

Application ref: 2018/1220/P
Contact: Nora-Andreea Constantinescu
Tel: 020 7974 5758
Date: 23 March 2018

Development Management
Regeneration and Planning
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Mr Steven Chapple
3 Belsize Place
London
NW35AL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
3 Belsize Place
London
NW3 5AL

Proposal:
Details of the final Certificate for the Code for Sustainable Homes, as required by condition 12 of planning permission 2012/3291/P dated 21/01/2013 (for Erection of building comprising basement and part four-storey, part two-storey and part single-storey with mezzanine, and roof terrace at 1st floor, to provide a single-family dwellinghouse).
Drawing Nos: Supporting letter dated 06/03/2018; THE CODE FOR SUSTAINABLE HOMES FINAL CERTIFICATE dated 15/03/2018; Lifetime homes - Dwelling layout compliance assessment.

The Council has considered your application and decided to grant permission

Informative(s):

- 1 Reasons for granting approval:

Condition 12 requires the development to achieve Level 3 of the Code for Sustainable Homes to include 50% targets in water, materials and energy categories.

The applicant has provided a Final Certificate for the Code for Sustainable Homes which states that the building has been independently assessed at the Post Construction Stage and has achieved a Code rating 3 out of 6 stars and also has reached a 50% target for energy and materials and 70% target for water. The certificate thus demonstrates that the building is a sustainable and resource efficient development and has met the sustainability targets relevant at that time.

The full impact of the proposed development has already been assessed.

As such, the proposed details are in general accordance with the requirements of requirements of 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.

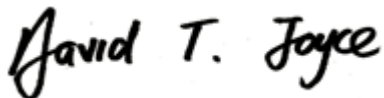
- 2 You are advised that all conditions relating to planning permission ref 2012/3291/P dated 21/01/2013, which need details to be submitted, have been approved.

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

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