



Officer Report

Application Number:	HGY/2026/0739
Application Type:	Approval of details reserved by a condition
Address:	18 West Road & Unit 4 West Mews, Tottenham, London, N17 0RP
Proposal:	Approval of details reserved by a condition 16c (Post Construction certificate) and condition 27b (living roofs) attached to planning reference HGY/2024/1370
Case Officer:	Sarah Madondo
Valid Date:	16/03/2026
Applicant:	VIQR Tottenham 1 Limited
Agent:	Mr Samuel Conalty

RECOMMENDATION

Approve

1. PROPOSED DEVELOPMENT

This is an application for the approval of details reserved by a condition 16c (Post Construction certificate) and condition 27b (living roofs) attached to planning reference HGY/2024/1370

2. 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.

3. CONSULTATION RESPONSES

LBH Carbon Management - no objection

4. APPROVED DEVELOPMENT

Demolition and redevelopment of 18 West Road and Unit 4 West Mews comprising 2 no. warehouses (Use Class B2/B8) with ancillary mezzanine floorspace and associated landscaping, yard, parking, access and infrastructure.

5. ANALYSIS/ASSESSMENT

Condition 16c reads

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.

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.

Condition 27b reads

b) Prior to the occupation of the unit, 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.

Reason: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and supports the water retention on site during rainfall. In accordance with London Plan (2021) Policies G1, G5, G6, SI1 and SI2 and Local Plan (2017) Policies SP4, SP5, SP11 and SP13.

Pursuant to condition 16c & 27b, the applicant submitted a covering letter dated 16th March 2026, BREEAM new construction final certificate and cycle shelter green roof completion photographs which were reviewed by carbon officer who has advised that sufficient information has been submitted to discharge condition 16c & 27b. Therefore, the details submitted are considered acceptable and in line with the intentions of the condition.

6. RECOMMENDATION-GRANT DISCHARGE

It is considered that sufficient information has been submitted in support of this application to discharge condition 16c & 27b. The recommendation is therefore to approve the discharge of condition.