

Officer Report

Application Number:	HGY/2023/1553
Application Type:	Approval of details reserved by a condition
Address:	132 Station Road, Wood Green, London, N22 7SX
Proposal:	Approval of details pursuant to Condition 21 (Energy) of Planning permission HGY/2020/3036.
Case Officer:	Matthew Gunning
Valid Date:	13/06/2023
Applicant:	c/o Agent
Agent:	Mr Tom Hopkins

RECOMMENDATION

Approve

APPROVED DEVELOPMENT

HGY/2020/3036 – Construction of 6 dwellings set in landscaped area and creation of community wildlife garden, following the demolition of existing structures.

ANALYSIS/ASSESSMENT

The development hereby approved shall be constructed in accordance with the Energy Statement Report prepared by Delta Green (dated 24 September 2020, Rev P03) delivering a 60.2% improvement on carbon emissions over 2013 Building Regulations Part L with high fabric efficiencies and air source heat Pumps (ASHPs).

Prior to construction, details of the proposed ventilation and heating systems shall be submitted to the Local Planning Authority. This must include:

- efficiency and location of the proposed Mechanical Ventilation and Heat Recovery (MVHR) and ASHPs, with plans showing the rigid MVHR ducting and ASHP pipework;
- proposed noise and visual mitigation measures for the ASHP;
- evidence that the ASHP complies with other relevant issues as outlined in the Microgeneration Certification Scheme Heat Pump Product Certification Requirements.

Reason: To ensure the development can comply with the Energy Hierarchy in line with London Plan 2021 Policy SI2 and Local Plan Policy SP4.

Comment: It is considered that sufficient information has been submitted in support of this application to discharge condition 12.

RECOMMENDATION

GRANT DISCHARGE