Background

50 Lambs Conduit Street is a residential and commercial property consisting of 3 flats at first, second and third floor levels over a basement and ground floor commercial premises which has additional single storey rear additions.

The main building is of solid brickwork construction with a pitched slate covered roof of timber construction with perimeter box gutters behind parapet and party walls. The outrigger /rear addition has a mansard roof with a flat asphalt covered crown. The 2No. single storey rear addition flat roofs are also asphalt covered concealed behind brick parapet walls. The floors are with suspended timber upper floors and a solid basement floor. Windows to the front and rear are single glazed timber sliding sashes, there is one small casement window. There is a timber framed glazed shopfront with timber glazed doors to the side of which is a timber panelled communal flat entrance door.

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 and shopfront glazing will be completed as part of these works. It is understood that as window and shopfront replacement will either be in the case of the shopfront by retaining the existing frames and if respect of the windows, 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 and the rear additions.

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:2025/0627/P

An application was submitted earlier this year for the installation of fall arrest edge protection railing to the main and rear addition roofs, installation of extract fan flues at front and rear for mechanical ventilation and insulation of flat roof areas. Planning Permission was REFUSED. The Refusal letter is dated 31 March 2025 issued by Matthew Kitchener.

The fall arrest edge protection railings have been omitted from the revised proposal described below.

Matthew Kitchener, the case officer who decided the recently refused application (2025/0627/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 revised and reduced scope of proposals requiring planning permission are:

1. The installation of kitchen and bathroom mechanical extract fan louvres to the rear facing elevations.
2. Installation of flat roof insulation to the third floor mansard crown and the single storey rear additions and new waterproof coverings.

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 bathrooms 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 elevations.

The wall louvres are 180mm x 180mm Teracotta fixed louvres as seen below.

The flat roof insulation will be laid on top of the existing asphalt coverings and will raise the level of the roof by approximately 80mm in the case of the single storey rear additions that are already partially insulated but not to current regulations (the thickness of the insulation board) and 140mm to the mansard roof rear addition flat roof section. The insulation is overlaid with a cold liquid applied seamless waterproof membrane which is grey in colour. The raising of the roof level will not be visible from ground level as the roofs are concealed behind the parapet walls.

It should be noted that Planning permission was granted in 2023 for a similar flat roof insulation installation to the immediately adjacent property 48 Lambs Conduit Street (ref:2023/1954/P)

Access Assessment

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

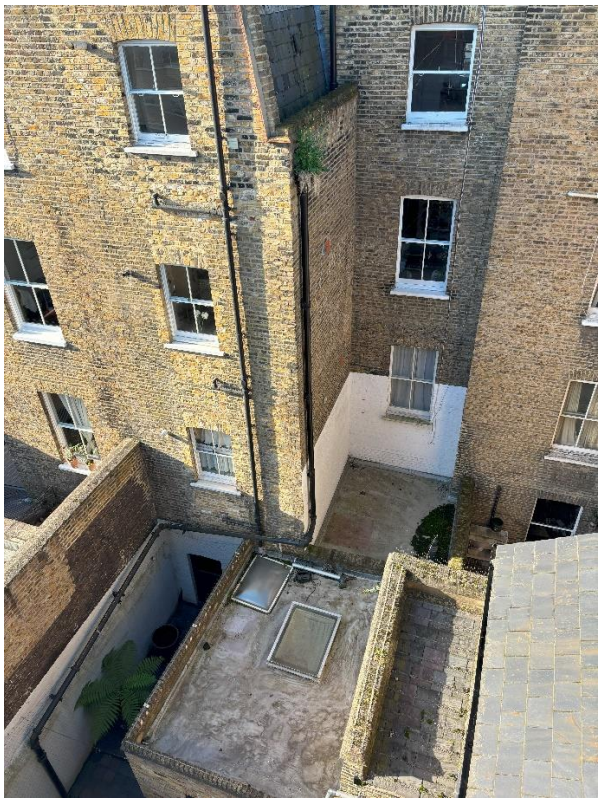
Summary

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 energy efficiency and living and working conditions within this property.

Photos

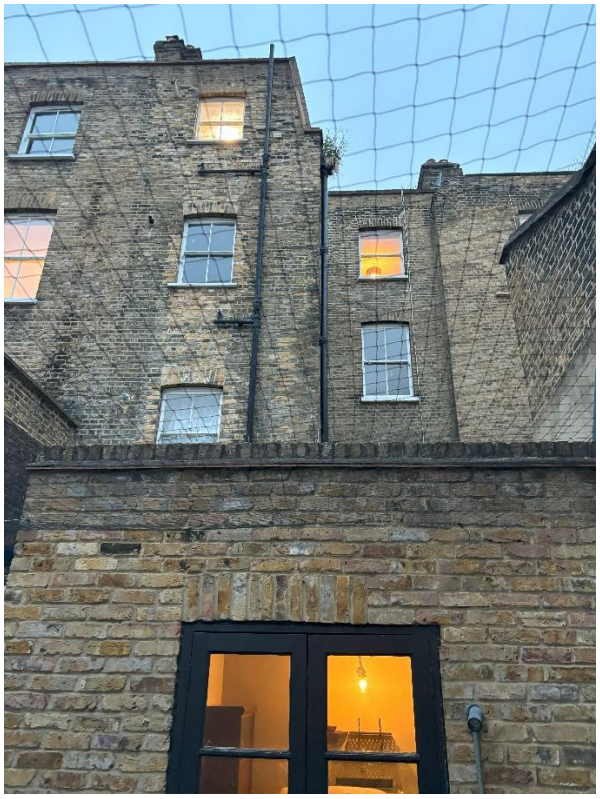
1. Front elevation

2. Rear elevation - photo taken from roof level at 15 Rugby Street.



3. Main rear elevation and single storey rear addition flat roof areas - photo taken from roof level at 15 Rugby Street

4. Single Storey rear addition.



5. Rear elevation and single storey rear addition

6. North elevation - Outrigger / mansard roof