



BEROL QUARTER
LIMITED

Berol House, 25 Ashley Road
Tottenham Hale, London
N17 9LJ

Mr Philip Elliott
London Borough of Haringey
Planning, Building Standards & Sustainability Service
5th Floor, Alexandra House
10 Station Road
Wood Green
London
N22 7TY

14 September 2026

Our ref: BQL/09/01a

Your ref: HGY/2025/0930

Dear Mr Elliott

2 Berol Yard, Berol Quarter, Ashley Road, Tottenham Hale, London, N17 9LJ

Application for Non-Material Amendments to Planning Permission HGY/2025/0930 to vary the wording of Conditions 8, 14, 15, 16, 17, 19, 22, 23, 24, 25, 28, 30, 37, 40, 42 and 44

Please find enclosed an application under Section 96A of the Town and Country Planning Act 1990 for a non-material amendment to planning permission HGY/2025/0930.

Planning permission (ref: HGY/2025/0930) was granted on 30 June 2026 for:

Application made under Section 73 of the Town and Country Planning Act 1990 to vary Condition 2 (Approved Plans and Documents) attached to planning permission HGY/2023/0261 granted 03/03/2025. Permission is sought to alter the approved drawings to show inward opening doors at the roof level of 2 Berol Yard instead of the permitted glass panels. Permission is also sought to alter the permitted level of affordable housing.

Planning permission HGY/2025/0930 is a phased permission, as evidenced by Condition 3 (Phasing Plan), which requires a phasing plan showing the location of each Phase and the order in which the Development Phases will be commenced to be submitted to and approved by the Local Planning Authority, with the development thereafter to be carried out in accordance with the approved Phasing Plan. As currently drafted, a number of the conditions attached to the permission refer only to "the development" or "the site" as a whole, and do not enable those conditions to be discharged, or the pre-commencement / pre-occupation triggers they impose to be satisfied, on a phase-by-phase basis. This application is submitted to update the drafting to reflect the intention of Condition 3 and apply consistency across all the planning conditions.

This letter sets out the proposed amendments sought by this application and provides a short assessment of the changes against the provisions of S96A of the Town and Country Planning Act 1990.

Enclosure

This application for a non-material amendment contains the following:

1. Completed Application Form.

The application fee of £309 has been paid via the Planning Portal.



Proposed Non-Material Amendments

As explained above, Conditions 8, 14, 15, 16, 17, 19, 22, 23, 24, 25, 28, 30, 37, 40, 42 and 44 are worded inappropriately such that they do not enable the discharging of these conditions on a phased basis. With the exception of Condition 40 — which relates specifically to Berol House, given its proximity to London Underground infrastructure — each of these conditions should apply separately to whichever Phase (as approved pursuant to Condition 3) includes the 2 Berol Yard and/or Berol House. As such, we are seeking to change the wording of each of these conditions so that they refer to the relevant Phase, rather than the entire development.

The amended wording proposed for each condition below is underlined, to assist the Council in identifying the changes sought.

Condition 8

Condition 8 (BREEAM Certificates) is currently worded:

(a) Prior to commencement on site, a design stage accreditation certificate for every type of non-residential category must be submitted to the Local Planning Authority confirming that the development will achieve a BREEAM 'Very Good' outcome (or equivalent), aiming for 'Excellent'. This should be accompanied by a tracker demonstrating which credits are being targeted, and why other credits cannot be met on site.

The development shall then be constructed in strict accordance with the details so approved, shall achieve the agreed rating and shall be maintained as such thereafter for the lifetime of the development.

(b) Prior to occupation, 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.

In order for the condition to be discharged on a phased basis we request that Condition 8 is reworded so that it reads:

(a) Prior to commencement on site of each Phase which includes the whole or part of 2 Berol Yard or Berol House, a design stage accreditation certificate for every type of non-residential category within the relevant Phase must be submitted to the Local Planning Authority confirming that the development will achieve a BREEAM 'Very Good' outcome (or equivalent), aiming for 'Excellent'. This should be accompanied by a tracker demonstrating which credits are being targeted, and why other credits cannot be met on site.

The development within the relevant Phase shall then be constructed in strict accordance with the details so approved, shall achieve the agreed rating and shall be maintained as such thereafter for the lifetime of the development.

(b) Prior to occupation of the relevant Phase, 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 for the relevant Phase.

In the event that the relevant Phase fails to achieve the agreed rating, a full schedule and costings of remedial works required to achieve this rating shall be submitted for our written approval within 2 months of the submission of the post construction certificate for the relevant Phase. 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.



