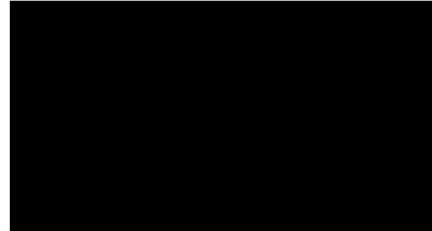


CBRE



David Fowler
Planning and Building Control Customer Service Team
London Borough of Camden
5 Pancras Square
London
N1C 4AG

17 December 2020

Planning portal ref: PP-09356334

Dear David,

APPLICATION TO DISCHARGE CONDITIONS 19 AND 22 PURSUANT TO PLANNING PERMISSION REFERENCE 2020/2486/P DATED 27 NOVEMBER 2020

LAND SURROUNDING SNOWMAN AND CASTERBRIDGE HOUSE, BELSIZE ROAD, CAMDEN, NW6 4DP

CBRE has been instructed on behalf of London Borough of Camden (hereafter 'the applicant') to submit an application for the approval of details reserved by conditions 19 and 22 pursuant to planning permission 2020/2486/P in relation to Land surrounding Snowman and Casterbridge House, Belsize Road, Camden, NW6 4DP.

The application to which this Condition relates was granted consent on 27 November 2020 and comprised the following works:

"Construction of a new health and community centre (Use Class D1), relocation of existing residential car park, along with landscaping, associated access, demolition of link bridge between Phases 2 and 3, and cycle parking."

This application has been submitted via the planning portal (Reference: PP-09356334). The contents of the submission are considered sufficient to fully discharge conditions 19 and 22.

Condition 19

Condition 19 Cooling hierarchy study states that:

"Prior to commencement of development other than site clearance & preparation, a detailed overheating study and suitable proposals – with the aim of maximising the passive cooling options, and minimising carbon emissions and overheating risks – should be submitted to the local planning authority and approved in writing. Details of the proposed measures, alongside a relevant addendum to the Energy and Sustainability Statements, should be submitted to the local authority and approved in writing. The development shall thereafter be constructed in accordance with the approved details."

Accordingly, in addition to this covering letter the application comprises:



- Overheating Assessment, prepared by Norman Bromley, dated December 2020.

The report sets out that the Health Centre is being provided with mechanical ventilation and partial cooling for clinical reasons. Heat recovery is being provided and the system can be used for free cooling in the summer. The community centre foyer, resource room and hall are also being provided with heat recovery mechanical ventilation due to the restricted use of opening windows and for acoustic reasons. The Assessment describes the processes and assumptions included in the overheating assessment, utilising the software IES Virtual Environment, which provides a full dynamic thermal analysis. The measures included maximise the passive cooling options and minimise carbon emissions and overheating risk. This report has also assessed thermal comfort levels against BREEAM Hea 04 criteria 1, 2 and 3 which have been satisfied.

Condition 22

Condition 22 Energy and sustainability states that:

“On or prior to the Implementation Date (excluding demolition works) an Energy Efficiency and Renewable Energy Plan and a Sustainability Plan shall be submitted to and approved in writing by the local planning authority. Such plans shall:

- (a) be based on a Building Research Establishment Environmental Assessment Method assessment with a target of achieving an Excellent rating.*
- (b) include a pre-Implementation review by an appropriately qualified and recognised independent verification body certifying that the measures incorporated in the Sustainability Plan are achievable.*
- (c) provide future proofing details of opportunities to connect to a future decentralised energy network.”*

Accordingly, in addition to this covering letter the application comprises:

- Energy Efficiency and Renewable Energy Plan, prepared by Norman Bromley, dated December 2020.
- Sustainability Statement, prepared by Norman Bromley, dated December 2020

The Energy Efficiency and Renewable Energy Plan (EEREP) and the Sustainability Statement (SS) have been updated to respond to the requirements of condition 22. The assessment methodology of the EEREP adopts the principles and procedures outlined within the Greater London Authority Energy Assessment Guidance (October 2018) and consequently the key stages described therein have been fully incorporated within Norman Bromley's calculations, review and reporting processes in delivering this report. It is predicted that the Abbey Road Phase 2 development shall achieve a 37.58% improvement over Part L2A 2013 in compliance with the London Plan. The 37.58% improvement over Part L2A 2013 shall wholly be satisfied by onsite measures. It is also predicted that the PV array will reduce the buildings energy usage by 18.82%. Further reductions in carbon emissions will also be achieved from the air source heat pumps which are a low carbon technology.

The application fee (£116.00 + admin fee) has been paid to the Council via the Planning Portal.

It is considered that the information provided within this letter and the supporting documentation is sufficient to discharge conditions 19 and 22 in full. We trust that the enclosed is satisfactory and look forward to receiving confirmation that the application has been validated.

In the meantime, should you require any further details or have any queries with the content, please do not hesitate to contact me.

Yours sincerely,



**SINÉAD MCNESTRY
ASSISTANT PLANNER**