

		Our ref: HGY/2026/1828 Contact: Kwaku Bossman-Gyamera Date: 24/08/2026
Town and Country Act 1990 (As amended)		
Location:	Land at Rear of 88 and 90 Westbury Avenue, London N22 6RT	
Proposal:	Approval of details reserved by a conditions 3 (Detailed design and materials), condition 4 (Enclosure around the site boundary, condition 5 (Secure cycle parking facilities), condition 6 (Refuse & waste storage), condition 7 a (Basement Impact Assessment), condition 7 b (Appointment of Chartered Engineer), condition 8 (Method of Construction Statement), condition 11 (Sustainable Design Statement) and condition 12 (Details of surface water drainage) attached to planning application Ref: HGY/2023/1355	
Wording of condition 11:	writing by the Local Planning Authority to the first occupation of the development. The statement shall detail how the dwelling hereby permitted achieve best practice sustainability standards with regards to water, materials, energy and adaptation to climate change. The statement must demonstrate how the dwelling will achieve a reduction in Regulated CO2 emissions when compared with a building compliant with Part L of the Building Regulations 2013, and not exceed water use targets of 110L/person/day. Reason: To ensure a sustainable standard of design interest of addressing climate change and to secure sustainable development in accordance with policy DM21 of adopted DPD (2017)	

Carbon Management Response 24/08/2026

Documents submitted:

- 26224_WestburyAvenue_ES_050526 prepared by the PES
- SAP worksheets

Response

The development achieves a reduction of 63.36 % carbon dioxide emissions on from a Building Regulations Part L 2013 compliant building with air source heat pumps and a 3.68 kWp solar photovoltaic (PV) array. *

The ES has indicated the proposal has achieved a water consumption target of 95.96L/person/day.

** The original ES of the consented scheme has not been reviewed nor commented by the carbon team. The comment in this document has been based on the current ES submitted to discharge this planning condition only.*

Conclusion

The submitted information is acceptable and we can recommend that Condition 11 is discharged.