Condition 14

Condition 14 (Surface Water Drainage) is currently worded:

A detailed Surface Water Drainage scheme, and a management and maintenance plan for the site shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation of the development. The detailed drainage scheme shall demonstrate the following:

- 1. Hydraulic calculations using XP Solutions Micro-Drainage software or similar as agreed in writing with the LPA. All elements of the drainage system should be included in the model, with an explanation provided for any assumptions made in the modelling. The model results shall be provided for critical storm durations of each element of the system and should demonstrate that all the criteria above are met and that there is no surcharging of the system for the 1 in 2-year rainfall, no flooding of the surface of the site for the 3.3% (1in30) rainfall and flooding only in safe areas for the 1% (1in100) plus climate change.*
- 2. For the calculations above, more up to date FEH rainfall datasets must be utilised rather than usage of the FSR rainfall method.*
- 3. Any overland flows as generated by the scheme must be directed to follow the path that overland flows currently follow. A diagrammatic indication of these routes on a plan demonstrating that these flow paths would not pose a risk to properties and vulnerable development must be provided.*
- 4. The development shall not be occupied until the Sustainable Drainage Scheme for the site has been completed in accordance with the approved details and thereafter maintained effectively and retained for the lifetime of the development unless otherwise agreed in writing.*

The detailed management and maintenance plan shall include the following:

arrangements for adoption by an appropriate public body or statutory undertaker, management by a resident management company or other suitable arrangements to secure the operation of the drainage scheme throughout the lifetime of the development. The Management Maintenance Schedule shall be applied in accordance with the approved details and thereafter retained for the lifetime of the development.

In order for the condition to be discharged on a phased basis we request that Condition 14 is reworded so that it reads:

A detailed Surface Water Drainage scheme, and a management and maintenance plan for each Phase which includes the whole or part of 2 Berol Yard or Berol House shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation of the relevant Phase of the development. The detailed drainage scheme shall demonstrate the following:

- 1. Hydraulic calculations using XP Solutions Micro-Drainage software or similar as agreed in writing with the LPA. All elements of the drainage system should be included in the model, with an explanation provided for any assumptions made in the modelling. The model results shall be provided for critical storm durations of each element of the system and should demonstrate that all the criteria above are met and that there is no surcharging of the system for the 1 in 2-year rainfall, no flooding of the surface of the site for the 3.3% (1in30) rainfall and flooding only in safe areas for the 1% (1in100) plus climate change.*
- 2. For the calculations above, more up to date FEH rainfall datasets must be utilised rather than usage of the FSR rainfall method.*
- 3. Any overland flows as generated by the scheme must be directed to follow the path that overland flows currently follow. A diagrammatic indication of these routes on a plan demonstrating that these flow paths would not pose a risk to properties and vulnerable development must be provided.*
- 4. The relevant Phase shall not be occupied until the Sustainable Drainage Scheme for the relevant Phase has been completed in accordance with the approved details and thereafter maintained effectively and retained for the lifetime of the development unless otherwise agreed in writing.*

The detailed management and maintenance plan shall include the following:



arrangements for adoption by an appropriate public body or statutory undertaker, management by a resident management company or other suitable arrangements to secure the operation of the drainage scheme serving the relevant Phase throughout the lifetime of the development. The Management Maintenance Schedule shall be applied in accordance with the approved details and thereafter retained for the lifetime of the development.

Condition 15

Condition 15 (Surface Water Network (Thames Water)) is currently worded:

The development shall not be occupied until confirmation has been provided that either:

- 1. All surface water network upgrades required to accommodate the additional flows from the development have been completed; or-*
- 2. A development and infrastructure phasing plan has been agreed with the Local Authority in consultation with Thames Water to allow development to be occupied. Where a development and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan.*

In order for the condition to be discharged on a phased basis we request that Condition 15 is reworded so that it reads:

Each Phase which includes the whole or part of 2 Berol Yard or Berol House shall not be occupied until confirmation has been provided that either:

- 1. All surface water network upgrades required to accommodate the additional flows from the relevant Phase have been completed; or-*
- 2. A development and infrastructure phasing plan has been agreed with the Local Authority in consultation with Thames Water to allow the relevant Phase to be occupied. Where a development and infrastructure phasing plan is agreed, no occupation of the relevant Phase shall take place other than in accordance with the agreed development and infrastructure phasing plan.*

Condition 16

Condition 16 (Water Network Capacity (Thames Water)) is currently worded:

The development shall not be occupied until confirmation has been provided that either:

- 1. all water network upgrades required to accommodate the additional demand to serve the development have been completed; or –*
- 2. a development and infrastructure phasing plan has been agreed with Thames Water to allow the development to be occupied. Where a development and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan.*

In order for the condition to be discharged on a phased basis we request that Condition 16 is reworded so that it reads:

Each Phase which includes the whole or part of 2 Berol Yard or Berol House shall not be occupied until confirmation has been provided that either:

- 1. all water network upgrades required to accommodate the additional demand to serve the relevant Phase have been completed; or –*
- 2. a development and infrastructure phasing plan has been agreed with Thames Water to allow the relevant Phase to be occupied. Where a development and infrastructure phasing plan is agreed no occupation of the relevant Phase shall take place other than in accordance with the agreed development and infrastructure phasing plan.*



Condition 17

Condition 17 (Flood Warning and Evacuation Plan) is currently worded:

A Flood Warning and Evacuation Plan (FWEP) for the site shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation of the development. The FWEP shall include consideration of the identified risk of reservoir flooding.

