

Mr Aaron Brown  
Quod  
Ingeni Building  
17 Broadwick Street  
London  
W1F 0AX

Application Ref: **2017/2173/P**  
Please ask for: **David Peres Da Costa**  
Telephone: 020 7974 **5262**

28 June 2017

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Approval of Details Granted

Address:

#### Land at Kiln Place

**(Blocks 1-64 65-80 81-96 97-104 105-116 117-164; entrance ways into 81-96; land between 81-96 and 117-164; land between Kiln Place and Meru Close; land to east of Kiln Place and playground between blocks 65-80 and 81-96)  
London NW5**

Proposal:

Details of 'design stage' Sustainability Assessment required to partially discharge condition 17 of planning permission 2014/6697/P dated 31/03/2015 (as amended by 2016/2651/P) (for development of 15 residential units on 6 sites across Kiln Place estate, following demolition of foyer entrances and refuse storage area for blocks 1-64, 65-80, 81-96, 97-104, 105-116, 117-164 Kiln Place along with provision of new pathway and front entrances into lower maisonettes of 81-96 Kiln Place, enlargement and improvement of playground & landscaping, and other associated works).

Drawing Nos: Code for Sustainable Homes Design Stage Report prepared by Kent and Sussex Energy Assessors; site location plan.

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

Condition(s) and Reason(s):



Informative(s):

1 Reason for granting permission

A design stage Sustainability Assessment has been submitted. This sets out the manner in which the development will achieve Code for Sustainable Homes 'level 4' for the residential units. The sustainability officer has reviewed the submitted information and confirms it is acceptable. Therefore, the pre-implementation part of condition 17 can be discharged.

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

As such, the proposed development is in general accordance with policies CS13, CS16 and CS19 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP22, and DP23 of the London Borough of Camden Local Development Framework Development Policies; and policies CC1, CC2, CC3, and DM1 of the Camden Local Plan Submission Draft 2016.

2 You are reminded that condition 3 (sample of brickwork), 5 (tree protection), 6 (detailed drawings), 8 (ground investigation and remediation), 9 (details of cycle storage), 10 (lifetime homes), 12 (sustainable urban drainage system), 13 (hard and soft landscaping), 17 (sustainability statement - post completion certificate), 18 (service management plan), 24 (programme for local procurement), 25 (CMP & air quality assessment), and 26 (level plans) of planning permission 2014/6697/P granted 31/3/2015 (as amended by 2016/2651/P dated 10/3/17) are outstanding and require details to be submitted and approved.

3 The Inspector's report on the Local Plan was published on 15 May 2017 and concludes that the plan is 'sound' subject to modifications being made to the Plan. While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, substantial weight may now be attached to the relevant policies of the emerging plan as a material consideration following publication of the Inspector's report, subject to any relevant recommended modifications in the Inspector's report.

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 T. Joyce*

David Joyce  
Director of Regeneration and Planning