

Officer Report

Application Number:	HGY/2026/0999
Application Type:	Approval of details reserved by a condition
Address:	108 Vale Road, London N4 1TD
Proposal:	Approval of details reserved by a condition 12b (Post-construction certificate) attached to planning reference HGY/2022/0044
Case Officer:	Sarah Madondo
Valid Date:	07/04/2026
Applicant:	6
Agent:	C/O AGENT Carol Bowditch

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

HGY/2022/0044 - 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. Approve with Conditions 09/06/2023

Consultation Response

LBH Carbon - no objection

2. ANALYSIS/ASSESSMENT

Condition 12b reads:

Within six months after completing construction, 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.

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 12b, applicant has submitted a BREEAM New Construction Final Certificate (ref: BREEAM-0129-8587/01) that confirmed that a rating of excellent (80.4%) has been met by this development which complies the requirement of this planning condition and supported by Carbon Officers. Therefore the details submitted are considered acceptable and in line with the intentions of the condition.

3. RECOMMENDATION

GRANT DISCHARGE

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