

### **Background**

17 Rugby Street is a residential and commercial property consisting of 2 flats at first and second floor levels over a basement and ground floor commercial premises.

The main building is of solid brickwork construction with a pitched slate covered roof of timber construction with suspended timber upper floors and solid basement floor. Windows to the front are timber sliding sashes and to the rear are similarly timber sliding sashes as well as a small timber casement window. There are timber framed single glazed shopfronts with timber glazed doors either side of a central timber panelled communal flat entrance door recessed into a geometric tiled porch area.

To the west elevation at basement level there is a small courtyard which is bound by brick enclosing party walls.

Our Clients (The Governing Body of Rugby School) are in the process of making Energy Efficiency adaptations improving the thermal efficiency of their properties by taking natural “passive” measures to reduce energy usage. This approach follows the recommendations in Camden’s Planning Guidance “Energy Efficiency and Adaptation” as part of an ongoing cycle of Planned Preventative Maintenance Works over the Estate carried out on an annual basis at which point the properties are repaired and redecorated. Externally energy efficiency measures including insulating roofs and replacing windows as part of these works. It is understood that as window replacement will either be replacement of the individual sashes and not the entire box frames or if required for replacement in their entirety will essentially be on a like for like replacement basis in matching materials and arrangement, then Planning Permission will not be required and for this reason has not been referred to within the application.

The attached photographs show the elevations of the main building as well as views from above and afar.

### **Relevant Policies & Guidance**

National Planning Policy Framework (2021)

London Plan (2021)

LB Camden Local Plan (2017) D2 Heritage

Supplementary Guidance -Design (2021) & Bloomsbury Conservation Area Appraisal and Management Strategy (2011)

Camden Planning : Energy Efficiency and Adaptation

### **Planning Application Ref:2025/0626/P**

An application was submitted earlier this year for the installation of fall arrest edge protection railing to the main roof, installation of extract fan flues at front and rear for mechanical ventilation and increase profile of timber mullion to accommodate new double glazed units. Planning Permission was REFUSED. The Refusal letter is dated 31 March 2025 issued by Matthew Kitchener.

The fall arrest edge protection railings and the increase profile of timber mullion to the shopfront have been omitted from the revised proposal described below.

Matthew Kitchener, the case officer who decided the recently refused application (2025/0626/P) advised that in his opinion Planning Permission would be required for siting mechanical extract flues/louvres on REAR facing elevations. This it should be noted contradicts written advise we have previously been given from Camden's planning department (email from Laura Dorbeck Principal Planning Officer 1.2.23) confirming the siting of external louvres for domestic extract fans to rear facing elevations would be considered de minimis and would not require planning permission, assuming the property in question is not a listed building.

We assume that Matthew Kitchener's more recent opinion is correct and so apply for planning permission on this basis. Please do advise if this is not the case and we will withdraw our application accordingly.

### **Proposals**

The installation of kitchen and bathroom mechanical extract fan louvres to the rear facing elevation and rear pitched roof slope.

### **Design**

In order to combat the increased risk of condensation and mould growth in the flats resulting from the installation of energy efficient, draughtproofed, double glazed timber sash windows and in order to improve the internal living environment in the flats, it is proposed to install mechanical extract ventilation in the kitchens and bathrooms.

The previous application (refused) was to site the extract flues / louvres for the street facing kitchens on the front street facing elevation. We have taken into consideration the reasons for refusal of the previous application being that the siting of the extract fans to the front street facing elevation would harm the character and appearance of the building and conservation area and have now devised a way of ducting the mechanical extract fan internally through the property terminating the louvres as shown on the drawings on the rear facing elevation and rear roof slope.

The wall louvres are 180mm x 180mm Teracotta fixed louvres as seen below on the left. The image on the right shows the slate ventilator that will be used for the rear roof slope to ventilate the second floor kitchen.



### **Access Assessment**

The proposals do not change the access into or within the property in any way.

### **Summary**

The proposals described are considered insignificant and will not have any detrimental impact to the character and architectural significance of the property or the surrounding properties and Conservation Area and will allow The Governing Body of Rugby School to improve the environment and living conditions within this property.

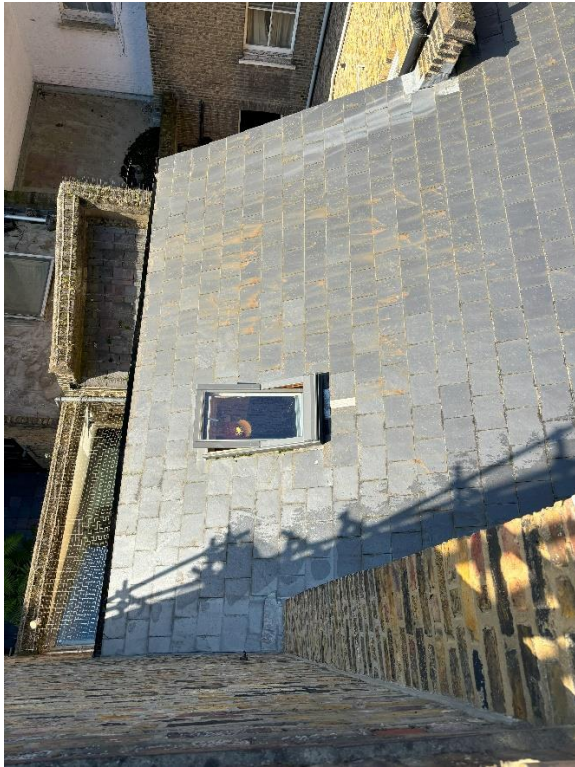
**Photos**



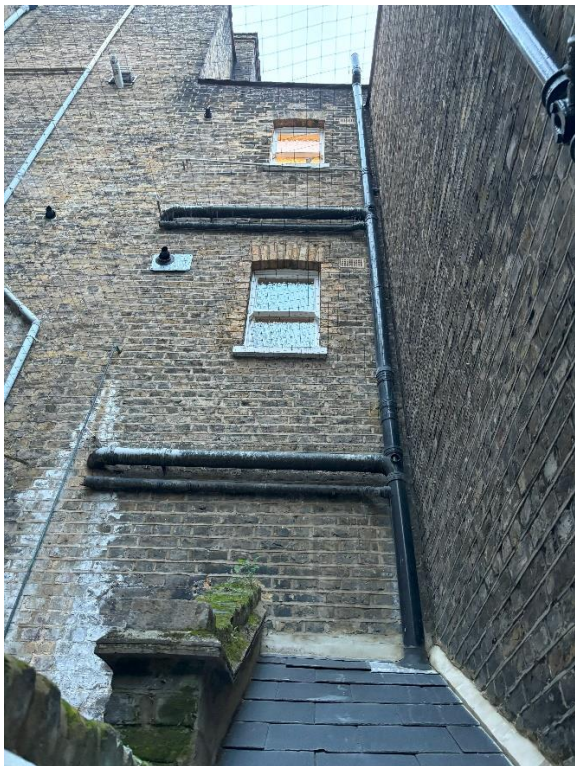
1. Front elevation (north)



2. Main Roof



3. Main roof



4. Part rear elevation





5. Part rear elevation with single storey addition of 50 Lambs Conduit Street in foreground.