PP/02/01324	Lots Road Power Station And Chelsea Creek 16- 41
PP/02/01324	Lots Road Power Station And Chelsea Creek 17- 41
PP/02/01324	Lots Road Power Station And Chelsea Creek 18- 41
PP/02/01324	Lots Road Power Station And Chelsea Creek 19- 41
PP/02/01324	Lots Road Power Station And Chelsea Creek 20- 41
PP/02/01324	Lots Road Power Station And Chelsea Creek 21- 41
PP/02/01324	Lots Road Power Station And Chelsea Creek 22- 41
PP/02/01324	Lots Road Power Station And Chelsea Creek 23- 41
PP/02/01324	Lots Road Power Station And Chelsea Creek 24- 41
PP/02/01324	Lots Road Power Station And Chelsea Creek 25- 41
PP/02/01324	Lots Road Power Station And Chelsea Creek 26- 41
PP/02/01324	Lots Road Power Station And Chelsea Creek 27- 41
PP/02/01324	Lots Road Power Station And Chelsea Creek 28- 41
PP/02/01324	Lots Road Power Station And Chelsea Creek 29- 41
PP/02/01324	Lots Road Power Station And Chelsea Creek 30- 41

ROYAL BOROUGH OF KENSINGTON AND CHELSEA

(22) DOCUMENT TYPE

OTHER DOCUMENTS

APPLICATIONS

LATE UPDATE

PP/02/01324

PP/02/01324

Lots Road Power Station And Chelsea Creek

Due to case file size the content has been broken down and scanned in sections as denoted.

Index of content of case files

File Number: ***Content of File:***

- 01-10 Council Case
- 11- 13 Refused Drawings
- 14 -17 Amended Drawings
- 18-19 Hammersmith And Fulham Plans
- 20-21 CD of Planning Drawings
- 22 Other Docs
- 23 Baily Bridge
- 24 Officers Notes and Other Correspondents
- 25 Condition 5
- 26 Condition 6
- 27 Condition 7
- 28 Condition 9
- 29 CONFIDENTIAL DOCS
- 30 Condition II
- 31 Condition II
- 32 Condition 12
- 33 Condition 12
- 34 Condition 12 -CONFIDENTAIL DOCS
- 35 Condition 12 -Superseded Docs
- 36 Condition 12 -Superseded Docs
- 37 Condition 12 -Superseded Drawings
- 38 Condition 12 -Superseded Drawings
- 39 Condition 25
- 40 Condition 25 + 29
- 41 Condition 27

LOTS ROAD DEVELOPMENT

ENERGY STRATEGY STATEMENT

22nd June 2007

HOARE LEA
Sustainability

Glen House
200 – 208
Tottenham
Court Road
London
W1T 7PL

Tel: 020 7890 2500
Fax: 020 7436 8466

HOARE LEA
SUSTAINABILITY

AUDIT SHEET

REVISION	DESCRIPTION	DATE	ISSUED BY	REVIEWED BY
22.06.2007	Issued for Comment	22.06.2007	H. Blackwell	A. Bateson

CONTENTS

1.0 EXECUTIVE SUMMARY

2.0 ENERGY EFFICIENCY MEASURES

- 2.1 Passive Energy, Natural Ventilation and Carbon Saving Measures
- 2.2 Active Energy and Carbon Saving Measures

3.0 DISTRICT HEATING AND COOLING

- 3.1 District Heating Scheme
- 3.2 District Cooling Scheme
- 3.3 Heating and Cooling Interface Connections to the Accommodation

4.0 ECOHOMES

APPENDIX A – INDICATIVE DISTRICT HEATING/COOLING INTEGRATION SCHEMATIC

APPENDIX B – INDICATIVE DISTRICT HEATING/COOLING INTEGRATION SCHEMATIC

APPENDIX C – ECOHOMES PRE-ASSESSMENT

1.0 EXECUTIVE SUMMARY

This document describes the proposed energy strategy for the Lots Road Development in order to demonstrate energy is used efficiently.

The development addresses the needs to use less energy, to use renewable energy sources and to use energy efficiently.

The scheme proposed for Lots Road includes the following:

- **Renewable energy sources**
    a. Heat exchange with the River Thames to provide a low carbon cooling strategy (subject to approval and negotiation with the Environment Agency)
    b. Space provision for future biomass heating plant.
- **Thermal insulation and double glazing**
    a. Good levels of thermal insulation to all dwellings to minimise heat losses through the building envelope
    b. High performance glazing and façade design to minimise heat losses through glazed surfaces.
    c. Energy efficient building services with a range of passive and active measures to minimise a dwellings energy use.
- **Efficient Devices**
    a. Community heating and cooling systems sited in localised 'energy centres' to ensure affordable, efficient and well-maintained services.
    b. Gas-fired condensing boiler plant in the proposed Energy Centres to provide very efficient heating.
    c. Flexibility to connect to other neighbourhood community heating/cooling networks.

In addition, a commitment is made by the Client to ensure that the apartments achieve a minimum of a 'Good' EcoHomes 2006 rating. (An EcoHomes 2006 pre-assessment included in the appendix shows how this can be achieved)

