. We would ask that further research be carried out to find out the original finish and this be reinstated as far as is possible using current materials. Again could it be conditioned that the material used be submitted for approval.
 7. It is usual with listed buildings applications that a proper schedule of works is submitted with the application so that it is evident what is being conserved and what is being replaced. This has not been submitted so we would ask that the submission of a schedule of works be conditioned before works begin.

We should emphasise that we do not want to delay this very necessary project but believe that by putting in place the essential research and by reviewing the solutions to the issues that become apparent through this research the delays and over-spend of the Great Arthur House project can be avoided. We understand that there is a delay before the project can be tendered and we would encourage the applicants to use that time to complete and analyse the pilot project and use the information gained to amend the proposals.

Regards,

Tim Godsmark
Chair Golden Lane Estate Residents' Association

Emailed to: Amy.Williams@cityoflondon.gov.uk

16 November 2023

Dear Amy Williams

SITE: Crescent House, Golden Lane Estate, London, EC1Y 0SL

REF: 23/00466/FULL & 23/00650/LBC

Thank you for consulting the Society on the above application for repairs and alterations to the windows of Crescent House on the Golden Lane Estate.

Completed in 1962 by Chamberlin, Powell and Bon, Crescent House on the Golden Lane Estate is of exceptional heritage significance, which is recognised in its listing at Grade II*. It also falls within the Barbican and Golden Lane Conservation Area.

Policy

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that “In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority [...] shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.” Section 72 requests that local authorities pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas. The National Planning Policy Framework (NPPF, 2021) includes paragraph 199 which states that “When considering the impact of a proposed development on the significance of a designated heritage asset, great weight

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Registered Charity no 1110244
Tel. 020 7250 3857

should be given to the asset's conservation (and the more important the asset, the greater the weight should be)". Paragraph 200 states that any harm to, or loss of, significance should require clear and convincing justification.

Past involvement

The Society has been involved in pre-application discussions since 2021 regarding proposals to renew the building's elevations. The intention is to improve the building's U-values and sound insulation and carry out repairs to the fabric. A pilot project was initiated at flat 347 to test ways to approach the project. After an on-site meeting with the project team in summer 2022 to flat 347, we raised concerns about early proposals to install triple-glazed units which would necessitate the removal of the original timber frames as well as glazing.

Summary of proposals

Our most recent visit to site was held on 2 November '23 when we inspected the work that has now been completed to flat 347. The project team now propose to retain the original Sapele hardwood and softwood window frames and repair these frames through a combination of resin application, splicing and replacement (to be determined on a case-by-case basis based on the extent of deterioration to the component parts). Frames would be restored to closer match their original finish (the paint and stain would be stripped from the hardwood and it would be oiled). Aluminium casement windows would be retained and re-treated. The existing single-glazing to windows would be replaced with vacuum glazing. Window ironmongery would be retained if in sound condition or replaced where beyond repair or missing (again on a like-for-like basis). White glazed spandrel panels would be replaced with a new panel – the applicants are hoping to match the original in appearance. The applicant would conserve the mosaic panels, replacing any missing tiles like-for-like.

Comments

We welcome the change in approach, brought about as a result of thorough research and investigation into the original and existing condition of the various components of the elevations, and into potential approaches to repair and fabric improvements. The project team have

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demonstrated a good understanding of the building's significance, its tolerance and opportunities for change. The proposed approach would see the greater retention of significant original fabric and would ensure that the character and appearance of this exceptional Grade II* building is conserved. We welcome the applicant's holistic approach to the project – while investigating potential improvements to the performance of the windows, the project team have also identified opportunities for insulation and ventilation (through the Demand Controlled Ventilation system).

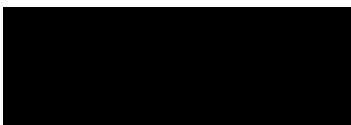
The project team's discoveries made during the project and their reasons for adopting the proposed approach should be captured and detailed in updated listed building management guidelines. This could then inform maintenance work and any changes proposed to the building in the future. The current guidelines date from 2013 and would benefit from revision.

In response to specific details discussed on site, we recommend that the aluminium window frames are anodised rather than powder-coated – the former results in a more honest, less polished appearance. We also recommend more testing concerning the replacement of the panel beneath the bookshelf – this was originally opaque but has been replaced with clear glass in the mock-up flat. Ideally, the glass here would be a closer match to the original finish. At our site visit, the project team also presented options for the replacement of the spandrel panels. We would ideally like to see the chosen finish in-person once it is decided upon. We would also welcome the opportunity to inspect the proposed replacement mosaic tiles when these are ready on site.

For the reasons outlined here, we are broadly supportive of the proposed window renewal scheme, believing it will allow for the necessary improvements to residents' living conditions and to the building's environmental credentials while conserving the significance of the Grade II* building.

We hope that these comments are of use to you.

Yours sincerely




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Coco Whittaker

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Remit: The Twentieth Century Society was founded in 1979 and is the national amenity society concerned with the protection, appreciation, and study of post-1914 architecture, townscape and design. The Society is acknowledged in national planning guidance as the key organisation concerned with the modern period and is a constituent member of the Joint Committee of the National Amenity Societies. Under the procedures set out in *ODPM Circular 09/2005*, all English local planning authorities must inform the Twentieth Century Society when an application for listed building consent involving partial or total demolition is received, and they must notify us of the decisions taken on these applications.

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Ms Amy Williams
City of London Corporation
Guildhall, PO Box 270
London
EC2P 2EJ

Direct Dial: 020 7973 3765

Our ref: L01567948

16 November 2023

Dear Ms Williams

Arrangements for Handling Heritage Applications Direction 2021

CRESCENT HOUSE GOLDEN LANE ESTATE LONDON EC1Y 0SL Application No. 23/00650/LBC

Thank you for your letter of 30 October 2023 regarding the above application for listed building consent made by your authority. On the basis of the information available to date, we offer the following advice to assist your authority in determining the application.

Historic England Advice

Historic England have been involved in the pre-application discussions since 2019, including the development of the pilot project which I reviewed on site on 2 November.

Significance of Crescent House

The Golden Lane Estate is an important part of the City of London's post-war architectural legacy. Developed just after the end of WWII, its development was the City's response to the significant decline in its residential population since the early 20th century. Chamberlin, Powell and Bon (CPB) were appointed as architects after winning a design competition and work began in 1952. The Estate is characterised by a series of rectilinear residential blocks and a community centre set in a carefully designed hard landscape. The structures themselves used innovative curtain wall systems and pioneered new approaches to the planning of post-war housing in Britain.

Crescent House was designed as a separate, later phase of the Estate on land subsequently acquired by the City of London. Constructed in 1962, it shows the transition in the architectural approach of CPB, particularly the influence of Le Corbusier and Brutalism on their design philosophy.

The Goswell Road elevation is of high significance and is a distinctive marker of the City's eastern boundary due to its stepped profile along the curved façade. The



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exposed concrete aggregate, hardwood tilting windows and mosaic tile clad pilotis at ground level were all a departure from their earlier designs. In contrast, the inner courtyard elevation took a much simpler form. The flat interiors were carefully planned to maximise the use of space and light within compact residential units.

Crescent House is widely admired as an attractive and innovative post-war building. It illustrates the emerging approach CPB as they moved towards Brutalism. This is highly significant given their key role in the evolution of post-war architecture in Britain, particularly at the neighbouring Barbican Estate. Its status as a Grade II* listed building reflects this. It also falls within the Barbican and Golden Lane Conservation Area in 2018.

Proposals and their impact

The proposals seek to repair and renew the windows and glazing in all the residential units, with the aim of improving the U-values and sound insulation within each of the flats as well as addressing much needed repairs to its fabric. The approach builds on the work that has been done to develop a pilot project at flat number 347 (22/00322/FULL). It has also been informed by the works to the façade of Great Arthur House.

Due to the nature of its construction, particularly on the Goswell Road elevation, this work is comprehensive. The existing hardwood windows will be stripped for repair and single glazing replaced with vacuum glazing panels. These consist of two panes of 4mm glass separated by a vacuum cavity of approximately 0.3mm which requires a slight adjustment to the rebates of the frame. They will appear slightly darker than the existing, but the profile change will be minimal. Given that these changes will be made to all windows on the façade, the visual impact will be limited. The nature of the repairs will require repairs to the ironmongery (and replacement like-for-like where necessary), the mosaic tiles, bookshelves and to the white glazed spandrel panels.

The works will also necessitate some alterations to the building. This includes new profiles to address areas that are particularly prone to weathering, insulation, and some alterations to the ventilation system. Whilst there will be some visual impact from aspects of this work, any harm will be at the lower end of less than substantial.

Relevant Planning Policies

Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 impose a statutory duty upon local planning authorities to consider the impact of proposals upon listed buildings and their settings. Section 72 requires planning authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.



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Government guidance on how to carry out those duties is found in the National Planning Policy Framework (NPPF, September 2023). At the heart of the framework is a presumption in favour of 'sustainable development' of which protecting and enhancing the historic environment in a manner appropriate to its significance is established as an environmental objective.

The NPPF states that the significance of a heritage asset should be described to a level that is sufficient to understand the potential impact of the proposal on this significance (paragraph 194). It also sets out that great weight should be given to the impact of a proposed development on the significance of a designated heritage asset (paragraph 199), that any harm to this significance should be clearly and convincingly justified (paragraph 200), and that any harm must be outweighed by public benefits (paragraph 202).

The Golden Lane Listed Building Management Guidelines were adopted as a Supplementary Planning Document in 2013. They provide a detailed assessment of the significance of the estate and guidance on alterations and repairs. Historic England sat the original working party which drew up the guidelines in 2007 and the review process in 2013.

Historic England's Position

Historic England welcomes the repair of the Grade II* building and appreciates the need improve its thermal and acoustic performance.

Given the high significance of the building and the extensive nature of the repairs required, the attached draft authorisation to the Planning Casework Unit includes a requirement to consult Historic England on the discharge of some conditions. I look forward to continuing to work with you on this important project. I attach the draft authorisation letter for the Listed Building Consent for your information.

Given the considerable research that has been undertaken to inform these proposals, I strongly recommend that the Listed Building Management Guidelines SPD is updated to reflect the great understanding of the building and the approach to repair. This will be important to inform maintenance of the building and any future changes.

There may also be some cross-over with the Barbican Estate as the window system there is similar to that of the principal façade of Crescent House. Careful consideration should also be given to how best to update the Listed Building Management Guidelines for the Barbican and to incorporate the learning from this work.

This response relates to designated heritage asset matters only. If the proposals meet



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Historic England is subject to both the Freedom of Information Act (2000) and Environmental Information Regulations (2004). Any Information held by the organisation can be requested for release under this legislation.



the Greater London Archaeological Advisory Service's published consultation criteria we recommend that you seek their view as specialist archaeological adviser to the local planning authority.

The full GLAAS consultation criteria are on our webpage at the following link:

<https://www.historicengland.org.uk/services-skills/our-planning-services/greater-london-archaeology-advisory-service/our-advice/>

Yours sincerely

Breda Daly

Inspector of Historic Buildings and Areas

E-mail: [REDACTED]

cc The 20th Century Society



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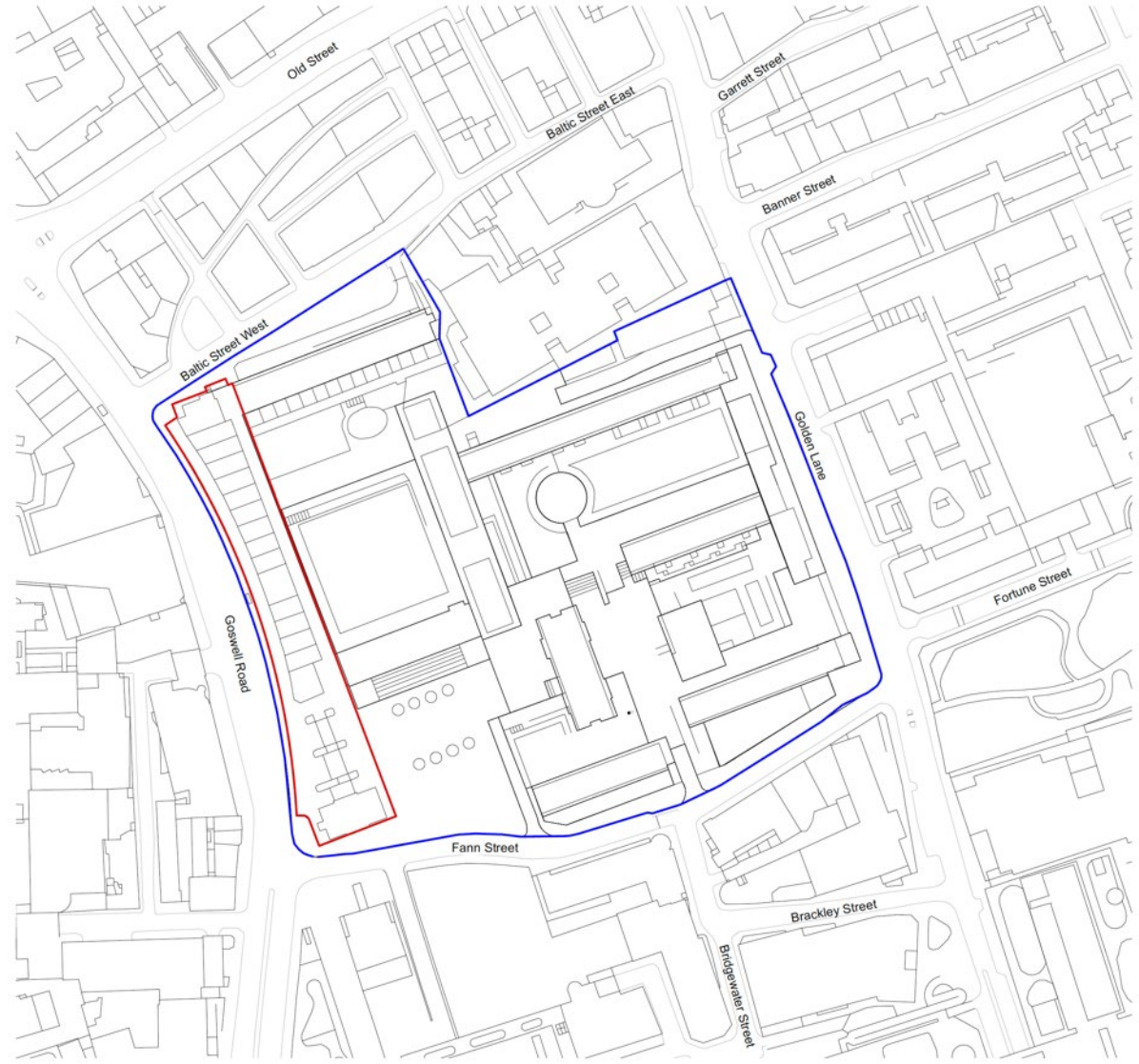




Crescent House

Planning & Transportation Committee

Crescent House

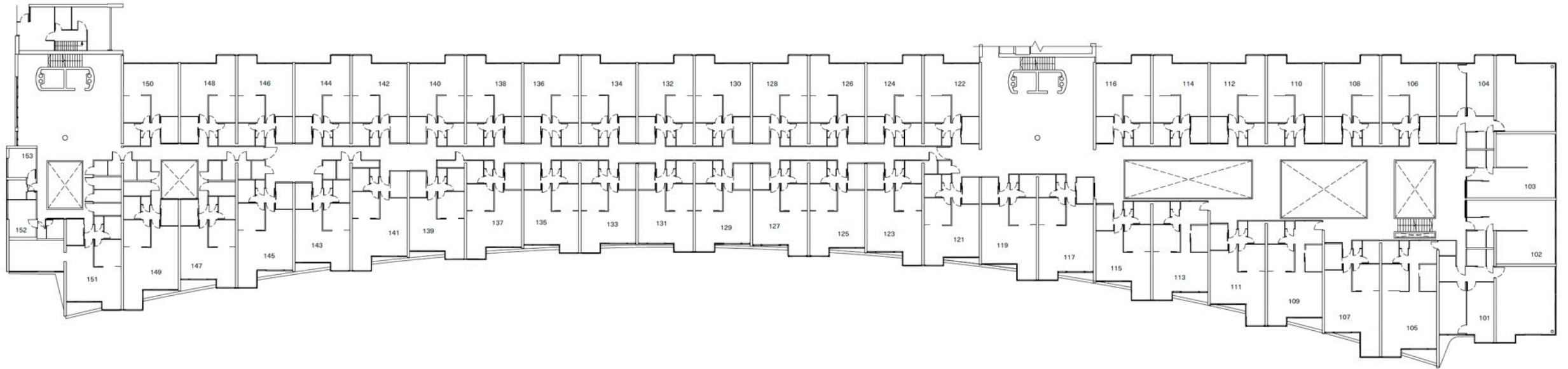


Area pertaining to this application ————

Area within the ownership of the applicant but not part of this application ————



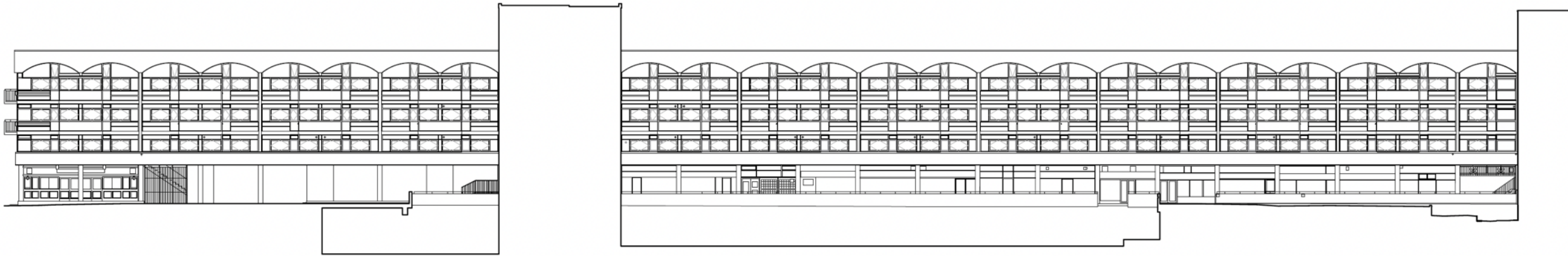
Site Location Plan



Typical General Arrangement Plan



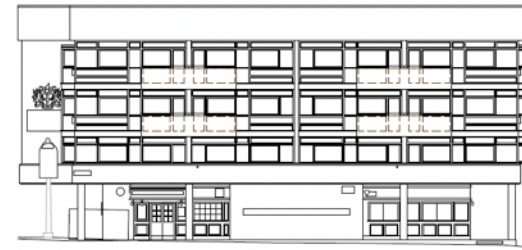
West Elevation



East Elevation



North Elevation



South Elevation

Elevations



View of Crescent House from Goswell Road



View from Golden Lane Estate



View from Goswell Road - 1962



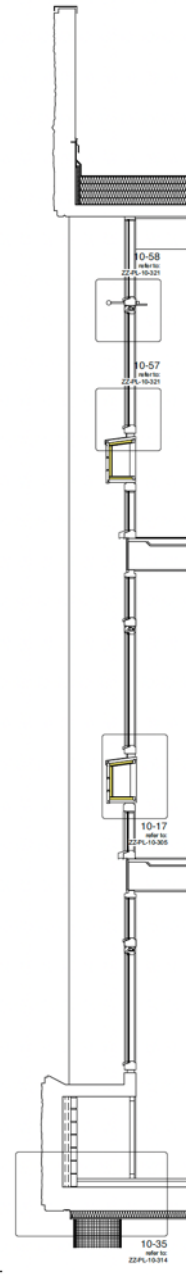
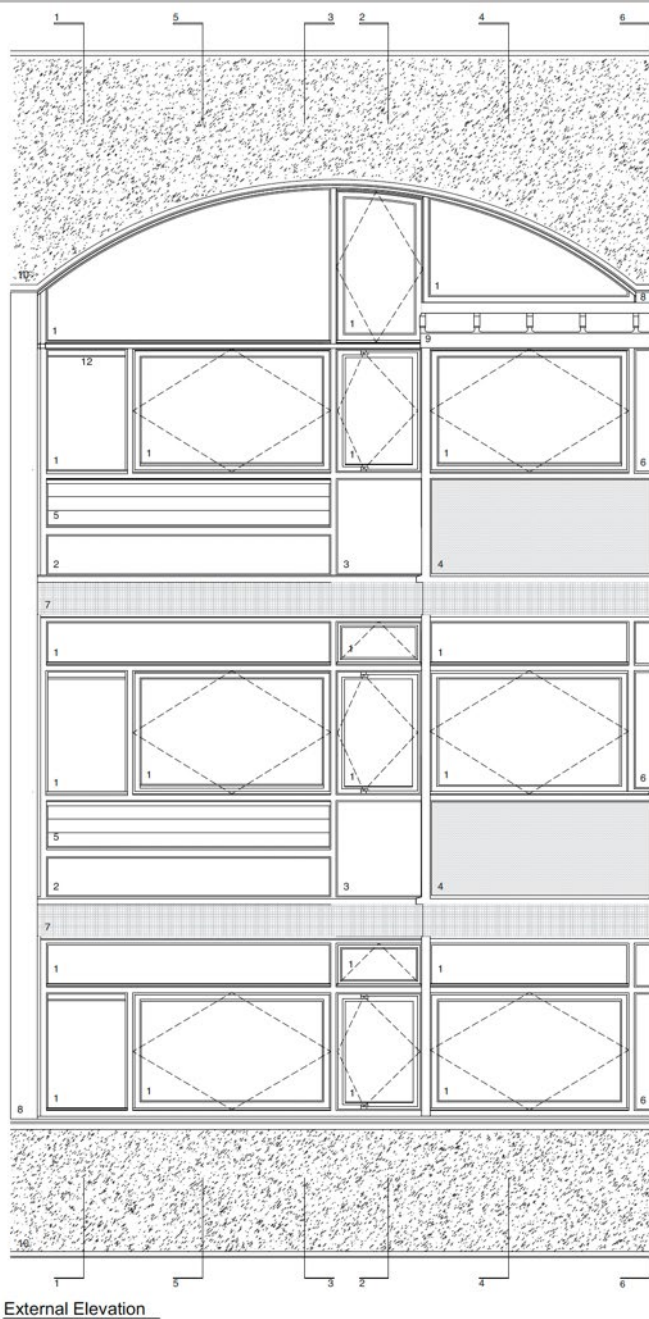
Typical window – 1962



Typical window – 2023



Window Condition 2023



Key Proposals:

Repair existing window frames – retaining as much original fabric as possible.

