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**From:** David Chalmers [REDACTED]  
**Sent:** 20 June 2018 14:18  
**To:** Litherland, Jenna  
**Cc:** Limbrick, Richard  
**Subject:** RE: Centric Close - Conditions  
**Attachments:** Centric Close\_SAP & SBEM results\_be lean, clean, green.pdf; Centric Close - PV Maintenance Plan.pdf; leaflet ValkPro+ EN V04 2018 DRUKKLAAR.PDF; 17124 design & schematic issued for information.pdf; Side view - ValkPro+ - Rubber tiles.pdf; FNH425-17.1.3 GA Elevations 3 Rev A.PDF

Hi Jenna,

It doesn't appear that our previous response has been taken into consideration. Regardless, in the absence of a meeting with your Sustainability Officer we have looked to provide a further response to the issues raised. We believe this should be sufficient to enable the Conditions to be discharged but if you have further comments please let me know. If a meeting is not possible potentially a phone call with whoever is reviewing the information would be beneficial so points can be clarified.

Thanks

#### **Condition 16 (PVs)**

The Design Stage SAP Calculations indicate that a PV array of 13.92 kWp would be required to achieve the policy requirements. Please note these are Design Stage calculations, which will be updated to 'As-built' SAP calculations once the designs have been installed/implemented on-site. Therefore, there is potential for these figure to change, albeit marginally, given they will be reflective of the actual performance achieved on site (i.e. insulation used, PV module efficiency etc.).

The PV supplier will ultimately choose the preferred PV module based on price, availability, size, performance etc., but will be required to ensure the minimum energy generation targets are met (as informed by the Design Stage SAP calculations). They will be required (to comply with Part L) to provide as-built specifications and drawings of the PV array, which will be made available shortly after completion.

The calculations at all stages of the energy hierarchy are set in the attached document: Centric Close SAP & SBEM results\_be lean, be clean, be green.pdf

PV designs are also attached here showing plans, sections and fixing systems as well as the PV maintenance plan.

#### **Condition 17 (CHP)**

As per previous responses:

The CHP flue stack protrudes 1.75m above roof level. see attached drawing: FNH425-AB.35.27 Roof details 3 Rev.0.

The air quality report confirms that NOx emissions are not an issue, where pollution from CHP/Boilers are not predicted to have any significant adverse impact on receptors within the development as well as existing receptors nearby. NB additional receptor points have been modelled in the form of gridded points around the development at

all floor levels, to represent the points where MVHR supply inlets will be located (at the request of LB Camden air quality officer).

Units facing the railway will all be specified with MVHR systems with G3 filtration. Additional G4 (NOx) filters can be specified if this is considered necessary by planners, albeit there are no NOx mitigation requirements. NB G4 and G3 filters are fitted inside the dwellings on the supply side of the ducting system. It is not necessary to move the supply inlets or extract outlets from the railway façade (as confirmed by the air quality report).

Although all windows on the railway façade will be openable, MVHR systems are used to ensure fresh air can be supplied to meet all acoustic, ventilation and overheating requirements without opening windows. Occupants will be made aware of this in their Home User Information, along with details of any maintenance requirements (filter changes etc.).

The notation on the elevations (purple rings) are the mechanical extract grills on the lift shaft, which are located above lift shafts and away from the railway façade. The flue stack is shown in reference 35.27 05 on the elevation drawing 3 Rev A. They are also looking at the wrong elevation (the drawing referenced shows the SE façade – ref: Elevation 2 Rev A). The correct elevation drawing to reference is Elevation 3 Rev A, where this shows Supply inlets and extract outlets away from the flue stack location, and which have been used to model air quality impacts in the form of gridded receptors.

see drawing attached: FNH425-17.1.3 GA Elevations 3 RevA

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**From:** Litherland, Jenna [mailto:Jenna.Litherland@camden.gov.uk]  
**Sent:** 11 June 2018 16:43  
**To:** David Chalmers  
**Cc:** Limbrick, Richard  
**Subject:** RE: Centric Close - Conditions

Hi David,

Good to see you on site this afternoon and agree the brick mock up.

On the outstanding conditions it looks like we are getting there but there are still a few matters outstanding especially in respect of the sustainability conditions.

#### Condition 6 (landscaping)

The amendments represent a vast improvement. If you could make the following minor changes/provide addition information we should be in a position to approve:

- *Cercis siliquastrum* (Judas tree) has been specified across the site but is considered too broadly spreading to be sustainable for the proposed locations. *Crataegus monogyna* "Stricta" (Upright hawthorn) is considered a more suitable species for the space afforded in these locations.
- *Fagus sylvatica* Purpurea is also considered too broadly spreading for its proposed location. *Corylus colurna* (Turkish hazel) is considered more suitable species for this position.
- The sizes of trees are considered acceptable, however as semi-mature trees are proposed a maintenance plan to cover at the first three years following planting to ensure successful establishment.

