

Application ref: 2023/0449/P
Contact: Kristina Smith
Tel: 020 7974 4986
Email: Kristina.Smith@camden.gov.uk
Date: 27 February 2023

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

Gerald Eve LLP
One Fitzroy
6 Mortimer Street
London
W1T 3JJ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
**115-119
Camden High Street
London
NW1 7JR**

Proposal:

Details of water use as required by condition 9 of planning permission ref. 2019/3138/P for 'Demolition of existing two storey building and erection of a part-four, part-five storey building (plus enlargement of existing basement and plant room at roof level) comprising retail (Class A1) at ground floor level fronting Camden High Street, 80-bed hotel (Class C1) and 3 x 2-bed residential units (social rented) (Class C3) fronting Delancey Street.' Drawing Nos: Water efficiency calculator for new dwellings (dated 10.01.23) prepared by breglobal; cover letter dated 20/01/2023

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

Informative(s):

- 1 Condition 9 requires the residential part of the development to demonstrate a maximum internal water use of 105litres/person/day, allowing 5 litres/person/day for external water use. A water efficiency calculator has been submitted demonstrating that a typical apartment would use 69 litres/person/day which is below the level stipulated by the condition. The condition can therefore be discharged.

The full impact of the proposed development has already been assessed. No objections have been made prior to making this decision.

As such, the proposed details are in general accordance with policy CC3 of the Camden Local Plan 2017.

- 2 You are reminded that Conditions 6 (Waste), 17 (Mechanical Ventilation and NO2 Filtration), 19 (Mechanical Ventilation) and 24 (Entertainment noise levels) of planning permission granted on 24/12/2020 under ref: 2019/3138/P 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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the typed name and title.

Daniel Pope
Chief Planning Officer