

Our ref: G:2528/5.1_020
Your ref: 2005/5457

Sheri Waddell
West Area Team
Development Control
Planning Division
London Borough of Camden
Camden Town Hall
Argyle Street
LONDON WC1H 8ND

Approval of details
(Condition 7)

2008/0309/P

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Levitt Bernstein

Architecture
Urban Renewal
Landscape Architecture

By: **Post**

Re: **Ramsay Hall, 1 – 2 Hertford Place, W1T 5HB**
PLANNING APPLICATION 2005/5457/P

15 January 2008

Dear Ms Waddell

We write to you further to our previous application (since withdrawn) for the discharge of condition 7 (relating to Sustainability) for the above development and respond to items of Stuart Minty's email dated 22 January 2007.

To discharge condition 7, we enclose the three copies of BREEAM report that show the project will achieve a Very Good rating in line with the informative for this condition.

We also enclose three copies of the Sustainability report as prepared by XCO2 which was submitted as part of the original planning application. This report has been amended to reflect the subsequent issue of the BREEAM assessment.

This report details the number of features of the new building that are incorporated to meet the London Borough of Camden's aspirations for sustainable developments and these include;

- Rainwater harvesting.
- Brown roof construction.
- Insulation levels beyond regulation requirements.
- Measures to reduce energy waste at the point of use.
- Recycling.

The scheme also is to be connected to the existing Central Heat and Power plant on the site which is sized to provide heat and power across the halls of residence complex, as well as the new building. This facility described in detail within the report.

Cont.

On submission of the previous application to discharge this condition, LB Camden requested further information on a few other subjects; we trust the following outlines the proposals in further detail:

Rain Water Harvesting Details

Please find enclosed three copies of the sizing calculations for the rain water housing facility. We also enclosed three copies of drawing 2528 L900 Rev. T3 that shows the location of the storage tank. We trust that this provides the required information for this area.

Potential Key Card Operation

The University maintains an inclusive fixed rent for those using the halls of residence at Ramsay Hall, Maple St. While it is recognized that a pay-as-you-use system may encourage some users to control their energy use more efficiently, the University considers that such a scheme is impractical for this application, given the requirement for the fixed rent.

We would finally like to reiterate that our client, University College London, considers that they have made significant investments into the new building in terms of sustainability; both prior construction – including the foresight of commissioning a CHP system, and in the proposals – rainwater harvesting, Brown Roof, insulation levels, point of use controls, recycling etc.

For these reasons, together with the achievement of a **Very Good BREEAM** assessment, we would like LB Camden to consider that the requirements of Condition 7 in line with the borough aspirations or sustainable development have been met, and therefore can be discharged.

We trust that the enclosures are in order, however if you would like to discuss this further please do not hesitate in contacting me.

Yours sincerely



Tom Greaves
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cc: A Clemo, UCL
J Parker, PR

enc.