

Application ref: 2019/3213/P
Contact: Charles Thuaire
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Development Management
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Redhouse
8 Gentian Close
Rushden
NN10 0UG

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**150 Haverstock Hill
London
NW3 2AY**

Proposal: Details required by conditions 5 (privacy screen), 6 (evidence on water use), 7 (evidence on sustainability measures), 9 (PV panels) and 10 (kitchen rooflight) of planning permission granted on appeal dated 24.10.17 ref 2016/2507/P (for Change of use from shop (Class A1) to provide a 2 storey, 2 bed dwelling with roof terrace including partial demolition of existing building, alteration to front façade, erection of front boundary wall and erection of first floor extension).

Drawing Nos: 18-049-11B, 13D; flat roof lantern photo, slatted screening photo; water calculator sheet; SAP Report Submission for Building Regulations Compliance report dated 15.1.19 by Elmhurst energy; Basic compliance report, Summary for input data, Predicted energy assessment, Assessment notes- all dated 15.1.19 by RedHouse; emails from Anna Jardine regarding sustainable measures dated 26.6.19 and 14.11.19.

The Council has considered your application and decided to grant approval of details.

Informative(s):

1 Reasons for approval-

Condition 5- The submitted details of 0.8m high timber privacy screens above the parapet on all 3 sides of the roof terrace are considered acceptable in terms of design, size and location and will provide adequate protection from overlooking.

Condition 6- The submitted details of water use shows that the property will achieve less than the required maximum of 105 litres per person per day, thus results in a water-efficient dwelling.

Condition 7- The submitted information show that the development incorporates sustainable design principles in its design and construction, in accordance with the approved Sustainability statement. In particular the scheme has achieved a 21% reduction in CO2 emissions as originally predicted. However the scheme no longer provides PV panels as renewable facilities, as originally suggested, for efficiency and practicality reasons. 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.

Condition 9- since the approved energy statement, the building design has been improved in terms of its thermal efficiency such that PV panels are no longer required, as the DER target is met through insulation values. The improvements relate to the construction of the building itself and do not rely on a removable element, and will also enhance the external appearance of the building and impact on neighbours. This revised approach is considered acceptable and still results in an energy-efficient dwelling.

Condition 10- The submitted details of a 1m x 1.2m rooflight on the roof terrace are considered on balance acceptable; given the constraints of the available roofspace, the rooflight should provide adequate daylight to the large kitchen below.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host building or on neighbouring amenity.

Two objections have been received. These and the planning history of the site have been taken into account when coming to this decision

As such, the proposed details are in general accordance with policies A1, D1, CC1, CC2 and CC3 of the London Borough of Camden Local Plan 2017.

2 You are advised that all conditions relating to planning permission granted on 28/08/15 ref 2014/6449/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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer