

Application ref: 2014/4775/P
Contact: Neil McDonald
Tel: 020 7974 2061
Date: 12 February 2019

Development Management
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Mr. Thomas Cawley
BAM Construction
Charrington Street
London
NW1 1RG

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**Regent High School
(former South Camden Community School)
Charrington Street
London
NW1 1RG**

Proposal: Details of energy efficiency performance and renewable energy technologies incorporated within the development as required by conditions 22 and 24 of planning permission 2010/2656/P dated 6/9/10 (for partial demolition, rebuilding, refurbishment and re-modelling of South Camden Community School).

Drawing Nos: Email from Buro Happold dated 30.10.2018; Email from BAM Construction dated 19.09.2018; Technical bulletin for Clivet_WSHF-XSC_Multi-Functional_Chiller_BT09C011GB-01; BRUKL Output Document dated 13.10.17; Emission reduction calculation from 2006 baseline dated 07.09.18; BREEAM Final Certificate by Buro Happold dated Dec 2017; Energy Performance Certificate dated 16.10.17; Close out of Carbon and Energy Items by Buro Happold 07.11.14; GSHO Performance Specification Rev 1 by Buro Happold Nov 2010; Lighting schedule; Envelope Air Tightness Testing report (Sports Building) by ATTMA 09.12.11; Envelope Air Tightness Testing report (Medburn Building) by ATTMA 18.06.12; Envelope Air Tightness Testing report (Science Block) by ATTMA 21.03.14; Envelope Air Tightness Testing report (Theatre/Arcade Area) by ATTMA 17.04.14; PV Installation Performance Specification by Buro Happold Nov 2010; Solar Thermal Performance Specification by Buro Happold Nov 2010; Summary of As Built U-Values.
SCCS_ARCH_ 1740-G, 1741-E, 1742-C, 1749-C, 1755-C, 1756-E, 1757-D, 1780_D;

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reason for granting permission-

Conditions 22 and 24 were to ensure the appropriate energy and resource efficiency measures were built into the development in line with the original Project Sustainability Brief which required total carbon savings of at least 60%. Condition 22 related to building u-values, air permeability and lighting, while condition 24 related to renewable energy technologies. Officers were not able to discharge the condition initially as the submitted information failed to demonstrate the final 'As built' BRKL (energy) calculations showing a 60% reduction in CO2 emissions below the Target Emissions Rate (TER). The outstanding details have subsequently been submitted and are now considered acceptable in sustainability terms meeting the 60% requirement in regulated and non-regulated emissions from efficiencies in the building envelope, lighting and use of renewables.

As such, the submitted details are in general accordance with policy SD9C of the London Borough of Camden Replacement Unitary Development Plan 2006 under which application 2010/2656/P granted on 05/08/2010 was originally considered.

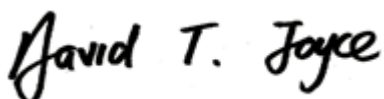
2 You are reminded that conditions 15 (travel plan), 16 (Service Management Plan), 21 (BREEAM post-construction review), 26 (Community Use Plan for the MUGA), 28 (completion of highway works), 35 (alternative plans for nursery) of planning permission ref. 2010/2656/P granted on 05/08/2010 are outstanding and require details to be submitted and approved.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



David Joyce
Director of Regeneration and Planning