

Application ref: 2023/2930/P
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Date: 23 December 2024

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Quod
21 Soho Square
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**Land bounded by Grafton Terrace
Maitland Park Villas and Maitland Park
containing Existing TRA Hall and Garages; and Land adjacent to Maitland Park
Villas containing existing Aspen House
gymnasium and garages.**

Proposal:

Post construction review (energy efficiency and renewables plan) required by condition 31 of planning permission reference 2019/4998/P, dated 25/09/2020 (which itself amended application references 2015/6696/P, dated 14/04/2016 and 2014/5840/P, dated 31/03/2015) (for: provision of residential units and replacement Tenants and Residents Association hall across two sites with associated multi-use games area, landscape and associated works, following demolition of Aspen House, gymnasium and garages at Maitland Park Villas and TRA Hall and garages on Grafton Terrace)

Drawing Nos: Cover letter prepared by Quod dated 17th July 2023; Regulations Compliance Report (Be Green SAP results) for Aspen Villas; DER WorkSheet: New dwelling design stage (Be Lean SAP results) for Aspen Court; Regulations Compliance Report (Be Green SAP results) for Aspen Court; Energy Efficiency and Renewable Energy and Sustainability Plan S106 Pro-forma - Part B Post Completion; Design Stage Sitewide CO2 Emissions dated 28/10/2020; Heating schematics (6 sheets); DER WorkSheet: New dwelling design stage (Be Lean SAP results) for Grafton Terrace; Regulations Compliance Report (Be Green SAP results) for Grafton House; Regulations Compliance Report for Grafton House; DER WorkSheet: New dwelling design stage (Be Lean SAP results) for Aspen Villas;

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

Informatives:

1 Reasons for granting approval

The required percentage carbon reduction has been exceeded at 66%. The Council's environmental data officer has reviewed the submission and considers it acceptable. The submitted details demonstrate that the proposed development would be energy efficient and sustainable in accordance with the Local Plan.

The planning and appeal history of the site has been taken into account when coming to this decision.

The submitted details are consistent with the general expectations of the approved scheme and are acceptable in all other respects.

As such, the proposed development is in general accordance with policies CC1 and CC2 of the Camden Local Plan 2017.

- 2 You are reminded that condition 21 (Home Quality Mark - post completion certificate) of planning permission 2014/5840/P dated 31/03/2015 (as amended by 2015/6696/P and 2019/4998/P and 2022/0007/P) is outstanding and requires 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 the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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