Charles Thuaire  
Planning Department

London Borough of Camden

5 Pancras Square

London

N1C 4AG

16 May 2018

Dear Charles,

Athlone House, Hampstead Lane, London N6 4RU (Application ref. 2017/4156/P)

**Planning Condition no. 28 – PV Feasibility Study**

I write in reference to Condition no. 28 of Planning Permission 2017/4156/P, which relates to Energy and Sustainability.

The wording of the Condition is set out below:

|  |  |
| --- | --- |
| *28* | *a) Notwithstanding the submitted details shown on the approved documents and prior to commencement of development (excluding demolition and site preparation works), an updated Energy Statement shall be submitted to and approved by the Council. As a minimum, the development shall achieve a 64.6% reduction in carbon dioxide emissions against the existing building baseline. The revised Energy Statement will include a PV feasibility study to demonstrate reasonable endeavours to target 9% through renewable technologies.*  *b) Prior to first occupation of the main house, evidence demonstrating that the approved measures have been implemented shall be submitted and approved in writing by the Council; the measures shall be thereafter permanently retained and maintained.* |

**Background**

In September 2017 we submitted an application to discharge this Condition, which consisted of an Energy Statement, CHP Feasibility Study and a PV Feasibility Study. Following the consultation, Camden’s Sustainability Officer, Gabriel Berry-Khan, relayed that he was not satisfied with the evidence submitted in relation to the PVs and that further detail was required. As such the Condition was part discharged and an informative was attached to the Decision Notice which stated:

*"You are advised that this discharge of condition 28 does not relate to the PV feasibility study. This should be revised to further investigate the inclusion of such measures here and be resubmitted with an addendum to the energy report for approval by the Council prior to any works commencing on the upper levels and roof of the main house. "*

**Current Position**

We have revised the feasibility of including PVs at Athlone House. Due to the shading created by the profile of the roof of the main house, and sensitivities to the historic setting, we have sought to concentrate the investigation on two areas.

* The roof of the western extension of the main house (i.e. the roof of the swimming pool), and
* The roof of the garage extension of Caenwood Cottage. This area was previously not considered as appropriate due to it being shaded by dense vegetation but subsequent to vegetation clearance this area was deemed appropriate for further investigation.

An independent renewable energy company, Carmichael Browns, have been appointed to assist the technical team in this investigation. They have produced a Feasibility Study which can be found at Annex A to this letter.

It was concluded that the roof of the garage to Caenwood Cottage (identified on the Plan at Annex B to this letter) would be most appropriate for the inclusion of PVs, and that by installing 6.2KWp of solar modules the array would generate 5,110kWH/annum and save 60 tonnes of CO2. This is approximately three times the amount of CO2 saving over the potential of the swimming pool roof (due to it being in the shade of the main house itself).

These figures have been analysed by the Energy Consultant, ME7, who have concluded that the carbon reduction achieved by the provision of PV on the roof of Caenwood Cottage would equate to an approximate 10.8% saving through renewable technologies which satisfies the condition. This is evidenced at Annex C.

It is concluded that by including PVs on the roof of the garage to Caenwood Cottage we could satisfy the requirements of Condition 28 and that this can be fully discharged.

Yours faithfully,

**Eve Campbell**

Director

Enc. Annex A: Carmichael Browns PV Feasibility Report

Annex B: Plan to Identify the Roof of Caenwood Court Garage

Annex C: ME7 Carbon Reduction Calculation

Cc. Gabriel Berry-Khan, LB Camden