



# Officer Report

|                            |                                                                                                            |
|----------------------------|------------------------------------------------------------------------------------------------------------|
| <b>Application Number:</b> | <b>HGY/2026/0537</b>                                                                                       |
| <b>Application Type:</b>   | <b>Approval of details reserved by a condition</b>                                                         |
| <b>Address:</b>            | 45-63, Lawrence Road, Tottenham, London, N15 4EF                                                           |
| <b>Proposal:</b>           | Approval of details pursuant to condition 16 (Energy Review) attached to planning permission HGY/2016/1213 |
| <b>Case Officer:</b>       | Valerie Okeiyi                                                                                             |
| <b>Valid Date:</b>         | 27/02/2026                                                                                                 |
| <b>Applicant:</b>          | Oliver                                                                                                     |
| <b>Agent:</b>              | Theo Theodosiou                                                                                            |

## **RECOMMENDATION**

### **Approve**

#### **1. APPROVED DEVELOPMENT**

Demolition of the existing buildings and redevelopment of the site to provide one interconnected new building ranging from the to seven storeys in height which includes a recessed top floor comprising 80 residential units (use class C3) and 566sqm of commercial floor space (Use class B1/A2) on ground and first floor level, including 8 disabled parking spaces, 1 car club space including associated work

#### **2. CONSULTATION RESPONSE**

INTERNAL

Carbon Management Response 17/04/2026

Documents submitted:

- CON 16\_20283\_43-63LawrenceRoad\_Cond16\_090425 prepared by The PES (dated 9th Apr 2025)
- SK-123 Rev B (PV layout)

Response

Applicant has confirmed the as-built specifications compared with the consented scheme:

|               | Approved scheme                              | Current as-built                                  |
|---------------|----------------------------------------------|---------------------------------------------------|
| Walls         | 0.18 W/m <sup>2</sup> /K                     | 0.18 W/m <sup>2</sup> /K                          |
| Ground floor  | 0.15 W/m <sup>2</sup> /K                     | 0.11 W/m <sup>2</sup> /K                          |
| Roof          | 0.13 W/m <sup>2</sup> /K                     | 0.12 W/m <sup>2</sup> /K                          |
| Windows       | 1.4 W/m <sup>2</sup> /K                      | 1.4 W/m <sup>2</sup> /K                           |
| Air-tightness | At least 4 m <sup>3</sup> /hr/m <sup>2</sup> | Average below 3 m <sup>3</sup> /hr/m <sup>2</sup> |

The as-built specifications of floor, roof and air-tightness level have improved from the approved scheme, this is supported.

Applicant has also confirmed the following:

- The heating and DHW has been provided via the centralised plant with a CHP lead boiler system.
- A PV array has been installed with a capacity at 66.4kWp.
- The project has achieved an overall emission reduction at 68% calculated under Part L 2013.

Actions:

- The PV output is only 66.4kWp, it falls short of the 70kWp of the consented scheme. Applicant should investigate the possibility to install further PV panels to achieve the minimum output requirements of the planning condition. If it is not possible, applicant should provide an explanation.

Conclusion

Further information is required so we therefore do not recommend discharging Condition 16. The applicant should provide a response to the points raised above and issue updated plans/information where required.

Carbon Management Response 06/05/2026

Documents submitted:

- Email correspondence from applicant

Response

Applicant has provided an explanation and confirmed that the installed PV array has already been optimised. Following detailed coordination at construction stage, the proposed PV system has taken into account structural capacity, wind uplift constraints, roof geometry, and the requirement to maintain safe access and maintenance zones. In addition, the arrangement has been refined to avoid areas subject to shading from rooftop plant and surrounding features, and to ensure appropriate orientation for efficient energy generation.

Conclusion

The explained constraints should be considered during early design stage when there was still opportunity to optimise PV layout. Overall, the submitted explanation is acceptable and we can recommend that Condition 16 is discharged.

### 3. ANALYSIS/ASSESSMENT

Condition 16 (Energy Review) reads:

The development shall then be constructed in strict accordance of the details set out in Lawrence Road - Sustainability and Energy Strategy", dated 17/04/2016, by Green Gauge, and shall achieve the agreed carbon reduction of at least 35% reduction beyond BR 2013.

Design aspects includes:

U Values achieving at least:

- Walls: 0.18W/m<sup>2</sup>/K
- Ground floor: 0.15 W/m<sup>2</sup>/K
- Roof: 0.13 W/m<sup>2</sup>/K
- Windows: 1.4 W/m<sup>2</sup>/K
- And an air tightness of at least 4m<sup>3</sup>/hr/m<sup>2</sup>
- A single heating and hot water system which will serve all dwellings and commercial units which will be served by a communal CHP unit.
- PV panels will be placed horizontal, oriented south, generating approx. 70kWp of power and covering an area of 700m<sup>2</sup>

All of this equipment and materials shall be maintained as such thereafter. Confirmation of this must be submitted to the local authority at least 6 months of completion on site for approval and the applicant must allow for site access if required to verify delivery.

Should the agreed target not be able to be achieved on site through energy measures as set out in the afore mentioned strategy, then any shortfall should be offset at the cost of £2,700 per tonne of carbon plus a 10% management fee.

Reason: To comply with London Plan Policy 5.2. and local plan policy SP:04

Officers have reviewed the heating and hot water system, detailed coordination of the PV system at construction stage and explanation from the applicant that the installed PV array has already been optimised. Condition 16 (Energy Review) can therefore be discharged.

#### **4. RECOMMENDATION**

GRANT DISCHARGE OF CONDITION 16