

**LOCAL LISTED BUILDING CONSENT ORDER FOR WINDOW WORKS TO GRADE II LISTED BUILDINGS IN THE QUEEN'S GATE, PEMBRIDGE, AND HOLLAND PARK CONSERVATION AREAS IN THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA**



**This Local Listed Building Consent Order is made under the provisions as set out in the Planning (Local Listed Building Consent Orders) (Procedure) Regulations 2014 and Sections 26D - G and 28A and Schedule 2A of the Planning (Listed Buildings and Conservation Areas) Act 1990**

**1. Introductory**

THIS LOCAL LISTED BUILDING CONSENT ORDER ("Order") is made on the: MARCH 2026

**2. The listed buildings covered by the Order: -**

Any building listed at Grade II within the Queen's Gate, Pembridge, and Holland Park Conservation Areas.

**3. Description of the consented works**

**3.1. The consented works are as follows: -**

Replacement of existing, machine manufactured float glass in sash windows with a one-over-one or two-over-two configuration, with slimline double glazing, subject to the conditions set out below.

**3.2. Consent is granted subject to the following conditions: -**

- a) Evidence is to be submitted to demonstrate that the existing glass is not historic, hand-blown glass;
- b) With the exception of new weights and pulleys to accommodate new loads, all timber elements and ironmongery associated with the timber sash and frame are to be retained;
- c) With the exception of minimal alteration of the rebate to accommodate new glazing and alterations to cords, pulleys, and weights to accommodate new loads, no parts of the existing window construction, including frames, cills, sub cills, jambs, aprons, casings, shutters or shutter boxes, ironmongery or other window furniture are to be altered or removed;
- d) New panes are to be 12-16mm thickness; the rebate of the glazing bar should allow adequate space for an appropriate putty style product to be applied;
- e) Silicone and general mastic products not to be used;
- f) Prior to application of the putty style product, rebate to be primed with paint;

- g) The spacer bar in double glazed windows is to be coloured to match the paint colour of the window frames;
- h) Only top edge of spacer bar to be visible.
- i) Glass is to be clear, to have low reflectivity and can be flat or 'hand-drawn'

**Reasons: *To safeguard the special architectural or historic interest of the listed building.***

#### **4. Statement of Reasons for making the Order**

- 4.1. The Council wishes to encourage greater take up of energy saving measures within the borough without the disincentive of the listed building consent process to discourage their installation. The Council is nonetheless aware of the need to balance this with its statutory duty to preserve the special architectural and historic interest of its listed buildings.
- 4.2. Buildings are listed for their special architectural and historic interest, and listed building consent is required for works which affect this special interest. The law requires that in drawing up the Order the Council has special regard to the desirability of preserving listed buildings 'of a description to which the Order applies,' their setting or any features of special architectural or historic interest which they possess. Accordingly, officers have reviewed the significance of buildings which conform to the prevailing types within the borough as well as the exceptions to these. This has been conducted through review of list descriptions, officers' own assessments of significance, and through consulting other written sources. Officers have also reviewed the Council's own planning records in respect of the kind of works which are commonly applied for in its listed buildings, and the considerations applied in determining whether they should be consented.
- 4.3. Many of the borough's listed buildings comprise terraces of townhouses, where the special interest resides in their architectural composition as a whole and their contribution to the planned development of the area. Nonetheless other aspects, including features of the individual buildings within the terraces, may also be of interest, such as internal plan form and surviving original features, important among which are windows.
- 4.4. Windows are normally an integral and important part of the original design and construction of historic buildings, forming a distinctive element of their architecture. As well as contributing to the architectural composition of the building itself, they may also contribute to that of any related group or terrace.
- 4.5. Windows also often comprise important historic fabric, providing evidence of historic skills and the use of materials of greater quality than that available today. In the Royal Borough of Kensington and Chelsea sliding timber sashes, a quintessentially English invention, are present in many nineteenth century and earlier buildings and form an important part of their architecture and of the character of the Council's historic areas.

- 4.6. Because of these factors the contribution to architectural and historic interest of surviving historic windows is inevitably positive. Therefore, when looking at changes to listed buildings, the Council will seek, in line with its legal duty, 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, to ensure that surviving original or historic windows are retained and repaired wherever possible.
- 4.7. However, windows are elements of a building which are easily replaced or altered, and so historical windows are vulnerable to loss or harm, whether inadvertent or deliberate, with consequent harm to the special interest of the listed buildings in which they are sited. As the pressure for increasing energy efficiency becomes still more pressing over time, and as residents seek to secure such improvements to their properties, the Council believes that it should be proactive in facing these competing priorities head on.
- 4.8. The Council has therefore considered the likely effects of window works to secure greater thermal efficiency in listed buildings within the borough and have sought to identify circumstances in which this may be done with minimal or no harm to the special interest overall, including through avoiding the removal of sensitive historic fabric. This Order has been drafted accordingly.

