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18.03.2021

Re:

13A Pond Street,
London
NW3 2PN

Dear Sir or Madam,

RE: S73 Application for Variation of Condition 11 (removal of PV Panels/ introduction of ASHP) to approval 2017/6907/P – 13A Pond St London NW3 2PN

I am writing to submit an application for a variation of condition to the above planning approval. This letter accompanies the following documents:

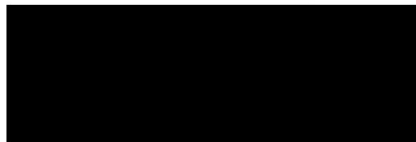
1. Associated amended drawings showing the location of a new proposed Air Source Heat Pump and enclosure to the north-west of the site; the removal of the PV panels on the main roof of the building.
2. Energy Strategy Update letter from Integration (Services Engineer).
3. Noise Assessment and Mitigation Report.
4. Specification of the ASHP unit and its acoustic enclosure.

In the course of the detail design development for the above project and following several detailed studies in relation to the environmental strategy, it is proposed to switch from a gas boiler to air source heat pump (ASHP). The new ASHP is proposed to be located in the north-eastern corner of the garden at 13A Pond Street, where it is not visible from neighbouring properties. In addition, it is proposed to omit the PV panels on the main roof, which would be overshadowed mainly by the surrounding trees and therefore perform very poorly.

In summary, the revised SAP calculations as outlined in the Energy Strategy Update letter prove that the switch to an ASHP (despite the omission of PV Panels) still achieve and exceed the sustainability targets as originally set out in the Sustainability and Energy Statement.

Please feel free to contact us should you have any queries

Yours sincerely,



Gianni Botsford BA (Hons) AADipl RIBA
For and on behalf of Gianni Botsford Architects Ltd