

Former Petrol Filling Station, 76 Mayes Road, London N22

Response to the Energy Comments

12th May 2026

The below provides a response to the Planning Officers comments.

The Planning Officers comments are shown in blue, with Meinhardt's response provided below each comment.

What measures were explored to compensate for this decrease in carbon savings under Be Lean stage. The thermal performance of the external wall has reduced due to a technical issue, but why no improvements to building fabric thermal performance in other areas has been proposed as a compensation. This has led to a decrease in the carbon savings under Be Lean compared to the approved scheme.

The reduction in external wall thermal performance is due to design development at Stage 3 following technical coordination.

A review of potential improvements to other fabric elements has been undertaken. However, these elements are already performing at or close to best practice, with limited scope for further improvement without significant resulting in disproportionate impacts on buildability, cost, or architectural constraints (including glazing ratios and façade).

The overall energy strategy remains policy compliant, and the development continues to demonstrate compliance with the energy hierarchy.

Applicant to provide further context on why a carbon content of 0.058 kg CO₂ per kWh has been used. Why the original consent carbon content 0.081kg CO₂ per kWh is not used?

The carbon factor of 0.058 kgCO₂/kWh has been used in line with updated SAP 10 methodology, reflecting the decarbonisation of the UK electricity grid.

The previously consented factor of 0.081 kgCO₂/kWh relates to an earlier methodology. The updated value has been adopted to ensure alignment with current guidance and provide a more accurate assessment of emissions.

Applicant to amend this inconsistency and confirm if 32kWp Solar PV is a part of the final energy strategy delivered on site.

The Applicant confirms that the 28 kWp Solar PV installation is included within the final energy strategy and will be delivered on site.

The original consented energy strategy included 86 No. panels with a 20% efficiency, providing a total peak output of 28 kWp (around 355Wp per panel).

Weston Homes have carried out an assessment which confirms that there is only sufficient space on the roof for 65 No. panels.

It is proposed to increase the efficiency of the panels to around 23% to compensate for the reduce quantity.

Each of the proposed panels will achieve an output of 425Wp, providing a total output of 28 kWp.

The overall energy strategy remains policy compliant, and the development continues to demonstrate compliance with the energy hierarchy.