## 5. Justification for making the Order

- 5.1. Replacement of machine manufactured float glass within historic frames with slimline double glazing has become an increasingly acceptable form of retrofitting in line with the objective of improving historic building's thermal performance and reducing the operational carbon cost of heating. The historic frames, which contribute to the special interest of the listed building are to be retained, with minimal adaptation and maximum retention of historic fabric. The double-glazing units sit within the historic frames with minimal fixing. Historic England's Advice Note 18 '*Adapting Historic Buildings for Energy and Carbon Efficiency*' is supportive of this approach, where historic glass does not survive in historic windows.



Example of machine manufactured float glass



Example of hand-blown glass

- 5.2. The Council has received an increasing number of applications for the replacement of modern glazing with slim line double glazing within listed buildings, and where historic glass does not survive, and the window frames are demonstrably robust enough to carry the additional load, consent is normally granted.
- 5.3. The three conservation areas identified represent the homogenous development of the late nineteenth century associated with the great estates. The windows in these areas tend to utilise large sheets of glass in a one-over-one or two-over-two sash arrangement. The lack of delicate glazing bars renders the replacement of machine manufactured glass with slim line double glazing a low-risk intervention in terms of damage to fabric, with a negligible impact upon character.
- 5.4. The Order therefore consents to the replacement of machine manufactured single glazing within historic panes to Grade II listed buildings within the Queen's Gate, Pembridge, and Holland Park Conservation Areas to ensure that historic frames are retained and protected.
- 5.5. The Order only applies to sash windows that are one-over-one or two-over-two in arrangement, ensuring that forms with more delicate glazing bars are protected. This is to ensure that any harm to the significance of these designated heritage assets is minimised and would be acceptable when balanced against the public benefit of improving energy efficiency.
- 5.6. In line with Historic England's guidance '*Modifying Historic Windows as Part of Retrofitting Energy Saving Measures*', historic glazing makes a positive contribution to the significance of a listed building. Condition a) of the Order is intended to ensure that hand blown, historic glass is protected, by the submission of evidence that demonstrates the provenance of the glazing. The three conservation areas covered by the Order are mid-Victorian in terms of development. The original glazing would have been 'hand-drawn' typified by a

rippled texture. Machine made modern glass is flat in comparison. Hand-blown glass has a distinctive, wavy appearance and contributes to the significance of the building. Where it remains, it should be retained.

- 5.7. In line with Historic England's guidance, '*Modifying Historic Windows as Part of Retrofitting Energy Saving Measures*', condition b) of the Order is intended to ensure that those parts of the window that are historic are retained, retaining the maximum amount of historic fabric and preserving the significance of the listed building.
- 5.8. It is recommended that the existing parting beads and staff beads to vertically sliding sash windows are to be replaced in matching detail to the original, but additionally fitted with integral brush seals, and the horizontal meeting rails to the existing sashes are to be routed out and similarly fitted with integral brush seals. This will increase the thermal performance of the building and reduce the operational carbon cost of heating.
- 5.9. Thicker forms of double glazing are inappropriate within a heritage context, due to their increased visibility and perceived negative impact upon the character of listed buildings. In the context of retrofitting historic frames, the glazing is also required to fit within the rebate of historic frames and glazing bars placing constraints upon the thickness of new glazing units. Condition d) of the Order is intended to ensure that the glazing preserves the character and is compatible within historic frames, by keeping the thickness within accepted tolerances.
- 5.10. Modern spacer bars are often silver in colour, drawing attention to the thickness of the glazing and negatively impacting upon character. Matching the colour of the spacer bars to the frame mitigates this to some extent, aiding with camouflaging the double glazing within the fabric. Condition g) of the Order is intended to ensure that the spacer bar matches the colour of the window frames.
- 5.11. Clear glass has a greenish tint when viewed obliquely due to the presence of iron, as opposed to low-iron glass where this is unnoticeable. In most cases of domestic windows the thickness of the glass means that this effect will not be unduly pronounced. Condition i) of the Order is intended to prevent the use of darker, deliberately tinted glass, and glass that is overly reflective which may have an alien appearance in a traditional building.
- 5.12. Condition i) of the Order allows either a like for like replacement with a modern flat glass unit representing a heritage neutral change, or replacement with an outer 'hand drawn' pane offering an improvement to the character of the listed building.
- 5.13. It is for the decision maker, the Council, to assess the degree of any harm on the basis of fact and planning judgement. For the reasons set out above in relation to the special interest of buildings within the borough and the nature of the works, the Council considers that the consented window works set out above, subject to the conditions set out above, would have no impact on the special architectural and historic interest of any listed building to which the

