

Officer's Report

Application Number	HGY/2022/3842
Type	Approval of details reserved by a condition
Location	Land Opposite 1-24, Remington Road, Tottenham, London, N15 6SS
Proposal	Approval of details pursuant to condition 4 (Energy) attached to planning permission ref: HGY/2021/2882 dated 9/6/2022 (The redevelopment of site including demolition of garages to provide 46 new homes for Council rent (Use Class C3) comprising part 3, 5 and 6 storey apartment buildings (31 homes) and 1, 2 and 3 storey houses and maisonettes (15 homes) with associated amenity space, landscaping, refuse/recycling and cycle storage facilities. Reconfiguration of Remington Road as one-way street, 7 on-street parking spaces, children's play space, public realm improvements and relocation of existing refuse/recycling facilities)
Case Officer	Tania Skelli
Valid Date	27/10/2022
Applicant	Colin Delta Architects (Agent)
Agent	Mr Colin Butcher

RECOMMENDATION

1. APPLICATION DETAILS

Reference No: HGY/2022/3842

Ward: Seven Sisters

Date received: 27/10/2022

Address: Land Opposite 1-24, Remington Road, Tottenham, London, N15 6SS

Proposal: Approval of details pursuant to condition 4 (Energy) attached to planning permission ref: HGY/2021/2882 dated 9/6/2022 (The redevelopment of site including demolition of garages to provide 46 new homes for Council rent (Use Class C3) comprising part 3, 5 and 6 storey apartment buildings (31 homes) and 1, 2 and 3 storey houses and maisonettes (15 homes) with associated amenity space, landscaping, refuse/ recycling and cycle storage facilities. Reconfiguration of Remington Road as one-way street, 7 on-street parking spaces, children's play space, public realm improvements and relocation of existing refuse/recycling facilities)

2. APPROVED DEVELOPMENT

HGY/2021/2882 - Redevelopment of site including demolition of garages to provide 46 new homes for Council rent (Use Class C3) comprising part 3, 5 and 6 storey apartment buildings (31 homes) and 1, 2 and 3 storey houses and maisonettes (15 homes) with associated amenity space, landscaping, refuse/ recycling and cycle storage facilities. Reconfiguration of Remington Road as one-way street, 7 on-street parking spaces, children's play space, public realm improvements and relocation of existing refuse/recycling facilities.

3. CONSULTATION RESPONSE

LBH Carbon Management - Support

4. ANALYSIS/ASSESSMENT

Condition 4 reads:

Energy

The development hereby approved shall be constructed in accordance with the Energy, Sustainability and Overheating Statement prepared by Iceni (dated August 2021) delivering a minimum 81% improvement on carbon emissions over 2013 Building Regulations Part L, with SAP10 emission factors, high fabric efficiencies (min. 15% reduction), air source heat pumps (ASHPs) and minimum 98.4kWp solar photovoltaic (PV) energy generation.

(a) Prior to above ground construction, details of the proposed ventilation and heating systems and solar PV shall be submitted to and approved by the Local Planning Authority. This must include:

- Location, specification and efficiency of the proposed ASHPs (Coefficient of Performance, Seasonal Coefficient of Performance, and the Seasonal Performance Factor), with plans showing the ASHP pipework and noise and visual mitigation measures;*
- Specification and efficiency of the proposed Mechanical Ventilation and Heat Recovery (MVHR), with plans showing the rigid MVHR ducting and location of the unit;*
- Details of the PV including: a roof plan; the number, angle, orientation, type, and efficiency level of the PVs; how overheating of the panels will be minimised; their peak output (kWp) and the final carbon reduction at the Be Green stage of the energy hierarchy;*
- A metering strategy.*

The development shall be carried out strictly in accordance with the details so approved prior to first operation and shall be maintained and retained for the lifetime of the development. The solar PV array shall be installed with monitoring equipment prior to completion and shall be maintained and cleaned at least annually thereafter.

(b) Within six months of first occupation, evidence that the solar PV and ASHPs installation has been installed correctly shall be submitted to and approved by the Local Planning Authority, including photographs of the solar array, a six-month energy generation statement, and a Microgeneration Certification Scheme certificate.

(c) Within six months of first occupation, evidence shall be submitted to the Local Planning Authority that the development has been registered on the GLA's Be Seen energy monitoring platform.

(d) Within one year of first occupation, evidence shall be submitted to and approved by the Local Planning Authority to demonstrate how the development has performed against the approved Energy Strategy and to demonstrate how occupants have been taken through training on how to use their homes and the technology correctly and in the most energy efficient way and that issues have been dealt with. This should include energy use data for the first year and a brief statement of occupant involvement to evidence this training and engagement.

Reason: To ensure the development reduces its impact on climate change by reducing carbon emissions on site in compliance with the Energy Hierarchy, and in line with London Plan (2021) Policy SI2, and Local Plan Policy SP4 and DM22.

Pursuant to condition 4 the applicant has provided an energy statement and technical note on metering. The energy statement provides details of the proposed ventilation, heating systems, and solar PV which is in accordance with the proposed Energy, Sustainability and Overheating Statement with 81% improvement on carbon emissions and 98.4kWp solar photovoltaic (PV) energy generation.

The technical note provides details of the proposed metering strategy. The note states that the landlord supply is metered by UKPN at entry and will have a host of sub-meters along with a meter on the PV system. The houses are individually inverted, and the panels on the flats will be linked to the landlord supply.

Accordingly, it is recommended to discharge condition 4.

The following conditions are outstanding:

3 (Materials and elevations), 5 (Overheating), 7b (Biodiversity), 13 (Drainage), 15 (SBD), 18 and 19 (Landscaping), 21 (EVCP), 23 (Part M4(2)).

Conditions 6 (living roofs), 11 (DEMP/CEMP/CLP), 16 (Cycle), 22 (Delivery and Servicing Plan)) are currently under consideration.

5. RECOMMENDATION

GRANT DISCHARGE CONDITION

Informatives:

- The following conditions are outstanding:

3 (Mats and elevations), 5 (Overheating), 7b (Biodiversity), 13 (Drainage), 15 (SBD), 18 and 19 (Landscaping), 21 (EVCP), 23 (Part M4(2)).

Conditions 6 (living roofs), 11 (DEMP/CEMP/CLP), 16 (Cycle), 22 (Delivery and Servicing Plan)) are currently under consideration.