

<b>Committee:</b>	<b>Date:</b>
Planning Applications Sub Committee	8 December 2023
<b>Subject:</b> 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	<b>Public</b>
<b>Ward:</b> Cripplegate	<b>For Decision</b>
<b>Registered No:</b> 23/00466/FULL	<b>Registered on:</b> 30 May 2023
<b>Conservation Area:</b> Barbican And Golden Lane	<b>Listed Building:</b> 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.

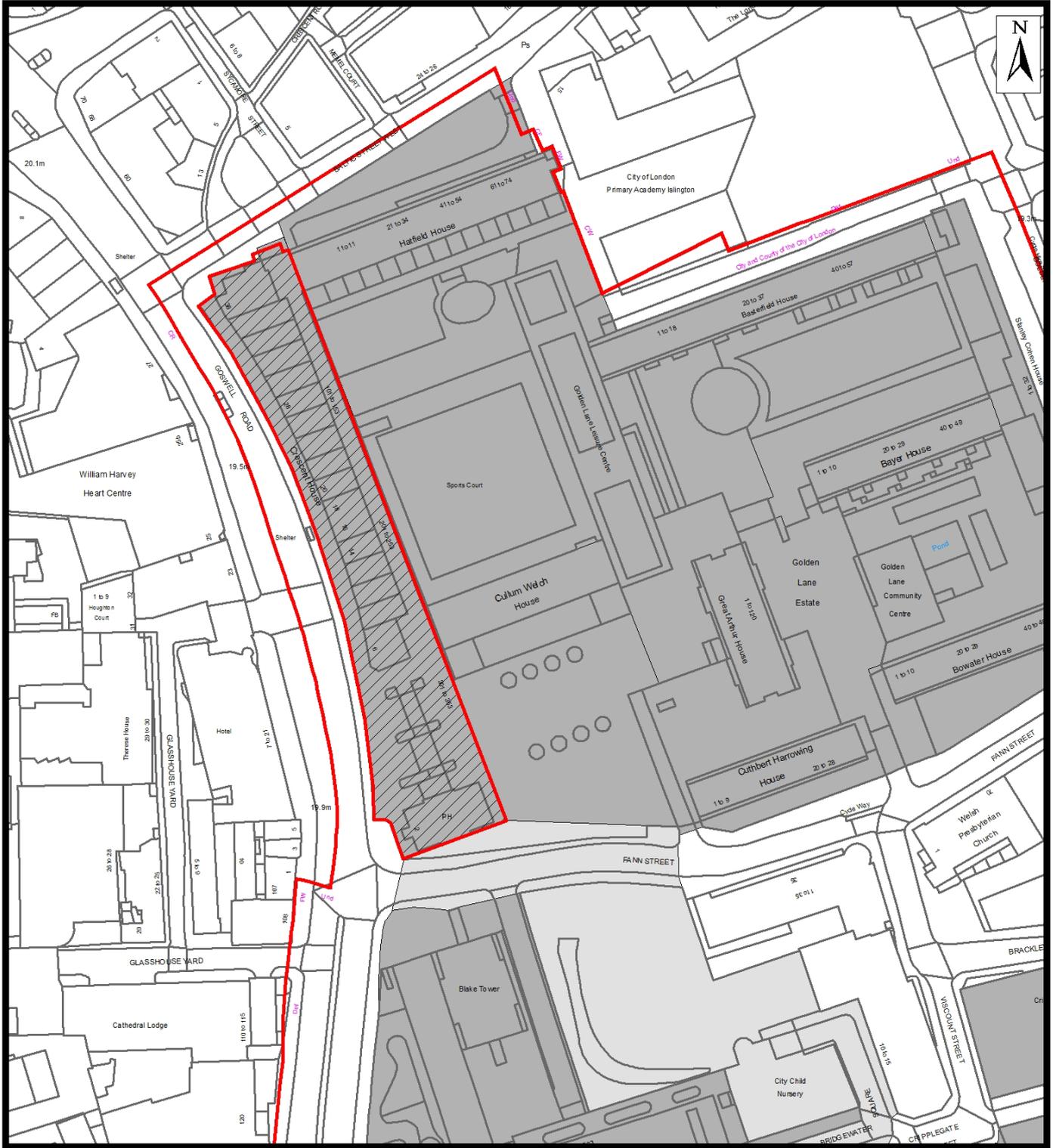
The proposals for the installation of vacuum glazing would not result in a harm to the heritage significance of Crescent House, whilst the insulation of the soffits and roof would result in a very slight level of less than substantial harm to the heritage significance of Crescent House. This is due to 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)

