

Application ref: 2018/3121/P
Contact: Jonathan McClue
Tel: 020 7974 4908
Date: 9 August 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE
Phone: 020 7974 4444
camden.gov.uk
planning@camden.gov.uk
www.camden.gov.uk

pcko
5-8 Hardwick Street
London
EC1R 4RG

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Greenwood Centre for Independent Living
25 Greenwood Place
London
NW5 1LB

Proposal:

Details of a Sustainability Plan to partially discharge Condition 34 (BREEAM), for the prior to fitout details only, of planning permission 2013/5947/P dated 18/06/2014 (as varied by 2015/3151/P dated 29/07/2015) for: Demolition of existing buildings and redevelopment to provide a new Centre for Independent Living comprising 3 storeys plus basement at Greenwood Place; a part 5 part 7 storey mixed-use development at Highgate Road comprising 42 residential units and social enterprise in flexible retail, restaurant/café, office or community use at ground floor level; and associated works.

Drawing Nos: BREEAM Assessment - Design Stage dated 08/06/2018.

Informative(s):

- 1 Reasons for approving the details.

Condition 34 requires a Sustainability Plan to be submitted prior to the fitting out of the Community Centre. This requirement is usually reserved as a planning obligation with a S106 legal agreement; however, it was attached as a planning condition in this instance as this is a Council own development.

The details include a BREEAM design stage assessment and confirmation that the document has been submitted to BRE Quality Assurance. The scheme has attained an overall score of 70% Excellent, meeting the approved target as per the planning condition. The individual section credits attained are:

- Energy 12/23 = 52.2%
- Water 6/9 = 66.7%
- Materials 10/13 = 76.9%

Two of the section scores meet the approved targets. The reasons for the Energy credit shortfall have been discussed with the Council's Sustainability Officer, and are chiefly due the revision away from CHP alongside a maximum available increase in renewable energy provision (increased solar PV installation size, including retrofit to existing buildings). This approach has been agreed with Camden officers, conditional on approval of the proposals including reporting of the revised CO2/energy savings.

Although the net effect for BREEAM is not compliant with policy, for these reasons an exception should be made. Therefore, it is considered that the appropriate energy and resource efficiency measures have been achieved.

The details discharged meet the prior to fitting out element of the condition wording. Details of a post-completion certificate are reserved for later discharge.

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.

As such, the proposed details are in general accordance with policies CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22 and DP23 of the London Borough of Camden Local Development Framework Development Policies.

- 2 In respect of the Community Centre element, you are advised that Conditions 3(f) and 36 of planning permission 2013/5947/P dated 18/06/2014 require the submission of details 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 paragraph 38 of the National Planning Policy Framework 2018.

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