

Ms Eliana Sousa
Henning Stummel Architects
Gate House, 1 Smugglers Yard
Devonport Road
London
W12 8HU UK

Application Ref: **2017/4713/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

13 September 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**Land at 152 Royal College Street
London
NW1 0TA**

Proposal:

Energy Statement demonstrating 19% reduction in carbon dioxide emissions beyond Part L 2013 Building Regulations as required by condition 7 of planning permission ref: 2015/4396/P dated 07/10/16 for the erection of a 5 storey building including basement to provide 1 x 4 bed maisonette (Class C3) and retail (Class A1) at ground and basement level.

Drawing Nos: Energy Statement dated 15th August 2015.

The Council has considered your application and decided to grant permission

Informatives:

- 1 Reasons for granting permission.

The Council's Sustainability Officer has assessed the submitted energy statement and confirmed that it is sufficient to discharge condition 7. The development is achieving more than a 19% reduction in carbon levels, which exceeds Camden's



policy targets.

The submitted details are therefore in general accordance with policy CS13 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP22 of the London Borough of Camden Local Development Framework Development Policies and are sufficient to discharge condition 7.

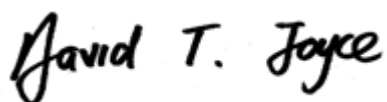
- 2 You are reminded that conditions 3 (sample panels), 4 (details of SUDS), 6 (details of cycle storage), 9 (evidence of internal water use), 10 (detailed drawings) and 11 (details of chartered basement engineer) of planning permission granted on 07/10/16 (ref: 2015/4396/P) are outstanding and require details to be submitted and 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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning