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FAO: Seonaid Carr
Regeneration & Planning
London Borough of Camden
Floor 2
5 Pancras Square
London
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23rd February 2016

Dear Seonaid Carr,

1381: Development of 5 new residential units on 3 sites in Lambie Street & Barrington Close, NW5
Planning Application Ref: 2014/4193/P

Further to our earlier conversations we enclose a Non-material amendment application in relation to the above development. This application proposes to remove condition 12 of the planning permission dated 1st April 2015.

Condition 12 states:

Prior to the implementation of the development, the applicant and / or developer shall submit to the local planning authority a design stages Sustainability Assessment setting out the manner in which the development will achieve Code for Sustainable homes (CfSH) level 4 for the residential units.

The development shall be implemented in accordance with the Assessment as approved.

Prior to first occupation of each residential building forming part of the development, a post-completion certificate which demonstrates that the building has achieved Level 4 shall be submitted to and approved in writing by the local planning authority.

Reason: In order to secure the appropriate energy and resource efficiency measures in accordance with the requirements of policies CS13 (Tackling climate change through promoting higher environmental standards), CS16 (Improving Camden's health and well-being) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policies DP22 (Promoting sustainable design and construction) and DP23 (Water) of the London Borough of Camden Local Development Framework Development Policies.

On 27th March 2015 the Government issued a written ministerial statement announcing the withdrawal of Code for Sustainable Homes, with many elements to be incorporated in the October 2015 Building Regulations amendments.

Planning conditions requiring the CfSH are no longer allowed to be applied to planning permissions for new developments. There are however legacy cases where planning conditions relating to the CfSH were applied to planning permissions before the Code was withdrawn. These 'legacy' planning conditions remain relevant, unless a section 73 planning application is lodged requesting the removal or variation to these conditions.

In this instance the removal of the condition will not negatively impact on the development as many of the principles of the CfSH have been incorporated in the developed design and will remain in place, for example:

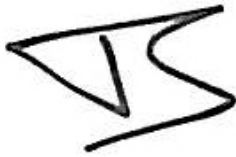
- Energy & Carbon Dioxide Emissions. The development fabric performance will meet, or surpass, current Building Regulations - please see the attached Design Stage Energy Strategy Report;
- Water: Fittings to achieve 108.5l/person/day, exceeding the new Building Regulations Approved Document G2 (b);
- Health & wellbeing: Key elements of Private Space and Lifetime Homes criteria are already conditioned in the approved plans.

In conclusion, the delivery of a high quality and sustainable project will not be affected by the removal of this condition; it will simply remove an unnecessary administrative burden both from the design team and the Local Authority.

We trust that the information provided is sufficient to remove this condition, however please let us know if you have any queries or require any further details.

We look forward to hearing from you.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'TS' or similar initials, enclosed within a roughly drawn rectangular border.

Tom Sykes
tom@burdhaward.com

Attachments:

- Application form;
- Design Stage Energy Strategy Report;
- Design Stage Water Consumption Calculations;
- Decision notice relating to the planning permission (2014/4193/P)

cc Julia Farr
Senior Development Manager (LBC) - PDF of covering letter, application form only