



Officer Report

Application Number:	HGY/2023/2270
Application Type:	Approval of details reserved by a condition
Address:	Hale Wharf, Ferry Lane, Tottenham, London
Proposal:	Partial approval of details (Ground Floor of Blocks C and K only) pursuant to Condition B16 (BREEAM) attached to Planning Permission Ref: HGY/2016/1719 dated 12 June 2017.
Case Officer:	John Kaimakamis
Valid Date:	22/08/2023
Applicant:	C/O Agent
Agent:	Miss Hannah Cox

RECOMMENDATION

Approve

APPROVED DEVELOPMENT

Hybrid Planning Application was granted consent on 12 June 2017 for the following:

Residential-led mixed use development comprising the demolition of existing buildings and structures and the construction of buildings to include residential (up to 505 units) and flexible retail or business uses (Use Classes A1-A5 or B1); pedestrian/cycle footbridges, modification works to the existing vehicular access and associated highway works; refurbishment of existing infrastructure (including provision of an on-site energy centre, if required), landscaping and public realm works; new servicing arrangements; car/cycle parking; and associated and facilitating works. All matters are reserved for the pedestrian footbridges and buildings and landscaping within Phases 2 and 3 and detailed permission is sought with no matters reserved for Phase 1 buildings and landscaping. The detailed component of the application (Phase 1 buildings only) comprises the demolition of existing buildings; the construction of two buildings ranging from 16 to 21 storeys to accommodate 249 residential units and 307sq.m. (GIA) of flexible retail or business uses (Use Classes A1- A5 or B1); modification works to the existing vehicular access and associated highway works; infrastructure (including provision of an on-site energy centre, if required), landscaping and public realm works; new servicing arrangements; car/cycle parking; and associated and facilitating works.

The proposed development was subject to an Environmental Impact Assessment (EIA) and an Environmental Statement (ES) accompanied the application.

The hybrid planning permission consented the following components:

- Phase 1: Detailed (full) planning permission for Buildings A and B and surrounding landscaping; and outline planning permission (with all matters reserved) for Bridges 1 and 2, along with the Bridges landing strips; and
- Phase 2/3: outline planning permission component (with all matters reserved) for Buildings C to K and associated landscaping, including the bridge landing point for Bridge 3.

ANALYSIS/ASSESSMENT

Condition B16 reads as follows:

“Sustainability Standards – Non-Residential

Evidence that each commercial element within the Outline Element is registered with a BREEAM certification body and that a pre-assessment report (or design certificate with interim rating if available) has been submitted indicating that the development can achieve the stipulated BREEAM level “Very Good”, shall be submitted to and approved in writing by the Council prior to the commencement of works to the relevant part. A final certificate shall be submitted for approval to the Council within 6 months of the first occupation of the buildings within the Outline Element.

Reason: To ensure that the development achieves a high level of sustainability in accordance with Policies 5.1, 5.2, 5.3 and 5.15 of the London Plan (2016) and Policies SPO and SP4 of the Haringey Local Plan (2013).”

Pursuant to Condition B16 the applicant has provided the following documents:

- BREEAM Design Stage Interim Certificate dated 27 July 2023 signed by BRE Global Limited.
- BREEAM Pre-Assessment Summary dated 14 January 2022 prepared by Hilson Moran Partnership Ltd

Pursuant to Condition B16 the applicant has provided information to demonstrate that the commercial floorspace areas in Blocks C and K can achieve a “Very Good” BREEAM rating and this has been signed by BRE Global Ltd. As such, it is considered that adequate details have been submitted to discharge the relevant part of the condition prior to the commencement of works. An informative will be placed on any decision notice informing the applicant that a final certificate is still required to be submitted within 6 months of the first occupation of the buildings.

RECOMMENDATION

GRANT PARTIAL DISCHARGE OF CONDITION B16

**PARTIAL APPROVAL OF DETAILS (GROUND FLOOR OF BLOCKS C AND K ONLY)
RESERVED BY CONDITION B16 ATTACHED TO HGY/2016/1719.**

As shown on approved drawings/documents:

Condition B16

- BREEAM Design Stage Interim Certificate dated 27 July 2023 signed by BRE Global Limited.
- BREEAM Pre-Assessment Summary dated 14 January 2022 prepared by Hilson Moran Partnership Ltd

INFORMATIVE

The applicant is informed that condition B16 has only been discharged in part in that they relate to the Design Stage Interim Certificate only and that a Final Certificate is still required to be submitted to the Council within 6 months of the first occupation of the buildings for Condition B16 to be discharged in full.

Informatives:

The applicant is informed that condition B16 has only been discharged in part in that they relate to the Design Stage Interim Certificate only and that a Final Certificate is still required to be submitted to the Council within 6 months of the first occupation of the buildings for Condition B16 to be discharged in full.