Replace existing single glazing with new Vacuum Insulated Glass (VIG)

Addition of insulation to projecting bookshelf

Replace existing roof covering and add additional thermal insulation

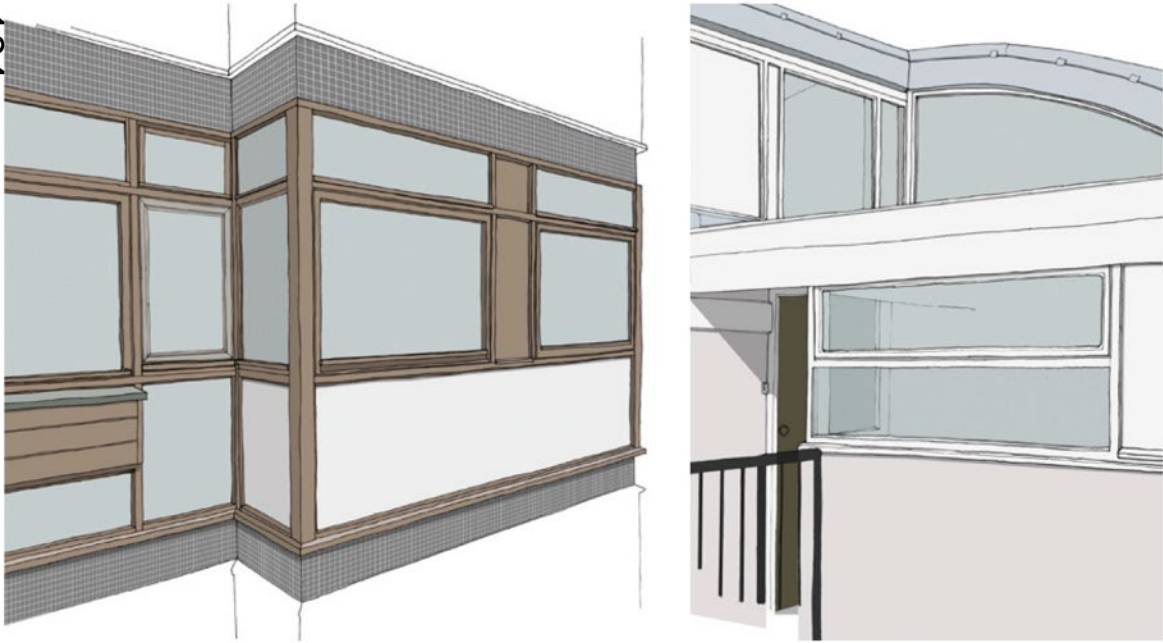
Add rendered insulation to first floor soffit

General external decorations



Types of Window Repairs & Refurbishments

- ① Damaged or decayed wood
- ② Stained/dirty surfaces
- ③ Damage/failure of mosaics
- ④ Historic repairs
- ⑤ Failure of opening casements
- ⑥ Damaged or missing ironmongery/hardware
- ⑦ Poor quality paintwork

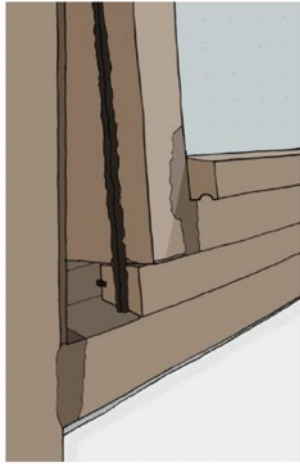


Repair of Window Frames

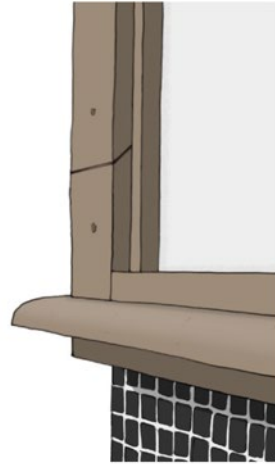
All existing frames will be stripped of paint and stains to allow the condition of the timber to be assessed.

There are three main types of repair proposed, depending on the extent to which the timber is degraded, damaged or missing. Details of these three methods are shown on the right. For further detail refer to NBS Specifications WR-C51 and WR-Z10.

Each type of repair is applicable to both sapele and softwood window frames.



① **Minor Repairs**
Small areas of degradation will be repaired using two-part resin to infill the damaged area.



② **Small Sections**
Where there are short sections of degraded timber, a new section of timber will be spliced in.



③ **Extensive Repairs**
Where the degradation extends along a significant portion of the timber, the whole length will be replaced with a new section of timber. This also applies where a section of timber is missing. Where frames/casements are degraded to such an extent that they cannot be repaired effectively, they will be replaced with a like-for-like replacement.



Original Window –
no obvious rot



Window removed
from frame and rot
discovered

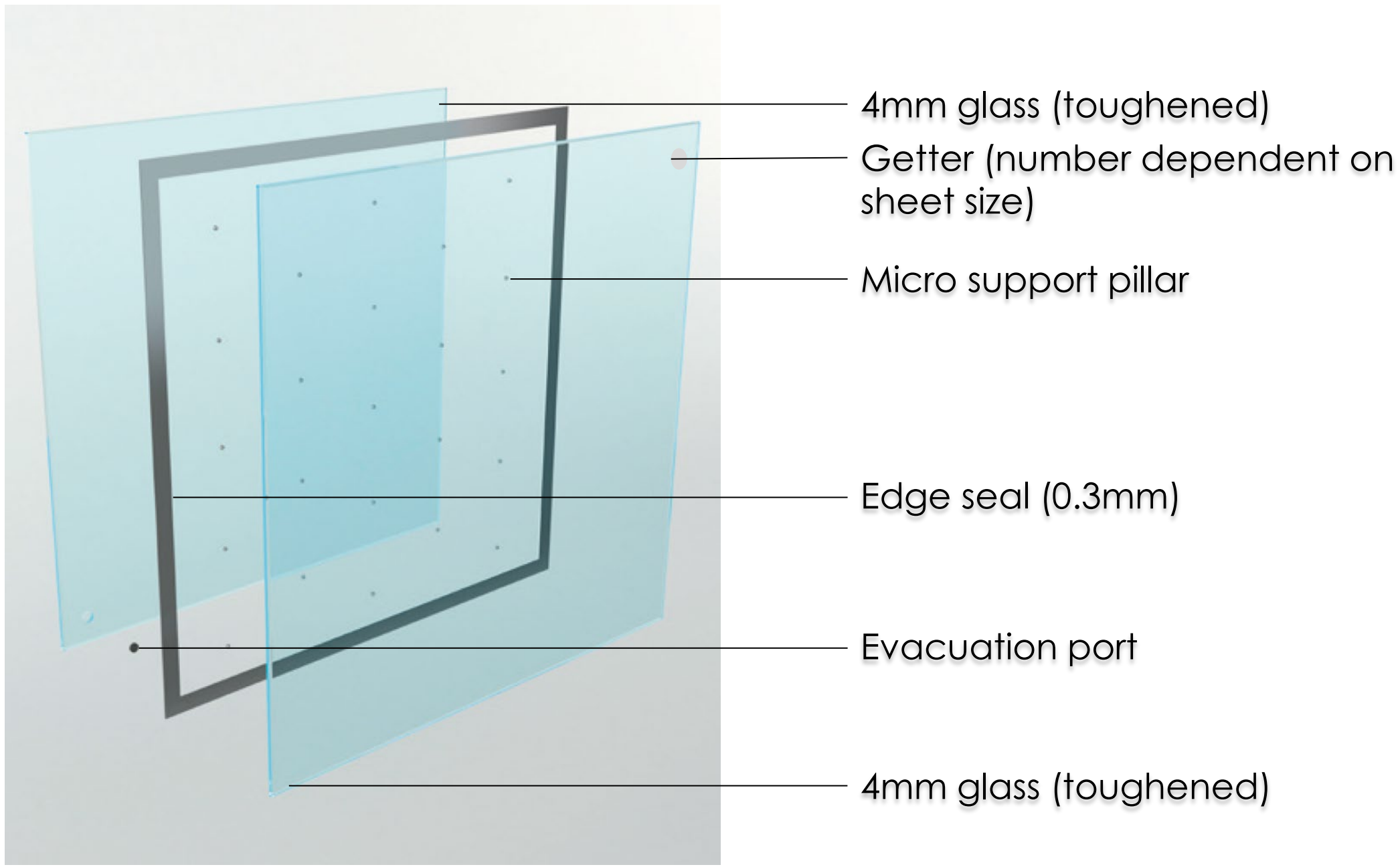


Window repaired
with new sapele
spliced into frame

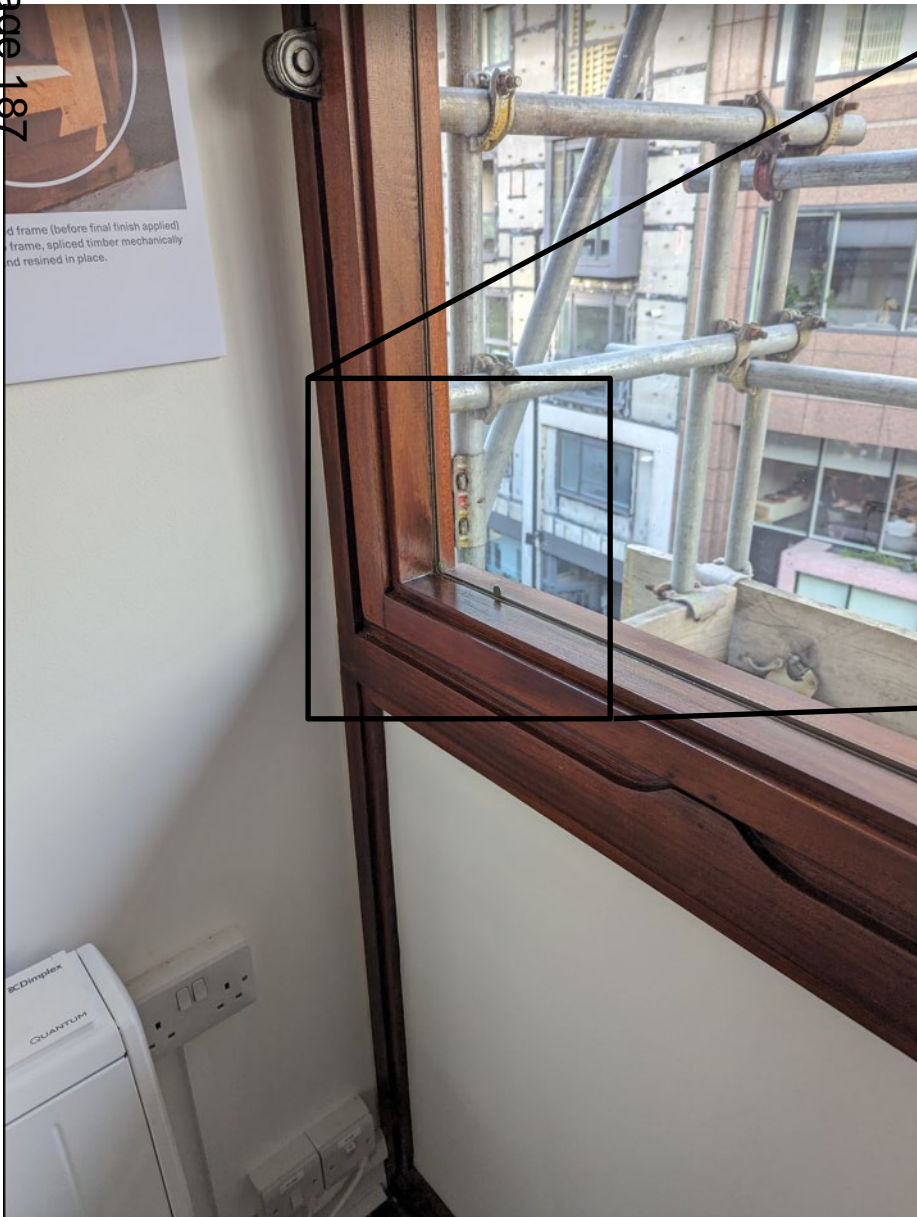


Completed repair,
window reinstalled
and oil finish applied

Window Repair – repair process



Glass Replacement – Vacuum Insulated Glass



- Micro support pillar
- Evacuation port
- Getter
- Edge seal

Vacuum Insulated Glass - Installed

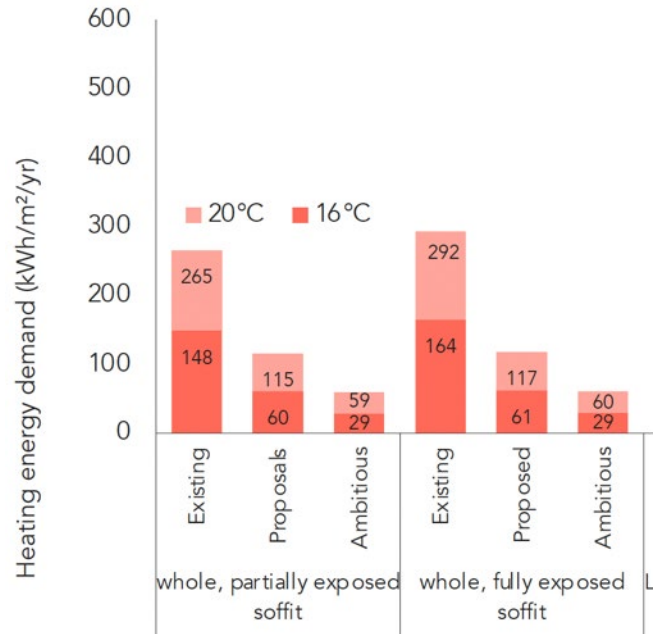


Performance
 U-value:
 VIG: 0.47 W/m²K

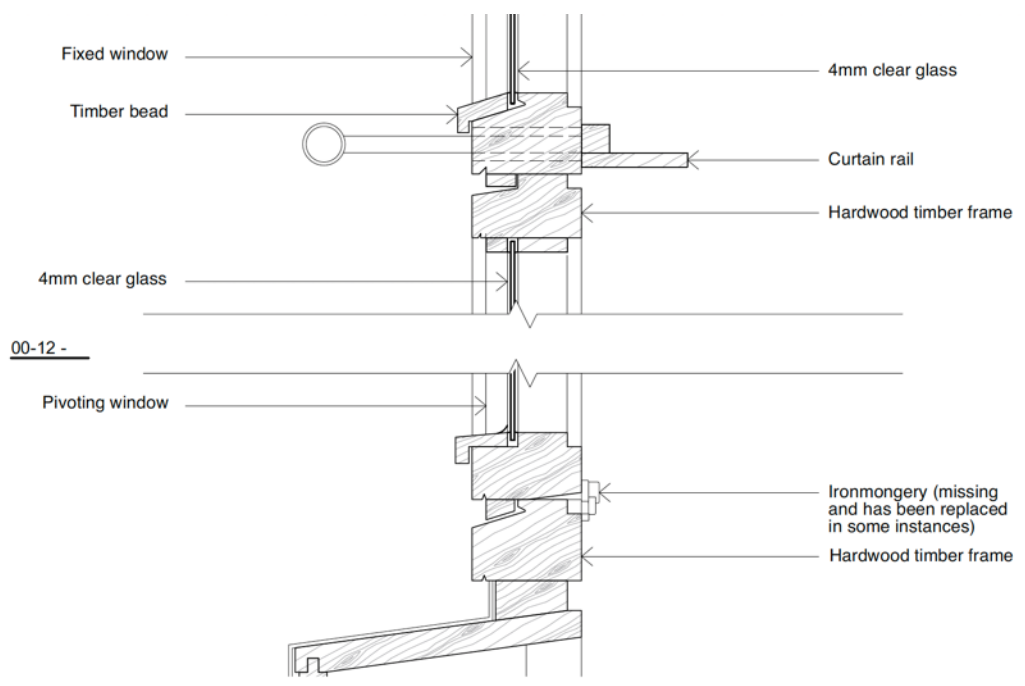
Sound Reduction: 36dB (RW)

Context
 Existing glass U-value 5.0 W/m²K

Reduction in heating energy demand:

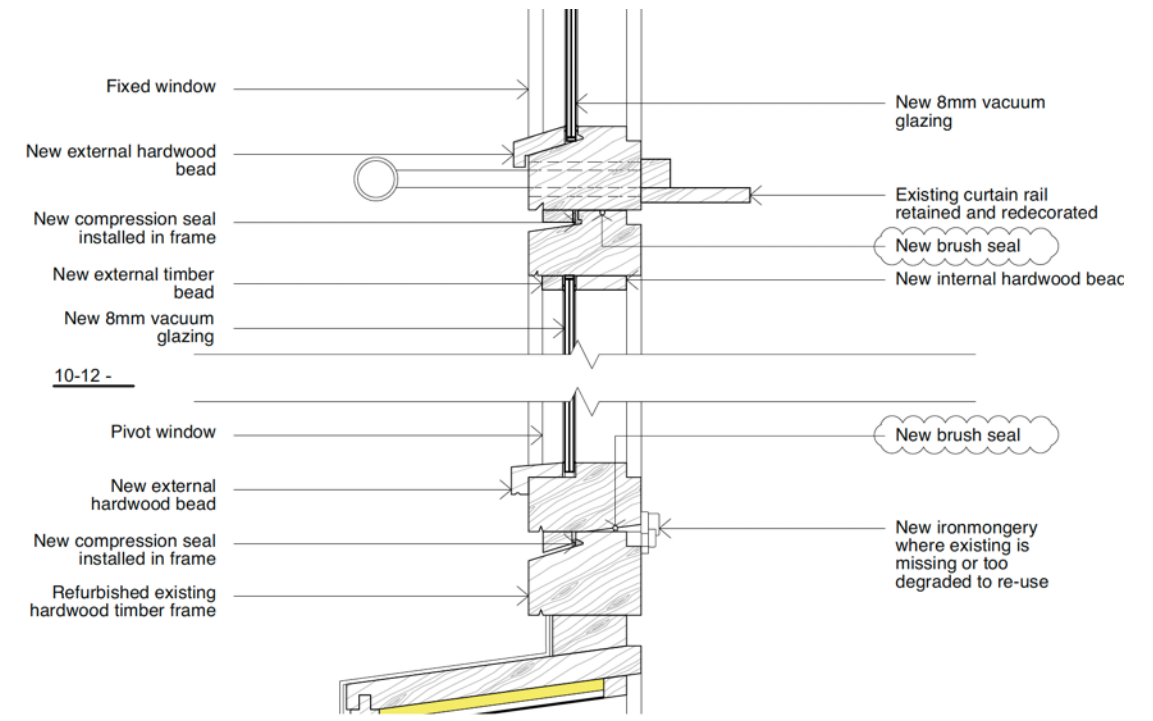


Vacuum Insulated Glass - Benefits

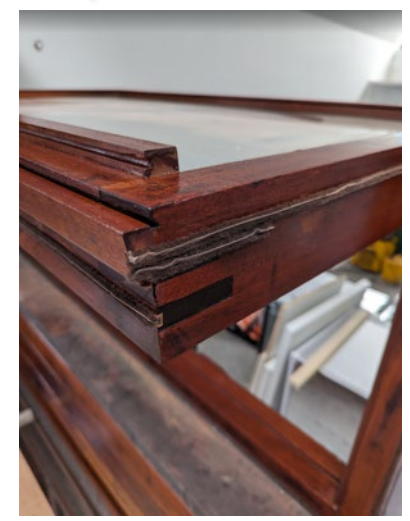


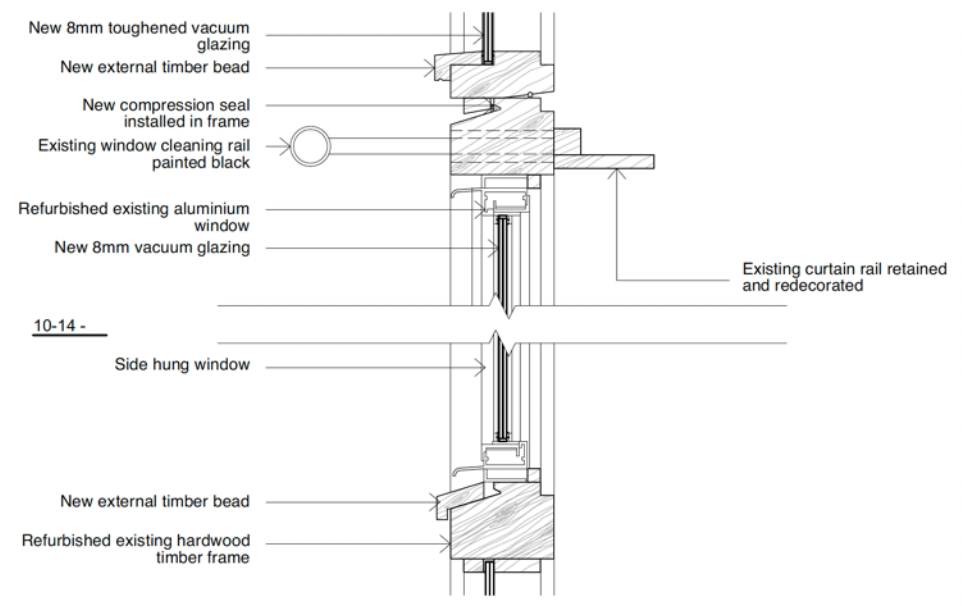
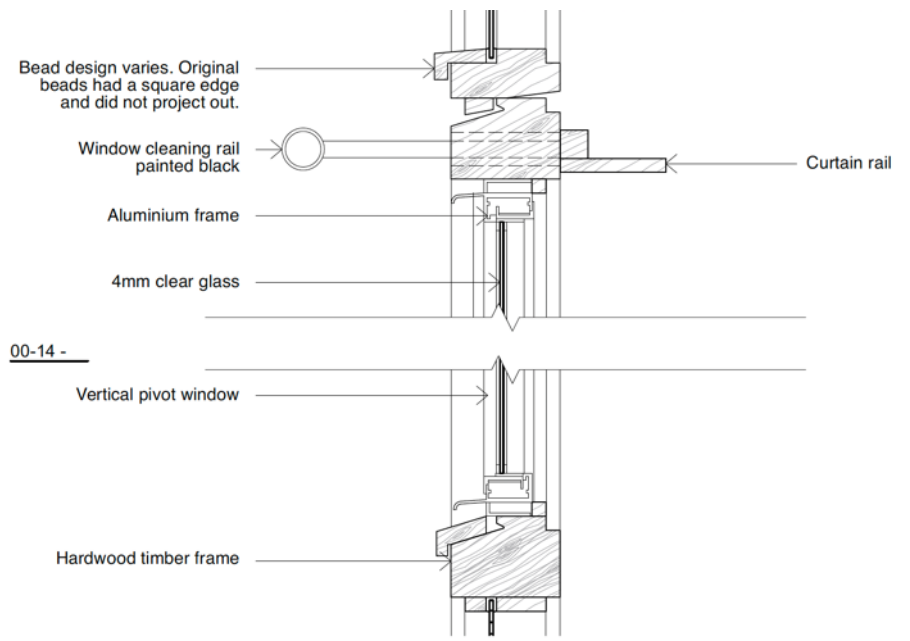
Existing window with single glazing

VIG can be installed into existing timber window with no adaptations required to the rebates in the window frames. Existing external sapele beads will be replaced with new sapele beads. Brush and compression seals will be installed into the opening window frames.



Proposed window with VIG





Existing window with single glazing

Existing window with VIG installed

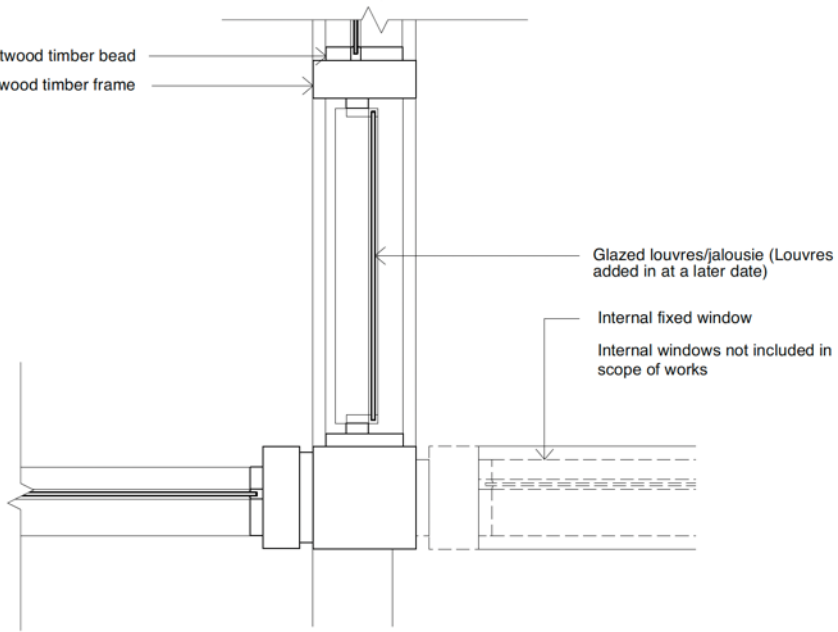
VIG can be installed into the vertical pivot window with no adaption required to the frame.

The existing frame will be cleaned and re-anodized (the original finish).

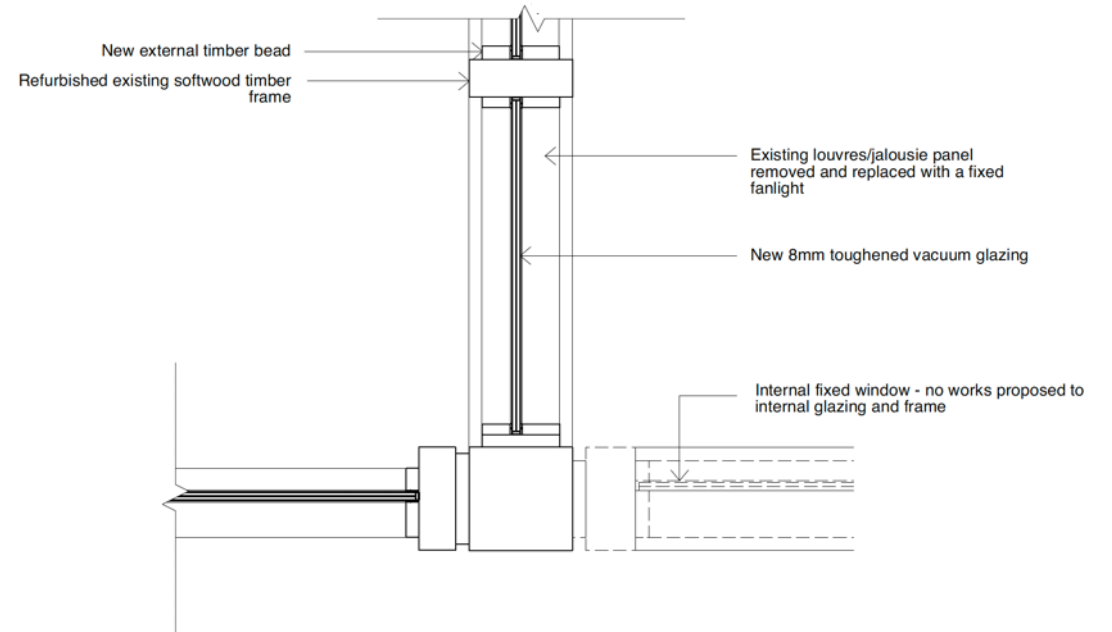
New compression seals will be installed into the frame.



Vacuum Insulated Glass - Installation



Existing jalousie window

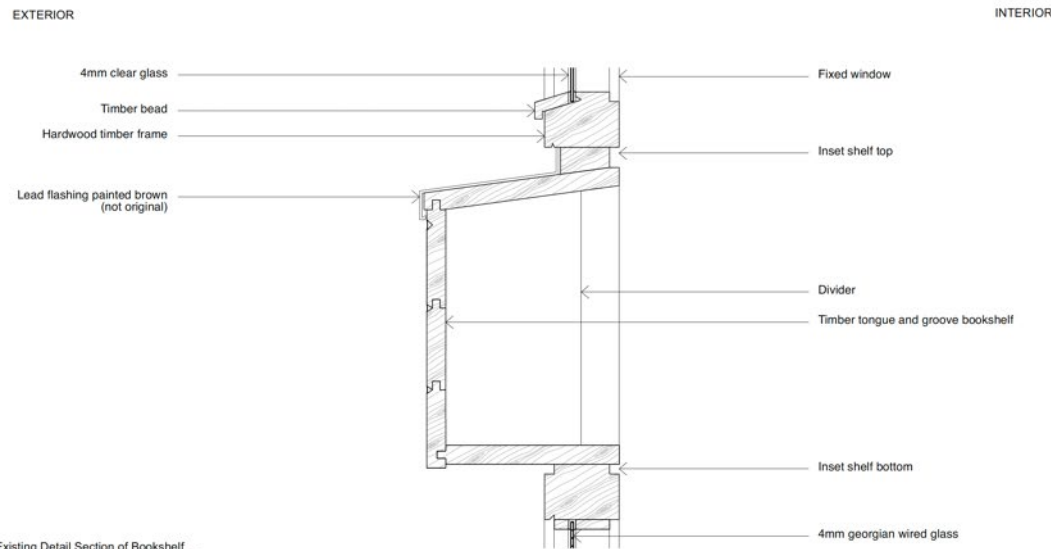


Proposed fixed light with VIG installed



The existing jalousie window is a significant route for heat loss in the home. It is proposed to remove and replace with a fixed panel of VIG.

The BRE testing data shows the air leakage through this window (when closed) accounts for 18% of the measured air leakage from the entire property.

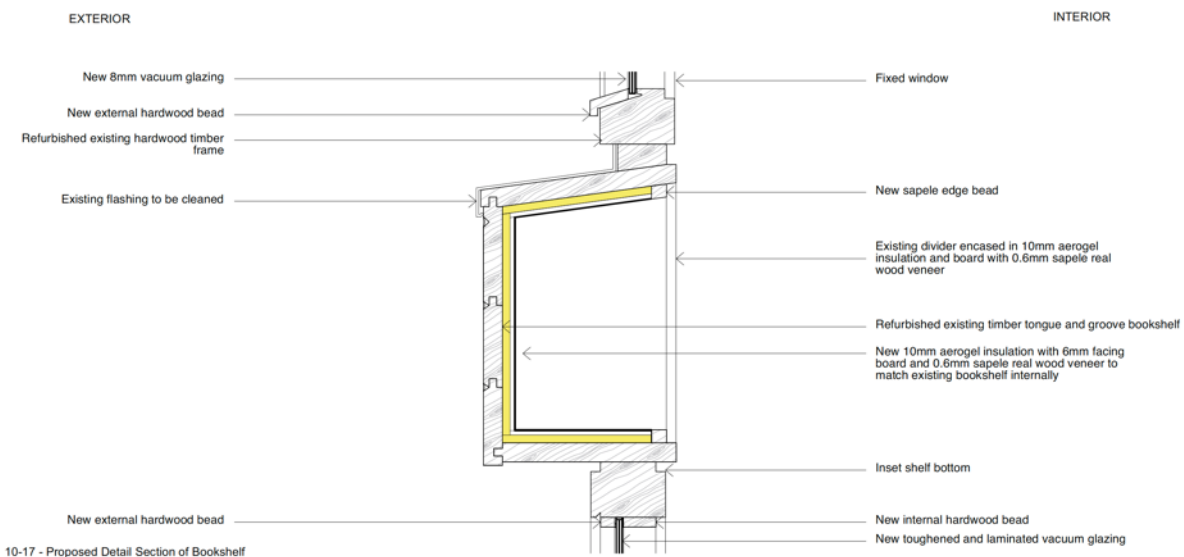


00-17 - Existing Detail Section of Bookshelf

Existing

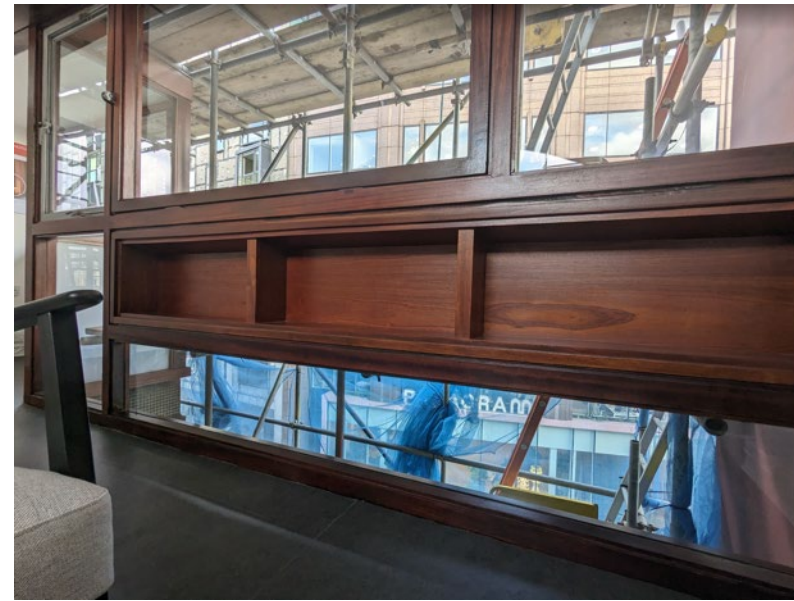


It is proposed to line the internal face of the bookshelf with a 10mm aerogel insulation, 6mm facing board, and a sapele veneer. The proposal aims to reduce the risk of condensation forming in the bookshelf.

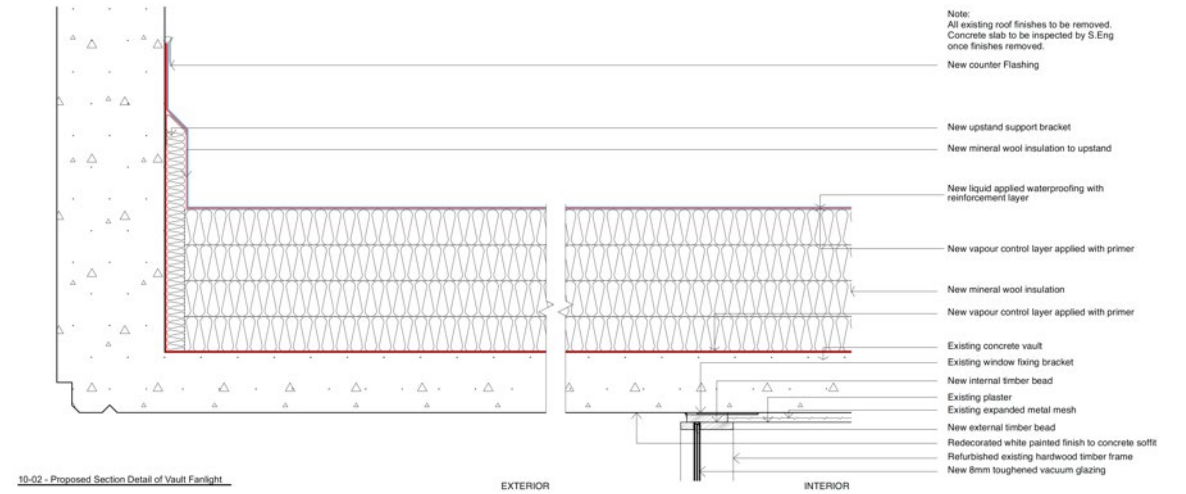
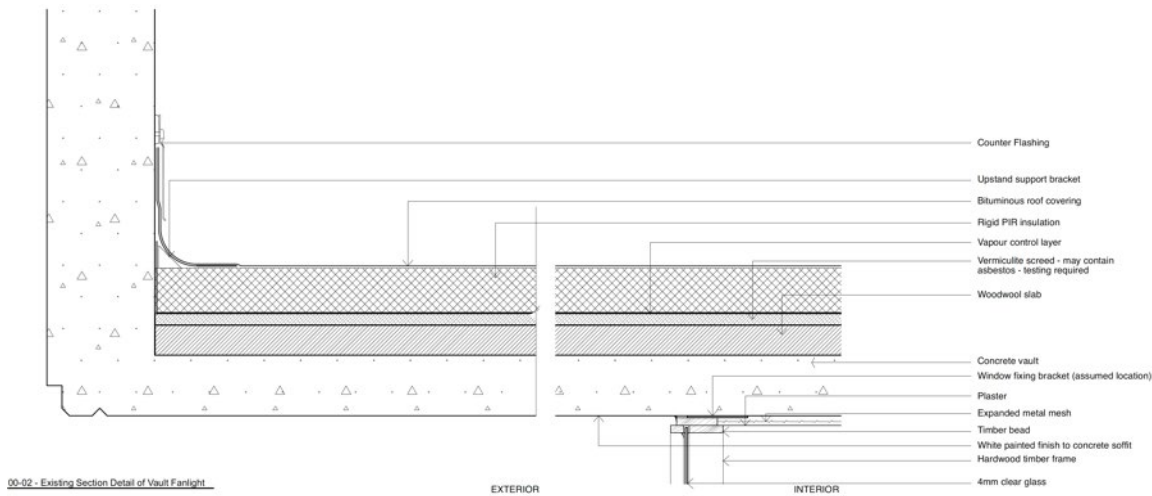


10-17 - Proposed Detail Section of Bookshelf

Proposed



Insultation of Bookshelf



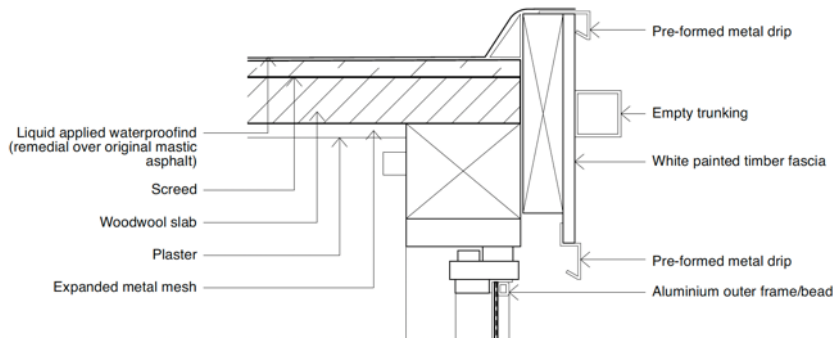
Existing Roof Build-up (U-value circa: 0.38W/m²K)

Proposed Roof Build-up (U-value: 0.17W/m²K)

Existing roof coverings to be removed.

