

Carbogno Ceneda Architects

Architecture Design Planning Sustainability Consultancy

Angle House, 48a Antill Road, London N15 4BA

London Borough of Camden
Planning and Building Development
5 Pancras Square
London N1C 4AG

13th July 2022

Dear Sir/ Madam,

Re: Discharge of Conditions Application Submission
Conditions 5, 6, 16, 19, 22, 23
Broxwood View, 29 St Edmunds Terrace, London, NW8 7QH
Appeal reference: APP/X5210/W/19/3240401

We have been appointed recently by Broxwood View Ltd and are applying for discharge of conditions 5, 6, 16, 19, 22, 23 related to the above application.

Condition 5

Noise levels at a point 1 meter external to sensitive facades shall be at least 10dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 15dB(A) below the LA90, expressed in dB(A).

Document(s) submitted:

- EMTEC report: QF9194 PF7140 RP1A Noise Report 11 07 22

Note: The report details a double 24-hour noise level survey carried out on site and includes findings plus a proposal to mitigate noise levels using acoustic louvres. This proposal can be found on page 28 of the PDF file.

Condition 6

Prior to commencement of the superstructure, details of the sound insulation of the floors and walls separating the roof top plant areas from adjacent residential uses (habitable rooms) shall be submitted to and approved in writing by the local planning authority. The details as approved shall be implemented prior to first occupation of the residential development and thereafter be permanently retained.

Document(s) submitted:

- EMTEC report: QF9194 PF7140 RP1A Noise Report 11 07 22

Note: Section 6 of the report discusses findings and on page 9 (of the PDF file) it is noted that *"The condensers should be isolated from the roof of the building on anti-vibration mountings having a minimum static deflection of 6mm"*. These mountings are to be specified by the M&E Consultant for the project.

Condition 16

Prior to commencement of development other than site clearance and preparation, a feasibility assessment for a hybrid blue-green roof should be submitted to the local planning authority and approved in writing. If a blue/green roof or green roof are considered feasible, details should be submitted to the local planning authority and approved in writing. The details shall include the following:

- a) Detailed maintenance plan;*
- b) Details of its construction and the materials used;*
- c) A section at a scale of 1:20 showing substrate depth averaging 130mm with added peaks and troughs to provide variations between 80mm and 150mm;*
- d) Full planting details including species showing planting of at least 16 plugs per m2. The development shall thereafter be constructed in accordance with the approved details.*

Document(s) submitted:

- 2113_B-G Roofs Feasibility Assessment
- PDS_MedO-Wildflower-Plug-Jan-2021
- PDS_MeDO_S1-Wildflower-Seed-Mix-JAN-2021
- PDS_MedO_S2-Wildflower-Seed-Mix-JAN-2021
- MG MedO Wildflower and Sedum Plug Extensive Green Roof Maintenance_Rev 1.pdf
- Radmat email dated 27th May 2022
- Royela Design Services email dated 16th June 2022
- 2113_P110 Roof Plan (Planning Stage)
- 2113_SK_BRF Proposed Detail

Note: In conjunction with the proposed below ground attenuation, which is incorporated into the scheme, we believe that sufficient capacity for slowing surface water run-off into drainage systems is already provided and therefore a blue roof system is not necessary for this development, nor is it deemed appropriate for the building as it can be read in the documents enclosed here

Also a green roof system is suitable for the lower level roof and a product that meets the criteria set out in Condition 16 has been put forward for consideration. This will provide wildlife habitat and planting suited to the local environment and will also provide attenuation that is additional to that already proposed thereby reducing flow of surface water further.

Condition 19

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.

Document(s) submitted:

- Structural Engineer Appointment Docs

Condition 22

Prior to the commencement of works on site, tree protection measures shall be installed and working practices adopted in accordance with the tree protection plan dated 24th September 2018 ref. 1-38-4326/2 by John Cromar's Arboricultural Company Ltd. All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with BS5837:2012 and with the approved protection details. The works shall be undertaken under the supervision of the project arboriculturalist.

Document(s) submitted:

- S837-J2-LRDS-1 INV.TO DISCH.COND.-Barrie House, 29 St Edmunds Terrace, London, NW8 7QH (Tree protection report)

Condition 23

Prior to commencement of development other than site clearance and preparation, a feasibility assessment for ground source heat pumps should be submitted to the local planning authority and approved in writing. If ground source heat pumps are considered feasible, details should be submitted to the local planning authority and approved in writing. The development shall thereafter be constructed in accordance with the approved details.

Document(s) submitted:

- Ground Source Heat Pump Feasibility Study, from Cundall (2018)
- 12052022 Sustainability design statement ASHP System, from The Monalco Partnership dated 18.05.2022

Note: The GSHP Feasibility Study was undertaken in 2018 for the original planning application (ref: 2018/0645/P) and concluded that such a system is not suited to the site or the energy loading of the proposed building. The Sustainability Statement has been prepared by the M&E consultant appointed to progress the consented scheme. This statement supports the conclusion of the Feasibility Study and outlines sustainability measures being proposed for the development that seek to improve on the measures proposed at planning stage, such as air source heat pumps (ASHP) replacing gas powered boilers in advance of them being phased out.

We trust you have enough information to validate this application. If, during the course of the application, there are any queries or minor matters that might result in a refusal we would welcome the opportunity to address them.

Yours sincerely



Andrea Carbogno

for and on behalf of Carbogno Ceneda Architects Ltd

Encl.