



Officer Report

Application Number:	HGY/2024/0768
Application Type:	Approval of details reserved by a condition
Address:	44-46 Hampstead Lane, Hornsey, London, N6 4LL
Proposal:	Partial approval of details pursuant to condition 25 - part (a) only (BREEAM Pre-Assessment) of planning permission HGY/2022/2731 for demolition of the existing dwellings and erection of new care home (Use Class C2)
Case Officer:	Samuel Uff
Valid Date:	19/03/2024
Applicant:	C/O Agent
Agent:	Mr Allen Sacbucker

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

HGY/2023/2731 – Demolition of existing dwellings and redevelopment to provide a 66 bed care home (Use Class C2); associated basement; side / front lightwells with associated balustrades; subterranean and forecourt car parking; treatment room; detached substation; side access from Courtenay Avenue; removal 4 no. trees; amended boundary treatment; and associated works – 02/02/2024.

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2. CONSULTATION RESPONSE

LBH Carbon Management: They are proposing lower "Very Good" rating, while our policy is aiming for "Excellent". Targeting a low "Very Good" does not show the ambitions of aiming for "Excellent". Therefore, we do not recommend discharging condition 25. (Officer Comment: There is a second part to the condition that will require a completion certificate to show that higher very good is achieved. The applicant has confirmed that they will look to improve and is aware that the aspiration is for higher end of the "very good" rating, edging towards "excellent").

3. ANALYSIS/ASSESSMENT

Condition 25 reads:

(a) Prior to the commencement of development, a sustainability assessment should be submitted to the planning authority which achieves the highest possible standard have been achieved through measurable outputs to demonstrate how environmental sustainability has been integrated into the development. This may be achieved through a BREEAM Pre-Assessment with a minimum 'Very Good' rating but aiming for Excellent, or similar independently audited assessment where measurable outputs can be demonstrated. This should include a table to demonstrate which credits will be met, how many are met out of the total available, under which category, which could be achieved, and justification for which credits will not be met.

(b) Upon approval, the measures shall be implemented on site prior to occupation and maintained thereafter for the lifetime of the development. A post-construction certificate shall be submitted to the Council within six months of occupation of the development.

Reason: In the interest of addressing climate change and securing sustainable development in accordance with Policies SI2, SI3 and SI4 of the London Plan 2021, Policy SP4 of Haringey's Local Plan Strategic Policies 2017 and Policy DM21 of Development Management Development Plan Document 2017.

Pursuant to Condition 25(a), the applicant has provided a BREEAM pre-assessment showing that the scheme would achieve a BREEAM rating of "very good". Policy requirement is for 'at least Very Good', with an aspiration for 'Excellent' rating. This has been discussed with the applicant and they are reviewing how this rating can be improved, as detailed within the approved email document. The achievement of 'very good' with a plan to improve towards 'Excellent' BREEAM rating is therefore considered to suffice for part (a) of condition 25.

Part (b) of Condition 25 requires the measures to be implemented prior to occupation and that this be maintained thereafter. Further, the Applicant is required to submit a 'post construction' certificate within 6 months of occupation to the Council and it is within this time period the Applicant will seek to improve the 'very good' rating towards the high end of 'very good' towards 'excellent', although if 'excellent' isn't achieved but rather 'Very Good', the rating remains policy compliant.

An informative has been included reminding the applicant of the requirement to comply with part (b) of Condition 25 and the agreed ambition to improve on 'very good' BREEAM rating.

As such the details are considered to suffice.

4. RECOMMENDATION

GRANT PARTIAL DISCHARGE OF CONDITION 25 - DISCHARGE OF PART A ONLY

It is considered that sufficient information has been submitted in support of this application to discharge condition 25.

Informatives:

The applicant is advised that Condition 25 has only been discharged in part in that this decision relates to Condition 25(a) only.

For Condition 25 to be discharged in full, part (b) of Condition 25 requires the approved measures to be implemented on site prior to occupation and maintained thereafter for

the lifetime of the development. A post-construction certificate shall be submitted to the Council within six months of occupation of the development.