

Mr Richard Evans
WYG
9 Mansfield Street
London
W1G 9NY

Application Ref: **2017/3139/P**
Please ask for: **Jonathan McClue**
Telephone: 020 7974 **4908**

17 July 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
100 Avenue Road
London
NW3 3HF

Proposal: Details of u-values and approach to thermal bridging as required by condition 27 of planning permission 2014/1617/P dated 18/02/2016 for Demolition of existing building and redevelopment for a 24 storey building and a part 7 part 5 storey building comprising a total of 184 residential units (Class C3) and up to 1,041 sqm of flexible retail/financial or professional or café/restaurant floorspace (Classes A1/A2/A3) inclusive of part sui generis floorspace for potential new London Underground station access fronting Avenue Road and up to 1,350 sqm for community use(Class D1) with associated works including enlargement of existing basement level to contain disabled car parking spaces and cycle parking, landscaping and access improvements.

Drawing Nos: U-Values & Approach to Thermal Bridging Report dated May 2017 and Cover letter (ref: RE/HG3405) dated 30/05/2017).

The Council has considered your application and decided to grant:

- 1 Reasons for approving the details.



Condition 27 requires details of proposed u-values and the approach to thermal bridging prior to the commencement of the development. To discharge the condition, the applicant has submitted a report titled 'U-Values & Approach to Thermal Bridging Report' dated May 2017. The u-values submitted are demonstrated to be in accordance with the standards set by the Government, which are Part L1A of the Building Regulations for new build dwellings and Part L2A for commercial units. The junctions will be detailed to avoid thermal bridging pathways where possible, which will require no further action in these instances. Where thermal bridging is not clearly avoided, the approach will be in full accordance with the methodology described within the BS EN101211 'Thermal Bridges in Building Construction, heat flows and surface temperatures, detailed calculations' and the BRE BR 497 'Conventions or Calculating Linear thermal transmittance and Temperature'.

The Council's Sustainability Officer has reviewed the submitted details, and confirms that the condition wording has been fully satisfied and that the condition can therefore be discharged.

No objections were received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

The original permission was granted when the Local Development Framework was the relevant local policy document. Therefore, policies CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies are referenced within the condition wording. The Camden Local Plan was adopted on 03/07/2017 with policies CC1 and CC2 superseding the Local Development Framework policies. As such, the proposed details are in general accordance with policies CC1 and CC2 and can be formally discharged.

- 2 The applicant is advised that conditions 3, 4, 5, 6, 9, 14, 15, 16, 17, 18, 19, 22, 23, 25, 26, 29, and 30 of planning permission 2014/1617/P dated 18/02/2016 remain outstanding and must be approved before the relevant stage of the development.

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