

DP4866/JP/HW/JMP
10/02/2023

DP9 Ltd
100 Pall Mall
London SW1Y 5NQ

Registered No. 05092507

telephone 020 7004 1700
facsimile 020 7004 1790

www.dp9.co.uk

Adam Greenhalgh
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Dear Mr. Greenhalgh,

NETWORK BUILDING (95-100 TOTTENHAM COURT ROAD & 76-78 WHITFIELD STREET) AND 88 WHITFIELD STREET, LONDON, W1T 4TP – PERMISSION REF. 2020/5631/P

APPLICATION FOR APPROVAL OF DETAILS PURSUANT TO CONDITION 3 & 4 OF RESERVED MATTERS PERMISSION REF. 2020/5624/P

On behalf of our client, Derwent London No. 6, we hereby submit an application for the discharge of condition 3 & 4 of the planning permission referenced above.

Please find enclosed the following:

- Photovoltaic Panels Information Pack, prepared by NDY; and,
- Air Source Heat Pumps Information Pack, prepared by NDY.

The application has been submitted via the Planning Portal and the fee of £148.20 has been paid online

Planning permission ref. 2020/5624/P was approved by Camden Council on the 12th April 2022 for the following:

“Outline application for demolition of office building (95-100 TCR & 76-80 Whitfield St) and 7 flats (88 Whitfield Street) and construction of a new building to provide for a maximum of 17746 sqm (GIA) of ‘commercial business and service’ floorspace (Use Class E) along with details of access, scale and landscaping and other works incidental to the application. Details of layout and appearance are reserved.”

Subsequently, the Reserved Matters Application (ref. 2020/5631/P) was approved by Camden Council on the 14th April 2022 for the following:

“Reserved Matters details of layout and appearance for an office building comprising one basement level, ground floor and eight upper floors, and details required by conditions 4 (Basement Impact Assessment), 5 (Energy details), 6 (Design and Access Statement), 7 (Cycle Facilities) and 37 (Waste & Recycling), associated servicing and all necessary enabling works, associated with planning



permission reference 2020/5624/P [for the demolition of office building (95-100 TCR & 76-80 Whitfield St) and 7 flats (88 Whitfield Street) and construction of a new building to provide for a maximum of 17746 sqm (GIA) of 'commercial business and service' floorspace (use Class E) along with details of access, scale and landscaping and other works incidental to the application.']

Condition 3 (Details of Photovoltaic Panels) states:

"Prior to commencement of the building superstructure, drawings and data sheets showing the location, height (drawings shall be annotated with AOD levels), of no less than 12no 325Wp panels and associated equipment to be installed on the building shall be submitted to and approved by the Local Planning Authority in writing.

The measures shall include the installation of a metre 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 be provided.

The equipment shall be installed in accordance with the details approved, and thereafter be permanently retained and maintained in accordance with the agreed schedule of maintenance."

Condition 4 (Details of Heat Pumps) states:

"Prior to commencement of above ground works, details of the air source heat pumps and associated equipment to be installed on the building shall be submitted to and approved in writing by the Local Planning Authority.

The details shall include:

- a. drawings confirming the location and layout of the equipment;*
- b. design specification documents confirming a Seasonal Performance Factor of at least 2.5;*
- c. details of the 'Be Green' stage carbon saving from the devices;*
- d. details of the installation of metering including estimated costs to occupants and a commitment to monitor performance of the system post construction. And*
- e. A site-specific lifetime maintenance schedule for each system, including safe access arrangements.*

The equipment shall be installed in accordance with the details approved, and thereafter be permanently retained and maintained in accordance with the agreed schedule of maintenance."

We trust that this submission is satisfactory to allow the discharge of the aforementioned conditions, but should you wish to discuss this then please do not hesitate to contact Hannah Willcock or Jack Playford of this office.

Yours sincerely,

DP9 Ltd.

DP9 Ltd.