

Officer's Report

Application Number	HGY/2023/1266
Type	Approval of details reserved by a condition
Location	Coppetts Wood Hospital, Coppetts Road, Hornsey, London, N10 1JN
Proposal	Approval of details pursuant to condition 17 (Boilers to house) attached to planning permission refs. HGY/2018/1643 and ref. HGY/2016/3482 including omission of basement parking area and overall reduction in parking provision, reduction in total number of dwellings from 80 to 77 (51% affordable housing by habitable room) and change to housing mix, amendments to the internal layout and slight reduction in landscaped areas. Above description as outlined in Full Planning Application Decision Notice and NMA Application Decision Notices HGY/2021/1031 and HGY/2021/2726.
Case Officer	Tania Skelli
Valid Date	11/05/2023
Applicant	R Okoro
Agent	Mr Andy Page

RECOMMENDATION

Approve

1. APPLICATION DETAILS

Officer contact: Planning Solutions Team

2. APPROVED DEVELOPMENT

HGY/2018/1643 - Variation of Condition 2 (plans and specifications) attached to planning permission HGY/2016/3482 including omission of basement parking area and overall reduction in parking provision, reduction in total number of dwellings from 80 to 77 (51% affordable housing by habitable room) and change to housing mix, amendments to the internal layout and slight reduction in landscaped areas. Permission granted 21/11/2018.

HGY/2021/2726 - Non-material amendment following a grant of planning permission HGY/2018/1643 to amend the NOx emission requirement in condition 17 (to allow boilers of an appropriate quality and efficiency level to be approved and installed)

Approved condition 17:

(17) All combination gas boilers that are to be installed in the 11 houses on the site are to:

- a) have an ErP efficiency of 92%;
- b) have dry NOx emissions not exceeding 40 mg/kWh @0% O₂.

The applicant will demonstrate compliance by supplying installation specification documents within 3 months of completion of works on site. Once installed they shall be operated and maintained as such in perpetuity.

3. CONSULTATION RESPONSE

Environmental Health - Support

4. ANALYSIS/ASSESSMENT

Condition 17 reads:

All combination gas boilers that are to be installed in the 11 houses on the site are to:

a) have an ErP efficiency of 92%;

b) have dry NOx emissions not exceeding 40 mg/kWh @0% O2.

The applicant will demonstrate compliance by supplying installation specification documents within 3 months of completion of works on site. Once installed they shall be operated and maintained as such in perpetuity.

Pursuant to condition 17 the applicant has provided a number of documents to demonstrate compliance with the relevant standards and efficiencies for the proposed boilers. This has been assessed by the Environmental Health/ AQ team and considered acceptable.

The following condition are outstanding:

C12 Tree protection, C16 - Carbon reduction & savings, 19 (Air Quality) and C21 PCC (energy).

Conditions 24 (Biodiversity) and 26d (Remedial Method Statement) are still under consideration.

5. RECOMMENDATION

APPROVE DISCHARGE CONDITION

Informatives:

- *The following condition are outstanding:*

C12 Tree protection, C16 – Carbon reduction & savings, 19 (Air Quality) and C21 PCC (energy).

Conditions 24 (Biodiversity) and 26d (Remedial Method Statement) are still under consideration.