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Dear Shahida

20-23 Greville Street: Energy Efficiency and Renewable Energy Obligation 4.7.3 (Planning permission 2018/0910/P)

We write on behalf of our client, Seaforth Land, in respect of the above planning permission. The S106 Agreement for planning permission 2018/0910/P previously set a carbon reduction target of 42.6% and a reduction of at least 20.9% in carbon emissions using a combination of complementary low and zero carbon technologies.

The approved Energy Statement, submitted with planning application 2018/0910/P identified that the offices had the potential to achieve a 33% carbon reduction whilst the shell and core areas defined as retail could achieve a 48% reduction. The overall development therefore had the potential to achieve an average of 42.6% reduction in emissions over the baseline and exceed the London Plan target of 35%. However, this was based upon an assumption that the mix would be office and retail rather than office, restaurant and light industrial or a combination of these uses (just offices for example) as approved under the planning permission.

Prior to implementation, an Energy Efficiency and Renewable Energy Plan was submitted to discharge obligation 4.7.1 of the S106 Agreement. This was approved on the 22nd January 2021. The Buro Happold Design Note, dated 24 November 2020, confirmed that in order to ensure compliance for the consented mix they adjusted the compliance model based on a mix of office, retail, restaurant and light industrial and this achieves a 36.4% emissions reduction against the original target of 42.6% and the London Plan target of 35%. The low and zero carbon contribution (PV and air source heat pump heating) was confirmed as 11.7%.

This report also confirmed that they reviewed the current scheme at the time of submission against the original model and confirmed that it would still achieve at least 42.6% for a mix comprising office and retail. However, the scheme that has been built out only accommodates offices and jewellery workspace, which had a target of 33% in the approved Energy Statement submitted with planning application 2018/0910/P.

Obligation 4.7.3 of the S106 Agreement requires a post-completion review to be submitted to and approved by the Council in writing confirming that the measures

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incorporated in the Energy Efficiency and Renewable Energy Plan as approved by the Council have been incorporated into the Property.

Buro Happold have completed the post-completion review to discharge this obligation which is enclosed. The as built assessment covers just the offices that have been fitted out and have achieved a 39.6% emissions reduction. The carbon reduction for this Property exceeds the London Plan requirement of 35% and exceeds the target of 33% that was originally set in the approved Energy Statement for offices.

Buro Happold have reviewed these results and explained that there will always be differences in the building regulations calculations from planning through design and construction. At Planning stage it is usual to show that the target (35% reduction) has been achieved with a suitable margin so that any changes that result from design and construction development do not compromise the target. Other potential impacts could be as a result of using different dynamic thermal modelling software for the as constructed assessment to that used at design stage.

The enclosed post-completion review provides the detailed assessment of these results and confirms that the as built scheme exceeds the London Plan carbon reduction target of 35%. We trust this has provided sufficient detail to explain the context behind the energy strategy and its outcomes and we hope obligation 4.7.3 of the S106 Agreement can now be discharged.

Please do not hesitate to contact me should you have any queries.

Yours sincerely

For Tibbalds Planning and Urban Design



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