Order applies. Where a negligible level of harm may be identified, this is clearly outweighed by the identified public benefits. The Order is therefore in compliance with the requirement of S. 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 for the local planning authority to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses. For the same reasons the Order also follows the requirements of paragraphs 203 and 212 of the National Planning Policy Framework (NPPF) in respect of the need to take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation and the need to give great weight to the conservation of designated heritage assets.

## **6. Significance of the Designated Heritage Assets**

- 6.1 The three conservation areas that are the subject of the Order all date from the late 19<sup>th</sup> century with a homogenous built form. As such, their significance has similarities and is derived from original and historic architectural design, features, plan form, remaining historic fabric and historic and aesthetic values.
- 6.2 The heritage significance of the buildings included in the Order within the Queen's Gate Conservation Area lies largely in their architectural merit and uniform nature. The Queen's Gate Conservation Area contains houses that date from the 1820s up until the present day. However, the vast majority of development occurred in the mid to late nineteenth century, resulting in a coherent and ordered streetscape. The proportions of the door and windows openings are emphasised vertically, as are those of the individual panes within window sashes. As such, the loss of any of the detailing can spoil the overall proportions of a terrace or group. Hence, the need for the conditions as part of this Order.
- 6.3 There is a variety in the type and style of houses found within the conservation area but it is broadly characterised by two distinct groups: The large-scale formal principal terraces built between the 1850s-1870s and the much less homogenous groups comprising buildings earlier than 1890 and in almost all cases earlier than 1851 which can be found at the bottom end of Gloucester Road, the Clarevilles and Old Brompton Road at the southern end of the area and Hyde Park Gate, Palace Gate and Reston Place at the northern end.
- 6.4 The buildings covered within the Order within the Pembridge Conservation Area comprise a high quality built environment with a uniform character. Properties in the Pembridge Conservation Area date mainly from the late Georgian and Victorian era. There are six well-defined house types within the area which include modest terrace houses such as those found in Denbigh Terrace, Ossington Street and Portobello Road. The second type is the double-fronted and spacious detached villa, faced with stucco, to be found in Chepstow Villas and Pembridge Villas, erected by the builder James Hall. The third type is that of more ambitious villas of Dawson Place, usually double-

fronted, with enriched cornices and other architectural ornament, by the Radfords. The fourth type is the grand monumental villa found in Pembridge Gardens for which the Radfords were also responsible, and was to be developed to the fifth type found in Pembridge Square which comprise large ornately decorated double fronted villas. The last type of house is that in the Pembridge Crescent area which are plainer than the earlier gracious proportions of the houses built by Hall and the Redfords.

- 6.5 As with the Queen's Gate Conservation Area, these housing types share a coherent and ordered streetscape which is a fundamental part of their significance. The proportions of the door and windows openings are emphasised vertically, as are those of the individual panes within window sashes. As such, the loss of any of the detailing can spoil the overall proportions of a terrace or group. Hence, the need for the conditions as part of this Order.
- 6.6 The Holland Park Conservation Area has many important buildings and groups of buildings of high historic and architectural significance. Architectural decoration form an important part of the design and character of each house and in turn, that of the wider conservation area. The significance of those buildings covered by this Order lies in their architectural significance and their sense of uniformity. Windows and external doors are key features of these houses and reflect their architectural period and style, making an essential contribution to the character of the conservation area and contributing to their heritage significance. Hence, the need for conditions as part of this Order.
- 6.7 Appendix 1 of this Order includes maps indicating the buildings included in this Order, and links to the relevant conservation areas, where there is more detailed information outlining the significance of the listed buildings included in this Order.

