

Application ref: 2022/0261/P  
Contact: Josh Lawlor  
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Date: 4 April 2022

**Development Management**  
Regeneration and Planning  
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Wildstone Planning  
22 Berghem Mews  
Blythe Road  
Brook Green  
London  
W14 0HN

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,  
2 Brill Place  
and Purchase Street Open Space  
London  
NW1 1DN**

Proposal: Details pursuant to Condition 139 (Renewable Energy plot 7) granted under reference 2020/4631/P dated 23/04/2021 which itself varied application ref: 2015/2704/P dated 14/10/2016 for 136 residential units (Class C3) over 7 buildings ranging from 3 to 25 storeys in height.

Drawing Nos: Energy Statement prepared by Cudd Bently dated 13 January 2021

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

Informative(s):

#### **1 Reasons for approval-**

The submitted Energy Statement is a resubmission of what has been approved under approval of details application ref. 2021/0174/P dated 25/05/2021 which discharged condition 139 of the first amendment application ref: 2019/5882/P

dated 01/07/2020. The current application now seeks to re-discharge condition 139 (Renewable Energy for plot 7) attached to the latest variation of condition application ref. 2020/4631/P dated 23/04/2021.

The renewable energy and sustainability plan to be implemented has been reviewed by the Council's Sustainability Officer who is satisfied that the requirements of the condition have been met. The connection to the existing Somers Town Energy combined heat and power provides a majority of the carbon reductions of 53.7% which enables the proposals to meet the minimum requirement for 'on-site' carbon reduction of 35%. Therefore, condition 139 of planning permission 2020/4631/P dated 23/04/2021 can be discharged.

The full impact of the scheme has already been assessed.


As such, the details are in general accordance with policies CC1 and CC2 of the London Borough of Camden Local Plan 2017.

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 written over a light blue rectangular background.

Daniel Pope  
Chief Planning Officer