



Officer Report

Application Number: HGY/2023/0950
Application Type: Approval of details reserved by a condition
Address: Wolves Lane Nursery, Wolves Lane, Wood Green, London
Proposal: Approval of details pursuant to 11(a) (Energy Strategy) attached to planning permission ref: HGY/2021/1474 (Demolition of existing classroom, 3 x office cabins, barn (packing shed) and polytunnels to allow the erection of four replacement community buildings (2 x single storey, 1 x part 1, part 2 storey), comprising new teaching, meeting and learning spaces, together with associated landscaping (working yard, events yard and new planting), entrance canopy fronting Wolves Lane and on site cycle parking and car parking (4no.) for staff.)
Case Officer: Gareth Prosser
Valid Date: 03/04/2023
Applicant: Yvonne Field
Agent: Mr Mandip Sahota

RECOMMENDATION

APPROVED DEVELOPMENT

Approval of details pursuant to 11(a) (Energy Strategy) attached to planning permission ref: HGY/2021/1474

CONSULTATION RESPONSE

LBH Carbon Management: The information submitted is sufficient. We recommend discharging Condition 11a for Blocks A-C.

ANALYSIS/ASSESSMENT

Condition 11a (Energy Strategy) reads:

11) The development hereby approved shall be constructed in accordance with the Energy & Sustainability Statement prepared by XCO2 (dated April 2021) delivering a minimum 40% improvement on carbon emissions over 2013 Building Regulations Part L, with SAP10 emission factors, high fabric efficiencies (min. 8.2% reduction), air source heat pumps (ASHPs) and solar photovoltaic (PV) energy generation (where viable).

The following overheating measures must be installed prior to occupation of the development and retained for the lifetime of the development to reduce the risk of overheating in habitable rooms: natural ventilation, solar control glazing, external shading and passive cross ventilation, or equivalent mitigation measures to be agreed in writing by the Local Planning Authority.

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

- Location, specification and efficiency of the proposed ASHPs, with plans showing the ASHP pipework and noise and visual mitigation measures;
- if installed, details of the PV aiming for a 40 kWp capacity, demonstrating the roof area has been maximised where viable, with the following details: a roof plan; the number, angle, orientation, type, and efficiency level of the PVs; how overheating of the panels will be minimised; their peak output (kWp).

The development shall be carried out strictly in accordance with the details so approved prior to first operation and shall be maintained and retained for the lifetime of the development. If installed, the solar PV array shall be installed with monitoring equipment prior to completion and shall be maintained and cleaned at least annually thereafter.

(b) Within six months of first occupation, evidence that the solar PV (if installed) and ASHPs have been installed correctly shall be submitted to and approved by the Local Planning Authority, including photographs of the solar array, an energy generation statement, and a Microgeneration Certification Scheme certificate.

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.

LBH Carbon Officers have reviewed the submission including the requested amendments/additional information and concluded that the information submitted is sufficient. They therefore recommend discharging Condition 11a for Blocks A-C.

As such, it is considered acceptable for condition 11a to be discharged.

RECOMMENDATION

GRANT DISCHARGE CONDITION