



Officer Report

Application Number: HGY/2023/0257
Application Type: Approval of details reserved by a condition
Address: Somerlese, Courtenay Avenue, Hornsey, London, N6 4LP
Proposal: Approval of details pursuant to conditions 8 attached to application HGY/2020/0247
Case Officer: Gareth Prosser
Valid Date: 25/01/2023
Applicant: Mr Daniel
Agent: Ms Kin Yan Lau

RECOMMENDATION

Approve

APPROVED DEVELOPMENT

Approval of details pursuant to conditions 8 attached to application HGY/2020/0247

CONSULTATION RESPONSE

LBH Carbon Management:

The applicant confirms the following boilers to be installed for the project:

1. 2 number of ElcoThision L Eco 120 with NOx annual emissions (EN15502)3 32.4 mg/kWh
2. 2 number of Worcester Greenstar 30i with annual emissions (EN15502)3 32.0 mg/kWh

The proposed boilers have dry NOx emissions within the limit and does not exceed 40 mg/kWh. We strongly recommend installing Air or Ground Source Heat Pump instead of gas boilers. This would require an amendment to the conditions, but it would align with Haringey's objective to transition to low-carbon heat sources.

Conclusion

The submitted information is acceptable and we can recommend that Condition 8 is discharged.

ANALYSIS/ASSESSMENT

Condition 8 (Carbon Management – Gas boilers) reads:

Prior to installation details of the gas boilers (if any) to be provided for space heating and domestic hot water should be forwarded to the Local Planning Authority. The boilers to be provided for space heating and domestic hot water shall have dry NOx emissions not exceeding 40 mg/kWh (0%). 8 Reason: As required by The London Plan Policy 7.14

The applicant has provided details of boilers to be installed as part of the above permission. These have been assessed by LBH Carbon Management and are considered acceptable

As such, it is considered acceptable for condition 3 to be discharged.

RECOMMENDATION

GRANT DISCHARGE CONDITION