



Da Vinci House
44 Saffron Hill
London EC1N 8FH
tel: +44 (0)20 3640 8508
fax: +44 (0)20 3435 4228
email: info@iceniprojects.com
web: www.iceniprojects.com

Joanne Clark
Regeneration and Planning
London Borough of Camden
5 St Pancras Square
London
N1C 4AG

15 August 2024

Ref: WC/JM/KH
VIA PLANNING PORTAL

Dear Joanne,

APPLICATION FOR DISCHARGE OF CONDITION 22 (PV PANELS) AND CONDITION 39 (ENERGY AND SUSTAINABILITY) PURSUANT TO PLANNING PERMISSION 2020/3461/P AT CHESTER ROAD HOSTEL, 2 CHESTER ROAD, LONDON, N19 5BP

On behalf of our client London Borough of Camden c/o Morgan Sindall Construction and Infrastructure Limited (the 'Applicant'), we hereby submit an application to discharge planning condition 22 and conditions 39 pursuant to planning permission 2020/3461/P, in respect of Chester Road Hostel, 2 Chester Road, London, N19 5BP (the 'Site').

Planning Permission was granted on 11th May 2021 under reference 2020/3461/P for the following description of development:

'Redevelopment of the site to include demolition of existing hostel building and the erection of a new hostel building (sui generis) formed of 3 x part 3, part 4 storey blocks with 2 x external stairwells arranged around a central courtyard. Associated works include installation of plant equipment, access arrangements and tree and landscaping works'.

Condition 22: PV Panels

Condition 22 reads as follows:

Prior to commencement of above ground works (excluding demolition), 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 of the London Borough of Camden Local Plan 2017.

The following details are being submitted to fully discharge Condition 22:

- B235630PV - 20231128 - Bauder Solar G Light PV Layout Plan
- PV Panel Data Sheet – prepared by Vertex S

The Layout Plan shows the indicative mansafe arrangements to ensure safe roof access. The panels would contribute to the energy performance of the building as set out within the supporting documentation to discharge condition 39.

Condition 39: Energy and Sustainability

Condition 39 reads as follows:

Prior to commencement of above ground works (excluding demolition), a sustainability plan and an energy plan shall be submitted to and approved in writing by the local planning authority. Such plans shall demonstrate:

- o Sustainability measures to be secured through sustainability plan*
- o Water efficiency targets to be secured through sustainability plan*
- o Energy provisions to be secured through EE&RE plan:*
 - Passive and efficiency measures in accordance with the proposed plans*
- o Overall minimum 67.5% CO2 reductions beyond Part L 2013 as amended for the residential element (using SAP 10 factors); overall minimum 40.6% CO2 reductions beyond Part L 2013 as amended for the commercial element (using SAP 10 factors); minimum 2.9% Be Lean stage reduction through building efficiency for the residential element (using SAP 2012 factors); minimum 6.8% Be Lean stage reduction through building efficiency for the commercial element (using SAP 2012 factors); minimum 64.8% Be Green stage reduction (reduction against the previous stage) through renewables for the residential element (using SAP 10 factors); minimum 24% Be Green stage reduction (reduction against the previous stage) through renewables for the commercial element (using SAP 10 factors).*

Reason: To ensure the proposal is energy efficient and sustainable in accordance with Policies CC1, CC2 and CC3 of the London Borough of Camden Local Plan 2017.

The following details are being submitted to discharge Condition 39:

- Chester Road Energy Statement – prepared by Anderson Green
- Chester Road BRUKL 2013 – prepared by Anderson Green
- Chester Road Block Compliance - prepared by Anderson Green

Summary

The application was submitted via the Planning Portal on 15th August 2024. The requisite planning application fee of £215 has been paid by the Applicant via the Planning Portal.

We trust that the enclosed is in order and look forward to receiving confirmation of the validation of the application. In the meantime, should you have any queries, please do not hesitate to contact William Clutton (wclutton@iceniprojects.com or 07557 805 372) or Jack Miller (jmiller@iceniprojects.com or 07823 457 323) of this office in the first instance.

Yours faithfully,



Iceni Projects Limited

cc. London Borough of Camden c/o Morgan Sindall Construction and Infrastructure Limited