

Delegated Report		Analysis sheet		Expiry Date:		27/11/2007	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Neil McDonald				2007/5044/P			
Application Address				Drawing Numbers			
Holbrook House 8-18 Great Queen Street London WC2B 5DG				BREEAM Certificate -Excellent rating, dated 11th October 2007 WSP BREEAM Office 2006 Final Assessment Report dated 24th September 2007.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Details of a BREEAM Design assessment pursuant to condition 11 of planning permission dated 26th September 2006 (ref. 2006/3315/P) (for the refurbishment and alterations to the property).							
Recommendation(s):		Granted					
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:		No neighbours consulted.					
CAAC/Local groups* comments: *Please Specify		N/A					

Site Description

Holbrook House is an existing, 1960's office development located between Great Queen Street and Parker Street on the eastern edge of the Covent Garden area of Central London. The site is located within the Seven Dials Conservation Area. (refer to committee report for full description)

Relevant History

Permission granted 26/09/2006 for Refurbishment and alterations to the property, including ground and first floor extension on Parker Street, extended full width eighth floor and additional floor at ninth level to podium block, replacement plant at roof level, re-cladding of exterior elevations, alterations to main entrance and reception area together with the provision of cycle parking in the basement, landscaping and other associated works. (2006/3315/P)

Approval of details have been granted in respect of conditions 6 (green roofs), 8 (construction management plan), 9 (service management plan) and 12 (archaeological evaluation).

Details are still outstanding in respect of conditions 2 (facing materials), 5 (public art) and 14 (details of plant including acoustic report) of planning permission 2006/3315 granted on 26/09/2007 and require submission.

Details pursuant to conditions 3 (hard and soft landscaping) and 7 (seating on Great Queen Street forecourt) have been submitted and are currently receiving consideration.

Relevant policies

London Borough of Camden Replacement Unitary Development Plan –Adopted June 2006

SD9C – Use of Energy and Resources

Assessment

Condition 11

Prior to commencement of works, a full BREEAM Design Stage Assessment using the relevant tools for each component of the development must be submitted to and approved by the local planning authority. To be approved by the local planning authority, this assessment must show compliance with the submitted pre-assessment ratings to achieve a 'Very Good' rating, or provide satisfactory justification from the BREEAM Assessor for any non-compliance.

Reason: In order to secure the appropriate energy and resource efficiency measures in accordance with the requirements of policy SD9C of the London Borough of Camden Replacement Unitary Development Plan 2006.

A BREEAM pre-assessment was submitted with the original application indicated that the proposal would achieve a rating of 'Good', but went on to advise of which credits could be obtained to receive a rating of 'very good'.

The submitted final assessment report either confirms compliance with the additional credits as previously indicated or goes on to improve upon the pre-assessment categories, including water which would now attain 5 out of 6 possible credits (83%), Energy -10 out of 18 credits previously 5) and materials –7 out of 12 credits (previously 6). Furthermore, the development has been certified as achieving BREEAM 'Excellent', which more than fulfils the requirements of the condition.

It is therefore considered that condition 11 can be discharged.

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