

Application ref: 2023/4847/P  
Contact: Josh Lawlor  
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Date: 29 November 2023

**Development Management**  
Regeneration and Planning  
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Bryant and Moore Architects Ltd.  
19-25 Salisbury Square  
Old Hatfield  
AL9 5BT

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**22 Holmes Road**  
**London**  
**NW5 3AB**

Proposal:

Details to discharge Condition 6 (Energy Statement) & Condition 10 (Appointment of Structural Engineer) of planning reference 2019/2823/P dated 07/12/20 for demolition of former studio building and existing side and rear extensions to 22 Holmes Road. Erection of 2 storey (with basement), 2 bedroom dwelling between no.22 and no.24, and 2 x 2 storey (with basement) 2 bedroom dwellings to rear of site with associated private amenity space and refuse/cycle storage. Erection of new 2 storey extension to rear of no.22.

Drawing Nos: Structural engineers appointment letter dated 29/03/2023, 22 Holmes Road Energy and Water Statement November 2023.

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

Informative(s):

1 Reasons for approval:

The Energy Report illustrates the use of Air Source Heat Pumps to achieve carbon savings of 64%, 71% and 71%, which significantly exceeds the 20% target from renewable energy (Be Green) required by condition 6. The report

details appropriate energy efficiency measures such as thermal bridging, heating controls and air tightness. As such conditions six parts a) and b) can be discharged.

Details of the qualified chartered engineer required by condition nine have been submitted. The appointed engineer is a member of the Institution of Civil Engineers which is a required qualification for matters of land stability. The Council is therefore satisfied with the appointment with respect to safeguarding the appearance and structural stability of neighbouring buildings and the character of the immediate area.

The planning and appeal history of the site has been considered when coming to this decision. No objections have been received.

The details are in accordance with the requirements of policies G1, C1, CC1, CC2, CC4, D1 and A5 of the London Borough of Camden Local Plan 2017.

- 2 You are advised that all conditions relating to planning permission granted on 07/12/20 under ref. 2019/2823/P which need details to be submitted, have been 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 2023.

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 grey rectangular background.

Daniel Pope  
Chief Planning Officer