

Mr D Peres Da Costa
London Borough of Camden
2nd Floor,
5 Pancras Square
London
N1C 4AG

By Planning Portal only: ref. PP-06839492

6 April 2018

let.025..DP.24900002

Dear Mr Da Costa

**THE HOPE PROJECT, CAMDEN, LONDON, NW1 - OPTION 2
APPLICATION TO DISCHARGE CONDITIONS 4, 6, 7, 9, 12, 13, 17, 21, 22, 23
AND 24 OF PLANNING PERMISSION 2017/6058/P**

On behalf of our client, Hope Lease Limited, we hereby submit an application for approval of further details pertaining to conditions 4, 6, 7, 9, 12, 13, 17, 21, 22, 23 and 24 of planning permission 2017/6058/P, at the above site.

We review the requirements of these conditions and set out the proposals to satisfy them. We provide the following information with this submission:

- Signed and dated application form;

Condition 4 (Detailed Drawings / Samples of Materials)

- Typical Sash Window Detail – Type A ref. AHA/KCC/DET/665
- Typical Casement Window Detail – Type B ref. AHA/KCC/DET/666
- Typical Steel Window Detail ref. AHA/KCC/DET/667
- Typical Double-Height Steel Window Detail ref. AHA/KCC/DET/668 Rev. B
- Typical Historic Casement Detail Type G ref. AHA/KCC/DET/669
- Typical Secondary Glazing Details Type E ref. AHA/KCC/DET/670
- Typical Secondary Glazing Details Type E – Timber Frame ref. AHA/KCC/DET/671
- Door Detail D1-22 ref. AHA/KCC/DET/690
- Door Detail DG-49 ref. AHA/KCC/DET/692
- Door Detail D1-23 ref. AHA/KCC/DET/694
- Braced Hardwood Door Details – Typical Doors along Bayham Place ref. AHA/KCC/DET/696
- Proposed Dormer Window Details ref. AHA/KCC/DET/500
- Manufacturer's Details
- Proposed CCTV Cameras – Ground Floor Plan ref. AHA/KCC/PL/600
- Proposed CCTV Cameras – Crowndale Road Elevation ref. AHA/KCC/PL/610
- Proposed CCTV Cameras – Bayham Street Elevation ref. AHA/KCC/PL/611

- Proposed CCTV Cameras – Bayham Place Elevation ref. AHA/KKC/PL/612
- Proposed Typical Terrace Screening ref. AHA/KKC/DET/585

Condition 6 (Façade Glazing / Glare)

- Proposed Façade Spandrel and Glazing Details 1 ref. AHA/KCC/DET/660
- Proposed Façade Spandrel and Glazing Details 2 ref. AHA/KCC/DET/661
- Proposed Façade Spandrel and Glazing Details 3 ref. AHA/KCC/DET/662
- Proposed Façade Spandrel and Glazing Details 4 ref. AHA/KCC/DET/663
- Sky Lobby Glazing Details ref. AHA/KCC/DET/530 Rev. T2
- Proposed Glazed Walkway and Plant Details 1 ref. AHA/KCC/DET/605
- Proposed Glazed Walkway and Plant Details 2 ref. AHA/KCC/DET/606
- Proposed Glass Pavilion Details 2 ref. AHA/KKC/DET/611
- Proposed Glass Pavilion Details 3 ref. AHA/KCC/DET/612
- Sky Pavilion Specification
- Sky Pavilion Note by Architects

Condition 7 (Mechanical Ventilation)

- Sub-Basement Ventilation Layout Shell and Core ref. S-M200 Rev. T
- Basement Ventilation Layout Shell and Core ref. S-M201 Rev. T
- Ground Floor Ventilation Layout Shell and Core ref. S-M202 Rev. T
- First Floor Ventilation Layout Shell and Core ref. S-M203 Rev. T
- Second Floor Ventilation Layout Shell and Core ref. S-M204 Rev. T
- Third Floor Ventilation Layout Shell and Core ref. S-M205 Rev. T
- Fourth Floor Ventilation Layout Shell and Core ref. S-M206 Rev. T
- Above Third Floor – Roof Void Ventilation Layout Shell and Core ref. S-M207 Rev. T

Condition 8 (Air Quality Monitoring Locations)

- Air Quality and Dust Management Plan (February 2018) ref. 2167W-SEC-00001-02

Condition 9 (Living Roof)

