

Mr Simon Foulkes  
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30 Great Guildford Street  
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Application Ref: **2015/6139/P**  
Please ask for: **Jonathan McClue**  
Telephone: 020 7974 **4908**

28 January 2016

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Full Planning Permission Granted**

Address:  
**1-91 Denton Tower**  
**Malden Crescent**  
**London NW1 8BN**

Proposal:  
Installation of external wall insulation system with a through-colour render finish and associated works.

Drawing Nos: (1325-PS-DE-)OS; E-01; E-02; E-03, (1325-PS-DE-P-)01 Rev B; 02 Rev B; 03 Rev B and 1325-PS-DE-D-01 Rev B.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).



- 2 The development hereby permitted shall be carried out in accordance with the following approved plans (1325-PS-DE-)OS; E-01; E-02; E-03, (1325-PS-DE-P-)01 Rev B; 02 Rev B; 03 Rev B and 1325-PS-DE-D-01 Rev B.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 A sample panel of the render demonstrating the proposed colour and texture shall be provided on site and approved in writing by the local planning authority before the relevant parts of the works are commenced and the development shall be carried out in accordance with the approval given. The approved panel shall be retained on site until the work has been completed.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

#### Informative(s):

- 1 Reasons for granting permission.

This proposal relates to a prominent 20 storey brick-finished tower block at Nos. 1-91 Denton Estate. The Denton Estate also includes 19 low rise (4 storey) blocks at Nos. 92-204 which have recently been externally insulated with a render finish and replacement aluminium windows under planning permission 2012/6065/P. It is considered that the low rise blocks have been implemented to a high standard.

The proposed works form part of a wider energy efficiency improvements scheme (Affordable Warmth Scheme) utilising external wall insulation. In addition to the low rise blocks at Denton Estate, the scheme has already been carried out at four other blocks in Camden: 1-48 Greenwood Estate (ref: 2014/6789/P), 138-152 Weedington Road (ref: 2014/6790/P), Plender Court (ref: 2014/6788/P) and 1-42 Ashdown Crescent (ref: 2014/6900/P).

The proposal would involve external wall insulation with a render finish to the habitable areas of the building. The existing brickwork would be retained to non-habitable areas including the ground floor and staircore. Grey powder coated aluminium is proposed to the flashing and parapet capping. Original features such as concrete lintels and spandrels would be left exposed. This would break-up the appearance of the tower and allow visual interest and relief.

The through-coloured render would be applied across the building that would match the materials used as part of the development at no.s 92-204 Denton Estate. A condition requiring samples of materials forms part of the approval. It is not proposed to upgrade the windows of the tower block as this has been done recently under a separate project.

Overall, there would be a loss of original materials and features of this prominent 20 storey tower which would result in some harm to character and appearance of the structure and the surrounding area. However, the proposed materials would reflect those used in the low rise buildings within the estate to make it more uniform in appearance.

The external wall insulation scheme is seeking to improve the thermal efficiency of Camden's housing stock, reduce fuel bills, address fuel poverty, increase thermal comfort, reduce the risk of ill health from poor thermally performing buildings and mitigate climate change (by lowering carbon dioxide emissions). External wall insulation is considered to be the most effective means of improving thermal comfort and reducing heating costs and CO2 emissions for Camden's residential properties. There would be an average move for properties from SAP band D to band C, saving approximately 28.6% of CO2 emissions per year. It is estimated that the average saving would be £147 per year on heating bills, reducing the risk of fuel poverty from 8.9% of dwellings to 0.9%. In addition to the above benefits, the improved thermal comfort and reduced heating costs will lead to a reduction in the risk of cold related ill-health, and to improved social and economic outcomes for vulnerable residents.

The above calculations have been provided by Housing & Adult Social Care (HASC) and form part of the submitted 'Design & Access Statement'. These figures are based on modelling done by an external consultancy (Re:New, who are funded by the Greater London Authority) and based on energy data, including Energy Performance Certificates. In addition to the proposed scheme, a range of energy-efficiency measures are considered by HASC as part of its improvements and sustainability programmes. These include internal wall insulation and solar PV which have been discounted. The Council's Sustainability Officer supports the proposal from an energy perspective. Solid walls of a building are typically the thermal element through which the majority of heat is lost. Insulating the external walls would therefore have the most significant benefit by preventing heat loss, reducing heating demand and lowering the resulting fuel bills.

In line with the objectives of Core Strategy policy CS13 (Tackling climate change through promoting higher environmental standards) and DP22 (Promoting sustainable design and construction), Camden Planning Guidance 3 (Sustainability) makes it clear that the energy efficiency of insulation can substantially improve the energy efficiency of buildings. The proposal therefore accords with the objectives of policies CS13 and DP22 within the Local Development Framework. Based on the above benefits of the proposal it is considered that the sustainability benefits of the development, on balance, would outweigh the limited harm caused to the character and appearance of the host building and the surrounding area.

The proposed external wall insulation of the tower block would not give rise to any amenity issues such as the loss of natural light, loss of outlook, overlooking or loss of privacy.

217 neighbours were consulted and a site notice was displayed. No objections were received and a letter in support was submitted. The site's planning history and

relevant appeal decisions were taken into account when coming to this decision

The proposed development is in general accordance with policies CS1, CS5, CS6, CS13, CS14, CS15 and CS17 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP22, DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 5.1, 5.2, 5.3, 5.4, 7.4 and 7.6 of the London Plan 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 56 -66 and 95 of the National Planning Policy Framework.

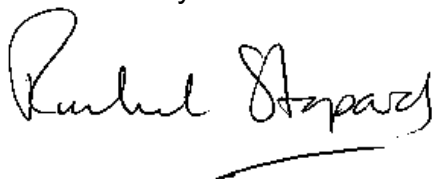
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 4 You are advised to closely monitor the exposed concrete spandrels upon completion of the works for condensation and mould growth, should any further external remedial action be required to the concrete spandrels this would require another submission of planning permission.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Rachel Stopard  
Director of Culture & Environment

