



Officer Report

Application Number:	HGY/2026/2222
Application Type:	Approval of details reserved by a condition
Address:	30-48 Lawrence Road, Tottenham, London, N15 4EG
Proposal:	Submission of details for the discharge of condition 3 (materials), condition 4a (energy), condition 7a (living roof), condition 12 (blue badge parking) and condition 17 (secure by design) attached to permission HGY/2025/3108
Case Officer:	Gareth Prosser
Valid Date:	06/08/2026
Applicant:	C/O Agent
Agent:	C/O Agent

RECOMMENDATION

Approve

APPROVED DEVELOPMENT

Alterations and 7-storey extension (facing Lawrence Road) to existing building to provide new self-storage facility (Use Class B8), new flexible workspace / incubator units and other works ancillary to the development.

CONSULTATION RESPONSE

Condition 3 (Materials) -

Design Officer: I would be very happy for the materials condition to be discharged.

Condition 4a (Energy) & Condition 7a (Living Roof)

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

Condition 17 (Secure By Design)

Designing Out Crime Officer: - I can confirm support of discharge of condition 17 relating to the above development, all information has been provided to our department.

Condition 12 (Blue Badge Parking)

LBH Transport Officer: Thank you for sending through the additional information for HGY/2026/2222. I have reviewed it and can confirm that it has addressed outstanding concerns from a transport perspective. There are no further concerns from a transport perspective.

ANALYSIS/ASSESSMENT

Condition 3 (Materials) reads:

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.

Officer Comment: Officers have assessed the submitted application and attended a site visit to view the proposed material in vicinity. The Design Officer has accepted the design details and the choice of materials. As such, condition 2 can be discharged.

Condition 4a (Energy)

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, 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.

Reason: To ensure the development reduces its impact on climate change by reducing carbon emissions on site to be in line with the Energy Hierarchy, and to comply with Policy SI2 of the London Plan 2021, Policy SP4 of the Local Plan 2017 and Policy DM22 of the Development Management Development Plan Document 2017.

Officer Comment: LBH Climate Change Officer has assessed the proposal and considered the submitted information acceptable, as such Condition 4a is recommended for discharge.

Condition 7a (Living Roof) reads:

(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;

Officer Comment: LBH Climate Change Officer has assessed the proposal and considers the submitted information acceptable, as such Condition 7a is recommended for discharge.

Condition 17 (Secure By Design) reads:

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.
Reason: To ensure safe and secure development and reduce crime and to comply with Policy DM2 of the Development Management Development Plan Document 2017.

Officer Comment: The Metropolitan Police's, Designing Out Crime Officer has assessed the application and is satisfied that the proposal is acceptable. As such condition 17 is recommended for discharge.

Condition 12 (Blue Badge Parking) reads:

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.

Reason: In order to ensure the development provides disabled parking and to comply with Policy T6.5 of the London Plan 2021.

LBH Transport Officer has reviewed the application with additional information provided and confirms that there are no further concerns from a transport perspective. As such, condition 12 is recommended for discharge.

In conclusion, condition 3 (materials), condition 4a (energy), condition 7a (living roof), condition 17 (secure by design) and condition 12 (blue badge parking) attached to permission HGY/2025/3108 are recommended for discharge.

RECOMMENDATION

GRANT DISCHARGE OF CONDITION 3
GRANT DISCHARGE OF CONDITION 12
GRANT DISCHARGE OF CONDITION 17

GRANT PARTIAL DISCHARGE CONDITION 4 PART (a) ONLY and
GRANT DISCHARGE OF CONDITION 7 PART (a) ONLY.

Informatives:

The Applicant is advised that:

condition 4 has been discharged in part and relates to Part (a) only;

condition 7 have been discharged in part and relates to Part (a) only.