- Green Roofs – General Maintenance Information for Bauder Biodiverse Systems
- Bauder DSE40 Drainage and Protection Layer – Technical Data Sheet
- Bauder Extensive Substrate – Technical Data Sheet
- Bauder Filter Fleece – Technical Data Sheet
- Bauder FSM600 Protection Mat – Technical Data Sheet
- Bauder PE Foil Separation Layer – Technical Data Sheet
- Bauder Pro-Mat – Technical Data Sheet
- Bauder Xero Flor XF118 UK Native Species Wildflower Blanket – Technical Data Sheet
- Bauder Vegetation for Extensive and Biodiverse Green Roofs - Booklet
- Proposed Green Roof Details – Sheet 1 ref. AHA/KKC/DET/600
- Proposed Green Roof Details – Sheet 2 ref. AHA/KKC/DET/601
- Living Roof Specification Details

Condition 12 (Photovoltaic Cells)

- Photovoltaic Panels Plan – Sheet 1 ref. AHA/KKC/PL/605
- Proposed PV Panels Details – Sheet 2 ref. AHA/KKC/PL/606

Condition 13 (Piling Method Statement)

- Existing and Demo Sub-Basement Drainage Sheet ref. 1444/DR010 Rev. T1
- Existing and Demo Basement Drainage Sheet ref. 1444/DR011 Rev. T1
- Existing and Demo Ground Floor Drainage Sheet ref. 1444/DR012 Rev. T1
- Proposed Sub-Basement Drainage Sheet ref. 1444/DR013 Rev. T1
- Proposed Basement Drainage Sheet ref. 1444/DR014 Rev. T2
- Proposed Ground Floor Drainage Sheet ref. 1444/DR015 Rev. T2
- Proposed Sub-Basement ref. 1444/P080 Rev. T2
- Proposed Basement Plan ref. 1444/P090 Rev. T2
- Proposed Ground Floor Plan ref. 1444/P100 Rev. T2
- Thames Water Asset Location Search Document

Condition 17 (Sky Lobby Sound Proofing)

- Proposed Glass Pavilion Details 2 ref. AHA/KKC/DET/611
- Proposed Glass Pavilion Details 3 ref. AHA/KKC/DET/612
- Acoustic Calculator Calculation – Glass Configuration
- Heritage Brochure - Standard Patent Glazing
- Shell & Core Acoustic Strategy Report (Stage 4 Issue) Rev. 01
- Sky Lobby Specification Details

Condition 21 (Air Quality Measurement Details)

- Air Quality Assessment (March 2018) ref. 2167W-SEC-00002-01

Condition 22 (Construction Management Plan)

- Details pertaining to Temporary Works and Construction Sequence
- Letter of No Objection from London Underground Infrastructure Protection

Condition 23 (Air Source Heat Pumps)

- Electric Distribution Schematic Shell and Core ref. S-E100 Rev. T
- Fourth Floor Ventilation Layout Shell and Core ref. S-M206 Rev. T

Condition 24 (Hard and Soft Landscaping)

- Roof Details (Blue Roof) ref. AHA/KKC/PR/905 Rev. A
- Roof Details (Outdoor Terrace) ref. AHA/KKC/PR/908

In accordance with the statutory requirements, an application fee of £116 has been paid via the Planning Portal.

Condition 4

Condition 4 states that:

“Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

- a) Plans, elevation and section drawings at 1:10 (and moulding or glazing-bar profiles at 1:2) of all new windows and doors to historic openings and to the new mansard roof of the Hope & Anchor.
- b) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and sample panels of those materials (to be provided on site).
- c) Plans and elevations to show location of CCTV cameras
- d) Plans, elevations and sections of landscaping screens to terraces (including maintenance plan and species)

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.”

The reason given, states:

“To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.”

Pursuant to Condition 4, we submit detailed drawings prepared by Archer Humphryes Architects.

Condition 6

Condition 6 states that:

“Prior to the commencement of the relevant part of the development, details of suitable façade glazing, lighting periods within the sky lobby and new external areas and mitigation measures to minimise light trespass, glare and sky glow from internally transmitted or reflected artificial light shall be submitted to and approved in writing by the council. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.”

The reason given, states:

“To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.”

Pursuant to Condition 6, we submit detailed drawings prepared by Archer Humphryes Architects.

Condition 7

Condition 7 states that:

“Prior to the commencement of works on the relevant part of the development, full details of the mechanical ventilation system including air inlet locations shall be submitted to and approved by the local planning authority in writing. Air inlet locations should be located away from busy roads and the boiler stack and as close to roof level as possible, to protect internal air quality. The development shall thereafter be constructed and maintained in accordance with the approved details.”

The reason given, states:

“To safeguard the amenities of future occupiers in accordance with the requirements of policy CC4 of the London Borough of Camden Local Plan 2017 and policy 7.14 of the London Plan.”

