

Delegated Report		Analysis sheet	Expiry Date:	12/06/2013
		N/A	Consultation Expiry Date:	30/04/2013
Officer			Application Number(s)	
Angela Ryan			2013/1899/P	
Application Address			Drawing Numbers	
Bacton Tower Haverstock Road London NW5 4PU			Refer to decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Replacement of existing uPVC and timber windows with aluminium windows at all levels, refurbishment of external façade to include the installation of external wall insulation and installation of green roof to residential flats (Class C3).				
Recommendation(s):		Grant Planning Permission		
Application Type:		Councils Own Permission under Regulation 3		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	131	No. of responses	8	No. of objections	1
			No. Electronic	3		
Summary of consultation responses:	<p>Five letters of support was received from the occupiers of nos. 39, 21, 41, 109,107 and 177 Bacton Tower, although a concern was raised in respect of accessing and egressing the garages on Haverstock Road by virtue of obstructions.</p> <p>One letter commenting on the application was received from the occupier of no. 20 Bacton Tower, requesting that the Council consider enclosing the balconies to the bedsits as they will lose storage space once the heating system has been installed. (Officer’s Response: This aspect does not form part of the consideration for this application)</p> <p>One letter of objection was received from the occupier of Flat 21, Haverstock Road Tower. A summary of the objections are as follows:</p> <p><u>Design:</u></p> <p>- Object to the application as the windows in our flat are sealed, secure and do not need replacement. The ones in the bedroom have one window that needs adjustment so that the wind can not blow through the seals, it does not need a complete new frame.</p> <p>(Officer’s response: See design chapter in this report)</p> <p><u>Amenity:</u></p> <p>- That no contingency plans have been made to allow tenants relief from daily noise from this major project ie quiet rooms or areas that residents can use. (Officer’s response: An appropriate informative will be attached to the decision notice informing the application of hour when construction work can be undertaken. Notwithstanding the above, the issue raised is outside of the planning department’s remit)</p> <p><u>Other:</u></p> <p>- The consultation is being rushed through and replies to questions delayed.</p> <p>- The consultation with residents requests have not been met or not taken into consideration in that sliding doors on balconies are not being fitted without credible reason.</p> <p>- The point of these consultations are not seen, the council just do as they please</p> <p>(Officer’s response: The objections raised above are not considered to be material planning considerations)</p> <p>The objector also commented on the application as summarised below:</p>					

- The window sample was not the same as was put forward at the first consultation stage and no reason has been given for the change
- The residents were informed that the windows were considered to be too heavy and objector cannot see how this is possible as the same materials are being used so should not weigh any different
- There were delays in seeing the samples due to mechanism failure and when it did eventually arrived residents had similar problems in operation. The TRA found the mechanism has failed completely and the window became jammed open
- The current windows are sealed and work fine and are not in need of replacement just adjustment
- The Bacton Tower TRA informed the council that only the balcony door and window frames needed replacement as it was single pane glass, the reason the heat was escaping from the flats. Despite our advice in consultation the council have ignored our recommendation and are now replacing all windows and frames.

(Officer's response: In respect of the above issues raised see design section in this report)

- The windows in the block has not been regularly maintained the consequence of which means that they have been allowed to let in water and cold wind, making residents feel that they need new windows when the existing ones just need adjustment
- It is noted in our leasehold agreement that the windows and frames are the responsibility of the council and yet it is being inferred that lease holders will be expected to pay for them. It appears that when we purchased the flat the windows were not maintained and allowed to fail.
- It is known that the council has also not done a survey on each flat to determine which windows are defective and have made a collective judgement that they all need replacement. This is a waste of funds and certainly our savings as a leaseholder.

(Officer's response: The issues raised above fall outside the remit of the development management)

- As leaseholders we want sliding doors on the balcony and many residents have requested this, we are informed that other council flats have had these sliding doors fitted on other estates in London. **(Officer's response:** This aspect does not form part of the considerations for the current application)
- Need assurance that access to the worksite will not be attended until after 08.00hrs as we will be burdened with noise all day due to various works from the heating replacement and window fittings. **(Officer's response:** An appropriate informative will be attached to the decision notice informing the application of the hours during which construction can take place)
- Consultation letter not posted in reasonable time for a response to be done within 21 days **(Officer's response:** The letters were sent out on 17th May 2013. This lateness in their delivery is outside of the Council's control)
- It would be helpful to put the actual address on the website instead of requesting that a search is done **(Officer's response:** This is not considered to be a material planning consideration)

**CAAC/Local groups*
comments:**

*Please Specify

Tower Residents Association: Supports the application but have commented that the majority of resident would like the planning committee to allow Camden Council to enclose the balconies in the bedsits so that residents have more internal space. When the new heating system is installed the bedsit residents will loose the only storage space that is currently available (hot water tank will be installed in the storage cupboard), and the bedsit residents are desperate for more internal space. (**Officer's response:** This aspect does not form part of the consideration of this current application)

Site Description

The site comprises a 1967, 21 storey block of flats and accommodates 120 flats, with a concierge located at ground floor level. The first floor accommodates a resident's association/meeting area, a care takers flat and offices. Studio flats are located in the middle of the block whilst on each corner lies 2 bedroom units. The site is in an area that is characterised by residential development.