The approved FWEP shall be put into practice and retained thereafter unless otherwise agreed in writing by the Local Planning Authority.

In order for the condition to be discharged on a phased basis we request that Condition 17 is reworded so that it reads:

A Flood Warning and Evacuation Plan (FWEP) for each Phase which includes the whole or part of 2 Berol Yard or Berol House shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation of the relevant Phase of the development. The FWEP shall include consideration of the identified risk of reservoir flooding.

The approved FWEP shall be put into practice for the relevant Phase and retained thereafter unless otherwise agreed in writing by the Local Planning Authority.

Condition 19

Condition 19 (Biodiversity) is currently worded:

(a) Prior to occupation of the development, details of ecological enhancement measures shall be submitted to and approved in writing by the Council. This shall include: details (including quantitative evidence) that confirms the proposed development would secure a net biodiversity gain in accordance with Policy G6(D); plans showing the proposed location of ecological enhancement measures (which could include, for example, bat boxes, bird boxes and bee bricks); a sensitive lighting scheme; justification for the location and type of enhancement measures by a qualified ecologist; and how the development will support and protect local wildlife and natural habitats.

The measures shall show how additional greening has been maximised wherever possible through high-quality, durable measures that contribute to London's biodiversity and mitigate the urban heat island impact. This should include tree planting, shrubs, hedges, living roofs, and urban food growing. Specifically, living roofs and walls shall be maximised.

(b) Within 3 months of the occupation of the development, photographic evidence and a post-development ecological field survey and assessment shall be submitted to and approved by the Local Planning Authority to demonstrate the delivery of the ecological enhancement and protection measures is in accordance with the approved measures and in accordance with CIEEM standards.

(c) The development shall accord with the details as approved and the measures shall be retained for the lifetime of the development unless otherwise agreed in writing.

In order for the condition to be discharged on a phased basis we request that Condition 19 is reworded so that it reads:

(a) Prior to occupation of each Phase which includes the whole or part of 2 Berol Yard or Berol House, details of ecological enhancement measures for the relevant Phase shall be submitted to and approved in writing by the Council. This shall include: details (including quantitative evidence) that confirms the proposed development would secure a net biodiversity gain in accordance with Policy G6(D); plans showing the proposed location of ecological enhancement measures (which could include, for example, bat boxes, bird boxes and bee bricks); a sensitive lighting scheme; justification for the location and type of enhancement measures by a qualified ecologist; and how the development will support and protect local wildlife and natural habitats.

The measures shall show how additional greening has been maximised wherever possible through high-quality, durable measures that contribute to London's biodiversity and mitigate the urban heat island impact. This should



include tree planting, shrubs, hedges, living roofs, and urban food growing. Specifically, living roofs and walls shall be maximised.

(b) Within 3 months of the occupation of the relevant Phase, photographic evidence and a post-development ecological field survey and assessment for the relevant Phase shall be submitted to and approved by the Local Planning Authority to demonstrate the delivery of the ecological enhancement and protection measures is in accordance with the approved measures and in accordance with CIEEM standards.

(c) The development shall accord with the details as approved and the measures shall be retained for the lifetime of the development unless otherwise agreed in writing.

Condition 22

Condition 22 (Living Roofs) is currently worded:

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

- 1. A roof plan identifying where the living roofs will be located;*
- 2. 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);*
- 3. Roof plans annotating details of the substrate: showing at least two substrate types across the roofs, annotating contours of the varying depths of substrate;*
- 4. 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;*
- 5. 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 roofs will not rely on one species of plant life such as Sedum (which are not native);*
- 6. Roof plans and sections showing the relationship between the living roof areas and photovoltaic array; and*
- 7. Management and maintenance plan, including frequency of watering arrangements.*
- 8. A section showing the build-up of the blue roofs and confirmation of the water attenuation properties, and feasibility of collecting the rainwater and using this on site;*

B. Prior to the occupation of 90% of the development, evidence shall 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.



In order for the condition to be discharged on a phased basis we request that Condition 22 is reworded so that it reads:

A. Prior to the above ground commencement of development within each Phase which includes the whole or part of 2 Berol Yard or Berol House, details of the living roofs for the relevant Phase must be submitted to and approved in writing by the Local Planning Authority. Living roofs must be planted with flowering species that provide amenity and biodiversity value at different times of year. Plants must be grown and sourced from the UK and all soils and compost used must be peat-free, to reduce the impact on climate change. The submission shall include the following unless otherwise agreed in writing:

- 1. A roof plan identifying where the living roofs will be located;*
- 2. 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);*
- 3. Roof plans annotating details of the substrate: showing at least two substrate types across the roofs, annotating contours of the varying depths of substrate;*
- 4. 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;*
- 5. 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 roofs will not rely on one species of plant life such as Sedum (which are not native);*
- 6. Roof plans and sections showing the relationship between the living roof areas and photovoltaic array; and*
- 7. Management and maintenance plan, including frequency of watering arrangements.*
- 8. A section showing the build-up of the blue roofs and confirmation of the water attenuation properties, and feasibility of collecting the rainwater and using this on site;*

B. Prior to the occupation of 90% of the relevant Phase, evidence shall be submitted to and approved by the Local Planning Authority that the living roofs within the relevant Phase 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.

