

Application ref: 2020/5196/P
Contact: Jonathan McClue
Tel: 020 7974 4908
Email: Jonathan.McClue@camden.gov.uk
Date: 11 December 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

PHD Associates
Braemar House
Water Lane
Stansted
CM24 8BJ
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
52 Holmes Road
London
NW5 3AB

Proposal:
Details of Condition 9 (PVs) of 2016/1986/P dated 25/05/2017 for Demolition of existing building and replacement with a new build mixed use development of 6 storeys (plus basement) comprising of 9 self-contained units (8x2 bed and 1x3 bed) on floors 1-5 and 377sq.m of industrial employment space (B1c) on the basement and ground floors.

Drawing Nos: 1816/5F/GA/BC 4005; Contact Solar Proposal dated 03/11/2020.

The Council has considered your application and decided to approve details.

Informative(s):

1 Reasons for granting approval:

Full details have been submitted to discharge condition 9, which requires details of photovoltaic (PVs) cells on the main roof of the building. The applicant is required to install a meter to monitor the energy output. This forms part of the applicant's submission under an energy renewables plan confirming the site would achieve BREEAM 'Excellent'. Overall, the details would ensure

the development provides adequate on-site renewable energy facilities.

In design/townscape terms, the PV layout sits sensitively on the flat roofs behind parapets and would not be out of place on a modern new building. Officers therefore raise no objection from a design perspective.

No objections were received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed details are in accordance with the requirements of policy CC1 of the Camden Local Plan 2017.

- 2 You are advised that all conditions relating to planning permission 2016/1986/P dated 25/05/2017 (as amended) 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