## **7. Purpose of the Order**

- 7.1. The Council has, in recognition of the Climate Emergency, set out its ambition for the borough to be carbon neutral by 2040. The Council will continue to support and work with businesses, residents, and local organisations to cut emissions to meet this ambitious target. The borough is characterised by a rich historic environment with over 3,800 listed buildings, and so in order to make meaningful reductions in emissions, these must form part of this equation. Changes in building techniques over the years mean that many of the sustainability measures that are commonly recommended for modern or new buildings are not suitable for historic properties and might harm what is special about them. Nonetheless, with careful design the twin objectives of protecting significance and improving energy performance/reducing carbon emissions can be met.
- 7.2. This Local Listed Building Consent Order has therefore been prepared to make it faster and easier for residents to improve the thermal efficiency of windows in their properties, and to signal the Council's commitment to the roll out of renewable energy and carbon saving measures where appropriate in its

historic buildings and areas. The significance of the heritage assets will be preserved through the use of the conditions suggested and any minimal harm to significance that may still arise will be outweighed by the public benefit of improving energy efficiencies.

- 7.3. The works set out in this Order have been carefully designed to ensure that the architectural and historic special interest of listed buildings is protected through ensuring that there is minimal intervention in, and no removal of, historic fabric, and limited effects on the appearance of listed buildings. As outlined above, the significance of these heritage assets is derived from their architectural merit, their historic interest and the sense of uniformity. Through the careful installation of slimline double glazing in the existing frames, this significance will be preserved. For that reason, it is considered that an appropriate balance has been achieved between a more streamlined approach to these works and fulfilment of the Council's legal duties to preserve the architectural and historic special interest of its listed buildings.
- 7.4. The works set out in this Order may require separate building regulations approval under the Building Act 1984 and the Building Safety Act 2022.

## **8. Term of Order**

- 8.1. From            March 2026 until            March 2031 (a period of no more than 5 years from the date of this Order).

## **9. Other particulars:**

- 9.1. The Order has been made in accordance with the requirements of the Planning (Local Listed Building Consent Orders) (Procedure) Regulations 2014, including a public consultation of at least 28 days, and consultation with Historic England of at least 28 days. Representations received in response to these consultations have been considered in drawing up the final version of the Order.
- 9.2. The Council will review the operation of the Order on an annual basis both quantitatively, in terms of the instances where window works have been carried out under its provisions, and qualitatively, in terms of the effects on the listed buildings affected. If at any time during the life of the Order it is considered that it is either ineffective in facilitating the implementation of the consented works or is giving rise to unexpected and unacceptable harm to listed buildings to which it applies, it will be varied or revoked.
- 9.3. If the Council revokes this Order at any point prior to the end date given above, any works authorised by the Order which have been started but not completed may be completed within six months of the date of revocation. Works which have been started but not completed at the end date given above may also be completed within six months of that date. However, once the Order expires or is revoked, any works previously covered by the Order which have not been started, will no longer benefit from the consent granted through the Order.

- 9.4. If at the end of the term of the Order it is considered that it is operating effectively and does not give rise to undue harm, it may be renewed, and a longer term considered.
- 9.5. As an Order confers listed building consent for specified works, a breach of the Order by carrying out works not authorised by the Order may lead to enforcement action.
- 9.6. This Order does not remove or affect any existing condition that has already been imposed on the grant of any previous listed building consent in relation to listed buildings in the Queen’s Gate, Pembridge or Holland Park Conservation Areas.

**THE COMMON SEAL** of the **MAYOR**  
**AND BURGESSES OF THE ROYAL**  
**BOROUGH of KENSINGTON AND**  
**CHELSEA** was hereunto affixed  
 in the presence of:

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Sealed By: Kensington and Chelsea Council  
 Sealed Time: 19 March 2026 | 12:41 GMT

