



Officer Report

Application Number:	HGY/2024/0554
Application Type:	Approval of details reserved by a condition
Address:	175, Willoughby Lane, London, N17 0RX
Proposal:	Approval of details reserved by a condition 15a(Design stage accreditation) attached to planning reference HGY/2022/0664
Case Officer:	Sarah Madondo
Valid Date:	29/02/2024
Applicant:	-
Agent:	Mr Jamie Loxley

RECOMMENDATION

Approve

Proposed development

Approval of details reserved by a condition 15a(Design stage accreditation) attached to planning reference HGY/2022/0664

Site & Surroundings

The site is a two storey building located on the corner of Dysons Road to the East and Brantwood Road to the south. The site is bounded by the Redcorn waste disposal operation to the west and other commercial and industrial units to the south on the other side of Brantwood Road. The area to the north of the site along Dysons Road and Middleham Road is residential in nature, primarily comprising 2 storey houses. A public right of way runs east to west along the north of the plot between the commercial plots and the houses of Middleham Road. The site is designated as a Strategic Industrial Location and within Flood Zone 2. The surrounding area is characterised by industrial and commercial uses. The site also lies within the Tottenham Area Action Plan area and is within an Archaeological Priority Area. The site is not located in any conservation area nor is listed building.

APPROVED DEVELOPMENT

HGY/2022/0664 – Demolition of existing buildings on the site and redevelopment of the land to the west of Willoughby Lane / Dysons Road for the erection of modern employment premises to provide flexible employment space across use classes E (light industrial), B2 and B8 (with ancillary offices), car parking, service yard areas, landscaping and associated works.

ANALYSIS/ASSESSMENT

Condition 15a reads:

(a) Prior to the commencement of development above slab level, a design stage accreditation certificate must be submitted to the Local Planning Authority confirming that the development will achieve a BREEAM “Very Good” outcome (or equivalent), aiming for “Excellent”. This should be accompanied by a tracker demonstrating which credits are being targeted, and why other credits cannot be met on site.

The development shall then be constructed in strict accordance with the details so approved, shall achieve the agreed rating and shall be maintained as such thereafter for the lifetime of the development.

Reason: In the interest of addressing climate change and securing sustainable development in accordance with London Plan (2021) Policies SI2, SI3 and SI4, and Local Plan (2017) Policies SP4 and DM21.

Pursuant to condition 15a the applicant has submitted covering letter by Michael Sparks Associates (Feb 2024) BREEAM NC 2018 Assessment Tracker (February 2024), Letter from Engineering Services Consultancy (15 February 2024), BREEAM Interim Certificate Design Stage (BREEAM-0098-4112 Issue 01) & BREEAM Interim Certificate: Design Stage (BREEAM-0098-4112, Issue 01, dated 11th June 2024) which has been reviewed by the carbon officer who has advised that the information submitted is sufficient to discharge condition 15a. Therefore, the details submitted are considered acceptable and in line with the intentions of the condition.

RECOMMENDATION - GRANT DISCHARGE

It is considered that sufficient information has been submitted in support of this application to discharge condition 15a. The recommendation is therefore one of approval to discharge the condition as sought by this planning application.