

Our ref: Q211026
Your ref: HGY/2024/1370
Email: Hannah.hiscock@quod.com
Date: 16 March 2026



Sarah Madondo
London Borough of Haringey Planning Department
225 High Road
Wood Green
N22 8HQ

Dear Sarah

Submission of details pursuant to Condition 16(c) and 27(b) of HGY/2024/1370 (Full planning permission for the demolition and redevelopment of 18 West Road and Unit 4 West Mews comprising 2no. warehouses (Use Class B2/B8) with ancillary mezzanine floorspace and associated landscaping, yard, parking, access and infrastructure).

Please find enclosed details reserved by Condition 16(c) and 27(b) of Full Planning Permission HGY/2024/1370 submitted on behalf of the Applicant, VIQR Tottenham 1 Limited ('Valor').

Condition 16(c)

"Within 6 months of occupation of each building, a Post-Construction certificate issued by the Building Research Establishment must be submitted to the local authority for approval, confirming this standard has been achieved. In the event that the development fails to achieve the agreed rating for the development, a full schedule and costings of remedial works required to achieve this rating shall be submitted for our written approval with 2 months of the submission of the post construction certificate. Thereafter the schedule of remedial works must be implemented on site within 3 months of the Local Authority's approval of the schedule, or the full costs and management fees given to the Council for offsite remedial actions.

In response to **Condition 16(c)**, a BREEAM New Construction Final Certificate has been submitted as part of this Application and confirms that the proposals have achieved a BREEAM "Excellent" rating with a total of 79.8%.

As such, Condition 16(c) can be **discharged in full**.

Condition 27(b)

"Prior to the occupation of each building, evidence must be submitted to and approved by the Local Planning Authority that the living roofs have 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 roofs have 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 response to **Condition 27(b)**, a series of green roof completion photos have been submitted, it is therefore considered that this condition can be **discharged in full**.

The application has been submitted to Haringey London Borough Council via the Planning Portal along with the payment of the application fee for the amount of £383 (including the Planning Portal service charge).

We trust that the information provided is sufficient to register and validate the application and look forward to receiving confirmation of this. If you have any queries regarding the enclosed, please do not hesitate to contact myself or my colleague Sam Conalty (sam.conalty@quod.com).

Yours sincerely

Hannah Hiscock
Associate