Concrete slab to be inspected and any remedial works to concrete carried out.

New insulation and cold applied liquid waterproofing roof system added.

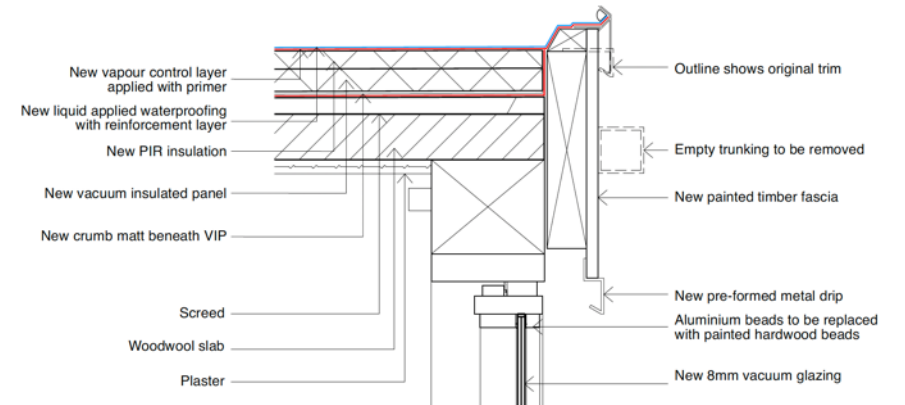


Existing Roof Build-up (U-value circa: $0.5\text{W/m}^2\text{K}$)

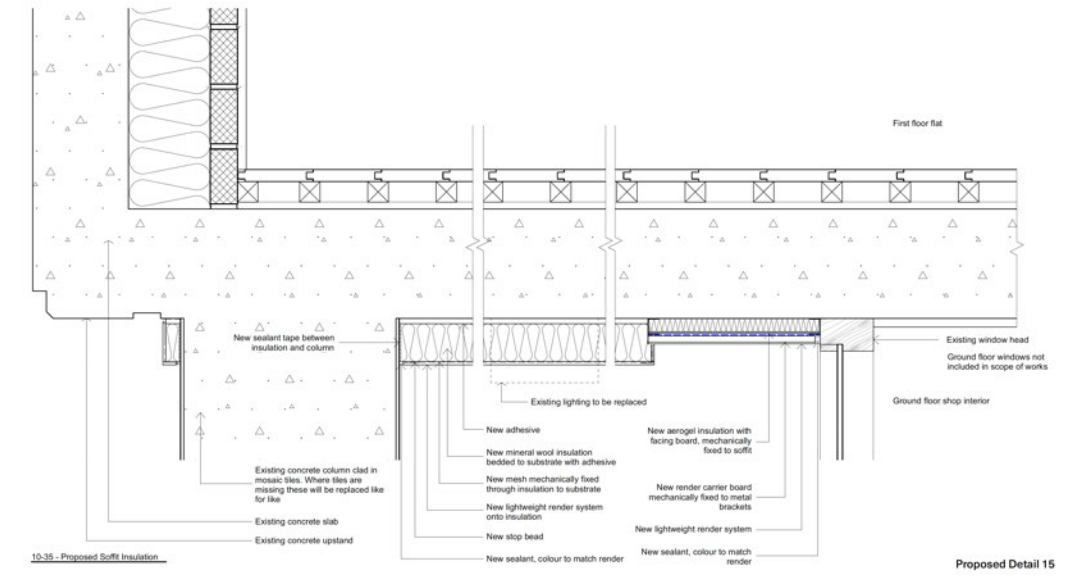
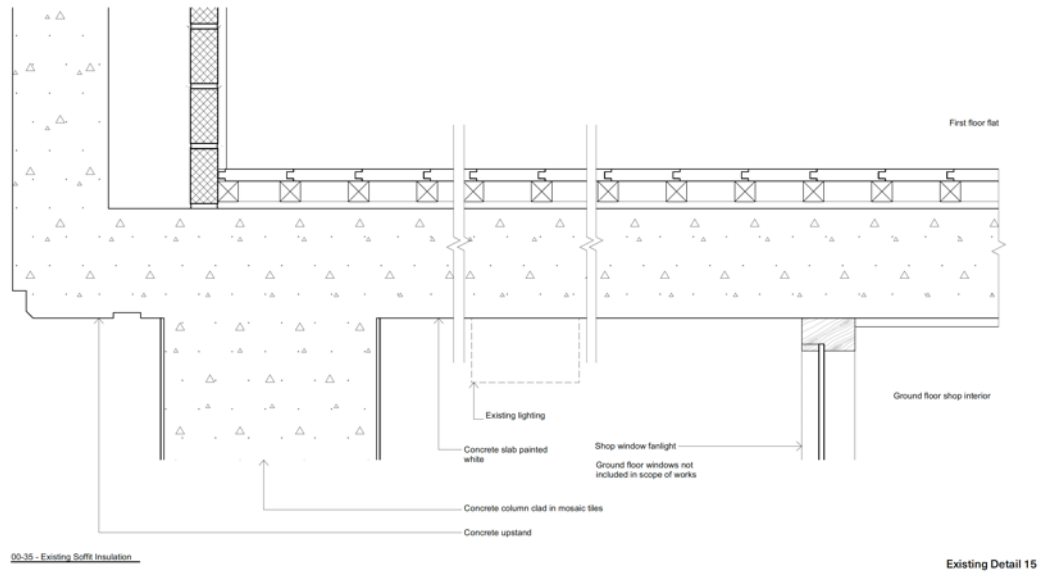
Existing roof coverings to be removed.

Woodwool decking to be inspected and any remedial works to concrete carried out.

New insulation and cold applied liquid waterproofing roof system added.



Proposed Roof Build-up (U-value: $0.22\text{W/m}^2\text{K}$)



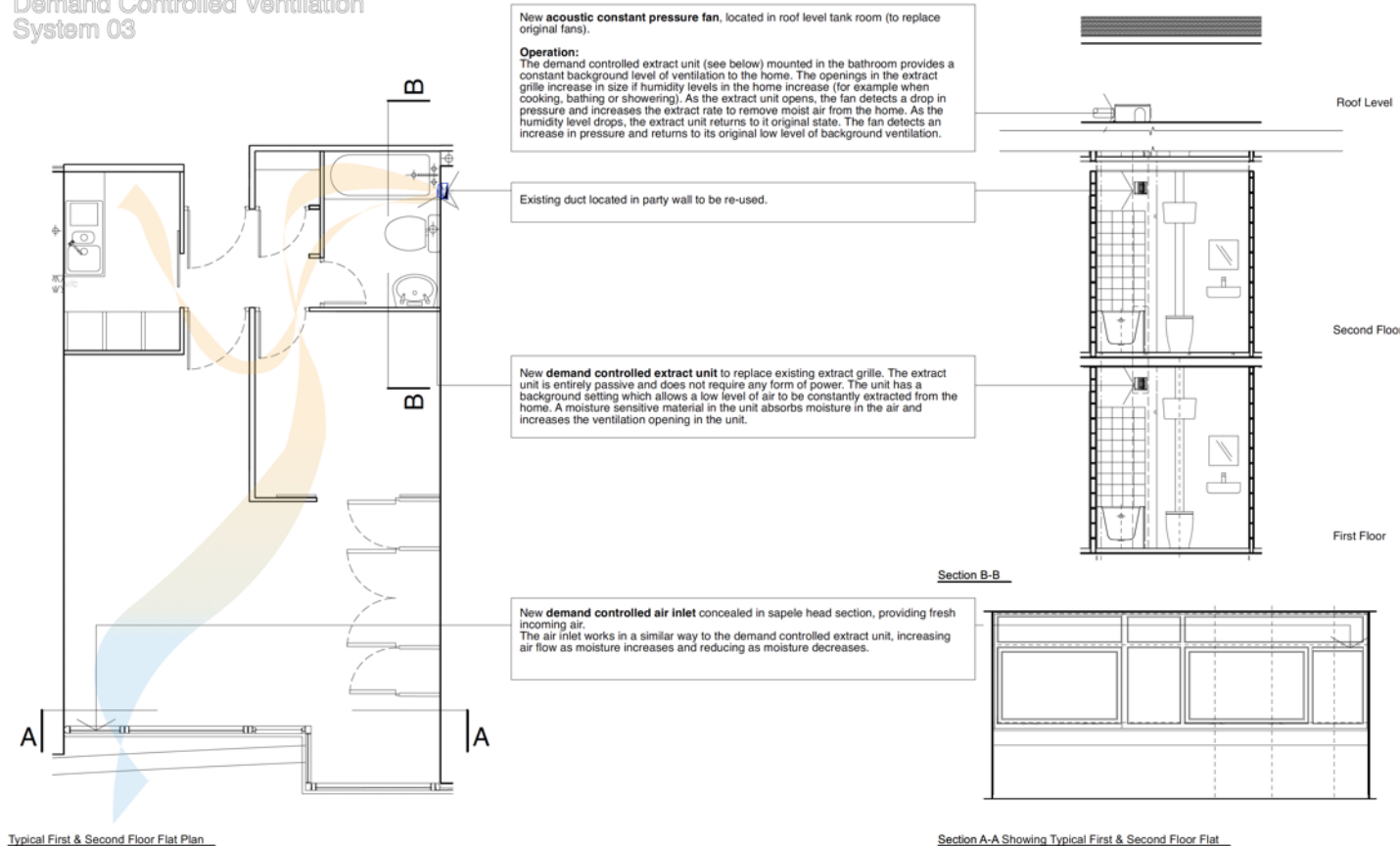
Existing (U-value circa: 2.3 W/m²K)

Proposed (U-value: 0.4 W/m²K)

New insulation to be applied to soffit.
 Mineral wool insulation 70mm thick to main area.
 Aerogel insulation 25mm thick to perimeter of ground floor shops etc.

Render applied directly to mineral wool insulation and onto carried board over aerogel

Demand Controlled Ventilation System 03



Typical First & Second Floor Flat Plan

Section A-A Showing Typical First & Second Floor Flat

Ventilation System 03

As a result of the recognised link between improved thermal performance and the need for better, more controlled mechanical ventilation, new mechanical extract will be provided to all homes. This will take the form of adding a demand controlled ventilation system to each home.

Demand controlled ventilation adjusts ventilation extract rates based on the internal conditions in the home; as the moisture content of the air increases, extract rates increases to remove more air from the home.

Additional Works - Ventilation



Internal view of trickle vent



External view of trickle vent



Trickle vent with sapele cover removed

The existing windows have non-controllable trickle vents incorporated into the jambs of the pivot windows. In the process of overhauling the windows these will be removed and new beads installed to close the gaps.

A new head section is proposed to the frame of the fixed light above the bookshelf, to allow installation of a concealed demand controlled trickle vent, to provide background ventilation as part of the demand controlled ventilation system.

Additional Works – Ventilation Air Inlet (trickle vent)



A Pilot Project has been run to test a number of the proposals contained in the application. Work carried out:

Repair of window frames.
Installation of VIG.
Installation of demand controlled ventilation system.
Installation of electric heating and hot water.

Interior of 347 Crescent House prior to Pilot Project starting.

347 Crescent House – Pilot Project



Original Naco pull handle



Original espagnolette handle



Replacement handle



Bookshelf



Aluminium window



Original pivot hinges



Shadow gap details



Kitchen window detail

347 Crescent House – Pilot Project – Before Works



Interior of 347 Crescent House during Pilot Project

347 Crescent House – Pilot Project Works In Progress



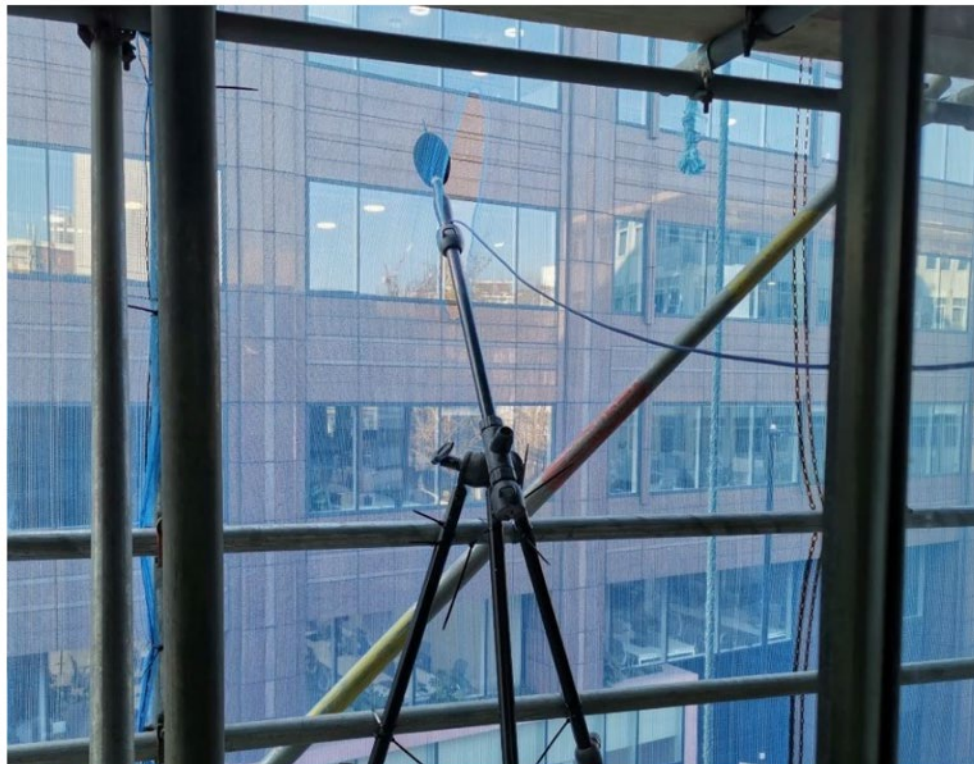
347 Crescent House – Pilot Project – completed works



347 Crescent House – Pilot Project – Completed Works



347 Crescent House – Pilot Project – Insulated Bookshelf



The Building Research Establishment (BRE) have carried out test to measure the changes in performance of the home before and after the pilot project.

Airtightness:

RESULTS

Whole home average airtightness - before: 8.13 m³.hr⁻¹.m⁻²@50Pa
 Whole home average airtightness - after: 4.82 m³.hr⁻¹.m⁻²@50Pa

To put the result of 4.82 m³.hr⁻¹.m⁻²@50Pa into context, building regulations say that new dwellings should achieve maximum air leakage of 10 m³.hr⁻¹.m⁻²@50Pa. However, the building that is used as a benchmark (the notational dwelling) in the building regulations has an airtightness of 5 m³.hr⁻¹.m⁻²@50Pa.

Acoustics:

RESULTS

The figure (D) in the table below is the sound reduction provided by the windows and frames.

Test number	Test element	Measurement details	Overall Difference (D)
L152-007	Original window system	Logarithmically averaged overall performance for selected hourly results in Table 2.	33.7 dB
L152-014	New window system	Logarithmically averaged overall performance for selected hourly results in Table 4.	36.4 dB

From the results of the acoustic testing, the newer installed window system (LandVac) provides an increase in the acoustic performance by +3dB which equates to an approximate doubling of the original window system performance.



Interior of 347 Crescent House
after completion of Pilot Project

347 Crescent House – Pilot Project



347 Crescent House – Pilot Project



347 Crescent House – Pilot Project



347 Crescent House – Pilot Project

Agenda Item 5

Committee:	Date:
Planning Applications Sub Committee	8 December 2023
Subject: Crescent House Golden Lane Estate London EC1Y 0SL Repairs and minor alterations to the existing windows and window framing at first, second and third floor levels of Crescent House, including: stripping, repairing and redecorating existing window frames; replacement of existing single-glazing with vacuum glazing panels; insulation works to the main concrete vaulted roof and first floor concrete soffit; and associated works	Public
Ward: Cripplegate	For Decision
Registered No: 23/00650/LBC	Registered on: 30 May 2023
Conservation Area: Barbican And Golden Lane	Listed Building: Grade II*

Summary

Listed Building Consent is sought for repairs and minor alterations to the existing single glazed timber framed windows at first, second and third floor levels of Crescent House, including stripping, repairing and redecorating the existing window frames; the replacement of the existing single glazing with vacuum glazing panels; insulation works to the main concrete vaulted roof and first floor concrete soffit; and associated works.

This application follows the pilot application granted in 2022 which involved a trial of vacuum glazing in Flat 347 on the third floor of Crescent House. The pilot was completed and reviewed by Officers, external stakeholders including Historic England and the Twentieth Century Society, and residents in October/November 2023. The pilot work has also been subject to extensive testing by the applicant, compared against the pre-existing single-glazed windows. This testing included acoustic testing, airtightness testing, Smoke Audit and an indicative Thermography Survey, with a report produced by the Building Research Establishment into the findings.

Listed Building Consent is also sought for the installation of new external insulation on the roof of the building and ground floor soffits.

The site is in the Barbican and Golden Lane Estates Conservation Area and is a Grade II* listed building. The wider Golden Lane Estate is Grade II listed. The Golden Lane Estate is on the Register of Historic Parks and Garden Landscape of Special Interest, designated at Grade II.

54no. objections from 16no. objectors have been received which are addressed in the ensuing report.