) *Louise Metson*

## APPENDIX 1

Maps detailing listed buildings included in this Order

### Queen's Gate Conservation Area:

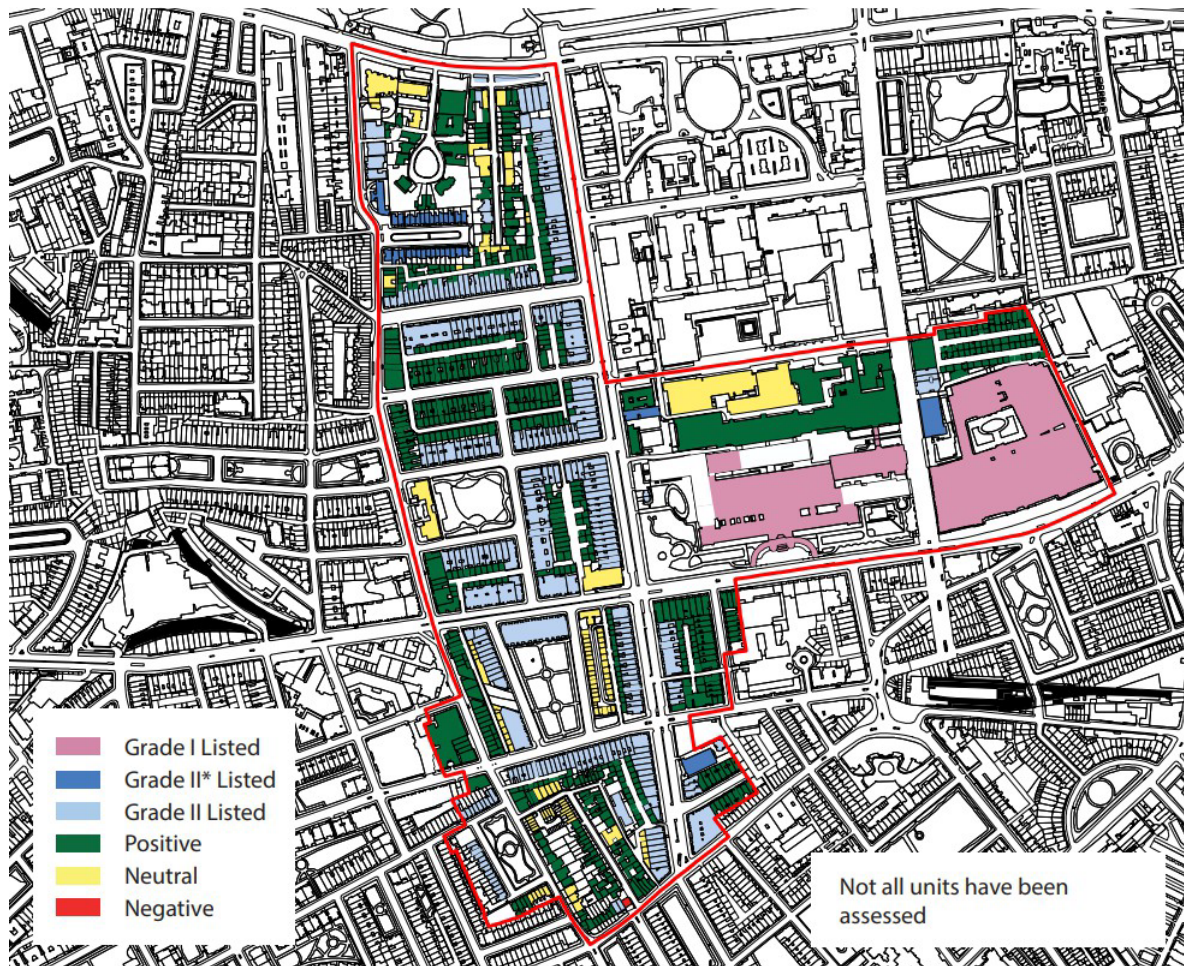


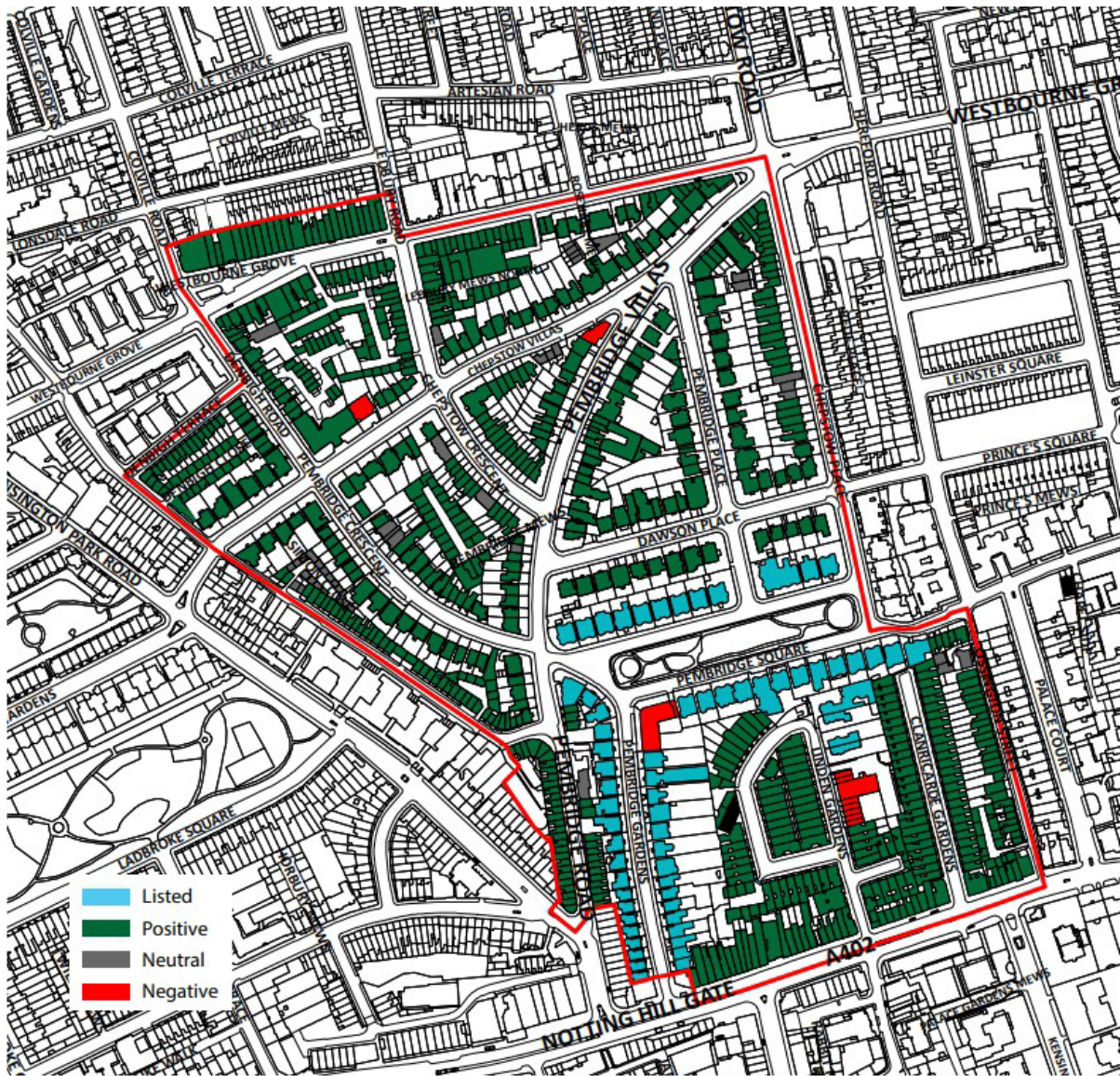
Fig 2.6: Buildings audit map

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The buildings in pale blue on the map above are those that will be included in the Order. Further details in regards to these buildings and their significance can be found within the Queens Gate Conservation Area Appraisal document -

<https://www.rbkc.gov.uk/media/document/queens-gate-conservation-area-appraisal>

## Pembridge Conservation Area:



The buildings in blue on the map above are those that will be included in the Order. Further details in regards to these buildings and their significance can be found within the Pembridge Conservation Area Appraisal document -

[https://planningconsult.rbkc.gov.uk/gf2.ti/f/826242/27972165.1/PDF/-/Holland\\_Park\\_CAA\\_final\\_lowres.pdf](https://planningconsult.rbkc.gov.uk/gf2.ti/f/826242/27972165.1/PDF/-/Holland_Park_CAA_final_lowres.pdf)