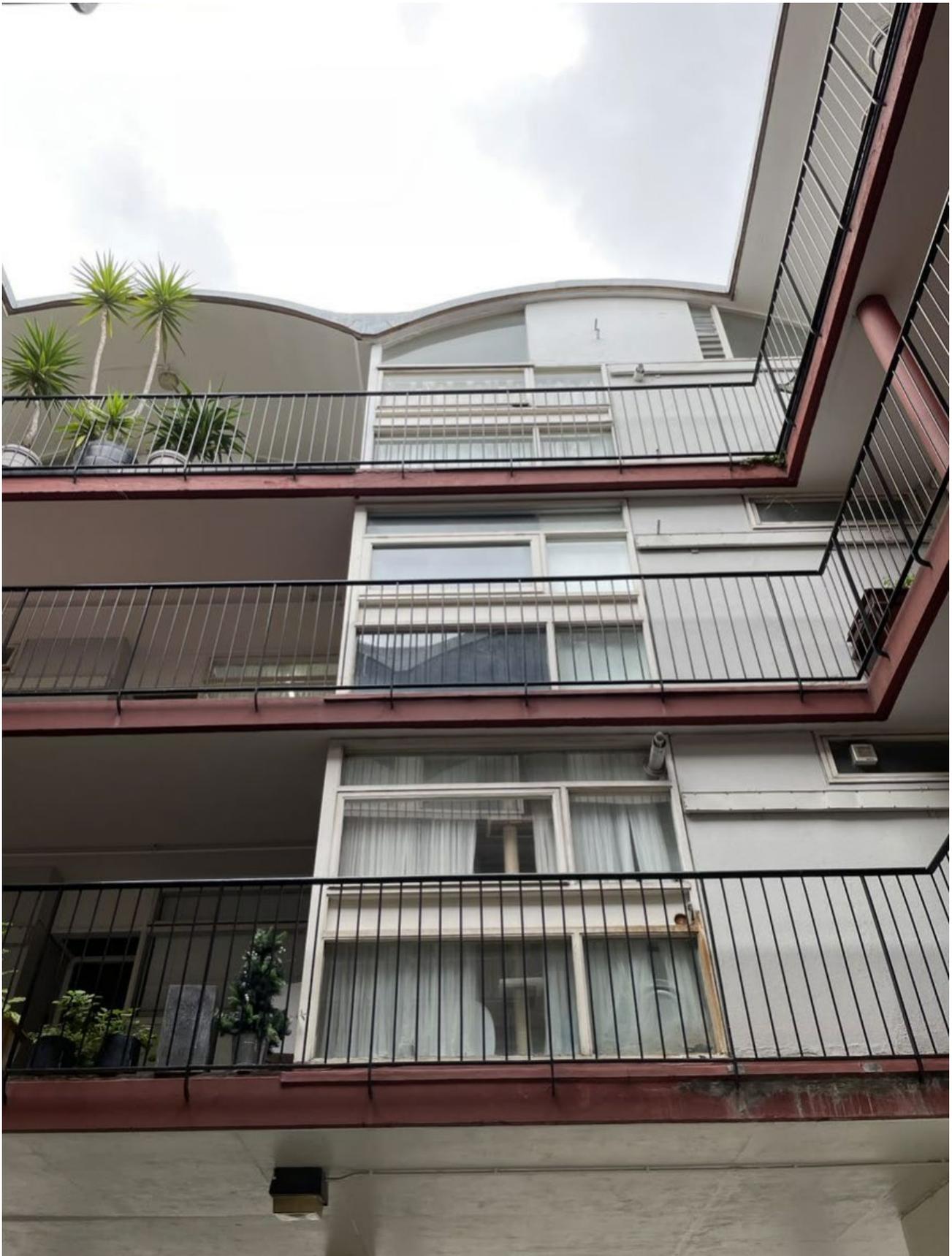


Image 4 – Access Deck Elevation



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](http://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	
<b>Twentieth Century Society</b>	<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>
<b>Officer Response to Comments</b>	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.
<b>Historic England</b>	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.
<b>Officer Response to Comments</b>	Noted and conditions recommended.
<b>Conservation Area Advisory Committee</b>	No objection to works to windows – objection to soffit insulation.

<b>Officer Response to Comments</b>	Noted. Commentary on the soffit insulation and its impact are provided within this report in the design and heritage section.
<b>Golden Lane Estate Residents Association</b>	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.
<b>Officer Response to Comments</b>	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.
<b>Golden Lane Tenants Forum</b>	No response received.
<b>Officer Response to Comments</b>	N/A
<b>Barbican &amp; Golden Lane Neighbourhood Plan Forum</b>	No response received.
<b>Officer Response to Comments</b>	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.

<b>Representations (Objection)</b>	<b>Response</b>
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><b>Officer Response:</b> 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><b>Officer Response:</b> 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><b>Officer Response:</b> 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><b>Officer Response:</b> 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><b>Applicant Response:</b> 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/m<sup>2</sup>K and the aerogel insulation achieves a U-value of 0.78W/m<sup>2</sup>K (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/m<sup>2</sup>, whereas the aerogel cost is £230/m<sup>2</sup>. 