



Officer Report

Application Number:	HGY/2026/0937
Application Type:	Approval of details reserved by a condition
Address:	88 St Pauls Road, Tottenham, London, N17 0NE
Proposal:	Approval of details reserved by conditions 3 (external materials), 4 (hard and soft landscape), 6 (Energy Statement) attached to planning permission with ref: HGY/2025/1956 for the demolition of an existing commercial unit and conversion of the remaining commercial unit into a 1b 1p dwelling with associated access and landscaping.
Case Officer:	Ben Coffie
Valid Date:	31/03/2026
Applicant:	Mr Benzi Fischman
Agent:	Mr Filip Florczak

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

HGY/2025/1956: Demolition of an existing commercial unit and conversion/redevelopment of land to the rear of 88 St Paul's Road to provide 1 no. self-contained 1-bed 1-person dwelling (40 sqm), with associated access, cycle and refuse storage, and hard and soft landscaping - Approved with Conditions.

Consultation Response

LBH Carbon Management Team — no objection (following submission of a revised Energy Statement, see assessment of Condition 6 below).

2. ANALYSIS/ASSESSMENT

Condition 3 reads:

No development shall take place until samples and details of the materials to be used in the external elevations of the development, including windows, doors, roof covering and render/facade finishes, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details. Reason: To safeguard the character and appearance of the site and the surrounding area, in accordance with Policy DM1 of the Development Management DPD 2017.

Pursuant to Condition 3, the applicant has submitted Proposed Elevations (drawing no. AT23006.P.108A, Rev A) confirming the external materials specification for the development. This comprises: 'Origin' aluminium, polyester powder-coated framed windows and doors with solar

control glass coating where required, in anthracite grey (RAL 7016), with casement windows from the OW70 slimline collection; a single-ply PVC roof membrane (Sarnafil Sikaplan SG-15 or similar approved) with dark grey metal capping, in a lead grey/basalt grey finish (nearest RAL 7012); and a new silicone/acrylic render coat to the existing facades, based on the Wetherby Thin Coat System, in light grey (2000N) with a 2mm K grain texture.

Having regard to the scale, nature and backland location of the development, the submitted materials are considered acceptable. The proposed palette would relate appropriately to the host building and would ensure a satisfactory appearance within this largely concealed part of the site. The materials comprise restrained and muted tones that would integrate successfully with their immediate surroundings and would not harm the character or appearance of the wider area. It is therefore recommended that Condition 3 be discharged.

Condition 4 reads:

No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include, as applicable: planting plans and schedules of plants (noting species, sizes and numbers/densities); means of enclosure/boundary treatment; hard surfacing materials; cycle and refuse storage; and external lighting. The approved landscape works shall be carried out prior to first occupation of the development, or in accordance with a timetable agreed in writing with the Local Planning Authority, and shall thereafter be retained. Reason: To ensure a satisfactory landscaped setting for the development and to protect and enhance the character and appearance of the area, in accordance with Policy DM1 of the Development Management DPD 2017.

Pursuant to Condition 4, the applicant has submitted a Proposed Landscape Plan (drawing no. AT23006.P.110). This shows: limestone paving with narrow gravel breaks and borders, and soft landscaping to the site boundaries; an ACO RainDrain slot drainage channel to the main entrance and sliding doors to the living space; a grass lawn area to be planted with a flowering grass and wildflower mix; a limestone-paved seating area with a gravel border retained by metal edging; a black metal gate with a perforated screen; and a timber-clad, green-roofed bin and cycle store (Brighton Bike & Bin Shed, custom, in a Cedar slat finish treated with Osmo oil).

Having regard to the scale and nature of the development, the submitted details are considered acceptable and would provide an appropriate setting for the proposal whilst satisfactorily addressing landscaping, refuse storage, cycle parking and accessibility requirements. It is therefore recommended that Condition 4 be discharged.

Condition 6 reads:

The development hereby approved shall be constructed in accordance with the Energy Statement by T16 Design (dated October 2025), delivering a minimum 39% improvement on carbon emissions over 2021 Building Regulations Part L, with high fabric efficiencies and air source heat pumps (ASHPs).

(a) Prior to above ground construction, details of the Energy Strategy shall be submitted to and approved by the Local Planning Authority. This must include: details of the PV, demonstrating the roof area has been maximised, with the following details: a roof plan; the number, angle, orientation, type, and efficiency level of the PVs; how overheating of the panels will be minimised; their peak output (kWp); inverter capacity; and how the energy will be used on-site before exporting to the grid. The development shall be carried out strictly in accordance with the details so approved prior to first operation and shall be maintained and retained for the lifetime of the development.

(b) The solar PV arrays must be installed and brought into use prior to first occupation of the relevant block. Six months following the first occupation of that block, evidence that the solar PV arrays have been installed correctly and are operational shall be submitted to and approved by the Local Planning Authority, including photographs of the solar array, installer confirmation, an energy generation statement for the period that the solar PV array has been installed, and a Microgeneration Certification Scheme certificate. The solar PV array shall be installed with monitoring equipment prior to completion and shall be maintained at least annually thereafter.

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.

Pursuant to Condition 6(a), the applicant initially submitted a proposed roof plan showing the PV layout and PV specification information (Chelsfield Solar), confirming a proposed PV system of 10 no. panels (@ 450W) achieving a 4.5kWp output. The Carbon Management Team advised that further information was required, namely: submission of a full Energy Strategy demonstrating the minimum percentage carbon emissions reduction and confirming the proposed ASHP system in accordance with the wording of the condition; and confirmation that the solar PV array would be installed under the Microgeneration Certification Scheme (MCS), in accordance with part (b) of the condition.

Following this, the applicant submitted a revised Energy Statement (ref. 6703, Rev 6, issued 04/06/2026) addressing the above points.

On this basis, no carbon shortfall remains to be offset, and no carbon offset contribution is required.

The Carbon Management Team has confirmed that the submitted information is acceptable and recommended that condition 6 be discharged. The submitted details are considered acceptable, and Condition 6 can be discharged.

3. RECOMMENDATION

GRANT DISCHARGE