Condition 23

Condition 23 (Landscape and Ecological Management Plan) is currently worded:

Prior to occupation of the development a landscape and ecological management plan (LEMP) shall be submitted to and approved in writing by the Council. The content of the LEMP shall include the following:

- a) Description and evaluation of features to be managed*
- b) Ecological trends and constraints on site that might influence management*
- c) Aims and objectives of management*
- d) Appropriate management options for achieving aims and objectives*
- e) Prescriptions for management actions*



f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period)

g) Details of the who shall be responsible for implementation of the plan

h) Ongoing monitoring and remedial measures

The LEMP shall also include details of the legal and funding mechanism(s) by which long term implementation of the plan will be secured by the developer. The plan shall also set out (where results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed, and implemented so that the development still delivers the fully functioning biodiversity objectives of the approved scheme. The approved plan shall be implemented in accordance with the approved details.

In order for the condition to be discharged on a phased basis we request that Condition 23 is reworded so that it reads:

Prior to occupation of each Phase which includes the whole or part of 2 Berol Yard or Berol House, a landscape and ecological management plan (LEMP) for the relevant Phase shall be submitted to and approved in writing by the Council. The content of the LEMP shall include the following:

a) Description and evaluation of features to be managed

b) Ecological trends and constraints on site that might influence management

c) Aims and objectives of management

d) Appropriate management options for achieving aims and objectives

e) Prescriptions for management actions

f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period)

g) Details of the who shall be responsible for implementation of the plan

h) Ongoing monitoring and remedial measures

The LEMP shall also include details of the legal and funding mechanism(s) by which long term implementation of the plan will be secured by the developer. The plan shall also set out (where results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed, and implemented so that the development still delivers the fully functioning biodiversity objectives of the approved scheme. The approved plan for the relevant Phase shall be implemented in accordance with the approved details.

Condition 24

Condition 24 (Energy Strategy) is currently worded:

The development hereby approved shall be constructed in accordance with the Energy Statement prepared by WSP (dated 13th June 2023) delivering a minimum 72% improvement on carbon emissions over 2013 Building Regulations Part L, with SAP10 emission factors, high fabric efficiencies, connection to the Decentralised Energy Network, and a minimum 31kWp solar photovoltaic (PV) array.

(a) Prior to above ground construction, details of the Energy Strategy shall be submitted to and approved in writing by the Local Planning Authority. This must include:

Carbon reduction following the energy hierarchy for future connection to the DEN;



The applicant needs to achieve the following: (1) A combined DLF (for the offsite and onsite network) of 1.25, (2) this should assume the offsite DLF is 1.05 (and so the onsite network will have a DLF of $1.25/1.05=1.19$; and (3) to certify that the combined DLF through the PCDB.

Confirmation of how this development will meet the zero-carbon policy requirement in line with the Energy Hierarchy;

Confirmation of the necessary fabric efficiencies to achieve a minimum 10% reduction with SAP10 carbon factors;

Details on what measures will be undertaken to make the retained locally listed building more energy efficient (what type of insulation, how the building will be made more airtight, etc).

Details to reduce thermal bridging;

Calculated Primary Energy Factor, Energy Use Intensity and space heating demand and its performance against GLA benchmarks for a similar use;

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 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); and how the energy will be used on-site before exporting to the grid;

Specification of any additional equipment installed to reduce carbon emissions; and

A metering strategy.

The amount of and calculation for the Carbon Offsetting Contribution (if applicable) assuming connection to the DEN for each of the buildings comprised in the relevant Phase anticipated from the data in the submitted Energy Plan.

The development shall be carried out strictly in accordance with the details so approved prior to first occupation and shall be maintained and retained for the lifetime of the development unless otherwise agreed in writing. The solar PV array shall be installed with monitoring equipment prior to completion and shall be maintained at least annually thereafter.

(b) The solar PV arrays must be installed and brought into use prior to first occupation of the relevant building. Six months following the first occupation of that building, 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.

(c) Within six months of first occupation, evidence shall be submitted to the Local Planning Authority that the development has been registered on the GLA's Be Seen energy monitoring platform and monitoring results shall be submitted to the GLA for at least 5 years post-occupation (in accordance with the Mayor of London's Be Seen Energy Monitoring guidance).

In order for the condition to be discharged on a phased basis we request that Condition 24 is reworded so that it reads:

The development hereby approved shall be constructed in accordance with the Energy Statement prepared by WSP (dated 13th June 2023) delivering a minimum 72% improvement on carbon emissions over 2013 Building Regulations Part L, with SAP10 emission factors, high fabric efficiencies, connection to the Decentralised Energy Network, and a minimum 31kWp solar photovoltaic (PV) array.

