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Valerie Okeiyi
Development Management
6th Floor
River Park House
London Borough of Haringey
225 High Road
London N22 8HQ

The Savills logo consists of the word "savills" in a lowercase, red, sans-serif font, positioned on a solid yellow rectangular background.

Richard Ketelle
E: Richard.Ketelle@savills.com
DL: +44 (0) 20 7535 2993

Finsbury Circus House
15 Finsbury Circus
London EC2M 7EB
T: +44 (0) 20 7499 8644
savills.com

Submitted Via Planning Portal (Ref: PP-12009560)

Dear Valerie,

67 LAWRENCE ROAD, TOTTENHAM, LONDON
SUBMISSION OF DETAILS PURSUANT TO CONDITION 17 (OVERHEATING) AND 19 (LIVING ROOF) OF
DECISION NOTICE REF. HGY/2018/3655

I write on behalf of the applicant, Vabel London Limited, with respect to the full approval of details pursuant to Conditions 17 and 19 of planning permission ref. HGY/2018/3655 granted by the London Borough of Haringey (LBH) on 23 December 2019.

By way of background, full planning permission (ref. no. HGY/2016/1212) for development at the 67 Lawrence Road was granted permission by LBH on 17 January 2018, subject to a number of planning conditions and a Section 106 agreement. The approved description of development pursuant to HGY/2016/1212 is as follows:

"Demolition of the existing buildings and redevelopment of the site to provide a 7 storey building fronting Lawrence Road which includes a recessed top floor and four storey mews block to the rear, comprising 69 residential units (use class C3) and seven live work units on ground and first floor level, including 7 disabled parking spaces and associated works (Revised parking and landscaping arrangement)"

The above application was subject to an Non-Material Amendment (NMA), granted 19 December 2019 (ref. HGY/2019/3287) as follows:

"Non-material amendment following a grant of planning permission HGY/2016/1212 in order to amend the approved description of the development for: Demolition of the existing buildings and redevelopment of the site to provide a 7 storey building fronting Lawrence Road which includes a recessed top floor and four storey mews block to the rear, comprising 69 residential units (use class C3) and 6 B1 commercial units on the ground floor with residential on first floor level, including 7 disabled parking spaces and associated works (Revised parking and landscaping arrangement)."

Planning permission ref. HGY/2016/1212 was also subject to a Section 73 Minor Material Amendment (MMA), granted 23 December 2019 (ref. HGY/2018/3655) (i.e. the Section 73 Application) as follows:

"Variation of Condition 2 of planning permission HGY/2016/1212 in order to substitute the drawing numbers".

This was subject to a number of planning conditions including those to be discharged as the subject of this application.

In addition to the above, a NMA was submitted under ref. HGY/2020/2361 and granted 03 November 2020 to amend the trigger points of a number of conditions pursuant to the Section 73 Application (ref. HGY/2018/3655) in order to enable works to start on site prior to the expiry of planning permission as follows (Conditions in bold represent the conditions relevant to this application) :

*“Application for Non-Material Amendment to planning application ref: HGY/2018/3655 dated 23/12/2019. Non Material Amendment(s) Sought: To amend the trigger points of condition no.3 (External Materials), no. 4 (Boundary Treatment), no. 5 (Levels), no. 6 (Hard and Soft Landscaping), no. 7 (Planting Schedule), no. 15 (Energy), no. 16 (Boilers) **17 (Overheating)**, 18 (Sustainability), **19 (Living Roof)**, 27 (Drainage Strategy), 29 (Secured by Design), 33 (45-63 Lawrence Road), 34 (Residents Steering Group) and 35 (Electric Vehicle Charging).”*

A further NMA was also submitted and subsequently validated on 26/07/2021 under ref. HGY/2021/2184 and is still under consideration. The description is as follows:

“Application for Non-Material Amendment to planning application ref: HGY/2018/3655 dated 23/12/2019. AMENDMENTS namely: minor design amendments to front and rear façade, internal reconfiguration, revised unit mix and additional 2 x one bedroom dwellings”.

The Section 106 Agreement pursuant to the Section 73 application is also subject to a Deed of Variation application to amend the affordable housing mix as set out within the above NMA ref. HGY/2021/2184. This is also currently under consideration.

Background to Condition 17

By way of background, the planning conditions relating to ‘overheating’ attached to the Section 73 application was as follows:

“The development shall then be constructed in strict accordance of the details set out in the “Planning Statement: Overheating Analysis of 67 Lawrence Road”, date drafted - 31/03/2016, by Eight Associates, issue number 1 and subsequent appendix.

The development shall then be constructed in strict accordance of the details so approved, to manage overheating risk. Design aspects includes:

- All southern glazing should have a G-value of less than 0.40
- That all external shading as set out in the analysis is delivered as designed.

All of this equipment and materials shall be maintained as such thereafter. Confirmation of this must be submitted to the local authority at least 6 months of completion on site for approval and the applicant must allow for site access if required to verify delivery.

