

Our Ref: KG/EP/R01174

PP Ref: PP-15083780

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

Submitted Electronically via Planning Portal

5th August 2026

Dear Sir / Madam,

APPLICATION TO DISCHARGE DETAILS PURSUANT TO CONDITION 3 (MATERIALS), CONDITION 4A (ENERGY), CONDITION 7A (LIVING ROOF), AND CONDITION 17 (SECURE BY DESIGN) AND CONDITION 12 (BLUE BADGE PARKING) 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 3 (Materials), Condition 4a (Energy), Condition 7a (Living Roof), And Condition 17 (Secure by Design) And Condition 12 (Blue Badge Parking) 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 extension 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 3: Materials

Condition 3 attached to the Permission states the following:

"Prior to the commencement of above ground works detailed drawings (including sections) to a scale of 1:20 to confirm the detailed design and materials of the following:

- a) *Detailed elevational treatment;*
- b) *Detailing of roof and parapet treatment;*
- c) *Windows and doors (including plan, elevation and section drawings indicating jamb, head, cill, reveal and surrounds of all external windows and doors at a scale of 1:10), which shall include a recess of at least 115mm;*
- d) *Details of entrances and porches which shall include a recess of at least 115mm;*
- e) *Details and locations of down pipes, rainwater pipes or foul pipes and all external vents;*
- f) *Details of balustrading;*
- g) *Facing brickwork: sample panels of proposed brickwork to be used showing the colour, texture, pointing, bond, mortar, and brickwork detailing shall be provided;*
- h) *Details of cycle, refuse enclosures and plant room; and*
- i) *Any other external materials to be used;*

together with a full schedule of the exact product references for all materials shall have been submitted to, and approved in writing by, the Local Planning Authority. The development shall thereafter be carried out solely in accordance with the approved details and retained as such for the lifetime of the development.

Reason: To safeguard and enhance the visual amenities of the locality and to comply with Policies DM1, DM8 and DM9 of the Development Management Plan Development Plan Document 2017."

In order to comply with the requirements of Condition 3, please find enclosed an electronic copy of the following:

- Elevation treatment drawing (Prepared by Fusi Allan)
 - Including proposed Materials Schedule
- Roof and parapet section (Prepared by Fusi Allan)
 - Including Rainwater Pipes detail
- Fab-lab entrance portico detail (Prepared by Fusi Allan)
 - Including external door recess beyond 115mm
- Typical wall bay masonry detail (Prepared by Fusi Allan)
 - Including Curtain Walling detail Bay sections to demonstrate a 115mm recess
- Refuge strategy (Prepared by Fusi Allan)

The enclosed plans and sections have been prepared to demonstrate the proposed materials and technical information relating to all the materials intended to be used on-site, including brick, cladding, and glazing material. The elevation treatment drawing includes a materials schedule overview.

The roof and parapet treatment are detailed within the Roof Profile Sectional Elevation prepared by Fusi Allan. The rainwater pipes detail is shown in D_206 / 2, and locations can be found within the enclosed elevation drawings.

The windows are detailed within drawing ref. 25012_D_200 - *DETAIL: masonry on grid lines A_1_4_5* and have been prepared at a scale of 1:10 and is evidenced on the same plan within *DETAIL: D_200/1; External Wall Profile* that the windows are recessed to 115mm. Crucially, the bays are designed to be segregated between plinth /stallrisers which provide further articulation to the facades.

The main external door is the Fab-Lab entrance portico and is significantly recessed (shown within DETAL: D_204/1) and exceeds the condition minimum requirement.

Further information regarding the cycle storage can also be found within the detail submitted for the discharge of condition 9 attached to Planning permission HGY/2025/3108. The bin storage is enclosed within the building and therefore not relevant as a external material to this condition, however the refuge strategy is included for completeness.

It is thus considered that the attached documents are sufficient to meet the validation requirements to discharge Condition 3.

Condition 4a: Energy

Condition 4a attached to the permission states the following:

“Development hereby approved shall be constructed in accordance with the Energy Statement prepared by Atelier Ten (dated January 2026) delivering a minimum 100% and aiming for 114% improvement on carbon emissions over 2021 Building Regulations Part L, with high fabric efficiencies, air source heat pumps (ASHPs) and solar photovoltaic (PV) array covering a minimum of 420m2 of roof.

