



Officer Report

Application Number:	HGY/2023/1264
Application Type:	Approval of details reserved by a condition
Address:	21-23 High Road, Wood Green, London, N22 6BH
Proposal:	Submission of details pursuant to condition 8 (Energy Statement) of planning permission HGY/2020/2825 dated 30/04/2021 for a roof extension and conversion of the upper floors and part of ground floor from retail use (Class E) to residential use (Class C3) to form seven apartments.
Case Officer:	Neil McClellan
Valid Date:	11/05/2023
Applicant:	Mr Neil Quantrill
Agent:	Mr STEVE MILLS

RECOMMENDATION

Approve

APPROVED DEVELOPMENT

Conversion of the building's upper floors and part of its ground floor from retail and ancillary retail space (Class E) to residential (C3) to create 7 no. apartments in conjunction with the erection of a roof extension.

CONSULTATION RESPONSE

LBH Carbon Management Team: No objection.

ANALYSIS/ASSESSMENT

Condition 8 reads:

Prior to the commencement of development, in addition to the provision of PV panels and green roof, an Energy Statement detailing measures is required to be submitted to the LPA to demonstrate that the energy efficiency of the building will be improved.

Reason: To ensure that a proportion of the energy requirement of the development is produced by on-site renewable energy sources to comply with Policy SI2 of the London Plan 2021 and Policies SP0 and SP4 of the Haringey Local Plan 2017 and Policy DM21 of The Development Management DPD 2017.

Submitted Details

Pursuant to condition 8, the applicant has submitted an Energy Strategy Report that proposes the following measures.

- Illustrates a reduction of greater than 35% in CO2 emissions over that of the baseline of Part L 2021;
- U-Values as per the existing development;
- Air Permeability 50% better than the Part L limiting parameter;
- Provision of Exhaust Air Heat Pumps (EAHP) to provide low-carbon heating and hot water to each dwelling; &
- 100% LED lighting.

Assessment

It is anticipated that the proposed measures would result in a circa 45-60% reduction in CO2 emissions over that of the baseline of Part L 2021. The proposed energy strategy is therefore compliant with all current and emerging policy.

RECOMMENDATION

GRANT DISCHARGE CONDITION.