

Application ref: 2018/2281/P  
Contact: Obote Hope  
Tel: 020 7974 2555  
Date: 23 July 2018

**Development Management**  
Regeneration and Planning  
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Rolfe Judd Planning  
Old Church Court  
Claylands Road  
London  
SW8 1NZ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**34A-36 Kilburn High Road**  
**London**  
**NW6 5UA**

Proposal:

Details of compliance with condition 4 sustainability plan as required by planning permission 2014/2786/P granted on appeal on the 27.07.2015 for the erection of an additional storey to provide 5 x additional residential units.

Drawing Nos: Covering letter from Rolfe Judd, Planning Statement and Energy Assessment from Eight Associates date 30.04.2018, Water efficiency calculations commission by Bregobal no date and Planning Report commission by Eight Associates no date.

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

Informative(s):

- 1 Condition 4 requires the submission of details of how the development shall incorporate sustainable design principles and CO2 reduction and water efficiency C as the key parameters for this development. The development is achieving

37.7% CO2 reductions overall. This meets the policy target of 19% reduction (against 2013 Building Regulation) for this scale of residential scheme as well as the 35% reduction originally sought.

The applicant has provided details to address each of the points outlined in condition 4, the information submitted includes:

High insulation standard to reduce transfer of heat through the building fabric;  
Use of gas boiler to provide heating for the development;  
Pipework will fully insulated to minimise heat loss;  
The gas boiler will have maximum efficiency of 89.5%;  
Enhance thermal mass to dampen external temperatures peaks;  
Envelope air tightness to reduce unnecessary air infiltration;  
Daylight and well-planned floor layouts to reduce the need for artificial lighting, and;  
High efficacy lighting greater than 70lm/W

The calculations show each unit achieving 105 litres per person per day of internal water consumption. This meets Camden policy requirements (+ 5 litres/person/day for external use). During the course of the Sustainability Statement was assessed by the Council's Sustainability Officer and considered acceptable for the approval of condition 4.

It is suggested that natural ventilation will be used to reduce mechanical cooling including "openable windows" - the applicant is reminded that open windows should not be used directly in conjunction with mechanical cooling in the same space or room.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host buildings and streetscene, on the character of the conservation area or on neighbouring amenity.

The details provided are in general accordance with policies 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.

- 2 You are reminded that condition 2 of planning permission 2014/2786/P dated 27/07/2015 has been submitted and is currently being considered .

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