

Our Ref: KG/EP/R01174

PP Ref: PP-14954319

LB Haringey Council,
River Park House,
225 High Road,
London,
N22 8HQ

Submitted Electronically via Planning Portal

21st July 2026

Dear Sir / Madam,

APPLICATION TO DISCHARGE DETAILS PURSUANT TO CONDITION 6A (BREEAM), CONDITION 21 (DRAINAGE), CONDITION 14 (NRMM), CONDITION 15 (DUST), CONDITION 16 (CCS), AND CONDITION 19 (TREE PROTECTION) ATTACHED TO PERMISSION HGY/2025/3108

38-40 LAWRENCE ROAD, LONDON, N15 4EG

On behalf of South Tottenham Prop Co Limited ('the Applicant'), I hereby enclose an application seeking approval of details of Planning Condition 6a (BREEAM), Condition 21 (Drainage), Condition 14 (NRMM), Condition 15 (Dust), Condition 16 (CCS), and Condition 19 (Tree Protection) attached to planning permission HGY/2025/3108 ('the Permission') dated 21st July 2026.

Background

Planning permission HGY/2025/3108 granted consent for the following development:

"Alterations and 7-storey extension (facing Lawrence Road) to existing building to provide new self-storage facility (Use Class B8), new flexible workspace / incubator units and other works ancillary to the development."

Approval of Details

Condition 6a: BREEAM

Condition 6a attached to the Permission states the following:

"a) Prior to commencement of the development, a Design Stage Assessment and evidence that the relevant information has been submitted to the BRE for a design stage accreditation

certificate shall be submitted to the Local Planning Authority confirming that the development will achieve a BREEAM 'Very Good' outcome (or equivalent), aiming for 'Excellent'. This shall be accompanied by a tracker demonstrating which credits are being targeted, and why other credits cannot be met on site.

b) Within 6 months of commencement of the development, the Design Stage Accreditation Certificate shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall then be constructed in accordance with the details so approved, shall achieve the agreed rating and shall be maintained as such thereafter for the lifetime of the development.

c) Within 6 months of occupation of the development, a Post-Construction certificate issued by the Building Research Establishment shall be submitted to, and approved in writing by, the local authority, 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 the Local Planning Authority's written approval with 2 months of the submission of the post construction certificate. Thereafter the schedule of remedial works shall 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 order to comply with the requirements of Condition 6a, please find enclosed an electronic copy of the following:

- BREEAM design stage tracker (Prepared by Atelier Ten)

The enclosed BREEAM design stage tracker demonstrates that the proposed development is achieving "Very Good" and identifies where "Excellent" is being targeted. Once the full suite of design stage information is completed as detailed design progresses, the completed BREEAM tracker will be submitted, and a certificate will be shared as per part B and C of this condition.

It is thus considered that the attached documents are sufficient to meet the validation requirements to discharge Condition 6a.

Condition 21: Drainage

Condition 21 attached to the Permission states the following:

"No development shall take place until a detailed Surface Water Drainage scheme for site has been submitted and approved in writing by the Local Planning Authority. The detailed drainage scheme shall demonstrate:

- a) A comprehensive hydraulic calculations, including a full network diagram clearly cross referencing all drainage elements. These calculations must demonstrate the simulation of a full range of rainfall events for each return period, assessed over both 7 day and 24 hour durations, using Micro Drainage or equivalent industry standard software. The hydraulic modelling results must confirm that there is No surcharging within the drainage system during the 1 in 1 year storm event, No flooding during the 1 in 30 year storm event. Any flooding associated with the 1 in 100 year storm event (including the required climate change allowance) must be fully contained and safely managed within designated areas, ensuring that floodwater does not pose a risk to buildings, sensitive infrastructure, or other vulnerable receptors.*
- b) For the calculations above, we request that the applicant utilises more up to date FEH rainfall datasets rather than usage of FSR rainfall method.*
- c) An evidence from the Thames Water confirming that the site has an agreed rate and point of discharge.”*

In order to comply with the requirements of Condition 21, I hereby enclose the following:

- Hydraulic Modelling Calculations including Thames Water Confirmation (Prepared by Will Rudd)

In conjunction with approved Drainage Strategy (ref. G9000- 24 – WRD – EX – XX – RP – C – 50103 Revision 03 dated 17th February 2026) the comprehensive hydraulic calculations have been calculated with up to date FEH rainfall datasets (shown on page 6 and 1) and are in accordance with the required modelling specifications of the condition, with the exception of a 1-in-2 storm event rather than 1-in-1 due to modelling limitations on InfoDrainage. This is considered to remain compliant with the condition requirements, as the 1 in 2 year storm event considers a greater rainfall intensity / volume when compared to a 1 in 1 event, which the baseline drainage design has incorporated and confirms no surcharging occurs across the entire drainage system. This effectively builds in a greater degree of comfort / factor of safety within the drainage design and is a more robust assessment.

Additionally, Thames Water have agreed the rate and point of discharge, email confirmation is enclosed within this submission.

