

Our ref: 2020-008

13 May 2024

Development Management
Regeneration and Planning
London Borough of Camden
Towen Hall
Judd Street
London
WCH1 9JE

For the attention of Shahida Sanessie

Dear Shahida

FORMER BIRD IN HAND PUBLIC HOUSE – PLANNING CONDITIONS 5, 7, 8, 9, 16, 17 & 19

Further to the granting for Planning Permission for the former Bird In Hand Public House development (Planning Application ref: 2022/3430/P) please find enclosed information for the discharge of Planning Conditions as detailed below:

Condition 5 – Air Quality (Prior to Development) - *Air quality monitoring should be implemented on site. No development shall take place until:*

- a. *prior to installing monitors, full details of the air quality monitors have been submitted to and approved by the local planning authority in writing. Such details shall include the location, number and specification of the monitors, including evidence of the fact that they will be installed in line with guidance outlined in the GLA's Control of Dust and Emissions during Construction and Demolition Supplementary Planning Guidance;*
- b. *prior to commencement, evidence has been submitted demonstrating that the monitors have been in place for at least 3 months prior to the proposed implementation date. The monitors shall be retained and maintained on site for the duration of the development works in accordance with the details thus approved.*

Reason: To safeguard the amenity of adjoining premises and the area generally in accordance with the requirements of policies A1 and CC4 of the London Borough of Camden Local Plan Policies.

Please refer to report:

Report by Redmore ref: 7131r1 - Ambient Dust Monitoring - West End Lane

Condition 7 – Monitoring Heat Pumps and Equipment - (Pre-commencement of Development Above Ground) *Prior to commencement of above ground 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 meter to monitor the energy output from the approved renewable energy systems. 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.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of policy CC1 of the London Borough of Camden Local plan Policies.

Please refer to drawings:

Letter from the M&E Consultants Irvineering ref: 240419 – BiH - Energy
Drawing ref: IP23040-L-M-111 Heating Layout Ground Floor by Irvineering
Information Sheet : Ecodan_PUZ-WM60VAA_Monobloc_Air_Source_Heat_Pump

Condition 8 - Solar PV panels (Pre-commencement of Development Above Ground) - *Prior to commencement of above ground 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.*

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of policy CC1 (Climate change mitigation) of the London Borough of Camden Local Plan 2017.

Please refer to the following information:

Drawing by Bauder ref: B235931PV – 20240319
PV information ref : BioSolar G2 Installation guide - Bauder V2

Condition 9 - Green/Blue Roof (Pre-commencement of Development Above Ground) - *Prior to commencement of above-ground development, full details in respect of the blue/green roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. Details of the blue/green roof provided shall include: species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the blue/green roof, as well as details of the maintenance programme for blue/green roof, and details of the irrigation system. The buildings shall not be occupied until the approved details have been implemented and these works shall be permanently retained and maintained thereafter.*

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies A3, CC1, CC2, CC3, CC4 and D1 of the London Borough of Camden Local Plan policies.

Please refer to drawings:

Blue Roof Calculation ref: B235931_Bird in Hand - Blue Roof Calc
Specification by Bauder ref : B235931-1_BirdInHand_Q37NBSSpecification
Drawings by Structural Engineer ref : 21770-BMCE-XX-ZZ-DR-C-51110, 21770-BMCE-ZZ-B1-DR-C-51099, 21770-BMCE-ZZ-GF-DR-C-51100, 21770-BMCE-ZZ-GF-DR-C-51200 21770-BMCE-ZZ-GF-DR-C-51201

Condition 16 – Piling Method Statement – (Prior to Development) - *No piling shall take place until a PILING METHOD STATEMENT (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.*

Reason: The proposed works will be near underground sewerage utility infrastructure. Piling has the potential to significantly impact / cause failure of local underground sewerage utility infrastructure.

Please refer to Method Statement:

Piling Method Statement for Bird In Hand ref: BiH-Piling Method Statement-03.05.24-Rev-

Condition 17 – Noise Mitigation (Prior to Development) - *Prior to commencement of the development, details shall be submitted to and approved in writing by the Council, of the external noise level emitted from plant/ machinery/ equipment and mitigation measures as appropriate. The measures shall ensure that the external noise level emitted from plant, machinery/ equipment will be lower than the typical existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS 4142:2014 "Methods for rating and assessing industrial and commercial sound" at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.*

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from mechanical installations/ equipment in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017

Please refer to report:

Noise Impact Assessment by Ep3 ref: 50-785-R1-1 - Noise Impact Assessment
Letter from the M&E Consultants Irvineering ref: 240419 – BiH - Energy
Drawing ref: IP23040-L-M-111 Heating Layout Ground Floor by Irvineering
Information Sheet : Ecodan_PUZ-WM60VAA_Monobloc_Air_Source_Heat_Pump

Condition 19 – Sound Insulation - (Prior to Occupation) - *Prior to first occupation, a scheme of sound insulation works to the floor/ceiling and any party wall structure between separate dwellings shall be implemented in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be retained thereafter in perpetuity.*

Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected.

Please refer to report:

Noise Impact Assessment by Ep3 ref: 50-785-R1-1 - Noise Impact Assessment

The application payment has been sent separately.

Should you have any queries please do not hesitate to contact me.

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We look forward to hearing from you.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Ian', with a stylized flourish at the end.

Ian Liptrot BA(Hons) MArch RIBA ARB

Director

For and on Behalf of Metashape Architects Limited

Mobile : 07795976374

cc. Peter Cunningham – KK4 LTD