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London
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London SE1 8BT
nexusplanning.co.uk

14 March 2022

Our Ref: 31381

Your Ref: 2016/3750/P

PP Ref: PP-11402095

Dear Sir / Madam,

Application to Discharge Prior to Occupation Condition 10 attached to the Planning Permission Ref: 2016/3750/P at Land Adjacent to 35 York Way, London, N7 9QF

On behalf of our client, we submit an application to seek approval of Condition 9 and 11 attached to Planning Permission, [Ref. 2016/3750/P] dated 10 May 2017.

The permitted description of development is as follows:

“Construction of a four storey building to provide none self-contained flats (2 x 1 bed, 2 x 2 bed, 4 x 3 bed and 1 x 4 bed) (Use Class C3) following demolition of the existing single storey garages.”

Condition 9 (Water usage and water efficiency)

The full wording of Condition 9 (water usage and efficiency) can be found below:

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

In order to discharge Condition 9, a Water Efficiency Calculation for Dwellings has been produced. This calculation sheet concludes that the internal water consumption will be 99.73 litres/person/day and external water consumption of 5 litres/person/day totalling 104.73 (99.73 + 5). These figures have been achieved by using AAA rated appliances in the kitchens and have installed flow restrictors to the shower, bath, basin, and kitchen sink taps. Hippo water savers have been installed to the toilet cisterns to reduce the flush capacities. This therefore demonstrates that the proposed development will be compliant with the maximum internal and external water usage.

Condition 11 (Building Regulation compliance)

The full wording of Condition 11 can be found below:

“All new dwellings, as indicated on plan number/s hereby approved shall be designed and constructed in accordance with Building Regulations Part M4 (2), evidence demonstrating compliance should be submitted to and approved by the Local Planning Authority prior to occupation.”

In line with Condition 11, we have written confirmation from London Building Control that the construction of the approved scheme has been completed in accordance with Building Regulation M4(2).

We trust that the details submitted are clear and satisfactory to formally discharge Conditions 9 and 11.

The planning application is submitted via the Planning Portal with a fee of £116.00 (plus £32.20 service charge including VAT), paid through the Planning Portal.

We look forward to receipt of validation, however if you have any queries, please do not let hesitate to contact me in the interim.

Yours sincerely



Nexus Planning

Lisa Luong
Assistant Planner