

Development Control
London Borough of Camden
2nd Floor, 5 Pancras Square
c/o Town Hall, Judd Street
London WC1H 9JE

23rd October 2023

FAO: David Peres Da Costa

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Dear Sir/ madam,

**LAND ADJOINING NO. 23 CAROL STREET,
LONDON NW1 0HT
PLANNING DISCHARGE OF CONDITIONS 10B, 11, 12 & 13
New Artist's Studio and Dwelling**

Please find enclosed our application for discharge of conditions 10b, 11, 12 and 13 in connection with Planning Permission ref. 2017/5590/P and Non-Material Amendment ref. 2019/3249/P.

CONDITION 10b: REMEDIATION MEASURES

No development shall commence until:

(a) a written Preliminary Risk Assessment (PRA) and scheme of investigation has been submitted to and approved by the local planning authority in writing; the PRA must take account of the historical and environmental context of the site and can be based on a desk study or the Enhanced Environmental Information Review detailed below; and

(b) following the approval detailed in paragraph (a), a written scheme of remediation measures has been submitted to and approved by the local planning authority in writing.

The remediation measures shall be implemented strictly in accordance with the approved scheme and a written report detailing the remediation shall be submitted to and approved by the local planning authority in writing prior to occupation.

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policies A1 and DM1 of the London Borough of Camden Local Plan 2017.

Please note that an application to discharge condition 10a was approved on 25th March 2019, with ref. 2018/4819/P. We enclose the following as verification of the remediation measures carried out:

Documents

Contamination Removal Certificate

CJM_311222

Drawings

Proposed Soft Landscaping

CRL/DC/P/001

1:5@A4

The above documents show evidence of the removal of a min. 600mm deep potentially hazardous soil from proposed soft landscaped areas on the site. The detail drawing shows the proposed

imported capping layer of chemically clean soils, including a contamination barrier membrane, to replace this potentially hazardous soil.

CONDITION 11: EVIDENCE OF SUSTAINABLE MEASURES

The development hereby approved shall incorporate sustainable design principles and climate change adaptation measures into the design and construction of the development in accordance with the approved sustainability statement (Sustainability Statement prepared by OR Consulting Engineers dated 10 August 2017). Prior to occupation, evidence demonstrating that the approved measures have been implemented shall be submitted to and approved in writing by the Local Planning Authority and shall be retained and maintained thereafter.

Reason: To ensure the development contributes to minimising the effects of, and can adapt to a changing climate in accordance with policy CC1, CC2 and CC3 of the London Borough of Camden Local Plan 2017.

We enclose the following:

Documents

Better Planet Ground Source Heat Pump pack	BPUK19-30
Ventilation Certificate	5936
Certificate of Air Permeability Test	0855-E-01
As built water efficiency Report Part G	11522-25 Carol Street
Energy Performance Certificate	2318-3006-9301-6407-5204
SAP Calculation (as built)	S6251-1

The above documents provide evidence of the following sustainability measures:

- A ground source heat pump to provide a renewable/ low carbon energy source to provide the low carbon generation of all the heating and hot water for the property
- A Mechanical Ventilation & Heat Recovery (MVHR) system installed to provide an efficient ventilation system to the basement and ground floors
- Construction of a building envelope/ lining to achieve an air tightness of 3.75m³.h-1.m-2 @ 50 Pa, which is better than the proposed 5m³.h-1.m-2 @ 50 Pa value listed in the Sustainability Statement
- Total water consumption is less than 110litre/ person/ day

The EPC and SAP calculations show the high energy rating of the property as a result of these measures.

CONDITION 12: EVIDENCE OF SUSTAINABLE MEASURES

The development hereby approved shall be constructed in accordance with the approved energy statement (Sustainability Statement prepared by OR Consulting Engineers dated 10 August 2017) to achieve a 19% reduction in carbon dioxide emissions beyond Part L 2013 Building Regulations in line with the energy hierarchy, and a 20% reduction in carbon dioxide emissions through renewable technologies unless it can be demonstrated that such provision is not feasible. Prior to occupation, evidence demonstrating that the approved measures have been implemented shall be submitted to and approved in writing by the Local Planning Authority and shall be retained and maintained thereafter.

Reason: To ensure the development contributes to minimising the effects of, and can adapt to a changing climate in accordance with policy CC1 of the London Borough of Camden Local Plan 2017.

See above response to condition 11.

CONDITION 13: TREES

Prior to the end of the next available planting season, replacement tree planting shall be carried out in accordance with details of replanting species, position, date and size, where applicable, that have first been submitted to and approved by the local planning authority in writing.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area, in accordance with the requirements of policies D1 and A3 of the London Borough of Camden Local Plan 2017.

We enclose the following drawing showing the species, position and size of the proposed replacement trees:

Ground Floor Plan Proposed

CRL/GA/001/AF

1:100@A3

Please note the previously approved proposals included 1 no. forest pansy and 3 no. pleached trees in the rear garden. The new proposals as shown on the attached plan show:

Rear Garden

2 no. Persian Ironwood trees

Shrubs & ferns

Front Area

4 no. new silver birch trees

4 no. hawthorns

Adjacent No. 43 Carol Street

6 no. new silver birch trees, as per planning application ref 2023/0066/P, awaiting approval

Please contact this office for any queries.

Yours faithfully,

Diarmuid O'Sullivan
BA (hons) BSc Arch ARB
LISA SHELL architects

Cc. Make Some Space Ltd.

Applicant