Reason: To comply with London Plan Policy 5.9. and local plan policy”

The planning condition relating to overheating attached to the subsequent NMA ref.HGY2020/2361 and granted 03 November 2020 retained its number, but amended the trigger as underlined below:

“The development shall then be constructed in strict accordance of the details set out in the “Planning Statement: Overheating Analysis of 67 Lawrence Road”, date drafted - 31/03/2016, by Eight Associates, issue number 1 and appendix unless otherwise agreed in writing. The development shall then be constructed in strict accordance of the details so approved, to manage overheating risk. Design aspects includes:

- All southern glazing should have a G-value of less than 0.40
- That all external shading as set out in the analysis is delivered as designed.

All of this equipment and materials shall be maintained as such thereafter. Confirmation of this must be submitted to the local authority at least 6 months of completion on site for approval and the applicant must allow for site access if required to verify delivery."

Background to Condition 19

By way of background, the planning conditions relating to 'living roofs' attached to the Section 73 application was as follows:

"Prior to commencement on site details on the living roof shall submitted to the local authority for approval. This will include the following:

- *A roof(s) plan identifying where the living roofs will be located and demonstrating that 825m2 green roof will be installed on the roof of the 3rd, 5th and 6th floors;*
- *Confirmation that the substrates depth range of between 100mm and 150mm across all the roof(s);*
- *Details on the diversity of substrate depths across the roof to provide contours of substrate. This could include substrate mounds in areas with the greatest structural support to provide a variation in habitat;*
- *Details on the diversity of substrate types and sizes;*
- *Details on bare areas of substrate to allow for self colonisation of local windblown seeds and invertebrates;*
- *Details on the range of native species of wildflowers and herbs planted to benefit native wildlife. The living roof will not rely on one species of plant life such as Sedum (which are not native);*
- *Details of the location of log piles / flat stones for invertebrates;*
- *The living roof will not be used for amenity or sitting out space of any kind. Access will only be permitted for maintenance, repair or escape in an emergency.*
- *The living roof (s) shall then be carried out strictly in accordance with the details approved by the Council and shall be maintained as such thereafter.*

Reason: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and supports the water retention on site during rainfall. In accordance with regional policies 5.3, 5.9 and 5.11 of the London Plan (2016) and local policy SP:05 and SP:13."

The planning condition relating to 'living roofs' attached to the subsequent NMA ref.HGY2020/2361 and granted 03 November 2020 retained its number, but amended the trigger as underlined below:

"Prior to occupation details on the living roof shall submitted to the local authority for approval. This will include the following:

- *A roof(s) plan identifying where the living roofs will be located in accordance with the approved Sustainability Statement (dated 12/10/2020)*
- *Confirmation that the substrates depth range of between 100mm and 150mm across all the roof(s);*
- *Details on the diversity of substrate depths across the roof to provide contours of*
- *substrate. This could include substrate mounds in areas with the greatest structural support to provide a variation in habitat;*
- *Details on the diversity of substrate types and sizes;*
- *Details on bare areas of substrate to allow for self colonisation of local windblown seeds and invertebrates;*
- *Details on the range of native species of wildflowers and herbs planted to benefit native wildlife. The living roof will not rely on one species of plant life such as Sedum (which are not native);*
- *Details of the location of log piles / flat stones for invertebrates.*
- *The living roof will not be used for amenity or sitting out space of any kind. Access will only be permitted for maintenance, repair or escape in an emergency*

- *The living roof(s) shall then be carried out strictly in accordance with the details approved by the Council and shall be maintained as such thereafter.”*

Submission Details

The applicant seeks to fully discharge Conditions 17 and 19 pursuant to the Section 73 application (Ref: HGY/2018/3655, dated 23 December 2019). Alongside this Covering Letter, we submit the following supporting documents:

Relevant Condition	Document Title	Drawing Number	Dated
17 (Overheating)	Condition 17 – Overheating Report	-	01 February 2023
	Performance Calculator	1627RLR-MET-AA-05-DR-M-5033	25 Jan 2023
19 (Living Roof)	Proposed Green Roof Plan	001 Rev B	-
	Green Roofers Sustainable Green Roof Solutions		-
	BRBioD Biodiverse Substrate		-
	Product Data Sheet – GRD8		
	Product Data Sheet – GR 20/40mm Pebbles		
	Q37 – Biodiversity Green Roof System		
	Wildflower (C) Seed Mix Species List		

A statutory application form has also been submitted with the documents presented above. The requisite application fee of £148.20 has been provided by the applicant under separate cover. We therefore consider that the requirements of the condition has been met. As such, we respectfully request that the condition be discharged accordingly.

I trust that the application is in order and look forward to receiving confirmation that it has been validated. If you have any queries or require any further information, please do not hesitate to contact me at the above address.

Yours sincerely,



Richard Ketelle
Senior Planner

Cc: Vabel London Limited
Encl: As above