#### Condition 16 (PVs)

**Array size** - The resubmission ('Design & Schematic') shows 56no. 250 Wp panels, total capacity 14 kWp. This is referred to as the "draft design" – status should be clarified, this should be final or advanced design.

The declared CO2 contribution ('Renewable Site Summary') is for a different array – 46no. 300 Wp panels with total 13.9 kWp. This shows 10,570 kWh pa energy yield and 5.49 tCO2 pa carbon saving for the residential part.

It is unclear what the status of the submission 'Renewable Site Summary' is, because (1) the figures in it do not match the expected emissions for each stage and area type as per the approved Energy Statement; (2) the PV array it describes does not match that shown in the 'Design & Schematic'. It is also not in the expected hierarchy format (Baseline, Be Lean, Be Clean, Be Green).

Please clarify the submissions, and if necessary revise and re-submit the 'Renewable Site Summary' and 'Design & Schematic' and supporting documents.

**PV details** – The PV details previously requested have not been provided. You state in your email below "we can provide sections showing modules fixed using the mounting system, the angle of tilt, separation distances, inverter and generation meter locations." Please provide this information.

Condition 17 (CPH)

**Air intake locations** – Your email refers to the AQNA (air quality neutral assessment), which is not relevant to this condition regarding protection of future occupants' health. An assurance is given on dispersion modelling results.

No new information is provided to show that the following part of the condition has been met "*Air inlet locations should be located away from roads and the CHP stack to protect internal air quality.*" Please provide suitable drawings and commentary clarifying how this has been achieved.

Condition 18 (mechanical ventilation)

We briefly discussed this on site, I am still waiting on comments from the Air Quality Officer. I should have them by Wednesday this week.

Thanks, Jenna

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**From:** David Chalmers <[David.Chalmers@fairview.co.uk](mailto:David.Chalmers@fairview.co.uk)>  
**Sent:** 01 June 2018 16:31  
**To:** Litherland, Jenna <[Jenna.Litherland@camden.gov.uk](mailto:Jenna.Litherland@camden.gov.uk)>  
**Cc:** Limbrick, Richard <[Richard.Limbrick@camden.gov.uk](mailto:Richard.Limbrick@camden.gov.uk)>  
**Subject:** RE: Centric Close - Conditions

Hi Jenna,

Hope you're well.

Have you had any further feedback on the below ? Also any further comments on the sustainability issues. We provided our response to these issues on 16 April and have had no further feedback. Keen to keep on top of these. If it would assist I am happy to liaise directly with your internal departments.

Thanks



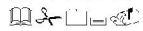
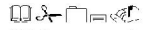
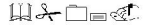
David

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**From:** David Chalmers  
**Sent:** 18 May 2018 14:46  
**To:** 'Litherland, Jenna'  
**Cc:** Limbrick, Richard  
**Subject:** RE: Centric Close - Conditions

Hi Jenna,

In response to comments below please find attached revised landscape plans, including:

-  Landscape general arrangement plan ground floor
-  Landscape general arrangement plan level 04 & 06
-  Landscape planting plan – ground floor
-  Typical tree pit in soft landscape
-  Typical tree pit in hard landscape

The landscape strip along the western boundary has been increased which will provide sufficient room for the trees proposed and is more in line with the approved planning drawings.

In terms of playspace the roof top area on block B will provide play for 0-5 years and also attached is the plan depicting the proposed equipment to be used. In terms of access the entire development is designed as tenure blind and accordingly all residents will be provided access to this area. Given the constrained nature of the site there is not an opportunity to provide play at ground floor level and this is not something that was ever entertained during the application. In support see below relevant extract from Councils CR:

*Achieving this full quantum can be challenging, particularly on sites within densely built up parts of the borough like this. The proposal would provide 127sqm of private children's playspace which exceeds that required under CPG6 and is considered to be acceptable providing a good quality space for the occupiers of the development. The proposal does not, however, include any public useable onsite open space. As the site is located in an area currently deficient in access to public space (in both the LDF, and more recent Open Space Study) a financial contribution is required toward provision, maintenance and improvement of open space. In accordance with the methodologies set out in CPG8 Planning Obligations a public open space contribution of £101,338 would be required for this development for the creation/improvement of open space within the surrounding area. This would be secured by S106 legal agreement.*

It's worthwhile to reiterate that the site is within close proximity to many key outdoor spaces (approx. 500m) including Primrose Hill and Regents Park which provide significant public play areas.

I trust the above is acceptable and will enable the Condition to be signed off.

Any further updates on the sustainability Conditions ?

David

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**From:** Litherland, Jenna [<mailto:Jenna.Litherland@camden.gov.uk>]  
**Sent:** 03 May 2018 13:49  
**To:** David Chalmers  
**Cc:** Limbrick, Richard  
**Subject:** RE: Centric Close - Conditions

Hi David,

Sorry for the delay in getting back to you. Here is an update on each of the conditions.