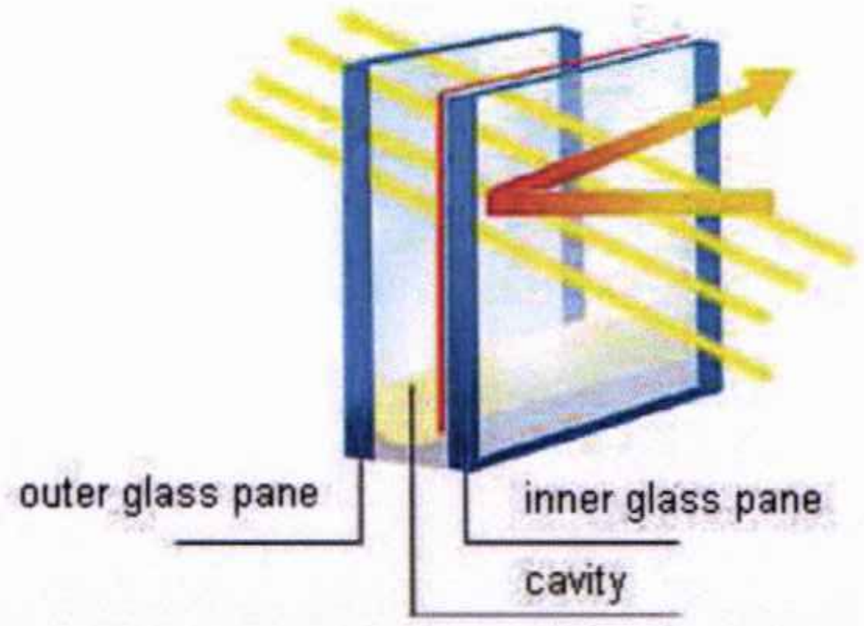
2.0 ENERGY EFFICIENCY MEASURES

The energy strategy aims to reduce energy demand in the first instance, through a range of passive and active measures, followed by the integration of low carbon energy sources.

2.1 Passive Energy, Natural Ventilation and Carbon Saving Measures

It is the developer's ambition to naturally ventilate all buildings on the site. Where possible apartments will utilise natural ventilation using trickle vents (for winter conditions) and openable windows (for purge and summer ventilation) as the primary means of ensuring adequate air change and comfort in the summer, thus minimising dependency on mechanical systems. Some apartments may need mechanical ventilation as a consequence of the site acoustic assessment but this will only be provided where necessary. Where this is the case for acoustic reasons, the mechanical ventilation systems will have heat recovery and include low energy motor systems.

An efficient building envelope with good levels of thermal insulation and low air infiltration rates is part of the fabric strategy to reduce heat loss. A sample of the units will be pressure tested to demonstrate air leakage rates are below that required by the Building Regulations. In addition, the apartments will be provided with high performance glazing with low-e coating. The double glazing will help to reduce heat losses in the winter, whilst the low-e coating will minimise heat radiation passing through the glazing. As a result heat radiation inside the building is reflected back into the building in the winter keeping the dwelling warm, whilst direct solar radiation in the summer is reflected back outside, reducing summer overheating.



LOW-E glass lets the sunlight inside and does not let the warmth to outside

Good daylighting in the apartments will limit the need for artificial lighting energy that would normally constitute significant annual carbon emissions.

Figure 1: High performance glazing with low-e coating will be specified in all apartments.

2.2 Active Energy and Carbon Saving Measures

The following active measures are proposed:

- Ventilation control in bathrooms and kitchens to reduce fan energy when not in use.
- Centralised heating and cooling plant to allow the selection of large high-efficiency, engineered central plant rather than enable a proliferation of smaller capacity and lower efficiency "packaged" units.
- Primary flow water temperature from the centralised boiler plant can be adjusted according to the external ambient temperature for high energy efficiency. For example a winter flow temperature of 80 °C to meet heating demand, but a summer flow temperature of 60 °C in summer when there is a reduced heat demand.
- Variable speed pumping of chilled and heating water services to take advantage of load diversity between sectors of the development.
- Variable speed pumping water supply services to reduce annual energy demand and take maximum advantage of diversity of load between the sectors
- High efficiency motors incorporated into all building services.
- High efficiency water chillers and boiler plant.
- Air to air heat recovery and variable speed fans installed within air handling plant, where provided, so as to recover the heat in the extract airstreams prior to the exhaust of vitiated air to atmosphere, and minimise energy use required for supplying and exhausting air.
- Variable speed car park ventilation controlled by reference to the level of carbon monoxide, reducing fan run time to the minimum necessary for effective dilution ventilation and reducing the energy required for supplying and exhausting air.
- High efficiency electronic lighting ballasts and high efficacy lamps.
- Passive infra red and daylight responsive lighting control where possible in common and landlord areas
- Photocell switched external lighting.
- Energy meters in the heating and chilled water supplies to each apartment to facilitate effective feedback, monitoring and control
- Energy metering of central plant enabling effective energy monitoring against benchmarks, facilitating feedback and appropriate action
- Individual room temperature controllers and thermostatic control valves for all heating and cooling (where fitted) systems.

3.0 DISTRICT HEATING AND COOLING

3.1 District Heating Scheme

A **community heating scheme** is provided throughout the site to feed all accommodation. The community heating scheme is made up of three main elements:

i. The **Energy Centres** housing the heating plant (gas-fired condensing boilers and space for future biomass plant).
ii. The **District Heating Network** that carries heat from the Energy Centres to each building.
iii. The **Heat Interface Units** (HIU) that connect the individual accommodation units to the district heating network.

Figure 2 shows the proposed method of integrating the heating plant in the Energy Centres. A Building Management System would control the boilers, the pumps and the valves, to ensure efficient plant operation

An assessment of renewable energy sources has shown that biomass heating could be a future zero carbon energy source, when security of supply issues, logistics and commercial viability have become fully established. Until that time, it is not proposed to provide the biomass boiler plant but to include space for future implementation. The proposed energy strategy is therefore future proofed to include renewable energy at a later stage.

It should also be noted that the provision of a site wide community heating network (Appendix A) enables connection to other neighbourhood or city-wide community heating/cooling systems in the future.

3.2 District Cooling Scheme

A district cooling system is proposed, which will utilise the River Thames for heat rejection, thus reducing the duty for conventional vapour compression cooling plant (subject to approval and negotiation with the Environment Agency).

The schematic given in Appendix A shows the proposed district cooling scheme integration.

3.3 Heating and Cooling Interface Connections to the Accommodation

Each residential unit will be connected to the district energy networks via an interface unit which contains a heat exchanger. A schematic is available in Appendix B showing how this would work and a possible layout of the heat interface units in each apartment.

