

Application ref: 2019/5145/P
Contact: Sofie Fieldsend
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Date: 19 February 2020

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Mr Thomas Piggott
531 Highgate Studios
53-79 Highgate Road, London
London
NW5 1TL
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
187 Kentish Town Road
London
NW1 8PD

Proposal:

Details pursuant to condition 16 (energy and sustainability statement) of planning permission ref. 2018/5059/P dated 05/09/2019 (as amended by 2019/5809/P dated 03/02/2020) for: Variation of Conditions 8 (cycle spaces), 12 (lifetime homes) and 15 (approved plans) to planning permission 2013/8301/P dated 27/03/2015 (Redevelopment to provide 5 storey building (2 storey roof addition) with cinema (Class D2) and 11 market (2 x studio; 1x1; 7x2 & 1x3 bed) and 1 intermediate (1x1 bed) residential units (Class C3), to amend layout to reconfigure cinema at ground floor and residential unit mix above (11 market - 10x2 bed & 1 x3 bed) and 1 intermediate (1x1 bed)) increase in height to ridge, alteration to fenestration on south elevation and cycle space provision.

Drawing Nos: Energy and sustainability statement (Issue 2) by Integration consultancy dated 28/1/20.

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

Informative(s):

- 1 Condition 16 requires a comprehensive energy & sustainability statement which demonstrates at least a 29.2% reduction in CO2 emissions beyond the Part L 2013 baseline for both residential and commercial areas; 20% reduction

in carbon dioxide emissions from on-site renewable energy generation for both residential and commercial areas; and residential units meeting a water target of 110 litres per person per day (including 5 litres for external water use). It should take account of, and incorporating as appropriate, the energy & sustainability measures set out in the submission documents entitled Energy and Sustainability Statement dated 10 June 2015 by Premier Assessors and Code for Sustainable Homes Pre-Assessment Report dated November 2010 by Premier Assessors.

A revised energy and sustainability statement report that has been submitted to include the 8 converted/refurbished dwellings. This outlines a combined 34.3% reduction in CO₂ emissions beyond the Part L 2013 baseline for both residential and commercial areas and a 28.4% reduction in carbon dioxide emissions from on-site renewable energy generation for both residential and commercial areas. This exceeds the required CO₂ reductions set out in the condition. It also demonstrates that the water target can be met minus the 5 litres for external use however given that they have no gardens in this instance it would be acceptable. The Council's Sustainability Officer raised no objection to the revised statement.

The details are considered to secure the appropriate energy and resource efficiency measures and on-site renewable energy generation. Condition 16 can therefore be approved.

No objections have been received prior to making this decision. The site's planning history has been taken into account when coming to this decision.

As such, the submitted details are in general accordance with policies G1, CC1, CC2, CC3 and CC4 of the London Borough of Camden Local Plan 2017.

- 2 You are reminded that conditions 4 (samples), 6 (plant), 7 (ventilation and filtration), 11 (living roof), 14 (planting season) of planning permission granted under 2013/8301/P dated 27/03/2015 (amended by 2019/5809/P dated 03/02/2020 and 2018/5059/P dated 05/09/2019) are outstanding and requires details to be submitted and 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 positioned above the printed name.

Daniel Pope
Chief Planning Officer