

Fri 30/12/2016

Dear Mr.Tulloch,

Comment

HCAAC begins with Objection in principle to the removal of conditions which facilitated consent to a scheme. The Code for Sustainable Homes is still applicable where Conditioned for Consent but released if the Applicant requests !!

The Applicant cites the demise publicised in 2015 of the CfSH but states the proposed scheme will offer standards in excess of the Building Regulations.

(The BRE will introduce the Home Quality Mark; LPAs can apply the Merlin Rule but details of this are not known to us - perhaps the same effect).

The CfSH may have been abolished but a scheme should still consider its elements and standards as it will take time to incorporate alternative and equivalent measures within the Building Regulations.

HCAAC is concerned at the sub-basement development but it is stated that there is no increase in excavation relative to the details of the consented scheme .

The consented scheme offered protection of existing perimeter trees, now proposes a band of new screening planting which may be defined in the DAS otherwise not detailed. It is important to enhance as much as possible green planting and open space on this constricted site.

Regards,
John Malet-Bates
For Hampstead CAAC