The heat interface unit (HIU) is essentially the interface between the community part of the heating system, and the domestic part of the system. It delivers the heating or chilled water (where specified) that is provided through the district networks. Controls will be provided to allow each occupant to set their own temperature set-point (within the design limit) and programming schedules.

The interface unit can incorporate an integral meter, or a meter can be located remotely. The meter measures thermal energy delivered through the HIU.

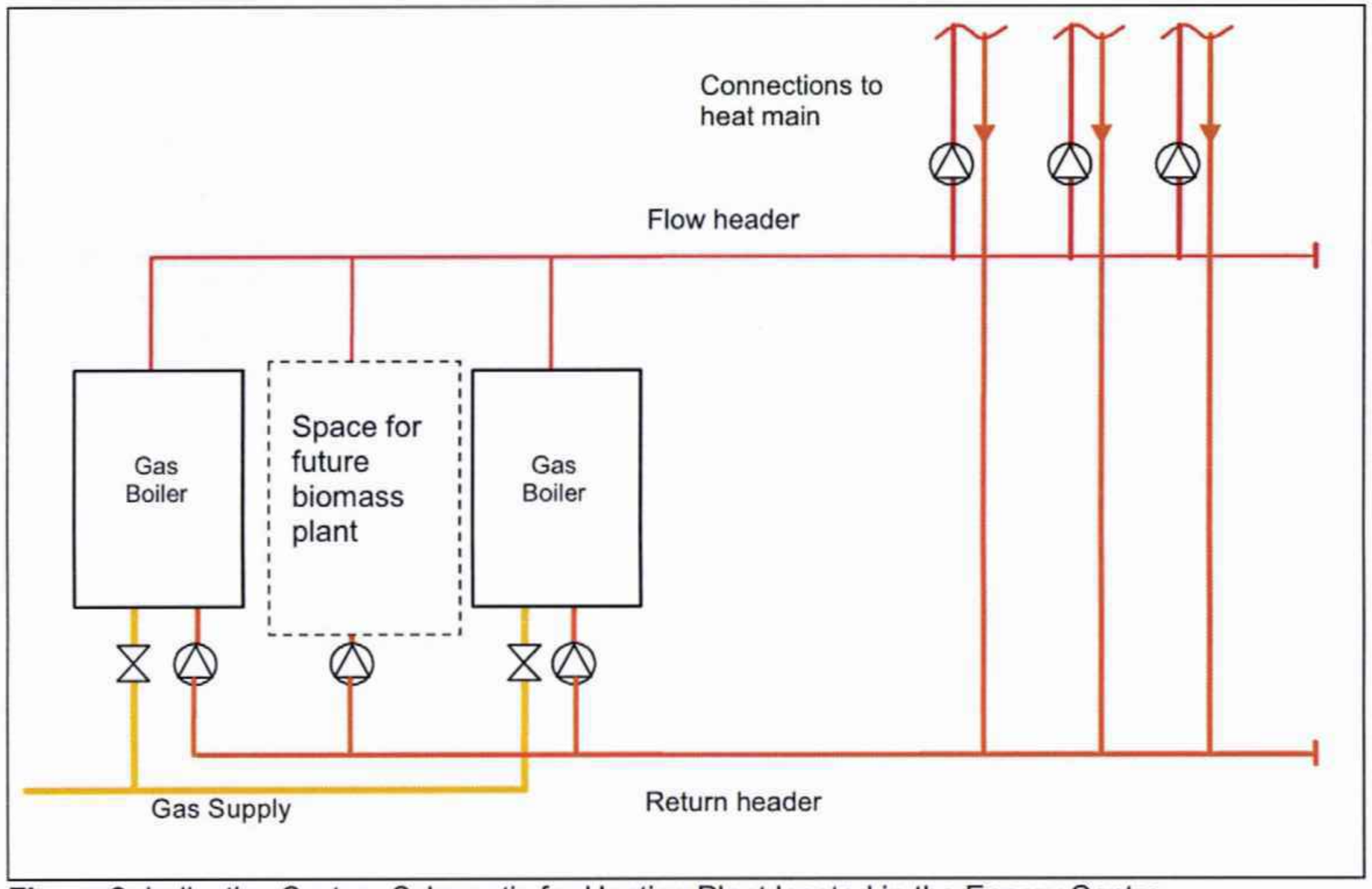


Figure 2: Indicative System Schematic for Heating Plant located in the Energy Centre.

4.0 ECOHOMES

The developer is committed to achieving an EcoHomes 'Good' rating, in part through the following measures.

A dedicated fixed drying area in all flats, with humidistat controlled ventilation to control moisture levels within the space, decrease drying time and reduce the energy required to ventilate the space.

Providing only A+ rated fridges and freezers, A rated washing machines and dishwashers (where fitted) and B rated washer dryers or tumble dryers (where fitted) to all apartments.

A minimum 40% of internal fixed light fittings in all dwellings to be dedicated low energy fittings. All communal and external light fittings will be dedicated low energy fittings with suitable automatic controls to prevent excessive energy use (E.g. PIR, Daylight controls, timers) This exceeds the Part L minimum requirements.

Dedicated secure weatherproof cycle storage to 50% of all apartments.

The provision of a suitable 'home office' space in every apartment to facilitate working from home for all residents.

All thermal and sound insulation materials installed specified to have a Global Warming Potential (GWP) of less than 5.

Dedicated segregated internal recycling bins for all residents to ease recycling. Additionally the site will be designed to allow residents to take advantage of the council's current waste recycling scheme.

Water efficient sanitary ware fitted to all apartments, for example low flow taps fitted to all washbasins, water efficient dual flush toilets in all bathrooms, water efficient white goods specified where fitted.

Good levels of daylighting in all dwellings, reducing the requirement for electrical lighting.

