

DP5755/TH/VO
5 October 2023

DP9 Ltd
100 Pall Mall
London
SW1Y 5NQ

Registered No. 05092507

0207 004 1700

www.dp9.co.uk

FAO: Sarah Madondo
Planning Department
London Borough of Haringey
River Park House
Wood Green
N22 8HQ

Dear Ms Madondo

108 VALE ROAD, LONDON, N4 1TD
APPROVAL OF DETAILS RESERVED BY CONDITION 13(a) OF PLANNING PERMISSION REFERENCE.
HGY/2022/0044

On behalf of our client, Florentia Property Unit Trust (the 'Applicant'), we enclose herewith an application for the discharge of Condition 13(a) attached to planning permission reference. HGY/2022/0044 in respect of the Energy Strategy.

Condition 13 reads:

"The development hereby approved shall be constructed in accordance with the Energy Statement, (dated 18 March 2022, Issue 3) and Energy Note (dated October 2022) prepared by DWA, delivering a minimum 106% improvement on carbon emissions over 2013 Building Regulations Part L, with SAP10 emission factors, high fabric efficiencies, temporary communal heating solution with measures in place to allow for a future connection to the Decentralised Energy Network and a minimum 285.6 kWp solar photovoltaic (PV) array.

- a) *Prior to above ground construction, details of the Energy Strategy shall be submitted to and approved by the Local Planning Authority. This must include:*
 - i. *Confirmation of how this development will meet the zero-carbon policy requirement in line with the Energy Hierarchy;*
 - ii. *Confirmation of the necessary fabric efficiencies to achieve a minimum 21% reduction in SAP10 carbon factors, including details to reduce thermal bridging, with the aim of increasing the specified u-values;*
 - iii. *Details of the specification, efficiency, layout and capacity of temporary gas boiler plant and thermal store;*
 - iv. *Details of the solar PV, demonstrating the roof area has been maximised, 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);*



v. A metering strategy.

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. The solar PV array shall be installed with monitoring equipment prior to completion and shall be maintained at least annually thereafter”.

Submission Documents

The following information has been submitted in support of this application:

- Signed Application Forms, dated 5 October 2023;
- Pre-Construction Energy Strategy, prepared by DWA; and
- GLA Carbon Spreadsheet.

The requisite application fee of £116 was paid via the Planning Portal at the time of submission.

We trust that the application is in order and look forward to receiving confirmation of its receipt and registration. Should you have any queries or require any further information, please do not hesitate to contact Tom Horne or Victoria Orbart of this office.

Yours faithfully

DP9 Ltd.

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