

Application ref: 2018/1923/P  
Contact: Charles Thuaire  
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Date: 30 April 2018

**Development Management**  
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SADA Architecture  
26c George Street  
St Albans AL3 4ES

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**30 Camden Street**  
**London NW1 0LG**

Proposal: Details required by condition 31b (Code for Sustainable Homes post-construction review of residential flats of the Camden Street Site Phase) of planning permission ref: 2013/1969/P granted on 30/10/2013 (as varied by approval of variation of condition 31 dated 27.01.16 ref 2015/6421/P) (for the redevelopment of 30 Camden Street to provide a block for 14 flats; redevelopment of 67-72 Plender Street to provide two blocks for a new community centre, retail units and 31 flats; plus new public open space next to Bayham Place).

Drawing Nos: Code for Sustainable Homes final certificates for 1 Camden Studios, 28 Camden Street and Flats 1 to 13 Brayshaw House, 30 Camden Street, dated 15.3.18

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

Informative(s):

- 1 Reasons for granting permission-

Part (b) of condition 31 requires that within 6 months of the first occupation of each development, post-construction reviews (with appropriate certificates) shall be submitted to and approved by the local planning authority.

The submitted Code for Sustainable Homes certificates relate to the new residential flats as completed and fitted out and demonstrate that the target of 'Level 4' (ie. above 68%) is met and that the subtargets of 50% for the energy, water and materials categories are either exceeded or almost met (46% in the case of Materials). This is considered acceptable and shows that an adequately sustainable and resource efficient development has been provided here.

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

As such, the proposed development is in general accordance with the 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.

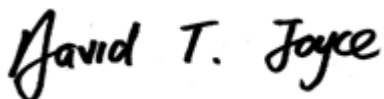
- 2 You are advised that all conditions relating to the Camden Street Site Phase only of planning permission granted on 30/10/2013 (ref 2013/1969/P), which need details to be submitted, have been approved.

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