

Officer's Report

Application Number	HGY/2022/4312
Type	Approval of details reserved by a condition
Location	Former Red House Care Home, 423 West Green Road, Tottenham, London, N15 3PJ
Proposal	Approval of details for Condition 15 (boilers) of HGY/2018/1806.
Case Officer	Christopher Smith
Valid Date	05/12/2022
Applicant	Mr Oliver
Agent	Theo Theodosiou

RECOMMENDATION

Approve

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference Nos: HGY/2022/4312

Ward: St Ann's

Date received: 05/12/2022

Drawing number of plans: Cover letter dated 1st December 2022, Ultra Low NOx Wall Hung Condensing Boiler brochure; 1311_E_100.

Address: Former Red House Care Home, 423 West Green Road, Tottenham, London, N15 3PJ

Proposal: Approval of details for Condition 15 (boilers) of HGY/2018/1806.

Applicant: Mr Oliver

Officer contact: Christopher Smith

Approved Development: HGY/2018/1806. Demolition of existing buildings and erection of three buildings up to a maximum 6 storeys in height, and extension and conversion of former public house for use of the relocated Church and nursery plus a café, to provide a total of 88 residential units (including 46 social rented units), associated car and cycle parking spaces (including within new basement) and improvements to adjacent park. Granted 19th February 2020.

2. CONSULTATION RESPONSE

LBH Pollution Officer

“Having considered the applicant proposal to install: 1No Strebel S-CBX 155 Boiler with NOx Level (Dry @ 0% O2) of 20.1mg/kWh, 3No Strebel S-CBX 105 Boilers with NOx Level (Dry @ 0% O2) of 21.3mg/kWh and 5No Strebel S-CBX 125 Boilers with NOx Level (Dry @ 0% O2) of 23.9mg/kWh from the submitted stainless steel range of condensing boilers, we are satisfied with the discharge of attached condition 15 (boilers) of the approved planning permission HGY/2018/1806.”

3. ANALYSIS/ASSESSMENT

Condition 15 reads:

Prior to installation, details of the Ultra-Low NOx boilers for space heating and domestic hot water should be forwarded to the Local Planning Authority for its written approval. The boilers to be provided for space heating and domestic hot water shall have dry NOx emissions not exceeding 40mg/kWh. Boilers shall be installed in accordance with the approved documentation.

The following information has been submitted with this application:

- Cover letter dated 1st December 2022
- Ultra Low NOx Wall Hung Condensing Boiler brochure
- 1311_E_100

The Council's Pollution Officer considers the proposed boilers acceptable in respect of the requirements of the condition as described above.

Therefore, the submitted details are hereby approved in respect of Condition 15.

4. RECOMMENDATION

GRANT PERMISSION

Registered Nos.

HGY/2022/4312

Applicant's drawing No(s):

Cover letter dated 1st December 2022, Ultra Low NOx Wall Hung Condensing Boiler brochure; 1311_E_100.