

Jonathan McClue
Planning Officer
Regeneration and Planning
Development Management
London Borough of Camden
Town Hall
Judd Street
London
WC1H 8ND

02 July 2018

Dear Jonathan

**Re: The Greenwood Centre Greenwood Place & Highgate Day Centre, London NW5.
Ref: 2017/0518/P (previously 2013/5947/P and 2015/3151/P)**

Please find enclosed documentation in support of the discharge of the following partial planning condition for the above referenced scheme.

Condition 34 (partial):

Prior to fitting out of the Community Centre the applicant and/or developer shall submit to the local planning authority a Sustainability Plan setting out the manner in which the development will achieve at least BREEAM 'Excellent' while achieving a minimum level of 60% of the un-weighted credits in the Energy and Water sections and 40% in the Materials categories. The development shall thenceforth proceed in accordance with such Plan as will have been approved. Prior to first occupation a post-completion certificate which demonstrates that the approved rating has been achieved shall be submitted to and approved in writing by the local planning authority.

Please find attached Scott White and Hookins' Design Stage BREEAM Assessment, as well as a confirmation email from the BRE stating that it has been submitted.

Please note that when the scheme proposal included CHP, 7 credits were targeted under Ene01 (reduction in CO2 emissions). A total of 14 credits (out of the available 23 credits) in the Energy category were targeted, which achieved the requirement for a minimum level of 60% of the un-weighted credits in the Energy category.

However, following the omission of the CHP system, only 5 credits can be targeted rather than original 7 in Ene01. This means a total of only 12 credits in the Energy category can now be targeted and the revised un-weighted level has been calculated to be 52.17%. The additional PV array proposed isn't enough to compensate these losses. We hope this is acceptable on the basis that the substitution of the CHP with PV has been extensively discussed with yourself and Gabriel Berry Kahn; and the scheme still achieves Excellent


Architecture

overall, which meets the terms of the Condition 'the development will achieve at least BREEAM 'Excellent'.

This application covers the first part of the condition only, with regard to the provision of a sustainability plan pre-fit out. Post completion certificates will follow in a separate application.

We trust this is acceptable, but please don't hesitate to contact me if you have any queries

Yours sincerely

A handwritten signature in black ink, appearing to read 'Philip Harvey', with a horizontal line underneath.

Philip Harvey

For and on behalf of PCKO Limited

Encl: .

cc: Andrew Jenkins - Kier (letter only)
Matt Davis - Kier (letter only)
Lizzie Le Mare - Tibbalds (letter only)