

John Carter
Development Control Planning Services
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND

23 March 2007

Dear John,

RE: REVISED ECOHOMES RATING FOR 35 UPPER PARK ROAD, NW3

We completed a detailed survey on the expected EcoHomes rating for The Heder Partnership's original scheme for this site. Results are included in the accompanying report entitled, 'EcoHomes Pre-assessment for 35 Upper Park Road' (October 2006).

We subsequently wrote to you on 8th November 2006 to detail that previous revisions to the development design would not materially alter the predicted EcoHomes rating. The original scheme was predicted to achieve an overall score of 63.8%, which represents a VERY GOOD rating. A Very Good Rating is awarded to schemes achieving a score between 58-69%.

The scheme has now gone through further revisions, primarily resulting from comments received at the Council's Development Control Committee on February 8th, when the application was refused on detailed design grounds. These points have now been addressed and incorporated into this current application. Following a review of the current proposals, it is clear that there are no alterations to the scheme that will result in a negative impact to the previously predicted rating.

We therefore consider the original assessment and comments as still appropriate and valid and therefore predict that the scheme will maintain the predicted EcoHomes rating of VERY GOOD.

In order to facilitate assessment of the project, it has been registered with the BRE for assessment under EcoHomes 2006 in a bid to avoid any potential confusion arising from the future introduction of the Code for Sustainable Homes.

I trust this is sufficient for your needs, but should you any additional information, please do not hesitate to contact me.

Yours sincerely,

Nick Devlin.

cc Adam Sebba, Sebba Investments
Brad Pinchuck, The Heder Partnership
Kevin Fellingham, Kevin Fellingham Architecture
Paula McClinton, Cluttons LLP (Planning and Regeneration)