

Mr Robert Shrimplin  
ShrimplinBrown  
ShrimplinBrown  
Lion House  
Oriental Road  
Woking  
GU22 8AR

Application Ref: **2017/0712/P**  
Please ask for: **Rob Tulloch**  
Telephone: 020 7974 **2516**

13 March 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**92 Fitzjohn's Avenue**  
**London**  
**NW3 6NP**

Proposal:

Details of conditions 9 - PV and solar water heater, condition 11: internal water usage, condition 12: Sustainability and Energy Statement of planning permission 2015/1856/P dated 28/08/2015 for erection of two storey dwellinghouse following the demolition of the existing house.

Drawing Nos: Letter from SRE dated 2nd February 2017; Water Calculator by BRE Global; Solar Panel Datasheet; Plan & Section of Solar Panels; Solrack Product Sheet; Roof Plan; Flat Plate Collector Datasheet

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

Informative(s):

- 1 Condition 9 - The applicant has supplied specification details of photovoltaics and solar water heating along with plan and section drawings. These show the panels would be located on the flat roof as indicated in the parent permission, and the



details show that the plant is sufficient to meet the required sustainability targets..

Condition 11 - The applicant has supplied a letter from SRE accompanied by a water calculator that indicates a maximum water usage of 102.8 litres/person/day in line with the maximum of 105 litres set by condition 11.

Condition 12 - The applicant has supplied a letter from SRE confirming that the sustainable design features identified in the approved energy statement, such as external lighting, site waste, air pollution, water use, energy use and CO2 emissions, have been implemented and that the development will achieve, and a minimum of 20% carbon reduction from renewables and a 35% improvement over the Building Regulations.

The above details have been found acceptable by a sustainability officer and conditions 9, 11 and 12 can be discharged.

No objections have been received and the planning history of the site has been taken into account when coming to this decision.

As such, the proposed details are in general accordance with policies CS13 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, policies DP22, DP23, DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed details also accord with the London Plan 2016 and the National Planning Policy Framework 2012.

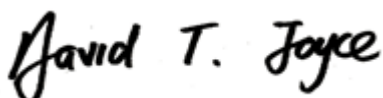
- 2 You are advised that all conditions relating to planning permission granted on 28/08/2015 (reference 2015/1856/P) which need details to be submitted, have been approved.

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  
Director of Regeneration and Planning