

5 June 2018

Planning Department
London Borough of Camden
2nd Floor, 5 Pancras Square
c/o Town Hall, Judd Street
London
WC1H 9JE

FAO John Diver

Your ref: PP-07019603

Dear John,

UCL New Student Centre

Submission of details pursuant to Conditions 9, 12 and 13 of planning permission 2015/3302/P

On behalf of our client, University College London ("UCL") (the applicant), please find enclosed details pursuant to Conditions 9, 12 and 13 of planning permission 2015/3302/P.

Application Context

Planning permission was granted for the erection of a part 4, part 5 storey New Student Centre for the university on 18 November 2015 (ref. 2015/3302/P). The full description of development was:

"Erection of part 4, part 5 storey (with two storey basement) Student Centre to provide learning space and student support (Use Class D1) following demolition of theatre staircase and plantroom in Japanese Garden; with associated landscaping, cycle parking, vehicular and pedestrian access."

This submission seeks to fully discharge Conditions 9, 12 and 13 of this planning permission.

Planning History

The original permission, ref. 2015/3302/P, has been altered by two Non-Material Amendments under Section 96A of the Town and Country Planning Act 1990 (as amended), since its approval in November 2015. These are summarised below.

Application Reference No.	Application Description	Status
2017/2729/P	Non-Material Amendment Application to permission ref. 2015/3302/P for alterations to the internal layout, arrangement of PVs at roof level, and elevations.	Approved – 23 June 2017
2016/2917/P	Non-Material Amendment Application to permission ref. 2015/3302/P for alterations at roof level and all north, east, south, west elevations.	Approved – 17 June 2016

2015/3302/P	Erection of part 4, part 5 storey (with two storey basement) Student Centre to provide learning space and student support (Use Class D1) following demolition of theatre staircase and plantroom in Japanese Garden; with associated landscaping, cycle parking, vehicular and pedestrian access.	Approved – 18 November 2015
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Condition 9

Condition 9 of planning permission 2015/3302/P is as follows:

"Prior to commencement on the relevant part of the development a plan showing details of the biodiverse roof including species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the biodiverse roof, and a programme for a scheme of maintenance shall be submitted to and approved in writing by the local planning authority. The biodiverse roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter permanently retained and maintained in accordance with the approved scheme of maintenance.

Reason: To ensure that the green roof is suitably designed and maintained in accordance with the requirements of policies CS13, CS14, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23, DP24 and DP32 of the London Borough of Camden Local Development Framework Development Policies."

Submitted Plans and Information

Title	Description
031-51-0100-DR-A-21407-04_C05	Typical section detail - Level 04 - External wall and roof junction
031-51-0100-DR-A-47012-04_C01	Roof finishes - Level 04 - Species Layout
031-51-0100-DR-A-47510-04_C04	Brown roof detail - Level 04
EGR O&M UCL Planning Doc Info	Operation and Maintenance Manual including Maintenance Schedule
Green Roof Maintenance New Student Centre	UCL Bio-Diversity Maintenance Information and Schedule

The submitted 'UCL Bio-Diversity Maintenance Information and Schedule' will be implemented in accordance with the guidelines produced by Eco Green Roofs Ltd, also submitted. This demonstrates a commitment to retain and maintain the biodiverse roof, as required by Condition 9.

Condition 12

Condition 12 of planning permission 2015/3302/P is as follows:

"Prior to first occupation of the buildings, 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.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of policy CS13 of the London Borough of Camden Local Development Framework Core Strategy and policy DP22 of the London Borough of Camden Local Development Framework Development Policies."

Submitted Plans and Information

Title	Description
031-689-NHA-PL-015_P03	Roof plan showing the location and extent of photovoltaic cells to be installed on the building.

In addition to requesting a detailed plan, Condition 12 outlines the need for the "installation of a meter to monitor the energy output from the approved renewable energy systems". In relation to this, it is proposed that a Specific PV Distribution Board is installed at 4th floor level to provide power to the 2nr. inverters. In addition, a 3 phase generation meter will be installed by the PV contractor at this distribution board to measure electrical energy generated by the 4 PV arrays.

Condition 13

Condition 13 of planning permission 2015/3302/P is as follows:

"Prior to first occupation of the development a plan showing details of bird and bat box locations and types and indication of species to be accommodated shall be submitted to and approved in writing by the local planning authority. The boxes shall be installed in accordance with the approved plans prior to the occupation of the development and thereafter retained.

Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements of the London Plan (Consolidated with Alterations Since 2004) and Camden Planning Guidance 2006 and policy CS15 of the London Borough of Camden Local Development Framework Core Strategy"

Submitted Plans and Information

Title	Description
031-51-0100-DR-A-PL503-ZZ P01	Bat Box Locations
031-51-0100-DR-A-PL504-04 P01	Bird Box Locations
689 UCL NSC - PL - Bird and Bat Box locations	General Arrangement Plan showing bird and bat box locations
689 UCL NSC - PL - Bird and Bat Box Products	Information on proposed bird and bat box products

The submitted plans show details of the bird and bat box locations and their types for the New Student Centre. The information relating to these, also submitted, shows an indication of the species to be accommodated by the bird and bat boxes, as required by Condition 13.

The application has been submitted via Planning Portal. The associated application fee of £116.00 will be paid online following submission.

I trust that the enclosed information is sufficient to allow Conditions 9, 12 and 13 to be fully discharged. Should you have any queries with the application, please do not hesitate to contact my colleagues Richard Maung (rmaung@deloitte.co.uk / +44 20 7007 3334) or Phil Wright (phiwright@deloitte.co.uk / +44 20 7303 6106).

Yours sincerely,

A handwritten signature in blue ink that reads "John Adams". The signature is written in a cursive style with a long horizontal flourish underneath the name.

John Adams
Deloitte LLP