

Application ref: 2018/5496/P
Contact: David Peres Da Costa
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Date: 4 July 2019

Development Management
Regeneration and Planning
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Square Feet Architects
95 Bell Street
London
NW1 6TL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**30 A Thurlow Road
London
NW3 5PH**

Proposal:

Details required by conditions 8B (SUDS evidence of implementation), 10 (internal water use), 14 (sustainable design measures), 15 (energy measures) of planning permission 2015/5409/P dated 22/06/2016 (for demolition of existing single storey house and erection of three storey house).

Drawing Nos: Submission prepared by Square Feet Architects dated 1st November 2018; Submission prepared by Square Feet Architects dated 5th March 2019

Informative(s):

1 Reason for granting permission

Photographs of the hydrobrake chamber in situ have been submitted. This is considered acceptable and would limit the impact on the storm-water drainage system. A BRE Global 'Water efficiency Calculator' has been submitted to demonstrate maximum internal water use would be 96.4 litres/person/day which shows compliance with condition 10. The development would therefore contribute to minimising the need for further water infrastructure in an area of water stress.

An air source heat pump to serve the hot water cylinder and a Vent Axia Sevtinel Kinetic Mechanical Ventilation & Heat Recovery (MVHR) System have been installed. Photographs have been provided to evidence that the approved measures have been implemented. The development would therefore contribute to minimising the effects of a climate change.

The Sustainable Design and Construction submitted to support the original application (2015/5409/P) specified high levels of insulation and high u-values. Photographs of the insulation and Isolar-Glas windows have been provided to evidence that the approved measures have been implemented.

The planning and appeal history of the site has been taken into account when coming to this decision.

The submitted details are consistent with the general expectations of the approved scheme and are acceptable in all other respects.

As such, the proposed development is in general accordance 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 all conditions relating to planning permission granted on 22/06/2016 ref: 2015/5409/P which need details to be submitted, have 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



Daniel Pope
Chief Planning Officer