



Officer Report

Application Number: HGY/2022/3853
Application Type: Approval of details reserved by a condition
Address: Strategic Development Partnership (SDP) Sites, Welbourne, North Island, Ferry Island, Ashley Road East and Ashley Road West, Station Road, London N17

Proposal: Application for the partial approval of details pursuant to Condition D37 (CO2 - Great London Authority Energy) relating to Plot D (Ashley Road West) of the Tottenham Hale Centre planning permission (LPA ref: HGY/2018/2223) dated 27 March 2019. This application seeks to discharge Condition D37 in part as it relates to the marketing suite only.

Case Officer: Martin Cowie
Valid Date: 20/10/2022
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Applicant: Please refer to Company Name
Agent: Matthew Eyre

RECOMMENDATION

Approve

PROPOSAL

Application for the partial approval of details pursuant to Condition D37 (CO2 - Great London Authority Energy) relating to Plot D (Ashley Road West) of the Tottenham Hale Centre planning permission (LPA ref: HGY/2018/2223) dated 27 March 2019. This application seeks to discharge Condition D37 in part as it relates to the marketing suite only.

APPROVED DEVELOPMENT

HGY/2018/2223:

Demolition works and clearance of existing site to provide a mixed-use development comprising 6 buildings up to 38 storeys in height, which together with pavilion and basement accommodation will provide up to 104,053m of floorspace (GIA), comprising residential (Use Class C3) (up to 1,036 units), retail (Use Class A1-A4), health centre (Use Class D1), office (Use Class B1), leisure (Use Class D2) parking and servicing areas, hard and soft landscaping (including the provision of a new public square), highway works, creation of new vehicular accesses and the realignment of Station Road, decentralised energy network works and other associated works.

Approved – 27.03.2019.

CONSULTATION RESPONSE

Carbon Management Team:

The submitted VRF specification shows that the SEER of 7.59 can be achieved while using the VRF Set Free Mini L RAS-8FSXNME.
However, it is noted that cooling demand must be reduced under Condition D6.

The submitted information is acceptable, so we recommend discharging Condition D37 - memo dated 02.08.2023

ANALYSIS/ASSESSMENT

Condition D37 of planning permission HGY/2018/2223 states that:

CO2 (Great London Authority Energy)

Prior to the occupation of each non-residential unit within Plot D, details demonstrating that a Seasonal Energy Efficiency Ratio (SEER) of 7.0 can be achieved shall be submitted in writing to and for approval by the Local Planning Authority. The development shall be occupied in accordance with the approved details.

REASON: In the interest of adapting to climate change and to secure sustainable development."

This application seeks to discharge Condition D37 in part as it relates to the marketing suite only at Plot D (Ashley Road West). This follows the part discharge of condition D6 (Overheating and Model Report) in respect to the marketing suite on 31.07.2023 - ref: HGY/2022/3851.

Pursuant to condition D37, the applicant has provided information the Seasonal Energy Efficiency Ratio (SEER) concerning the marketing suite. LBH Planning and Carbon Management Officers have considered the information submitted and consider the details to be satisfactory and recommend that condition D37 can be part discharged.

RECOMMENDATION

GRANT PART DISCHARGE CONDITION