

Nigel Dexter
Savills
Savills
33 Margaret Street
W1G 0JD

Application Ref: **2016/2026/P**
Please ask for: **Samir Benmbarek**
Telephone: 020 7974 **2534**

30 December 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:
74 Queen's Crescent
London
NW5 4EB

Proposal:
Removal of condition 5 (photovoltaics) of planning permission 2013/0863/P dated 16/07/2013 (Redevelopment of the site to provide a three storey plus basement building comprising retail unit (Class A1) at ground and basement floors and 5x residential units (2x 2 beds and 3x1 beds) following the demolition of the existing three storey building comprising ground floor retail unit and maisonette above).
Drawing Nos: Energy Strategy Summary (Job- 03430); Energy Credits; Energy Strategy Letter dated 31 March 2016; Cover Letter dated 08 April 2016; Post Construction Report (Ref: ENV-JB-LIN-62NW54PH)

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

Informative(s):

- 1 Reasons for granting permission:

It was demonstrated as part of the original permission that the new build housing could achieve a Level 4 through a combination of energy efficient design (EED),



low carbon decentralised energy supply, high efficiency thermal storage and rooftop photovoltaics. Evidence has been provided to demonstrate that Code for Sustainable Homes (CFSH) Level 4 can be met without the need for PV panels. This includes 68% of the credits within the energy section, 50% of credits within the water section and 54% of credits within the materials section. Sustainability targets would also be met through compliance with the sustainability plan requirements as set out within the associated S106 legal agreement to planning permission ref: 2013/0863/P.

The strategy as set out within the sustainability plan includes the use of Exhaust Air Heat Pumps which are considered to be acceptable by the Council's sustainability officer and can justify the omission of PV panels from the scheme. Therefore, condition 5 can be removed from planning permission ref: 2013/0863/P.

As such, the proposed development is in general accordance with policies CS13 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP22 of the London Borough of Camden Local Development Framework Development Policies. The proposal also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

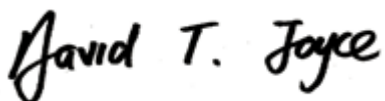
- 2 You are advised that all conditions relating to planning permission granted on 16/07/2016 ref 2013/0863/P, which need details to be submitted, have been approved.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with 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



David Joyce
Executive Director Supporting Communities