

		Our ref: HGY/2026/2078 Contact: Gareth Prosser Date: 11/09/2026
Town and Country Act 1990 (As amended)		
Location:	30-48 Lawrence Road, Tottenham, London, N15 4EG	
Proposal:	Approval of details pursuant to conditions 6a (BREEAM), 14 (Non-Road Mobile Machinery), 15 (Dust Monitoring), 16 (Considerate Constructors Scheme), 19 (Tree Protection Measure) and 21 (Drainage), attached to planning permission HGY/2025/3108.	
Wording of c6 (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.	

Carbon Management Response 11/09/2026

Documents submitted:

- BREEAM Design Stage Tracker prepared by Atelier Ten (dated 08/06/2026)
- Cover letter prepared by ROK planning (21 July 2026)

Response

The applicant has submitted a BREEAM Design Stage Tracker which demonstrates a targeted BREEAM score of 74.59%, which exceeds the minimum requirement for a BREEAM Very Good rating and is sufficient to achieve a predicted BREEAM Excellent rating.

The submitted tracker identifies the credits being targeted across the relevant BREEAM categories and demonstrates a clear pathway towards achieving the required rating.

However, Condition 6(a) explicitly requires evidence that the relevant information has been submitted to BRE for a Design Stage Accreditation Certificate. Whilst a tracker has been provided, the submission does not include evidence of submission to BRE or a Design Stage Assessment confirming that the project has entered the formal BRE certification process.

Action:

- Please provide evidence that the relevant information has been submitted to BRE for Design Stage certification.

Conclusion

Further information is required so we therefore **do not recommend** discharging Condition 6a. The applicant should provide a response to the points raised above and issue updated plans/information where required.