

Officer Report

Application Number:	HGY/2023/2744
Application Type:	Approval of details reserved by a condition
Address:	67, Sterling House, Lawrence Road, Tottenham, London, N15 4EY
Proposal:	Approval of details pursuant to condition 18 (Sustainability Statement) attached to planning permission HGY/2018/3655
Case Officer:	Valerie Okeiyi
Valid Date:	12/10/2023
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Applicant:	Vabel London Limited
Agent:	Lucy Slater

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

HGY/2018/3655 -Variation of Condition 2 of planning permission HGY/2016/1212 in order to substitute the drawing numbers

2. CONSULTATION RESPONSE

Internal

Carbon Officer -

Carbon Management Response 20/12/2023

Documents submitted:

- Travel pack prepared by VABEL LAWRENCE
- Green Roof Plan prepared by GREEN ROOFERS
- Cover letter prepared by Savills (dated 12 October 2023)
- Other relevant documents

Response

The travel pack should also provide details around the cycle storing spaces within the development.

Actions:

- Please amend the travel pack to include the details of cycle facilities including but not limited to security access, direction/location, usage guide, resources, etc.

Conclusion

Further information is required so we therefore do not recommend discharging Condition 18.

The applicant should provide a response to the points raised above and issue updated plans/information where required.

Carbon Management Response 09/01/2024

Documents submitted:

- Revised Travel pack prepared by VABEL LAWRENCE

The additional information is helpful.

Conclusion

The information submitted is now sufficient, so we can recommend discharging Condition 18.

3. ANALYSIS/ASSESSMENT

Condition 18 (Sustainability Statement) reads:

The development shall then be constructed in strict accordance of the details set out in the sustainability assessment as set out in "Planning Statement: Sustainability Statement, 67 Lawrence Road. Dated 05/04/2016 by Joanna Peacock of Eight Associates.

The development shall then be constructed in strict accordance of the details so approved, and shall provide evidence of the following to the local planning authority at least 6 months of completion on site for approval:

- A site waste management plan targeting best practice benchmarks for resource efficiency;
- Dedicated internal and external waste storage and recycling facilities for end users;
- Approximately 825m2 green roof will be installed on the roof of the 3rd, 5th and 6th floor, to provide the following ecological and sustainable benefits:
- Registration under the Considerate Constructors Scheme (CCS) targeting at least 35 out of 50 points, including 7 points within each section of the scheme.
- A resident and employee Travel Pack for all new occupiers.

The external waste facilities and the green roof shall be maintained as such thereafter.

In the event that the development fails to deliver the required measures, a full schedule and costings of remedial works shall be submitted for our written approval. Thereafter the schedule of remedial works must be implemented on site within 3 months of the local authorities' approval of the schedule, or the full costs and management fees given to the Council for offsite remedial actions.

Reasons: In the interest of addressing climate change and to secure sustainable development in accordance with London Plan (2016) policies 5.1, 5.2, 5.3 and 5.9 and policy SP:04 of the Local Plan

Officers have reviewed the details submitted and is satisfied that condition 18 can be discharged.

4. RECOMMENDATION

GRANT DISCHARGE OF CONDITION 18