

Application ref: 2019/1105/P
Contact: Laura Hazelton
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Date: 17 April 2019

Development Management
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RPS
140 London Wall
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United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

59 Maresfield Gardens
London
NW3 5TE

Proposal:

Energy statement required by condition 14 of planning permission granted on 26/08/2016 under reference 2015/3506/P for the erection of 3 storey building plus dual basement for use as a single family dwelling (Class C3) following demolition of existing single family dwelling.

Drawing Nos: SAP Assessment report ref: 5145/01/06/SAR Rev D.

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

Informative(s):

1 Reason for granting permission:

The applicant has submitted an Energy Statement in accordance with the first part of condition 14 ('prior to construction'). The SAP Assessment Report confirms that the development would achieve a Target Carbon Dioxide Emission Rate (TER) of 21.18kg/m², the Dwelling Carbon Dioxide Emission Rate (DER) would be 14.20 kg/m², and there would be a reduction of 32.95% over the building regulation requirements and the development would therefore meet the requirement to achieve a 19% reduction in carbon dioxide emissions beyond Part L 2013 Building Regulations.

The Council's Sustainability Officer has reviewed the SAP Assessment Report and confirmed the details are sufficient to partially discharge condition 14 of planning permission granted on 26/08/2016 under reference 2015/3506/P. The second part of the condition ('prior to occupation') still needs to be discharged.

The full impact of the proposed development has already been assessed.

As such, the submitted details are considered acceptable and are in accordance with policy CS13 of the London Borough of Camden Core Strategy and policy DP22 of the London Borough of Camden Local Development Policies Document.

- 2 You are reminded that conditions 3 (samples of materials), 4 (hard and soft landscaping), 14 (energy statement - prior to occupation), 15 (evidence of internal water use) of planning permission granted on 26 August 2016 (reference 2015/3506/P) are outstanding and require details to be submitted and approved.

Details relating to conditions 7 (SUDS) have been submitted and are currently under consideration.

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 written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer