

PLANNING COMPLIANCE REPORT

10-14 Belmont Street is a development located at Haverstock in the London Borough of Camden. The development is complete and consists of two four storey houses.

The aim of this technical note is to demonstrate that the energy requirement of 20% CO₂ reduction over Part L 2013 has been achieved.

Condition 13 from the Planning Decision Notice from the London Borough of Camden (Ref 2014/3924/P) states the following:

‘Prior to construction the development hereby approved shall submit an energy statement demonstrating how a 20% reduction in carbon dioxide emissions beyond Part L 2013 Building Regulations’

The energy statement proposed a strategy to enable the development to achieve a 20% CO₂ reduction.

SAP calculations have been undertaken by Hodkinson Consultancy on behalf of Designated Contractors Ltd. Energy Performance Certificates (EPCs) have been produced for the two properties.

The SAP calculations have been assessed under Part L1B 2013 in line with the recommendation from the building control officer.

Results

The results shown in the Table 1 come from the As-built SAP calculations carried out before and after the refurbishment work.

To demonstrate compliance with the planning condition stated above, a multiple compliance calculation has been carried out for the two houses before and after the refurbishment. This was done by comparing area weighted CO₂ emissions for the houses and flats (Dwelling Emission Rate) compared to the Part L1B 2013.

Table 1: Development CO ₂ Reduction	DER (CO ₂ /yr)
House Before Refurbishment	37,773
House After Refurbishment	8,889
Total CO₂ Reduction over Part L1B 2013	76.47%

Conclusion

A 76.47% CO₂ reduction over Part L1B 2013 has been achieved for the development. This exceeds the required 20%. Therefore, this development has fulfilled its planning condition.