

Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Our ref: APL-374

26th February 2024

Dear Sir/ Madam,

Discharge of Conditions 16, 17 and 25 of Planning Permission 2023/0383/P at 551-557 Finchley Road, London, NW3 7BJ

Please find enclosed an application to discharge Conditions 16, 17 and 25 of planning permission 2023/0383/P at 551-557 Finchley Road, London, NW3 7BJ.

Condition 16 (photovoltaic cells)

Condition 16 states the following:

Prior to commencement of above ground works (excluding demolition and any site preparation works), drawings and data sheets showing the location, extent and predicted energy generation of photovoltaic cells and associated equipment to be installed on the building shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. A site-specific lifetime maintenance schedule for each system, including safe roof access arrangements, shall be provided. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

In response to the condition, we submit the letter below:

- Energy Statement, by Envision
- MEP Services Concept Design Brief, by Envision

- Roof Level PV layout to Discharge Condition 16, Dwg No G1137-ESL-00-RF-DR-ME-00001 REV D
- Mechanical and Electrical Typical Details, Dwg No G1137-ESL-00-XX-DR-ME-00001 Rev A
- LV SCHEMATIC, Dwg No G1137-ESL-00-XX-DR-E-00001 Rev B

Condition 17 (air source heat pumps)

Condition 17 states the following:

Prior to commencement of above ground works (excluding demolition and any site preparation works), details, drawings and data sheets showing the location, Seasonal Performance Factor of at least 2.5 and Be Green stage carbon saving of the air source heat pumps and associated equipment to be installed on the building, shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a metering details including estimated costs to occupants and commitment to monitor performance of the system post construction. A site-specific lifetime maintenance schedule for each system, including safe access arrangements, shall be provided. The equipment shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

In response to the condition, we submit the letter below:

- Energy Statement, by Envision
- MEP Services Concept Design Brief, by Envision
- Lower Ground Floor Ventilation layout to Discharge Condition 25, Dwg No G1137-ESL-00-LG-DR-M-00001 REV D
- Lower Ground Floor Mechanical and Electrical Concept Layout, Dwg No G1137-ESL-00-LG-DR-ME-00001 REV D
- Ground Floor Ventilation layout to Discharge Condition 25, Dwg No G1137-ESL-00-GF-DR-M-00001 REV D
- Ground Floor Mechanical and Electrical Concept Layout, Dwg No G1137-ESL-00-GF-DR-ME-00001 REV D
- Mechanical and Electrical Typical Details, Dwg No G1137-ESL-00-XX-DR-ME-00001 Rev A

Condition 25 (mechanical ventilation)

Condition 25 states the following:

Prior to commencement of development on site (excluding site preparation works), full details of the mechanical ventilation including air inlet locations and filters shall be submitted to and approved by the local planning authority in writing. Air inlet locations should be located away from busy roads and other

relevant sources of emissions and as close to roof level as possible, to protect internal air quality. The development shall thereafter be constructed and maintained in accordance with the approved details.

In response to the condition, we submit the letter below:

- Energy Statement, by Envision
- MEP Services Concept Design Brief, by Envision
- Roof Level PV layout to Discharge Condition 16, Dwg No G1137-ESL-00-RF-DR-ME-00001 REV D
- Lower Ground Floor Ventilation layout to Discharge Condition 25, Dwg No G1137-ESL-00-LG-DR-M-00001 REV D
- Lower Ground Floor Mechanical and Electrical Concept Layout, Dwg No G1137-ESL-00-LG-DR-ME-00001 REV D
- Ground Floor Ventilation layout to Discharge Condition 25, Dwg No G1137-ESL-00-GF-DR-M-00001 REV D
- Ground Floor Mechanical and Electrical Concept Layout, Dwg No G1137-ESL-00-GF-DR-ME-00001 REV D
- First Floor Ventilation layout to Discharge Condition 25, Dwg No G1137-ESL-00-01-DR-M-00001 REV D
- First Floor Mechanical and Electrical Concept Layout, Dwg No G1137-ESL-00-01-DR-ME-00001 REV D
- Second Floor Ventilation layout to Discharge Condition 25, Dwg No G1137-ESL-00-02-DR-M-00001 REV D
- Second Floor Mechanical and Electrical Concept Layout, Dwg No G1137-ESL-00-02-DR-ME-00001 REV D
- Third Floor Ventilation layout to Discharge Condition 25, Dwg No G1137-ESL-00-03-DR-M-00001 REV D
- Third Floor Mechanical and Electrical Concept Layout, Dwg No G1137-ESL-00-03-DR-ME-00001 REV D
- Fourth Floor Ventilation layout to Discharge Condition 25, Dwg No G1137-ESL-00-04-DR-M-00001 REV B
- Fourth Floor Mechanical and Electrical Concept Layout, Dwg No G1137-ESL-00-04-DR-M-00001 REV B
- Mechanical and Electrical Typical Details, Dwg No G1137-ESL-00-XX-DR-ME-00001 Rev A

We deem that the provided information is adequate to allow the discharge of conditions 16, 17 and 25. If you require further information, then please contact me at the details at the head of this letter.

Yours faithfully

William Docherty

William Docherty