

17 January 2023

FAO: Enya Fogarty
Planning - Development Control
Camden Council
Camden Town Hall
London
WC1H 8ND

The Savills logo consists of the word "savills" in a lowercase, sans-serif font, colored red. It is positioned on a solid yellow rectangular background.

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Dear Ms Fogarty

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITION 4 OF PLANNING
PERMISSION 2021/3673/P AT 85 GRAYS INN ROAD, LONDON, WC1X 8TX**

We are instructed on behalf of Grays Property Holding Ltd, to submit an application of details reserved by Condition 4 ('Air Source Heat Pump' 'ASHP') pursuant to planning permission 2021/3673/P in respect of the above site.

The application has been submitted via the Planning Portal (Ref: PP-11834013) and comprises the following information:

- This cover letter;
- Completed application form for approval of details reserved by condition;
- Statutory application fee £148.20 inc. Vat (Paid via the Planning Portal);
- Drawing ICS6199-5200-05-DR-M-001 'Fifth Floor Level Co-Ordinated Services Layout' (ICS);
- Drawing EWD400-4504ZX_B2 (Daikin);
- EWYD4004ZXRB2 Technical Data Sheet (Daikin);
- 'Daikin on Site' remote monitoring document (Daikin);
- 'Chiller Maintenance' document (Daikin);
- Specification Sheet (Daikin);
- Chiller Options Sheet (Daikin);
- EWYD~4Z B Range Data Book (Daikin);
- Maintenance Task Schedule (ICS);
- Applied Accessories Sheet.

Background

Planning permission (ref: 2021/3673/P) was granted by Camden Council on 15 June 2022 for the following description of development:

"Erection of a three storey infill extension at first floor to fourth floor levels, installation of fume extract and mechanical plant at roof level, installation of terrace at fifth floor level, erection of a front entrance canopy and associated external alterations".

The application was subject to 11 conditions. This application and the information provided seeks to fully discharge Condition 4 of the above application.

Submission of Details and Information for Condition 4

The wording of Condition 4 is, as follows:

'Prior to the relevant part of the development, details, drawings and data sheets showing the location, Seasonal Performance Factor of at least 2.5 and BeGreen 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 meter to monitor the energy output from the approved renewable energy systems. 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.'

This application seeks to fully discharge condition 4 by submitting details of the Air Source Heat Pumps and associated equipment to be installed, for approval by the Local Planning Authority.

The ASHP will be located on the roof of 85 Grays Inn Road, towards the centre of the site as proposed under the planning application ref.2021/3673/P. The location of the ASHP is shown on drawing: ICS6199-5200-05-DR-M-001 and details of the pump are shown on drawing: EWD400-4504ZX_B2. The specification information associated with the air source heat pump is set out in the Specification Sheet, Chiller Options Sheet, Applied Accessories Sheet and EWYD~4Z B Range Data Book.

The Seasonal Coefficient of Performance of 3.200 k/W is shown on the Technical Data Sheet (ref. EWYD4004ZXRB2) which is an above average performance demonstrating higher efficiency. The installation of the ASHP is in line the 'BeGreen' stage for carbon saving hierarchy of the London Plan and Camden Council and is considered wholly appropriate given the context of 310sqm of additional space delivered through the scheme. This is set out within the London Assessment guidance whereby air source heat pumps are recommended for commercial buildings with less than 500sqm of space.

Measures to ensure the monitoring of energy output are detailed in the 'Daikin on Site' remote monitoring document. A maintenance schedule for the ASHP is set out in the Maintenance Task Schedule prepared by ICS which demonstrates the maintenance procedures for the unit including safety access plans such as accessing ceiling voids above suspended ceilings. Additional maintenance procedures are set out within the 'Chiller Maintenance from Daikin' document.

Overall, the information submitted is considered to be sufficient to fully discharge Condition 4.

We trust you have all the relevant information to register, validate and discharge this condition as soon as possible. We would be grateful if you could acknowledge receipt of this application and contact either myself or in my absence Raveen Bhamra should you have any queries.

Yours sincerely

Gabriella Dyche

Gabriella Dyche
Graduate Planner