

Application ref: 2019/1011/P  
Contact: Patrick Marfleet  
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Date: 4 April 2019

**Development Management**  
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Pellings LLP  
24 Widmore Road  
Bromley  
BR1 1RY

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**78 Holmes Road**  
**London**  
**NW5 3AP**

Proposal:

Details of updated sustainability report required by condition 6 of permission reference 2017/3789/P dated 15/05/2018 (Reconfiguration of workshop, storage and office uses and alterations including replacement windows, glazed curtain walling and aluminium cladding to internal elevations, glazed pedestrian entrance with canopy to the south elevation, new roof plant including acoustic screening, boiler flue to west roof, substation, photovoltaic panels to north roof, reconfiguration of waste skip in central yard and cycle parking).

Drawing Nos: 180130\_0461\_LZC Feasibility Report P1

Informative(s):

- 1 Condition 6 of permission reference 2017/3789/P requires an updated sustainability report to be submitted which includes the 'Be Green' BRUKL figures, ASHP meter details and details to show that the ASHP meets the performance standards as set out in the ECA and MGS certification.

The Council's sustainability officer has reviewed the submitted details and has confirmed that the recorded CO2 emissions are in accordance with the Council's renewables policy target (at least 20% at 'Be Green' stage). Similarly,

the overall efficiency ratings for cooling and heating in the ASHP system are also considered acceptable.

The full impact of the proposed development has already been assessed. The proposed details are considered to secure appropriate energy and resource efficiency measures and on-site renewable energy generation. Condition 6 can therefore be discharged.

As such, the proposed details are in general accordance with Policy CC1, CC2, CC3 and CC4 of the London Borough of Camden Local Plan 2017.

- 2 You are reminded that condition 4 of permission 2017/3789/P dated 15/05/2018 is outstanding and requires 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 2019.

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, appearing to read 'DPope', is positioned above the typed name and title.

Daniel Pope  
Chief Planning Officer