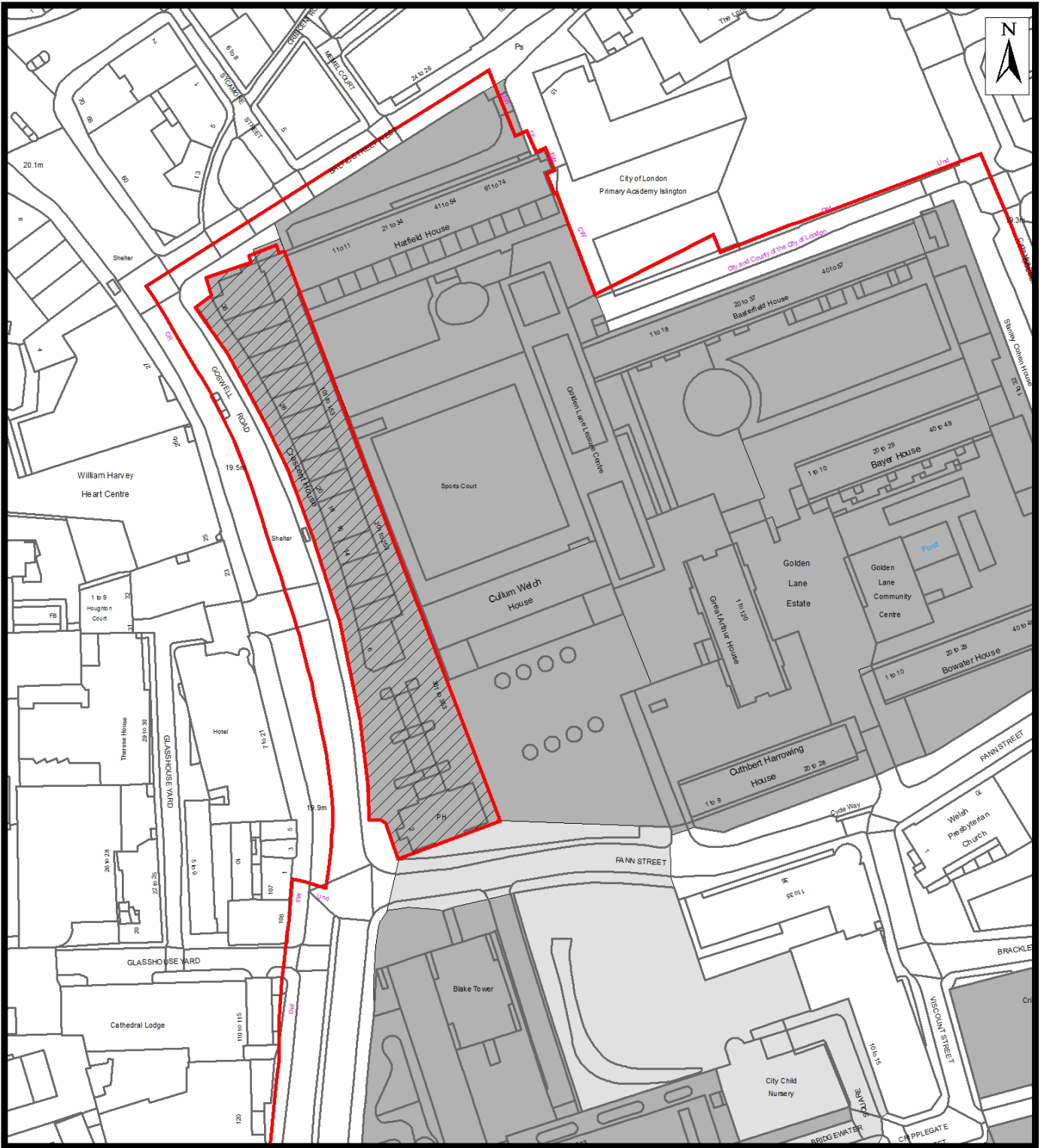
The proposals for the installation of vacuum glazing would not result in a harm to the heritage significance of Crescent House, whilst the insulation of the soffits and roof would result in a very slight level of less than substantial harm to the heritage significance of Crescent House. This is due to insulation resulting in a small change to the appearance, silhouette and finish of the building in the form of a step in the soffit only experienced from views from the north and south and in views of the roof from the internal access deck.

Paragraph 200/202 of the NPPF requires this harm to have clear and convincing justification, and to balance this harm against the public benefits. Officers consider that the harm would be demonstrably outweighed by the benefits of the proposals, which include informing the long-term sustaining of a designated heritage asset and improved quality of living and wellbeing for leaseholders and social tenants, and the requirements of paragraph 202 are met. This conclusion is reached whilst attributing great weight and considerable importance, to the relevant statutory tests under s.16, s.66 and s.72 of the Act.

Recommendation

(1) That Listed Building Consent be granted for the above proposal in accordance with the details set out in the attached schedule.



Site Location Plan



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ADDRESS:
Crescent House, Golden Lane Estate

CASE No.
23/00650/LBC

-  SITE LOCATION
-  LISTED BUILDINGS
-  CONSERVATION AREA BOUNDARY
- CITY OF LONDON BOUNDARY



ENVIRONMENT DEPARTMENT



Image 1 – Crescent House, Western Elevation (facing Goswell Road)



Image 2 – Crescent House, Eastern Elevation



Image 3 – Crescent House, Southern Elevation (facing Fann Street)

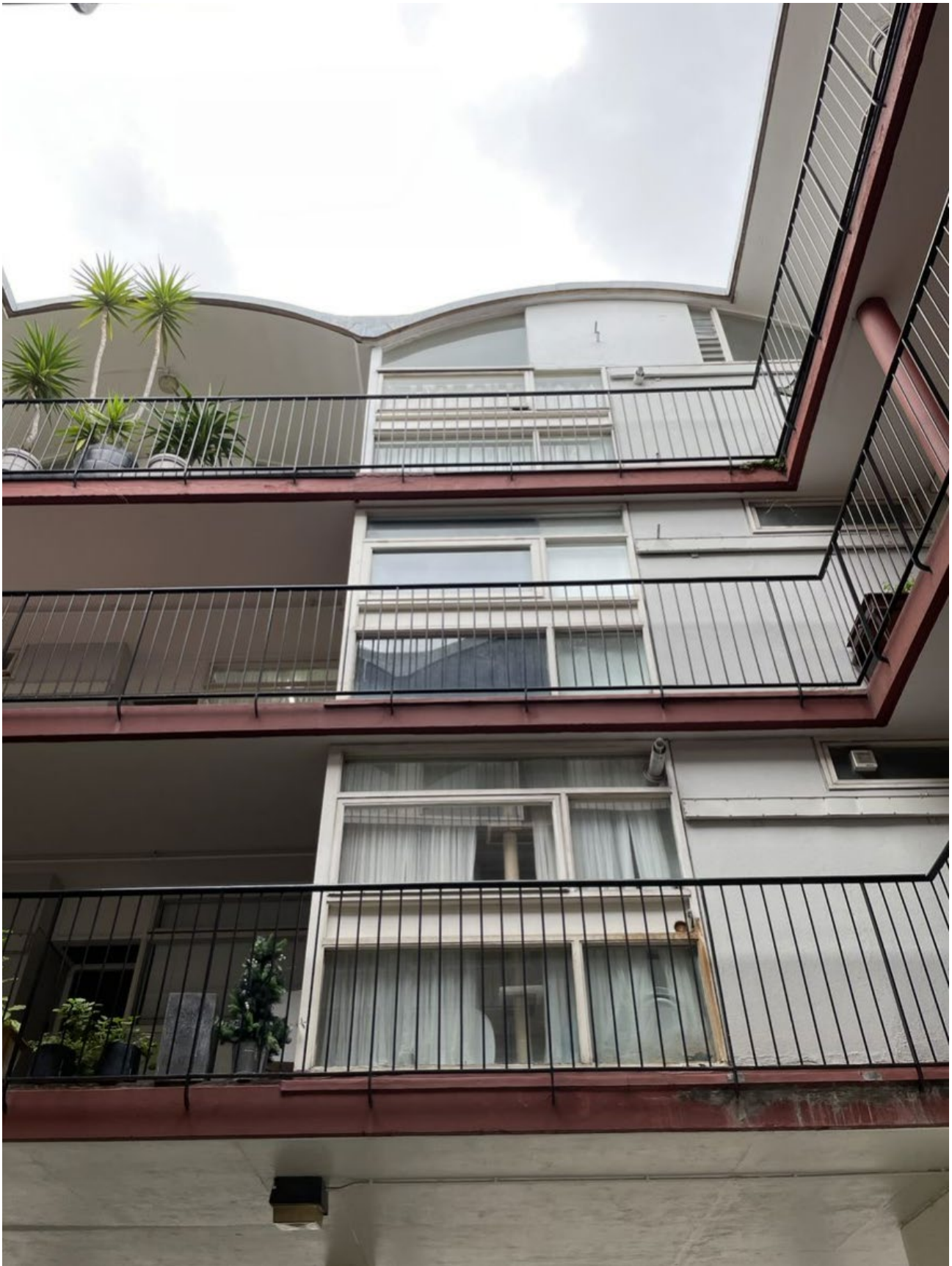


Image 4 – Access Deck Elevation



Image 5 – Access Deck Elevation (First and Second Floor)



Image 6 – Access Deck Elevation (Third Floor)



Image 7 – Typical Detail of Kitchen Window



Image 8 – Roof Details



Image 9 – Window detail showing existing soffits below



Image 10 – Soffit Detail

Main Report

Please refer to committee report for 23/00466/FULL

Relevant Local Plan Policies

CS12 Conserve or enhance heritage assets

To conserve or enhance the significance of the City's heritage assets and their settings, and provide an attractive environment for the City's communities and visitors.

DM12.1 Change affecting heritage assets

1. To sustain and enhance heritage assets, their settings and significance.
2. Development proposals, including proposals for telecommunications infrastructure, that have an effect upon heritage assets, including their settings, should be accompanied by supporting information to assess and evaluate the significance of heritage assets and the degree of impact caused by the development.
3. The loss of routes and spaces that contribute to the character and historic interest of the City will be resisted.
4. Development will be required to respect the significance, character, scale and amenities of surrounding heritage assets and spaces and their settings.
5. Proposals for sustainable development, including the incorporation of climate change adaptation measures, must be sensitive to heritage assets.

DM12.3 Listed buildings

1. To resist the demolition of listed buildings.
2. To grant consent for the alteration or change of use of a listed building only where this would not detract from its special architectural or historic interest, character and significance or its setting.

SCHEDULE

APPLICATION: 23/00650/LBC

Crescent House Golden Lane Estate London

Repairs and minor alterations to the existing windows and window framing at first, second and third floor levels of Crescent House, including: stripping, repairing and redecorating existing window frames; replacement of existing single-glazing with vacuum glazing panels; insulation works to the main concrete vaulted roof and first floor concrete soffit; and associated works (RECONSULTATION DUE TO AMENDED DRAWINGS).

CONDITIONS

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission. Written notification of the start of works on site shall be sent to Historic England, and a copy sent to the City of London Corporation at least seven days before the works hereby approved are commenced.
REASON: To ensure compliance with the terms of Section 91 of the Town and Country Planning Act 1990

- 2 All new work and work in making good shall match the existing adjacent work with regard to the methods used and to materials, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this permission.

REASON: To ensure a satisfactory external appearance in accordance with the following policies of the Local Plan: DM12.1, DM12.3.

- 3 The new joinery work shall match the existing joinery work adjacent in respect of materials, dimensions and profiles, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.
REASON: To ensure a satisfactory external appearance in accordance with the following policies of the Local Plan: DM12.1, DM12.3.

- 4 Notwithstanding the details shown on the drawings hereby approved, the bottom casements of the windows with vacuum glazing positioned underneath the bookshelves, are to be opaque glazed and shall be maintained as such for the life of the development.
REASON: To ensure a satisfactory external appearance in accordance with the following policies of the Local Plan: DM12.1, DM12.3.

- 5 Prior to the relevant phase of works, a condition survey of the existing frames, fixings and supporting structures shall be prepared by a suitably qualified professional and submitted to and approved in writing by the Local Planning Authority. The document should contain typical details of the works to rebates, frame repairs and frame replacements if required. All development pursuant to this permission must be carried out in accordance with the approved details.

REASON: To ensure suitable record is kept of historic building features and fabric to allow future reinstallation in accordance with the following policies of the Local Plan: DM10.1, DM12.3.

- 6 Details in respect of the following shall be submitted to and approved in writing by the Corporation as local planning authority in consultation with Historic England before the relevant work is begun. The relevant work shall be carried out in accordance with such approved details to include samples of materials:

- a) Spandrel panels;
- b) Glazing/opaque panel beneath the bookshelf;
- c) Mosaic tile sample panel, including grouting;
- d) Ironmongery.

REASON: To ensure that the Local Planning Authority and Historic England may be satisfied with the detail of the proposed development and to ensure a satisfactory external appearance in accordance with the following policies of the Local Plan: DM12.1, DM12.3.

- 7 Before any works hereby permitted are begun additional details and information in respect of the following shall be submitted to and approved in writing by the Local Planning Authority and all development pursuant to this permission shall be carried out in accordance with the approved details:

- a) particulars and samples of the materials to be used on the external faces of the soffit insulation;
- b) details of junctions of soffit insulation with the concrete faces of elevation, columns, shopfronts and window frames;
- c) details of junction of mineral wall insulation and aerogel insulation on soffit;
- d) particulars and samples of the varnished finish on window frames;
- e) particulars and samples of the finish of the vaulted roofs;

REASON: To ensure that the Local Planning Authority may be satisfied with the detail of the proposed development and to ensure a

satisfactory external appearance in accordance with the following policies of the Local Plan: DM12.1, DM12.3.

- 8 Prior to the commencement of relevant works, a method statement shall be submitted to and approved by the local planning authority setting out the methodology for the cleaning and replacement of the mosaic tiles, including those found on the ground floor colonnade. The development shall be carried out in accordance with the approved details.

REASON: To ensure that the Local Planning Authority may be satisfied with the detail of the proposed development and to ensure a satisfactory external appearance in accordance with the following policies of the Local Plan: DM12.1, DM12.3.

- 9 Prior to the commencement of relevant works, a method statement shall be submitted to and approved by the local planning authority setting out the methodology for the safe removal, storage and reinstatement of the original street lights located on the timber party wall panels facing Goswell Road. The development shall be carried out in accordance with the approved details.

REASON: To ensure that the Local Planning Authority may be satisfied with the detail of the proposed development and to ensure a satisfactory external appearance in accordance with the following policies of the Local Plan: DM12.1, DM12.3.

- 10 Prior to the commencement of the relevant works, a full Lighting Strategy for the soffit lighting shall be submitted to and approved in writing by the Local Planning Authority, which should include full details of all luminaires, both decorative, functional or ambient (including associated infrastructure), alongside details of the impact of lighting on the public realm, including intensity, uniformity, colour, timings and associated management measures to reduce the impact on light pollution and residential amenity. Detail should be provided for all external, semi-external and public facing parts of the building and how this has been designed to reduce glare and light trespass. All works pursuant to this consent shall be carried out in accordance with the approved details and lighting strategy.

REASON: To ensure that the Local Planning Authority may be satisfied with the detail of the proposed development and to ensure a satisfactory external appearance in accordance with the following policies of the Local Plan: DM12.1, DM12.3, and emerging policy DE2 of the Draft City Plan 2036.

- 11 Prior to the completion of the scheme, a management plan covering the details of the maintenance and management of the fenestration shall be submitted to and approved in writing by the Local Planning

Authority. All works pursuant to this consent shall be carried out in accordance with the approved details.

REASON: To ensure that the Local Planning Authority may be satisfied with the detail of the proposed development and to ensure a satisfactory external appearance in accordance with the following policies of the Local Plan: DM12.1 and DM12.3.

- 12 The development shall not be carried out other than in accordance with the following approved drawings and particulars or as approved under conditions of this planning permission: 2450-10-ZZ-PL-00-001-Rev1, 2450-10-00-PL-10-100-Rev2, 2450-10-00-PL-10-101-Rev2, 2450-10-01-PL-10-100-Rev2, 2450-10-01-PL-10-101-Rev1, 2450-10-02-PL-10-100-Rev2, 2450-10-02-PL-10-101-Rev1, 2450-10-03-PL-10-100-Rev2, 2450-10-03-PL-10-101-Rev1, 2450-10-04-PL-10-100-Rev3, 2450-10-04-PL-10-101-Rev3, 2450-10-ZZ-PL-10-130-Rev2, 2450-10-ZZ-PL-10-131-Rev2, 2450-10-ZZ-PL-10-132-Rev2, 2450-10-ZZ-PL-10-150-Rev2, 2450-10-ZZ-PL-10-151-Rev2, 2450-10-ZZ-PL-10-200-Rev3, 2450-10-ZZ-PL-10-201-Rev3, 2450-10-ZZ-PL-10-202-Rev3, 2450-10-ZZ-PL-10-203-Rev1, 2450-10-ZZ-PL-10-204-Rev1, 2450-10-ZZ-PL-10-300-Rev1, 2450-10-ZZ-PL-10-301-Rev2, 2450-10-ZZ-PL-10-302-Rev2, 2450-10-ZZ-PL-10-303-Rev2, 2450-10-ZZ-PL-10-304-Rev2, 2450-10-ZZ-PL-10-305-Rev2, 2450-10-ZZ-PL-10-306-Rev2, 2450-10-ZZ-PL-10-307-Rev2, 2450-10-ZZ-PL-10-308-Rev1, 2450-10-ZZ-PL-10-309-Rev2, 2450-10-ZZ-PL-10-310-Rev2, 2450-10-ZZ-PL-10-311-Rev1, 2450-10-ZZ-PL-10-312-Rev1, 2450-10-ZZ-PL-10-313-Rev1, 2450-10-ZZ-PL-10-314-Rev2, 2450-10-ZZ-PL-10-317-Rev1, 2450-10-ZZ-PL-10-318-Rev1, 2450-10-ZZ-PL-10-319-Rev1, 2450-10-ZZ-PL-10-320-Rev1, 2450-10-ZZ-PL-10-321-Rev1

REASON: To ensure that the development of this site is in compliance with details and particulars which have been approved by the Local Planning Authority.

INFORMATIVES

- 1 In dealing with this application the City has implemented the requirements of the National Planning Policy Framework to work with the applicant in a positive and proactive manner based on seeking solutions to problems arising in dealing with planning applications in the following ways:

detailed advice in the form of statutory policies in the Local Plan, Supplementary Planning documents, and other written guidance has been made available;

a full pre application advice service has been offered;

where appropriate the City has been available to provide guidance on how outstanding planning concerns may be addressed.

- 2 You are requested to notify the Chief Planning Officer on commencement of the development in order that the works can be inspected and monitored.
- 3 This permission is granted having regard to planning considerations only and is without prejudice to the position of the City of London Corporation or Transport for London as Highway Authority; and work must not be commenced until the consent of the Highway Authority has been obtained.

1. Mr Ognjen Ristic
2. Roland Jeffery
3. Jacqueline Swanson
4. David Henderson
5. Gaby Robertshaw
6. Mr Gavin Hutchinson
7. Tim Godsmark - Golden Lane Estate Residents' Association
8. Philippe Rogueda
9. Ms Sarah Winman
10. Sarah Batty-Smith
11. Mr Luke Johnson
12. Pablo Abellan Villastrigo
13. Pablo Abellan Villastrigo
14. Mr Paul Elia
15. pablo abellan villastrigo
16. Sarah Batty-Smith
17. Sarah WINMAN
18. Jacqueline Swanson
19. Dr Philippe Rogueda
20. Dr Philippe Rogueda
21. B Bennett
22. B. Bennett

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Comments for Planning Application 23/00650/LBC

Application Summary

Application Number: 23/00650/LBC

Address: Crescent House Golden Lane Estate London EC1Y 0SL

Proposal: Repairs and minor alterations to the existing windows and window framing at first, second and third floor levels of Crescent House, including: stripping, repairing and redecorating existing window frames; replacement of existing single-glazing with vacuum glazing panels; insulation works to the main concrete vaulted roof and first floor concrete soffit; and associated works.

Case Officer: Janey Lin Zhao

Customer Details

Name: Mr Ognjen Ristic

Address: 317 Crescent House London

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I object to this application. The ambition to install vacuum glazing is supported, but the resolution of the details in certain areas appears haphazard and poorly considered for a Grade 2* building. This will negatively affect the character of the building and goes against policy CS12, DM12.1,12.2. The key items as follows:

1. Trickle vent detail for oriel window implies a discreet slot routed through the existing window frame head with no visible cover plate externally. The installation looks unfeasible given the proximity of the routed slot to the external glass bead. Given the importance of ventilation to the success of the scheme, the detail should be conditioned until a clear solution is put forward and demonstrated in the pilot project. The alternative of a plastic external coverplate would significantly alter the existing external character and appearance of the listing.

2. The proposal indicates that cills of the rear top floor fanlights will be raised. This is presumably being carried out in order to follow a typical NHBC guideline of 150mm upstand to windows. However the architects should employ more conscious and knowledgeable detailing that is not as harmful to the character of the building and the datums established. The additional cills will reduce light into the flats and would express the windows frames as heavy rather than frameless. The internal datums will be lost too, which are important to the internal character of the scheme. Frameless detailing and low upstand windows are not impossible to detail.

3. - The aluminium pivot windows are to be retained and refurbished. In winter, water drips from the handle, and black mould grows on the frame because of the condensation as it is a cold

bridge. Not replacing with a new thermally broken window would be the biggest missed opportunity and own goal for the council and architects as it embodies greenwashing from the council and suggests the professionals don't know about the subject matter.

To the Planning Department, City of London Corporation

Crescent House Golden Lane Estate
Application ref 23/00650/LBC/ & 23/00466/FULL

I am a long leaseholder at 209 Crescent House, Golden Lane Estate, which flat is my principal private residence.

I wish to register an **objection** to this application.

1. The application form that there is no stripping out of the interiors of the flats. However, the ceilings to third floor oriels appear to be marked for removal and this should be “yes”.
2. According to the asbestos register held at the Golden Lane Estate Office it is understood that asbestos is present in some floor finishes and possibly cladding panels. Proposed heating changes to the heating systems in the flats are likely to disturb the former and refenestration the latter. The response on the presence of contamination should therefore be a “yes”.
3. I am at a loss to know how this application sits alongside the ‘pilot project’ at Flat 347 Crescent House which was said at the time of that application to be essential to test two, possibly three, approaches to the repairs needed at Crescent House. This is in common with accepted good practice at listed buildings: trial patches, limited test repairs, and so on, to decide optimal techniques and materials for the project. I understand from second-hand information that has trickled down from the Project Management Team for this this project (there has been not direct contact to residents) that the pilot project is a long way from being complete; certainly the access promised to stakeholders including residents at various stages of the stripping out and repair have not been granted. Therefor the present application **should be withdrawn** until proper consideration of the pilot project is to hand.
4. The Applicant is on public record as stating that the soffit to the first floor flats, comprising the ceiling to the public walkways and arcades on the ground floor will be insulated as part of this project, but this does not appear to be included in the application. These first floor flats are the coldest in the building and do not benefit from solar gain at any time of year so this is an important element of the project. This is a surprising omission from the planning application /LBC given the stated objectives of the project is to adopt a ‘whole house approach’ and this element of the works are included in the statutory consultation with resident. From a listed

building point of view the detailing of this intervention requires careful consideration.

5. The application is premised on the removal (or at least decommissioning and removal of flues) of all gas fired boiler heating systems in the building – about 30% of flats. No alternative heating strategy is shown or proposed; nor is it clear how an alternative will affect the listed building, for example pipe runs, new boilers and plumbing installations etc. As Crescent House was designed with (and originally run for three decades) underfloor heating alterations that deviate from the original designs, an alternative system will be required. These should be fully drawn and included in the application, which is currently silent on this matter, as far as I can see with sole exception of para 5.4.3 in the Design and Access statement which refers to those flats where flue exhaust via bathroom windows; this is understood to be a tiny minority of flats mostly on the third floor. Presumably the Corporation of London is not going to render the flats statutorily unfit; so without a solution to this matter the scheme presented for this application is not buildable and should be rejected for that reason alone.
6. A statement in Design and Access statement (5.4.4) that softwood windows to internal courtyards had aluminium beadings does not appear to accord with the facts on site. Most do in fact have wooden beadings.
7. The Design and Access statement states that the resident lifts and pedestrian routes will be used and will be cleared for access by contractors, for example during the transport of new glazing glass to the windows. This is impossible to achieve in an occupied building as it will mean blocking means of escape routes and for disabled and infirm residents (of which there are many) obliging them to use secondary stairs, which they will be unable to do. The buildability of the scheme needs substantial further work and there is no method statement to show that the proposals are capable of being realised in a fully occupied building.
8. It is unclear, because the application material contradicts itself, what the finish to the sapele type hardwood windows is to be following removal of paint and repair of windows. A regime of maintenance and repair of the Barbican windows, works well with rolling repairs undertaken. At the Golden Lane Estate the City of London Corporation operates a wholly different and inferior standard of maintenance; one regime for the wealthy and a totally inferior standard of management for its social housing. It has been at least 20 years since the windows were maintained and the result is a widespread disrepair. This has been acceleration since the ill-advised application of matt brown paint to the windows which has trapped water under the surface saucing rot. Such a paint finish is again common best practice for such windows which are normally treated with varnishes or augmented oil finishes. It is difficult to know why there was such a radical departure from the regime at the Barbican, and that for Crescent House until the repairs carried out about 20 years ago. The impervious brown paint finish should not be replicated and the finish should not be stated to be 'as existing' as the existing finish was specified in error by

non-specialist consultants, is deleterious to the fabric of this GII* listed building, and visually very dowdy in appearance.

9. The shambolic appearance resulting from protracted and only partially successful concrete repairs in 2018-2021 is apparently not addressed in the works. DOF concrete cleaning should have been undertaken prior to fill repairs to ensure the fill was not contaminated with soot deposits etc. during that sequence of repairs. This was omitted due to incompetent project management and inadequate technical supervision of the works. I consider it essential that this omission is now made good to restore at least a presentable appearance to the G II* building.

10. Crescent House is a key gateway to the City of London, standing above the Col Griffon boundary marker. The Corporation's logos are writ large on the building at both ends of the building, which sits on a main traffic and bus route. The history of negligent maintenance and repair to Crescent House make for a dilapidated appearance. The state of Crescent House is a conspicuous testimony to the standards to the shockingly poor standards to which the City maintains its social housing in stark and direct contrast to the standards on its Barbican Estate. Whilst it is to be expected that the level of service and the costs of maintaining the more extensive amenities and lavish open spaces provided at Barbican would be higher than those provided on Golden Lane Estate since 1951, the professional housing management standards and building maintenance standards should not be any different. In fact, the City of London operates one management standard for the wealthy and wholly inferior standard for social housing occupants on Golden Lane Estate.

For the above reasons, I **Object** to the present applications.

Roland Jeffery
16th July 2023

Comments for Planning Application 23/00650/LBC

Application Summary

Application Number: 23/00650/LBC

Address: Crescent House Golden Lane Estate London EC1Y 0SL

Proposal: Repairs and minor alterations to the existing windows and window framing at first, second and third floor levels of Crescent House, including: stripping, repairing and redecorating existing window frames; replacement of existing single-glazing with vacuum glazing panels; insulation works to the main concrete vaulted roof and first floor concrete soffit; and associated works.

Case Officer: Janey Lin Zhao

Customer Details

Name: Jacqueline Swanson

Address: 13 Basterfield House Golden Lane Estate London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment:OBJECTION

I am a member of the Resident Liaison Group for the Crescent House windows project and supported the pilot project with its original intent to test out various options and consult with residents.

I am disquieted by the way this current application is being pushed through, the curtailment of the pilot project, and the repairs only approach.

The application refers to replacement of glazing only and appears to purposefully avoid acknowledging the need to replace some window frames, particularly in bay windows and where corners are damaged beyond repair by wet rot. These bay windows are in such dire condition because of an underlying design flaw and the pilot project should be used to develop an appropriate technical solution whilst respecting the listed status. This application should not be consented until it is supported by the appropriate level of detailed design as part of the application.

A new survey has been undertaken and until the results are available, the pilot project should not be curtailed - it's purpose after all is to de-risk the main project.

The vacuum glazing is still yet to be installed (delivery not expected for another two months). As this is the first part of an estate wide windows project, I am concerned about the precedent set in granting listed building consent when a key material (glazing) is not yet available for viewing.

The application is described thus: 'Repairs and minor alterations....' And yet residents are being prepped for full scale decanting for periods of up to three weeks. This is a major undertaking and residents must be confident that the work required is fully understood. No such confidence currently exists.

I therefore object to this application.

Comments for Planning Application 23/00650/LBC

Application Summary

Application Number: 23/00650/LBC

Address: Crescent House Golden Lane Estate London EC1Y 0SL

Proposal: Repairs and minor alterations to the existing windows and window framing at first, second and third floor levels of Crescent House, including: stripping, repairing and redecorating existing window frames; replacement of existing single-glazing with vacuum glazing panels; insulation works to the main concrete vaulted roof and first floor concrete soffit; and associated works.

Case Officer: Janey Lin Zhao

Customer Details

Name: David Henderson

Address: 324 Crescent House Golen Lane Estate London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I wish to object to this application on the following basis:

There is insufficient detail contained within the application to be able to determine the impact and appropriateness of the proposals on the listed fabric of the building.

Describing proposals as simply "repairs" is misleading in the extreme. Significant parts of the existing windows, particularly those projecting over Goswell Road, have become rotten due to inherent flaws in the original design and its failure to shed water away from the building adequately. Simply replicating the original profile will lead to repeating the same failure in due course. To avoid this occurring, an improved detail will be required for the roof of the projecting bay windows but of course this will require great care in the design in order to not damage the external appearance of the listed building.

The above level of intervention should be contained within any application for this building, not merely subject to a planning condition as experience with works carried out on Great Arthur House highlighted the complexity of getting the building details visually correct as well as achieving adequate building performance.

The application is based around the use of vacuum glass as a replacement for the existing single glazing. This will present a different appearance both internally and externally. This very major

change is as yet unproven as an adequate alternative to more conventional clear glazing and it is uncertain what contingencies have been made should the vacuum glass be deemed unsuitable.

A pilot project has previously been commenced to trial and establish proof of concept for the interventions proposed on Crescent House. This would provide the best basis for ensuring that ALL details and materials are agreed prior to embarking on the main project. Will this be the case?

I believe the points have not been adequately explained in the application and so wish to object.

Adjei, William

From: PLN - Comments
Subject: FW: 23/00466/FULL , 23/00650/LBC Comments

From: Gaby Robertshaw <
Sent: Monday, July 17, 2023 4:00 PM
To: Lin Zhao, Janey < >
Subject: Re: 23/00466/FULL , 23/00650/LBC Comments

THIS IS AN EXTERNAL EMAIL

Dear Janey Lin Zhao

Further to our correspondence last week please find below my comments relating to the current applications for Crescent House, Golden Lane Estate, London.

Gaby

**204 Crescent House
Golden Lane Estate
London EC1Y 0SL**

**23/00466/FULL and 23/00650/LBC
OBJECTION**

Dear Janey Lin Zhao

I welcome the expedited repairs and refurbishment project for Crescent House following over 20 years of neglect by the City of London Corporation, however I have misgivings relating to some of the small yet important details and must therefore object to the current applications.

Studio Partington's specificy matt brown paint to be once again put on the window frames, timber panel and the tounge and grooved exterior of our bookcases

This is shown in the PROPOSED ELEVATION PLAN AND SECTION diagrams 01 and 02 posted online 30 May 2023

It is inconceivable after all the many man hours that will be expended in removing the existing window finishes (incorrectly specified in 2004 and responsible for the dire state of the woodwork today) that mat brown paint is once again to be applied instead of the original varnished finish as shown on the Historic England listing 1021941

Similarly I would question the replacement of the muroglass spandrel panels with toughened glass painted white from the outside, where the specification for the Pilot flat at 347 Crescent House (22/00332/FULL + 22/00323//LBC) was for opaque white toughened glass.

No allowance was made in the application for any replacement window frames and casements that will be needed as the result of the Hallas & Co 2020 condition survey.

The City of London Corporation commissioned Hallas & Co to undertake a windows condition survey in 2020 which was charged to leaseholders and is publicly available on the website goldenlanewindows.site

This report highlighted that wet rot is severe -

'In some cases, affecting window casement corners, making long-lasting repairs, challenging. The damage caused by the wet rot has made the public at risk from falling parts of windows, including glass and timber.'

This survey also informed the Corporation of three emergency repairs where - *'window casements looked as if they were going to fall onto the street if moved, which could have caused major injury to the public below.'*

Furthermore, survey also advised -

'Repairing timber windows which have rotted corners and joints is challenging. In those areas where rot has occurred adjacent to an existing wet rot repair full casement requires replacement is required.'

This is well illustrated on the final pages of the Condition Survey listed under 23/00602/MDC on 8 June 2023 relating to the pilot flat, 347 Crescent House where the surface finishes have been fully removed prior to remediation and reglazing with vacuum double glazing.

I am aware that their updated survey is about to be delivered, if anything, this is now even more important.

Lack of a regular coherent maintenance programme.

The Hallas & Co report also highlights that -

'the wet rot is severe as a result of the Corporation's 'lack of regular maintenance'.

At no stage has a repairs and redecorations schedule been advised by the Major Works Team (Hallas recommend every 5 or 7 years).

Crescent House was completed in 1962 and deserves to be as iconic and much loved in a further 60 years as it is today.

Gaby Robertshaw

Comments for Planning Application 23/00650/LBC

Application Summary

Application Number: 23/00650/LBC

Address: Crescent House Golden Lane Estate London EC1Y 0SL

Proposal: Repairs and minor alterations to the existing windows and window framing at first, second and third floor levels of Crescent House, including: stripping, repairing and redecorating existing window frames; replacement of existing single-glazing with vacuum glazing panels; insulation works to the main concrete vaulted roof and first floor concrete soffit; and associated works.

Case Officer: Janey Lin Zhao

Customer Details

Name: Mr Gavin Hutchison

Address: 103 Crescent House London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment:Objection grounds:

This application was to be made following the carrying out of a 'Pilot Scheme' whose Committee validated purpose was to provide empirical evidence on the right refurbishment approaches for Crescent House. The pilot project has been curtailed by the applicant without even the first stage having been completed or preliminary conclusions having been shared with consultees.

The application documents are misleading :-

Application Form

Do the proposals cover the whole existing building(s)? - Answer - No 'First, second and third floors only.'

Works are proposed on all levels of the building Ground to Roof. This is a prioritised full building refurbishment

Application General Description

The work is being presented as 'repairs and minor alterations' when it is clear as a whole scope of works this is a significant refurbishment project with almost all aspects of fabric and systems under

consideration. eg. Full façade refurbishment including complete replacement* of some sections of the façade that have failed (*not mentioned) Full glazing replacement and enhancement with technically advanced vacuum glazing, Full re-roofing with significant enhancement of insulation levels, Full soffit insulation to exposed ground level, Comprehensive replacement of building ventilation and heating to remove gas use and improve internal air quality etc.

Other Objections

The application drawings are expansive on the proposed changes to the standard flat typologies but does not include full proposed details of the non-standard conditions of the façade

The application is not deliverable in its current form as it does not include a coherent services design. ie. it includes the removal of all external boiler flues to the building façade without including proposals for their system replacement.

The application does not include changes to the building previously proposed eg. mosaic spandrel insulation and oriel roof returned to the original flat drained design.

From:
To: Crescent House, Golden Lane Estate - Applications 23/00466/FULL and 23/00650/LBC
Cc: 17 July 2023 17:15:05
Subject:
Date:

THIS IS AN EXTERNAL EMAIL

Dear Janey Lin Zhao,
On behalf of the Golden Lane Estate Residents' Association I would like to OBJECT to the above applications.

While it is essential that work is carried out to repair the existing windows which have not been maintained for over 20 years and improve the thermal efficiency of the block as a whole there are several issues with the current application. These are:

1. The works are described as *repairs and minor alterations to the existing windows and window framing at first, second and third floor levels of Crescent House, including: stripping, repairing and redecorating existing window frames; replacement of existing single-glazing with vacuum glazing panels; insulation works to the main concrete vaulted roof and first floor concrete soffit; and associated works*. As the works replacing the glazing with vacuum double-glazing, the addition of metal drips and the extra thickness of roof insulation that will be visible from the light wells with change the appearance of the block the phrase "minor alterations" is not an accurate description of the works. This is especially evident in the reglazing as the change from single to double glazing would not be permitted in, for instance, a Georgian listed building because of the change to its appearance and although it is desirable here it should be properly acknowledged that it will have a major impact.
2. It is premature to submit this application until the pilot project is complete and its findings have been analysed. The pilot project was sold to residents as essential to investigate the construction of the windows and test how they can be made thermally efficient, water-proof and less prone to damage. Residents have accepted this and were reassured that the problems with the Great Arthur House recladding might be avoided. We are now being told that a design has been decided on before this work has been completed and residents left with no confidence that the mistakes made at Great Arthur House will not be made again.
3. The new soffit insulation (as shown in Detail 15) will have a major impact on the appearance of the block as the existing concept of a flat slab sitting on circular columns will be compromised by the proposed changes in ceiling level and the the new upstand along the edge of the insulation fronting Goswell Road and the tennis courts to the East. I would also note that the detail as drawn is unlikely to be successful as the existing slab, as it passes beyond the insulation, will be cold and this cold-bridge, passing back along the slab is likely to lead to interstitial condensation in the insulated zone. If this happens mineral wool insulation is a poor choice of material as it will become sodden and lose its insulative properties.
4. Heating. In the 1980s the Estates communal heating system was transferred to individual flat systems by, in Crescent House either gas boilers or electric heating. Where gas boilers are present the flues pass through widows to vent. Provision is being made for flues where they exit through bathroom windows but in cases where they exit through the windows on the main facades there is no provision and no detail of how this will be progressed. We understand that the proposal to reinstate the communal heating is on hold.
5. Repainting the existing sapele timber frames. It is not clear what these are to be repainted with but we would ask that it be conditioned that a suitable varnish be used

- and that the manufacturer's details be submitted for approval.
6. The glass spandrel panels. It is proposed that the new panels be painted externally. This is a long term maintenance issue and also why is glass being used if it is to be painted. The spandrel panels on the estate have been much altered over the years with a plasticised coating being applied to the ones in the maisonette blocks and only Great Arthur House, which has been re-clad, shows the original intention. We would ask that further research be carried out to find out the original finish and this be reinstated as far as is possible using current materials. Again could it be conditioned that the material used be submitted for approval.
 7. It is usual with listed buildings applications that a proper schedule of works is submitted with the application so that it is evident what is being conserved and what is being replaced. This has not been submitted so we would ask that the submission of a schedule of works be conditioned before works begin.

We should emphasise that we do not want to delay this very necessary project but believe that by putting in place the essential research and by reviewing the solutions to the issues that become apparent through this research the delays and over-spend of the Great Arthur House project can be avoided. We understand that there is a delay before the project can be tendered and we would encourage the applicants to use that time to complete and analyse the pilot project and use the information gained to amend the proposals.

Regards,

Tim Godsmark
Chair Golden Lane Estate Residents' Association

From:
To:
Cc:
Subject: Objections to Planning application 23/00650/LBC.
Date: 17 July 2023 17:33:24

THIS IS AN EXTERNAL EMAIL

Following the submission online of my comments objecting to planning application 23/00650/LBC please see below the full text of my objections. This comes in addition to my comments on the parent application 23/00466/FULL.

Philippe Rogueda
342 Crescent House
London EC1y 0SN

17 July 2023

Objection to Planning application 23/00466/FULL

I am objecting to this application although I fully agree that the windows of Crescent House are in dire need of repairs because of the wonton neglect inflicted on them by the City of London for decades. This constitutes nothing less than a dereliction of duties of the landlords and a wilful breach of our leases.