(a) Prior to above ground construction of each Phase which includes the whole or part of 2 Berol Yard or Berol House, details of the Energy Strategy for the relevant Phase shall be submitted to and approved in writing by the Local Planning Authority. This must include:

Carbon reduction following the energy hierarchy for future connection to the DEN;



The applicant needs to achieve the following: (1) A combined DLF (for the offsite and onsite network) of 1.25, (2) this should assume the offsite DLF is 1.05 (and so the onsite network will have a DLF of $1.25/1.05=1.19$; and (3) to certify that the combined DLF through the PCDB.

Confirmation of how this development will meet the zero-carbon policy requirement in line with the Energy Hierarchy;

Confirmation of the necessary fabric efficiencies to achieve a minimum 10% reduction with SAP10 carbon factors;

Details on what measures will be undertaken to make the retained locally listed building more energy efficient (what type of insulation, how the building will be made more airtight, etc).

Details to reduce thermal bridging;

Calculated Primary Energy Factor, Energy Use Intensity and space heating demand and its performance against GLA benchmarks for a similar use;

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 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); and how the energy will be used on-site before exporting to the grid;

Specification of any additional equipment installed to reduce carbon emissions; and

A metering strategy.

The amount of and calculation for the Carbon Offsetting Contribution (if applicable) assuming connection to the DEN for each of the buildings comprised in the relevant Phase anticipated from the data in the submitted Energy Plan.

The development within the relevant Phase shall be carried out strictly in accordance with the details so approved prior to first occupation of the relevant Phase and shall be maintained and retained for the lifetime of the development unless otherwise agreed in writing. The solar PV array for the relevant Phase shall be installed with monitoring equipment prior to completion and shall be maintained at least annually thereafter.

(b) The solar PV arrays must be installed and brought into use prior to first occupation of the relevant building within the relevant Phase. Six months following the first occupation of that building, 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.

(c) Within six months of first occupation of the relevant Phase, evidence shall be submitted to the Local Planning Authority that the development within the relevant Phase has been registered on the GLA's Be Seen energy monitoring platform and monitoring results shall be submitted to the GLA for at least 5 years post-occupation (in accordance with the Mayor of London's Be Seen Energy Monitoring guidance).

Condition 25

Condition 25 (DEN Connection) is currently worded:

Prior to the above ground commencement of construction work, details relating to the future connection to the DEN shall be submitted to and approved by the local planning authority. This shall include:

Further detail of how the developer will ensure the performance of the DEN system will be safeguarded through later stages of design (e.g. value engineering proposals by installers), construction and commissioning including provision of key information on system performance required by CoP1 (e.g. joint weld and HIU commissioning certificates, CoP1 checklists, etc.);



Peak heat load calculations in accordance with CIBSE CP1 Heat Networks: Code of Practice for the UK (2020) taking account of diversification.

Detail of the pipe design, pipe sizes and lengths (taking account of flow and return temperatures and diversification), insulation and calculated heat loss from the pipes in Watts, demonstrating heat losses have been minimised together with analysis of stress/expansion;

A before and after floor plan showing how the plant room can accommodate a heat substation for future DEN connection. The heat substation shall be sized to meet the peak heat load of the site. The drawings should cover details of the phasing including any plant that needs to be removed or relocated and access routes for installation of the heat substation;

Details of the route for the primary pipework from the energy centre to a point of connection at the site boundary including evidence that the point of connection is accessible by the area wide DEN, detailed proposals for installation for the route that shall be coordinated with existing and services, and plans and sections showing the route for three 100mm diameter communications ducts;

Details of the route for connecting the non-residentials Berol House with the energy centre in 2 Berol Yard;

Details of the location for building entry including dimensions, isolation points, coordination with existing services and detail of flushing/seals;

Details of the location for the set down of a temporary plant to provide heat to the development in case of an interruption to the DEN supply including confirmation that the structural load bearing of the temporary boiler location is adequate for the temporary plant and identify the area/route available for a flue;

Details of a future pipework route from the temporary boiler location to the plant room.

In order for the condition to be discharged on a phased basis we request that Condition 25 is reworded so that it reads as follows and the wording which has been struck-through is deleted as the Approved scheme and associated Energy Plan does not include any such links between 2 Berol Yard and Berol House:

Prior to the above ground commencement of construction work of each Phase which includes the whole or part of 2 Berol Yard or Berol House, details relating to the future connection to the DEN for the relevant Phase shall be submitted to and approved by the local planning authority. This shall include:

Further detail of how the developer will ensure the performance of the DEN system will be safeguarded through later stages of design (e.g. value engineering proposals by installers), construction and commissioning including provision of key information on system performance required by CoP1 (e.g. joint weld and HIU commissioning certificates, CoP1 checklists, etc.);

Peak heat load calculations in accordance with CIBSE CP1 Heat Networks: Code of Practice for the UK (2020) taking account of diversification.

