

Application ref: 2024/2276/P
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Date: 24 September 2024

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Iceni Projects
Da Vinci House
44 Saffron Hill
London
EC1N 8FH
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

248-250 Camden Road Hostel
Camden Road
London
NW1 9HE

Proposal: Details pursuant to condition 7 (basement works), condition 23 (air source heat pump details) and condition 24 (mechanical ventilation) of planning permission 2020/3737/P dated 11/05/2021 (for: 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).

Drawing Nos: Cover letter from Iceni dated 3rd June 2024, letter from Pell Frischmann dated 29th May 2024, Roof Level Co-ordinated Services Ref: 123007-AGL-CA-RL-DR-N-4101, Heat Pump Schedule Ref: 123007-AGL-CA-XX-SH-M-0004 DX, Outdoor Unit Schedule Ref: 123007-AGL-CA-XX-SH-M-0082 LV, Schematic Ref: 123007-AGL-CA-ZZ-DR-E-2101, Plant Access Maintenance and Replacement Strategy, 123007 AGL-CH-XX-RP-N-0003, Ground Floor Landlords Heating and Cooling Ref: 123007-AGL-CA-GF-DR-M-1101, Ventilation Calculations Ref: 123007-AGL-CA-XX-CA-M-0001, Studio Apartment Mechanical Services Ref: 123007-AGL-CA-ZZ-DR-M-4101, 2 Bed Apartment Mechanical Services Ref: 123007-AGL-CA-ZZ-DR-M-4102, Wheel Chair Apartment Mechanical Services Ref: 123007-AGL-CA-ZZ-DR-M-4103.

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

Informative(s):

- 1 This application seeks to discharge conditions 7 (basement works) , 23 (air source heat pumps) and condition 24 (mechanical ventilation) of planning permission 2020/3737/P dated 11th May 2021.

Condition 7 requires details of an appointed chartered engineer to be approved prior to commencement of development (excluding demolition). Such person must be a suitably qualified chartered engineer with membership of the appropriate professional body who has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. In accordance with this requirement a letter has been submitted from a Principal Engineer at Pell Frischmann with membership of the Institution of Civil Engineers (ICE), who confirms his appointment in these matters.

Condition 23 requires, prior to commencement of above ground works (excluding demolition), 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. Most of this information has been provided to the satisfaction of the Council's Sustainability Officer, however the full and final maintenance details of the ASHP as set out in the M&E Operation & Maintenance Manuals are not available until installation therefore this condition is partially discharged with the final details to be submitted to the LPA upon installation, or as soon as possible thereafter.

Condition 24 requires, prior to commencement (excluding demolition and site preparation works), full details of the mechanical ventilation system including air inlet locations and filtration systems (if required) to be approved by the local planning authority, and these air inlets should be located away from busy roads and any other emission sources and as close to roof level as possible, to protect internal air quality. Plans have been provided which indicate the required air inlets in suitable locations.

The full impact of the proposed development has already been assessed. On this basis, the submitted details are in accordance with the requirements of policies CC1, CC4, D1, D2 and A5 of the London Borough of Camden Local Plan 2017 and policy SI1 of the London Plan 2021, and conditions 7 and 24 can be discharged and condition 23 partially discharged, with full and final maintenance details of the ASHP as set out in the M&E Operation & Maintenance Manuals to be submitted to the LPA upon installation, or as soon as possible thereafter.

- 2 You are reminded that conditions 3 (Details, Materials, Samples), 5 (Lighting Strategy), 10 (Drainage/Waste Water Infrastructure), 11 (Post Construction radon gas and vapour investigation), 12 (Plant Noise Levels), 13 (Plant Anti-vibration Isolators), 20 (Bird and Bat Boxes), 21 (SuDS: Evidence of installation), 23 (Air Source Heat Pump Details: maintenance schedule), 29 (Secured by Design), 31 (External Fixtures/Building Services) of planning permission 2021/3737/P granted on 11/05/2021 are outstanding and require details to be submitted and approved.

You are advised that details for conditons 9 (Piing), 17 (Landscaping Details), 19 (Green Roof), 22 (Photovoltaic Panels) and 40 (sustainability and energy) have been submitted and these details are currently being assessed.

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 2023.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer