

Application ref: 2020/4655/P
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Peter Taylor Associates Limited
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Central Somers Town covering land at Polygon Road Open Space, Edith Neville Primary School, 174 Ossulston Street and Purchase Street Open Space NW1

Proposal:

Details required by Condition 39 (Maximum internal water use), Condition 73 (Plant machinery specifications) and Conditions 141 & 142 (Compliance with Building Regulations Part M4 (2)) of planning permission reference 2015/2704/P dated 14/10/16 (for Demolition of existing buildings and the provision of 7 buildings ranging from 3 to 25 storeys in height).

Drawing Nos: Certificate of Partial Completion from Camden Building control relating to Phase 1 works complete with external staircase to form and submission of EPC.

Certificate of Partial Completion from Camden Building control relating to residential flats and community facilities with a platform lift to install and submission of EPCs.

Sanitaryware Schedule for Plot 1.

Plot 1 construction specification for water use requirements.

Calculation for Plot 1 water consumption.

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

Informative(s):

- 1 Reasons for approval-

Condition 39 (maximum internal water use) -

The condition states that the development hereby approved shall achieve a maximum internal water use of 105 litres/person/day, allowing 5 litres/person/day for external water use.

The Calculation for Plot 1 water consumption shows a 101-litre water consumption per person per day. Plot 1 construction specification for water use requirements shows the water rates required for specifications to meet the consumption rate.

Condition 73 (plant machinery specifications) -

The condition requires details of plant machinery including a post-installation noise assessment for plots 1 & 4. The applicant has confirmed that there is no external plant (or AC plant) on Plot 1 & 4.

Conditions 141 & 142 (compliance with Building Regulations Part M4 (2)) -

These conditions both require evidence demonstrating compliance with Building Regulations Part M4 (2). The applicant has provided building control certificates of partial completion for-

-Phase 1 works complete with external staircase to form and submission of EPC and

-Residential flats and community facilities with a platform lift to install and submission of EPCs.

The water use details demonstrate that the development contributes to minimising the need for further water infrastructure in an area of water stress.

The building control certificates demonstrate that units have been designed and constructed in accordance with Building Regulations Part M4 (2) and M4 (3).

As such, the details are in accordance with policies CS13 and CS6 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP6 of the London Borough of Camden Local Development Framework Development Policies.

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 2021.

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 in the upper left corner of the page.

Daniel Pope
Chief Planning Officer