

Our Ref: AE/HMH/R00619

PP Ref: PP-12277567

Haringey Council London Borough
Planning, Regeneration & Economy,
Level 6, River Park House,
225 High Road,
Wood Green,
N22 8HQ

Submitted Electronically via Planning Portal

20th July 2023

Dear Sir / Madam,

**45-47 GARMAN ROAD, LONDON N17 0UR
APPLICATION TO DISCHARGE DETAILS PURSUANT TO CONDITIONS 16 (OVERHEATING), 18 (LIVING ROOFS), 20 (EXTERNAL LIGHTING) AND 21 (BOUNDARY TREATMENT) IN RESPECT OF PLANNING PERMISSION HGY/2022/2293.**

On behalf of Shurgard UK Ltd ('the Applicant'), I hereby enclose an application seeking approval of details of Planning Conditions pursuant to Permission HGY/2022/2293: -

- 16 (Overheating),
- 18 (Living Roofs),
- 20 (External Lighting),
- 21 (Boundary Treatment).

Planning permission HGY/2022/2293 granted consent for the following development:

"Redevelopment of the site to provide a self-storage facility (Use Class B8) with associated car and cycle parking, refuse storage, landscaping and other associated works ancillary to the development."

Approval of Details

Condition 16 Overheating

Condition 16 (Overheating) attached to the Permission states the following:

“Prior to the above ground commencement of the development, an updated Overheating Report shall be submitted to and approved by the Local Planning Authority. The submission shall assess the overheating risk and propose a retrofit plan.

This report shall include:

- Revised modelling of units modelled based on CIBSE TM52, using the CIBSE TM49 London Weather Centre files for the DSY1-3 (2020s) and DSY1 2050s, high emissions, 50% percentile;
- Demonstrating the mandatory pass for DSY1 2020s can be achieved following the Cooling Hierarchy, demonstrating that any noise and air quality issues are mitigated appropriately evidenced by the proposed location and specification of measures;
- Modelling of mitigation measures required to pass future weather files, clearly setting out which measures will be delivered before occupation and which measures will form part of the retrofit plan;
- Confirmation who will be responsible to mitigate the overheating risk once the development is occupied.

The development must be built in accordance with the approved overheating measures and retained thereafter for the lifetime of the development.”

In order to comply with the requirements of Condition 16, please find enclosed an electronic copy of the following:

- Overheating Note, prepared by Ensphere

Condition 18 – Living Roofs

Condition 18 (Living Roofs) attached to the Permission states the following:

“a) Prior to above ground work, details of the living roof must be submitted to and approved in writing by the Local Planning Authority. Living roofs must be planted with flowering species that provide amenity and biodiversity value at different times of year. Plants must be grown and sourced from the UK and all soils and compost used must be peat-free, to reduce the impact on climate change. The submission shall include:

- i) A roof plan identifying where the living roofs will be located;
- ii) A section demonstrating settled substrate levels of no less than 120mm for extensive living roofs (varying depths of 120-180mm);
- iii) Roof plans annotating details of the substrate: showing at least two substrate types across the roof, annotating contours of the varying depths of substrate;
- iv) Details of the proposed type of invertebrate habitat structures with a minimum of one feature per 30m² of living roof: substrate mounds and 0.5m high sandy piles in areas with the greatest structural support to provide a variation in habitat; semi-buried log piles / flat stones for invertebrates with a minimum footprint of 1m², rope coils, pebble mounds of water trays;
- v) Details on the range and seed spread of native species of (wild)flowers and herbs (minimum 10g/m²) and density of plug plants planted (minimum 20/m² with roof ball of plugs 25m³) to benefit native wildlife, suitable for the amount of direct sunshine/shading of the different living roof spaces. The living roof will not rely on one species of plant life such as Sedum (which are not native);
- vi) Roof plans and sections showing the relationship between the living roof areas and photovoltaic array; and
- vii) Management and maintenance plan, including frequency of watering arrangements.

(b) Prior to the occupation of the development, evidence must be submitted to and approved by the Local Planning Authority that the living roof has been delivered in line with the details set out in point (a). This evidence shall include photographs demonstrating the measured depth of substrate, planting

and biodiversity measures. If the Local Planning Authority finds that the living roof has not been delivered to the approved standards, the applicant shall rectify this to ensure it complies with the condition. The living roofs shall be retained thereafter for the lifetime of the development in accordance with the approved management arrangements.”

In order to comply with the requirements of Condition 18, please find enclosed an electronic copy of the following:

- Drawing Ref. 22007GA_20_010_B – Roof Plan, prepared by Threesixty Architecture

Condition 20 – External Lighting

Condition 20 (External Lighting) attached to the Permission states the following:

“Prior to the commencement of above ground works on site full details of the all proposed external lighting have been submitted to and approved in writing by the Local Planning Authority. Details shall include appearance and technical details and specifications, intensity, orientation and screening of lamps, siting and the means of construction and layout of cabling. Lighting is to be restricted to those areas where it is necessary with additional shielding to minimise obtrusive effects. The approved scheme is to be fully completed and shall be permanently maintained thereafter.”

In order to comply with the requirements of Condition 20, please find enclosed an electronic copy of the following:

- Lighting Pollution Statement, prepared by Atelier Ten
- Drawing Ref. 6983-A10-XX-00-DR-ME-90-01-P01, prepared by Atelier Ten

Condition 21 – Boundary Treatment

Condition 21 (Boundary Treatment) attached to the Permission states the following:

“Above ground works must not commence until details of the proposed boundary treatment have been submitted to and approved in writing by the Local Planning Authority. This should include the proposed layout, materials and colours for the full site boundary and any internal fencing/gates.

The approved boundary treatment must be implemented prior to first use of the site and maintained for the lifetime of the development.”

In order to comply with the requirements of Condition 21, please find enclosed an electronic copy of the following:

- Drawing ref. 22007GA_20_002D_ - Site Setting Out Plan, prepared by Threesixty Architecture
- Drawing Ref. 22007GA_20_003_F_ - Ground Floor Plan, prepared by Threesixty Architecture
- Drawing Ref. 22007GA_90_004_ - Site Perimeter Security Fencing, prepared by Threesixty Architecture

Submission Material

The following is also submitted with this Approval of Details application:

- Completed application form; and
- Requisite application fee.

We trust that the above and submitted information is self-explanatory and await validation of the application. If you should have any questions in the meantime, please do not hesitate to contact myself or Alun Evans (alun.evans@rokplanning.co.uk) at this office.

Yours faithfully,



Oscar Mansfield Jones
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