

Application ref: 2021/0379/P
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Date: 20 February 2023

Development Management
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Create Design Ltd
Wigglesworth House
69 Southwark Bridge Road
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
73 Maygrove Road
London
NW6 2EG

Proposal: Evidence demonstrating that the approved measures have been implemented required by condition 5 and 6 part 2 of planning permission ref.2016/5498/P for: Erection of 4 storey building comprising 4 flats (3 x 2bed and 1 x 1bed), including balconies at ground, first and second floor levels on the southern elevation and associated cycle and bin stores

Drawing Nos: As Built Energy & Sustainability Statement 22 January 2021, Appendix A
- Regulations Compliance Report - Approved Document L1A, 2013 Edition, England.

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reasons for granting consent:

Condition 5 requires submission of an energy statement demonstrating how the development achieves an 18% reduction in carbon dioxide emissions beyond part L 2013 Building Regulations in line with the energy hierarchy, and a 20% reduction in carbon dioxide emissions through renewable technologies. Condition 6 requires submission of a sustainability statement demonstrating

how sustainable design principles and climate change adaptation measures have been incorporated into the design and construction and part 2 of this condition requires evidence prior to occupation that the approved measures have been implemented.

The applicants have provided an 'As-Built Energy & Sustainability Statement', this outlines the estimated energy/emissions performance of the completed residential development at 73a Maygrove Road, including sustainable design measures. The development achieves a 45.17% annual CO2 saving against the baseline Part L 1b (2013) compliance threshold, through a combination of improved fabric standards beyond Regulatory Minimum (Part L1b), high energy efficient systems and low zero carbon systems. With the above improvement, a 22.30% reduction in carbon dioxide emissions through renewable technologies (ASHP system) has been achieved. The 20% reduction has been calculated from the regulated CO2 emissions of the development after all proposed energy efficiency measures and any CO2 reduction from non-renewable decentralized energy (e.g. CHP) have been incorporated.

The council's energy and sustainability team has reviewed the detail submitted and finds it meets the requirements. It is considered that the details ensure the development contributes to minimising the effects of climate change and reduction in CO2 emissions, and is acceptable to discharge conditions 5, 6 and part 2.

The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

The details provided are in general accordance with policies CC1, CC2, CC3 of the London Borough of Camden Local Plan 2017.

- 2 You are reminded that conditions (7, 8, 9 and 10) of planning permission 2016/5498/P granted on 11/06/2019 are outstanding and require details to be submitted and approved.

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:

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

Yours faithfully



Daniel Pope
Chief Planning Officer