

DECLASSIFIED
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**1 UNIVERSITY STREET INCLUDING VICTORY HOUSE & 163-170,
TOTTENHAM COURT ROAD**

RENEWABLE ENERGY STATEMENT

1.0 Introduction

- 1.1 This report has been produced for Kensington Commercial Property Investments Ltd to support the planning application at 1 University Street and 163-170 Tottenham Court Road for the change of use from serviced apartments to offices.
- 1.2 This report provides an assessment of the renewable energy policies identified within the London Plan and the London Borough of Camden and provides a justification for the strategy adopted within the application.

2.0 Existing Building

- 2.1 The existing building comprises a circa 1970's building with retail, office and two floors of serviced apartments, to which this application relates.
- 2.2 The serviced apartments are served by an existing hot air heating system. As the application relates to the change of use from service apartments to office it is not proposed to change any of the plant.
- 2.3 The apartments do not benefit from air-conditioning, with single glazed openable windows provided. Again, it is not proposed to replace these, with the application relating only to the change of use.

3.0 Proposals

- 3.1 The application proposes the change of use of the fifth and sixth floors of the existing building from a serviced apartment use (sui-generis) to an office use (B1).
- 3.2 The two floors are served by their own dedicated entrance and existing lift, and escape stair. It is not proposed to change this arrangement with the current application.
- 3.3 There are no external alterations proposed as part of the change of use application, with only internal modifications to the existing building required to facilitate the change of use. These internal modifications do not form part of the planning application as they do not fall under the control of planning.

4.0 Planning Policy Background

- 4.1 In considering the acceptability of the proposals, we have considered planning policies contained in the London Plan (Consolidated with Alterations, since 2004), and within the adopted London Borough of Camden Unitary Development Plan (UDP), 2006. Owing to the nature of the application, many

of the policies are not relevant given the application relates only to a change of use.

London Plan Policy

- 4.2 London Plan Policy 4A.3 sets out a number of key objectives in relation to sustainable design and construction. The objectives which are relevant to this development are:

- Make the most effective use of land and existing buildings;
- Minimise energy use, including passive solar design, natural ventilation and vegetation on buildings;
- Ensure designs make the most of natural systems both within and around the building.

- 4.3 London Plan Policy 4A.7 expects developments to achieve a reduction in carbon dioxide emissions of 20% from on site renewable energy generation unless it can be demonstrated that such provision is not feasible.

LB Camden Policy

- 4.4 UDP Policy SD9 states that the Council will seek developments that conserve energy and resources through designs for energy efficiency, renewable energy use, optimising energy supply, and the use of recycled and renewable building materials. The Council will require major developments to demonstrate the energy demand for their proposals and how they would generate a proportion of the site's electricity and heating needs from renewables wherever feasible.

Camden Planning Guidance, 2006

- 4.5 Additional guidance on energy, sustainable design and construction is provided in the Camden Planning Guidance, Supplementary Planning Guidance document, published in 2006.
- 4.6 Chapter 17 of the document deals with energy and on-site renewable facilities. Paragraph 17.5 highlights that whilst the guidance on renewable energy applies equally to new build, refurbished, converted, extended and altered development, the means of achieving compliance will vary depending on the individual circumstances of the development proposed.
- 4.7 Chapter 44 of the document sets out a number of issues which should be considered during the design stage. The issue which is relevant for this development relates to the consideration of natural ventilation.

5.0 Planning Policy Assessment

- 5.1 Both the London Plan and UDP policies refer to the feasibility of incorporating renewable energy and sustainable measures into buildings. The application relates to the change of use only from serviced apartments to an office use with no internal changes proposed as part of the application. It is

not proposed to install a new heating system as part of the proposals, or change the existing plant.

- 5.2 The existing building does not incorporate air conditioning, with openable windows currently provided. It is not proposed to alter this arrangement, with the maintaining of naturally ventilated floors. This meets the objectives of both London Plan and UDP policy.

6.0 Conclusion

- 6.1 As the application relates to the change of use of the existing building, there is limited scope to include renewable energy or sustainable design measures.
- 6.2 Whilst the building incorporates natural ventilation, policy refers to the feasibility of incorporating renewable energy measures. It is not proposed to change the existing heat system or plant as part of the application.
- 6.3 The proposals therefore meet the requirements of policy.