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FAO: Kate Henry

Our ref: LJW/ANE/KHTU/SAV/KVA/U0005835

Your ref: 2021/4720/P / PP-11137802

23 March 2022

Dear Sir / Madam

St Pancras Commercial Centre, 63 Pratt Street, Camden, London, NW1 0BY
Town and Country Planning Act 1990 (as amended)
Approval of Details Application to Discharge Condition 21 (Air Source Heat Pumps) of Planning Permission
Reference: 2021/4720/P

On behalf of our client, Camden Property Holdings Limited, we write to enclose an application for the approval of details required by condition, in order to discharge Condition 21 (Air Source Heat Pumps) attached to planning permission: 2021/4720/P in relation to development proposals at St Pancras Commercial Centre.

The commencement of above ground works is programmed to start on 06 June 2022. Given the substantial procurement issues currently being faced by the construction industry and significant costs incurred by our client, we politely request that the submission material is reviewed for acceptability, as soon as possible in order to allow this next stage of works to commence in line with the Construction Programme.

It is also important to note that our client has paid and signed-up to a Post approval Agreement ('PAA') (dated March 2021) with the London Borough of Camden. The performance timescales set out in the PAA outlines that best endeavours will be made by Camden Council to issue a decision on the discharge of Planning Conditions within 6-weeks of the date of receipt of a valid application. When taking the aforementioned 6-week performance timescales into account, and to ensure that the 06 June 2022 date for the commencement of above ground works is met, we would be grateful for a decision on the discharge of this Planning Condition by the week ending 03 June 2022 - which gives the Council in excess of 10-weeks to determine this application from submission.

Background

Planning permission (ref. 2019/4201/P) was originally granted for the:

“Demolition of existing buildings (Class B1c/B8); erection of 3x buildings ranging in height from 5 to 7 storeys above ground and a single basement level comprising a mixed use development of light industrial floorspace (Class B1c/B8), office floorspace (Class B1), 33x self-contained dwellings (Class C3), flexible retail floorspace (Class A1/A3); associated access and servicing, public realm, landscaping, vehicular and cycle parking, bin storage and other ancillary and associated works” in December 2020.

Subsequently, planning permission (ref. 2021/4720/P) was granted for the:

“Variation of conditions 2 (approved plans), 9 (externally mounted fittings) and 15 (cycle storage) of planning permission 2019/4201/P, dated 24/12/2020 (as amended by approval 2021/3447/P, dated 18/08/2021) (for: Demolition of existing buildings and erection of new buildings to re-provide light industrial floorspace, provision of office space, self-contained dwellings, flexible retail space, associated access and servicing, public realm, landscaping, vehicular and cycle parking, bin storage and other ancillary and associated works), namely to allow changes at 6th and 7th floor levels of the office building to accommodate plant and additional amenity space; to allow installation of lighting to the residential balconies and entrances and to the retail unit; and to update the conditioned cycle parking requirements”
in March 2022.

This approval of details application seeks to discharge Condition 16 attached to the most recent planning permission (ref. 2021/4720/P), which, in full, states the following:

Condition 21 - Air Source Heat Pumps

“Prior to commencement of above-ground 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 air 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 Discharge

This application is accompanied by an Air Source Heat Pumps (‘ASHPs’) Condition Statement, produced by Michael Lonsdale Group (‘MLG’), an appropriately qualified and independent multi-discipline building, engineering and M&E services provider.

The submitted Statement details the proposed ASHPs and associated equipment to be installed on the buildings. The submitted material includes details on the installation of a meter to monitor the energy output from the proposed renewable energy systems and a site-specific lifetime maintenance schedule for each system incorporating safe roof access arrangements.

Further details of the proposed ASHPs and associated equipment are contained within the accompanying Condition Statement. The submitted material includes drawings and data sheets showing the location, Seasonal Performance Factor and Be Green stage carbon saving of the ASHPs and any associated equipment, including the specification and other relevant information.

Accordingly, we enclose the relevant details, for your formal approval.

Application Documentation

In accordance with the validation requirements of the London Borough of Camden, alongside this Covering Letter, we hereby enclose the following documentation to discharge this Condition (No. 21):

- Completed approval of details application form (ref. PP-11137802) (dated 23 March 2022) prepared by Gerald Eve LLP; and
- Condition Statement, including relevant plans and data sheets (dated 22 March 2022), prepared by Michael Lonsdale Group.

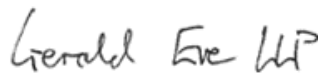
Summary

This approval of details application has been submitted via the Planning Portal (ref. PP-11137802). The requisite approval of details application fee of £144.00 (including the £28.00 Planning Portal service charge) has been made concurrent to the submission of this application by our client and will follow in due course.

As mentioned above, the above ground works are programmed to start on 06 June 2022. Therefore, please can we ask that the discharge of this Planning Condition is reviewed in accordance with the timescales set out and agreed in our PAA with the Council.

We look forward to confirmation of the registration and subsequent validation of this approval of details application shortly. In the meantime, should you have any queries, please do not hesitate to contact Sam Aviss (020 3486 3524) or Kris Vasili (0738 540 9542) of this office.

Yours faithfully,



Gerald Eve LLP

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Enc. As above via the Planning Portal