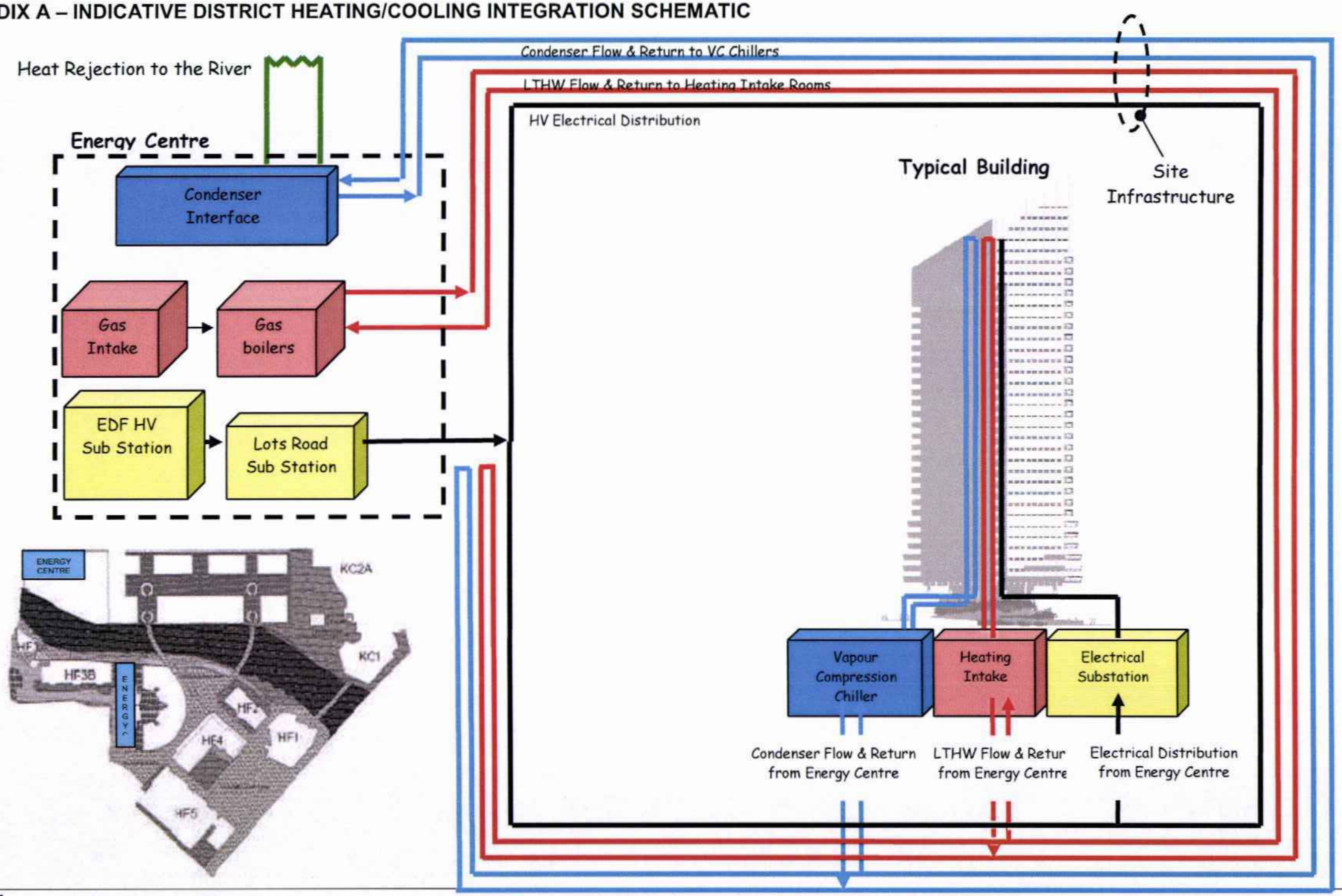
Sound insulation to all apartments in line with the requirements of approved document E, with a regime of testing conducted to prove compliance.

A detailed Home User guide provided to all residents, giving information on the features and equipment installed in the flat and how to operate them properly and efficiently, as well as details of local services and information on the local area.

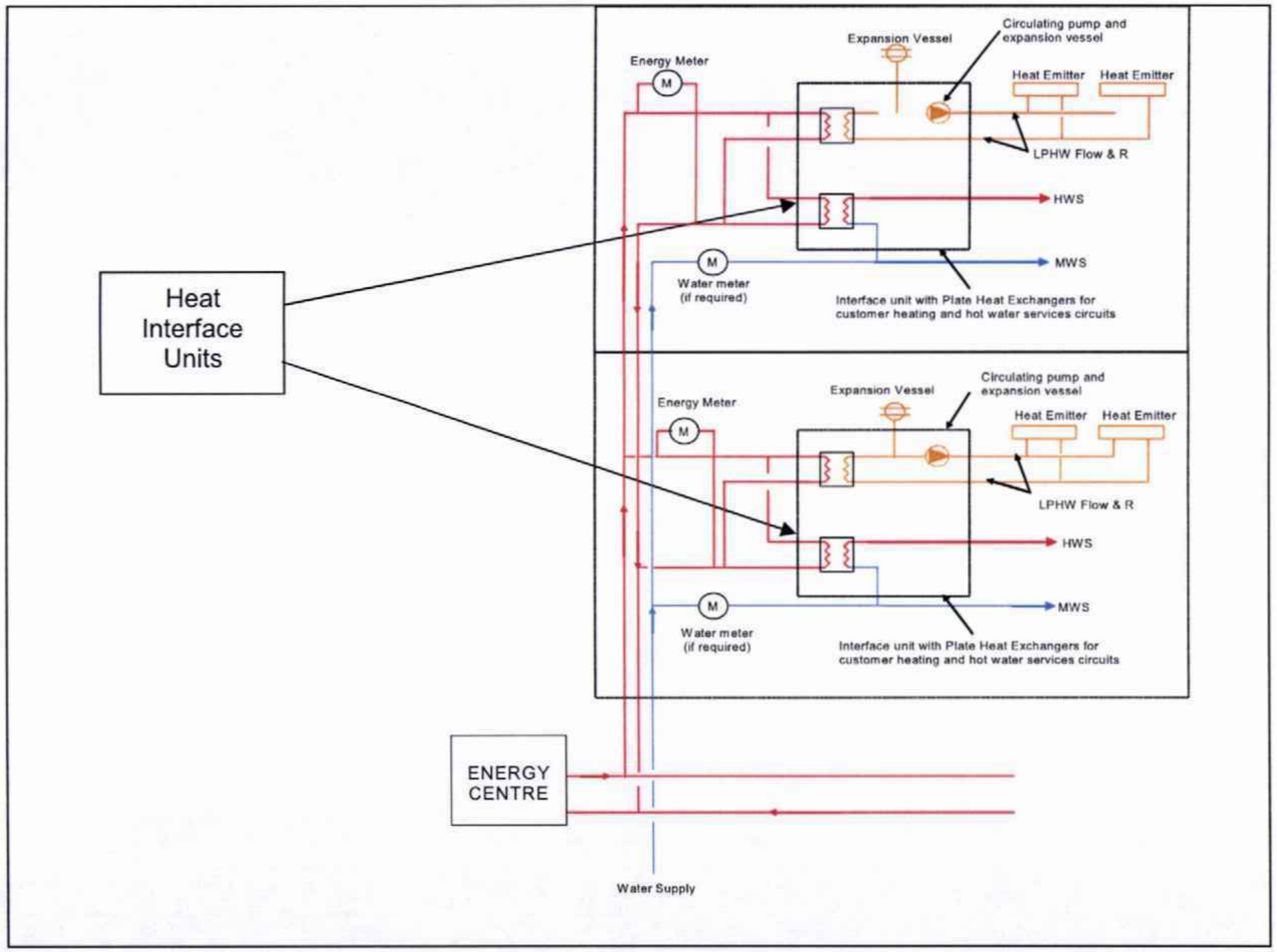
Best management site management principles as measured against the considerate constructors' scheme as well as a site management plan set up to promote the recycling of construction waste, and reduce energy and water consumption during construction.