The tower is located in the Camden Town area, between Malden Road to the south and Mansfield road to the north.

The site is not listed, neither does it lie within a designated conservation area

Relevant History

There is no relevant planning history

Relevant policies

LDF Core Strategy and Development Policies

Core strategy:

CS1 (Distribution of growth)

CS5 (Managing the impact of growth and development)

CS13 (Tackling climate change through promoting higher environmental standards)

CS14 (promoting high quality places and conserving our heritage)

CS15 (Open space and biodiversity)

CS17 (Making Camden a safer place)

Development policies:

DP22 (Promoting sustainable design and construction)

DP24 (Securing high quality design)

DP26 (Managing the impact of development on occupiers and neighbours)

Camden Planning Guidance 2011:

CPG1: Design- Chapters 1, 2, 4 & 5

CPG3: Sustainability- Chapter 10

CPG6: Amenity- Chapters 6 & 7

London Plan 2011

National Planning Policy Guidance 2012

Assessment

Proposal:

The applicant seeks permission to

- Install external insulation
- Install new roof coverings including the installation of a green roof
- Install new windows and doors
- Undertake concrete repairs
- General redecoration of the block

The roof is proposed to be replaced with a liquid membrane at the higher level, where the lift motor housing structure is located, and the lower level on the existing flat roof of Bacton Tower is to be replaced with a living green roof.

The existing windows are UPVC framed, whilst the windows located on the balcony areas are timber framed casement windows. It is proposed to install new windows to reflect the existing design. All windows will be replaced with aluminium polyester powder coated frames in order to improve sound and thermal insulation and meet Building Control legislation.

New glazed screens are proposed in order to create internal storage spaces or to allow furniture to be set behind it.

An external wall insulation scheme is proposed to all habitable areas. The external wall insulation scheme would result in saving approximately 60% of energy use in the block which is welcomed.

The key issues to consider are:

- Impact on the character and appearance of the host building
- Impact on amenity
- sustainability

Design:

Aluminium is considered to be sustainable building material and also recyclable, using 5% of the energy it takes to create primary aluminium. The glazing bars will be slightly thicker than the existing but would be similar in design. As the windows are proposed to be upgraded, and are to be of a consistent design throughout the block thus resulting in a uniformed appearance of the building. In respect of the proposed works to the balconies it is considered that the finish should be the same as that proposed for the rendered wall areas (external wall insulation scheme) to ensure that the aesthetic quality and uniformity of the building is maintained

New glazed screens are proposed, to incorporate a more solid material (fire rated polyester powder coated aluminium finish) on the two bottom panels in order to create internal storage spaces or to allow furniture to be set behind it. Given that these areas are not visible from ground level no design issues are raised.

An external wall insulation scheme is proposed to all habitable areas. The external finish will be similar in appearance to the existing finish and painted in a similar colour (off-white). This element would result in creating a 100mm protrusion at each corner of the block but given that a uniform appearance would be created throughout, no design issues are raised.

At present there are ventilation grilles located either side of the bin shoot. These are proposed to be adjusted and no design issues are raised.

It is considered that the replacement of the existing openings with new openings together with the

remedial works proposed on the external façades would serve to enhance the character and appearance of the building and as such the proposals are considered to be acceptable in this instance.

Amenity:

The proposal will not give rise to amenity issues such as the loss of natural light, loss of outlook, overlooking and the loss of privacy. Therefore it is considered that existing residential amenity will not be significantly affected.

The applicant has confirmed that the issue of the faulty mechanism has been repaired and that the window is able to be left ajar. As such it is considered that the current issue of damp that is currently being experienced would not be exacerbated by virtue of the new window openings.

Although noise will be experienced during the construction works, which is considered to be unavoidable it will only be for a temporary period. Moreover, it is recommended that an appropriate informative is attached to the decision notice informing the applicant of the times during which construction works can be undertaken.

Sustainability:

The most significant heat loss in buildings is through the external walls. This is estimated to be around 45% of the total heat loss, resulting in high heating bills. The proposal to insulate the external walls would result in reducing heat loss and would significantly cut heating bills. The high performance render finishes used on the system offer excellent durability and protection against rain, UV rays from sunlight and cracking, providing low maintenance homes.

In order to improve thermal insulation it is proposed to replace the existing internal wall located adjacent to the bin shoot with a high-grade phonic board to be finished in flat render.

Communal heating is proposed and will connect to the existing CHP system at the Royal Free Hospital. This would result in all the external flues being removed from the block. This element of the scheme would also allow for heat use and heat loss to be managed more effectively.

The proposed green roof would:

- reduces resource use, extending the lifespan of the roof due to protection from ultraviolet
- reducing drainage infrastructure because of lower surface water runoff; thus reducing energy demands
- helping to cool the building and mitigating the need for air conditioning and providing a better ambient temperature for photovoltaic solar panels.
- Improve air quality through trapping dust
- Encouraging biodiversity through providing additional habitats, and
- Improving water management through reducing water run off, leading to less flooding and pollution of rivers.

Given the above it is considered that the proposal would provide a range of benefits in terms of sustainability. The proposed green roof details are considered to be acceptable and in line with Council guidelines.

Recommendation: Grant Planning Permission