

Planning Statement

Application Site: Ground floor and basement maisonette 74 Fortune Green Road London NW6 1DS.

Discharge of planning conditions 2, 3, 4 & 5 of planning permission ref: 2020/2121/P granted on appeal 21/5/2021 (appeal ref: 3264186)

The planning conditions state as follows:

"2) Within 1 month of the date of this decision details of enclosures and screened facilities for the storage of waste and recycling containers, together with a satisfactory point of collection, shall be submitted for approval in writing by the local planning authority. The development shall be carried out within 3 months of the approval in accordance with the approved details and shall be maintained thereafter.

3) Within 1 month of the date of this decision details of secure cycle parking shall be submitted for approval in writing by the local planning authority. The development shall be carried out within 3 months of the approval in accordance with the approved details and shall be maintained thereafter.

4) Within 1 month of the date of this decision details of water saving and efficiency measures to ensure that a maximum of 105 litres of water is consumed per person per day shall be submitted for approval in writing to the local planning authority. Where remedial work is required to accord with the approval of the local planning authority these work shall be carried out within 3 months of the date of the approval and shall be maintained thereafter.

5) Within 1 months of the date of this decision details of carbon dioxide emission reduction measures which achieve an improvement of not less than 6% in carbon dioxide emissions when compared to a building constructed to comply with the minimum target emissions rate requirements of the Building Regulations 2010 shall be submitted for approval in writing to the local planning authority. Where remedial work is required to accord with the approval of the local planning authority these work shall be carried out within 3 months of the date of the approval and shall be maintained thereafter"

Condition 2

"2) Within 1 month of the date of this decision details of enclosures and screened facilities for the storage of waste and recycling containers, together with a satisfactory point of collection, shall be submitted for approval in writing by the local planning authority. The development shall be carried out within 3 months of the approval in accordance with the approved details and shall be maintained thereafter."

The application document include; “*Proposed Plan Basement Kitchen*”. This drawing identifies the areas where storage of waste and recycling will be provided.

The waste and recycling are collected 3 times every day at specific time intervals from outside of the property. Below is Camden council’s website that outlines collection times at Fortune Green Road from flats that are part of commercial properties.
<https://www.camden.gov.uk/flatsaboveshops?inheritRedirect=true#qskc>

Condition 3

3) Within 1 month of the date of this decision details of secure cycle parking shall be submitted for approval in writing by the local planning authority. The development shall be carried out within 3 months of the approval in accordance with the approved details and shall be maintained thereafter.

Please refer to; “Proposed Bicycle Parking” drawing.

Condition 4

4) Within 1 month of the date of this decision details of water saving and efficiency measures to ensure that a maximum of 105 litres of water is consumed per person per day shall be submitted for approval in writing to the local planning authority. Where remedial work is required to accord with the approval of the local planning authority these work shall be carried out within 3 months of the date of the approval and shall be maintained thereafter.

A water consumption certificate has been provided demonstrating compliance.

Condition 5

“5) Within 1 months of the date of this decision details of carbon dioxide emission reduction measures which achieve an improvement of not less than 6% in carbon dioxide emissions when compared to a building constructed to comply with the minimum target emissions rate requirements of the Building Regulations 2010 shall be submitted for approval in writing to the local planning authority. Where remedial work is required to accord with the approval of the local planning authority these work shall be carried out within 3 months of the date of the approval and shall be maintained thereafter”

SAP calculations have been provided for the flat.

A Predicted Energy Assessment dated 22nd April 2020, has been submitted

An Energy Performance Certificates (EPC) dated 27th July 2020, has been submitted.

A SAP Calculation is the rating that is used to produce a Predicted Energy Assessment and an On Construction Energy Performance Certificate. SAP stands for “**Standard Assessment**”

Procedure". It's the Government's approved procedure for assigning an energy rating to domestic dwellings.

It is not possible to provide any additional measures to reduce the CO2 levels of the dwelling any further below building regulations without measures that would require significant structural changes that may require separate planning permission. This can be confirmed by the Councils building control team.