

Application ref: 2016/1100/P  
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Date: 22 January 2020

**Development Management**  
Regeneration and Planning  
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Ingleton Wood LLP  
1 Alie Street  
London  
E1 8DE

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**Regent's Park Estate**  
**Robert Street**  
**London**  
**NW1**

Proposal:

Details of Energy Efficiency and Renewables Plan required by condition 40 and Accessibility Plan required by condition 44a,b,c,d,f and g of planning permission 2015/3076/P dated 09/12/2015 ( for a two-phased mixed use development to provide 116 residential units (Class C3), community facility (Class D1) and retail and commercial space (Class A1/A3/A4) across 8 plots) in association with High Speed 2 proposals.

Drawing Nos: SBM-IW-XX-ZZ-DR-A-15.22 E, SBM-IW-XX-ZZ-DR-A-15.41 H, NL-IW-XX-ZZ-DR-A-12.01 F, NL-IW-XX-ZZ-DR-A-15.90 F, NL-IW-XX-ZZ-DR-A-SK100 A, SBM-IW-XX-ZZ-DR-A-12.01 E, SBM-IW-XX-ZZ-DR-A-15.98 F, SBM-IW-XX-ZZ-DR-A-SK100 A, RWOS-IW-XX-ZZ-DR-A-12.01 F, RWOS-IW-XX-ZZ-DR-A-15.96 E, RWOS-IW-XX-ZZ-DR-A-SK100 A, TVP-IW-XX-ZZ-DR-A-15.25, RWOS-IW-XX-00-DR-M-27.30 Rev C, NL-IW-XX-00-DR-M-27.30 Rev C, Regent's Park Estate Energy Strategy Report by Ingleton Wood dated 03/09/2019, Email from Lovells dated 12/02/2019, Email from applicant dated 31/07/2019, Employer's Agent Instruction and 20161025 New build units only.

Informative(s):

- 1 Condition 40 required the submission of an Energy Efficiency and Renewables Plan which should set out a number of measures to ensure the development is energy efficient and sustainable. The applicant has provided a Plan outlining how the development incorporates the measures set out in the original application and would secure a carbon reduction of 31.46% which is an improvement on the 25% anticipated during the original application. The submission also provides details of how the plots of Newlands and Rydall Water have been futureproofed for connection into a decentralised energy network. The submission has also been reviewed with the Councils Sustainability officer who confirms the condition can be approved. It is therefore considered that the requirements of condition 40 have now been met.

Condition 44 sought an Accessibility Plan to ensure that the internal layout of the buildings provide flexibility for the needs of future occupiers. The original application secured the provision of 4 wheelchair units, the development now provides 3 units, 1 which has been fitted out to meet the needs of a specific tenant due to the housing being replacement homes, 1 which has been built to the same specifications and the third which is near completion. The final unit has been omitted, as an alternative to providing this the development has been built with 11 level access showers within the replacement housing blocks which are in response to needs of tenants. The other requirements in relation to accessibility have been implemented in accordance with needs of tenants and agreed with the Councils Occupational Therapist. It is therefore considered that the objective of condition 44 has been met.

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 and surrounding conservation area.

As such, the proposed details are in general accordance with policy CS6 and CS13 of the London Borough of Camden Local Development Framework Core Strategy and DP6 and DP22 of the London Borough of Camden Local Development Framework Development Policies.

- 2 Condition 22 of planning permission 2015/3076/P dated 09/12/2015 are currently under consideration by the Council.

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 positioned in the upper left corner of the page.

Daniel Pope  
Chief Planning Officer