

Officer's Opinion



Case Number	HGY/2023/0601
Type	Approval of details reserved by a condition
Location	Highgate Lodge, 9 Waverley Road, Hornsey, London, N8 9QS
Proposal	Approval of details pursuant to conditions 4 (energy and sustainability), 6 (secure and covered cycle parking) and 11 (refuse and waste storage) attached to planning permission HGY/2021/1757
Case Officer	Matthew Gunning
Review Date	24 September 2023
Applicant	Theodosiou
Agent	Theo Theodosiou

Opinion

APPROVED DEVELOPMENT

HGY/2021/1757 – Erection of a two-storey rear extension to create four additional studios and one wheelchair accessible studio for the existing hostel use (sui generis), along with alterations to the front facade, landscaping works, creation of a garden room (gym and laundry for hostel), ten cycle spaces and one on-site disabled parking space.- Approved.

ANALYSIS/ASSESSMENT

Condition 4: The development hereby approved shall be constructed in accordance with the Energy & Sustainability Statement (dated May 2021), prepared by XCO2 delivering a minimum 45.3% improvement on carbon emissions over 2013 Building Regulations Part L, with SAP10 emission factors, high fabric efficiencies (min.

6.3% reduction) and air source heat pumps (ASHPs).

(a) Prior to above ground construction, details of the proposed ventilation and heating systems shall be submitted to and approved by the Local Planning Authority. This must include:

- Location, specification and efficiency of the proposed ASHPs (Coefficient of Performance, Seasonal Coefficient of Performance, and the Seasonal Performance Factor), with plans showing the ASHP pipework and noise and visual mitigation measures;
- Specification and efficiency of the proposed Mechanical Ventilation and Heat Recovery (MVHR) with summer bypass, with plans showing the rigid MVHR ducting and location of the unit.

(b) Prior to the occupation of development, evidence that the ASHPs comply with the Microgeneration Certification Scheme shall be submitted to and approved by the Local Planning Authority.

The final agreed energy strategy shall be installed and in operation prior to the first occupation of the development. The development shall be carried out strictly in accordance with the details so approved and shall be maintained and retained as such thereafter.

Reason: To ensure the development reduces its impact on climate change by reducing carbon emissions on site in compliance with the Energy Hierarchy, and in line with London Plan (2021) Policy SI2, and Local Plan Policy SP4 and DM22.

The submitted information is acceptable and Condition 4 can be discharged.

Condition 6 reads: No development shall take place until details of the type and location of secure and covered cycle parking facilities have been submitted to and approved in writing by the Local Planning Authority. The provision shall be in line with the London Cycle Design Standard LCDS and is capable of accommodating long stay cycle parking. Such spaces shall be retained thereafter for this use only.

Reason: To promote sustainable modes of transport in accordance with policy T5 of the London Plan 2021 and Policy SP7 of the Haringey Local Plan 2017.

Pursuant to condition 6, details of cycle parking have been submitted. The details submitted are considered acceptable and in line with the intentions of the condition.

Condition 11 reads: No development shall take place until a detailed scheme for the provision of refuse and waste storage and recycling facilities has been submitted to and approved in writing by the Local Planning Authority. Such a scheme as approved shall be implemented and permanently retained thereafter.

Reason: In order to protect the amenities of the locality and to comply with Policy DM4 of The Development Management DPD 2017 and Policy 5.17 of the London

Pursuant to condition 11, details of refuse and waste storage have been submitted and are considered acceptable and in line with the intentions of the condition.

RECOMMENDATION

GRANT DISCHARGE

