



# Officer Report

**Application Number:** HGY/2024/0147  
**Application Type:** Approval of details reserved by a condition  
**Address:** Unit 2, 550 White Hart Lane, Tottenham, London, N17 7BF  
**Proposal:** Approval of details reserved by a condition 12 (b) (Post Construction Certificate - BREEAM) attached to planning permission HGY/2022/0708.  
**Case Officer:** Kwaku Bossman-Gyamera  
**Valid Date:** 18/01/2024  
**Applicant:** - - -  
**Agent:** Wakako Hirose

## **RECOMMENDATION**

**Approve**

## **APPROVED DEVELOPMENT**

HGY/2022/0708 – Application for variation/removal of condition 1 (in accordance with the plans), condition 4 (restriction of use class) and condition 6 (deliveries) attached to planning permission reference: HGY/2020/0100.

## **ANALYSIS/ASSESSMENT**

**Condition 12 (b) - (BREEAM) reads:**

(a) Prior to the commencement of above ground works, a pre-assessment report (or design stage certificate with interim rating if available) must be submitted confirming that the development will achieve at least a BREEAM rating of 'Very Good' (or any such equivalent national measure of sustainable building which replaces that scheme). This must include a table which states which credits will be achieved, which credits cannot be achieved and for what reasons.

**(b) Within 6 months of occupying the industrial and ancillary office unit the final Post-Construction Certificate certifying that a BREEAM rating of 'Very Good' has been achieved must be submitted for approval.**

(c) 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.

(d) The accreditation of 'Very Good' or higher shall be maintained thereafter unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure sustainable development in accordance with Policy SI2.

Pursuant to condition 12 (b), the applicant has submitted The BREEAM final certificate which confirms that the development has achieved a BREEAM rating of "Excellent" which exceeds the requirement of the conditions to achieve a rating of 'Very Good', Therefore, it is considered appropriate to discharge the above conditions.

## **RECOMMENDATION**

GRANT DISCHARGE