

# Officer Report

**Application Number:** HGY/2023/3072  
**Application Type:** Approval of details reserved by a condition  
**Address:** Strategic Development Partnership (SDP) Sites, Welbourne, North Island, Ferry Island, Ashley Road East and Ashley Road West, Station Road, London N17

**Proposal:** Approval of details pursuant to Condition A5 (BREEAM - Post Occupation Certificate) of the Tottenham Hale Centre planning permission (LPA ref: HGY/2018/2223) dated 27 March 2019 in relation to the non-residential space North Island Plot (Plot A).

**Case Officer:** Philip Elliott  
**Valid Date:** 14/11/2023  
3

**Applicant:** HG Construction  
**Agent:** Matthew Eyre

## RECOMMENDATION

**Approve**

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

### 1. APPLICATION DETAILS

**Reference No:** HGY/2023/3072

**Ward:** Tottenham Hale

**Date received:** 14/11/2023.

**Last amended date:** N/A

**Drawing number of plans:**

BREEAM final certificate showing that the non-residential (retail) element of the development has achieved a score of 56.8% = Very Good

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**Officer contact:** Philip Elliott

## **2. APPROVED DEVELOPMENT**

Planning permission (Reference: HGY/2018/2223) was granted on 27/03/2019 for: Demolition works and clearance of existing site to provide a mixed-use development comprising 6 buildings up to 38 storeys in height, which together with pavilion and basement accommodation will provide up to 104,053m<sup>2</sup> of floorspace (GIA), comprising residential (Use Class C3) (up to 1,036 units), retail (Use Class A1-A4), health centre (Use Class D1), office (Use Class B1), leisure (Use Class D2) parking and servicing areas, hard and soft landscaping (including the provision of a new public square), highways works, creation of new vehicular accesses and the realignment of Station Road, decentralised energy network works and other associated works.

## **4. ANALYSIS/ASSESSMENT**

Condition A5 reads:

### A5) BREAAAM – Post Occupation Certificate (LBH Carbon Management)

Six calendar months after the first non-residential occupation of the Plot, a BREEAM Post Construction Certificate in respect of the non-residential space within Plot A shall be submitted to the Local Planning Authority. The Certificate shall be issued by the Building Research Establishment (or another independent certification body). The development within Plot A shall maintain the rating in the approved Certificate thereafter unless agreed in writing with the Local Planning Authority.

REASON: In the interest of addressing climate change and to secure sustainable development

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Pursuant to Condition A5 (BREAAAM – Post Occupation Certificate) the applicant has submitted a BREEAM final certificate showing that the non-residential (retail) element of the development has achieved a score of 56.8% = Very Good.

Sitewide Condition 7 requires the non-residential elements of the development to achieve a standard of BREEAM Very Good (New Construction 2018). The submitted certificate confirms that Units 1-3 of North Island achieve BREEM Very Good in compliance with sitewide Condition 7.

As such, sufficient information has been provided to identify that the proposed non-residential element of the development would address climate change and secure a sustainable development.

## **5. RECOMMENDATION**

APPROVE BREAAAM – POST OCCUPATION CERTIFICATE DETAILS RELATING TO THE NON-RESIDENTIAL SPACE PLOT A (NORTH ISLAND SITE) RESERVED BY CONDITION A5 ATTACHED TO HGY/2018/2223.

As shown on approved drawings/documents:

BREEAM final certificate showing that the non-residential (retail) element of the development has achieved a score of 56.8% = Very Good

**Informatives:**

The applicant is advised that the non-residential space within Plot A shall thereafter maintain a score of 56.8% = Very Good as indicated in the approved BREEAM Post Construction Certificate unless otherwise agreed in writing by the Local Planning Authority.