

Application ref: 2020/5958/P
Contact: David Fowler
Tel: 020 7974 2123
Email: David.Fowler@camden.gov.uk
Date: 3 March 2021

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

CBRE Limited
Henrietta House
Henrietta Place
London
W1G 0NB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Land surrounding Snowman House and Casterbridge
Belsize Road
London
NW6 4DP

Proposal:

Details required by conditions 19 (Cooling Hierarchy) and 22 (Energy Efficiency & Plan) of planning permission reference 2020/2486/P dated 27/11/20 (for construction of a new health and community centre, relocation of existing residential car park, along with landscaping, associated access, demolition of link bridge between Phases 2 and 3, and cycle parking).

Drawing Nos: Covering letter by CBRE dated 17 December 2020, Energy Efficiency and Renewable Energy Plan BS 1369 Revision 4 (Norman Bromley) December 2020, Overheating Assessment BS 1369 Revision 5 (Norman Bromley) May 2020, Sustainability Statement BS 1369 Revision 1 (Norman Bromley) May 2020.

The Council has considered your application and decided to grant permission

Informative(s):

- 1 Reason for approval-

An Overheating Study has been submitted in line with condition 19. The

Council's Sustainability Officer has reviewed the study and considers it acceptable. Appropriate passive cooling measures are proposed where possible, and justification is provided where overheating was not avoidable and therefore active cooling is proposed.

An Energy Efficiency and Renewable Energy Plan and a Sustainability Plan have been submitted in line with condition 22. The Council's Sustainability Officer has reviewed the plans and considers them acceptable. The proposals are in line with the approved CO2 emission reductions, and reflect slight improvements on the approved Be Lean and Be Green stage and overall emissions. With regards to future-proofing for the District Energy Network, acceptable drawings (Appendix H) and statement (6.3.2) are provided with regard to: proposals for soft landscaping of the route to the street; suitable isolation valves and proposed space in the plant room to accommodate associated future pipework ducts and heat exchangers.

Given the above, the conditions can therefore be discharged.

As such, the proposed development is in general accordance with policies CC1, CC2, CC3 and CC4 of the Camden Local Plan.

- 2 You are advised that the following conditions relating to planning permission reference 2020/2486/P dated 27/11/2020 still need to be discharged: 3, 11, 16, 17, 18, 21, 24, 25, 28, 29.

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



Daniel Pope
Chief Planning Officer