

Application ref: 2019/2024/P
Contact: John Diver
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Date: 28 June 2019

Development Management
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Bere Architects
54a Newington Green
London
N16 9PX

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**6 Camden Mews
(RO 3 Camden Square)
London
NW1 9UY**

Proposal:

Submission of compliance with Building Regulations Part M4(2) and evidence of implementation of sustainability measures as required by conditions 8 and 9 (part 2) of planning permission 2015/6764/P (dated 02/08/16) as amended under variation of conditions application 2017/3036/P (dated 19/09/17) for the 'Demolition of garage to rear of 3 Camden Sq and the erection of a 3 storey single family dwelling'

Drawing Nos: Part M4(2) compliance letter produced by Salusai building inspectors (Ref M66168 dated 21/06/19); Passive House Verification report (ref.

PHPP_V9.3a_EN_6); Energy performance certificate dated 12/02/2019; SAP as designed worksheet (ref.STRO030452); SAP as built worksheet (ref.STRO030452); PV Cells Installation Certificate (ref.MCS-01125151-K); Airtightness Testing report (ref. P3736-03)

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

Informative(s):

- 1 Reason for granting permission-

The full impact and extent of the proposed development has been previously assessed. The requirements of these conditions relate purely to the demonstration that the property has been built out in accordance with the approved scheme of sustainability measures (condition 9 part 2) as well accessible design standards to meet the optional Building Regulations Part M4(2) requirement (condition 8).

A scheme of sustainability measures were previously submitted to and approved by the LPA following AoD application 2017/4994/P which demonstrated that the development would meet 'Passivhaus' standards. In order to demonstrate that these measures have been built out on site, full details of the final airtightness report, EPC, SAP calculations, and PV installation/commissioning certificate have been provided. These have been reviewed alongside the council's sustainability team. The details all accord with the previously approved scheme and are considered sufficient to discharge condition 9, part 2.

In order to confirm that the dwelling has been constructed in accordance with the optional requirements, a letter from Salusai Building compliance inspectors has been provided. This letter confirms that the firm was instructed to carry out the building control inspections and that they regard the development in accordance with AD-M4(2). The letter has been reviewed by the Council's Building Control (Access) officer who confirms that the letter is sufficient to discharge the condition.

The proposed details would not have a harmful impact on neighbouring amenity. The planning history of the site has been taken into account when coming to this decision. No comments / responses have been received in relation to the details. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of Camden Square Conservation Area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies CS6 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP6 of the London Borough of Camden Local Development Framework Development Policies. The development also remains in accordance with policies A1, C6, CC1, CC2, CC3, CC4 and CC5 of the London Borough of Camden Local Plan (2017), the London Plan (2016) and the NPPF (2019).

- 2 You are advised that all conditions relating to planning permission 2015/6764/P (dated 02/08/16) as amended under variation of conditions application 2017/3036/P (dated 19/09/17) which need details to be submitted, have now been 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 centered on the page.

Daniel Pope
Chief Planning Officer