

CBRE Limited
6th Floor
Toronto Square
Toronto Street
LS1 2HJ

Direct Line +44 (0)113 394 8751
Mobile +44 (0)7385 407328

sam.berry1@cbre.com

Haringey Council
6th Floor
River Park House
Wood Green
London
N22 8HQ

21st August 2023

PLANNING PORTAL REFERENCE: PP-12401806

Dear Chris,

APPLICANT: DIAMOND BUILD PLC

ADDRESS: 52-68 STAMFORD ROAD, LONDON N15 4PZ

APPLICATION: APPROVAL OF DETAILS RESERVED BY CONDITION (16)

On behalf of the Applicant, Diamond Build Plc, please find enclosed documents to discharge Condition 16 of the planning permission (reference HGY/2019/1401) relating to the redevelopment of 52-68 Stamford Road, London N15 4PZ.

BACKGROUND

Planning permission was granted on 6 September 2017 under reference HGY/2017/0426 for the redevelopment of 52-68 Stamford Road, London N15 4PZ for:

Demolition of existing building and erection of a mixed use development comprising 1140 sqm (NIA) of commercial floorspace (Use Class B1) and 48 residential units (Use Class C3), together with associated vehicular access, car and cycle parking spaces, bin stores, plant, landscaping and amenity space.

A S73 application was submitted to amend the scheme to enable the installation of a substation and new structural columns, a reduction of the number of parking spaces from 17 to 13 and amendments to the cycle and refuse storage layout, all at ground floor level, plus additional minor changes to other elevations and floor plans. Planning permission was granted on 2 March 2020 under reference HGY/2019/1401.

CONDITION 29

Condition 29 of Planning Permission HGY/2019/1401 states:

You must deliver the energy efficiency standards (Be Lean) as set out in the approved Energy Strategy, by CallaghanGreen, dated January 2017, with an Addendum submitted by CallaghanGreen, dated March 2017.

Proposed specification for the residential development (u-values) Walls 0.16/ Floor 0.12/ Roof 0.12/ Door 1.35/ Windows 1.35/ G Value Mixture of 0.4 for north facing windows and 0.2 for South, East & West facing/ Air tightness 4m3/hr./m2.

Proposed specification for the commercial development - Walls 0.18/ Floor 0.15/ Roof 0.10/ Door 1.54/ Windows 1.2/ G-value 0.39/ Air tightness 4m3/hr./m2

The development shall then be constructed in strict accordance with the details so approved, and shall achieve the agreed carbon reduction of 2.9%% beyond BR 2013 with a carbon saving of 2.7 tonnes – set out in the approved Energy Strategy. Confirmation that these energy efficiency standards and carbon reduction targets have been achieved must be submitted to the local authority for approval within at least 6 months of completion on site. This report will show emissions figures at design stage to demonstrate building regulations compliance, and then report against the constructed building. The applicant must allow for site access if required to verify measures have been installed.

APPLICATION DOCUMENTATION

This application submission comprises the following:

No.	Document	Prepared by
1	Stamford Road Energy Strategy	CGP MEP
2	Site Location Plan	ACG Architects

The requisite application fee (£116.00) has been paid via the Planning Portal.

We trust that the information provided is sufficient. If you have any queries, or require further information, please do not hesitate to contact me using the details provided.

Yours sincerely,



Sam Berry
Planner

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Enclosures: As detailed above