



Officer Report

Application Number:	HGY/2023/0655
Application Type:	Approval of details reserved by a condition
Address:	555 White Hart Lane, Tottenham, London, N17 7RP
Proposal:	Approval of details pursuant to condition 13 parts (a) and (b) (BREEAM) attached to planning permission HGY/2020/0635
Case Officer:	Valerie Okeiyi
Valid Date:	07/03/2023
Applicant:	SEGRO PLC
Agent:	Mr Ryan Walker

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

Demolition of existing structures and construction of two buildings to provide eight units for light industrial (Use Class B1(c); industrial (Use Class B2); and/or storage and distribution (Use Class B8)) purposes, with ancillary offices and associated landscaping, car parking, servicing and access arrangements - Grant permission - 21/12/2020

2. CONSULTATION RESPONSE

Internal
Carbon Team –

Documents submitted:

- Cover letter prepared by Iceni, dated 7th March 2023
- BREEAM FINAL CERTIFICATE 7th February 2023 (OUTSTANDING)

Response

Attached to this planning condition, there are the requirements to achieve an 'Excellent' rating against BREEAM. The submitted certification (ref. BREEAM-009604908, issued on 7th February) demonstrates that this application has exceeded the minimum requirement and achieved 'Outstanding' with a score of 92.7%. Full scores were achieved for the management, waste, land use & ecology categories. This welcomed and it demonstrates that this scheme is a positive case study for the borough.

Conclusion

The submitted information is acceptable and we can recommend that Condition 13 is discharged.

3. ANALYSIS/ASSESSMENT

Condition 13 (BREEAM) reads:

a) A final Certificate has been issued certifying that a BREEAM (or any such equivalent national measure of sustainable building which replaces that scheme) rating of 'Excellent' for that unit has been achieved, shall be submitted to the Local Planning Authority within 6 months of the first occupation of the commercial units.

(b) The Accreditation of 'Excellent' shall be maintained thereafter unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure sustainable development in accordance with London Plan 2016 Policies 5.1, 5.2, 5.3 and 5.9 and Local Plan Policy SP4.

Officers are satisfied that the submitted certification demonstrates that this application has exceeded the minimum requirement and achieved 'Outstanding' with a score of 92.7%. Therefore condition 13 can be discharged.

4. RECOMMENDATION

GRANT FULL DISCHARGE OF CONDITION 13