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FAO: David Fowler

15 July 2016

Our ref: LJW/NFD/HBR/J10157

Your ref: 2015/4562/P

Dear Sir

**Site at Hawley Wharf, Land bounded by Chalk Farm Road, Castlehaven Road, Hawley Road, Kentish Town Road and Regents Canal, London, NW1
Removal of Condition 59 (Planning Permission 2015/4562/P)**

We write on behalf of our client, Stanley Sidings Limited, enclosing a minor material amendment application for the removal of condition 59 attached to planning permission 2015/4562/P.

Background

Condition 59 of planning permission 2015/4562/P states:

“Prior to commencement of relevant works, a Water Recycling Statement and plans describing and illustrating the water recycling and re-use systems in the development, must be submitted to and approved in writing by the local planning authority, the statement and plans must show:

a) Collection and storage of all runoff from the green roofs and roof terraces on the office building, as shown on the approved drawings, and all wastewater from the air conditioning system in the office building;

b) Re-use of the collected water within the development for the following purposes, with preference in the order shown:

i. Flushing toilets in the residential and office buildings

ii. Watering landscaping at ground and other floor levels throughout the development

iii. Watering green roofs on the office building

Any changes to this provision would have to be first approved in writing by the local planning authority.”

Firstly, it should be noted that a water recycling strategy was not proposed as part of the 2012 application. However, the school does include a water recycling strategy.

Following a review of the requirements of Condition 59 attached to the masterplan permission, Hoare Lea, the environmental engineers advising on this scheme, have provided estimates on the installation, operational costs and payback times of the greywater and rainwater recycling and reuse systems. The estimated cost of Grey Water Harvesting is £1,308,000. This would have a payback time of 163.5 years (based on a reduction in water costs of £10,000/year less system maintenance costs of £2,000 giving a net saving of £8,000/year). The cost of Rain Water Harvesting has been estimated at £312,000 which would incur a payback time of 624 years (based on a reduction in water costs of £1,500/year less system maintenance costs of £1,000 giving a net saving of £500/year). Overall, given the time it would take for these installations to become cost neutral they are considered unfeasible.

Furthermore, in November 2015 Hoare Lea were in liaison with Camden's Sustainability Officer at the time, who has subsequently left. The requirements of Condition 59 were discussed. Hoare Lea explained to officers that a condition relating to greywater/rainwater recycling should never have been attached to the decision notice for the masterplan site, as it was never proposed.

The Sustainability Officer accepted the payback calculations and justification provided.

Proposal

Accordingly, this application for a minor material amendment to the extant planning permission seeks the removal of Condition 59 from planning permission reference 2015/4562/P.

Moreover, this application seeks the re-issue of the decision notice for the overall scheme reflecting the s73 applications which have been approved against the original permission reference: 2012/4628/P, acknowledging the conditions which have been successfully discharged and containing all conditions which will still require discharge. For the avoidance of doubt these have been set out in Enclosure 1 below.

Summary

Accordingly, we enclose the following documents submitted via Planning Portal:

- Completed application forms;
- Estimated installation/operation and payback costs of greywater and rainwater harvesting, prepared by Hoare Lea; and
- Email correspondence between the consultant team and the London Borough of Camden.

The £195 planning application fee will be paid by cheque following submission of the application on Planning Portal.

We look forward to hearing from you shortly. In the meantime, if you have any questions, please do not hesitate to contact either Natalie Davies or Hannah Bryant, of this office.

Yours faithfully



Gerald Eve LLP

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Enclosure 1 – Status of Conditions attached to planning permission reference 2015/4562/P

Condition	Status
1	Compliance – no submission required
2	Compliance – no submission required
3	Compliance – no submission required
4	Compliance – no submission required
5	Compliance – no submission required
6	Compliance – no submission required
7	Compliance – no submission required
8	Compliance – no submission required
9	Compliance – no submission required
10	Compliance – no submission required
11	Compliance – no submission required
12	Compliance – no submission required
13	Compliance – no submission required
14	
A	Discharged
B	Not yet discharged
C	Pending consideration
D	Not yet discharged
E	Not yet discharged

F	Not yet discharged
G	Discharged
H	Not yet discharged
15	Compliance – no submission required
16	
A	Discharged
B	Not yet discharged
C	Not yet discharged
D	Not yet discharged
E	Not yet discharged
F	Not yet discharged
G	Not yet discharged
17	
A	Discharged
B	Discharged
C	Pending consideration
D	Not yet discharged
18	
A	Discharged
B	Discharged
C	Not yet discharged

D	Pending Consideration
E	Discharged
F	Not yet discharged
G	Not yet discharged
19	
A	Discharged
B	Not yet discharged
C	Not yet discharged
D	Not yet discharged
E	Not yet discharged
20	Not yet discharged
21	Not yet discharged
22	Discharged
23	Compliance – no submission required
24	Discharged
25	Discharged
26	Discharged
27	Not yet discharged
28	Discharged
29	Not yet discharged
30	Compliance – no submission required

31	Discharged
32	Discharged
33	Discharged
34	Discharged
35	Discharged
36	Compliance – no submission required
37	Not yet discharged
38	Discharged
39	Discharged
40	Not yet discharged
41	Not yet discharged
42	Compliance – no submission required
43	Not yet discharged
44	Discharged
45	Not yet discharged
46	Not yet discharged
47	Discharged
48	Compliance – no submission required
49	Discharged
50	Not yet discharged
51	Not yet discharged

52	Not yet discharged
53	Compliance – no submission required
54	Compliance – no submission required
55	Not yet discharged
56	Discharged
57	Discharged
58	Discharged
59	Not yet discharged – to be removed as part of this application
60	Discharged
61	Discharged
62	Discharged
63	Discharged
64	Compliance – no submission required
65	Compliance – no submission required
66	Compliance – no submission required