

Officer Report

Application Number: HGY/2023/1660
Application Type: Approval of details reserved by a condition
Address: Coppetts Wood Hospital, Coppetts Road, Hornsey, London, N10 1JN
Proposal: Approval of details pursuant to condition 19 (Air Quality) 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.
Case Officer: Tania Skelli
Valid Date: 22/06/2023
Applicant: Rose Okoro
Agent: Mr Andy Page

RECOMMENDATION

Approve

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

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 19 reads:

Prior to commencement of the development (other than demolition) details of the communal boiler must be submitted to and approved in writing by the Local Planning Authority including evidence to show that the chimney stack/flue will be at a sufficient height and discharge velocity etc to disperse the exhaust emissions. The communal boilers to be provided for space heating and domestic hot water shall have dry NO_x emissions not exceeding 40mg/kWh of dry NO_x (at 0% O₂). An Air Quality Neutral calculation for 'building emissions' shall also be provided.

Reason: To Comply with Policy 7.14 of the London Plan, the GLA SPG Sustainable Design and Construction, and to protect local air quality.

Pursuant to condition 19 the applicant has provided a number of documents to demonstrate compliance with the relevant standards and requirements for the proposed boilers. The proposal also relates to the approved amended condition 17 as set out above. This revised submission has been assessed by the Environmental Health/ AQ team who considered the submitted Air Quality Impact Assessment with reference PRO-074157 prepared by Stroma Built Environment, dated August 2022, taking note of sections 2 (Pollutants & Legislation), 4 (Air Quality Neutral Assessment), 5 (Conclusions & Recommendations); "Appliance Commission Sheet" and "Work Report" with visit reference number 4000055335 prepared by Baxi Heating UK Ltd, dated 11th April 2023, which outline that 2 Gas 320 Ace 255kw boilers were re-commissioned to "Breeam Values as per manufacturer's instructions, along with the manufacturers technical specification sheet which outlines that the boilers have dry NO_x emissions of 16 mg/kWh at 0 % O₂ and is satisfied that this condition can be discharged.

The following condition are outstanding:

C12 (tree protection), C16 (Carbon reduction & savings), C17 (Boilers to houses) and C21 PCC (energy).

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

5. RECOMMENDATION

GRANT DISCHARGE CONDITION

Informatives:

The following condition are outstanding:

C12 (tree protection), C16 (Carbon reduction & savings), C17 (Boilers to houses) and C21 PCC (energy).

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