

		Our ref: HGY/2026/2222 Contact: Gareth Prosser Date: 14/09/2026
Town and Country Act 1990 (As amended)		
Location:	30-48 Lawrence Road, Tottenham, London, N15 4EG	
Proposal:	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	
Wording of c4(a):	The 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, 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.	
Wording of c7(a):	(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;
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Carbon Management Response 14/09/2026

Documents submitted:

- Energy Statement prepared by Atelier Ten (dated 03/08/2026)
- BRUKL Sheets
- GLA carbon emissions reporting spreadsheet
- Biodiverse Roof Plan
- Other relevant documents

Response

Energy:

The applicant has submitted an updated Energy Strategy prepared by Atelier Ten proposing a carbon emission reduction of 130% against Part L 2021, demonstrating compliance with Part L 2021 and Local Plan Policy SP4.

The proposed development reconfirms a fabric-first approach, incorporating high-performance building fabric, low energy lighting and controls, solar control glazing, air permeability of 3 m³/hr/m² @ 50Pa, heat recovery ventilation, air source heat pump technology and a 96.4 kWp solar photovoltaic installation.

A total photovoltaic array area of 426.6m² comprising 192 panels with a total installed capacity of 96.4 kWp is proposed in the roof area.

Living Roof:

The submitted biodiversity roof strategy includes:

- A roof plan identifying the biodiverse roof location;
- Biodiverse substrate depths of 120–180mm;
- Wildflower seeding, plug planting and biodiverse planting strategy;
- Habitat features including log piles, sand beds, pebble beds and insect hotels;
- Long-term management and maintenance requirements.

The submitted detail demonstrates a biodiverse roof integrated alongside the photovoltaic array.

Conclusion

The submitted information is acceptable, and we can recommend that Condition 4a and 7a is discharged.