

Mr Rob Steul  
58E King Henry's Road  
London  
NW3 3RP

Application Ref: **2016/6948/P**  
Please ask for: **Gavin Sexton**  
Telephone: 020 7974 **3231**

10 January 2017

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Approval of Details Granted

Address:  
**58E King Henry's Road**  
**LONDON**  
**NW3 3RP**

#### Proposal:

Details of cycle parking and post-completion compliance with Code for Sustainable Homes as required by conditions 4 and 6 respectively of application reference 2011/3800/P (granted on 28/10/2011 for 'erection of new 3-storey building with lower ground floor level for use as a single family dwellinghouse').

Drawing Nos: Drawings: A2204revC4, A3000revc2, A3100revC4; 4 x photos of front area; Code for Sustainable Homes Assessment Issue 01 - November 2016 C5414 by MecServe.

The Council has considered your application and decided to grant permission subject to the following condition(s):

#### Informative(s):

- 1 Condition 6 states that:

"No works on the development shall take place until an initial design stage for the



Code for Sustainable Homes by an accredited assessor and an accompanying interim certificate stating that the development has been designed to achieve at least a rating of Code level 3 attaining target credits of 60% in each of the Energy and Water categories and 40% in the Materials and Waste category has been submitted to, and approved in writing, by the local planning authority. The dwelling shall not be beneficially occupied until a final Code certificate of compliance and accompanying statement have been submitted to the local planning authority demonstrating that, by reasonable endeavours, the target credits have been met."

The first part of condition 6 for an interim certificate has been discharged (application reference 2012/1320/P dated 26 March 2012). In the meantime the building has been completed and occupied.

The submitted post-completion details have been prepared by the same accredited company of Code Assessors which produced the initial certificate. The submitted report demonstrates that the dwelling achieved the credits necessary to qualify for Level 3 of the Code for Sustainable Homes and furthermore exceeded the target credits in each of the energy, Water, Materials and Waste categories as sought by Camden Planning Guidance. The details meet the requirements of policies CS13, CS16 , DP22, DP23 and DP32.

The submitted photos show the location of a space of appropriate dimensions for 2 cycles in the front garden. A locking anchor is provided for security. Although the location is only partly covered, it is considered that the storage is in the most appropriate location to promote use of cycles by the occupants, being readily accessible from the front gate but not be visible from the street.

The conditions are therefore fully discharged.

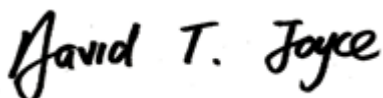
- 2 You are advised that no outstanding conditions require further details to be submitted to the Local Planning Authority.

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

