

Delegated Report		Analysis sheet		Expiry Date:		14/01/2010	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Adrian Malcolm				2009/5375/P			
Application Address				Drawing Numbers			
2-20 Winchester Road & 157A Fellows Road London NW3 3NT				01/03125 - EcoHomes 2005 Pre-Assessment Advice (Initial Report Rev B), BREEAM Retail 2006 Pre- Assessment Estimator.			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Details of BREEAM & EcoHomes for discharge of condition 7 of the planning permission dated 21/06 /06 (2005/5580/P) for redevelopment to provide 3 new buildings of part 3/part 5 stories plus basement, 5 stories plus basement and 8 stories plus basement and sub basement containing 76 residential units (comprising 51 private and 25 affordable units) , 416 sqm of commercial floorspace (comprising 312sqm Class A1 Retail, 104 sqm Class A2 Financial and Professional Services), 41 car parking spaces with new vehicular access from Fellows Rd plus associated hard and soft landscaping.							
Recommendation(s):		Approve details					
Application Type:		Approval of Details					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		FPP Policy- Sustainability specialist consulted and satisfied (verbal response given).					
CAAC/Local groups* comments: *Please Specify		N/A					

Site Description

The site stands at the southern end of Winchester Rd, south of its junction with Fellows Rd, in a primarily residential area around 200m from Swiss Cottage Underground Station. The application site itself was previously occupied by a post-war 3-storey block comprising ground floor shop units with 8 private 3-bedroom residential units above, plus hard surfaced parking/service areas to the rear of the block with access from Fellows Rd. A former 3-storey 4-bedroom house at the end of a post-war terrace of houses on Fellows Rd was also included in the application site.

Relevant History

2005/5580/P- 21 June 2006: planning permission granted subject to a legal agreement for redevelopment to provide 3 new buildings of part 3/part 5 plus basement, 5 stories plus basement and 8 stories plus basement and sub basement containing 76 residential units (comprising 51 private and 25 affordable units), 416 sqm of commercial floorspace (comprising 208sqm Class A1 Retail, 104sqm Class A2 Financial and Professional Services and 104sqm Class B1 Business Use) and 41 car parking spaces with new vehicular access from Fellows Rd, plus associated hard and soft landscaping (following an earlier withdrawal of a similar scheme in October 2005). The current application that is the subject of this report is a submission of details pursuant to compliance with one of the conditions attached to permission ref. 2005/5580/P.

Relevant policies

Replacement Camden Unitary Development Plan Policy SD9

Assessment

Condition 7 reads:

'A BREEAM and EcoHomes assessment shall be submitted to and approved by the local planning authority prior to commencement of the development and the development shall be carried out in accordance with the measures approved in any such reports.'

Reason for condition:

To ensure that the development complies with criteria to ensure the development uses materials in a sustainable manner and provides homes that will be suitable/adaptable for their occupiers over time, regardless of their changing physical abilities. This is in accordance with Policies SD9 and H7 of the Revised Deposit Draft of the Camden UDP, as amended.'

The submitted pre-assessment rating EcoHomes analysis shows a score of 62.45 which qualifies as a 'very good.' Planning permission was actually granted prior to the adoption of Camden Planning Guidance, however the minimum thresholds of 60% of available credits in the Energy and Water sections plus 40% in the Materials category are achieved/surpassed as sought by CPG. A 'very good' score is acceptable under CPG, although an additional 11 points could be scored to bring the EcoHomes rating to an 'excellent' (anticipated at the time of the original application) which is encouraged by guidance. An informative is therefore recommended to the effect that the developer should seek to achieve the maximum possible potential credits in order to come as close as possible to the original 'excellent' rating anticipated.

The pre-assessment estimator for BREEAM for the retail units also comfortably achieves 'very good' which meets CPG. These are shell units for occupation by others, thus it is difficult to achieve a high BREEAM rating with the information available, thus (as discussed with the policy BREEAM specialist officer) it would not have been appropriate to apply the guidelines, for example in respect of the thresholds, but in any case planning permission was granted prior to adoption of the CPG and the need to exceed the thresholds are thus not referred to in the condition (It should be noted that the BREEAM retail pre-estimator has already been approved under the s106). Again, an informative is recommended requesting the developer to bring the BREEAM assessment to the attention of future occupiers of the units.

It is recommended that this condition be discharged.

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