## Holland Park Conservation Area:

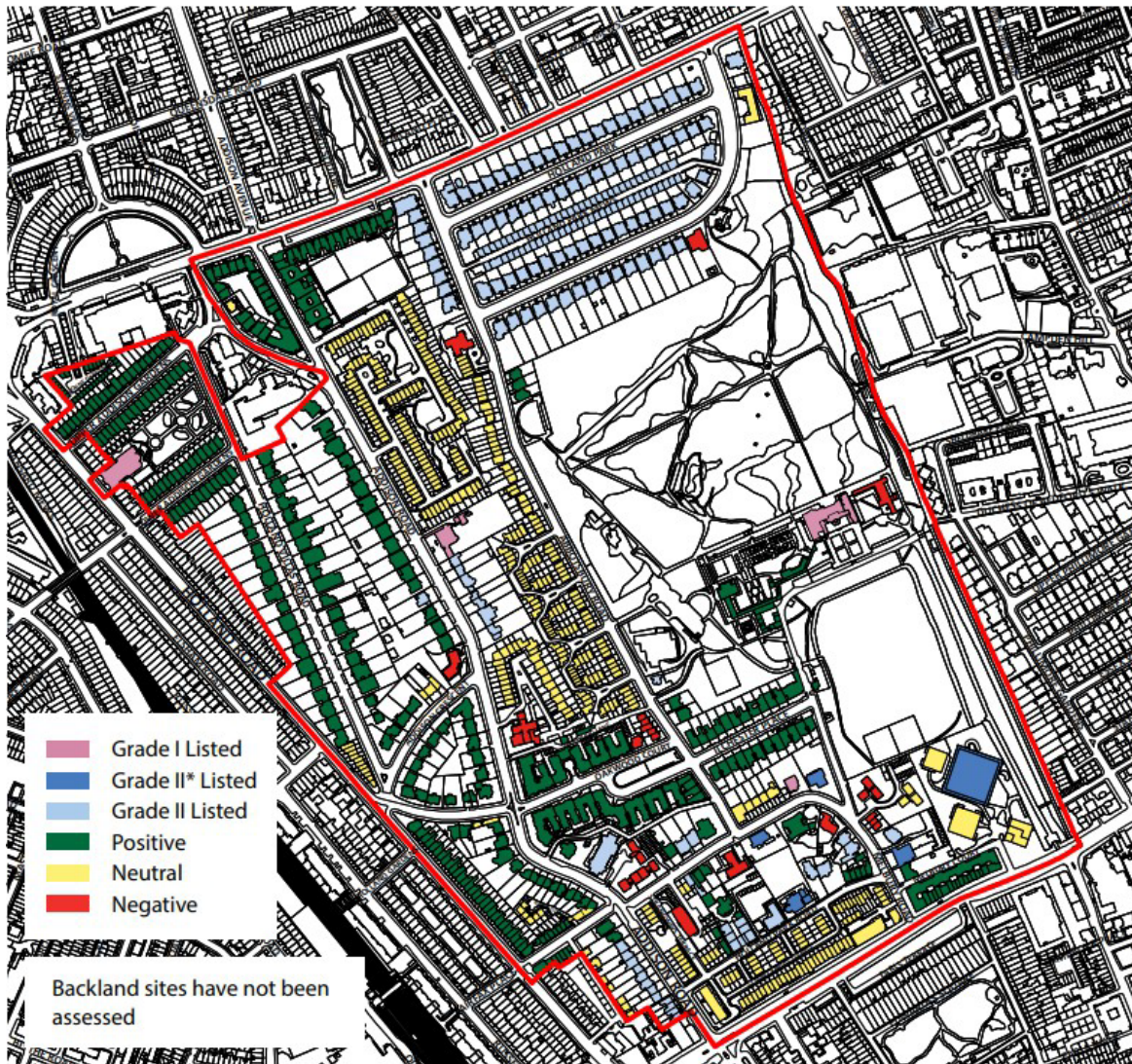


Fig 2.8: Buildings audit map

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The buildings in pale blue on the map above are those that will be included in the Order. Further details in regards to these buildings and their significance can be found within the Pembridge Conservation Area Appraisal document - [https://planningconsult.rbkc.gov.uk/qf2.tif/783906/24752389.1/PDF/-/Pembridge\\_CAA.pdf](https://planningconsult.rbkc.gov.uk/qf2.tif/783906/24752389.1/PDF/-/Pembridge_CAA.pdf)

## **APPENDIX 2**

### **A Guide to Understanding and Using the Order**

#### ***What does this Order mean?***

That within Grade II listed buildings and within the conservation areas detailed in the Order, you can replace the glass within your existing frames, provided that the conditions set out in the Order are met.

#### ***Will I have to pay a fee?***

There is no fee involved.

#### ***Do I have to submit any information to the Council?***

Evidence needs to be submitted to the Council indicating that the existing glass is not historic, hand-blown glass. Provided the glazing is installed in line with the conditions of this Order then no further action is needed.

#### ***How does this preserve the historic significance of the listed buildings?***

The Order only includes proposals that would be granted listed building consent if an individual application was submitted. The Order is simply a tool to save individual applications. The historic frames will be retained and the Order does not apply to historic glass.

#### ***What if I want to replace my frames too?***

An individual application for listed building consent will need to be made so this can be assessed on its individual merits.

#### ***What if I want to use thicker glazing or triple glazing?***

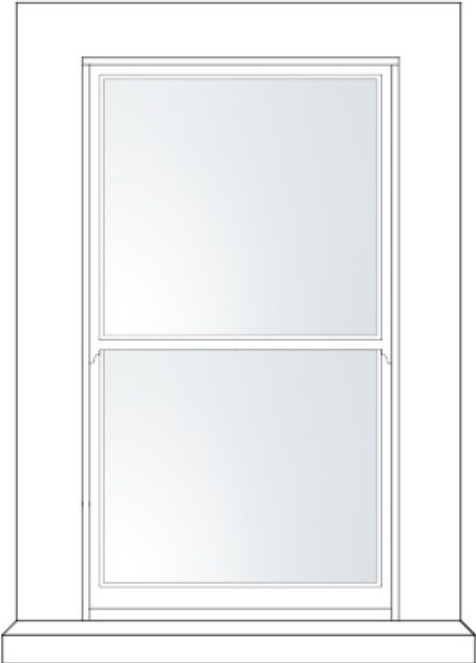
An individual application for listed building consent will need to be made so this can be assessed on its individual merits.

