

27 February 2019

David Peres da Costa
Senior Planning Officer
Camden Council
5 Pancras Rd
Kings Cross
London
N1C 4AG

Dear David,

STEPHENSON WAY EUSTON - 2018/2316/P

Following our recent correspondence regarding consultee feedback in relation to the above application, please find enclosed the following amended documents:

- Revised Air Quality Assessment;
- Revised Energy Strategy
- Revised Roof Plans, Section and Elevation

Air Quality

In October 2018 concerns were raised regarding NOx emissions arising from the proposed use of gas fired boilers to supply the heating needs of the building. In response to this, we proposed the use of electric panel heaters to design out the need for gas fired boilers. In your email dated the 23/1/2019 you relayed comments from your Sustainability Officer discounting the use of electric heating panels but encouraging consideration of potential for ASHP for heating, in addition to hot water.

In the interests of expediting the planning process, our client has agreed to amend the Energy Strategy to use ASHP for both hot water and heating. In light of this, the Air Quality Assessment has been amended on the basis of this zero NOx emission strategy.

Revised Energy Strategy

The Energy Strategy has been revised to utilise air to water heat pumps providing space heating. This, combined with high efficiency heat pumps for hot water services and solar PV on-site renewable electricity generation, results in a 44% reduction using Part L carbon emissions factors and 71% using SAP 10 carbon factors.

Revised Roof Plan, Section AA and Stevenson Way and Rear Elevations

The proposed roof plan has been amended to accommodate the two additional air to water heat pumps within the existing plant enclosure and indicates the latest arrangement of the PV panels. The existing

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plant screen is not visible from the street as the plant enclosure is situated behind the stair enclosure or lift overrun. There will be no impact on the appearance of the building as a result of this change.

I trust that the information submitted is sufficient to allow a positive recommendation to be made on the application.

Yours sincerely,

Kate Hayler
Senior Planner
for **tp bennett**

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