

<b>Committee:</b>	<b>Date:</b>
Planning and Transportation	19 July 2022
<b>Subject:</b> 347 Crescent House Golden Lane Estate London EC1Y 0SN  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, together with installation of insulation to internal walls of flat.	<b>Public</b>
<b>Ward:</b> Cripplegate	<b>For Decision</b>
<b>Registered No:</b> 22/00323/LBC	<b>Registered on:</b> 9 May 2022
<b>Conservation Area:</b> Barbican And Golden Lane	<b>Listed Building:</b> Grade II Star

### Summary

Listed building consent is sought for the replacement of the existing single glazed windows with triple glazed windows to Flat 347, Crescent House, for a 2-year temporary period. The application seeks to test different options for the windows with a sequential approach; first installing double glazing into the existing frames as an intermediate measure prior to the installation of the triple glazing.

Initially the existing timber/metal single glazed windows would be stripped, and all related elements would be inspected and recorded. As an intermediate step the single glazing would be removed, and the timber frames adapted to accommodate double glazing in a manner which seeks to replicate the current window detail as closely as possible. Following installation, there would be a review of the impact on heritage and performance testing to include acoustic, thermal and general weather tightness and a stakeholder review of the double-glazing details to include residents, CoL Planning Officers, Historic England and the Twentieth Century Society. Following this the double glazing would be removed. The existing frames would be removed, inspected and stored for the temporary period. Triple glazed windows would then be installed. This would then be followed by a review of the impact on heritage and performance testing to include acoustic, thermal and general weather

tightness and a stakeholder review of the triple glazing details to include residents, Col Planning Officers, Historic England and the Twentieth Century Society. At the expiry of the two-year temporary period, the outcomes of the testing would be used to inform the next steps in the Crescent House window project. If the intervention of double or triple glazing is deemed to be unacceptable as part of the options testing, this would be removed, and the historic fabric/single glazing would be repaired and replicated as required and reinstalled.

Listed Building Consent is also sought for new thermal internal insulation to the internal west elevation (Goswell Road) including the roof of the bay window.

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 a Grade II Registered Landscape.

42 objections have been received which are addressed in the ensuing report.

The proposals for double glazing and triple glazing would result in a very slight level of less than substantial harm to the heritage significance of Crescent House and a negligible level of less than substantial harm to the Barbican and Golden Lane Conservation Area which it contributes to. This harm is primarily due to the temporary removal/alteration of historic fabric of high significance, which the applicants anticipate will require repair. Paragraph 200/202 of the NPPF requires this harm to have clear and convincing justification, and to balance this harm against the public benefit. 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.

ENVIRONMENT DEPARTMENT



## Photographs



Image 1 – Crescent House, Goswell Road elevation





Image 2 – Flat 347 (Goswell Road elevation) to top



Image 3 – Close up of Flat 347 (Goswell Road)