- (a) *Prior to above ground construction, details of an Energy Strategy shall be submitted to, and approved in writing by, the Local Planning Authority. This shall include:*
- *Confirmation of how this development will meet the zero-carbon policy requirement in line with the Energy Hierarchy;*
 - *Improvement and confirmation of the necessary fabric efficiencies to achieve a minimum 15% reduction;*
 - *Details to reduce thermal bridging;*
 - *Location, specification and efficiency of the proposed Air Source Heat Pumps (ASHP) (Coefficient of Performance, Seasonal Coefficient of Performance, and the Seasonal Performance Factor), with plans showing the ASHP pipework and noise and visual mitigation measures;*
 - *Specification and efficiency of the proposed Mechanical Ventilation and Heat Recovery (MVHR), with plans showing the rigid MVHR ducting and location of the unit;*
 - *Details of the Photovoltaics (PVs), 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) and annual energy generation (kWh/year); inverter capacity; and how the energy will be used on-site before exporting to the grid;

- *Specification of any additional equipment installed to reduce carbon emissions, if relevant;*
- *A metering strategy*

The development shall be carried out in accordance with the details so approved prior to first operation and shall be maintained and retained for the lifetime of the development.

If the design of development is amended, and the redesign or Change of Use, will result in creation of new heated spaces, a revised Energy Strategy must be submitted as part of the amendment application."

In order to comply with the requirements of Condition 4a, please find enclosed an electronic copy of the following:

- Energy Strategy (Prepared by Atelier Ten)
- Overheating and Thermal Comfort Report (Prepared by Atelier Ten)
- Energy Statement supporting documents
 - Be Lean BRUKL
 - Be Green BRUKL
 - TM52
 - GLA carbon emission
 - PPFPMV results

The enclosed Energy Strategy demonstrates the development achieves a 130% improvement over Building Regulations Part L, whereby Services have been specified that exceed compliance with Part L 2021. This has been achieved through energy efficient lighting systems and controls, as well as efficient HVAC and equipment. Details of the systems applied are provided in Table 4.1 of the strategy which includes performance of ASHP, heat recovery ventilation, lighting and controls.

Details of the PV panels have also been specified in Table 4.1 whereby the area has been maximised as per the Solar analysis which has indicated that the west portion of the warehouse roof is overshadowed by the upper levels of the self-storage element. Therefore, the east portion of the existing warehouse is where the PV will be located. The roof of the extension phase is required for a biodiverse roof for BNG and UGF purposes, therefore, no PVs are allocated in this area. The total array comprises 192 panels totalling 426.6 m², with a total rated capacity of 96.4 kWp.

Mechanical ventilation is provided by a local mechanical ventilation with heat recovery (MVHR) unit, for the shop and break out room. The Fab-Labs are natural ventilated via a mix of manual and actuated openings and heating and cooling is provided by VRF (controlled by wall mounted controller) and electric

panel heater (controlled by thermostat) to provide accurately controlled individual room temperatures. As per condition 23 of the planning consent, the rating level of the sound emitted from the fixed plant equipment within the development shall not exceed 43 dBA between 0700 and 2300 hours, and 37 dBA at all other times.

The metering strategy is detailed within the Energy Strategy at page 9-10 and is required to meter each type of service, this will be installed as building monitoring system (BMS) that will log the energy usage and provide the ability to install an energy usage display within the shop area.

It is thus considered that the attached documents are sufficient to meet the validation requirements to discharge Condition 4a.

Condition 7a: Living Roof

Condition 7a attached to the permission states the following:

“(a) Prior to the above ground commencement of development, details of the living roof(s) shall be submitted to, and approved in writing by, the Local Planning Authority. The living roof(s) must be planted with flowering species that provide amenity and biodiversity value at different times of year. Plants shall be grown and sourced from the UK and all soils and compost used shall be peat-free, to reduce the impact on climate change. The submission shall include:

- i) A roof plan identifying where the living roofs will be located;*
- ii) A section demonstrating settled substrate levels of no less than 120mm for extensive living roofs (varying depths of 120-180mm), and no less than 250mm for intensive living roofs (including planters on amenity roof terraces);*
- iii) Roof plans annotating details of the substrate: showing at least two substrate types across the roof, annotating contours of the varying depths of substrate*
- iv) Details of the proposed type of invertebrate habitat structures with a minimum of one feature per 30m² of living roof: substrate mounds and 0.5m high sandy piles in areas with the greatest structural support to provide a variation in habitat; semi-buried log piles / flat stones for invertebrates with a minimum footprint of 1m², rope coils, pebble mounds of water trays;*
- v) Details on the range and seed spread of native species of (wild)flowers and herbs (minimum 10g/m²) and density of plug plants planted (minimum 20/m² with root ball of plugs 25cm³) to benefit native wildlife, suitable for the amount of direct sunshine/shading of the different living roof spaces. The living roof will not rely on one species of plant life such as Sedum (which are not native);*
- vi) Roof plans and sections showing the relationship between the living roof areas and photovoltaic array; and*
- vii) Management and maintenance plan, including frequency of watering arrangements.*
- viii) A section showing the build-up of the blue roof and confirmation of the water attenuation*

properties, and feasibility of collecting the rainwater and using this on site;.”

