

Joe McGowan
BB Partnership
Studios 33-34 10 Hornsey Street
London N7 8EL

Application Ref: **2017/2215/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

6 June 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
22-24 Prince of Wales Road
LONDON
NW5 3LG

Proposal:

Part discharge details of Energy statement in pursuant of Condition 7 for planning permission (ref: 2016/6298/P) dated 10/03/2017 for the Change of use of ground floor from retail (Use Class A1) to provide 2 x 1-bed flats (Use Class C3).
Drawing Nos: Energy statement by EB7 dated 29th March 2017.

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

Informative(s):

- 1 Reason for granting.

Condition 7 states;

Prior to construction the development hereby approved shall submit an energy statement demonstrating how a 20% reduction in carbon dioxide emissions beyond Part L 2013 Building Regulations in line with the energy hierarchy has been submitted to and approved in writing by the Local Planning Authority.



Prior to occupation, evidence demonstrating that the approved measures have been implemented shall be submitted to and approved in writing by the Local Planning Authority and shall be retained and maintained thereafter.

The condition in essence is in two parts, and would require the initial part to be approved prior to the second part, therefore the application would be to part-discharge the application for the first part.

The energy statement submitted is considered to be acceptable to meet the first part of the condition with regards to demonstrating in reducing carbon dioxide emissions in relation to the 2013 Building Regulations by almost 30%.

The sustainability officer has assessed this and considered the statement is acceptable.

As such the proposed development is in general accordance with policies CS13 (Tackling climate change through promoting higher environmental standards) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policy DP22 (Promoting sustainable design and construction, DP23 (Water) and DP32 (Air Quality) of the London Borough of Camden Local Development Framework Development Policies.

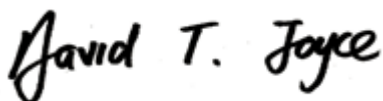
- 2 You are reminded that conditions 4 (sample and details of materials, 6 (water usage) and 7 (energy statement implementation prior to occupation) is still required to be discharged from the above parent application.

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