

Application ref: 2020/5128/P
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ROK Planning
16 Upper Woburn Place
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
140-146 Camden Street
London
NW1 9PF

Proposal:

Details of air-source heat pumps required by condition 26 of planning permission ref. 2014/7908/P dated 11/05/2016 (as later amended by permissions 2017/1407/P dated 28/11/19, 2019/3403/P dated 10/09/2019 and 2019/5155/P dated 10/07/2020) for Demolition of the existing buildings and erection of 1 - 8 storey building (plus basement excavation) comprising 2,026sqm of commercial floorspace and 52 residential units with associated landscaping

Drawing Nos: Cover letter (dated 3rd November); Report by Robinson Associates (Version 2 - dated December 2020); In-Home display user guide, Pipit500 and Liberty Connect100 Technical reference manuals

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

Informative(s):

1 Reasons for granting approval-

The submitted information demonstrates that the Seasonal Performance Factor (SPF) would meet and exceed 2.5 based on the provision of Seasonal Coefficient of Performance (SCoP) ratings for the individual units, all of which

well exceed 2.5. The SPF is the average of the SCoP ratings.

The percentage reduction in site CO2 emissions based on ASHP usage is 12.71% and, when combined with the PV panels, this would equate to 15.3% site wide carbon emissions from renewable technologies. The overall site-wide carbon reduction percent improvement over Part L 2013 is 39% which is commensurate with the consented scheme.

Heat usage will be monitored via a metering system which will be operated in prepayment mode for the affordable units and credit mode for the private units, details of which have been submitted.

In terms of location, the proposed units would be integrated into the building's envelope rather than positioned as an 'add on' at roof level, which is consistent with the approved scheme.

The Council's sustainability officer has reviewed the details and raises no objection to discharging the condition.

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

- 2 You are reminded that conditions 3 (materials), 4 (landscaping), 6 (green roof), 9 (sound insulation), 10 (bird and bat boxes), 20 (ground investigation), 15 (post-construction waterway wall survey), 16 (details of privacy measures) and 27 (details of plant equipment) of planning permission ref 2014/7908/P dated 11/05/2016 (as later amended by planning permissions ref. 2017/1407/P dated 28/11/19, 2019/3403/P dated 10/09/2019 and 2019/5155/P dated 10/07/2020) are outstanding and require 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



Daniel Pope
Chief Planning Officer