

Application ref: 2018/3161/P
Contact: Jonathan McClue
Tel: 020 7974 4908
Date: 17 December 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

pcko
5-8 Hardwick Street
London
EC1R 4RG
United Kingdom

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 Condition 45 (Energy Plan) 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: SE/NW 243 Panels Rev 1; DH-TGA-Z0-RF-DR-E-62-0001; 1213_WD011; 65.6 kWp Returns over 25 years; Energy Statement Rev K dated 24.05.18; Maintenance Access Register - Deane House Studios Revision A and Maintenance Access Register - Greenwood Centre Revision C.

The Council has considered your application and decided to grant permission.

Informative(s):

- 1 Reasons for approving the details.

The Council's Sustainability Officer has reviewed the submission and considers the details to be acceptable. The CO2 reductions meet policy requirements by

providing over the target reduction of 35% (35.6%). A maintenance schedule including details of inspection/maintenance of the man safe system (annual), associated harnesses (6-monthly) and adequate training and inclusion of the PV systems in each relevant building's 5-yearly wiring inspections have been secured.

The development will be lawfully implemented subject to the PV being installed in accordance with the approved details. The PV on Deane House is proposed to be installed in accordance with Part 14 (Renewable energy), Class J (installation or alteration etc of solar equipment on non-domestic premises) of The Town and Country Planning (General Permitted Development) (England) Order 2015.

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 policy CS13 of the London Borough of Camden Local Development Framework Core Strategy and policy DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

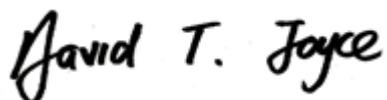
- 2 In respect of the Community Centre element, you are advised that Condition 32 (Service Management Plan) of planning permission 2013/5947/P dated 18/06/2014 requires the submission of details and must be approved before the relevant stage of the development.

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 Joyce
Director of Regeneration and Planning