Detail of the pipe design, pipe sizes and lengths (taking account of flow and return temperatures and diversification), insulation and calculated heat loss from the pipes in Watts, demonstrating heat losses have been minimised together with analysis of stress/expansion;

A before and after floor plan showing how the plant room can accommodate a heat substation for future DEN connection. The heat substation shall be sized to meet the peak heat load of the relevant Phase. The drawings should cover details of the phasing including any plant that needs to be removed or relocated and access routes for installation of the heat substation;

Details of the route for the primary pipework from the energy centre to a point of connection at the site boundary including evidence that the point of connection is accessible by the area wide DEN, detailed proposals for installation for the route that shall be coordinated with existing and services, and plans and sections showing the route for three 100mm diameter communications ducts;

~~Details of the route for connecting the non-residentials Berol House with the energy centre in 2 Berol Yard;~~



Details of the location for building entry including dimensions, isolation points, coordination with existing services and detail of flushing/seals;

Details of the location for the set down of a temporary plant to provide heat to the relevant Phase in case of an interruption to the DEN supply including confirmation that the structural load bearing of the temporary boiler location is adequate for the temporary plant and identify the area/route available for a flue;

Details of a future pipework route from the temporary boiler location to the plant room.

Condition 28

Condition 28 (Circular Economy) is currently worded:

Prior to the occupation [of any phase / building/ development], a Post-Construction Monitoring Report should be completed in line with the GLA's Circular Economy Statement Guidance.

The relevant Circular Economy Statement shall be submitted to the GLA at: circulareconomystatements@london.gov.uk, along with any supporting evidence as per the guidance. Confirmation of submission to the GLA shall be submitted to, and approved in writing by, the Local Planning Authority, prior to the occupation [of any phase / building/ development].

As drafted, Condition 28 contains unresolved bracketed alternatives ([of any phase / building/ development]); in order for the condition to be capable of being discharged on a phased basis we request that Condition 28 is reworded so that it reads:

Prior to the occupation of each Phase which includes the whole or part of 2 Berol Yard or Berol House, a Post-Construction Monitoring Report for the relevant Phase should be completed in line with the GLA's Circular Economy Statement Guidance.

The relevant Circular Economy Statement for the relevant Phase shall be submitted to the GLA at: circulareconomystatements@london.gov.uk, along with any supporting evidence as per the guidance. Confirmation of submission to the GLA shall be submitted to, and approved in writing by, the Local Planning Authority, prior to the occupation of the relevant Phase.

Condition 30

Condition 30 (Secured by Design) is currently worded:

(a) Prior to the first occupation of the building, or within an alternative timescale as may be agreed in writing with the LPA, a 'Secured by Design' accreditation shall be obtained and thereafter all security features included in the accreditation are to be permanently retained.

(b) Accreditation must be achieved according to current and relevant Secured by Design guidelines at the time of above grade works of the development.

The commercial aspects of the development must achieve the relevant Secured by Design certification at the final fitting stage, prior to the commencement of business and details shall be submitted to and approved, in writing, by the Local Planning Authority.

In order for the condition to be discharged on a phased basis we request that Condition 30 is reworded so that it reads:

(a) Prior to the first occupation of the building within each Phase which includes the whole or part of 2 Berol Yard or Berol House, or within an alternative timescale as may be agreed in writing with the LPA, a 'Secured by Design' accreditation for the relevant Phase shall be obtained and thereafter all security features included in the accreditation are to be permanently retained.

(b) Accreditation must be achieved according to current and relevant Secured by Design guidelines at the time of above grade works of the relevant Phase.



The commercial aspects of the relevant Phase must achieve the relevant Secured by Design certification at the final fitting stage, prior to the commencement of business within the relevant Phase, and details shall be submitted to and approved, in writing, by the Local Planning Authority.

Condition 37

Condition 37 (Site Waste Management Plan) is currently worded:

No development shall commence until a Site Waste Management Plan (SWMP) has been submitted to and approved in writing by the Local Planning Authority.

The Site Waste Management Plan shall identify how waste would be managed throughout the life cycle of the Berol Quarter project, by addressing the waste hierarchy, waste types, waste storage and handling, waste awareness and waste monitoring and measurement. The plan shall identify how waste would be reduced and managed/re-used during demolition and construction.

The approved Site Waste Management Plan shall be implemented prior to commencement of works and the development shall be operated in accordance with the approved Plan thereafter, unless a review of arrangements and a revised Plan is approved in writing by the Local Planning Authority, in which case the development shall be operated in accordance with any revised Plan that is approved in writing by the Local Planning Authority.

In order for the condition to be discharged on a phased basis we request that Condition 37 is reworded so that it reads:

No development shall commence within each Phase which includes the whole or part of 2 Berol Yard or Berol House until a Site Waste Management Plan (SWMP) for the relevant Phase has been submitted to and approved in writing by the Local Planning Authority.

