

Patrick Marfleet  
Development Management  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Date: 19<sup>th</sup> January 2022  
Our reference: I1079870

Dear Patrick,

## **7A,B,C Bayham Street, London, NW1 0EY | Discharge of Condition 13, 16 & 17**

### **Planning Portal Reference:**

We are instructed by our client Camden Lifestyle (UK) Limited, to submit an application to discharge the requirements of Condition 13, 16 and 17 attached to planning permission ref: 2020/5647/P, as approved on 19<sup>th</sup> January 2022. The development approved by this application is as follows:

*“2020/5647/P: Variation of conditions 2 (approved plans), 5 (waste storage), 9 (SUDs), 14 (green roofs and living walls), 24 (bird and bat boxes) and removal of conditions 11 (CHP), 12 (CHP stack) and 16 (greywater recycling) of planning permission 2018/3647/P dated 28/08/2020 (Demolition of existing office buildings (B1) and erection of 5 storey (plus two storey basement) building comprising mixed office (B1) and hotel (C1) use).”*

The following documents are submitted in support of this application:

- PV System Design Note, prepared by Meinhardt;
- Noise Impact Assessment, prepared by Venta Acoustics;
- Sound Insulation Letter, prepared by Venta Acoustics; and
- Kitchen Extract Design Note, prepared by Meinhardt.

### **Condition 13**

Condition 13 reads as follows:

*“Prior to first occupation of the building, detailed plans showing the location and extent of photovoltaic cells 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 meter to monitor the energy output from the approved renewable energy systems. A site-specific lifetime maintenance schedule for each system, including safe roof access arrangements, shall also be provided. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.”*

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In accordance with the requirements of Condition 13, this application is submitted alongside a PV System Design Note prepared by Meinhardt Ltd. The document provides details of the PV cells to be installed, including the design, type and efficiency of the PVs.

### **Condition 16**

Condition 16 reads as follows:

*“Prior to occupation of the development, details shall be submitted to and approved in writing by the Council, of an enhanced sound insulation value  $D_{nT,w}$  and  $L'_{nT,w}$  of at least 5dB above the Building Regulations value, for the floor/ceiling/wall structures separating different types of rooms/ uses. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.”*

In accordance with the requirements of Condition 16, this application is submitted alongside a Noise Impact Assessment, and Sound Insulation Note, prepared by Venta Acoustics. These documents provide details of the potential noise impact of the proposal. The Sound Insulation Letter confirms that there would be an in situ performance of  $D_{nT,w} + C_{tr}$  50 dB, and  $L_{nTw}$  55dB; meeting the requirements of Condition 16.

### **Condition 17**

Condition 17 reads as follows:

*“Prior to the commencement of the approved cafe use, full details of the ventilation system for the extraction and dispersal of cooking odours including details of the flue, method of odour control and maintenance regime shall be submitted to and approved by the Local Planning Authority in writing.”*

In accordance with the requirements of Condition 17, this application is submitted alongside a Kitchen Extract Design Note prepared by Meinhardt. This document provides full details of the ventilation system for the extraction and dispersal of cooking odours including details of the flue, method of odour control and maintenance regime.

We trust that the requirements Conditions 13, 16 and 17 have been met, and that this pre-commencement condition can now be discharged.

A payment of £116 has been made via the Planning Portal. The Planning Portal reference for this submission is **PP-09119294**.

We look forward to your confirmation.

Yours faithfully,



Kelly McCann  
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