In order to comply with the requirements of Condition 7a, please find enclosed an electronic copy of the following:

- Biodiverse Roof Plan (Prepared by Fusi Allan)
- Roof profile sectional elevation (Prepared by Fusi Allan)

The enclosed roof plan prepared by Fusi Allan demonstrates that the biodiverse roof will be located on phase 2 of the development. **As per the approved plans**, the extensive green roof section demonstrates a varied and maximum substrate depth of 150mm and is considered to therefore comply with local policy and the maximum structural load the roof can be withstand. The proposed living roof supports a substrate depth of 150mm and can efficiently support a mixed wildflower seeding / plug plants, 10no. log piles, 6no. sand beds, 4no. crushed pebble beds, and solitary bee and insect hotels to contribute to a range of invertebrate habitat structures whereby a minimum of one feature per 30m² is proposed on the living roof in accordance with part IV of condition 7a. As such, the biodiverse roof requires limited management intervention and does not require watering arrangements as will be naturally watered. This specification of biodiverse roof has been installed by the applicant elsewhere and has established naturally.

Parts iii), vi), and Vii) are not relevant to the approved development as there is only one living roof proposed and does not interact with the proposed PV panels. Additionally, the living roof is not a blue roof and does not form part of the drainage strategy.

It is thus considered that the attached documents are sufficient to meet the validation requirements to discharge Condition 7a.

Condition 17: Secure by Design Accreditation

Condition 17 attached to the permission states the following:

“Prior to the commencement of above ground works of the development, details shall be submitted to and approved, in writing, by the Local Planning Authority to demonstrate that the development can achieve 'Secured by Design' Accreditation. Accreditation must be achievable according to current and relevant Secured by Design guidelines at the time of above grade works of the development. The development shall only be carried out in accordance with the approved details.”

In order to comply with the requirements of Condition 17, I hereby enclose the following:

- Secure by design boundary info (Prepared by Fusi Allan)
- Bi-Gates and Fences detail plan (Prepared by Fusi Allan)

- Gates and Fences specification (Prepared by Fusi Allan)
- Secure by Design checklist (Prepared by Fusi Allan)
- Electrical Services Plan (Prepared by Atelier Ten)

The self-storage and Fab-Labs have been designed in a manner that promotes the principles and objectives of Secured by Design. As such, the secure by design checklist prepared by Fusi Allan identifies the outline security measures proposed, whereby full details of the security fencing means of enclosure and electrical services (e.g lighting and CCTV) have been prepared as part of this submission to the Secure by Design officer for official review and accreditation which is to be evidenced and discharged under Condition 18, once a Site Inspection is carried out.

It is thus considered that the attached documents are sufficient to meet the validation requirements to discharge Condition 17.

Condition 12: Blue Badge Parking

Condition 12 attached to the permission states the following:

“Prior to the commencement of above ground works full details, including plans of blue badge parking for the development shall be submitted to and approved by the Local Planning Authority and thereafter shall be implemented in accordance with the approved scheme and thereafter retained and maintained.”

In order to comply with the requirements of Condition 12, I hereby enclose the following:

- Accessibility Plan (Prepared by Fusi Allan)
- SW edging extent Plan (Prepared by Fusi Allan)

The proposed self-storage facility and the proposed Fab-Labs have been designated in a manner to promote uninhabited disabled persons access in line with good practice guidance, and as per Approved Document M. The enclosed Accessibility Plan demonstrates the location of the Accessible Parking Bay, located directly opposite the entrance / access to lift. All door widths will be at a minimum of 900mm to allow for wheelchair access. The enclosed accessibility and SW edging extent plan also confirms all routes and entrances are accessible as either level access or in accordance with 1:21 Gradient.

It is thus considered that the attached documents are sufficient to meet the validation requirements to discharge Condition 12.

Additional Submission Material

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

- Completed application form,
- Requisite application fee, and

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,



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For and on behalf of ROK Planning