



# Officer Report

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| <b>Application Number:</b> | <b>HGY/2026/0417</b>                                                                                                                                     |
| <b>Application Type:</b>   | <b>Approval of details reserved by a condition</b>                                                                                                       |
| <b>Address:</b>            | 18 West Road & Unit 4 West Mews, Tottenham,<br>London, N17 0RP                                                                                           |
| <b>Proposal:</b>           | Approval of details reserved by a condition 14c (GLA<br>Be Seen registration) and condition 16b (BREEAM)<br>attached to planning reference HGY/2024/1370 |
| <b>Case Officer:</b>       | Sarah Madondo                                                                                                                                            |
| <b>Valid Date:</b>         | 16/02/202<br>6                                                                                                                                           |
| <b>Applicant:</b>          | VIQR Tottenham 1 Limited                                                                                                                                 |
| <b>Agent:</b>              | Mr Samuel Conalty                                                                                                                                        |

## **RECOMMENDATION**

**Approve**

### **Proposed development**

Approval of details reserved by a condition 14c (GLA Be Seen registration) and condition 16b (BREEAM) attached to planning reference HGY/2024/1370

### **Site & Surroundings**

The sites are located to the eastern side of West Road, Parcel 1 abuts Brantwood Road and currently comprises two buildings/plots which are at the northern end of West Road. The second, smaller site (Parcel 2) is to the south of this and again located on the eastern side of West Road.

The sites are designated as a Strategic Industrial Location and within Flood Zone 2.

The surrounding area is characterised by industrial and commercial uses. The site is not in any conservation area.

### **Consultation Responses**

LBH Carbon - no objection

### **APPROVED DEVELOPMENT**

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.

## **ANALYSIS/ASSESSMENT**

*Condition 14 (c) reads*

*(c) Within six months of first occupation, evidence shall be submitted to the Local Planning Authority that the development has been registered on the GLA's Be Seen energy monitoring platform*

*Reason: To ensure the development reduces its impact on climate change by reducing carbon emissions on site in compliance with the Energy Hierarchy, and in line with London Plan (2021) Policy SI2, and Local Plan (2017) Policies SP4 and DM22*

*Condition 16 (b) reads*

*b) Prior to occupation of each building, the Post-Construction Stage Assessment and tool, and evidence that this has been submitted to BRE should be submitted for approval, confirming that the development has achieved a BREEAM "Very Good" outcome (or equivalent), aiming for "Excellent", subject to certification by BRE.*

*Reason: In the interest of addressing climate change and securing sustainable development in accordance with London Plan (2021) Policies SI2, SI3 and SI4, and Local Plan (2017) Policies SP4 and DM21.*

Pursuant to condition 14c & 16b the applicant has submitted Covering letter dated February 2026 and Sustainability Review which has been reviewed by carbon officers who have advised that sufficient information has been submitted to discharge condition 14c & 16b. Therefore, 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 14c & 16b. The recommendation is therefore to approve the discharge of condition.

### **Informatives:**

The applicant is reminded to submit a post-construction certificate within 6 months of occupation of each building for condition 16 (c).