

Officer Report

Application Number:	HGY/2023/0520
Application Type:	Approval of details reserved by a condition
Address:	Unit 1, Juniper House, 820 Seven Sisters Road, Tottenham, London, N15 5EX
Proposal:	Approval of details pursuant to condition 24 (energy strategy) attached to planning permission HGY/2015/2915. This is a partial discharge of the condition in respect of Juniper House (Seven Sisters Road) commercial space only.
Case Officer:	Josh Parker
Valid Date:	21/02/2023
Applicant:	3
Agent:	Mr Chris Fletcher

RECOMMENDATION

Approve

2. APPROVED DEVELOPMENT

Original application REF: HGY/2015/2915

Demolition of existing building and construction of one 23 storey building (22 storeys above ground, previous description omitted ground floor) with single basement, one 7 storey building and 4no. 3 storey townhouses comprising residential (private and affordable) use, with 879 sqm of market (sui generis) or A2, A3, B1 flexible commercial floorspace at ground floor, servicing yard and associated plant and landscaping (amended description and revised floor plans and elevations due to minor design alterations)

3. ANALYSIS/ ASSESSMENT

Condition 24 Energy Strategy

The development hereby permitted shall be built in accordance with the Apex House: Energy Strategy (rev 2) By: Hoare Lea; Date: September 2015 and the energy provision shall be thereafter retained in perpetuity, no alterations to the energy or sustainability measures shall be carried out without the prior approval, in writing, of the Local Planning Authority. For the avoidance of doubt this shall include, the location of the energy centre and site wide heating network operations; route for connections to the energy centre (the area identified for the heat exchangers) from the public highway and 40m² of solar PV on the roof of the development (as drawn in Appendix D of the Energy Strategy).

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 5.7 of the London Plan 2011 and Policies SP0 and SP4 of the Haringey Local Plan 2013.

CONSULTATION:

LBH Carbon Management Team:

Carbon Management Response 16/08/2023

Documents submitted:

- Apex House Commercial Unit Energy Strategy (230126) rev 02, prepared by Hoare Lea

Response

The applicant has included a Cooling Hierarchy in the revised document, demonstrating how the overheating risk and cooling demand have been reduced before specifying the VRF equipment with active cooling. Notably, the development includes:

- Insulated pipework
- Energy efficient glazing with a low shading coefficient
- Solar shading canopies above the ground floor units to reduce solar gains in the summer
- Maximised ceiling heights
- Mechanical ventilation with a bypass (due to constraints around passive ventilation).

The cooling demand figure is not currently available, and it is not essential in discharging this condition.

It is also worth noting the VRF will be more efficient in providing heating than the CHP unit; 75% less primary energy required and an 83% reduction in associated emissions.

Conclusion

The submitted information is sufficient, so we **recommend** discharging Condition 24.

DISCUSSION:

Following the granting of permission for HGY/2015/2915 the applicant has applied to discharge condition 24. The officer accepts all requirements of Condition 24 have now been satisfied as suggested above in the consultations.

4. RECOMENDATION

GRANT DISCHARGE OF CONDITON

Informatives:

INFORMATIVE: The applicant is advised that this approval relates only to the Commercial Unit and the approved Energy Strategy for the wider residential development remains extant.