

Application ref: 2023/3289/P
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Date: 7 February 2024

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ECE Architecture Limited
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
The Charlie Ratchford Centre
Belmont Street
London
Camden
NW1 8HF

Proposal:
Details pursuant to Condition 19 (Air Source Heat Pump Details) granted under planning reference 2020/5063/P dated 05/11/2021 Redevelopment of site including demolition of existing buildings and erection of a building up to 10 storeys in height for to provide self-contained residential flats (Use Class C3) and associated works.

Drawing Nos: LD504-L21011-EDC-B-XX-DR-M-58-2303, Technical submission sheet (PS146-TS-0100), CAHV-R TM65 Document, Commercial heating CAHV Maintenance Sheet, LD504-ECE-ZZ-RF-DR-A-0111 C08, Energy Statement (October 2020), Roof Access Strategy

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

Informatives:

- 1 Reasons for granting permission/consent-

Condition 19 of planning permission 2020/5063/P dated 05/11/2021 requires

full details of the Air Source Heat Pumps including equipment location, the system seasonal performance factor, the product coefficient of performance level, Be Green stage carbon saving and a site specific maintenance schedule shall be submitted to and approved in writing by the local planning authority.

The heat pumps are located on the main tower block which is considered acceptable. Looking at the manufactures details document, the performance factor is 2.80 - surpassing the minimum of 2.50 and the coefficient of performance is listed as 3.19 which is listed as the minimum and therefore acceptable. The energy assessment and embodied carbon saving document confirms that the saving will be in line with the approved plans.

A roof access statement and roof plan supports the application which outlines roof access and maintenance as well as the plan showing where roof access and maintenance equipment is located on the building. The maintenance sheet also demonstrates what tasks will be carried out periodically. Overall the supporting documents above demonstrate there are acceptable maintenance steps in place.

Therefore the details for the development comply with the requirements of Policy CC1 of the Camden Local Plan 2017

- 2 You are advised that conditions 16, 18, 21 and 23 granted under planning reference 2020/5063/P dated 05/11/2021 are outstanding and which need details to be submitted

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 2023.

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