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19 March 2013

Dear Amanda,

**PLANNING PERMISSION REFERENCE: 2011/1586/P
11-13 ST PANCRAS WAY, LONDON NW1 0PT
REMOVAL OF CONDITION 21**

I write on behalf of my clients, UNITE Group Plc and Travis Perkins Plc, to seek consent for the removal of condition 21 of planning permission 2011/1586/P.

Planning Context

As you will be aware through the activity concerning the discharge of some of the planning obligations and conditions, UNITE are moving forward the implementation of their mixed use development scheme as permitted under planning permission 2011/1586/P. To this extent they have appointed DMWR Architects as the scheme architects.

Planning permission was granted on 3 October 2011 for the erection of part 6,7,8 and 10 storey building comprising 3,877sqm builders merchant (Class Sui Generis) at ground and part mezzanine level and 563 student bedspaces with ancillary student facilities to the upper floors. Planning permission was granted subject to a S106 agreement. The original planning permission (LPA Ref. 2011/1586/P) was subject to 22 conditions.

In addition on 20 December 2012, an application seeking the non-material amendment of planning permission 2011/1586/P was approved (LPA Ref. 2012/6400/P).

On 14 December 2012 the variation of condition 11 was approved and the wording revised to "Within six months of implementation, full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the Council. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved" (LPA Ref. 2012/6479/P).

On 22 February 2013 the discharge of planning obligations (4.4 Construction Management Plan, 4.6 Energy Efficiency and Renewable Energy Plan and 4.16 Sustainability Plan) of the s106 agreement attached to planning permission LPA Ref. 2011/1586/P was approved.



Clause 4.6 stated that '*On or prior to the implementation date to submit to the Council for approval the Energy Efficiency and Renewable Energy Plan*'. In order to discharge this obligation a letter was prepared by Applied Energy in response to the Energy and Sustainability statement dated 25th March 2011. The letter outlined that our client wished to remove the originally proposed photovoltaic panels from the scheme and go for a more efficient building to have a 45% reduction overall.

At the time of the original application, the report was based upon the London Plan 2008 and PPS22 which asked for a 20% reduction in CO2 emissions from renewable sources. The London Plan has since been revised and latest Plan (2011) focusses on CO2 reduction (in line with the Governments targets) through optimising the combination of energy efficiency measures, decentralised energy and low and zero carbon/renewable technology. This change was introduced as it was realised that requesting 20% renewable energy is not feasible without detrimental effects elsewhere in the design and servicing of the buildings. Given the governments change in policy since the original planning application and reduced capacity for any potential PV, it was proposed that the solar PV is removed from the scheme and other measures including improved u-values, improved envelope construction to reduce air leakage, increased ventilation heat recovery efficient and a Combined Heat and Power (CHP) unit are provided to offset the loss whilst meeting with the current London Plan's (2011) requirements of an onsite reduction of CO2 emissions by 25%.

The proposed CHP generates surplus energy and the rest would be being exported to the grid, therefore electricity generated by the photovoltaic panels would not be needed and would just be exported back to the grid.

As this letter was accepted by the Council and the obligation discharged on 22 February 2013, we are now applying to remove Condition 21 which requires details of the Solar Panels to be submitted as this is no longer relevant.

Condition 21 – Solar Panels

Condition 21 – 'The details of the solar panels to be used on the buildings shall not be otherwise than as those submitted to and approved by the Council before any work is commenced on the relevant part of the development. Such details shall include a scale roof plan, elevation, sections and manufacturers details. The relevant part of the development shall henceforth not be occupied without the installation of such technologies. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved'.

Desired condition wording

We are seeking the complete removal of this condition.

Content of the application

Submitted via Planning Portal:

- The relevant application form with certificate B completed;
- Planning permission Ref: 2011/1586/P;
- Site Location Plan at 1:1250 scale showing the development area outlined in red;

- 0106 11-13 St Pancras Way Camden - Energy and Sustainability
Covering letter_revE;
- Payment of £195 as the fee for the application.

I trust that you have all the information you require to register the application. If, in the interim, you have any queries please do not hesitate to contact either Joanne Rams or myself at this office. I look forward to your formal acknowledgement of the application.

Yours sincerely



Matthew Roe
Director

Enc.