

# P E M B R O K E

P L A N N I N G

Planning Department  
London Borough of Lambeth  
Planning, Transport & Sustainability  
PO Box 734  
Winchester  
SO23 5DG

7 February 2024

Planning Portal Reference PP-12789517

Dear Sir / Madam

**TOWN AND COUNTRY PLANNING ACT 1990  
16 – 22 GREYHOUND LANE, LONDON SW16 5SD  
DISCHARGE OF CONDITION 13 (SAP CALCULATIONS) OF PLANNING PERMISSION 20/03340/FUL (AS  
AMENDED BY 23/01723/VOC)**

On behalf of our client, Grove Project One Limited we enclose the relevant information in order to discharge pre-commencement condition 13 as detailed below. The application has been submitted via the Planning Portal Ref. PP-12789517.

We attach the following in order to discharge Condition 13 of 20/03340/FUL:

- Planning application form duly signed and dated for the approval of details;
- Block Compliance Calculations.
- Full SAP Calculation Printout.

The planning application fee of £145.00 plus £64 Planning Portal Service Charge has been paid via the planning portal.

Planning application 20/03340/FUL was granted planning permission on 14 July 2021. The permission relates to the retention and restoration of façade fronting Greyhound Lane together with amalgamation of units 18 – 22 for retail (Use Class E) and unit 16 for a flexible retail/financial and professional services/restaurant (Use Class E) at ground floor together with 14 residential units above and associated works and loading bay.

The above planning permission has subsequently been varied by 23/01723/VOC however the wording of the condition (and numbering) remained the same.

Condition 13 (SAP Calculations) of planning permission 20/03340/FUL states:

*Prior to first occupation of the development As Built SAP calculations with a Block Compliance worksheet as an output of the National Calculation Method should be submitted to and approved in writing by the Local Planning Authority demonstrating that the refurbished dwellings have achieved a minimum of 35% reduction in carbon emissions over existing baseline and Part L of the Building Regulations 2013, in line with the approved Energy Statement (Eight Associates, September 2020). Site-wide calculations should also be*

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*provided to confirm the reduction in carbon emissions is compliant with the approved Energy Statement. Existing baseline to be assumed as per Appendix 4 of GLA's Energy Assessment Guidance.*

In connection with the above, we have provided the following information:

- Block Compliance Calculations.
- Full SAP Calculation Printout.

If you have any questions concerning the above conditions, please do not hesitate to contact me.

Yours faithfully



**David Graham**

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Encl.

Planning application form duly signed and dated for the approval of details;  
Block Compliance Calculations.  
Full SAP Calculation Printout.