**Approval of detail application reference: 2018/0701/P**

Condition 4 (Basement Construction Works) – The details submitted are satisfactory. This approval packaged within the same submission as condition 18 (mechanical ventilation) therefore this cannot be formally discharged until we are satisfied with the details in respect of both conditions.

Condition 18 (Mechanical Ventilation) – Our Sustainability Officer is currently considering the additional information you provided. I have asked him to advise when we can expect a response and will update you in due course.

**Approval of detail application reference: 2018/0486/P**

Condition 6 (landscaping) – The landscaping proposes a large amount of hard surfacing. It is considered that the bed that runs along the western boundary wall should be made wider to increase the ratio of soft landscaping to hard without adversely affecting the usage of the adjacent space. In addition, trees are proposed to be planted along this boundary in some places less than 600mm from the boundary wall which is not considered to give the trees sufficient space to reach maturity and is therefore not sustainable. It is noted that the width of this bed has been significantly pulled back in comparison to the approved ground floor plan submitted with application ref. 2016/6891/P.

No details have been included regarding the species and sizes of the planting, which are required, as are tree pit sections.

The conditions requires '*details of exploring and providing the potential for shared play space across tenures*'. Therefore we need a narrative of how this has been explored and more detailed design of the play space. From the plans it does not look as though a cross tenure play space has been proposed. Is it not possible to provide some play space at ground level which would be accessible to all. Can you please also provide some further details in respect of the play equipment either specifications or cross sections through the play spaces.

Condition 8 (Green roof) – The green roof details are considered acceptable, and will be discharged once the landscaping matters are resolved.

**Approval of detail application reference: 2017/6325/P**

Condition 16 (PVs) – Awaiting further comments from the Sustainability Officer.

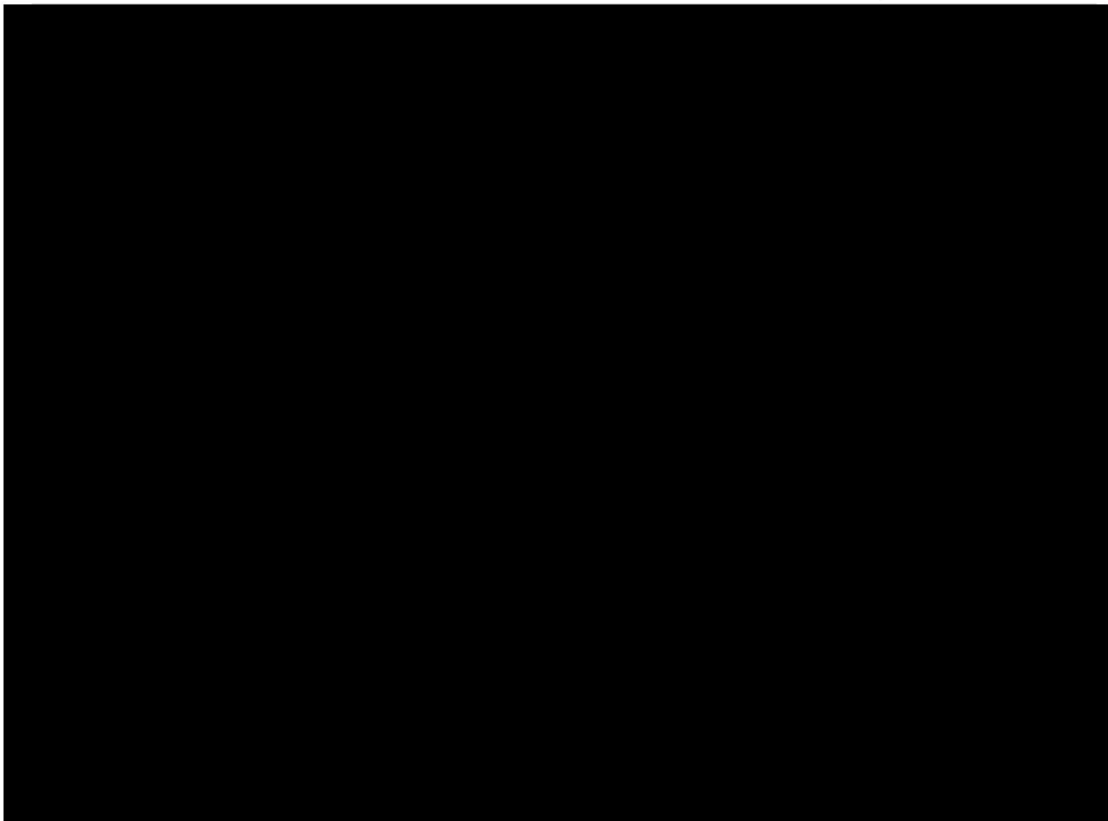
Condition 17 (CPH) - Awaiting further comments from the Sustainability Officer.

Please provide the additional information requested above in respect of landscaping and play space. I will feed back the Sustainability Officers comments as soon as possible.

Many thanks, Jenna

Jenna Litherland  
Principal Planner

Telephone: 020 7974 3070



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