

Application ref: 2017/6325/P
Contact: Jenna Litherland
Tel: 020 7974 3070
Date: 10 September 2018

Development Management
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Mr David Chalmers
50 Lancaster Road
London
EN20BY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
Centric Close
LONDON
NW1 7EP

Proposal:Details of Photovoltaic panels required by condition 16 and combined heat and power required by condition 17 of planning permission 2016/6891/P granted 29/09/2017 for (Demolition of existing buildings (Class B1(c) & B8) and the erection of a part 4, part 5, part 6 and part 7 storey building comprising 1,219 sqm of commercial floorspace (Use Class B1) at basement and ground floor levels and 76 residential units (28 x 1-bed; 35 x 2-bed and 13 x 3-bed) (Class C3) including disabled car parking, landscaped courtyard and communal amenity areas.)

Drawing Nos: 17124 PV-000, FNH425-17.1.3-A, Drawing Side view - ValkPro+, FNH425-A.12.1.8, FNH425-AB.35.27-2, 17124 PVES-001, Email from Fairview New Homes Ltd. dated 20 June 2018 Email from Fairview New Homes Ltd dated 16 April 2018, PV Maintenance Plan by evolution energy services, Renewable Site Summary 3.1 ValkPro+ leaflet, SAP & SBEM results - be lean, be clean, be green (FNH425), Cover letter from Fairview New Homes Ltd date 10 November 2017.

The Council has considered your application and decided to grant approval for the details submitted.

Informatives:

- 1 Reason for granting permission:

The number, location, design and energy output of the PVs are considered acceptable and would provide adequate on-site renewable energy facilities in accordance with the requirements. The submission also include a maintenance plan to ensure on site renewable energy is secured in the longer term.

Full details of the CHP stack and its height relative to the mechanical ventilation air inlet locations have been provided. Following the request and submission of further details the Sustainability Officer is satisfied that the CHP, owing to distance and positioning, would not impact on the amenity of residential occupiers.

The proposal therefore complies with polices G1, CC1, A1 and A4 of the Camden Local Plan 2017.

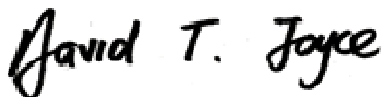
- 2 You are reminded that conditions: 3 (detailed drawings and materials), 4 (basement construction), 6 (hard and soft landscaping), 8 (living roofs), 10b (contaminated land), 12 (Refuse and recycling), 18 (mechanical ventilation) and 21 (SUDS) of planning permission granted on 29 September 2017 reference: 2016/6891/P are outstanding and require details to be submitted and/ or 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