It is thus considered that the attached documents are sufficient to meet the validation requirements to discharge Condition 21.

Condition 14: Non-Road Mobile Machinery

Condition 14 attached to the Permission states the following:

- “a) Prior to the commencement of the development (demolition and construction), evidence of site*

registration at <http://nrmm.london/> to allow continuing details of Non- Road Mobile Machinery (NRMM) and plant of net power between 37kW and 560 kW to be uploaded during the construction phase of the development shall be submitted to and approved by the Local Planning Authority.

b) Evidence that all plant and machinery to be used during the demolition and construction phases of the development shall meets Stage IV of EU Directive 97/68/ EC for both NOx and PM emissions shall be submitted to the Local Planning Authority.

c) During the course of the demolition, site preparation and construction phases, an inventory and emissions records for all Non-Road Mobile Machinery (NRMM) shall be kept on site. The inventory shall demonstrate that all NRMM is regularly serviced and detail proof of emission limits for all equipment. All documentation shall be made available for inspection by Local Authority officers at all times until the completion of the development."

In order to comply with the requirements of Condition 14, I hereby enclose the following:

- Evidence of Site registration to London NRMM (Prepared by Morda Construction)
- Completed Inventory Certificate of NRMM and emission limitations (Prepared by NRMM London)

The enclosed email confirmation from NRMM London is considered sufficient evidence and confirmation as Site registration to adhere to EU Emission Stage V. As such, an inventory has been prepared by the Site Contractors – detailing the plant and machinery used during the course of demolition and construction phase of development and has been awarded 'Excellent' by NRMM London.

The inventory will be updated accordingly and made available for inspection by the Local Authority Officers upon request.

It is thus considered that the attached documents are sufficient to meet the validation requirements to discharge Condition 14.

Condition 15: Dust Monitoring

Condition 15 attached to the Permission states the following:

"No works shall be carried out on site until the specific locations of PM10 dust monitors and how the monitoring results would be made available to the Local Planning Authority for ongoing assessment has been submitted to, and approved in writing by, the Local Planning Authority. The works shall be carried out in accordance with the approved details thereafter."

In order to comply with the requirements of Condition 15, I hereby enclose the following:

- PM10 Dust monitoring report including location Site Plan (Prepared by Campbell Associates)
- Dust monitoring equipment installation photograph (prepared by Morda Construction)

The enclosed Site plan on page 5 marks the location of PM10 dust monitor which has been installed to monitor dust levels during the course of demolition and the construction phase of development. The location of the monitor has been carefully considered and located at the site entrance to best monitor vehicle movement.

It is thus considered that the attached documents are sufficient to meet the validation requirements to discharge Condition 15.

Condition 16: Considerate Constructors Scheme

Condition 16 attached to the permission states the following:

"Prior to the commencement of development (demolition and construction) on site the Contractor Company shall register with the Considerate Constructors Scheme. Proof of registration shall be submitted to, and approved in writing, by the Local Planning Authority. Registration shall be maintained throughout demolition/construction."

In order to comply with the requirements of Condition 16, please find enclosed an electronic copy of the following:

- Evidence of registration to Considerate Constructors and proof of payment (Prepared by Morda Construction)

The enclosed email confirmation and proof of payment from CCS are considered sufficient evidence and confirmation to adhere to considerate constructors code throughout the course of demolition and construction.

It is thus considered that the attached documents are sufficient to meet the validation requirements to discharge Condition 14.

Condition 19: Tree Protection Measures

Condition 19 attached to the permission states the following:

"Development (demolition and construction) shall not commence until all trees to be retained as indicated on the approved drawing 25012_D_01, have been protected by secure, stout, exclusion fencing erected at a minimum distance equivalent to the branch spread of the trees and in accordance with BS 3998:2010 and to a suitable height. Any works connected with the approved scheme within the branch spread of the trees shall be by hand only. No storage of materials, supplies or plant machinery shall be stored, parked, or allowed access beneath the branch spread

of the trees or within the exclusion fencing.”

In order to comply with the requirements of Condition 19, I hereby enclose the following:

- Photographic evidence of construction exclusion zone (Prepared by Morda Construction)

The enclosed photos prepared by Morda Construction demonstrate the fencing erected in line with Construction Exclusion Zone. In accordance with BS 3998:2010 the fencing is of a suitable height and including CEZ warning “keep-out” signage. The tree protection measures will be retained throughout the course of demolition and construction.

It is thus considered that the attached documents are sufficient to meet the validation requirements to discharge Condition 19.

Additional Submission Material

The following is also submitted with this Approval of Details application:

- Completed application form,
- Requisite application fee.

We trust that the above and submitted information is self-explanatory and await validation of the application. In the meantime, please do not hesitate to contact either Katy Greenwood (katy.greenwood@rokplanning.co.uk) or I at this office if you have any questions.

Yours faithfully,



Eva Papai
Planner

T: 07704146568

E: eva.papai@rokplanning.co.uk

For and on behalf of ROK Planning