

Application ref: 2022/3000/P
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Date: 29 December 2022

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Baily Garner
146-148 Eltham Hill
Eltham
London
SE9 5DY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Brookes Court
Baldwins Gardens
London
Camden
EC1N 7RR

Proposal:

Fabric energy efficiency retrofit upgrades, including external wall insulation, internal wall insulation, new windows and doors, loft insulation, and ventilation works, to 7-12 Bungalows, 29-32 town houses block; replacement windows, doors and ventilation to 2 & 6 town houses; replacement windows, balcony doors and ventilation to 13-28 block of flats (Use Class C3).

Drawing Nos: Existing:

4200 P 01; 4201 P 01; 4202 P 01; 4203 P 01; 4204 P 01; 4205 P 01; 4206 P 01; 4207 P 01; 2 Brookes Court - Existing Floor Plans P 0.1; 2 Brookes Court - Existing window and door types P 0.1; 11 Brookes Court - Existing floor plan P 0.1; Flat 11 Brookes Court Existing Window and Door Types P 0.1; 12 Brookes Court - Existing Floor Plan P 0.1; Flat 16 Brookes Court - Existing Window and door type P 0.1; Flat 13 Brookes Court - Existing Floor Plan P 0.1; Flat 13 Brookes Court - Existing window and Door Types P 0.1; Flat 15 - Existing Ground and First Floor Plan P 0.1; Flat 15 - Existing Window and Door Types P 0.1; Flat 16 - Existing ground and first floor plan P 0.1; Flat 16 - Existing window and door types P 0.1; 19 Brookes Court - Existing Floor Plan P 0.1; Flat 19 - Existing window and door types P 0.1; 29 Brookes Court - Existing floor plan P 0.1; Flat 29 - Existing window and door types P 0.1; 4211 P 01; 4213 P 01;

4300 P 0.1.

Proposed:

1100a P 0.1; Proposed STO cladding; 1220 P 01; 1226 P 01; 1227 P 01; 1228 P 01; 1229 P 01; 1221 P 01; 1222 P 01; 1223 P 01; 1224 P 01; 1225 P 01; 1230 P 01; 1231 P 01; 1200 P 01; 1201 P 01; 1202 P 01; 1203 P 01; 1204 P 01; 1205 P 01; 1206 P 01; 1207 P 01; 1208 P 01; 1209 P 01; 1210 P 01; 1211 P 01; 1212 P 01; 2410 P 01; 2412 P 01; 2414 P 01; 2430 P 01; 2411 P 01; 2413 P 01; 2415 P 01; 2100 P 01; 2101 P 01; 2102 P 01; 2400 P 01 (Balconies/ Rear Courtyards/ Bungalow Front Gardens/ Townhouse Inset Porches Detail) ; 2401 P 01; 2402 P 01; 2200 P 01; 2201 P 01; 2400 P 01 (Typical external wall patters Detail - Plan); 2401 P 01 (Typical External Wall Patters Detail - Section); 2402 P 01 (Typical External Wall Timber Support Patters Detail - Section); 2431 P 01; 2200 P 01; 2202 P 01; 2800 P 01; 2801 P 01; 2802 P 01; 2200 P 01 (Typical Cavity Wall Detail - Archtypes 5a, 5b, 6, 7, 8, 9); 2404 P 01; 2402 C 01; 2405 P 01; 2407 C 01; 2402 P 01 (Eaves Detail - Proposed 10mm Aerogel Archetypes 1&2); 2405 P 01 (Eaves Detail - Proposed Parapet Roof (EWI) Archetype 1&2); 2402 P 01 (Typical Eaves Detail (EWI) Archetypes 1, 2, 3b, 4b); 2404 P 01 (Typical Parapet Wall Detail (EWI) Archetypes 1, 2, 3b, 4b); 2420 P 01; 2421 P 01; 2403 P 01; 2405 P 01; 2103 P 01; Heritage Assessment by GJHP dated 6 May 2022; Ventilation Strategy June 2022; AERECO template Fan Selection V4A.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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:

Existing:

4200 P 01; 4201 P 01; 4202 P 01; 4203 P 01; 4204 P 01; 4205 P 01; 4206 P 01; 4207 P 01; 2 Brookes Court - Existing Floor Plans P 0.1; 2 Brookes Court - Existing window and door types P 0.1; 11 Brookes Court - Existing floor plan P 0.1; Flat 11 Brookes Court Existing Window and Door Types P 0.1; 12 Brookes Court - Existing Floor Plan P 0.1; Flat 16 Brookes Court - Existing Window and door type P 0.1; Flat 13 Brookes Court - Existing Floor Plan P 0.1; Flat 13 Brookes Court - Existing window and Door Types P 0.1; Flat 15 - Existing Ground and First Floor Plan P 0.1; Flat 15 - Existing Window and Door Types P 0.1; Flat 16 - Existing ground and first floor plan P 0.1; Flat 16 - Existing window and door types P 0.1; 19 Brookes Court - Existing Floor Plan P 0.1; Flat 19 - Existing window and door types P 0.1; 29 Brookes Court - Existing floor plan P 0.1; Flat 29 - Existing window and door types P 0.1; 4211 P 01; 4213 P 01; 4300 P 0.1.

