

Officer Report

Application Number:	HGY/2023/2308
Application Type:	Approval of details reserved by a condition
Address:	108, Vale Road, London N4 1TD
Proposal:	Approval of details reserved by a condition 12a(Design stage accreditation certificates) attached to planning permission HG/2022/0044
Case Officer:	Sarah Madondo
Valid Date:	25/08/2023
Applicant:	.
Agent:	Miss Victoria Orbart

RECOMMENDATION

Approve

Site and Surroundings

The site is currently occupied by approximately 130 storage containers associated with 'Storage for London', as well as hardstanding areas used for vehicle parking. This land is located on the southern side of Vale Road, with four existing access points available from this road into the site. Directly to the northeast is the Florentia Clothing Village, and this is in the same ownership as the application site. The Florentia Clothing Village comprises a mix of uses, including: light industrial, office and residential. Neighbouring to the south-west of the site is the former Maynards Factory, which is in commercial and industrial use. The immediate surroundings are predominantly made up of premises in commercial or industrial use, although some of the nearby buildings are also in residential use.

There are no statutorily listed buildings within or nearby to the site, and the land is not within a Conservation Area. However, several locally listed buildings are situated directly to the south-west, including: the Maynards building and No 102 Vale Road

APPROVED DEVELOPMENT

HGY/2023/0044 - Application for full planning permission for a comprehensive redevelopment of the site to provide four buildings comprising flexible light industrial floorspace (Class E) and storage and distribution units (Class B8), together with car and cycle parking, plant and all highways, landscaping and other associated works

ANALYSIS/ASSESSMENT

Condition 12a reads:

Prior to commencement of above ground construction works, a design stage accreditation certificate(s) for every type of non-residential category must be submitted to the Local Planning Authority confirming that the development will achieve a BREEAM "Very Good" outcome (or equivalent), aiming for "Excellent". This should be accompanied by a tracker demonstrating which credits are being targeted, and why other credits cannot be met on site. The development shall then be constructed in strict accordance with the details so approved, shall achieve the agreed rating and shall be maintained as such thereafter for the lifetime of the development

Reason: In the interest of addressing climate change and securing sustainable development in accordance with Policies SI2, SI3 and SI4 of the London Plan 2021 and Policy SP4 of the Haringey Local Plan 2017.

Pursuant to condition 12a, the applicant has submitted, cover letter prepared by DP9 Ltd, dated 17th August 2023, BREEAM Letter, Design Stage Application by Synergy Building Services and Florentia Village Simple buildings PCR Evidence Tracker. Carbon management officer have been consulted and advises that information submitted acceptable for the purposes of discharging condition 12a. The applicant is advised to submit the design stage certification once it's received from the BRE and as a part of Condition 12b. The details submitted are considered acceptable and in line with the intentions of the condition.

RECOMMENDATION

GRANT DISCHARGE

It is considered that sufficient information has been submitted in support of this application to discharge condition 12a. The recommendation is therefore one of approval to discharge the condition as sought by this planning application