JLA | **TOWN & COUNTRY PLANNING CONSULTANTS**

Development Management
London Borough of Richmond upon Thames
Development and Street Scene
Civic Centre, 44 York Street
Twickenham
TW1 3BZ

BS/JLA_464

BY-E-MAIL

2 January 2025

Dear Sir or Madam,

RE: 28 WESTFIELDS AVENUE, SW13 0AU
DISCHARGE OF PLANNING CONDITIOINS
COVERING LETTER: SUPPORTING PLANNING ASSESSMENT

This letter – Supporting Planning Assessment submitted to the London Borough of Richmond upon Thames ("Council"), on behalf of Amit Depala ("Applicant"), in support of an Application to discharge the planning condition U0135990 PV panels associated with approval planning application ref. 22/0754/FUL ("Proposal") at 28 Westfield Avenue, SW13 OAU ("Site").

This letter should be read in conjunction with the following documents:

- Proposed Drawings (02_DG_AD00_PV & 02_DG_AD01_PV) and report prepared by RAMKI

Condition U0135981 NS19 Cycle Parking - Residential

The condition sets out the following:

Notwithstanding the details shown on the approved drawings, prior to the occupation of the development hereby approved, further details of the photovoltaic panels shall be submitted to and approved in writing by the Local Planning Authority. The details shall include:
o Siting
o Design
o Energy savings

The development shall only be implemented in accordance with the approved details and maintained as such unless otherwise agreed in writing by the Local Planning Authority. REASON: In the interests of promoting sustainable forms of developments and to meet the terms of the application.

Please refer to the proposed drawings and report prepared by RAMKI.

The siting and design of the panels is detailed on the submitted drawing 02_DG_AD01_PV, which shows 6 PV panels arranged in three pairs over the flat roof of the roof dormer. These are aligned as per the approved planning drawings.

The panels would be laid flat on the roof and over two rows of timber supports with a mounting rail, which would lift the panels 80mm above the flat roof.

As the panels are laid flat and given the inset from the edge of the roof, these would be barely perceptible from surrounding properties or the public highway.

In relation to the predicted energy savings, the report from RAMKI details that there are 6 panels and the 450 Wp panels combined will produce 2.7 kWp.

It is estimated that the annual generation would be 2420 kWh. If this entire generation is used within the house, it would provide a CO_2 saving of 880kg per year. This is using an estimate of 364 g of CO_2 being emitted per unit of grey electricity.

I trust this letter is satisfactory for the registration and validation of the Application and I look forward to receiving an acknowledgement of this letter shortly. However, please let me know should you require any additional information or have any queries.

Yours faithfully,

Bryan Staff B Tech TRPI
Director

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