

Retrofit 10 sites Meeting 09/11/2022

Alan Wito – Conservation officer – Camden

Nora A Constantinescu – Planning Officer – Camden

Amelia – Project Manager Camden

Peter Mullis – Contractors Manager

George Wighton – Project Manager

Purpose of the meeting:

- General discussion about the proposed retrofit measures for the 8 sites on the list
 - IWI, Double glazing, PV Panels, ASHP,
- Feedback on pre-app, planning timescales and processes

10 properties on the list – majority within Conservation Area (CA)

1 listed building

8 sites moving forward

- Retrofit survey done
- Measured surveys - drawings to be received
- Details what will be installed to be confirmed

One site was discussed as an example:

32 Dynham Road, NW6 2NR - not in CA but a general approach to sites in and out of CA was suggested and supported by officers.

- EPC D now, proposed to get it to B - good
- Windows - like for like - double glazing
 - Trickle vents? - could be concealed – please consider this.
 - Double glazing ok in CA but generally should match existing in terms of
 - Shape and dimensions of window opening;
 - Frame material and dimensions to include frame profile width and depth;
 - Fenestration pattern, to include the layout/pattern of glazing bars;
 - Size and placement of structural glazing bars;
 - Opening method, such as sliding sash, outward or inward opening casement window, tilt-and-turn etc.
- Roof insulation - roof profile to change
 - Lift the roof a couple of inches to add insulation – not acceptable particularly in conservation areas, as it would impact on the homogeneity of the terrace row or semi-detached pair.
 - For detached buildings we can look at some images/ details to consider the impact on the roof form.
 - You should consider internal insulation, unless not possible and we can look in detail at particular cases.
- PV panels
 - Generally, do not require planning permission for single family dwellings including those in CA without Article 4 directions. (See RETROFIT pro-forma for details) For properties with no PD rights, (CA with Article 4 or flats), careful consideration should be given to their location and minimising their visual impact.
 - for listed buildings we would need to see details prior to assessment

8 Cathcart street- CA

- ASHP – check PD limitations and conditions
- If not PD, we would need noise assessment.
- Generally ASHP should be positioned as discreetly as possible.

89 Royal Collage Street - Grade II listed – separate pre-app for this is needed.

- Internal solid wall insulation
 - Impact on the proportions of the rooms
 - Cornices, fireplaces – further details required.
- Double glazing –
 - Schedule of windows to be included in the Heritage Assessment and explain their significance if original or new
 - Better to consider secondary glazing if possible
- A site visit to be arranged with officer to see this in more detail.

Process and timescales

- Based on the information presented at the meeting, the measures proposed are not considered to raise significant concerns to the unlisted buildings, and you can progress directly with planning applications. Generally, the timescale for assessing planning applications is 8 weeks from submission. Please notify the officers when you submit a planning application via planning portal so we can deal with validation in a timely manner.
- If additional measures would be proposed such as EWI, please discuss this with officers prior to formal submission.
- Any proposals to listed buildings should be discussed as part of a separate pre-app prior to formal submission.