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Rachel English
Planning Department
London Borough of Camden
5 Pancras Square
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25 March 2020

Dear Rachel

RE: ATHLONE HOUSE, HAMPSTEAD LANE, LONDON N6 4RU (APPLICATION REF: 2017/4156/P)

Planning Condition no 27 (b) – Implementation of the Approved BREEAM measures

I write in reference to Condition no. 27 (b) of Planning Permission 2017/4156/P, which relates to the implementation of the approved BREEAM measures. The wording of the condition is set out below:

27 a) Notwithstanding the submitted details shown on the approved documents and prior to commencement of development (excluding demolition and site preparation works), a revised BREEAM Domestic Refurbishment Pre-Assessment shall be submitted to and approved by the Council. It shall achieve a BREEAM Domestic Refurbishment 'Excellent' and a minimum un-weighted credit score of 60% in each of the Energy and Water categories and 40% in the Materials Category.

b) Prior to first occupation of the main house, evidence demonstrating that the approved measures have been implemented shall be submitted and approved in writing by the Council; the measures shall be thereafter permanently retained and maintained.

Background

Part (a) of Condition 27 was approved by Camden on 23rd November 2017 (application reference 2017/5396/P).

Part (b) relates to the implementation of these measures. hgh Consulting have had correspondence via email with the Senior Sustainability Officer, Gabriel Berry-Khan, at Camden regarding the determination of this condition, a copy of which is submitted with this application.

Due to the time pressures associated with the completion and handover of this property, the Officer agreed that as a one-off, he would be prepared to recommend approval to discharge pre-occupation in place of the usual assessment and certificate:

- final BREEAM Post Refurbishment/Construction assessment – *meeting approved overall & section credit targets;*
- email from BRE confirming submission of the above assessment for certification; and
- the final BREEAM Design Stage assessment & certificate – *from previous stage.*

The BREEAM PCS has now been completed and submitted to the BRE. The PCS confirms that:

- Issue Scores confirming that the Main House (43.75%), Gatehouse (43.75%) and Caenwood Court (41.67%) are all exceeding the minimum 40% requirement for credits in the Materials Category under planning.
- BREEAM Ratings confirming that the Main House (79.51%), Gatehouse (78.84%) and Caenwood Cottage (84.84%) are predicted to achieve 'excellent' status, all outstripping the 70% threshold by some margin.

Submitted Information

The BREEAM PCS On-Line Report has been submitted to the BRE for QA Audit as discussed with the Officer, although unfortunately the on-line system at the BRE does not allow the wholesale download of the report. For the discharge of this condition, I am hereby submitting the following set of information to the London Borough of Camden:

1. Issues Scores (for the Main House, Gatehouse and Caenwood Court);
2. BREEAM Ratings (for the Main House, Gatehouse and Caenwood Court);
3. Design Stage Certificates; and
4. Draft PCS Certificates.

Please also find attached an email from BREEAM confirming submission of the on-line report and the aforementioned email from the Sustainability Officer.

I trust that this is sufficient information to validate and determine this application. However, if you have any questions, please don't hesitate to contact me.

Yours sincerely,



Ben Stonebridge MRTPI
Planner
hgh Consulting