Image 4 – Flat 347 lightwell elevation



Image 5 – close up of lightwell elevation window





Image 6 – internal view of Flat 347 Goswell Road windows



Image 7 – internal view of flat 347 lightwell windows



Image 8 – internal view of flat 347 vaulted window





Image 9 – internal view of Flat 347 Oriel window



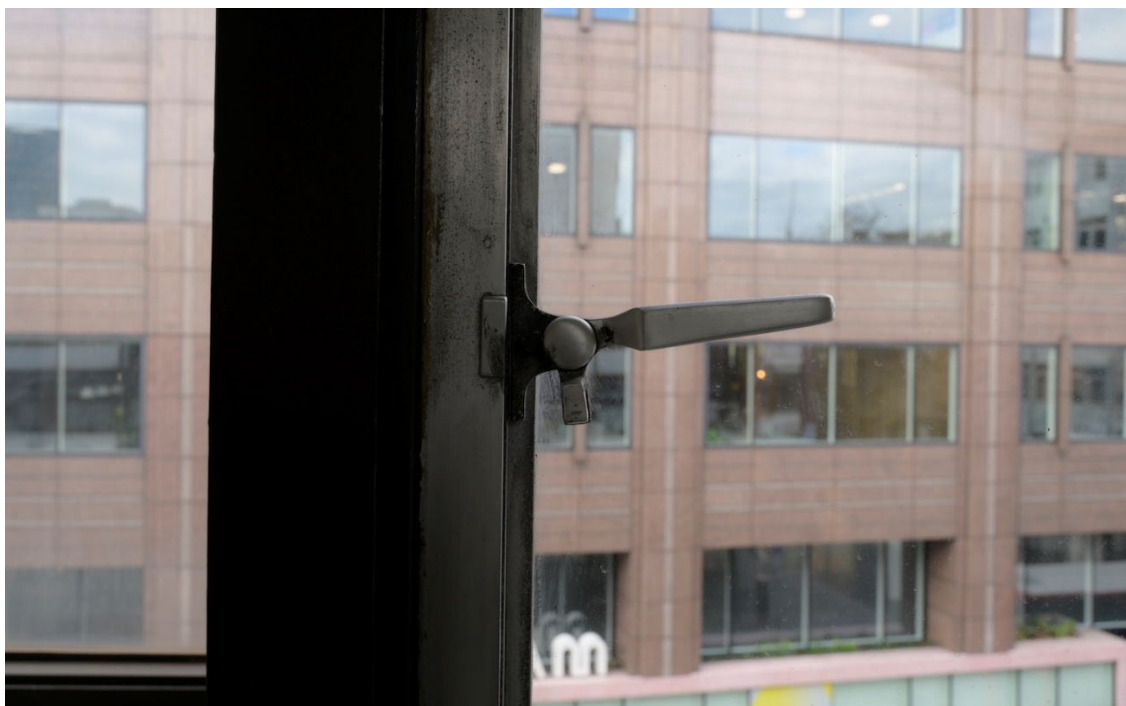


Image 10 – example ironmongery in Flat 347



Image 11 – typical profiling of Goswell Road window frames

**Main Report**

**Please see 22/00322/FULL for Report**



## **BACKGROUND PAPERS - 22/00323/LBC**

### Application documents

Design Statement, Studio Partington, 30 June 2022.  
Cover Letter, Grade Planning, 20 April 2022 and 30 June 2022.  
Supplementary Heritage Statement, Studio Partington, 30 June 2022.  
Junction Details, Studio Partington, 30 June 2022.

### External

#### Objects:

Letter, Roland Jeffrey, 24 May 2022.  
Online comment, Ognjen Ristic, 7 June 2022.  
Letter, Philippe Rogueda, 8 June 2022.  
Email, Matthew Carter, 9 June 2022.  
Online comment, Jacqueline Swanson, 10 June 2022.  
Letter, Steve Smith, 11 June 2022.  
Online comment, Graham Kern, 13 June 2022.  
Online comment, Pablo Abellan, 14 June 2022.  
Online comment, Neil Haas, 15 June 2022.  
Letter, Gavin Hutchison, 15 June 2022.  
Email, Nigel Smith, 15 June 2022.  
Email, Sarah Batty-Smith, 16 June 2022.  
Email, Polly Powell, 16 June 2022.  
Email, Dominique Tipper, 20 June 2022.  
Application Report, Purcell Heritage Consultancy, June 2022 – on behalf of Objectors.

#### Other:

Letter, Historic England, 26 May 2022.  
Letter, Twentieth Century Society, 9 June 2022.

## **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**

### ***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: 22/00323/LBC**

### **347 Crescent House Golden Lane Estate London**

**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, together with installation of insulation to internal walls of flat.**

## **CONDITIONS**

- 1     The development hereby consented shall be begun before the expiration of three years from the date of this consent. The applicant shall notify the Local Planning Authority in writing within seven working days of the commencement of the implementation of the listed building consent.  
REASON: To ensure compliance with the terms of Section 18 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990
- 2     The development hereby consented shall be for a limited period only, expiring 2 years from the date of the implementation of the listed building consent referred to in condition 1.  
REASON: To ensure compliance with the terms of Section 18 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.
- 3     The triple glazed windows shall be removed and the land restored to its original condition upon expiry of this consent, in accordance with a scheme of work and full details of any new works as required to reprovide and make good, which shall be submitted to and approved in writing by the Local Planning Authority no later than two months prior to the expiry, unless Listed Building Consent has been granted in the interim relating to all windows within Crescent House.  
REASON: To ensure the protection of the special architectural or historic interest of the building and to ensure that the visual amenity of the area is not prejudiced when the works are removed in accordance with the following policies of the Local Plan: DM12.3. To ensure compliance with the terms of Section 18 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.
- 4     Before any works hereby consented are begun, a full survey including photographic record of the existing windows, frames and ironmongery shall be submitted to and approved in writing by the Local Planning Authority.