An EcoHomes preassessment has been conducted (Appendix C) which confirms that the development achieves an EcoHomes 'Good' rating. Where any one credit does not prove to be technically or commercially viable alternative credits will be re-assessed with the aim of achieving the target 'Good' rating.

APPENDIX A – INDICATIVE DISTRICT HEATING/COOLING INTEGRATION SCHEMATIC



APPENDIX B – INDICATIVE DISTRICT HEATING/COOLING INTEGRATION SCHEMATIC



Above: Heat Interface Unit (HIU) typically installed for each apartment. **Left:** Schematic diagram showing possible connection of each apartment to the community networks.

APPENDIX C – ECOHOMES PRE-ASSESSMENT

LOTS ROAD, LONDON

ECOHOMES 2006 PREDICTION CHECK LIST **(Rev 1)**

EcoHomes

HOARE LEA BREEAM

NOTE: The prediction checklists only provide an estimate of an EcoHomes rating. Predicted ratings are likely to change slightly after formal assessment by a licensed BREEAM assessor.

CREDIT REF	CREDIT TITLE	CREDITS AVAILABLE	PRIVATE RESIDENTIAL	AFFORDABLE RESIDENTIAL	COMMENTS	POTENTIAL ADDITIONAL CREDITS	POTENTIAL ADDITIONAL WEIGHTED CREDITS
ENE 1	Dwelling Emission Rate	15	5	7	Taken from Part L SAP analysis (with addition of CO2 emissions from cooling for Private residential) **Assumed credits based on conservative estimate - needs to be checked by SAP calculations.**	?	?
ENE 2	Building Fabric	3	2	2	Taken from Part L SAP analysis **Assumed credits need to be checked by SAP calculations.**		
ENE 3	Drying Space	1	1	1	Assuming the provision of a line or fixings over the bath, heating to the bathroom and an extract fan with humidistat control.		
ENE 4	EcoLabelled Goods	2	2	2	Maximum credits taken assuming provision of eco labelled white goods throughout Private and Affordable apartments.		
ENE 5	Internal Lighting	2	1	1	One credit taken assuming provision of 40% low energy lighting. All fittings must be in habitable rooms and not common areas. (Note: SAP requires us to provide minimum 30% low energy lighting). **Additional credit available for provision of 75% low energy lighting.To be reviewed as design progresses.**	1	0.92
ENE 6	External Lighting	2	2	2	One credit taken on the basis of the provision of low energy lighting for all external and communal area lighting with suitable automatic controls. The second credit is taken on the basis that there is no dedicated security lighting and the points are awarded by default.		
TRA 1	Public Transport	2	2	2	Maximum award taken on the basis of 80% of apartments within 500m of a transport node with 15min peak and 30min off-peak service.		
TRA 2	Cycle Storage	2	1	1	Credits taken assume provision of cycle storage to 50% of apartments. 1 space for each 1/2 bed flat, 2 spaces for each 3 bed flat, 4 spaces for each 4 bed flat and above.**Space available to be verified - TFP to advise.**		
TRA 3	Local Amenities	3	3	3	Maximum award taken. **The details of this item need to be checked to ensure all the criteria for the maximum award have been met.**		
TRA 4	Home Office	1	1	1	Provision of 1.8m space and services for a home office. For 1/2 bed flats - space in living room or one bedroom. For 3/4 bed flats - space cannot be in living room or master bedroom.		
POL 1	Insulant GWP	1	1	1	Requires the specification of insulating materials that have a global warming potential (GWP) of less than 5.		
POL 2	NO_x Emissions	3	0	0	NOx emissions with wood chip boilers are not as low as gas fired but are better than grid electricity. Expected emissions are approximately 500 mg/kWh. **No credits possible with Biomass. To be reviewed if Biomass not used.**	2	1.82
POL 3	Reduction of Surface Runoff	2	0	0	Require 50% of peak run off from roofs and hard standings to be attenuated to achieve both credits. I.e rainwater harvesting, green roofs, holding tanks, soakaways etc. **No credits taken. To be reviewed as design progresses - Thames Water may stipulate a requirement - Arup to advise.**		
POL 4	Renewable & Low Emission Energy Source	3	2	2	Two credits taken on the basis of the provision of 10% of the total energy demand of the development from local renewable or low energy sources.**To be confirmed with planning requirements.**		
POL 5	Flood Risk	2	0	0	No credits taken. **Flood risk criteria to be confirmed.**	?	?
MAT 1	Environmental Impact of Materials	16	7	7	Credits assumed for A rated materials for Roof, Internal Walls, Boundary Protection. **Architects to confirm assumptions.**		
MAT 2	Responsible Sourcing of Materials: Basic Building Elements	6	2	2	Difficult to achieve as it requires all materials to demonstrated as having been responsibly and sustainably sourced. Manufacturers and contractors will struggle to demonstrate this point**Minimum credits taken.**		
MAT 3	Responsible Sourcing of Materials: Finishing Elements	3	1	1	Difficult to achieve as it requires all materials to demonstrated as having been responsibly and sustainably sourced. Manufacturers and contractors will struggle to demonstrate this point**Minimum credits taken.**		