The Site Waste Management Plan for the relevant Phase shall identify how waste would be managed throughout the life cycle of the relevant Phase of the Berol Quarter project, by addressing the waste hierarchy, waste types, waste storage and handling, waste awareness and waste monitoring and measurement. The plan shall identify how waste would be reduced and managed/re-used during demolition and construction of the relevant Phase.

The approved Site Waste Management Plan for the relevant Phase shall be implemented prior to commencement of works within the relevant Phase and the development shall be operated in accordance with the approved Plan thereafter, unless a review of arrangements and a revised Plan is approved in writing by the Local Planning Authority, in which case the development shall be operated in accordance with any revised Plan that is approved in writing by the Local Planning Authority.

Condition 40

Condition 40 (London Underground Asset Protection) is currently worded:

1. Before the pre-commencement/Site formation/Demolition stage begins, no works shall be carried out until the following, in consultation with TfL Infrastructure Protection, have been submitted to and approved in writing by the local planning authority.

- a) provide demolition details*
- b) accommodate the location of the existing London Underground structures*
- c) accommodate ground movement arising from the development construction thereof*
- d) mitigate the effects of noise and vibration arising from the adjoining railway operations within the structures*
- e) provide details on the use of tall plant/scaffolding for the demolition phase*
- f) demonstrate that any EMC emissions from any plant or equipment to be used on the site or in the finished structure will not adversely affect LU equipment or signalling*



g) demonstrate that the design allows for any emissions from London Underground's tunnel, tracks and ventilation shafts or emissions from the proposed development

h) written confirmation will be required from Thames Water/whomever that any increased drainage or sewage from the site will not be discharged directly or indirectly into London Underground's drainage system.

2. Before the sub-structure construction stage begins, no works shall be carried out until the following, in consultation with TfL Infrastructure Protection, have been submitted to and approved in writing by the local planning authority.

a) prior to commencement of each phase of the development provide details of foundations, basement and ground floor structures, or for any other structures below ground level, including piling (temporary and permanent)

3. Before the super-structure construction stage begins, no works shall be carried out until the following, in consultation with TfL Infrastructure Protection, have been submitted to and approved in writing by the local planning authority.

a) provide details on the use of tall plant/scaffolding

As Condition 40 arises from 2 Berol Yard's proximity to London Underground infrastructure and does not affect 2 Berol Yard, we request that Condition 40 is reworded so that it reads:

1. Before the pre-commencement/Site formation/Demolition stage of each Phase which includes the whole or part of 2 Berol Yard begins, no works relating to 2 Berol Yard shall be carried out until the following, in consultation with TfL Infrastructure Protection, have been submitted to and approved in writing by the local planning authority.

a) provide demolition details for the 2 Berol Yard

b) accommodate the location of the existing London Underground structures

c) accommodate ground movement arising from the construction of 2 Berol Yard

d) mitigate the effects of noise and vibration arising from the adjoining railway operations within the structures

e) provide details on the use of tall plant/scaffolding for the demolition works of 2 Berol Yard

f) demonstrate that any EMC emissions from any plant or equipment to be used for 2 Berol Yard or in the finished structure will not adversely affect LU equipment or signalling

g) demonstrate that the design of 2 Berol Yard allows for any emissions from London Underground's tunnel, tracks and ventilation shafts or emissions from the proposed development

h) written confirmation will be required from Thames Water/whomever that any increased drainage or sewage from 2 Berol Yard will not be discharged directly or indirectly into London Underground's drainage system.

2. Before the sub-structure construction stage of 2 Berol Yard begins, no works for 2 Berol Yard shall be carried out until the following, in consultation with TfL Infrastructure Protection, have been submitted to and approved in writing by the local planning authority.

a) prior to commencement of 2 Berol Yard provide details of foundations, basement and ground floor structures, or for any other structures below ground level, including piling (temporary and permanent)

3. Before the super-structure construction stage of 2 Berol Yard begins, no works relating to 2 Berol Yard shall be carried out until the following, in consultation with TfL Infrastructure Protection, have been submitted to and approved in writing by the local planning authority.

a) provide details on the use of tall plant/scaffolding of 2 Berol Yard



Condition 42

Condition 42 (Demolition/Construction Environmental Management Plans) is currently worded:

(a) No development shall commence until a Demolition Environmental Management Plan (DEMP) for the building has been submitted to and approved in writing by the Local Planning Authority.

(b) No development shall commence (other than demolition) until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority.

(c) The DEMP and CEMP shall provide details of how demolition and construction works respectively are to be undertaken and shall include:

i. A construction method statement which identifies the stages and details how works will be undertaken;

ii. Details of working hours, which unless otherwise agreed with the Local Planning Authority shall be limited to 08.00 to 18.00 Monday to Friday and 08.00 to 13.00 on Saturdays;

iii. Details of plant and machinery to be used during demolition/construction works;

iv. Details of an Unexploded Ordnance Survey;

v. Details of community engagement arrangements;

vi. Details of any acoustic hoarding;

vii. A temporary drainage strategy and performance specification to control surface water runoff and Pollution Prevention Plan (in accordance with Environment Agency guidance);

viii. Details of external lighting; and

ix. Details of any other standard environmental management and control measures to be implemented.

