

4D PLANNING™

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DESIGN & ACCESS / PLANNING STATEMENT

Replacement windows.

Property Address: Flat 5, 109 Gloucester Terrace, London W2
3HB.

January 2024

1.0 INTRODUCTION

1.1 This Design and Access / Planning Statement is submitted on behalf of the applicant in respect of a planning application / listed building consent application for replacement windows. This Statement should be read in conjunction with other drawings and documents accompanying the planning application, including a Heritage Statement submitted under separate cover.

1.2 This Statement comprises:

- A description of the application property and surrounding area;
- A description of the proposed development;
- A summary of relevant planning history and background to the previous use; and,
- An assessment of the proposed development against relevant planning policy.

2.0 APPLICATION PROPERTY AND SURROUNDING AREA

2.1 No. 109 is a four storey over basement property (with accommodation in the roofspace) located on the south side of Gloucester Terrace.

2.2 Properties nearby are of similar scale and form although it is very apparent that many properties nearby have been altered, extended and personalised over the years particularly to the rear and at roof level.

2.3 The site is located within a predominantly residential area. No. 109, along with other properties in the terrace, is Grade II listed. The listing states:

“TQ 2681 SW CITY OF WESTMINSTER GLOUCESTER TERRACE, W2 51/33 (west side) 14.1.70 (Nos 111 to 123 only) Nos 105 to 123 (odd) 1.5.86 (Nos 105 to 109 only) GV II Row of houses. Circa 1840. Stucco. Slate mansards. 3 storeys and basement (No 119 heightened) 2 windows wide. Each house comprising full height segmental bow to left with single tripartite window to each floor and to right a slightly projecting fluted Doric porch with semi-circular architraved windows above. Rusticated quoins. Channelling to ground floor. Windows mainly sashes. Some casements, plate glass. Continuous bombe balcony to first floor. Dentil cornice, balustraded parapets. Area balustrade mostly removed. One of a series of similar rows lining Gloucester Terrace”.

The property is within the Bayswater Conservation Area.

2.4 The site is located within flood zone 1 and thus at low risk of flooding.



Figure 1 – No. 109 Gloucester Terrace.

3.0 PROPOSED DEVELOPMENT

3.1 It is proposed to replace windows in the flat. The flat has two sash windows at the front and one at the rear on the third floor. On the 4th floor there is a long multi paned window in the rear gallery and a large single pane sash in the rear bedroom. At the front, there is a double width glazed door and a single glazed door in the bathroom. The main 3rd floor window has more panes in the sash than the other windows, with 4 panes over 4 panes in total.

3.2 The windows are predominantly sash types, made of standardised panes of glass divided by thin, delicate glazing bars. The fabric is in softwood on the rear window and pvc to the front windows. The pattern of windowing broadly follows the Georgian typology as the ground and first floor windows are the same size and the second and third storey windows are slightly smaller. None of the windows are original. The existing windows have very poor acoustic and thermal properties – they are of overall poor condition. The flat has an EPC rating of E.

3.3 It is proposed that all single glazing windows on 3rd and 4th floor be replaced with timber sash double glazed windows comprised of slender glass.

3.4 The replacement windows will significantly improve the thermal and acoustic properties of the existing flat.

4.0 PLANNING HISTORY

4.1 Planning permission and listed building consent has been given for various works over the years at No. 109. The planning history is detailed below.

Structural repair works to the first floor balcony, including addition of three supporting lintels. (Linked with 22/00455/LBC)

109 Gloucester Terrace London W2 3HB

Ref. No: 22/00454/FULL | Received: Mon 24 Jan 2022 | Validated: Mon 28 Feb 2022 |

Status: Decided

Structural repair works to the first floor balcony, including addition of three supporting lintels. (Linked with 22/00454/FULL)

109 Gloucester Terrace London W2 3HB

Ref. No: 22/00455/LBC | Received: Mon 24 Jan 2022 | Validated: Mon 28 Feb 2022 |

Status: Decided

Replace and upgrade existing fixed window with solid panel below and glazed door at 109A.

109 Gloucester Terrace London W2 3HB

Ref. No: 09/04495/LBC | Received: Fri 05 Jun 2009 | Validated: Fri 19 Jun 2009 |

Status: Decided

Retention of door and window with panel at basement level.

109 Gloucester Terrace London W2 3HB

Ref. No: 09/04494/FULL | Received: Fri 05 Jun 2009 | Validated: Fri 19 Jun 2009 |

Status: Decided

Internal works to maisonette on floors three, four and five.

Flat 5 109 Gloucester Terrace London W2 3HB

Ref. No: 07/01137/LBC | Received: Mon 05 Feb 2007 | Validated: Mon 05 Feb 2007 |

Status: Decided

Alterations in connection with the conversion of under pavement vaults into kitchen.

Garden Flat 109A Gloucester Terrace London W2 3HB

Ref. No: 05/04989/FULL | Received: Wed 22 Jun 2005 | Validated: Wed 22 Jun 2005 |

Status: Decided

Alterations in connection with conversion of under pavement vaults into kitchen.

Garden Flat 109A Gloucester Terrace London W2 3HB

Ref. No: 05/04990/LBC | Received: Wed 22 Jun 2005 | Validated: Wed 22 Jun 2005 |

Status: Decided

5.0 PLANNING POLICY AND GUIDANCE

National Planning Policy Framework (2023)

5.1 Para. 200 of the NPPF sets out that:

“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary...”

5.2 Para. 207 of the NPPF further sets out that:

“Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and*
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- d) the harm or loss is outweighed by the benefit of bringing the site back into use”.*

A Heritage Statement is submitted under separate cover and describes in detail the heritage asset. It concludes favourably in respect of the works.

London Plan (2021)

5.3 Policy HC1 (Heritage Conservation and Growth) of the London Plan (2021) requires that:

“Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets’ significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process”.

A property’s windows and detailing are a fundamental part of its special character. None of the windows in question to be replaced are original. The proposed new windows are appropriate in terms of materials and detailing. The integrity of the property’s heritage status would not be adversely affected. It is considered that any potential harm to the listed building has been designed-out as much as possible, and there would be public benefit in the preservation and continued use of the building.

Westminster City Plan (2019-2040)

5.4 According to the City Plan Proposals Map, the site is not affected by any adverse designations other than being in a conservation area. No additional footprint is to be created and no works are proposed externally.

5.5 Policies 38 (Design Principles), 39 (Heritage), and 40 (Townscape and Architecture) are of relevance.

The proposed development is considered to be consistent with these policies for the following reasons:

- *There would be no adverse impacts to the streetscene.*
- *There would be no adverse overlooking or overshadowing to neighbouring properties.*
- *The works would be in keeping with other buildings along the terrace and on adjoining streets.*
- *There is much present within the property itself and on neighbouring buildings for replacement windows.*

Heritage

5.6 Policy 39 (Heritage) of the City Plan seek to conserve and enhance heritage assets. The property is Grade II listed and situated within the Bayswater Conservation Area. A Heritage Statement is submitted under separate cover and concludes:

“The harm to the special interest of the building as a result of replacing the pvc windows would be non-existent, because the new timber sash are designed to be an improvement over the existing.

...

It is not considered that the proposed works would appear out of place within the building or would harm the visual appreciation of the upper orders of the building. The approach to the works is to remove as much of the later Pvc fabric of the building as possible and as such, the character of the listed building would be improved. The fabric being removed is in a poor condition and when balanced with the long term quality of timber sash, to the improvement of the aesthetics and architecture, this is a major advantage of the scheme.”

Accordingly it is not considered there would be any adverse impacts to the special character or appearance of the listed building or the conservation area. Indeed the contrary is the case as the proposed works would be an improvement over the current situation.

6.0 CONCLUSION

6.2 The proposed development is considered to be in compliance with NPPF, and London Plan policies.

6.3 The proposal is also considered in compliance with the Westminster Local Plan. There would be no adverse impacts to neighbouring residential amenity, nor to the special character or appearance of the listed building or conservation area.