

Application ref: 2019/2533/P  
Contact: Charles Thuairé  
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Date: 30 December 2019

**Development Management**  
Regeneration and Planning  
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Woollacott Gilmartin Architects  
48b Netherhall Gardens  
London  
NW3 2SY

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**15A Parliament Hill  
London  
NW3 2SY**

Proposal:

Details required by condition 12 (code for sustainable homes review) of planning permission ref 2016/2225/P dated 17/02/17 (for Variation of condition 2 (approved plans) of planning permission dated 15.4.16 ref 2014/7827/P (for the demolition of the existing house & the construction of a new 4 storey house with a basement), to include redesign of rear extension behind no.15 and its enlargement into rear garden of no.14, creation of a side roof dormer with passive ventilation, and minor changes to the front and rear elevations, fenestration, materials, roof lights and roof profile).

Drawing Nos: SAP Report Submission for Building Regulations Compliance by Doherty Energy dated 22.10.19; report on the Code for Sustainable Homes Pre-assessment ref E217-CSHPA-00; predicted energy assessment by Doherty Energy 19.2.19; letter regarding credits from Doherty Energy dated 22.10.19; energy performance certificate 22.10.19; sustainable design summary dated 4.5.19 by WG architects

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

Informative(s):

- 1 Reasons for granting approval-

Condition 12 requires the development to incorporate sustainable design principles and renewable energy technologies in the design and construction of the development in accordance with the approved Code for Sustainable Homes Pre-assessment report. A Code for Sustainable Homes report has been submitted which shows that the scheme has achieved a Code Level 3 score of 63.8% in line with the original intentions of the scheme, and also meets the 50% targets for the 3 categories of Energy, Water and Materials. However the scheme no longer provides renewable facilities as originally suggested (air-source heat pumps and PV panels) for efficiency and practicality reasons, given the context of the roof shape and garden layout. The scheme has instead improved thermal insulation such that renewable facilities are no longer required. It is considered that in the circumstances this is acceptable and still results in an energy efficient dwelling.

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

As such, the proposed details are in general accordance with policies CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, 23 and 32 of the London Borough of Camden Local Development Framework Development Policies.

- 2 You are advised that all conditions relating to planning permission ref 2016/2225/P dated 17/02/2017 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