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

- 5 Before any works hereby consented are begun, a full methodology for the stripping of the frames shall be prepared by a suitably qualified professional and submitted to and approved in writing by the Local Planning Authority. All works pursuant to this consent must be carried out in accordance with the approved details.  
REASON: To ensure the preservation of historic building features and fabric in accordance with the following policy of the Local Plan: DM12.3.
- 6 Before any works hereby consented are begun, a methodology for dismantling the existing windows including framing, glazing, and all related ironmongery, and details of the safe storage of the existing windows shall be prepared by a suitably qualified professional and submitted to and approved in writing by the Local Planning Authority. All works pursuant to this consent 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 policy of the Local Plan: DM12.3.
- 7 Before any works hereby consented are begun, a detailed methodology of the adaptation works required to install the double glazing to the timber frames and full details of the new aluminium double-glazed windows shall be prepared by a suitably qualified professional and submitted to and approved in writing by the Local Planning Authority. All works pursuant to this consent 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 policy of the Local Plan: DM12.3.
- 8 Prior to the installation of the triple glazing, full particulars and drawings in respect of the following shall be submitted to and approved in writing by the Local Planning Authority and all works pursuant to this consent shall be carried out in accordance with the approved details:  
(a) Sapele panels and opaque glazed spandrel panel which span the party wall (between the oriel windows of flat 347 and neighbour); and  
(b) the external manifestation of the bookshelf  
REASON: To ensure suitable record is kept of historic building features and fabric to allow future reinstallation in accordance with the following policy of the Local Plan: DM12.3
- 9 Following the removal of the existing glazing from the frames and prior to the installation of double glazing within the existing frames, a full condition survey of the existing frames, fixings, and supporting structure shall be prepared by a suitably qualified professional and

submitted to and approved in writing by the Local Planning Authority

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: DM12.3

- 10 Following installation of the double glazing and before any works to remove the existing window framing are begun, the Local Planning Authority, in consultation with Historic England, Twentieth Century Society and residents of Golden Lane Estate, shall inspect the windows on site to assess the visual detailing and ensure compliance 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 policy of the Local Plan: DM12.3.

- 11 Following installation of the triple-glazed windows, the Local Planning Authority, in consultation with Historic England, Twentieth Century Society and residents of Golden Lane Estate, shall inspect the windows on site to assess the visual detailing and ensure compliance 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 policy of the Local Plan: DM12.3.

- 12 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 consent.

REASON: To ensure the protection of the special architectural or historic interest of the building in accordance with the following policy of the Local Plan: DM12.3.

- 13 Before any works thereby affected are begun, details of the methods of fixings and extent of the internal insulation shall be submitted to and approved in writing by the Local Planning Authority. All works pursuant to this consent must be carried out in accordance with the approved details.

REASON: In order to safeguard the special architectural or historic interest of the building in accordance with the following policy of the Local Plan: DM12.3

- 14 The works hereby permitted shall not be carried out other than in accordance with the following approved drawings and particulars or as approved under conditions of this consent: Site Location Plan; 2414-10-ZZ-PL-00-1730A Rev 1; 2414-10-ZZ-PL-00-1730 Rev 1; 2414-10-ZZ-PL-00-1781A Rev 1; 2414-10-ZZ-PL-00-1781 Rev 1; 2414-10-ZZ-



PL-00-1782A Rev 1; 2414-10-ZZ-PL-00-1782 Rev 1; 2414-10-ZZ-PL-00-1790A Rev 1; 2414-10-ZZ-PL-00-1790 Rev 2; 2414-10-ZZ-PL-00-1800A Rev 1; 2414-10-ZZ-PL-00-1800 Rev 1; 2414-10-ZZ-PL-00-1900A Rev 1; 2414-10-ZZ-PL-00-1900 Rev 2; 2414-10-ZZ-PL-00-1902A Rev 1; 2414-10-ZZ-PL-00-1902 Rev 2; 2414-10-ZZ-PL-00-1909A Rev 1; 2414-10-ZZ-PL-00-1909 Rev 2; 2414-10-ZZ-PL-00-1910A Rev 1; 2414-10-ZZ-PL-00-1910 Rev 2; 2414-10-ZZ-PL-00-1911A Rev 1; 2414-10-ZZ-PL-00-1911 Rev 2; 2414-10-ZZ-PL-00-1913A Rev 1; 2414-10-ZZ-PL-00-1913 Rev 2; 2414-10-ZZ-PL-00-1917A Rev 1; 2414-10-ZZ-PL-00-1917 Rev 2; 2414-10-ZZ-PL-00-1950A Rev 1; 2414-10-ZZ-PL-00-1950 Rev 2; 2414-10-ZZ-PL-00-1951A Rev 1; 2414-10-ZZ-PL-00-1951 Rev 2; 2414-10-ZZ-PL-00-1952A Rev 1; 2414-10-ZZ-PL-00-1952 Rev 2; 2414-10-ZZ-PL-00-1954A Rev 1; 2414-10-ZZ-PL-00-1954 Rev 2; 2414-10-SI-PL-00-1295 Rev 1; 2414-10-SI-PL-00-1581 Rev 2; 2414-10-SI-PL-00-1582 Rev 2; 2414-10-SI-PL-00-1590 Rev 2.

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.