My objections are the following:

- A year ago, we stood in front of this very committee to discuss the necessity of a pilot project on the windows of flat 347 Crescent House. We were assured that this pilot project was needed on scientific grounds to inform the larger project. The pilot project is at least 18 months away from being completed, nothing of much value has been learnt and yet the larger project is now put forward for proposal. This makes no sense. Let alone the fact your committee was clearly misled and lied to by the major work team, without valuable knowledge, the current proposal will lead to a fiasco.
- The proposal talks about minor works yet recommends that the residents be removed from their properties. What is it then? A major work that requires the residents to move out? Or a minor undertaking? Studio Partington is clearly intending to mislead this committee and us the residents by deliberately engineering confusion.
- The proposal wishes to introduce a number of betterments to the properties regardless of the rights of the lease holders. I mention in particular: a new ventilation system, vacuum glazing and electrical heating, and shelves insulation. Studio Partington is planning to destroy perfectly well-ventilated windows (this is true for the 3rd floor flats) with a totally inadequate ventilation system. Studio Partington (SP) is recommending to install electric heating and removing gas boilers, this will come at a huge cost not accounted for in this proposal, both in terms of a new heating system but litigation due to a de facto derogation of grant of the leases of the leaseholders. The same logic applies to the shelves insulation. This is inside the flats and is not ordinarily accessible to the landlord.
- I am surprised that the C20 society has not been consulted on the matter and this leads to an incomplete and misleading application.
- The application mentions the CoL has held a number of consultation events with the

residents and had organised a liaison group. This is true, but the reality is that the consultation was manipulated by the MWT and their appointed communication agency YouShout. The residents have on many occasions complained to the MWT of the inaccuracy of the minutes of the meetings held and how these minutes were not representative of the discussion. This committee is therefore misled as to truthfulness of these consultations.

- The application details do not take into consideration the differences between the 150+ properties at Crescent House. No pilot work has been carried out on the 1st and 2nd floor properties to check what ventilation system would work best for them. The CoL and MWT has a now a long- and well-established tradition of messing up every ventilation project it undertakes (twice failed in the last 3 years, it takes some skills!). The lack of details in the application regarding the ventilation is preparing a 3rd fiasco.
- The application treats the properties at Crescent House as if they all belonged to the City. They do not. The application should be clear about the difference in treatment of the flats owned by the city and those leased out and no longer under the same legal framework.
- The application intends to destroy historical and original features of the fabric of the building: the louvres windows and other ventilation traps of the 3rd floor flats.
- The application claims the work does not affect the whole building, that is clearly a lie or a mistake. All the flats are affected as well as the roof and soffit. That must be at least 90% of the building, discounting the shop units.

This application needs to be withdrawn and redrafted with unique proposals for each flat and once the full knowledge from the pilot flat project has been gathered.

Comments for Planning Application 23/00650/LBC

Application Summary

Application Number: 23/00650/LBC

Address: Crescent House Golden Lane Estate London EC1Y 0SL

Proposal: Repairs and minor alterations to the existing windows and window framing at first, second and third floor levels of Crescent House, including: stripping, repairing and redecorating existing window frames; replacement of existing single-glazing with vacuum glazing panels; insulation works to the main concrete vaulted roof and first floor concrete soffit; and associated works.

Case Officer: Janey Lin Zhao

Customer Details

Name: Ms Sarah Winman

Address: 115 Crescent House Golden Lane Estate LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment:OBJECTION

I am a leaseholder in Crescent House and have lived here since 1992.

I am troubled by many aspects of this project, one being the speed with which this application is being pushed through.

The Crescent House repair and renovation is one of the most complicated major works that is happening - and has ever happened - on this estate, and will set the standard for the proceeding window replacement across the estate.

For such a massive undertaking, the thinking feels, at best, blasé and at worst, sub par.

Many of us in the residents group whole-heartedly supported the pilot project that was introduced a year ago to problem solve the gargantuan task ahead. And yet the project has been stopped without the installation of the new windows. How on earth is that possible seeing that it is a windows project? We were also told that we would be allowed to view the progress and yet no contact was forthcoming regarding this. The pilot project to me, then, seems a complete failure. So how on earth can the project proceed?

There has been no solution offered, as yet, to an alternative heating system to those flats that cannot have a gas boiler. Also, the thinking around ventilation is ill-thought through and many residents are being forced to agree to 'betterments' against their will.

There has been no solution offered as to the relocation of residents which could be for anything up to three weeks.

For those of us in Crescent house, this is a deja-vu of the many botched repairs that has happened to the interiors and exteriors of our homes over the years. The CoL has failed us time and again.

This is an incredibly complex repair and renovation project and it seems that you do not have expertise at the helm, and more importantly, the willingness to bring this all together. Until we do, I am in OPPOSITION to this application.

Sarah Winman

From: [REDACTED]
To: [REDACTED]
Subject: FW: PLANNING OBJECTION : 23/00650/LBC & 23/00466/FULL
Date: 21 November 2023 10:17:54

From: Sarah Batty-Smith [REDACTED]
Sent: Monday, July 17, 2023 11:52 PM
To: PLN - Comments [REDACTED]
Subject: PLANNING OBJECTION : 23/00650/LBC & 23/00466/FULL

THIS IS AN EXTERNAL EMAIL

I should like to say I support in principle the window refurbishment, the roof and soffit insulation, but have to object to it for the reasons below

The illustrations are hard to decipher, not easily cross referenced and flats are different. Mine in the corridor on the first floor, east facing is not the same as one on the third or either end of the first and second floors, so the drawings should be specific to areas and easily identified. A resident meeting should have been called by city officers to go through all these illustrations.

This planning application is way too premature. The pilot flat has not been finished. The pilot project is being carried out in a 3rd floor flat, wholly different to mine. We were told we would have sight of the finished flat, and we know that is months off. I want to see the vacuum glazing in situ, the trickle vents and the working ventilation, although mechanical ventilation is not wholly needed in 347 as it has windows at the front and back. Mine only has windows on the front. Hence why a first floor corridor flat should have been the subject of a pilot project too.

How can an informed opinion be given on an unfinished project? Ventilation is the key thing for the corridor flats and any flats without kitchen/bathroom windows. It needs to be the very best ventilation there is. It needs to be the best to wick away condensation and if possible cool the flat as they are hot houses in the summer. Not only do the flats need to retain the heat they need not to absorb and keep it. There seemingly is no ventilation mentioned in this planning application and it should go hand in hand with the window refurb and insulation. It is a key part of this refurbishment, on that basis alone, I object to this application.

Darker panes of glass, with an 8mm wide glass (surely there is narrower vacuum glass?), an evacuation port and with dots. Why? Is that all that is available? This will affect the look of the flats, individually and en masse, plus the feel when inside. I object to this.

I object to the window frames being painted. Oiled or varnished is the way to go? Brown paint is just cheap looking and I certainly don't want it in (or on the outside) of my flat.

Any internal insulation that reduces the floor and wall space of the flat I object to. The flats are too small already to reduce this further.

The louvre windows in the bathrooms need to stay in the third floor flats and refurbished as necessary, or renewed but with the best materials and workmanship. They need to stay they are a listed aspect of the flats and slow erosion of these features changes what was listed. I object to any removal of them.

In regard to the Design & Access Statement

4.1 ironmongery overhauled. Does that mean cleaning as well, if not? I object

5.4.2 trickle vents/ventilation anticipation of future installation of mechanical ventilation.

Mechanical ventilation should be in this planning application. I object

6.0 why no front and back insulation on the outer walls? I object. Why leave areas out? It doesn't make sense.

I am of the understanding that work is intended to start in December 2023. This is way too soon, considering people and some of their possessions need to be out of their homes to facilitate the works. Consider people who have been there a longtime, the possessions they have accumulated. Additionally, some of us will be having our heating and hot water removed because of the gas flue presently through the living room window. Not the time of year to start this kind of work

Sarah Batty-Smith (Miss)

130 Crescent House

Golden Lane Estate

EC1Y 0SJ

Sent from my iPhone

Comments for Planning Application 23/00650/LBC

Application Summary

Application Number: 23/00650/LBC

Address: Crescent House Golden Lane Estate London EC1Y 0SL

Proposal: Repairs and minor alterations to the existing windows and window framing at first, second and third floor levels of Crescent House, including: stripping, repairing and redecorating existing window frames; replacement of existing single-glazing with vacuum glazing panels; insulation works to the main concrete vaulted roof and first floor concrete soffit; and associated works.

Case Officer: Janey Lin Zhao

Customer Details

Name: Mr Luke Johnson

Address: 307 Crescent House Golden Lane Estate London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I object to this planning application as a resident of Crescent House. It is essential to await the conclusive results of the full pilot project, including the glass installation, before proceeding with any repairs. The lack of significant information from the pilot project and the failure to address differences among flat types are concerning. This application risks damaging historic glazing and windows/ventilation features, particularly on the third floor. It is necessary to consider complete and effective glazing solutions before engaging in any construction.

Comments for Planning Application 23/00650/LBC

Application Summary

Application Number: 23/00650/LBC

Address: Crescent House Golden Lane Estate London EC1Y 0SL

Proposal: Repairs and minor alterations to the existing windows and window framing at first, second and third floor levels of Crescent House, including: stripping, repairing and redecorating existing window frames; replacement of existing single-glazing with vacuum glazing panels; insulation works to the main concrete vaulted roof and first floor concrete soffit; and associated works.

Case Officer: Janey Lin Zhao

Customer Details

Name: Pablo Abellan Villastrigo

Address: 307 Crescent house Golden Lane Estate London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I am a leaseholder at 307 crescent house.

I strongly OBJECT to this application 23/00650/LBC

I live on the 3rd floor of crescent house and I have tried to get my bay window frame repaired by the corporation since 2013 when I purchased the property. The main post that supports the oriel roof is rotten beyond repair and will have to be replaced.

In 2013 it could have been repaired but instead bracing was added to stop the window from falling onto traffic on Goswell road. The asbestos cement board was damaged.

Two main reasons have contributed to the severe wet rot that has destroyed this structural wood support.

One is the design of the oriel roof which was changed by the corporation in the 80's.

Two is the brown paint that was also added in the 80's, water penetrates paint when it cracks and doesn't get a chance to ever dry.

In the planning application for the pilot project it was agreed the oriel roof design would be addressed, this has not happened.

It was also agreed that vacuum glazing and a double glazing would be trialled and shown to residents. This has not happened.

I also strongly object to any further destruction of original window components. many of the original internal beading is in very good condition and should be not be replaced with new timber. The bathroom louvred vents and door vents are mostly in good working order and should be kept. The new insulation to bookcases should be designed as an insert and not routed into the original

wood.

Mechanical trickle vents are also shown on drawings and instead original built-in vents will be sealed. this is not necessary or adequate to the listing.

I strongly object to the detail shown in this application as is not adequate to a grade II* listed buildings alterations.

Is strongly object to the wording used to describe the works. The reality of upgrading the glazing, repairing and in some cases replacing the frames, adding ventilation to 150 flats.

These is major works and should be described as such.

Comments for Planning Application 23/00650/LBC

Application Summary

Application Number: 23/00650/LBC

Address: Crescent House Golden Lane Estate London EC1Y 0SL

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Case Officer: Janey Lin Zhao

Customer Details

Name: Pablo Abellan Villastrigo

Address: 307 Crescent house Golden Lane Estate London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

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Comments for Planning Application 23/00650/LBC

Application Summary

Application Number: 23/00650/LBC

Address: Crescent House Golden Lane Estate London EC1Y 0SL

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Case Officer: Janey Lin Zhao

Customer Details

Name: Mr Paul Elia

Address: 247 crescent house London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:OBJECTION

I have been living in Crescent House since 2013 and I wish to object to this application on the following basis:

1. Condition Survey. The state of my window frames is in a very poor condition. All flats were supposed to be surveyed internally but my flat was not. No inspector visited my flat.
2. Warranty. No information was provided about what happens if a new window gets broken.
3. Heating. I will not be allowed to keep the existing gas fired boiler heating system, but no information was provided about a new heating system.

I therefore object to this application.

Comments for Planning Application 23/00650/LBC

Application Summary

Application Number: 23/00650/LBC

Address: Crescent House Golden Lane Estate London EC1Y 0SL

Proposal: Repairs and minor alterations to the existing windows and window framing at first, second and third floor levels of Crescent House, including: stripping, repairing and redecorating existing window frames; replacement of existing single-glazing with vacuum glazing panels; insulation works to the main concrete vaulted roof and first floor concrete soffit; and associated works (RECONSULTATION DUE TO AMENDED DRAWINGS).

Case Officer: Amy Williams

Customer Details

Name: pablo abellan villastrigo

Address: 307 crescent house golden lane estate city of london

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I strongly OBJECT to application 23/00650/LBC

The additional drawings and findings from the PILOT project do not fix some of the main issues affecting residents.

Cold bridging has not been resolved in key areas like behind the mosaics and internal courtyard facades. Lack of insulation in these areas will make areas prone to mould.

The design of the oriel roofs has not been addressed and prevailing winds will make any additional drip details redundant.

Many of the original woodwork has been replaced with new timber when unnecessary. All beading details on the bottom edges of windows have been replaced with chunky drip detailed replacements. These must only be used in exposed and necessary locations or where the original wood cannot be salvaged.

Louvred windows have been replaced with vacuum glazing and ventilation added instead. At any opportunity original ventilation systems should be kept and not replaced with modern equivalents to achieve the same airflows.

An electric heating system has been specified in an arbitrary way when the current market offers

many low cost solutions to heat such small spaces. Crescent house flats are small and any space is precious.

Insulation added to bookcases has also been over specified as the vertical fins do not need to be insulated. They are internal features. Again i would like this insulation to be self supporting and not affect the original woodwork. Simply placed within the openings and freestanding.

I encourage all parties to respect this historic grade II* asset and follow the guidelines updated in 2013 to protect it from deterioration for future generations.

From: [REDACTED]
To: [REDACTED]
Subject: PLANNING OBJECTION : 23/00650/LBC & 23/00466/FULL
Date: 14 November 2023 23:44:19

THIS IS AN EXTERNAL EMAIL

I write with further **objection**, in part, to the above.

My objections are based on the fact that again the the planning application is premature, as without all the proposed work and tests to flat 347 having been undertaken, can residents form opinions of the work/outcome. Glass comparisons are necessary between the Landvac and Fineo. Ideally, we should be seeing the windows in the sunlight as some of the vacuum seals? I understand can glare/shine/flash silver. Again the Landvac has a blue hue to it. What is it like in different lights? What is the spec of the seals around the windows?

Additionally, the proposed removal of the heating and hot water in flats that can't have a gas flue exiting a window has been skimmed over and is a real source of consternation for me personally. Not enough information has been given, no choices of radiators or boilers have been offered for an electric system in long leaseholders flats. Just a fait accompli seemingly of too large for the space, ugly, storage heaters.

The gas boiler will be removed is it the same for the gas pipes, these cover about a third of the flat, no one has given any detail or information on this? The related make good works, will there be chasing in of the electricity cables?

No acknowledgement of the fact that 347 is a different flat to 130, or any of the others in the corridors. How does what is going on in 347 relate to 130, in regard to ventilation in the windowless kitchen/bathroom and the siting of radiators? Ventilation needs to be tested in a corridor flat, if it fails in a flat with windows in the kitchen and bathroom, then people will just open their windows! The proposed ventilation of 1st and 2nd floor flats sited in the corridor needs to be looked at again. The one flow from main window vent to a vent/outlet in either the kitchen or bathroom, I don't see how this can work. Both areas create a lot of steam, ventilation needs to be in both. Clothes are dried in the bathroom.

No upstand insulation, 3rd floor gets it, what about the 1st and 2nd floor corridor flats? Plus no insulation in the metal pivot window, which I understand EH had/have a resistance to, but surely practicality and warm liveable homes is what we are trying to achieve here. Who is fighting the fight for an insulated metal window? When will the upstand be included in the insulation works?

There is no proposal to have the outside of the building cleaned which is an opportunity not to be missed. It's scruffy!

The removal of the louvres in the third floor flats, they are a listed feature and should not be removed, but worked around. They should be refurbished or renewed but with the best materials and workmanship.

I understand that ongoing maintenance of Crescent House is a prerequisite of the granting of planning permission for this project and quite rightly so. There should be a vow enshrined in the constitution of the City of London Corporation to ensure a proper maintenance programme for Crescent House, Golden Lane Estate and its environs, that transcends any 'head of maintenance'. Any person in this position should be overseen and made accountable.

Thanks

Sarah Batty-Smith (Miss)
130 Crescent House
Golden Lane Estate
EC1Y 0SJ

Sent from my iPhone

From: [REDACTED]
To: [REDACTED]
Subject: Application 23/00650/LBC
Date: 15 November 2023 12:45:57

THIS IS AN EXTERNAL EMAIL

Dear Amy Williams and Planning

I have been trying the last 48 hours to write my objections online but have been unable to do so.

So I write this email.

I OBJECT to this planning application 23/00650/LBC on these grounds.

I do not agree with the removal of the Louvres windows from the third floor flats. They are necessary for ventilation and have not been proven otherwise. They are part of the original features of the design of the Grade II* listing.

The Fineo Glass:

We still do not know how the Fineo glass would have performed because it was never installed. Although it can't be made into the larger panes needed on the third floor, it certainly could be used for other flats. It is after all the chosen glass for the Museum of London. And there are huge benefits in having Fineo, especially in the aftercare of the product.

The black mosaic tiles on the exterior of the building were also supposed to be insulated and now they're not. I feel they need to be.

I also believe the exterior concrete needs to be cleaned. Why the half measures?

I would also like to add a CONDITION: that the CoL creates a maintenance programme for this new work to -

- a) respect the building from hereon in
- b) prevent further disruption to people's lives
- c) protect its legacy that we have all worked so hard for.

Thank you

Sarah WINMAN

115 Crescent House
Golden Lane Estate
LONDON
EC1Y 0SJ

From: [REDACTED]
To: [REDACTED]
Subject: Crescent House 23/0466/FULL and 23/00650/LBC
Date: 15 November 2023 14:45:50

THIS IS AN EXTERNAL EMAIL

OBJECTION

23/0466/FULL and 23/00650/LBC

I am writing to ask that the following be conditioned before granting planning permission:

Benchmarking

I am generally very happy with the standard of the work undertaken in the pilot flat and grateful to the Corporation for listening to residents and electing to proceed with a vacuum glazing and refurbishment approach. I hope that the care the tradespeople and team have taken with the pilot will be extended across the whole building and in fact that this standard of work be held as a benchmark and conditioned as such.

Aluminium window

As a result of the improved air tightness in the flat it has been acknowledged by the architects and project manager that the original refurbished aluminium window frame will be subject to even more condensation than we currently have to deal with. I understand that the team has ordered and agreed to test a replacement aluminium frame with a thermal break, which would reduce this problem. Could full details be submitted and approved for the replacement aluminium frame before the tender process gets underway.

Louvre Windows

Some of the flats have louvre windows in the bathroom and these are an original feature, considered by many to be an intrinsic design element worth retaining. As lots of residents choose to have their bathroom windows open the issue of airtightness in that room is for them essentially redundant. These windows should not be replaced as a matter of course, but instead only on an optional basis and this should be formalised as a condition of planning.

Maintenance Programme

As the intention of the scheme is to improve the environmental performance of the flats overall it makes sense for a maintenance plan to be agreed that ensures that the performance levels are met and maintained during the life of the windows. Could a maintenance programme please also be conditioned.

Whilst the above issues are outstanding I object the to the application. Thank you.

Jacqueline Swanson
324 Crescent House / 13 Basterfield House

Golden Lane Estate

Comments for Planning Application 23/00650/LBC

Application Summary

Application Number: 23/00650/LBC

Address: Crescent House Golden Lane Estate London EC1Y 0SL

Proposal: Repairs and minor alterations to the existing windows and window framing at first, second and third floor levels of Crescent House, including: stripping, repairing and redecorating existing window frames; replacement of existing single-glazing with vacuum glazing panels; insulation works to the main concrete vaulted roof and first floor concrete soffit; and associated works (RECONSULTATION DUE TO AMENDED DRAWINGS).

Case Officer: Amy Williams

Customer Details

Name: Dr Philippe Rogueda

Address: 342 Crescent House London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Following the updating of the Planning Application I wish to make the following comments.

