

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	<b>19/01/2015</b>
		N/A / attached		<b>Consultation Expiry Date:</b>	<b>19/12/2014</b>
<b>Officer</b>			<b>Application Number(s)</b>		
Jennifer Chivers			2014/6788/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
Plender Court Plender Street London NW1 0DH			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>					
Installation of external wall insulation system through a colour rendered finish.					
<b>Recommendation(s):</b>		<b>Grant Planning Permission</b>			
<b>Application Type</b>		<b>Full Planning Permission</b>			

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Decision Notice</b>					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>21</b>	No. of responses	<b>3</b>	No. of objections	<b>1</b>
			No. Electronic	<b>00</b>		
<b>Summary of consultation responses:</b>	<p><b>75 Royal College St</b> – Concern over location of works in relation to property and specifically placement of scaffolding and mature tree on adjacent property.  <i>(Officers comment – This application only applies to 7-12 Plender Court. This block is some distance from 75 Royal College Street, no works are required near this tree or property. There is no current permission in place at 1-6 Plender Court and any cladding works would require Planning Permission).</i></p> <p><b>Flat 11, Plender Court</b> – I agree with this planning application, as the flats are cold and damp.</p> <p><b>Flat 5 Plender Court</b> - These comments are made on behalf of the 6 individual owners in 1-6 Plender Court. No objection in principle, however object to having two distinct finishes on two blocks that are linked. Want to discuss with Council to render rest of the building and approach together with Council.  <i>(Officers comment – The Council owns the blocks from 7- 12 and does not own the other blocks. This is outside the remit of this application. In addition, both blocks are located on different road frontages and therefore the contrast will be mitigated by the mix of building styles in the streetscape and the orientation of the buildings. Further, as discussed with applicant they will discuss with these owners the future potential for this development).</i></p>					
<b>CAAC/Local groups comments:</b>	NA					
<b>Site Description</b>						
The subject site contains two blocks three storey buildings containing six flats constructed in the 1950/60s. The property is located on the corner of Plender Street and College Place. The host building adjoins block 1-6 however this does not form part of the application.						
<b>Relevant History</b>						
<b>2009/2347/P</b> - Replacement of timber frame windows with new UPVC windows on front and rear elevations of existing flats (class C3) – <b>granted 5 August 2009</b>						
<b>Relevant policies</b>						
<b>LDF Core Strategy and Development Policies</b>						
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)						
DP22 (Promoting sustainable design and construction)						
DP24 (Securing high quality design)						
DP25 (Conserving Camden's heritage)						
DP26 (Managing the impact of development on occupiers and neighbours)						
<b>Camden Planning Guidance</b>						
CPG1 Design 2013						
CPG3 Sustainability 2013						
CPG6 Amenity 2011						
<b>Camden Retrofitting Planning Guidance 2011</b>						
<b>NPPF – 2012</b>						
<b>London Plan 2011</b>						

## **Assessment**

Planning permission is required for the installation of external wall insulation on all elevations. The insulation would be 120mm render system with a colour finish. The purpose of the insulation is to improve the energy efficiency of the building.

The key issues to consider are:

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

### **Design:**

An external wall insulation scheme is proposed to all elevations of 7-12 Plender Court. The external finish will be similar in appearance to the existing finished colour. The existing UPVC windows will be retained. The majority of the buildings surrounding the site are brick and are of a superior quality. The greater thickness added to the façade would give greater depth to the window openings and therefore more visual interest which will improve its overall appearance. In addition, both blocks are located on different road frontages and therefore the overall proposed contrast will be mitigated by the mix of building styles in the streetscape and the orientation of the buildings. Therefore, there are no design issues raised.

### **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.

### **Sustainability:**

The most significant heat loss in buildings is through the external walls. The application of the proposed cladding and rendering would improve its thermal performance, which would help to reduce carbon emissions and it is in line with the sustainability emphasis of the LDF.

Therefore it is recommended that Planning permission is granted for such works.