

Application ref: 2017/2896/P
Contact: Thomas Sild
Tel: 020 7974 3686
Date: 1 August 2018

Development Management
Regeneration and Planning
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Zyntax Chartered Architects
8 Arborfield Close
Slough
SL1 2JW

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

**81 Fordwych Road
LONDON
NW2 3TL**

Proposal:

Conversion of 5-bedroom house to 8x. flats, insertion of windows to side elevation at 1st and 2nd floor levels and landscaping

Drawing Nos: 31-14-Ex11; 31-14-Ex13; 31-14-Ex12 Rev C; 31-14-Ex10 Rev B; Energy Assessment Report Rev B by Wires & Wireless dated 05/12/2017; Sustainability Plan Rev A; FSC Certificates; PV Panel Investigation Plan; Water Calculator dated 20/11/2017; Baseline U Value Table; Wall/roof/floor Energy Calculations; Flood Risk Assessment by Soiltechnics dated September 2017; Energy Statement by Surrey Energy Management Ltd dated 15/08/2017; Existing EPD dated December 2013

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

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 331-14-Ex11; 31-14-Ex13; 31-14-Ex12 Rev C; 31-14-Ex10 Rev B; Energy Assessment Report Rev B by Wires & Wireless dated 05/12/2017; Sustainability Plan Rev A; FSC Certificates; PV Panel Investigation Plan; Water Calculator dated 20/11/2017; Baseline U Value Table; Wall/roof/floor Energy Calculations; Flood Risk Assessment by Soiltechnics dated September 2017; Energy Statement by Surrey Energy Management Ltd dated 15/08/2017; Existing EPD dated December 2013.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 4 The development hereby approved shall incorporate sustainable design principles and climate change adaptation measures into the design and construction of the development in accordance with the approved sustainability statement ('Sustainability Plan - Rev A' dated 5/12/17 prepared by Wires and Wireless Ltd). Prior to occupation, evidence demonstrating that the approved measures have been implemented shall be submitted and approved in writing by the Local Planning Authority.

Reason: To ensure the development contributes to minimising the effects of, and can adapt to a changing climate in accordance with policies CC1 and CC2 of the London Borough of Camden Local Plan 2017.

- 5 The development hereby approved shall be constructed in accordance with the approved energy statement 'Energy Assessment Report Rev B' dated 5/12/17 prepared by Wires and Wireless Ltd] to achieve an agreed 35.5% reduction in carbon dioxide emissions beyond Part L 2013 Building Regulations in line with the energy hierarchy, and a 5.7 % reduction in carbon dioxide emissions through renewable technologies.

Reason: To ensure the development contributes to minimising the effects of, and can adapt to, a changing climate in accordance with policies CC1 and CC2 of the London Borough of Camden Local Plan 2017.

- 6 Prior to occupation, detailed plans showing the location and extent of photovoltaic cells to be installed on the building shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems, and an adequate maintenance plan defining and allocating responsibilities and procedures. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of policy CC1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 You are advised that Section 44 of the Deregulation Act 2015 [which amended the Greater London Council (General Powers) Act 1973]] only permits short term letting of residential premises in London for up to 90 days per calendar year. The person who provides the accommodation must be liable for council tax in respect of the premises, ensuring that the relaxation applies to residential, and not commercial, premises.
- 4 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

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