

Addendum Planning Committee Report

London Thames Gateway Development Corporation

Planning Application LTGDC-11-017-FUL

Report of the Director of Planning

1. Summary

1.1 The purpose of this addendum report is to update the Planning Committee on a proposed amendment to condition C2.

2. BREEAM (Building Research Establishment Environmental Assessment Methodology)

2.1 Condition C2 is currently drafted to require:

“No development shall take place until a certificate confirming BREEAM rating ‘Excellent’, accompanied by a full assessment of all energy saving measures that will be implemented to achieve this rating, has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented and operated in accordance with the BREEAM certificate.

Reason: In the interests of climate change and sustainability in accordance with Policy 7.11 of the London Borough of Tower Hamlets Core Strategy Development Plan Document (adopted 2010) and Policies 5.2, 5.3, 5.6 and 5.7 of the London Plan (adopted 2011).”

2.2 BRE has changed the assessment methodology such that it is impossible to comply with Condition C2 as currently drafted. Following the adoption of BREEAM 2011 earlier this year, there is a two stage assessment process, described on the BRE website as follows:

“Assessments are carried out in two phases:

- 1. An initial assessment is carried out at the design stage. This is based on detailed documentary evidence and commitments which results in an interim certificate of compliance.*

2. *Final assessment and certification is carried out at the post construction stage. Based on the design stage review, this includes a confirmation of compliance, including site records and visual inspection, and results in a final certificate of compliance."*

The final certificate is issued following construction and inspection. Thus it is impossible to obtain an "Excellent" certificate before works start.

3. Recommendation

To comply with the BRE assessment methodology, it is recommended that condition C2 is replaced by the following conditions:

1. No development shall take place until an interim certificate of compliance confirming that the design of the development is likely to achieve BREEAM rating 'Excellent' has been submitted to and approved in writing by the local planning authority. The development shall be constructed in all respects in accordance with the details approved by the interim certificate of compliance.

Reason: In the interests of climate change and sustainability in accordance with Policy 7.11 of the London Borough of Tower Hamlets Core Strategy Development Plan Document (adopted 2010) and Policies 5.2, 5.3, 5.6 and 5.7 of the London Plan (adopted 2011).

2. No part of the development shall be occupied until a final certificate confirming BREEAM rating 'Excellent' has been submitted to the local planning authority. The development will at all times be operated in accordance with the BREEAM final certificate.

Reason: In the interests of climate change and sustainability in accordance with Policy 7.11 of the London Borough of Tower Hamlets Core Strategy Development Plan Document (adopted 2010) and Policies 5.2, 5.3, 5.6 and 5.7 of the London Plan (adopted 2011).

CASE OFFICER: Will Steadman

Date: 11 August 2011