NICHOLAS TAYLOR + ASSOCIATES
TOWN PLANNING CONSULTANTS

46 James Street, London W1U 1EZ
T. 020 7636 3961
E. info@ntaplanning.co.uk
W. www.ntaplanning.co.uk

Mr Charles Thuaire
Planning – Development Control
Camden Council
Camden Town Hall
Judd Street
London WC1H 8ND

Ref: 558

14 January 2020

Dear Mr Thuaire,

FORMER BELSIZE PARK FIRE STATION, 36 LANCASTER GROVE, LONDON NW3 4PB
DISCHARGE OF PLANNING CONDITIONS
PLANNING PORTAL REFERNCE: PP-08494138

On 28th June 2017, planning permission was granted for the '*part change of use of former fire station (Sui Generis) to provide 5 self-contained residential units (Class C3)'*. (2016/5813/P, as amended under 2019/0032/P)

The above consent was subject to a number of planning conditions of which a number require details to be submitted and approved by the LPA prior to occupation of the development.

We are pleased to confirm that we have today submitted, via the Planning Portal, the following details:

Condition 5
The development hereby approved shall achieve a maximum internal water use of 105litres/person/day, allowing 5 litres/person/day for external water use. Prior to occupation, evidence demonstrating that this has been achieved shall be submitted and approved by the Local Planning Authority.

Please see attached (Annex 1) summary of water calculation prepare by Tate Harmer (document reference: *Water Calculation 289 – BFS – Belsize Fire Station, 25th October 2019 Rev P1).*

Condition 7
Prior to occupation, evidence that the SUDS system has been implemented in accordance with the approved details within condition no.10 as part of the development shall be submitted to the Local Authority and approved in writing. The systems shall thereafter be retained and maintained in accordance with the approved maintenance plan.

It is confirmed that all drainage has been installed as per the approved Coyle Kennedy Design. The implemented works (images attached at Annex 2) have been inspected during construction by Camden Building Control.

We trust that the above and enclosed is sufficient for you to register, validate and determine this application. Should you require anything further, please do let me know.

Yours Sincerely,

Mandip Singh Sahota

ANNEX ONE
WATER CALCULATION

TATE HARMER

Water Calculation
289 – BFS – Belsize Fire Station

25th October 2019
Rev. P1

This water calculation was developed using the Anglian Water Calculator and is for a typical flat at the Former Belsize Fire Station, Belsize Park. Flow rates have been taken from product specification. Total water consumption for a typical flat is 101.91 ltrs/person/day.

1. Water Calculation for typical flat

Belsize Fire Station

You are within your target maximum consumption of potable water (105 litres per person per day).

Total water consumption from your calculation **101.91** litres per person per day

This calculator is intended to inform design choices by demonstrating the likely impact of specification changes on total water consumption. Results can only be used to demonstrate compliance with the Code for Sustainable Homes when the calculations have been verified by a suitably qualified Code for Sustainable Homes assessor.

Calculation summary

Installation type	Unit of measure	Capacity / flow rate	Use factor	Fixed use	Litres / person / day
WCs (single flush)	Flush volume (litres)		4.42	0	17.5
WCs (dual flush)	Average effective flushing volume (litres)	3.96			
Taps (excl. kitchen/utility room)	Flow rate (litres / minute)	5.7	1.58	1.58	10.59
Bath (shower also present)	Capacity to overflow (litres)	127	0.11	0	13.97
Shower (bath also present)	Flow rate (litres / minute)	8	4.37	0	34.96
Kitchen/utility room sink taps	Flow rate (litres / minute)	6.7	0.44	10.36	13.31
Washing machine	Litres / kg dry load	8.17	2.1	0	17.16
Dishwasher	Litres / place setting	1.25	3.6	0	4.5
Waste disposal unit	Litres / use	☐	3.08	0	
Water softener	Litres / person / day	☐	1	0	
Contribution from Grey Water					undefined
Contribution from Rain Water					undefined
				Normalisation factor	∑ × 0.91

water label bma Bathroom Manufacturers Association waterwise

anglianwater

calculator & site development by Seedypea

ANNEX TWO
SUDS IMPLEMENTATION PHOTOGRAPHS


STEP
STEP