#### ***I am not sure how to go about changing my glazing, can I get advice from the Council?***

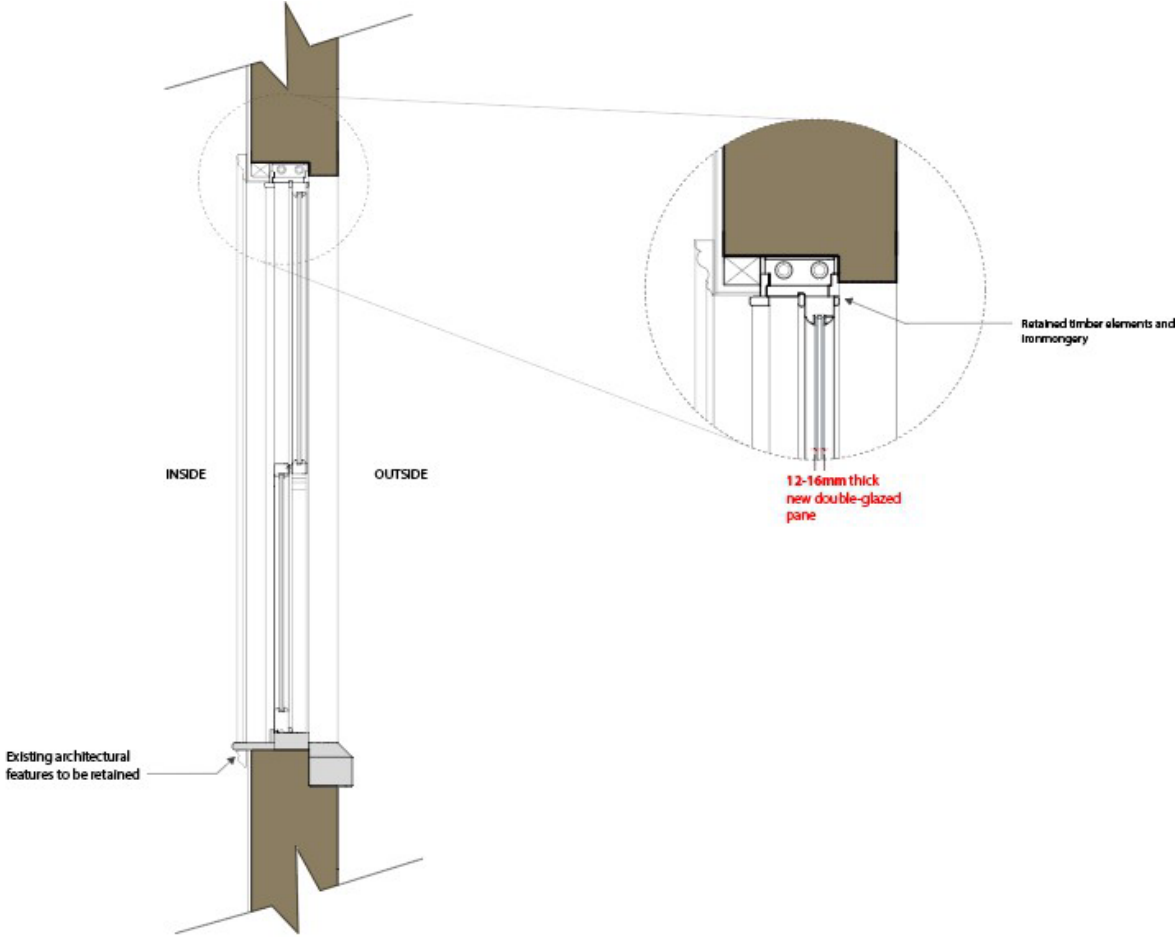
The Council has a pre-application advice service which could be used in this instance - <https://www.rbkc.gov.uk/planning-and-building-control/planning-applications/making-planning-application/get-planning-advice>

# APPENDIX 3

Details of a typical slim line double glazed unit, retaining existing frames.



INDICATIVE TYPICAL SASH WINDOW EXTERNAL ELEVATION (not to scale)



INDICATIVE TYPICAL SECTION (not to scale)