Pursuant to Condition 7, we submit detailed drawings prepared by Ralph T. King & Associates Consulting Mechanical and Electrical Engineers

Condition 8

Condition 8 states that:

“Air quality monitoring should be implemented on site. No development shall take place until full details of the air quality monitors have been submitted to and approved by the local planning authority in writing. Such details shall include the location, number and specification of the monitors, including evidence of the fact that they have been installed in line with guidance outline in the LA's control of dust and emissions during construction and demolition supplementary planning guidance and have been in place for 3 months prior to the proposed implementation date. The monitors shall be maintained on site for the duration of the development in accordance with the details thus approved.”

The reason given, states:

“To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy A1 and CC4 of the London Borough of Camden Local Plan 2017”.

Pursuant to Condition 8, we submit an Air Quality and Dust Management Plan prepared by Southdowns Environmental Consultants, which has been informed by the Air Quality Monitoring that has occurred at site since 27 February 2018.

Condition 9

Condition 9 states that:

“Prior to the commencement of the relevant part of the development, full details of a biodiverse, substrate-based extensive living roof, of a minimum area size 45.08m², shall be submitted to and approved in writing. The design, planting and maintenance scheme should be informed by the BREEAM Ecology Report and should reflect the local conditions and species of interest. The details shall include the following: A. detailed maintenance plan, B. details of its construction and the materials used, C. a section at a scale of 1:20 showing substrate depth averaging 130mm with added peaks and troughs to provide variations between 80mm and 150mm and D. full planting details including species showing planting of at least 16 plugs per m² and a minimum of 24 native plant species. E. Details of additional habitat structures, including at least one deadwood loggery. The development shall not be carried out otherwise than in accordance with the details thus approved and shall be fully implemented before the premises are first occupied. Guidance on living roofs is available in the Camden Biodiversity Action Plan: Advice Note on Living Roofs and Walls.”

The reason given, states:

“In order to ensure the development undertakes reasonable measures to take account of biodiversity and climate change adaptation in accordance with policies A3 and CC2 of the London Borough of Camden Local Plan 2017.”

Pursuant to Condition 9, we submit various specification sheets prepared by the manufacturer, Bauder, together with detailed drawings prepared by Archer Humphryes Architects.

Condition 12

Condition 12 states that:

“Prior to commencement of works on the relevant parts of the development, detailed plans showing the location and extent of photovoltaic cells to be installed on the building shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.”

The reason given, states:

“To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of policies G1, CC1 and CC2 of the London Borough of Camden Local Plan 2017.”

Pursuant to Condition 12, we submit detailed drawings prepared by Archer Humphryes Architects.

Condition 13

Condition 13 states that:

“No impact piling until a piling method statement, prepared in consultation with Thames Water or the relevant statutory undertaker, detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works, has been submitted to and approved in writing by the local planning authority. Any piling must be undertaken in accordance with the terms of the approved piling method statement.”

The reason given, states:

“To safeguard existing below ground public utility infrastructure and controlled waters in accordance with the requirements of policy CC3 of the London Borough of Camden Local Plan 2017.”

Pursuant to Condition 13, we submit detailed drawings prepared by Heyne Tillett Steel Structural Engineers, together with the results of a Thames Water Asset Location Search.

Heyne Tillett Steel advise that whilst the building foundations will be piled, only continuous flight auger (CFA) piles will be used. Impact piling will not be used in this development. Furthermore, whilst the exact location of the water main is not known, it is understood to be beyond the site boundary. Heyne Tillett Steel have undertaken a Thames Water Utilities Assessment, which confirms that the approved development is unlikely to lead to any future damage to the Thames Water utilities surrounding the site providing that the construction works are carried out with due consideration to their presence.

Heyne Tillett Steel have contacted Thames Water for comment, and their response will be forwarded once received.

Condition 17

Condition 17 states that:

“Prior to the commencement of the relevant part of the development, details of soundproofing for the glazed rooftop restaurant and bar ('sky lobby') shall be submitted to and approved in writing by the council. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained. The details of soundproofing shall demonstrate the following noise levels would be met:

Noise at 1 metre external to a sensitive façade, Day and evening 0700-2300, LAeq' 5min shall not increase by more than 5dB*

Noise at 1 metre external to a sensitive façade Night 2300-0700, LAeq' 5min shall not increase by more than 3dB*

Noise inside any habitable room of any noise sensitive premises, with the windows open or close Night 2300-0700, LAeq' 5min (in the 63Hz Octave band measured

using the 'fast' time constant) should show no increase in dB*

* As compared to the same measure, from the same position, and over a comparable period, with no entertainment taking place.”

The reason given, states:

“To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.”

Pursuant to Condition 17, we submit details of the acoustic properties associated with the proposed glass configuration prepared by Guardian Glass, together with detailed drawings prepared by Archer Humphryes Architects, details of the proposed Heritage Patent Glazing System and a Shell and Core Acoustic Strategy Report prepared by Scotch Partners.

