

Mr Keith Rowley
RPS Planning and Development
Highfield House
5 Ridgeway
Quinton Business Park
Birmingham
B32 1AF

Application Ref: **2016/6224/P**
Please ask for: **Charles Thuaire**
Telephone: 020 7974 **5867**

22 February 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
67 Plender Street
London
NW1 0LB

Proposal:

Details required by condition 31b (Code for Sustainable Homes post-construction review of residential flats of the Plender Street Site Phase) of planning permission ref: 2013/1969/P granted on 30/10/2013 (as varied by approval of variation of condition 31 dated 27.01.16 ref 2015/6421/P) (for the redevelopment of 67-72 Plender Street, Bayham Place garages and Richard Cobden School changing rooms on Plender Street to provide two 4-4 storey blocks for a new Class D1 community centre with changing rooms, replacement Class A1 retail units and 31 'market' self contained flats, plus new public open space and 2 disability parking spaces next to Bayham Place)

Drawing Nos: Code for Sustainable Homes final certificates for Flats A-01 to 15 and Flats B-01 to 16 Brayshaw Apartments, dated 7.9.16

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

Informative(s):

- 1 Reasons for granting permission-



Part (b) of condition 31 requires that within 6 months of the first occupation of each development, post-construction reviews (with appropriate certificates) shall be submitted to and approved by the local planning authority.

The submitted Code for Sustainable Homes certificates relate to the new residential flats as completed and fitted out and demonstrate that the target of 'Level 4' (ie. above 68%) is met and the subtargets of 50% for the energy, water and materials categories are all exceeded. This shows that a sustainable and resource efficient development has been provided here.

The full impact of the proposed development has already been assessed. As such, the proposed development is in general accordance with the requirements of policies CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy, policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies, and policies CC1, CC2 and CC3 of the Camden Local Plan Submission Draft 2016.

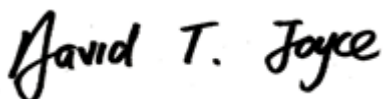
- 2 You are advised that all conditions relating to the Plender Street Site Phase only of planning permission granted on 30/10/2013 (ref 2013/1969/P), which need details to be submitted, have been approved.

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