MAT 4	Recycling Facilities	6	6	6	Maximum credits taken on the basis of the provision of three internal storage bins within apartments and communal external bins suitably sized to meet the local authorities requirements for collection. **To be reviewed with waste management strategy.**		
WAT 1	Internal Potable Water Use	5	3	3	Credits taken assume the use of low flow taps, showers, sanitary ware and water saving appliances. **Further credits only available by application of grey water recycling. Sanitaryware/white goods specification to be reviewed as design progresses.**		
WAT 2	External Potable Water Use	1	0	0	Requires rainwater harvesting system to gain credit. **No credits possible without employing rain water harvesting.**		
ECO 1	Ecological Value of Site	1	0	0	Middlemarch Environmental cannot recommend that this credit should be awarded, as habitat of moderate ecological value will be removed as part of the development.		
ECO 2	Ecological Enhancement	1	1	1	As Middlemarch Environmental is a member of the AWTC they recommend 1 credit may be awarded subject to the recommendations in Chapter 6 of their report being observed.		
ECO 3	Protecting Ecological Features	1	0	0	Middlemarch Environmental cannot recommend that this credit should be awarded, as habitat of moderate ecological value will be removed as part of the development.		
ECO 4	Change of Ecological Value	4	1	1	Middlemarch Environmental recommend 1 credit may currently be awarded. **A further 3 credits may be awarded if a revised planting scheme is provided that gives the site scores detailed in Section 7 of their report. TLA to advise.**	3	4.00
ECO 5	Building Footprint	2	2	2	Maximum award taken based on total combined Floor Area Footprint ratio on the site greater than 3.5:1.		
HEA 1	Daylighting	3	1	1	One credit taken on the assumption that minimum daylight factors are achieved in living rooms. **Additional credit may be possible but needs to be checked.Daylighting levels to be checked.**	1	1.75
HEA 2	Sound Insulation	4	1	1	Assumes compliance with Part E and minimum pre completion testing. Need to be 5dB better than Part E and have 30% of all apartments tested to achieve maximum credits. **Additional credits possible.** Cost for increased testing to be identified - DL to advise.	1	1.75
HEA 3	Private Space	1	1	0	**Size of private balconies to be checked against criteria for this credit - TFP to advise.**		
MAN 1	Home User Guide	3	3	3	Maximum award taken based on provision of a simple guide giving non-technical information on the operation and environmental performance of each apartment AND information relating to the site and its surroundings.**Is electronic information acceptable?**		
MAN 2	Considerate Constructors	2	2	2	Maximum award requires the appointed contractor to go beyond best practice site management principles defined by the Considerate Constructors Scheme.**To be reviewed with Demolition Contractors.**		
MAN 3	Construction Site Impacts	3	3	3	Maximum award requires the appointed contractor to have a number of procedures in place to effectively manage resource use, energy consumption, waste and pollution. **To be reviewed with Demolition Contractors.**		
MAN 4	Security	2	2	2	Maximum award requires the development to achieve the Secured by Design award and minimum standards of security for external doors and windows.**To be reviewed as design progresses.**		

Assumed Credits Achieved (Private) then weighted rating is:	Good (54.88)
Assumed Credits Achieved (Affordable) then weighted rating is:	Good (54.97)

Potential Additional Credits	8
Potential Additional Weighted Credits	10.24

Rating	Score
Pass	36
Good	48
Very Good	58
Excellent	70

Paul Entwistle
London Borough of Hammersmith & Fulham
Town Hall King Street
London
W6 9JU

Our ref: NE/2007/104083/01-L01
Your ref: 2007/02993/DET

Date: 28 September 2007

Dear Mr Entwistle

SUBMISSION OF DETAILS OF A SCHEME FOR ACCESS TO THE RIVER WALL, PURSUANT TO CONDITION 9 OF PLANNING PERMISSON 2002/03132/FUL GRANTED BY THE SECRETARY OF STATE ON 30 JANUARY 2006. (LOTS ROAD) LAND ADJACENT TO SOUTH SIDE OF CHELSEA CREEK, CHELSEA HARBOUR DRIVE, CHELSEA HARBOUR, LONDON

Thank you for your letter dated 28 August 2007 that we received on 31 August 2007. We are unable to recommend the discharge of Condition 9 of Planning Permission 2002/03132/FUL for the following reasons:

The supplied information is not sufficient and we do not recommend discharge of the condition. We received an amended plan directly from Jane Pitten at ARUP on 28 September 2007 titled *Swept Path Analysis Large 10.3m Mobile Crane* dated 24/09/07.

However the revised plan is still not sufficient and we require a scheme with exact dimensions showing how the plant will be brought to the river wall. This should be submitted with the associated tracking diagram.

Please also note that there only two routes from the public highway to the site:
A. Through the bridge over the Chelsea creek.
B. Through Chelsea Harbour.