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  $5.7\text{W/m}^2\text{K}$ . By retrofitting the existing frames with new vacuum glass (which has a u-value of  $0.5\text{W/m}^2\text{K}$ ) it would significantly reduce the heat loss through the glazing. This shows the heating energy demand reducing from  $130\text{-}190\text{kWh/m}^2\text{/yr}$  to  $70\text{-}90\text{kWh/m}^2\text{/yr}$ .

#### 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 m<sup>2</sup>/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/m<sup>2</sup> per year to 116kWh/m<sup>2</sup> 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/m<sup>2</sup>K. 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/m<sup>2</sup>K.
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 8.13m<sup>3</sup>.hr<sup>-1</sup>.m<sup>-2</sup>@50Pa, and following the works associated with the pilot windows, the tests were rerun showing a reduction to 4.82m<sup>3</sup>.hr<sup>-1</sup>.m<sup>-2</sup>@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 kgCO<sub>2</sub>e. 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 kgCO<sub>2</sub>e, representing a reduction of 7,444 kgCO<sub>2</sub>e. 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 CO<sub>2</sub> 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, 17<sup>th</sup> July 2023.

### Application Documents

Design & Access Statement, Rev. A, Studio Partington, 20<sup>th</sup> October 2023

Cover Letter, Grade Planning, 5<sup>th</sup> May 2023 and 23<sup>rd</sup> October 2023

Design Query Clarification Letter, Grade Planning, 9<sup>th</sup> November 2023

Heritage Statement, Heritage Information Ltd., April 2023

Statement of Community Engagement, Grade Planning, May 2023

Interim Response Letter, Grade Planning, 28<sup>th</sup> July 2023

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

Updated Predicted Heating Energy Demand Calculation, Etude, 2<sup>nd</sup> November 2023

Resident Feedback Letter, Grade Planning, 17<sup>th</sup> November 2023.

Embodied and Operational Carbon Technical Note, XCO2, 14<sup>th</sup> 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.