

Application ref: 2024/2315/P
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Date: 27 June 2024

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33 Margaret Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**101 Bayham Street
London
NW1 0AG**

Proposal: Details pursuant to condition 8 (ASHPs - Seasonal Performance Factor and Be Green stage carbon saving) of planning permission 2023/4024/P, dated 9/02/2024, for; Alterations to and refurbishment of existing building; rear infill extension at fourth floor; replacement plant equipment at roof level, and associated works.

Drawing Nos: 101BS-SGH-PR-RF-DR-A-100, P9; Part I 2021 GLA Carbon emission reporting spreadsheet; BRUKL Output (Be Green Scenario) document; BRUKL Output (Existing (Baseline)) document; BRUKL Output (Be Lean Scenario) document; Maintenance, Cleaning & Inspection Procedures document prepared by RMS; Mechanical Equipment Plant Replacement Strategy document prepared by RMS; SH-M-5000-AIR HANDLING UNITS SCHEDULE prepared by MECSERVE, ref. P23-092/R02/, 14/05/2024; SH-M-5002 -FCU SCHEDULE prepared by MECSERVE, ref. P23-092/R01/, 2/04/2024; SH-M-5007 METER SCHEDULE prepared by MECSERVE, ref. P23-092/DRAFT/, 6/03/2024

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

Informative(s):

1 Reasons for granting permission/consent-

This application is to discharge condition 8 of planning permission 2023/4024/P, relating to the provision of details showing the location, Seasonal Performance Factor of at least 2.5 (or COP of 4 or more or SCOP of 3.4 or more) and Be Green stage carbon saving of the air source heat pumps and associated equipment to be installed on the office building.

The submitted Proposed Roof Plan shows the location of the 6 x ASHPs on the roof of the building, and the submitted data sheets confirm the ASHPs would have a SCOP of at least 3.4.

A Meter Schedule with details of the meters to monitor the energy output from the approved ASHPs, and Maintenance, Cleaning & Inspection Procedures and Mechanical Equipment Plan Replacement Strategy documents, have also been submitted in compliance with the condition.

The Council's Sustainability Officer has reviewed the submitted drawings and information and considers these to be sufficient such that the conditions can be discharged.

The full impact of the proposed development has already been assessed.

As such, the proposed development is in general accordance with policy CC1 of the London Borough of Camden Local Plan 2017.

- 2 You are reminded that conditions 5 (Facing materials) and 7 (Photovoltaic cells) of planning permission 2023/4024/P granted on 9/02/2024, are outstanding and require details to be submitted and approved.

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 2021.

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