

Mr David Farrell
Farrell Design Studio
35a Barleycroft Road
Welwyn Garden City
Hertfordshire
AL8 6JX

Application Ref: **2015/6271/P**
Please ask for: **David Peres Da Costa**
Telephone: 020 7974 **5262**

17 March 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
13 & 13A West Hampstead Mews
London
NW6 3BB

Proposal: Details of tree protection, detailed drawings, sample panel and energy statement required by conditions 5, 10, 11 and 12 of planning permission 2014/1182/P dated 04/08/2014 for 'change of use of ground floor at 13A from vehicle spray shop (Class B2) to residential (Class C3) and conversion of property to create a 2 bedroom house and demolition of No.13 and erection of 3 storey office (Class B1)'.

Drawing Nos: Energy Statement prepared by JSH dated March 2016; Arboricultural Method Statement prepared by Broad Oak Tree Consultants dated 18th February 2016; SAP Calculations Document prepared by Elmhurst Energy Systems dated 5th Aug 2015; BRUKL Output Document; L1415: 20 rev B; D4 rev A; D3 rev B; D2; D1; JH-1063-SP1 rev C; JH-1063-P21

The Council has considered your application and decided to approve the details.



Informative(s):

1 Reason for approving the details

The Arboricultural Method Statement demonstrates that the trees to be retained both on and off site would be adequately protected during demolition and construction.

The sample brick panel demonstrates that the reclaimed yellow London stock bricks would match the existing building in terms of texture and colour. The doors and window details show high quality units which would be consistent with the expectations of the approved scheme.

The revised energy statement demonstrates that the energy hierarchy has been followed and includes further energy demand reduction ('Be Lean') measures providing a 27.84% reduction in CO2. The renewable energy feasibility study demonstrates that Air Source Heat Pumps would be the most feasible option providing an overall reduction of 32.88% in CO2. An informative would be included confirming the installation of an ASHP would require planning permission. The energy statement demonstrates the development would minimise its energy needs during both construction and occupation.

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

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies CS5, CS13, CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP22, DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

2 You are advised that all conditions relating to planning permission granted on 04/08/2014 ref: 2014/1182/P which need details to be submitted, have been approved.

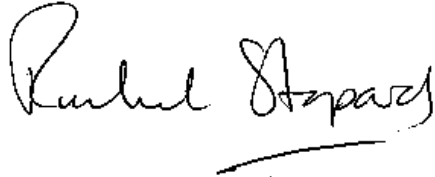
3 Whilst the principles of the energy statement are accepted, you are reminded that an Air Source Heat Pump would require planning permission (a minor material amendment application). Such an application would need to be supported by a Noise Impact Assessment undertaken by an acoustic engineer.

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 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Culture & Environment