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Dear Sir or Madam

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED): TYBALDS ESTATE, NEW NORTH STREET, LONDON, WC1N 3JT (REF. 2021/3580/P)

APPROVAL OF DETAILS APPLICATION TO PARTIALLY DISCHARGE CONDITION 33 (ENERGY AND SUSTAINABILITY)

We write on behalf of the London Borough of Camden Council ('Applicant'), to submit an application to partially discharge Condition 33 (Energy and Sustainability) in connection with development at Tybalds Estate, New North Street, London, WC1N 3JT (the 'Site'), secured by planning permission reference 2021/3580/P.

Background

On the 14th October 2022, planning permission was granted, following the completion of the shadow S106 agreement for:

"Demolition of existing storage sheds and infill development on the existing Tybalds Estate including erection of three blocks, two mews terraces, and conversion of the lower ground floor of three existing blocks to provide a total of 56 residential homes (Class C3) comprising 28 affordable and 28 market units with associated community space, alterations to existing residential block entrances, provision of a lift to existing Devonshire Court, refuse facilities, public realm improvements, alterations to parking layout, cycle parking, landscaping and associated works." (ref: 2021/3580/P).

A number of pre-commencement conditions are attached to the consent and are required to be discharged prior to implementation of the development.

The Applicant intends to initially deliver the 10 underbuild affordable units, located in the converted existing floorspace at lower ground floor level of the existing Blemundsbury, Richbell and Falcon blocks. Associated hard and soft landscaping works are also proposed adjacent to these blocks. Submitted plan reference X-702 details the extent of the initial development.

The 'relevant part of the development', that this partial discharge application relates to is the delivery of the underbuilds and associated works (see submitted plan ref. X-702) at the Site. The condition will be further discharged when further development comes forward on the site.

Partners

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Condition 33 – Energy and Sustainability

In the Planning Permission (ref. 2021/3580/P), it states that Condition 33 requires:

“The development shall not be carried out other than in complete accordance with the submitted Energy and Sustainability Statement prepared by TGA to achieve a reduction in CO2 emissions across the site by at least 38.1% beyond the baseline. A meter shall at all times be installed to monitor the energy output of the technologies”.

To partially discharge Condition 33 the following information has been submitted:

- Proposed Masterplan: Underbuilds delivery and Associated Works (drawing ref. X-702);
- Energy and Sustainability Statement, prepared by TGA Consulting Engineers (dated January 2022);
- Sustainability Plan, prepared by Harley Haddow (dated December 2022); and
- Energy Strategy, prepared by Harley Haddow (dated December 2022).

An Energy and Sustainability Statement was prepared by TGA Consulting Engineers (dated January 2022) and is an approved document associated with the full planning permission. A copy of this report has been provided for information with this submission.

In order to discharge Condition 33 an Energy Strategy and Sustainability Plan have been prepared by Harley Haddow (dated December 2022) and are also submitted as part of this discharge condition application. These reports confirm how the TGA energy strategy will be delivered and focus specifically on the land associated with the delivery of the underbuilds and associated works. These reports are live documents, that will be updated as further parts of the consented scheme are delivered.

I trust that this provides you with all of the required information, however if you have any queries, please contact me on the below details.

Yours faithfully,

L. Freeman

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