

Application ref: 2018/6005/P
Contact: Kate Henry
Tel: 020 7974 3794
Date: 18 December 2018

Development Management
Regeneration and Planning
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WEBB ARCHITECTS LIMITED
Studio B
7 Wellington Road
London
NW10 5LJ
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
66 Fitzjohn's Avenue
London
NW3 5LT

Proposal:
Energy strategy required by condition 7 of planning permission 2015/5847/P, dated 28/03/2017 (for the erection of a pair of semi-detached, two storey dwellings with basements, following demolition of existing buildings)

Drawing Nos: 1169.01.16(B); Energy & Sustainability Report, dated November 2018

The Council has considered your application and decided to grant approval of details.

Informative(s):

1 Reason for granting

This application seeks to discharge condition 7 (energy strategy) of planning permission 2015/5847/P, dated 28/03/2017.

The condition requires that a comprehensive energy strategy is submitted which includes: (a) energy efficient measures; and (b) the feasibility for appropriate renewable or low carbon sustainable energy sources with the aim of reducing the development's carbon emission by at least 20%.

The submitted statement notes that connections to district heating and CHP are not feasible, and after a review of available renewable technologies, solar PV panels are considered to be the most appropriate solution. The building fabric combined with the energy produced by the proposed solar PV panels will offset 26.94% of the development's regulated carbon emissions and reduce the energy demand by 23.99%. This is considered to be acceptable.

The proposed development is in general accordance with 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.

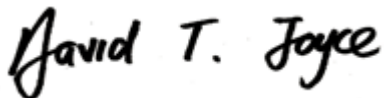
- 2 You are advised that conditions 3 (details and samples of materials), 8 (details of green roof), 12 (details of suitably qualified engineer to oversee basement construction), 13 (details of compliance with Building Regulations Part M42), 14 (details of replacement tree planting) are outstanding and require details to be submitted and approved.

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

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