(e) Demolition and construction works shall only be carried out in accordance with the approved DEMP and CEMP or as otherwise agreed in writing with the Local Planning Authority.

In order for the condition to be discharged on a phased basis we request that Condition 42 is reworded so that it reads:

(a) No development shall commence within each Phase which includes the whole or part of 2 Berol Yard or Berol House until a Demolition Environmental Management Plan (DEMP) for the building(s) within the relevant Phase has been submitted to and approved in writing by the Local Planning Authority.

(b) No development shall commence (other than demolition) within each Phase which includes the whole or part of 2 Berol Yard or Berol House until a Construction Environmental Management Plan (CEMP) for the relevant Phase has been submitted to and approved in writing by the Local Planning Authority.

(c) The DEMP and CEMP for the relevant Phase shall provide details of how demolition and construction works respectively are to be undertaken within the relevant Phase and shall include:

i. A construction method statement which identifies the stages and details how works will be undertaken;

ii. Details of working hours, which unless otherwise agreed with the Local Planning Authority shall be limited to 08.00 to 18.00 Monday to Friday and 08.00 to 13.00 on Saturdays;

iii. Details of plant and machinery to be used during demolition/construction works;

iv. Details of an Unexploded Ordnance Survey;

v. Details of community engagement arrangements;

vi. Details of any acoustic hoarding;



vii. A temporary drainage strategy and performance specification to control surface water runoff and Pollution Prevention Plan (in accordance with Environment Agency guidance);

viii. Details of external lighting; and

ix. Details of any other standard environmental management and control measures to be implemented.

(e) Demolition and construction works within the relevant Phase shall only be carried out in accordance with the approved DEMP and CEMP for the relevant Phase or as otherwise agreed in writing with the Local Planning Authority.

Condition 44

Condition 44 (Management and Control of Dust) is currently worded:

(a) No development shall commence, save for investigative work, until a detailed Air Quality and Dust Management Plan (AQDMP), detailing the management of demolition and construction dust, has been submitted to and approved in writing by the Local Planning Authority. The AQDMP shall be in accordance with the Greater London Authority SPG Dust and Emissions Control (2014) and shall include:

i) Monitoring locations

ii) Mitigation measures to manage and minimise demolition/construction dust emissions during works;

iii) Details confirming the site and all Non-Road Mobile Machinery (NRMM) and plant to be used on the site of net power between 37kW and 560 kW has been registered at <http://nrmm.london>;

iv) Evidence of Non-Road Mobile Machinery (NRMM) and plant registration shall be available on site during the course of the demolitions, site preparation and construction phases in the event of Local Authority Inspection (Evidence is required to meet Stage IIIB of EU Directive 97/68/ EC for both NOx and PM);

v) An inventory of NRMM currently on site (machinery should be regularly serviced, and service logs kept on site, which includes proof of emission limits for equipment for inspection);

vi) a Dust Risk Assessment for the works; and

vii) Lorry Parking, in joint arrangement where appropriate.

(b) Demolition and construction works shall only be carried out in accordance with the approved AQDMP.

In order for the condition to be discharged on a phased basis we request that Condition 44 is reworded so that it reads:

(a) No development shall commence within each Phase which includes the whole or part of 2 Berol Yard or Berol House, save for investigative work, until a detailed Air Quality and Dust Management Plan (AQDMP) for the relevant Phase, detailing the management of demolition and construction dust within the relevant Phase, has been submitted to and approved in writing by the Local Planning Authority. The AQDMP shall be in accordance with the Greater London Authority SPG Dust and Emissions Control (2014) and shall include:

i) Monitoring locations

ii) Mitigation measures to manage and minimise demolition/construction dust emissions during works;

iii) Details confirming the site and all Non-Road Mobile Machinery (NRMM) and plant to be used on the site of net power between 37kW and 560 kW has been registered at <http://nrmm.london>;

iv) Evidence of Non-Road Mobile Machinery (NRMM) and plant registration shall be available on site during the course of the demolitions, site preparation and construction phases in the event of Local Authority Inspection (Evidence is required to meet Stage IIIB of EU Directive 97/68/ EC for both NOx and PM);



v) An inventory of NRMM currently on site (machinery should be regularly serviced, and service logs kept on site, which includes proof of emission limits for equipment for inspection);

vi) a Dust Risk Assessment for the works; and

vii) Lorry Parking, in joint arrangement where appropriate.

(b) Demolition and construction works within the relevant Phase shall only be carried out in accordance with the approved AQDMP for the relevant Phase.

Concluding Remarks

We trust the enclosed provides the Council with sufficient information to validate and determine this NMA application. In the meantime, if you have any queries, please do not hesitate to contact me.

Yours sincerely

Jonathan Carkeet
Director
Berol Quarter Limited

