

Application ref: 2020/5176/P
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Quod
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**Land bounded by Grafton Terrace
Maitland Park Villas and Maitland Park
containing Existing TRA Hall and Garages; and Land adjacent to Maitland Park
Villas containing existing Aspen House
gymnasium and garages.**

Proposal:

Details required for the partial discharge of condition 17 (Detailed drawings / materials) and condition 31 (Energy Efficiency and Renewables Plan) and full discharge of condition 29 (local procurement) of planning permission 2014/5840/P as amended by 2015/6696/P and 2019/4998/P (for Provision of residential units and replacement Tenants and Residents Association hall across two sites with associated multi-use games area, landscape and associated works, following demolition of Aspen House, gymnasium and garages at Maitland Park Villas and TRA Hall and garages on Grafton Terrace).

Drawing Nos: MPR-ECE-GT-GF-DT-A-00420 P01; MPR-ECE-GT-GF-DT-A-00421 P01; MPR-ECE-GT-GF-DT-A-00455 P01; MPR-ECE-ZZ-XX-DT-A-005150 P03; MPR-ECE-ZZ-XX-DT-A-005151 P03; MPR-ECE-ZZ-XX-DT-A-005152 P03; MPR-ECE-ZZ-XX-DT-A-005153 P03; MPR-ECE-ZZ-ZZ-DT-A-00400 P01; MPR-ECE-ZZ-ZZ-DT-A-00401 P01; MPR-ECE-ZZ-ZZ-DT-A-00402 P01; MPR-ECE-ZZ-ZZ-DT-A-00403 P01; MPR-ECE-ZZ-ZZ-DT-A-00404 P01; MPR-ECE-ZZ-ZZ-DT-A-00405 P01; MPR-ECE-ZZ-ZZ-DT-A-00406 P01; MPR-ECE-ZZ-ZZ-DT-A-00450 P01; Pre-Implementation and Post Construction Sustainability and Energy Strategy Review Letter prepared by Ridge (dated 06 November 2020); Energy Efficiency and Renewable Energy and Sustainability Plan Pro Forma; HQM Design Stage Assessment prepared for Envision

dated 21st October 2020; Maitland Park HQM Dwelling Specific Credits; Heating schematics; Sitewide CO2 Emissions prepared by Ridge & Partners dated 28/10/2020; Regulations Compliance Report (SAP calculations) dated 02 September 2020 (one submitted for Aspen Court, Aspen Villas and Grafton Terrace); DER WorkSheet for Aspen Court, Aspen Villas and Grafton Terrace; Employment & Skills Commitment - Method statement prepared by Bouygues; Employment, Skills and Supply Plan (submitted 04/02/2021); Cover letter prepared by Quod dated 10 November 2020

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

Informative(s):

1 Reason for granting permission

Detailed drawings

The application seeks to discharge part 'a' and 'b' of condition 17 and details have been provided of window cill, door head and brick jamb as well as details of balcony balustrades. The details have been reviewed by Urban Design and the details demonstrate the original design quality of the consent would be maintained and the appearance of the premises and the character of the immediate area would be safeguarded.

Local procurement

An Employment, Skills and Supply Plan has been submitted. This has been reviewed by Economic Development and is considered acceptable. The details demonstrate that the development would provide sufficient employment.

Energy Efficiency and renewables plan

The submission confirms that the site wide CO2 emission reductions over baseline have been demonstrated by the design stage SAP sample calculations to be 54.9% - exceeding the minimum on-site requirement of 35% dictated by the London plan and the planning stage commitment of 44%. This includes a 44.9% reduction in CO2 emissions from renewables. The submission has been reviewed by sustainability. The details are acceptable to partially discharge this condition but a post construction stage review would be required. The applicant would be reminded of this requirement in an informative.

The planning and appeal history of the site has been taken into account when coming to this decision.

The submitted details are consistent with the general expectations of the approved scheme and are acceptable in all other respects.

As such, the proposed development is in general accordance with policies A1, D1, E1, E2, CC1, CC2, CC4 and DM1 of the Camden Local Plan 2017.

- 2 You are reminded that conditions 4 (facing brickwork), 14 (Cycle storage), 17 (part c - material samples), 20 (parking management plan), 21 (Home Quality Mark - post completion certificate), 31 (Energy Efficiency and renewables plan - post construction review) 35 (acoustic verification report), 36 (Internal noise levels), 37 (Music from TRA Hall), 38 (sound limiter), 40 (Wheelchair accessible units) and 41 (Wheelchair adaptable units) of planning permission granted on 31/3/15 ref: 2014/5840/P as amended by 2015/6696/P and 2019/4998/P are outstanding and require details to be submitted and approved.

Details have been submitted for 8b (ground investigation), 21 (Home Quality Mark), 26 (level plans), 28 (local employment), 7 (SUDS), 22 (CMP relating to construction phase), 39 (Substation) and 10 (hard and soft landscaping) and these are currently being assessed.

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 blue rectangular background.

Daniel Pope
Chief Planning Officer