



Heritage Potential successfully secured Full Planning Permission and Listed Building Consent for the replacement of 10 single-glazed front windows with slimline double-glazed replicas at Grade II* listed Grosvenor Crescent.

1-10 Grosvenor Crescent is a Grade II* row of terraced houses, constructed in the mid-19th century by London property developer Seth Smith. The crescent retains a uniform classical appearance with exquisite fine detailing and architectural and historic merit of more than special interest.

Heritage Potential sought to replace all of the front façade single-glazed windows in a private apartment at Grosvenor Crescent with high-quality double-glazed replicas. The investigation involved historical research, site inspection, planning history research, and a review of relevant policies and guidance.

Through detailed analysis, it was demonstrated that the existing windows were non-original copies, in poor condition, and were of no special interest. Therefore, it was argued that replacing them with more sustainable, like-for-like designs, would have a neutral impact on the significance of the listed building and the conservation area.

The team also thoroughly reviewed all necessary planning and heritage policies and guidance, including recently published Historic England Advice Note 18 "Adapting Historic Buildings for Energy and Carbon

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Efficiency", which states that "replacement of windows which do not contribute to the architectural or historic interest of a building with double-glazed windows of appropriate material and pattern, will generally be acceptable".

Through meticulous research of the building's history, assessment of the latest policies and guidance, and a sensitive design of the replica windows, Full Planning Permission and Listed Building Consent were granted prior to the 8-week determination date.