

		Our ref: HGY/2026/1191 Contact: Kwaku Bossman-Gyamera Date: 02/06/2026
Town and Country Act 1990 (As amended)		
Location:	Langford, Maryland Road, Wood Green, London, N22 5AR	
Proposal:	Approval of details reserved by a condition 11 (Energy Strategy) attached to planning application Ref: HGY/2025/1829	
Wording of condition c11:	(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: - Confirmation of how this development will meet the zero-carbon policy requirement in line with the Energy Hierarchy; - Confirmation of the necessary fabric efficiencies to achieve a minimum 23% reduction, including details to reduce thermal bridging; - Location, specification and efficiency of the proposed ASHPs (Coefficient of Performance, Seasonal Coefficient of Performance, and the Seasonal Performance Factor), with plans showing the ASHP pipework and noise and visual mitigation measures; - Specification and efficiency of the proposed Mechanical Ventilation and Heat Recovery (MVHR), with plans showing the rigid MVHR ducting and location of the unit; - Details of the 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) - Specification of any additional equipment installed to reduce carbon emissions. - No Active cooling. 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. (b) The solar PV arrays and air source heat pumps must be installed and brought into use prior to first occupation of the relevant block. Six months following the first occupation of that block, evidence that the solar PV arrays have been installed correctly and are operational shall be submitted to and approved by the Local Planning Authority, including photographs of the solar array, installer confirmation, an energy generation statement for the period that the solar PV array has been installed, and a Microgeneration Certification Scheme certificate. Reason: To ensure the development reduces its impact on climate change by reducing carbon emissions on site in compliance with the Energy Hierarchy, and in line with London Plan (2021) Policy SI2, and Local Plan (2017) Policies SP4 and DM22.	

Carbon Management Response 02/06/2026

Documents submitted:

- 501.R1 - ENERGY STATEMENT prepared by Base energy (dated April 2026)

Response

The applicant has provided an updated Energy Statement. The current proposal has marginal changes from the consented scheme, as such the carbon reduction at Be Lean stage and the overall reduction of the current proposal has not changed from the consented scheme, they remain at 23% and 100% correspondingly.

ASHP

Location: 8 units of ASHPs are proposed at the rear communal garden.
Model: Monobloc Ecodan R290 PUZ-WZ50VAA by Mitsubishi
Scop: 3.38 at 55C; 4.42 at 35C

MVHR

Indicative ductwork layout has been provided.
Specification: EnergiSava 400 by Envirovent
Heat Recovery Efficiency: 89%

PV

Indicative panel layout has been provided.
48 number of solar PV panels have been proposed. 6 x 475W per flat.

Specification of any additional equipment installed to reduce carbon emissions

Applicant has provided data sheet of shower recover unit. Assumed this is proposed and it is supported.

Conclusion

The submitted information is acceptable and we can recommend that Condition 11(a) is discharged.