



Mr David Fowler  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
WC1H 9JE

Your Ref: 2019/6354/P



22 October 2021

Dear Mr Fowler,

**Branch Hill House, Branch Hill, London, NW3 7LS**

**Discharge of Conditions 7, 22 and 23 pursuant to Permission 2019/6354/P**

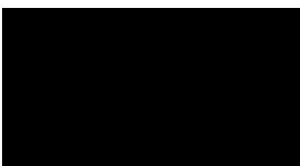
WSP has been instructed by Almax Group to apply for the approval of details reserved by Conditions 7, 22 and 23 pursuant to Permission 2019/6354/P, granted on 11 August 2021. The following conditions are to be discharged:

**Condition 7 – Suitable Qualified Engineer**

*The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.*

**Condition 22 – Ground Source Heat Pump**

*Prior to commencement of works, details, drawings and data sheets showing the location, Seasonal Performance Factor of at least 2.5 and Be Green stage carbon saving of the ground source heat pumps and associated equipment 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 metering details including estimated costs to occupants and commitment to monitor performance of the system post construction. A site-specific lifetime maintenance schedule for each system, including safe access arrangements, shall be provided. The equipment shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.*

**Condition 23 –**

*Prior to commencement of development, full details of the sustainable drainage system including 191 m<sup>3</sup> of below-ground cellular attenuation and flow restriction device, shall be submitted to and approved in writing by the local planning authority. Such a system should be designed to accommodate all storms up to and including a 1:100 year storm with a 40% provision for climate change such that flooding does not occur in any part of a building or in any utility plant susceptible to water, and shall demonstrate the whole-site 2 l/s run-off rate approved by the Local Planning Authority. If necessary a revised drainage statement, SuDS pro-forma and supporting evidence should be provided, including:*

- *The proposed SuDS or drainage measures including storage capacities*
- *The proposed surface water discharge rates or volumes*

*Details shall include a lifetime maintenance plan, and systems shall thereafter be retained and maintained in accordance with the approved details*

Please find enclosed and submitted with this application:

- A letter prepared by Eckersley O'Callaghan dated 25 August confirming their appointment as a qualified engineer for the discharge of Condition 7
- Details of the ground source heat pump prepared by Envision dated 7 October 2021 for the discharge of Condition 22
- Details of a drainage scheme and associated plans prepared by Eckersley O'Callaghan dated 21 October 2021 for the discharge of condition 23.

I trust that the information provided is sufficient to discharge Conditions 7, 22 and 23 of Permission 2019/6354/P and look forward to the timely discharge of Condition 4.3 of 19/01212/LBC. if you have any questions please don't hesitate to contact me at [REDACTED]



Yours faithfully



Fabian Culican  
Principal Planner

Encl.