Option A - the bridge over the creek has been underrated and it is closed for heavy plant and vehicles.

Option B - the road through the Chelsea Harbour is a private road with a special access regime. Access arrangements will need to be made with Chelsea Harbour to secure access through this point. Until this is done we will not be able to discharge this condition as we will not be able to access the site with the required plant for maintenance purposes.

Environment Agency
Apollo Court, 2 Bishops Square Bussines Park, St Albans Rd West, Hatfield, Herts, AL10 9EX.
Customer services line: 08708 506 506
Email: enquiries@environment-agency.gov.uk
www.environment-agency.gov.uk
Cont/d..

If you have any further questions to the above comments please contact Neli Tomanova on 0207 0914017.

Yours sincerely

Ms Anna Scott
Major Projects Officer
Planning Liaison

Direct dial 01707 632323
Direct fax 01707 632515
Direct e-mail anna.scott@environment-agency.gov.uk

cc. ARUP

End

Paul Entwistle
London Borough of Hammersmith & Fulham
Development Control
Town Hall King Street
London
W6 9JU

Our ref: NE/2007/104036/01-L01
Your ref: PP/02/01324

Date: 10 October 2007

Dear Mr Entwistle

DETAILS PURSUANT TO CONDITIONS 6, 8, 9, 11, AND 20 (HAMMERSMITH AND FULHAM) OF PLANNING PERMISSION 2002/03132/FUL.
LAND ADJACENT TO THE SOUTH SIDE OF CHELSEA CREEK, CHELSEA HARBOUR DRIVE, LONDON.

We advise the following in relation to the discharge of Conditions 6, 8, 9, 11 and 20 of Planning Permission 2002/03132/FUL:

Condition 6 (Landscaping)

We are happy to recommend the discharge of these conditions.

Condition 8 (Riverside Walk)

We cannot recommend the discharge of this condition due to the same reasons as Condition 9 (see comments below and refer to our letter dated 28 September 2007).

Condition 9 (Access)

We have not recommend the discharge of this condition. For further details please refer to our letter dated 28 September 2007.

Condition 11 (Treatment of Chelsea Creek)

We cannot discharge the condition regarding the treatment of Chelsea Creek.

We do not think the terraces are designed to allow sufficient accretion of sediment which is necessary for the creation of a self-sustainable vegetated habitat. In

addition, the terraces make extensive use of gabions and as such the end result is over-engineered and not a sufficient biodiversity enhancement to mitigation for the development.

We have reviewed the salinities for the creek and it is proposed to use freshwater plants in an area where it will be a third strength sea water at high tide (when the plants are inundated) so it is unlikely these plants will survive.

Further to our meeting with the Applicant and Consultants at ARUP on 7 September 2007, we advised that within the terracing some sections are sloped to allow for flatfish to access the terraces. We also advised that a 'V' shaped could be knocked into the weirs to allow for migration of fish.

Condition 20 (Site Investigation)

We cannot recommend discharge of this conditions until we have received and reviewed all the Site Investigation reports and together with the agreed validation reports.

Please contact me if you have any questions to the above.

Yours sincerely

Ms Anna Scott
Major Projects Officer
Planning Liaison

Direct dial 01707 632323
Direct fax 01707 632515
Direct e-mail anna.scott@environment-agency.gov.uk

End

PLANNING AND BOROUGH DEVELOPMENT

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director David Prout

THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA

Mr P Entwistle
London Borough of Hammersmith & Fulham
3rd Floor, Hammersmith Town Hall
King Street
London
W6 9JU

Switchboard: 020 7937 5464
Extension: 2664
Direct Line: 020 7361 2664
Facsimile: 020 7361 3463
Email: georgina.slader@rbkc.gov.uk
Web: www.rbkc.gov.uk

25 October 2007

My reference: DCS/DPS/OB/07/02413 Your reference: 2007/02994/DET Please ask for: Georgina Slader

Dear Mr Entwistle

TOWN AND COUNTRY PLANNING ACT 1990
LAND ADJACENT TO SOUTH SIDE OF CHELSEA CREEK CHELSEA HARBOUR DRIVE CHELSEA HARBOUR LONDON

Thank you for your letter dated 31 August 2007 and the enclosures. Your letter invites the Royal Borough of Kensington and Chelsea (RBKC) to make formal observations on Circadian Ltd's submission of details for the treatment of the Chelsea Creek pursuant to Condition 11 of planning permission 2002/03132/FUL granted by the Secretary of State on 30 January 2006.

So you are aware we have received the same set of plans and supporting information in relation to the Chelsea Creek which was submitted by Circadian Ltd pursuant to Condition 12 of planning permission PP/02/01324 granted by the Secretary of State on 30 January 2006. The information submitted to RBKC is currently being reviewed by my Officers internally and we will be providing feedback to the Developers in due course. For this reason we will not be commenting on the information submitted with your letter, and will be alternatively treating it as withdrawn.

Following your telephone conversation with my assistant, Georgina Slader, you are aware that RBKC do not register as applications the submission of details pursuant to conditions attached to planning permissions. However, so you are kept informed of our progress we will copy you in on any relevant correspondence we send to the Circadian Ltd.

Please contact my assistant, Georgina Slader, on the above contact telephone number if you have any queries.

Yours sincerely

DP

David Prout
Executive Director for Planning and Borough Development

Planning and Borough Development
Kensington Town Hall, Hornton Street, LONDON, W8 7NX

Executive Director Planning and Borough Development
Mr David Prout

THE ROYAL BOROUGH OF
KENSINGTON
AND CHELSEA

Mr J Shirley
DP9
100 Pall Mall
London
SW1Y 5NQ

Date: 30th October 2008

My reference: PP/02/01324

Please ask for: Ms G Slader

Dear Mr Shirley

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
LOTS ROAD POWER STATION PLANNING PERMISSION REF. PP/02/01324
SUBMISSION OF DETAILS PURSUANT TO CONDITIONS 5, 6, 7, 9, 11, 12, 27 AND CLAUSE 49.1

I write in relation to the details submitted pursuant to conditions 5, 6, 7, 9, 11, 12 and 27 attached to planning permission PP/02/01324 dated 30 January 2006 and information submitted in relation to Clause 49.1 of the Section 106 Agreement dated 27th April 2005.

