

Our ref: JW/AK/23651



Date: 26 February 2019

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Camden Council
Development Management
Camden Town Hall Extension
Argyle Street
London
WC1H 8EQ

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING ACT 1990
59 MARESFIELD GARDENS, LONDON, NW3 5TE
APPLICATION TO DISCHARGE CONDITION 14 OF PLANNING PERMISSION REF: 2015/3506/P
APPROVED 26/08/2018
PLANNING PORTAL REF: PP-07650001**

On behalf of our client, Ms Stefanie Drews, we enclose an application for the discharge of Condition 14 in relation to the above planning permission dated 26 February 2018 (ref: 2015/3506/P), which granted consent for:

"Erection of 3 storey building plus dual basement for use as a single family dwelling (Class C3) following demolition of existing single family dwelling (Class C3)."

Conditions 14 states:

"Prior to construction the development hereby approved shall submit an energy statement demonstrating how a 19% reduction in carbon dioxide emissions beyond Part L 2013 Building Regulations in line with the energy hierarchy has been submitted to and approved in writing by the Local Planning Authority. Prior to occupation, evidence demonstrating that the approved measures have been implemented shall be submitted to and approved in writing by the Local Planning Authority and shall be retained and maintained thereafter.

Reason: To ensure the development contributes to minimising the effects of, and can adapt to a changing climate in accordance with policies CS13 (Tackling climate change through promoting higher environmental standards) and DP22 (Promoting sustainable design and construction)."

An SAP Assessment Report, prepared by CooperHomewood, has accordingly been submitted as part of this application. The assessment demonstrates that the proposed development would meet the 19% reduction in carbon emissions beyond Part L 2013 Building Regulations and in line with the energy hierarchy, as required by Condition 14 through the implementation of the following elements:

- The use of Ground Source Heat Pump as the main heating source for the dwelling; and
- An array of 8 Photovoltaic panels on the roof with a peak kW load of 2.61.

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As such, the proposal would therefore minimise the effects of climate change and be able to adapt to a changing climate and would therefore accord with the requirements of Policies CS13 and DP22, as well as Policy CC1 of the Camden Local Plan 2017.

Submitted Information

Accordingly, the following information has been submitted with this application:

- Application Form; and
- SAP Assessment Report, prepared by CooperHomewood (ref: 5145/01/06/SAR Rev D).

This application has been submitted via the Planning Portal (ref: PP-07650001) and the fee of £116.00 has been paid online.

We trust that the above is in order. However, should you have any queries or require further information, please contact Jonathan Waugh (jonathan.waugh@rpsgroup.com) or me at this office.

Yours sincerely,
for RPS Consulting Services Ltd



Alex Kitts
Assistant Planner

