

Our ref: AF/Q210748
Your ref: HGY/2020/3036
Email: angie.fenton@quod.com
Date: 13 June 2023



Planning Service
6th Floor, River Park House
225 High Road, Wood Green
London
N22 8HQ

(Submitted via Planning Portal PP-12233438)

Dear Sir / Madam,

**Town and Country Planning Act 1990 (as amended): Rear of 132 Station Road,
London, N22 7SX
Discharge of Condition 21 (Energy Efficiency) of Planning permission
HGY/2020/3036, dated 29th March 2021
Submitted on behalf of Designer London Developments Limited**

We are instructed by our client, Designer London Developments Limited ('DLD'), ('the Applicant') to submit the enclosed details pursuant to Condition 21 (Energy Efficiency) of planning permission ref. HGY/2020/3036, dated 29th March 2021.

The application comprises the following documentation:

- The requisite planning application form, duly completed;
- Decision Notice (Ref. HGY/2020/3036, dated 29th March 2021); and
- MVHR & ASHP System Plan (ref. CAS 14698 01 A);
- ASHP Efficiencies Figures; and
- Mitsubishi Electric Residential Heating Price List (September 2022).

An online payment for the requisite planning application fee of £116 was made via the Planning Portal today (PP-12233438).

1 Background

On 29th March 2021, planning permission (Ref. HGY/2020/3036) was granted for the following development:

"Construction of 6 dwellings set in landscaped area and creation of community wildlife garden, following the demolition of existing structures."





A total of 24no. conditions were imposed on this planning permission which included 15no. pre-commencement conditions. This application provides the information necessary to discharge Condition 21 which is a pre-commencement condition.

2 Condition 21 (Energy Efficiency)

Condition 21 reads as follows:

“The development hereby approved shall be constructed in accordance with the Energy Statement Report prepared by Delta Green (dated 24 September 2020, Rev P03) delivering a 60.2% improvement on carbon emissions over 2013 Building Regulations Part L with high fabric efficiencies and air source heat pumps (ASHPs).

Prior to construction, details of the proposed ventilation and heating systems shall be submitted to the Local Planning Authority. This must include:

- 1. efficiency and location of the proposed Mechanical Ventilation and Heat Recovery (MVHR) and ASHPs, with plans showing the rigid MVHR ducting and ASHP pipework;*
- 2. proposed noise and visual mitigation measures for the ASHP;*
- 3. evidence that the ASHP complies with other relevant issues as outlined in the Microgeneration Certification Scheme Heat Pump Product Certification Requirements.”*

Submitted with this application is a drawing (ref. CAS 14698 01 A) showing the rigid MVHR ducting and ASHP pipework to be installed throughout the development. The seasonal system efficiencies for the ASHP are shown within the ASHP efficiencies table, which includes only Mitsubishi models to be installed as part of the development (see page 12 of the enclosed Mitsubishi Electric Residential Heating Price List (September 2022)).

Noise mitigation is achieved through a ‘low noise mode’ function, however this can reduce the system’s capacity / performance capabilities. Acoustic enclosures are not permitted for use due to airflow and flammability risk.

The enclosed Mitsubishi Electric Residential Heating Price List (September 2022) also highlights the equipment certifications, demonstrating that all models to be installed are compliant with the Microgeneration Certification Scheme).

We trust that this information is sufficient for you to validate this application and that Condition 21 can be discharged without undue delay.



3 Conclusion

We have been instructed by Designer London Developments Ltd to submit the enclosed information in relation to Condition 21 of planning permission ref. HGY/2020/3036.

We trust that this information is sufficient for you to validate this application and that the condition can be fully discharged without delay.

However, should you require any additional information or seek clarification regarding a particular point, please do not hesitate to contact us.

Yours faithfully,

Angie Fenton

Director