

Delegated Report		Analysis sheet	Expiry Date:	22/06/2015
		N/A / attached	Consultation Expiry Date:	22/05/2015
Officer			Application Number(s)	
Shane O'Donnell			2015/2362/P	
Application Address			Drawing Numbers	
73 Chester Road London N19 5DH			Location Plan, SK150330_001, SK150330_002A, SK150330_003.	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Installation of external insulation on the side elevation of the dwellinghouse.				
Recommendation(s):		Refused		
Application Type:		Householder Application		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	03	No. of responses	03	No. of objections	02
Summary of consultation responses:	<p><u>Neighbour's Letters of Objections for the following reasons:</u></p> <ul style="list-style-type: none"> - The side elevation is prominent in the streetscape, located beside the historically significant Highgate cemetery and includes valuable decorative detailing in its brickwork. <i>(Please see paragraph 3.3 and 3.4 below)</i> - The traditional brickwork is a shared characteristic of buildings in this area <i>(Please see paragraph 3.3 and 3.4 below)</i> - No. 73 is already a highly energy efficient dwelling house <i>(Please see paragraph 5.1 and 5.2 below)</i> - The proposed development will have a negative effect on the setting of the neighbouring No. 75 Chester Road <i>(Please see paragraph 3.3 and 3.4 below)</i> - The flank wall is prominent element of the host building the proposed development would have a detrimental impact on the Dartmouth Park Conservation Area. <i>(Please see paragraph 3.3 and 3.4 below)</i> - The proposed development will have a negative impact on the streetscape. <i>(Please see paragraph 3.3 and 3.4 below)</i> <p><u>1 Letter of Support- Councillor Gimson</u></p>					
CAAC/Local groups* comments: *Please Specify	No response					

Site Description

The proposed application site is an Edwardian semi-detached townhouse on the south side of Chester Road opposite the Grade II listed park 'Highgate Cemetery'. The property is not listed but has been identified as making a positive contribution to the character and appearance of the Dartmouth Park Conservation Area.

Relevant History

Application Site

2006/1582/P- Installation of dormer to rear main roof slope, and installation of solar panels on the roof of the back addition of the residential dwellinghouse (Class C3).

Decision: Approved 24/05/2006

Relevant policies

National Planning Policy Framework 2012

National Planning Practice Guidance

London Plan 2015 Consolidated with Alterations Since 2011

Camden LDF Core Strategy 2010

CS1 - Distribution of growth

CS5 - Managing the impact of growth and development

CS6 - Providing quality homes

CS9 – Achieving a successful Central London

CS13 – Tackling climate change through promoting higher environmental standards

CS14 – Promoting high quality places and conserving our heritage

Camden Development Policies 2010

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

Camden Planning Guidance

CPG1 – Design (July 2015)

CPG 6 – Amenity (September 2011)

Dartmouth Park Conservation Area Statement

Energy Efficiency Planning Guidance for Conservation Areas SPD 2015

National Planning Policy Framework 2012

Assessment

1.0 Proposal

1.1 Planning permission is sought for the external wall insulation of a side elevation of the dwellinghouse.

1.2 The proposed external wall insulation would have a depth of 150 mm protruding from the side elevation and would cover the entire south eastern side elevation apart from being set back from the front elevation by 300 mm and set back from the eaves.

2.0 Considerations:

The principal considerations material to the determination of this application are summarised as follows:

- Impact on the Character of Host Dwelling and on the Dartmouth Park Conservation Area
- Neighbouring Amenity.
- Energy Efficiency and Sustainable Development.

3.0 Impact on the Character of Host Dwelling and on the Dartmouth Park Conservation Area

3.1 Council LDF Policy DP24 states that the Council should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials to be used. LDF Policy DP25 'Conserving Camden's Heritage' states that within conservation areas, the council will only grant permission for development that 'preserves and enhances' its established character and appearance.

