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Charles Thuairé
Planning Department
London Borough of Camden
5 Pancras Square
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N1C 4AG

04 June 2018

Dear Charles,

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

Planning Condition no. 29 – Location and Extent of Combined Heat Power (CHP)

I write in reference to Condition no. 29 of Planning Permission 2017/4156/P, which relates to the location and extent of the Combined Heat and Power (CHP).

The wording of the Condition is set out below:

- 29 *Prior to the occupation of the main house, detailed plans showing the location and extent of the CHP (Combined Heat Power) to be installed in the basement shall be submitted to and approved by the Council. The measures shall include the installation of a meter to monitor the energy output from the approved CO2 reduction system. The CHP shall be installed in full accordance with the approved details and permanently retained and maintained thereafter.*

Background

In July 2017 a Section 73 application (S73a) Minor Material Amendment Application (MMA) was submitted to and subsequently approved by the London Borough of Camden (LBC). The S73a application concerned the rewording planning conditions and minor amendments to the basement, including amending the energy conditions to allow for inclusion of the CHP.

In September 2017 an application to discharge Condition no. 28a of the S73a Decision Notice (ref. 2017/4156/P), was submitted.

The wording of the Condition is set out below:

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Development
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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.*

This application was subsequently part discharged to allow for further investigation of the Feasibility of PVs 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. "

Condition no. 29 (Location and extent of CHP)

This application is made in relation to Condition no. 29 and includes the following plans:

- Plan Room Detail 1
- Basement and Heating Services
- Third Floor Ventilation Services
- CHP Schematic
- Heating Schematic

The CHP will be installed in the basement of the main house and a heat energy meter will be installed as part of the Building Management System (BMS).

We trust that this satisfies the requirements of Condition 29 and that this can be fully discharged, however please contact me if you have any queries.

Yours faithfully,



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Eve Campbell

Director

Enc. As stated.

Cc. Gabriel Berry-Khan, LB Camden