

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

Summary

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

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

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

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

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

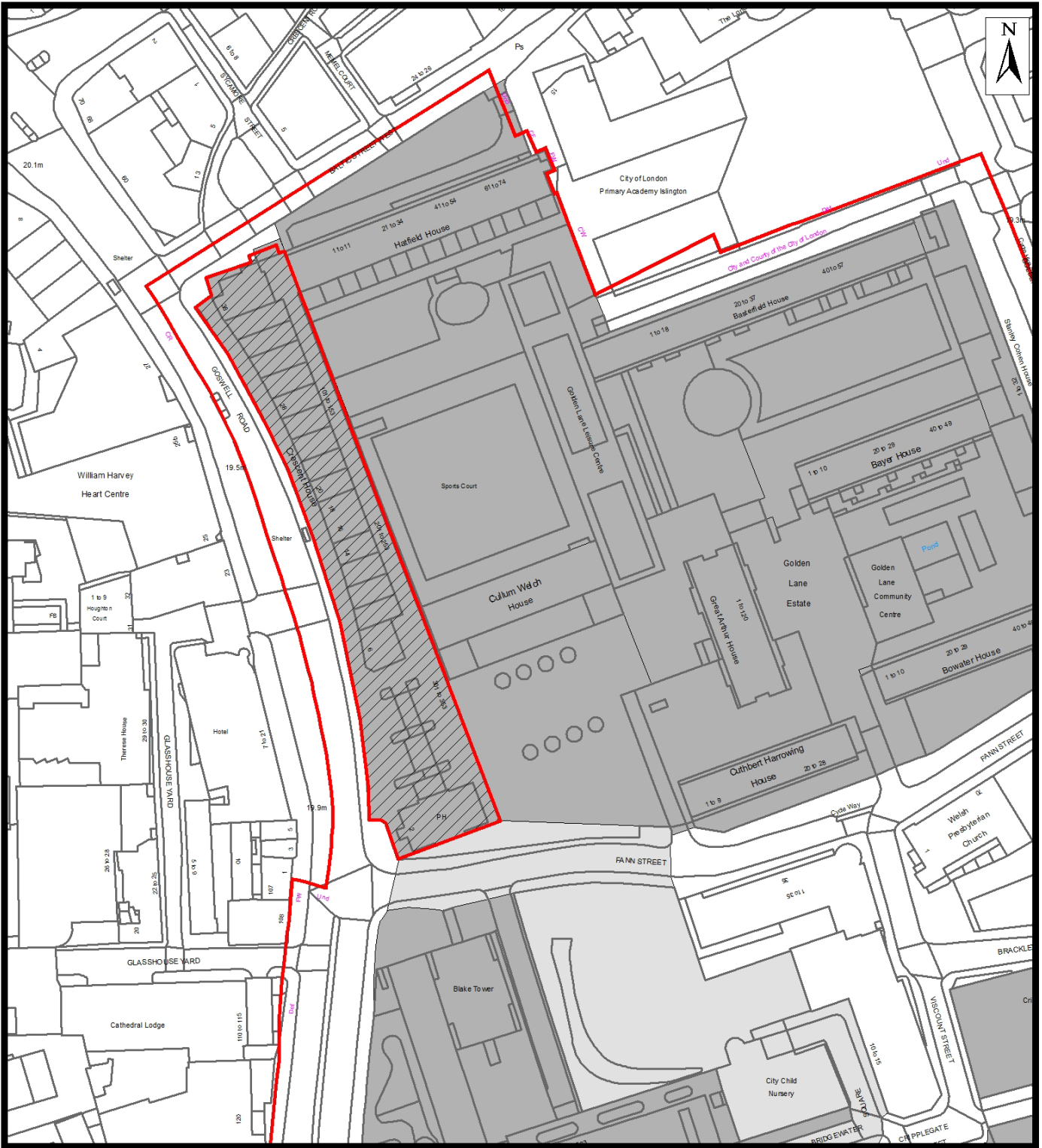
The proposals for the installation of vacuum glazing would not result in a harm to the heritage significance of Crescent House, whilst the insulation of the soffits and roof would result in a very slight level of less than substantial harm to the heritage significance of Crescent House. This is due to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

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

Recommendation

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



Site Location Plan



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ADDRESS:
Crescent House, Golden Lane Estate

CASE No.
23/00650/LBC

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



ENVIRONMENT DEPARTMENT



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



Image 2 – Crescent House, Eastern Elevation



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



Image 4 – Access Deck Elevation



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



Image 6 – Access Deck Elevation (Third Floor)



Image 7 – Typical Detail of Kitchen Window



Image 8 – Roof Details



Image 9 – Window detail showing existing soffits below



Image 10 – Soffit Detail

Main Report

Please refer to committee report for 23/00466/FULL

Relevant Local Plan Policies

CS12 Conserve or enhance heritage assets

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

DM12.1 Change affecting heritage assets

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

DM12.3 Listed buildings

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

SCHEDULE

APPLICATION: **23/00650/LBC**

Crescent House Golden Lane Estate London

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

CONDITIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

INFORMATIVES

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

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

a full pre application advice service has been offered;

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

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