

P12101-A-LT-10-004  
08 January 2013

Mr. Charles Thuairé  
Regeneration and Planning Development Management  
London Borough of Camden  
Town Hall  
Judd Street  
London WC1H 8ND

BY E-MAIL

Dear Charles,

**Application for Minor Material Amendment (ref: 2012/6110/P)**  
**Proposed New Dwelling, North End, London NW3 7HH**

Thank you for your email confirming our conversation yesterday afternoon. We have reviewed the options suggested by yourself, and our client has agreed to move the tree further away from the building as requested.

Please find the attached revised plan indicating the area where the new Oak tree would be planted (*P12-101-A-P-00-D117 Rev.B*). The adjoining Wildwood Lodge owner has agreed to the repositioning in principle, however we would like the exact position of the tree to be determined as part of a condition attached to the permission at a later stage. Please advise if this could be dealt with under a condition.

**Plant and store room**

In regard to the proposed plant room/ store room sizes, we have obtained a supporting statement from our services engineer as the following.

*When the original planning application was prepared, before October 2006, the current Building Regulations were Part L 2002. Accordingly very little plant space was allowed since the Regulations were relatively easy to meet.*

*The plant which was allowed for includes:*

- 2 No. boilers
- Break tank and booster pumps

*Since then the regulations have changed twice, and compared to 2006 standards the emissions target is now 44% lower than it was. In order to meet this much more difficult target, the following technologies are proposed:*

- 2 No. Air to water heat pumps for heating hot water
- 3 No. Air to Air heat pumps for heating
- Mechanical ventilation with heat recovery unit

*Heat pumps are now required because boilers alone no longer meet Part L*

*We had considered putting the heat pumps at ground floor level externally, but the noise levels from the units would be unacceptable, hence they are in the basement plant room.*

We also believe that locating the heat pumps above ground within the conservation area would not be appropriate solution from the aesthetic point of view.

As previously discussed, the heat pumps would require sufficient free area exposed to the external air to ensure air circulation which is included as part of the plant room footprint. The size of the plant room currently shown in our drawing is of the minimum required to house all the above listed.

The store adjacent would be used as general storage as well as to house the equipments associated with AV and lighting control for the entire house.

#### **Ground floor courtyard build up**

We are proposing to drop the ground floor slab level in the courtyard area by 300mm in order to accommodate the turfed courtyard to provide the originally intended permeable surface. We were advised by a manufacturer of the minimum requirement of 250mm build up for this purposes, including water attenuation.

Please find the attached sketch showing the build up section of the ground floor courtyard area and the manufacturer's literature for your information (*P12101-A-X-VA-D-124*).

#### **Repositioning of the oak tree**

We have obtained our client's agreement to reposition the oak tree further away from the building as requested. Please find the attached drawing *P12-101-A-P-00-D117 Rev.B* indicating the hatched area where the tree would be planted.

We trust that the contents are self-explanatory, however should you require further information, please do not hesitate to contact me.

Yours sincerely



**Megumi Nagai**  
Canaway Fleming Architects.