3.2 The council has produced the Energy Efficiency Planning Guidance for Conservation Areas SPD 2015. In particular Section 3.3 addresses the case of external insulation on side elevations:

- i) *External solid wall insulation (ESWI) can dramatically change the appearance of an area by covering up traditional brickwork and obscuring decorative details in the architecture.....*

And in relation to Side Elevations: External wall Insulation: may be acceptable on the side elevation building if:

- *It can be applied without the need to extend the roof eaves*
- *Original detailing such as tiled sills and drops are reinstated*
- *The junction with the front elevation is seamless*
- *The insulation is given a finish which matches the material, colour and texture of the prevailing finish.*

However this possibility of ESWI implantation depends on the siting as the Energy Efficiency Planning Guidance for Conservation Areas SPD 2015 also states that ESWI: "*is unlikely to be acceptable on highly visible side elevations. For instance at road junctions where these include windows, doors and decorative detailing whose appearance will be altered by the application of insulation.*"

3.3. It is considered that the proposed side elevation is 'highly visible' given the siting of No. 73 Chester Road. Chester Road slopes from north to south and No. 73 is sited at a higher level to the neighbouring No. 75 Chester Road which is a two storey schoolhouse and which is also set back slightly from the building line of No. 73. This combination of change in levels, set back, and gap between the buildings makes this side elevation of No. 73 'highly visible' in the streetscene.

3.4 The buildings along Chester Road have a mixture of building types and architectural styles (noting Konstam Centre and Day Nursery adjoining the proposed site). The buildings vary in style but the majority of buildings along the street are listed as making a positive contribution to the Dartmouth Park Conservation Area. Although the colour and style may vary, a common characteristic of the surrounding streetscene is the brick finish visible on front and side elevation and boundary walls. The side elevation in question shares this brick finish and includes a section of decorative brick finish in the upper section of the side elevation. The host building also includes decorative cornices and original chimney stacks. It is therefore considered that any development of the proposed side elevation would need to preserve the existing brick finish in order to preserve and enhance the surrounding area. The proposed finish would also need not to detract from the existing design and detailing of the host building

3.5. The current proposal in front of the council does not maintain the existing brick finish necessary in this location to prevent harm being done to the surround streetscene and the Dartmouth Park Conservation Area. It has also not been demonstrated that the erection of the proposed ESWI would not undermine the character of the host dwelling in terms of harming the architectural detailing of the host dwelling.

4.0 Neighbouring Amenity

4.1 Council LDF Policy CS5 seeks to protect the amenity of Camden's residents by ensuring the impact of the development is fully considered. Policy DP26 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents

4.2 However, given the siting and dimensions of the proposed development, it is not considered that the proposed alterations would not have a detrimental impact on neighbouring amenities.

5.0 Energy Efficiency and Sustainable Development

5.1 Paragraph 14 of The National Planning Policy Framework (NPPF) 2012 requires 'a presumption in favour of sustainable development as a golden thread running through both plan-making and decision making'. Council LDF Policy CS13 commits the 'Council and our partners to reduce Camden's carbon dioxide emissions in line with the national target of 80% by 2050'.

5.2 It has been put forward by the applicant that the proposed External Solid Wall Insulation (ESWI) would significantly increase the energy efficiency of the existing dwelling which is in area that suffers from fuel poverty and that there is significant heat loss coming from proposed side wall in question. From the evidence provided, it is conceded that, all things being equal, ESWI would appear in general the more effective way of increasing energy efficiency when compared to alternative methods such as internal wall insulation. However, it has not been demonstrated that alternative methods to improve energy efficiency of the host dwelling are unavailable in this particular case or that there are exceptional reasons for the proposed use of ESWI other than the greater energy efficiency gained by ESWI when compared to alternative methods.

6.0 Conclusion

6.1 In this location, ESWI would result in the loss of brick which would represent harm to character of the surrounding streetscene and Dartmouth Park Conservation Area. It may be possible that the proposed ESWI could match the texture and colour of the existing brickwork without undermining the decorative detailing of the existing host building but this has not been shown by the current application.

6.2 On balance, from the information submitted, it is considered that the case for External Solid Wall Insulation of this 'highly visible' side elevation does not outweigh the harm to the surrounding streetscene and to the Dartmouth Park Conservation Area that the loss of the original brick in this location would result in.

7.0 Recommendation

7.1 Refuse Planning Permission.

