

CONSULTATION SUMMARY

Case reference number(s)

2025/0091/P

Case Officer:

Leela Muthoora

Application Address:

Ravenscar and Conisborough, Bayham Street,
London, NW1 0BS

Proposal(s)

Installation of external wall insulation to Conisborough and Ravenscar.

Representations

Consultations:	No. of responses	2	No. of objections	1
			No of comments	1

Summary of representations

Two owner/occupier of flats within Ravenscar have commented on the application on the following grounds:

Consultation: Concerns that they were not consulted on the proposals and did not receive a letter from the council.

Purpose and duration of the works: Questions regarding the details of the work, what it involves and the duration of the work, why it's being done, and the cost.

Costs: As a leaseholder, there are concerns about how the works affect their service charge and the implications for selling their property.

Quality: Objection to the proposed works due to past issues with the quality of external wall insulation and double glazing installed by the Council.

Health and Fire Risks: Health concerns regarding this type of insulation

<p><i>(Officer response(s) in italics)</i></p>	<p>with regard to respiratory problems and increased fire risk.</p> <p>Effectiveness of works: Doubts that the proposal will reduce heating needs and people rely on central heating to dry clothes. Preference for opening windows to circulate air instead of air vents.</p> <p><u>Summary of comments</u></p> <p><i>Consultation:</i> <i>The council as the Local Planning Authority has satisfied the statutory duty for consultation on this application by displaying site notices outside Conisborough and Ravenscar on Bayham Street and Plender Street. The application was also published on our email planning alerts.</i></p> <p><i>While outside the scope of this planning application, the council as landowner, contacted all occupants through letters which provided information about the proposed works. A resident engagement event was held on the 19th June 2024 at St Pancras Community Association, 67 Plender Street, NW1 0LB.</i></p> <p><i>Purpose and duration of the works:</i> <i>The purpose of the works is to improve the thermal efficiency of the buildings and reduce costs of heating for residents. The duration of construction works are not material planning considerations as they are controlled by Control of Pollution Acts.</i></p> <p><i>Costs: Leasehold service charges and property values:</i> <i>The effect of development on property values is not a relevant planning consideration. Leaseholders concerns should be directed to Leaseholder Services.</i></p> <p><i>Quality and Effectiveness of works:</i> <i>The council, as the Local Planning Authority, can only assess what forms part of the application, any previous applications were assessed on their merits.</i></p> <p><i>Health and Fire Risks:</i> <i>The external wall insulation is in the form of a render not cladding. No evidence has been provided regarding any health or fire risks of this type of insulation, that contradict the Fire Statement provided by the applicant. Furthermore, building safety matters are subject to separate legislation, under The Building Act 1984 and Building Regulations 2010.</i></p>
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Recommendation:- Grant planning permission