

Application ref: 2022/5424/P  
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Date: 21 March 2023

**Development Management**  
Regeneration and Planning  
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DWD  
6 New Bridge Street  
London  
EC4V 6AB

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**Tybalds Estate**  
**New North Street**  
**London**  
**WC1N 3JT**

Proposal: Details required to part discharge condition 33 (energy and sustainability) of permission 2021/3580/P dated 14/10/2022 (Demolition of existing storage sheds and infill development on the existing Tybalds Estate including erection of three blocks, two mews terraces, and conversion of the lower ground floor of three existing blocks to provide a total of 56 residential homes (Class C3) comprising 28 affordable and 28 market units with associated community space, alterations to existing residential block entrances, provision of a lift to existing Devonshire Court, refuse facilities, public realm improvements, alterations to parking layout, cycle parking, landscaping and associated works).

Drawing Nos: 221209 Covering Letter, X-702-PROPOSED MASTERPLAN\_  
UNDERBUILDS DELIVERY and ASSOCIATED WORKS,  
309402\_Tybalds\_Sustainability Report\_r4, TYB\_TGA-XX-XX-RP-ME-40-0001\_Energy  
and Sustainability Statement, 309402\_Tybalds\_Energy Strategy\_r4

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

Informative(s):

- 1 Reasons for granting approval-

Condition 33 requires details of energy and sustainability for the entire site to be submitted and approved. The approved under-build units are being brought forward first, ahead of the other residential blocks approved as part of the wider development. The current application therefore seeks to only part discharge condition 33.

The Council's Sustainability Officer has reviewed the submitted documents and has confirmed the details are sufficient and would secure the appropriate energy and resource efficiency measures for the approved under-build units. Condition 33 can therefore be part discharged.

As such, the details are in general accordance with policies CC1 and CC2 of the Camden Local Plan 2017.

- 2 You are reminded that this decision only relates to the under-build units and that details of sustainability for all other elements of the approved scheme will need to be submitted for approval by the Council.

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

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

Daniel Pope  
Chief Planning Officer