

Appeal Decision

Site visit made on 6 February 2017

by R Barrett BSc (Hons) MSc Dip UD Dip Hist Cons MRTPI IHBC

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 6th March 2017

Appeal Ref: APP/X5990/Y/16/3163469

Flat 4, 110 Gloucester Terrace, London W2 6HP

- The appeal is made under section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 against a refusal to grant listed building consent.
 - The appeal is made by Ms Noy Caldbeck against the decision of City of Westminster Council.
 - The application Ref 16/05037/LBC, dated 27 May 2016, was refused by notice dated 25 August 2016.
 - The works proposed are replacement of two casement windows within rear light well with traditional sash windows with double glazing.
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Decision

1. The appeal is dismissed.

Main Issues

2. 110 Gloucester Terrace is a grade II listed building, and is in a terrace of other similar grade II listed buildings. It is located within the Bayswater Conservation Area. (BCA). Therefore, having regard to the statutory requirements of sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the main issues in this case are whether the proposed windows would preserve the special architectural or historic interest of the grade II listed building, 110 Gloucester Terrace and its setting, the setting of adjacent listed buildings and whether it would preserve or enhance the character or appearance of the BCA.

Reasons

3. The appeal site includes a flat within 110 Gloucester Terrace. It is situated towards the rear of the property at ground floor level within a closet wing. It is proposed to replace two casement windows that face onto a small courtyard at the rear of the building.
 4. 110 Gloucester Terrace is a three storey terraced property which includes a basement and rooms in the roof. It has a stucco frontage and a slate mansard roof and includes a prominent chimney stack. Traditionally detailed timber sash windows with some casements at the rear, generally set in a regular pattern, contribute to the significance of the listed building as a heritage asset. As the other listed buildings in the terrace have similar traditional windows, they contribute to the significance of the group of listed buildings in which the appeal property is located.
 5. The setting of 110 Gloucester Terrace includes the close relationship with the other buildings within the terrace, its formal regular layout addressing the
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street and its generally urban and tight arrangement. Its setting contributes towards its significance as a heritage assets. The setting of adjacent listed buildings is similar and contributes, in a similar manner, to the significance of those buildings.

6. The BCA includes terraces of similar stucco residential buildings, many of which are in use as flats. Their formal arrangement addressing the streets, their traditional detailing, including their windows and their general uniformity, contributes to the character and appearance of the BCA. The appeal site, being part of one of those terraces, contributes to that character and appearance.
7. I have limited substantive evidence to justify the replacement of casement windows with the window design proposed, of one light pane above another. They would not replicate the existing windows and I am not convinced that they would replicate the intended design, or most appropriate design for a building of this age, type or design. Furthermore, the use of a sealed double glazed unit, even though part of a timber window, would fail to replicate the slim proportions of the timber detailing, including glazing bars, seen on many of the other windows of the listed building. The applied glazing bars, in particular, would be thicker to accommodate the sealed unit proposed and would fail to replicate the apparent depth and slender proportions of a traditional glazing bar. Whilst I have noted that the existing windows are not original to the building, that the closet wing has been rebuilt at least in part and altered over time, and that the proposed replacement windows would be seen from limited viewpoints, for the above reasons, I am not convinced that the replacement windows proposed would preserve the listed building's historic integrity. As the proposed windows would differ from those on the rest of the listed building and adjacent listed buildings, the works would adversely affect the uniformity appreciable within the terrace. Further, as I have found that the appeal site positively contributes to the BCA, as the proposed works would harm the significance of the appeal listed building, it follows that it would fail to preserve the character and appearance of the BCA.
8. I conclude that the appeal proposal would fail to preserve the special architectural or historic interest of the grade II listed building, 110 Gloucester Terrace, its setting and the setting of adjacent listed buildings and the BCA. For this reason it would be contrary to Policies S25 and S28 of Westminster's City Plan: Strategic Policies (2013) and Policies DES1, DES5, DES9 and DES10 of the City of Westminster Unitary Development Plan (2007). Those policies, together, aim to recognise Westminster's historic environment and incorporate exemplary standards of sustainable and inclusive urban design and architecture in development. It would also fail to accord with Supplementary Planning Guidance 'Repairs and Alterations to Listed Buildings' (1995), which advises that the installation of double glazed units is usually incompatible with the retention of historic window types due to the thicker glazing bars required.

Public Benefits

9. In accordance with paragraph 132 of the National Planning Policy Framework (the Framework), I accord great weight to the conservation of designated heritage assets. I consider that the harm to the significance of the listed building, its setting, the setting of nearby listed buildings and the BCA would be less than substantial. However, to that matter I attach considerable importance and weight. In this case, no public benefits, as identified in

paragraph 134 of the Framework, are before me, which would outweigh that harm. In coming to this conclusion, I have had regard to the energy, carbon emissions, moisture control and overall cost benefits suggested by the appellant along with the improvement to the existing windows, which it is suggested are in a poor condition, along with the security and acoustic benefits.

Conclusion

10. For the above reasons, and taking all other matters raised into consideration, including the views of third parties, I conclude that the appeal should be dismissed.

R Barrett

INSPECTOR