

Application ref: 2025/0091/P
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Date: 7 March 2025

Development Management
Regeneration and Planning
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planning@camden.gov.uk
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Baily Garner LLP
146-148 Eltham Hill
London
SE9 5DY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Councils Own Permission Under Regulation 3 Granted

Address:
Ravenscar and Conisborough
Bayham Street
London
NW1 0BS

Proposal:
Installation of external wall insulation to Conisborough and Ravenscar.

Drawing Nos:
Design and Access Statement dated 26/04/2024; (35120-BGL-A1-ZZ-DR-A-) 11001; 12000; 12001; 13000; 13001; 14000; 42000; 42001; 43000; 43001; 44000; (35120-BGL-A2-ZZ-DR-A-) 11001; 12000; 12001; 12002; 13000; 13001; 14000; 42000; 42001; 42002; 43000; 43001; 44000; (35120-BGL-AZ-XX-DR-A-) 21000; 29010; 29011; 29020; 29021; 29022; 49000; (35120-BGL-AZ-ZZ-DR-A-) 11000; 11001; 19000; 19001.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

(35120-BGL-A1-ZZ-DR-A-) 11001; 12000; 12001; 13000; 13001; 14000; 42000; 42001; 43000; 43001; 44000;
(35120-BGL-A2-ZZ-DR-A-) 11001; 12000; 12001; 12002; 13000; 13001; 14000; 42000; 42001; 42002; 43000; 43001; 44000;
(35120-BGL-AZ-XX-DR-A-) 21000; 29010; 29011; 29020; 29021; 29022; 49000; (35120-BGL-AZ-ZZ-DR-A-) 11000; 11001; 19000; 19001.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 of the London Borough of Camden Local Plan 2017.

- 4 Before the relevant part of the work is begun, a sample panel of the render demonstrating the proposed colour and texture shall be provided on site and approved in writing by the local planning authority and the development shall be carried out in accordance with the approval given. The approved panel shall be retained on site until the work has been completed.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

Ravenscar and Conisborough form two stand-alone four-storey blocks of flats within the Curnock Estate, social housing built by the council in the mid-1960's. They are not designated as heritage assets. The estate is bounded by Pratt Street, Camden Street, Plander Street and Bayham Street. Ravenscar and Conisborough are to the south-west of the estate on Bayham Street.

The proposal seeks to improve thermal performance of the buildings by installing external wall insulation with a render finish to the two blocks incorporating 27 flats in total.

The fabric first approach to retrofitting buildings aims to reduce the requirement for heating, reducing heat loss and associated fuel costs for residents, and reduce the risk of damp and condensation issues reported on the estate. An assessment has been carried out to analyse potential thermal improvement, bridging and comfort and demonstrate significant improvements. A combination of standard and thinner insulation is proposed across to blocks to address bridging at windows and structural elements meet. External wall insulation is considered an effective method for improving thermal efficiency and carbon

emissions for Camden's residential properties. There would be an average improvement for properties Energy Performance Assessments from band D to band C. An assessment has been carried out to analyse potential thermal improvement, bridging and comfort and demonstrate significant improvements. A combination of standard and thinner insulation is proposed across to blocks to address bridging at windows and structural elements meet.

The existing buff coloured stock brick, white concrete supporting columns and grey concrete banding between storeys will be replicated in the colour of the external finish of external wall insulation. A condition requiring samples of the materials forms part of this decision. The green balustrade to the walkway at second floor level, windows, and steel fascia at roof level will be retained and the external fixings will be reinstated. The impact of the proposal upon the appearance of the buildings and the surrounding area will be minimised and the benefits of improved thermal efficiency and reduced carbon emissions for 27 homes, outweigh any minor impact and the proposals are considered acceptable.

Given the site context previously described and the resulting minimal visible impact, the proposals would not cause unacceptable harm to neighbouring amenity, in terms of loss of outlook or privacy, or daylight and sunlight matters.

Based on the information available this permission will not require the approval of a Biodiversity Gain Plan before development is begun because it is below the de minimis threshold, meaning it does not impact an onsite priority habitat and impacts less than 25sqm of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of linear habitat.

Two comments, including one objection have been received prior to making this decision and have been taken into account in the associated consultation summary.

The council also considered the area's planning history and relevant appeal decisions when coming to this decision.

As such, the proposal is in general accordance with policies A1, D1 and CC1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2024.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 4 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 5 Biodiversity Net Gain (BNG) Informative (1/2):

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 ("1990 Act") is that planning permission granted in England is subject to the condition ("the biodiversity gain condition") that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The local planning authority (LPA) that would approve any Biodiversity Gain Plan (BGP) (if required) is London Borough of Camden.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are summarised below, but you should check the legislation yourself and ensure you meet the statutory requirements.

Based on the information provided, this will not require the approval of a BGP before development is begun because the application is below the de minimis threshold.

++ Summary of transitional arrangements and exemptions for biodiversity gain condition

The following are provided for information and may not apply to this permission:

1. The planning application was made before 12 February 2024.
2. The planning permission is retrospective.
3. The planning permission was granted under section 73 of the Town and Country Planning Act 1990 and the original (parent) planning permission was made or granted before 12 February 2024.
4. The permission is exempt because of one or more of the reasons below:
 - It is not "major development" and the application was made or granted before 2 April 2024, or planning permission is granted under section 73 and the

original (parent) permission was made or granted before 2 April 2024.

- It is below the de minimis threshold (because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat).

- The application is a Householder Application.

- It is for development of a "Biodiversity Gain Site".

- It is Self and Custom Build Development (for no more than 9 dwellings on a site no larger than 0.5 hectares and consists exclusively of dwellings which are Self-Build or Custom Housebuilding).

- It forms part of, or is ancillary to, the high-speed railway transport network (High Speed 2).

6 Biodiversity Net Gain (BNG) Informative (2/2):

+ Irreplaceable habitat:

If the onsite habitat includes Irreplaceable Habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements. In addition to information about minimising adverse impacts on the habitat, the BGP must include information on compensation for any impact on the biodiversity of the irreplaceable habitat. The LPA can only approve a BGP if satisfied that the impact on the irreplaceable habitat is minimised and appropriate arrangements have been made for compensating for any impact which do not include the use of biodiversity credits.

++ The effect of section 73(2D) of the Town and Country Planning Act 1990

If planning permission is granted under section 73, and a BGP was approved in relation to the previous planning permission ("the earlier BGP"), the earlier BGP may be regarded as approved for the purpose of discharging the biodiversity gain condition on this permission. It will be regarded as approved if the conditions attached (and so the permission granted) do not affect both the post-development value of the onsite habitat and any arrangements made to compensate irreplaceable habitat as specified in the earlier BGP.

++ Phased development

In the case of phased development, the BGP will be required to be submitted to and approved by the LPA before development can begin (the overall plan), and before each phase of development can begin (phase plans). The modifications in respect of the biodiversity gain condition in phased development are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', written in a cursive style.

Daniel Pope
Chief Planning Officer