

<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	17/01/2013
		N/A / attached		<b>Consultation Expiry Date:</b>	21/12/2012
<b>Officer</b>			<b>Application Number(s)</b>		
Rachel Miller			2012/6065/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
Denton Estate Prince of Wales Road London NW1 8BL			Please refer to decision notice		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposal(s)</b>					
Erection of external insulated render system, replacement of aluminium windows and installation of green roofs with safety railings on all buildings on Denton Estate containing flats nos. 92-204.					
<b>Recommendation(s):</b>		Approve with conditions			
<b>Application Type:</b>		Full Planning Permission			
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice			
<b>Informatives:</b>					

## Consultations

<b>Adjoining Occupiers:</b>	No. notified	<b>217</b>	No. of responses	<b>01</b>	No. of objections	<b>01</b>
			No. Electronic	<b>00</b>		
<b>Summary of consultation responses:</b>	<p>Site notice displayed from 30/11/2012 to 21/12/2012</p> <p>One response received with the following concerns:</p> <ol style="list-style-type: none"> <li>1) Problems with heating being too cold or too hot. Double glazing and cavity wall insulation will make the problem worse.</li> <li>2) There have been lots of noisy works on the Denton Estate over the past 8-9 years including landscaping works/hostel refurbishments which made lives a misery in terms of noise and disruption especially from citi-storage company situated underneath the block.</li> <li>3) Green roof/ PV panels/ safety rails will not be an advantage and will do nothing to enhance the environment or appearance of Denton Estate.</li> </ol> <p><u>Officer response</u></p> <ol style="list-style-type: none"> <li>1) This a building management issue that is not covered via the planning regulations.</li> <li>2) It is considered that the noise from the citi-storage company underneath the block is a not a material planning consideration related to this application. The works proposed may be disruptive to residents but are likely to be short term. An informative shall be attached notifying the applicant that noise from demolition and construction works is subject to control under the Control of Pollution Act 1974.</li> <li>3) See sections 2 and 4 of assessment</li> </ol>					
<b>CAAC/Local groups* comments:</b> *Please Specify	Not in any Conservation Area.					

## Site Description

The application relates to a housing estate situated on the west side of Malden Crescent at its junction with Prince of Wales Road. The estate consists of 20 blocks of flats, ranging from four to 20 storeys in height. The estate was constructed around 1960 and is a mixture of maisonettes and flats.

The site is not within any Conservation Area.

The estate comprises of low rise residential blocks with rectangular and square layouts linked via upper level connections. They have brick walls with concrete lintels and plinths. The grounds have soft and hard landscaped areas distributed around the blocks.

## Relevant History

2005/0990/P Replacement of existing windows & screens with new double glazed powder coated aluminium windows. Approved 05/05/2005

## Relevant policies

### LDF Core Strategy

CS1 Distribution of growth

CS5 Managing the impact of growth and development

CS6 Providing Quality Homes

CS13 Tackling Climate Change through promoting higher environmental standards

CS14 Promoting high quality places and conserving our heritage

### LDF Development Policies

DP 22 Promoting Sustainable Design and Construction

DP24 Securing high quality design

DP26 Managing the impact of development on occupiers and neighbours

### CPG

CPG1 Design

London Plan 2011

NPPF 2012

## Assessment

### 1.0 Proposal

1.1 Permission is sought to provide a refurbishment scheme that will improve the thermal performance and energy credentials of the buildings and improve their appearance.

1.2 The proposals include the erection of an insulated render system, replacement of aluminium windows and installation of green roofs with PV panels and safety rails to all building containing flats 92-204.

1.3 This application has been the subject of various pre-application discussions between the Housing and Planning Departments.

1.4 The existing mill finished aluminium sliding windows would be replaced with top-hung aluminium powder coated aluminium double glazed windows.

1.5 All habitable areas would be rendered with insulated external render of a thickness of 100mm.

1.6 There would be PV panels installed on the tower and block roofs with safety rails in order for safe maintenance to the roofs. The green roofs would replace existing flat roofs. The PV/Green roof Zone and curved hand rail would be set back from the parapet by 1.5metres. The PV cells would face south with approximately a 30° pitch.

### 2.0 Design

2.1 The submitted plans show that the works to the roof top would be barely visible and would be unobtrusive in long views. The PV panels and railings would be set in from the edge of the roofs. It is considered that they would enhance the existing estate whilst having minimal visual impact. It is recommended that further detailed information is submitted regarding the green roofs and panels as no roofplans have been provided. *\*See footnote below*

2.2 There is no objection to the cladding of the brick facades with external wall insulation. The render would be through coloured render and a consistent colour across the whole of the estate. It would cover all “habitable” areas, excluding the landscape walls and connecting cores which would allow the connecting brick cores to relate to the existing hard landscaping, retaining the cohesive and coherent design and layout of the estate. The increased thickness of walls due to the insulation will not add appreciably to the bulk of the buildings. It is recommended that a condition is imposed regarding colour and sample of the cladding to be inspected on site during the works.

2.3 The current windows are slender tripartite fenestration that provides an attractive horizontal arrangement. The proposed replacement windows would preserve the fenestration arrangement as the profile and dimensions of the external glazing bars closely match the existing arrangement. There would be a slight change in the thickness of the glazing which is necessary to accommodate an opening window but it is considered that this would not harm the appearance of the windows.

2.4 The front doors and front section windows and spandrels would be replaced. They would match the existing without harming the existing design and appearance of the estate.

### 3.0 Amenity

3.1 The development would not harm the amenities of neighbours or occupants of the Estate in terms of loss of privacy, outlook or light.

### 4.0 Sustainability

4.1 Policy DP22 requires development to incorporate sustainable design and construction measures. In compliance, the walls are to be rendered, increasing insulation and energy efficiency, whilst the roofs would have new PV panels and green roofs (details to be submitted for approval), improving biodiversity and reducing CO2 emissions. The principle of improving the thermal performance of the estate is welcomed and is in accordance with the aims of Policies CS13 and DP22 of the LDF.

### 5.0 Recommendation

5.1 It is considered that the proposed works would preserve the quality and energy efficiency of the estate and therefore the character and appearance of the area.

*\*NB. since this report was written, the agent has decided to now omit reference to PV panels and just instal green roofs with railings to the roofs. The description and conditions on the decision have been amended accordingly.*

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