



Ben Stonebridge &lt;bstonebridge@hghconsulting.com&gt;

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**RE: Athlone House BREEAM Condition 27b**

1 message

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**Berry-Khan, Gabriel** <Gabriel.Berry-Khan@camden.gov.uk>

15 April 2019 at 08:40

re, Charles" &lt;Charles.Thuaire@camden.gov.uk&gt;

Hi Eve cc Charles

Thank you for the message. I appreciate the position.

For this condition, as a one-off I would be prepared to recommend Charles allowing the following submissions to trigger discharge pre-occupation in place of the usual assessment + certificate:

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

The new Post Refurbishment/Construction certificates should then be submitted to Charles once available, for the record.

I should point out the risk here lies the scheme not attaining the approved planning targets, and there being extremely limited time to rectify and revise the assessment on your timescale. This would risk unwelcome decisions around condition discharge, handover delays etc.

I suggest it would be advisable/essential to liaise very closely & regularly with your BREEAM assessor around their credit tracker. This is so that any red flags or question marks in evidence or performance can be raised and rectified ASAP by the project team in order to ensure the scores are achieved.

Best wishes,

Gabriel

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Gabriel Berry-Khan  
Senior Sustainability Officer (Planning)

Telephone: 020 7974 4550



**From:** Eve Campbell <[REDACTED]>  
**Sent:** 11 April 2019 18:07  
**To:** Berry-Khan, Gabriel <Gabriel.Berry-Khan@camden.gov.uk>  
**Cc:** Ben Stonebridge <[REDACTED]>  
**Subject:** Athlone House BREEAM Condition 27b

25/03/2020

hgh Mail - RE: Athlone House BREEAM Condition 27b

Gabriel

I hope that you are well.

I would be very grateful if I could discuss with you progress in relation to planning condition no. 27 (BREEAM).

Condition 27 states:

*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.*

The main house is due for handover (and therefore occupation) in March 2019. However, some of the credits that we are targeting won't be evidenced until c. 2 weeks before the handover. Which means we won't be submitting to BRE until then, and it will delay the application for the discharge of this condition, which could in turn delay the handover.

I must admit that I've not had to deal with this type of condition on a residential property before, therefore it would be very helpful if I could talk the process through with you in order to understand what typically applies.

Do you have some time tomorrow or on Monday for a phone call in order to talk this over? I don't imagine it would take more than 10 minutes.

Kind regards

Eve

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Eve Campbell

Director

25/03/2020

hgh Mail - RE: Athlone House BREEAM Condition 27b

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