

*Mayfield Morrison Ltd*

62 Upper Road  
Shrewsbury  
SY3 9JP

4 August 2022

PU Architect  
25 Villiers Road  
London  
WD19 4AG

Dear Patrick

Re: Proposed Replacement Dwelling, 71 Avenue Road, London, NW8 6HP

Thank you for your enquiry regarding the replacement dwelling at the above address.

I understand that the Planning Authority have requested an energy statement to be submitted to allow the planning application to be registered.

The energy statement is required in order to demonstrate a 19% CO2 reduction below the Part L 2013 Building Regulations target. (Policy CC1).

In this instance, the Building Regulations application has not been made and therefore the dwelling will be required to meet the 2021 edition of part L, which mandates that all new homes must produce 31% less carbon emissions than part L 2013.

As such, it is a statement of fact that this dwelling will far exceed the 19% reduction requirement and an Energy Statement is unnecessary at this stage.

Of course, we will be pleased to provide any CO2 calculations, statements, or reports that the Planning Authority may require, to satisfy any energy related planning conditions that are imposed as part of the Planning Consent.

I trust this letter is sufficient at this stage to allow the application to be registered.

Yours sincerely

Karl Webb-Thomas  
Accredited Energy Assessor

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