Condition 21

Condition 21 states that:

“Prior to the commencement of development, details of air quality measurements shall be submitted to and approved by the local planning authority in writing. These shall include:

A) short-term measurements for NO₂ and PMs and/or producing estimates from annual means using approved estimation methodology including consideration of exposure and possible mitigation measures for future building occupants and visitors queuing outside the property. This shall include details of any mitigation recommended. Any mitigation required shall be implemented before the use commences and shall be maintained thereafter.

B) Transport emissions and Transport Emission Benchmarks calculated according to the methodology document 'Air Quality Neutral Planning Support Update: GLA 80371' (Apr 2014), taking account of the all the uses within the development hereby approved, to show compliance with Air Quality Neutral.”

The reason given, states:

“To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and CC4 of the London Borough of Camden Local Plan Policies.”

Pursuant to Condition 21, we submit an Air Quality Assessment prepared by Southdowns Environmental Consultants. The baseline conditions, the air quality neutral assessment and mitigation set out in the original assessment have been revisited in this document. Various monitoring datasets indicate that ground-level concentrations at the site are likely to exceed the annual mean AQO until at least 2020; annual mean NO₂ concentrations at the site have the potential to exceed 60 µgm⁻³ at roadside facades in 2018, and potentially in several subsequent years;

and that the annual and 24-hour mean PM₁₀ AQOs are likely to be met at the development site in all years.

The revised air quality neutral assessment has considered all land use types associated with the redevelopment. Benchmarked emissions are well within the Building Emission Benchmarks and Transport Emission Benchmarks, and the redevelopment will therefore fully meet air quality neutral requirements.

In terms of proposed mitigation measures, further mitigation of construction dust and emissions from construction vehicles is not considered necessary. However, further mitigation of exposure to elevated short and long-term NO₂ concentrations is considered necessary. It is therefore proposed that mechanical ventilation be incorporated within the redevelopment and that mobile vegetative screens be installed at the Camden High Street façade of KOKO and partially along Crowndale Road, running along the queue barrier.

Condition 22

Condition 22 states that:

“None of the development hereby permitted shall be commenced until detailed design and construction method statements for all the ground floor structures, foundations and basements and for any other structures below ground level, including piling (temporary and permanent) to include measures to prevent and minimise the potential for damage to London Underground infrastructure, have been submitted to and approved in writing by the local planning authority in consultation with London Underground Infrastructure Protection. Any development must be undertaken in accordance with the terms of the approved Construction *Method Statement*”.

The reason given, states:

“*In order to protect London Underground Infrastructure in accordance with Policy T3 of the London Borough of Camden Local Plan 2017.*”

Pursuant to Condition 22, we submit details pertaining to the temporary works and the construction sequence prepared by Heyne Tillett Steel, together with a letter of no objection from London Underground Infrastructure Protection.

Condition 23

Condition 23 states that:

“Prior to commencement of works on the relevant parts of the development, detailed plans showing the location and extent of air source heat pumps and associated equipment to be installed on the building shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. The heat pumps shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained

and maintained thereafter.”

The reason given, states:

“To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of policy CC1 of the London Borough of Camden Local plan 2017.”

Pursuant to Condition 23, we submit detailed drawings prepared by Ralph T. King & Associates Consulting Mechanical and Electrical Engineers.

Condition 24

Condition 24 states that:

“Prior to the commencement of the relevant part of the development, full details of hard and soft landscaping shall be submitted to and approved in writing by the local planning authority. Such details shall include native planting for biodiversity to enhance local opportunities for wildlife, in line with recommendations in the BREEAM Ecology Report. Further guidance on landscape enhancements for biodiversity is available in the Camden Biodiversity Action Plan: Advice Note on Landscaping Schemes and Species Features. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.”

The reason given, states:

“To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area, and to enhance biodiversity in accordance with the requirements of policies A2, A3 and D1 of the London Borough of Camden Local Plan 2017”.

Pursuant to Condition 24, we submit detailed drawings illustrating the proposed blue roof and outdoor terrace produced by Archer Humphries Architects. With reference to the BREEAM Ecology Report produced by Eight Associates, an ecology consultant will be appointed to advise on the native planting and species.

We trust that the details submitted are sufficient to discharge Conditions 4, 6, 7, 9, 12, 13, 17, 21, 22, 23 and 24 and look forward to your confirmation that this application has been registered. Please do not hesitate to contact me or my colleague, Sophie Rae if you have any queries regarding this application.

Yours sincerely



Jamie Bryant

Enc: As listed above

indigo.