Email from Shaun Nudd dated 3.12.15 re condition 31 of Plender St CIP- 2015/6421/P

With regards to the detailed justification for the application to change the wording of condition 31, this is due to Code for Sustainable Homes and BREEAM requiring certificating by the BRE or Stroma, the assessor has to submit the collated evidence including photos of items installed during a pre-completion inspection in accordance with the assessment. The final report is then submitted to the certificating body to obtain the CfSH / BREEAM certificates for each unit, which we have experienced taking up to 6 months after practical completion. To obtain the CfSH / BREEAM certificates before occupation / completion is virtually impossible and will prevent the client from allowing the units to be occupied. This in turn can impact on mortgages and loss of revenue to the client (being Camden in this instance). I have another development where we agreed with Planning during the consultation period to change the condition to the following:

*“Within 6 months of the first occupation of the residential flats, a post construction review certificate shall be submitted to the Local Planning Authority Verifying the Code for Sustainable Homes Rating.*

*To ensure a sustainable development in accordance with policy IS2 of the Core Strategy (Adopted October 2010).”*

We trust the above provides sufficient justification and look forward to receiving confirmation of acceptance to the above and discharge of the below submitted conditions.

Should you have any queries, please do not hesitate to contact us.

Kind regards

**Shawn** **Nudd ACIOB**

Senior Projects Co-Ordinator

Higgins Construction PLC

Switchboard: 020 8508 5555

0208 498 6081

07798 677034

shawn.nudd@higginsconstruction.co.uk

[www.higginsconstruction.co.uk](http://www.higginsconstruction.co.uk)