Proposed:

1100a P 0.1; Proposed STO cladding; 1220 P 01; 1226 P 01; 1227 P 01; 1228 P 01; 1229 P 01; 1221 P 01; 1222 P 01; 1223 P 01; 1224 P 01; 1225 P 01; 1230 P 01; 1231 P 01; 1200 P 01; 1201 P 01; 1202 P 01; 1203 P 01; 1204 P 01; 1205 P 01; 1206 P 01; 1207 P 01; 1208 P 01; 1209 P 01; 1210 P 01; 1211 P 01; 1212 P 01; 2410 P 01; 2412 P 01; 2414 P 01; 2430 P 01; 2411 P 01; 2413 P 01; 2415 P 01; 2100 P 01; 2101 P 01; 2102 P 01; 2400 P 01 (Balconies/ Rear Courtyards/ Bungalow Front Gardens/ Townhouse Inset Porches Detail) ; 2401 P 01; 2402 P 01; 2200 P 01; 2201 P 01; 2400 P 01 (Typical external wall pattern Detail - Plan); 2401 P 01 (Typical External Wall Pattern Detail - Section); 2402 P 01 (Typical External Wall Timber Support Pattern Detail - Section); 2431 P 01; 2200 P 01; 2202 P 01; 2800 P 01; 2801 P 01; 2802 P 01; 2200 P 01 (Typical Cavity Wall Detail - Archetypes 5a, 5b, 6, 7, 8, 9); 2404 P 01; 2402 C 01; 2405 P 01; 2407 C 01; 2402 P 01 (Eaves Detail - Proposed 10mm Aerogel Archetypes 1&2); 2405 P 01 (Eaves Detail - Proposed Parapet Roof (EWI) Archetype 1&2); 2402 P 01 (Typical Eaves Detail (EWI) Archetypes 1, 2, 3b, 4b); 2404 P 01 (Typical Parapet Wall Detail (EWI) Archetypes 1, 2, 3b, 4b); 2420 P 01; 2421 P 01; 2403 P 01; 2405 P 01; 2103 P 01; Heritage Assessment by GJHP dated 6 May 2022; Ventilation Strategy June 2022; AERECO template Fan Selection V4A.

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

- 3 Notwithstanding the approved drawings, the external cladding system for the proposed buildings shall be STO, of colour 32441, as per sample received on 28 November 2022, approved document Proposed STO cladding, and be permanently retained thereafter.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 of the London Borough of Camden Local Plan 2017.

Informatives:

- 1 Reasons for granting permission:

The proposed development would improve the fabric performance and energy efficiency of the buildings. This aligns with Camden's Climate Action plan and Council's commitment to reduce carbon emissions to net zero by 2030.

While the buildings are not within a conservation area, the site sits in between the Hatton Garden Conservation Area to the east and Bloomsbury Conservation Area on the West. The bungalows (7-12) share a boundary with Grade II* listed St Alban the Martyr Church; and the town houses (29-32) are in proximity to Grade II listed clergy house and attached railings with lamp holder. As such, special attention has been paid to the desirability of preserving or enhancing the character and appearance of the conservation area, and preserving the listed buildings, their setting, and features of special architectural or historic interest.

Brookes estate, is formed by a row of bungalows, a group of four townhouses,

a group of six townhouses and a block of flats, appears particularly different than the other buildings surrounding it, in terms of scale, architecture and character.

Some of the buildings within the estate, the bungalows (Archetypes 1, 2) and the four town houses (Archetypes 3b, 4b), are proposed to be fully retrofitted with external insulation and new cladding material, new windows and doors, loft insulation and new ventilation systems. These buildings sit within the estate and are only visible from the side streets Baldwin's Gardens and Brooke's Court. The proposed external cladding and insulation would maintain the existing architectural features of the building. The proposed render would provide a modern appearance to the estate, whilst retaining reference to the existing red brick cladding. A sample of the render has been provided and is secured by condition.

Details have been provided to demonstrate how the insulation and render would respond to existing profiles of the buildings, such as roof, eaves, window elements, foundation. These would be carefully implemented to ensure minimal thermal bridging and seamless transition to the new external envelope.

In terms of replacement windows, these would have metal frames and double glazing, and would maintain the original dimensions and method of opening. These alterations are proposed for all properties within the estate. The existing external timber doors would be replaced for all properties with ones of aluminium frames and double glazed, design and appearance to appear similar to the the existing.

There is an existing mechanical ventilation system within the buildings which will be replaced with Demand Controlled (Centralised) Mechanical Extract Ventilation System (DCMEV). The system is comprised of Aereco DCV extract units in wet rooms, continuous constant pressure extract fans, suitable ducting and accessories, exhaust terminal, installation and maintenance manual and a commissioning certificate. Background ventilation, in the form of a wall or window inlets may be required in habitable rooms. Given the system would mainly extend internally with diminimus manifestations externally, this would be supported.

The existing boundary wall would be maintained as brick to match the remaining buildings, not insulated externally and contrast with the render system.

Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, and the desirability of preserving or enhancing the character or appearance of the conservation area, [under s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

- 2 Overall, the proposed changes have been carefully considered to preserve the character and appearance of the estate blocks, improve their energy efficiency and reduce carbon emissions of the dwellings. It is also not considered to harm the character and appearance or setting of the two neighbouring conservation

areas or listed buildings.

In terms of impact on neighbouring amenity, given the nature and of the proposals, these would not result in loss of light, outlook, overlooking or privacy to neighbouring amenity.

No objections were received prior making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, A4, D1, D2, CC1, CC2 of Camden Local Plan 2017. The development would also accord with the National Planning Policy Framework 2021 and the London Plan 2021.

- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 4 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 5 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 6 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer