**PLANNING APPLICATION RE 73 CHESTER ROAD, N19 5DH: SUBMITTED STATEMENT**

**Statement to Support Planning application**

The reason for applying for planning permission to install external insulation on the sidewall of 73 Chester Road, N19 5DH is to improve the energy efficiency of the house, and to improve the living conditions of the occupants.

The house is of a late Victorian house of solid wall construction. It is in a conservation area.

**The Site**

The wall in question is a gable end; it is entirely blank and has no windows, doors or any other architectural features. It faces a blank sidewall of the Konstam Children’s Centre, overlooking the narrow back entrance path to the Centre kitchen. The wall itself is visible to passersby from some places on Chester Road, though the Konstam Children Centre largely obscures it.

It is recognized that installing insulation on this external flank wall will affect the appearance of the building, in so much as the original brickwork on the wall would be concealed. This is clearly a loss of an original feature of a Victorian house.

However No 73 Chester Road is not within an architecturally uniform street, being the only house of that date/style. Its immediate neighbours are the Konstam Children’s Centre, a totally different and later structure, and no 71 Chester Road, which, although semi-detached, was built later than 73, using different materials and with significantly different features.

**The works**

The works proposed have been designed to minimize their visual impact, and do not breach the constraints as set out in LB Camden’s Energy Efficiency Planning Guidelines for Conservation Areas (p15).

Specifically they would **not** make any changes to:

* The front elevation
* The junction of the front elevation with the side elevation.
* The eaves
* Any windows, doors or decorative detailing

Their visual impact would be minimized by:

* Using render of a colour chosen to match the existing brickwork
* Setting back the insulation from the edge of the junction with the front elevation, in order to create a feature similar to that of a protruding chimney stack, which is common to many Victorian houses, and facing this edge with matching brick stock

**The reason for the application is:**

* To reduce the heat loss from the house in order to improve the energy efficiency of the house - a public benefit
* To improve the health and well being of the occupants.

**The public benefit:** LB Camden is promoting measures to improve the energy efficiency of its housing stock. This is part of its policy to reduce carbon dioxide emissions as these are considered to contribute to climate change.

In particular its Smart Homes policy specifically promotes the insulation of solid wall houses, including the installation of external insulation, as these constitute a sizeable percentage of the borough’s housing stock and are also very energy inefficient, being expensive and hard to heat. The considerable degree of heat loss through this wall is clearly evident on the thermal image taken in January 2014. Prior to this image being taken, the owners had undertaken works internally (insulation and window replacements) to improve the energy efficiency of the house, but as can be seen from the attached image (See attachment: Thermal image of side wall of 73 Chester Road, showing scale of heat loss), these works have not been entirely successful. This is why external insulation is now proposed.

The works proposed, for which planning permission is applied, have been assessed under the Smart Homes scheme and are considered to fall within the terms of scheme.

(See attachment - RetrofitWorks Letter of Works).

**Personal Benefit - Health and Wellbeing:** I suffer from Multiple Sclerosis which impacts on my general health and mobility. I am extremely susceptible to cold and draughts, and need to live in a warm, draught free environment. My health was made worse last as a surgical error during a standard procedure damaged the nerves in my left leg. This has further limited my mobility (I now use crutches), and increased my need for a warm and draught free environment. I have been advised that installing external insulation on the sidewall of the house would make 73 Chester Road the warm and draught free house that I require for health reasons.

Additionally, it is worth mentioning that 73 Chester Road falls within an area of significant fuel poverty in the borough (LSOA 2012 attached). LB Camden is concerned to improve the energy efficiency of housing especially in those areas where fuel poverty is a significant problem.

**Conclusion:** Although the proposed works for which planning permission is sought do entail the lost of an architectural featureon a house within a conservation area, the feature is a relatively minor one and this loss is outweighed by the public benefit and the personal health benefits that would result from the proposed works.

Information attached

1. Pre Planning Advice
2. Site drawing scale 1/1250
3. Drawing - Existing front elevation scale 1:50
4. Drawing - Existing side elevation scale 1:50
5. Drawing - Proposed front elevation scale 1:50
6. Drawing - Proposed side elevation scale 1:50
7. Thermal image of side wall of 73 Chester Road, showing scale of heat loss
8. RetrofitWorks Letter of Works re Smart Homes scheme
9. LB Camden Deed of Easement agreement
10. LB Camden Fuel Poverty map (LSOA 2012)