

Your ref: 2016/6356/P
 Our ref: FM/MR
 DD: 020 3761 3632
 E: Flora.macleod@bidwells.co.uk
 Date: 4th May 2018

Laura Hazleton
 Planning and Regeneration
 London Borough of Camden
 2nd Floor, 5 Pancras Square
 London
 N1C 4AG

Dear Ms Hazleton

159 - 163 KING'S CROSS ROAD, WC1X 9BN

SUBMISSION OF CONDITIONS

Please find enclosed an application to discharge conditions 10, 12, 13, and 14 pursuant to planning permission 2016/6356/P, which was approved on 17th April 2018.

This letter should be read as a planning statement, and sets out the detail of the submission. This application has been submitted via the planning portal (ref PP-06950706), alongside the following supporting documents:

CONDITION	SUBMISSION DOCUMENTS
10 (Sustainable Drainage)	<ul style="list-style-type: none"> • Bauder Maintenance Procedure for Hackney V2 • Bauder Green Roof Extensive System Maintenance Procedure V4 • Bauder DSE40 Drainage Protection Layer 2 • General Arrangement Basement Plan (PB-1676-090) • Below Ground Drainage Ground (PB- 1676-800) • Below Ground Drainage Basement (PB-1676-801) • Below Ground Drainage Details (PB-1263-820) • Flood Risk Assessment and Surface Water Strategy (Parmarbrook) • Detail Section Proposed Attenuation Layer (SUDS) (MWA P_53)
Condition 12 (Photovoltaic Cells)	<ul style="list-style-type: none"> • Bauder PV Layout Plan (B172523PV) • Bauder PV Systems • Bauder BioSolar Technical Report • Cundall tender specification PV materials and workmanship

	<ul style="list-style-type: none"> • Bauder Maintenance Information • Cundall Outline design report extract • Proposed Photovoltaic Panel Location Plan (MWA P_50)
13 (Living roof details)	<ul style="list-style-type: none"> • Section A-A (400_102) • Section A-A (400_103) • Section E-E (400_123) • Installation Guide (Bauder) • Maintenance Procedure (Bauder) • General Maintenance (Bauder) • Technical Data Sheet- Drainage and Protection Layer (Bauder) • Vegetation for Extensive and Biodiverse Green Roofs (Bauder) • Extensive/Intensive Green Roof System (D0901/03-00W_0-4Deg_000-ExtInt_001) • Technical Data Sheet – UK Native Species Wildflower Blanket (Bauder)
14 (Bird and Bat Nesting Boxes)	<ul style="list-style-type: none"> • Habitat Access Box 017 (Habibat) • Habitat Installing and Monitoring (Habibat) • Siting a Nestbox (Habibat) • Starling Nest Box (Ecosurv) • Swift Nest Box (Habibat) • Where to install Swift Next Boxes • Proposed Bird and Bat box location plan (MWA P_51) • Proposed Bird and Bat Box Location elevation (MWA P_52)

Condition 10 (Sustainable Drainage System)

This condition requires the submission of details relating to the sustainable drainage system, including the 142m² green roof (with attenuation layer) and 3.75m³ below ground attenuation.

The system shown in the enclosed drawings has been designed to accommodate all storms up to and including a 1:100 year storm with a 40% provision for climate change, such that flooding does not occur in any part of the building or in any utility plant susceptible to water, and will have a maximum site run-off rate of 5 l/s. This is explained by the supporting Flood Risk Assessment, prepared by Parmarbrook.

Included with this submission is a General Maintenance document, which sets out the procedures that need to be carried out to ensure that the roof is maintained in good condition. The development will be maintained in accordance with procedures set out in this document.

The above demonstrates compliance with Condition 10, and therefore we request that this condition can be discharged.

Condition 12 (Photovoltaics)

This condition requires the submission of details showing the location and extent of the photovoltaic cells, including the installation of a meter to monitor the energy output from the approved renewable energy systems.

Included within this submission is a plan to show the exact location of the photovoltaic panels.

As set out in the Bauder Flat Roof Systems Pack, the proposals will incorporate a remote monitoring system, which is web based. It will ensure that problems can be identified and dealt with quickly, providing the most productive performance on a permanent basis. The monitoring system will enable the manufacturer to ensure the maximum possible energy generation over the system's lifespan, and to identify faults or maintenance requirements remotely.

Condition 13 (Living Roof)

This condition requires the submission of the full details of the biodiverse, substrate-based living roof. In accordance with this condition, the following documents have been submitted:

- A General Maintenance report and a Detailed Maintenance Procedure for the Roof System. The General Maintenance Report explains the procedures that should be carried out to ensure that the roof is maintained in good condition. The Detailed Maintenance Report sets out the procedure to be carried out at yearly intervals to ensure that the roof's condition is maintained.
- An installation Guide has been included with this submission to show how the drainage/containment trim and open edge restraint should be installed. The materials that are proposed to be used are shown on the supporting Data Sheet (Edge and Drainage Trim). The materials that are proposed to be used for the drainage element of the proposals are shown on the supporting Data Sheet (Drainage and Protective Layer)
- The sections (D0901/03-00W_0-4Deg_000-ExtInt_001) show the substrate depth averaging 130mm with added peaks and troughs to provide variations between 80mm and 150mm. This complies with the requirements of the planning condition.
- Full planting details have been shown in the document titled 'Vegetation for Extensive and Biodiverse Green Roofs', which explains the types of green roof (vegetation blankets, plug plants, seed mixes), how these are installed and how they are to be maintained. A technical data sheet (Native Species Wildflower Blanket) provides more detail on the installation and instructions for the wildflower blanket.

The above details are in accordance with the requirements of the planning condition and therefore we request that it is discharged.

Condition 14 (Bird and Bat Nesting Boxes)

Nest boxes are proposed to be installed on the south elevation: Starling Nest Box, Swift Nest Box, Bat Box.

Included within this submission is a floorplan and elevation to demonstrate the exact location and height of the above bird and bat boxes. Also enclosed are details on their method of installation and monitoring.

We trust you have all the necessary information to determine the planning application for the discharge of the conditions as stated above, however, if you require anything further then please do not hesitate to get in touch.

Yours sincerely,



Flora MacLeod

Principal Planner