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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 40 (SUSTAINABILITY) PURSUANT TO PLANNING PERMISSION 2020/3737/P AT CAMDEN ROAD HOSTEL, 248-250 CAMDEN ROAD, LONDON, NW1 9HE**

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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 condition 40 pursuant to planning permission 2020/3737/P, in respect of Camden Road Hostel, 248-250 Camden Road, London, NW1 9HE (the 'Site').

Planning Permission was granted on 11<sup>th</sup> May 2021 under reference 2020/3737/P for the following description of development:

*'Redevelopment of the site to include demolition of existing hostel building and the erection of a new 4-6 storey plus basement hostel building (sui generis use) with external stairwell and rear balconies to all levels; erection of 2 x single storey garden buildings; associated works including installation of plant equipment, parking and access arrangements and tree and landscaping works. (Information for the purpose of consultation: the proposed development provides 39 units, which comprise 36 x studios, 2 x 1-beds and 1 x 1-bed wheelchair accessible unit).2*

**Condition 22: PV Panels**

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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:*

- B234911PV - 20231013 - 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 40.

#### **Condition 40: Sustainability**

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Condition 40 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 75% CO2 reductions beyond Part L 2013 as amended; minimum 15% Be Lean stage reduction through building efficiency for the whole development; minimum 70% Be Green stage reduction (reduction against the previous stage) through renewables for the whole development (all 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 40:

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

#### **Summary**

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The application was submitted via the Planning Portal on 15<sup>th</sup> 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](mailto:wclutton@iceniprojects.com) or 07557 805 372) or Jack Miller ([jmiller@iceniprojects.com](mailto: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