

Mr Robert Bochel
Squire and Partners
77 Wicklow Street
London
WC1X 9JY

Application Ref: **2015/3905/P**
Please ask for: **Michael Cassidy**
Telephone: 020 7974 **5666**

3 August 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
Land North of St Edmund's Terrace
Primrose Hill
London
NW8 7QU

Proposal:

Details pursuant to Condition 20 (final code for sustainable homes certificate evidence) of Appeal Decision Ref. APP/X5210/A./12/2173598 dated 09/10/12 in relation to planning permission (2011/5977/P) dated 24/02/2012, for erection of three blocks of flats (two 6-storey blocks and one 5-storey block) with basement to provide 36 private tenure residential units (Use Class C3) and erection of 2 storey dwelling with basement (Use Class C3).

Drawing Nos: The Code for Sustainable Homes Post Construction Stage Assessment of St Edmund's Terrace and The Code for Sustainable Homes Final Certificates (Issued at the post construction stage) for 1-12 Regent Building, 1-12 Garden Building and 1-13 Park Building, 50 St. Edmund's Terrace.

Informative(s):

- 1 Reasons for granting permission:



The application seeks to discharge Condition 20 of planning permission 2011/5977/P, granted on appeal on 09/10/2012, for the erection of three blocks of flats (two 6-storey blocks and one 5-storey block) with basement to provide 36 private tenure residential units (Use Class C3) and erection of 2 storey dwelling with basement (Use Class C3), following demolition of existing 8 flats and 2 houses.

The condition requires the development to achieve Level 4 of the Code for Sustainable Homes and requires the submission of evidence prior to occupation of a final Code Certificate certifying that Code Level 4 has been achieved. The application is accompanied by final Code Certificates certifying that Code Level 4 has been achieved.

No objections have been received prior to making this decision. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

The details submitted have been assessed in relation to the approved scheme, the site and its surroundings. They are considered sufficient to satisfy the requirements of Condition 20 and demonstrate that Level 4 of the Code for Sustainable Homes has been met.

As such, the details are in general accordance with Policy CS13 (Tackling climate change through promoting higher environmental standards) of the London Borough of Camden Local Development Framework Core Strategy and Policy DP22 (Promoting sustainable design and construction) of the London Borough of Camden Local Development Framework Development Policies.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

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 'Ed Watson', with a stylized flourish at the end.

Ed Watson
Director of Culture & Environment