Condition 5 - Scheme to Protect

'Construction works on any building shall not begin until a scheme to protect occupants of the dwellings within the building has been submitted to and approved in writing by the local planning authority. The scheme shall achieve internal noise levels no higher than 35dB LAeq, 16 hour between 0700 and 2300 hours and 30dB LAeq 8 hour between 2300 and 0700 hours. Works forming part of the approved scheme shall be completed before occupation of any of the dwellings.'

Information submitted;
Hutchinson Whampoa Property's letter, dated 27th June 2007, confirms that there are no occupants on the site to protect in terms of noise levels and therefore no noise protection scheme is submitted.

Whilst this is accepted as being the current position on site it is noted that the development may be partially occupied in the future whilst the completion of the development is progressed. Therefore this letter confirms the discharge of the condition whilst the site is unoccupied. If the site is ever occupied in the future while construction work is still in progress then it will be necessary for the applicant to submit and agree

Direct Line: 020 7361 2664
Fax: 020 7361 3463
Email: georgina.slader@rbkc.gov.uk
Web: www.rbkc.gov.uk

F

with the Executive Director for Planning and Borough Development a scheme to protect occupants of the dwellings within the building as required by the condition.

Condition 6 - Vehicular Access to the Site

'Notwithstanding the details shown on the approved drawings, development shall not begin until full details of the proposed vehicular access to the site have been submitted to and approved in writing by the local planning authority. The approved works shall be carried out before occupation of any part of the development'.

Information submitted;
ARUP technical note dated 17th August 2007, 123162-02-48A, 123162-02-49A, 123162-03-38B, 123162-03-39A, 123162-03-41A, 123162-03-42A, 123162-03-43A, 123162-03-44, 123162-03-SK03, 123162-03-SK07, DP9 letter dated 3rd December 2007.

This letter confirms the discharge of condition 6.

Conditions 7 and 9 – Hard and Soft Landscaping and Riverside Walk

We note that the information submitted to date has been approved by the Environment Agency. However, as a Council we feel that it is necessary to engage with the London Borough of Hammersmith and Fulham (LBH&F) with respect to the treatment of the Riverside Walk and to ensure that a comprehensive design approach is agreed to the appearance of the hard landscaping throughout the development. For example; as a Borough we would usually require York stone to be laid in public areas as opposed to concrete paviors. In addition, we intend to engage with Cllr Moylan, as the Borough's Design Champion, to understand if he would like to comment on the information submitted. So you are aware Geoff Burrage and Richard Craig will assist in progressing discussions with LBH&F and Cllr Moylan.

Whilst I appreciate Mr French wrote to you in May 2006 confirming that it would be possible to partially discharge these conditions, in light of what is set out above, I do not believe it is possible or appropriate, at this stage, to partially discharge either condition.

Condition 11 – Tidal Storage Volume

'The development hereby permitted shall cause no net loss of tidal storage volume below a flood defence level of 5.41 ODN, calculated in accordance with methodology and a degree of siltation of Chelsea Creek both agreed with the local planning authority'.

Information submitted;
DP9 covering letter dated 10th December 2007, ARUP Technical Note, Subject Title RBKC Condition 11, dated 7th December 2007.

This letter confirms the discharge of condition 11.

Condition 12 and Clause 49.1 of the Section 106 Agreement dated 27th April 2005

We have a new Ecology Officer, Saskie Lovell, who has reviewed all the information submitted to date in relation to condition 12 and clause 49.1. I have previously forwarded to you the memo I have received from Ms Lovell which outlines a requirement for additional work. On completion of the additional work and consultation with the suggested parties we will be in a position to discharge the condition and the requirements of the clause.

Whilst I appreciate that this process may appear to frustrate progress, the Council are keen to ensure that the proposals for the Creek are appropriate and will be managed effectively into the future. Therefore, condition 12 and the requirements of clause 49.1 need to be considered and discharged in conjunction with each other. May I suggest that you liaise directly with Ms Lovell to agree the content of the Management Plan and then Ms Lovell can liaise directly with the Case Officer to ensure that the requisite consultation with the suggested parties is carried out.

Condition 27 - Contamination

'Development shall not begin until a scheme for the investigation and recording of contamination on the site has been agreed with the local planning authority and a report detailing such contamination as has been found, proposals for its removal, containment or otherwise being rendered harmless and measures to verify the adequacy of decontamination work has been submitted to and approved in writing by the local planning authority. The approved works of decontamination and verification shall be carried out before development begins or in accordance with a programme first agreed in writing by the local planning authority. If any contamination not previously identified is encountered during development, whether from a different source or of a different type to that addressed in the approved details or in an area expected to have been uncontaminated, then a revised scheme to deal with that contamination, including a programme of work, shall be submitted to and approved in writing by the local planning authority and carried out in accordance with that approval'.

Information submitted;
Lots Road Power Station – RBKC Site Preliminary Risk Assessment, dated November 2007, prepared by Ove Arup & Partners Ltd.

This letter confirms the <u>partial</u> discharge of condition 27. On completion of the site investigation works the applicant will provide the following documents;

1. Generic quantitative risk assessment
2. Detailed quantitative risk assessment
3. A final remediation strategy and a verification scheme
4. Validation report

On receipt of the above documentation and following confirmation from the Council's Environmental Health Department that the information submitted is acceptable the condition can be discharged in full.

Should you wish to discuss the content of this letter in more detail please contact my Planning Officer, Debrah Silver, on 020 7361 2699.

Yours sincerely,

David Prout
EXECUTIVE DIRECTOR
PLANNING AND BOROUGH DEVELOPMENT