The residents were promised that the work at Crescent House would not start until the works at flat 347 Crescent House was completed. Councillor John Edwards was adamant that a scientific method be followed. The current application is being submitted before the work at 347 has been finished and the benefits or issues with some changes are understood. The application should be approved on the condition that the work of 347CH be finished and learnings transferred.

The ventilation scheme proposed by Studio Partington is based on fantasies and not justified. The proposed ventilation will not improve the conditions in the flat. It is window dressing to tick a box. The ventilation system is not backed by any calculations or experience that it will be sufficient. The application should only be approved on the condition that an engineer be employed to design a relevant ventilation system, or the ventilation to be postponed in a different project.

Studio Partington is proposed to manage the ventilation of Crescent House. Studio Partington has already failed very badly once to instal a ventilation system at Crescent House 3 years. Residents have been without ventilation for 3 years because of the incompetence of Studio Partington. Any ventilation proposal should be approved with the condition that Studio Partington be excluded for taking part in the design and management of the ventilation.

The planning application intends to have the Louvres windows of the 3rd floor bathrooms removed. This will destroy a Grade II* feature of the buildings, ruin the ventilation of the bathrooms and turn them into furnaces in the summer. The application must only be approved on the

condition that the Louvres windows be kept.
more in a separate file

Following the updating of the Planning Application 23/00466/FULL, I wish to make the following comments.

The residents were promised that the work at Crescent House would not start until the works at flat 347 Crescent House was completed. Councillor John Edwards was adamant that a scientific method be followed. The current application is being submitted before the work at 347 has been finished and the benefits or issues with some changes are understood. The application should be approved on the condition that the work of 347CH be finished and learnings transferred.

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There is no justification for the specification of the heating system proposed. The planning application should be approved on the condition that the heating system be planned by an engineer and its specification be justified and measurable success parameters.

The planning application intends to have the Louvres windows of the 3rd floor bathrooms removed. This will destroy a Grade II* feature of the buildings, ruin the ventilation of the bathrooms and turn them into furnaces in the summer. The application must only be approved on the condition that the Louvres windows be kept.

The application makes light of the impact of the changes on the residents. Already residents have been bursting into tears in the pilot flat. City tenants are afraid of being permanently rehoused away from the area, and leaseholders are facing crimpling debts imposed on them by the city (to the tune of GBP 100,000 per flat).

Comments for Planning Application 23/00650/LBC

Application Summary

Application Number: 23/00650/LBC

Address: Crescent House Golden Lane Estate London EC1Y 0SL

Proposal: Repairs and minor alterations to the existing windows and window framing at first, second and third floor levels of Crescent House, including: stripping, repairing and redecorating existing window frames; replacement of existing single-glazing with vacuum glazing panels; insulation works to the main concrete vaulted roof and first floor concrete soffit; and associated works (RECONSULTATION DUE TO AMENDED DRAWINGS).

Case Officer: Amy Williams

Customer Details

Name: B Bennett

Address: 121 Crescent House London

Comment Details

Commenter Type: Councillor/Ward Member

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment:a) the various electrical remedies against condensation, e.g. inadequate fans;

b) the requirement to change the heating in some residences due to their position in Crescent House was only mentioned

around a week before residents were to view the show flat;

c) without resident consultation, decision to install Economy7: no longer as economical as it might have been before the cost of living crisis;

d) it is not clear from the show flat, which is on the third floor, how the first and second floor flats will really be served and what they will look like, (what will remain? What will be altered? How the ventilation will really be handled in flats with vents to the outside only on one side of the building?)

The flats facing Goswell Road are all different; have different specifications, are different sizes, have on the first floor, different cupboard spaces, different ways the previous gas boiler heating has been installed- pipes, radiators, etc.;

e) It is clear that there will be an adverse effect on the residential amenity by reason of noise, and the indefinite disturbance due to the execution of the works; the so far lack of clarity of how residents are to manage during the execution of the works: "decanting" of the resident and the residents' belongings - as mentioned, flats are different sizes, residents have different number of belongings, in different states of mind, have no idea what the outcome of such a temporary site change entails for tenants and, as such, am shocked (in the sense of "there but for the Grace of

God") that leaseholders are required to pay £100,000 up front without a contract: how long, how well priced and no guarantee the work will be done to perfection or the state their (or our, tenants'), flats will be left;

f) little to add regarding the windows apart from that by the time they will have been installed, most vehicles will have changed from petroleum to alternative energy and there will be less traffic noise to contend with.

Comments for Planning Application 23/00650/LBC

Application Summary

Application Number: 23/00650/LBC

Address: Crescent House Golden Lane Estate London EC1Y 0SL

Proposal: Repairs and minor alterations to the existing windows and window framing at first, second and third floor levels of Crescent House, including: stripping, repairing and redecorating existing window frames; replacement of existing single-glazing with vacuum glazing panels; insulation works to the main concrete vaulted roof and first floor concrete soffit; and associated works (RECONSULTATION DUE TO AMENDED DRAWINGS).

Case Officer: Amy Williams

Customer Details

Name: B. Bennett

Address: 121 Crescent House London

Comment Details

Commenter Type: Councillor/Ward Member

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment:a) the various electrical remedies against condensation, e.g. inadequate fans;

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f) little to add regarding the windows apart from that by the time they will have been installed, most vehicles will have changed from petroleum to alternative energy and there will be less traffic noise to contend with.

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From:
To: Crescent House, Golden Lane Estate - Applications 23/00466/FULL and 23/00650/LBC
Cc: 17 July 2023 17:15:05
Subject:
Date:

THIS IS AN EXTERNAL EMAIL

Dear Janey Lin Zhao,
On behalf of the Golden Lane Estate Residents' Association I would like to OBJECT to the above applications.

While it is essential that work is carried out to repair the existing windows which have not been maintained for over 20 years and improve the thermal efficiency of the block as a whole there are several issues with the current application. These are:

1. The works are described as *repairs and minor alterations to the existing windows and window framing at first, second and third floor levels of Crescent House, including: stripping, repairing and redecorating existing window frames; replacement of existing single-glazing with vacuum glazing panels; insulation works to the main concrete vaulted roof and first floor concrete soffit; and associated works*. As the works replacing the glazing with vacuum double-glazing, the addition of metal drips and the extra thickness of roof insulation that will be visible from the light wells with change the appearance of the block the phrase "minor alterations" is not an accurate description of the works. This is especially evident in the reglazing as the change from single to double glazing would not be permitted in, for instance, a Georgian listed building because of the change to its appearance and although it is desirable here it should be properly acknowledged that it will have a major impact.
2. It is premature to submit this application until the pilot project is complete and its findings have been analysed. The pilot project was sold to residents as essential to investigate the construction of the windows and test how they can be made thermally efficient, water-proof and less prone to damage. Residents have accepted this and were reassured that the problems with the Great Arthur House recladding might be avoided. We are now being told that a design has been decided on before this work has been completed and residents left with no confidence that the mistakes made at Great Arthur House will not be made again.
3. The new soffit insulation (as shown in Detail 15) will have a major impact on the appearance of the block as the existing concept of a flat slab sitting on circular columns will be compromised by the proposed changes in ceiling level and the the new upstand along the edge of the insulation fronting Goswell Road and the tennis courts to the East. I would also note that the detail as drawn is unlikely to be successful as the existing slab, as it passes beyond the insulation, will be cold and this cold-bridge, passing back along the slab is likely to lead to interstitial condensation in the insulated zone. If this happens mineral wool insulation is a poor choice of material as it will become sodden and lose its insulative properties.
4. Heating. In the 1980s the Estates communal heating system was transferred to individual flat systems by, in Crescent House either gas boilers or electric heating. Where gas boilers are present the flues pass through widows to vent. Provision is being made for flues where they exit through bathroom windows but in cases where they exit through the windows on the main facades there is no provision and no detail of how this will be progressed. We understand that the proposal to reinstate the communal heating is on hold.
5. Repainting the existing sapele timber frames. It is not clear what these are to be repainted with but we would ask that it be conditioned that a suitable varnish be used

- and that the manufacturer's details be submitted for approval.
6. The glass spandrel panels. It is proposed that the new panels be painted externally. This is a long term maintenance issue and also why is glass being used if it is to be painted. The spandrel panels on the estate have been much altered over the years with a plasticised coating being applied to the ones in the maisonette blocks and only Great Arthur House, which has been re-clad, shows the original intention. We would ask that further research be carried out to find out the original finish and this be reinstated as far as is possible using current materials. Again could it be conditioned that the material used be submitted for approval.
 7. It is usual with listed buildings applications that a proper schedule of works is submitted with the application so that it is evident what is being conserved and what is being replaced. This has not been submitted so we would ask that the submission of a schedule of works be conditioned before works begin.

We should emphasise that we do not want to delay this very necessary project but believe that by putting in place the essential research and by reviewing the solutions to the issues that become apparent through this research the delays and over-spend of the Great Arthur House project can be avoided. We understand that there is a delay before the project can be tendered and we would encourage the applicants to use that time to complete and analyse the pilot project and use the information gained to amend the proposals.

Regards,

Tim Godsmark
Chair Golden Lane Estate Residents' Association



Emailed to: Amy.Williams@cityoflondon.gov.uk

16 November 2023

Dear Amy Williams

SITE: Crescent House, Golden Lane Estate, London, EC1Y 0SL

REF: 23/00466/FULL & 23/00650/LBC

Thank you for consulting the Society on the above application for repairs and alterations to the windows of Crescent House on the Golden Lane Estate.

Completed in 1962 by Chamberlin, Powell and Bon, Crescent House on the Golden Lane Estate is of exceptional heritage significance, which is recognised in its listing at Grade II*. It also falls within the Barbican and Golden Lane Conservation Area.

Policy

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that “In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority [...] shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.” Section 72 requests that local authorities pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas. The National Planning Policy Framework (NPPF, 2021) includes paragraph 199 which states that “When considering the impact of a proposed development on the significance of a designated heritage asset, great weight

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Registered office: 70 Cowcross Street, London EC1M 6EJ
Registered Charity no 1110244
Tel. 020 7250 3857

should be given to the asset's conservation (and the more important the asset, the greater the weight should be)". Paragraph 200 states that any harm to, or loss of, significance should require clear and convincing justification.

Past involvement

The Society has been involved in pre-application discussions since 2021 regarding proposals to renew the building's elevations. The intention is to improve the building's U-values and sound insulation and carry out repairs to the fabric. A pilot project was initiated at flat 347 to test ways to approach the project. After an on-site meeting with the project team in summer 2022 to flat 347, we raised concerns about early proposals to install triple-glazed units which would necessitate the removal of the original timber frames as well as glazing.

Summary of proposals

Our most recent visit to site was held on 2 November '23 when we inspected the work that has now been completed to flat 347. The project team now propose to retain the original Sapele hardwood and softwood window frames and repair these frames through a combination of resin application, splicing and replacement (to be determined on a case-by-case basis based on the extent of deterioration to the component parts). Frames would be restored to closer match their original finish (the paint and stain would be stripped from the hardwood and it would be oiled). Aluminium casement windows would be retained and re-treated. The existing single-glazing to windows would be replaced with vacuum glazing. Window ironmongery would be retained if in sound condition or replaced where beyond repair or missing (again on a like-for-like basis). White glazed spandrel panels would be replaced with a new panel – the applicants are hoping to match the original in appearance. The applicant would conserve the mosaic panels, replacing any missing tiles like-for-like.

Comments

We welcome the change in approach, brought about as a result of thorough research and investigation into the original and existing condition of the various components of the elevations, and into potential approaches to repair and fabric improvements. The project team have

The Twentieth Century Society, 70 Cowcross Street, London EC1M 6EJ – Tel 020 7250 3857

coco@c20society.org.uk
www.c20society.org.uk

demonstrated a good understanding of the building's significance, its tolerance and opportunities for change. The proposed approach would see the greater retention of significant original fabric and would ensure that the character and appearance of this exceptional Grade II* building is conserved. We welcome the applicant's holistic approach to the project – while investigating potential improvements to the performance of the windows, the project team have also identified opportunities for insulation and ventilation (through the Demand Controlled Ventilation system).

The project team's discoveries made during the project and their reasons for adopting the proposed approach should be captured and detailed in updated listed building management guidelines. This could then inform maintenance work and any changes proposed to the building in the future. The current guidelines date from 2013 and would benefit from revision.

In response to specific details discussed on site, we recommend that the aluminium window frames are anodised rather than powder-coated – the former results in a more honest, less polished appearance. We also recommend more testing concerning the replacement of the panel beneath the bookshelf – this was originally opaque but has been replaced with clear glass in the mock-up flat. Ideally, the glass here would be a closer match to the original finish. At our site visit, the project team also presented options for the replacement of the spandrel panels. We would ideally like to see the chosen finish in-person once it is decided upon. We would also welcome the opportunity to inspect the proposed replacement mosaic tiles when these are ready on site.

For the reasons outlined here, we are broadly supportive of the proposed window renewal scheme, believing it will allow for the necessary improvements to residents' living conditions and to the building's environmental credentials while conserving the significance of the Grade II* building.

We hope that these comments are of use to you.

Yours sincerely




The Twentieth Century Society, 70 Cowcross Street, London EC1M 6EJ – Tel 020 7250 3857

coco@c20society.org.uk
www.c20society.org.uk

Coco Whittaker

Senior Caseworker
The Twentieth Century Society
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Remit: The Twentieth Century Society was founded in 1979 and is the national amenity society concerned with the protection, appreciation, and study of post-1914 architecture, townscape and design. The Society is acknowledged in national planning guidance as the key organisation concerned with the modern period and is a constituent member of the Joint Committee of the National Amenity Societies. Under the procedures set out in *ODPM Circular 09/2005*, all English local planning authorities must inform the Twentieth Century Society when an application for listed building consent involving partial or total demolition is received, and they must notify us of the decisions taken on these applications.

The Twentieth Century Society, 70 Cowcross Street, London EC1M 6EJ – Tel 020 7250 3857

coco@c20society.org.uk
www.c20society.org.uk



Ms Amy Williams
City of London Corporation
Guildhall, PO Box 270
London
EC2P 2EJ

Direct Dial: 020 7973 3765

Our ref: L01567948

16 November 2023

Dear Ms Williams

Arrangements for Handling Heritage Applications Direction 2021

CRESCENT HOUSE GOLDEN LANE ESTATE LONDON EC1Y 0SL Application No. 23/00650/LBC

Thank you for your letter of 30 October 2023 regarding the above application for listed building consent made by your authority. On the basis of the information available to date, we offer the following advice to assist your authority in determining the application.

Historic England Advice

Historic England have been involved in the pre-application discussions since 2019, including the development of the pilot project which I reviewed on site on 2 November.

Significance of Crescent House

The Golden Lane Estate is an important part of the City of London's post-war architectural legacy. Developed just after the end of WWII, its development was the City's response to the significant decline in its residential population since the early 20th century. Chamberlin, Powell and Bon (CPB) were appointed as architects after winning a design competition and work began in 1952. The Estate is characterised by a series of rectilinear residential blocks and a community centre set in a carefully designed hard landscape. The structures themselves used innovative curtain wall systems and pioneered new approaches to the planning of post-war housing in Britain.

Crescent House was designed as a separate, later phase of the Estate on land subsequently acquired by the City of London. Constructed in 1962, it shows the transition in the architectural approach of CPB, particularly the influence of Le Corbusier and Brutalism on their design philosophy.

The Goswell Road elevation is of high significance and is a distinctive marker of the City's eastern boundary due to its stepped profile along the curved façade. The



4TH FLOOR, CANNON BRIDGE HOUSE, 25 DOWGATE HILL, LONDON EC4R 2YA

Telephone 020 7973 3700
HistoricEngland.org.uk





exposed concrete aggregate, hardwood tilting windows and mosaic tile clad pilotis at ground level were all a departure from their earlier designs. In contrast, the inner courtyard elevation took a much simpler form. The flat interiors were carefully planned to maximise the use of space and light within compact residential units.

Crescent House is widely admired as an attractive and innovative post-war building. It illustrates the emerging approach CPB as they moved towards Brutalism. This is highly significant given their key role in the evolution of post-war architecture in Britain, particularly at the neighbouring Barbican Estate. Its status as a Grade II* listed building reflects this. It also falls within the Barbican and Golden Lane Conservation Area in 2018.

Proposals and their impact

The proposals seek to repair and renew the windows and glazing in all the residential units, with the aim of improving the U-values and sound insulation within each of the flats as well as addressing much needed repairs to its fabric. The approach builds on the work that has been done to develop a pilot project at flat number 347 (22/00322/FULL). It has also been informed by the works to the façade of Great Arthur House.

Due to the nature of its construction, particularly on the Goswell Road elevation, this work is comprehensive. The existing hardwood windows will be stripped for repair and single glazing replaced with vacuum glazing panels. These consist of two panes of 4mm glass separated by a vacuum cavity of approximately 0.3mm which requires a slight adjustment to the rebates of the frame. They will appear slightly darker than the existing, but the profile change will be minimal. Given that these changes will be made to all windows on the façade, the visual impact will be limited. The nature of the repairs will require repairs to the ironmongery (and replacement like-for-like where necessary), the mosaic tiles, bookshelves and to the white glazed spandrel panels.

The works will also necessitate some alterations to the building. This includes new profiles to address areas that are particularly prone to weathering, insulation, and some alterations to the ventilation system. Whilst there will be some visual impact from aspects of this work, any harm will be at the lower end of less than substantial.

Relevant Planning Policies

Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 impose a statutory duty upon local planning authorities to consider the impact of proposals upon listed buildings and their settings. Section 72 requires planning authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.



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Government guidance on how to carry out those duties is found in the National Planning Policy Framework (NPPF, September 2023). At the heart of the framework is a presumption in favour of 'sustainable development' of which protecting and enhancing the historic environment in a manner appropriate to its significance is established as an environmental objective.

The NPPF states that the significance of a heritage asset should be described to a level that is sufficient to understand the potential impact of the proposal on this significance (paragraph 194). It also sets out that great weight should be given to the impact of a proposed development on the significance of a designated heritage asset (paragraph 199), that any harm to this significance should be clearly and convincingly justified (paragraph 200), and that any harm must be outweighed by public benefits (paragraph 202).

The Golden Lane Listed Building Management Guidelines were adopted as a Supplementary Planning Document in 2013. They provide a detailed assessment of the significance of the estate and guidance on alterations and repairs. Historic England sat the original working party which drew up the guidelines in 2007 and the review process in 2013.

Historic England's Position

Historic England welcomes the repair of the Grade II* building and appreciates the need improve its thermal and acoustic performance.

Given the high significance of the building and the extensive nature of the repairs required, the attached draft authorisation to the Planning Casework Unit includes a requirement to consult Historic England on the discharge of some conditions. I look forward to continuing to work with you on this important project. I attach the draft authorisation letter for the Listed Building Consent for your information.

Given the considerable research that has been undertaken to inform these proposals, I strongly recommend that the Listed Building Management Guidelines SPD is updated to reflect the great understanding of the building and the approach to repair. This will be important to inform maintenance of the building and any future changes.

There may also be some cross-over with the Barbican Estate as the window system there is similar to that of the principal façade of Crescent House. Careful consideration should also be given to how best to update the Listed Building Management Guidelines for the Barbican and to incorporate the learning from this work.

This response relates to designated heritage asset matters only. If the proposals meet



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the Greater London Archaeological Advisory Service's published consultation criteria we recommend that you seek their view as specialist archaeological adviser to the local planning authority.

The full GLAAS consultation criteria are on our webpage at the following link:

<https://www.historicengland.org.uk/services-skills/our-planning-services/greater-london-archaeology-advisory-service/our-advice/>

Yours sincerely

Breda Daly

Inspector of Historic Buildings and Areas

E-mail: [REDACTED]

cc The 20th Century Society



4TH FLOOR, CANNON BRIDGE HOUSE, 25 DOWGATE HILL, LONDON EC4R 2YA

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