

Boama Daniel

From: Biplav Pageni
Sent: 06 March 2026 15:36
To: Boama Daniel
Subject: HGY/2026/0171 Land at rear garden of 17 Sirdar Road, Wood Green, London, N22 6QP

Hi Daniel,

The development achieves a reduction of 66% in regulated carbon dioxide emissions on site against Building Regulations Part L 2021, which is supported in principle. This is achieved through significant fabric improvements, good air tightness, and the installation of Air Source Heat Pumps (ASHPs). However, Solar PV panels are not proposed, and this reduces alignment with Net Zero Carbon objectives and in accordance with Policy SP4: 20% onsite reduction with renewable energy generation. Therefore, we recommend that PV feasibility be revisited at later stages and has been conditioned.

Zero Carbon Requirement

Local Plan Policy SP4 requires all new development to be zero carbon. The proposal achieves a 66% reduction, resulting in a carbon shortfall of 1.1 tCO₂/year. A carbon offset contribution of £3,135 is therefore required to offset the remaining emissions, calculated at £95 per tCO₂ over 30 years. This shall be secured via Unilateral Undertaking (UU).

Planning Conditions:

Energy Strategy

The development hereby approved shall be constructed in accordance with the Energy Statement prepared by Build Energy Ltd (dated Sep 2025) delivering a minimum 66% improvement on carbon emissions over Part L 2021 with high fabric efficiencies, low carbon heating system and solar photovoltaic (PV) array.

(a) Prior to above ground construction, details of the Energy Assessment 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 10% reduction under Be Lean;*
- Confirmation of the necessary fabric efficiencies and other measures to improve the Energy Use Intensity and Space Heating Demand aiming for the GLA benchmarks;*
- 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.*

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 low carbon heating system 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.

Water butts

No dwelling shall be occupied until details of the location of a water butt of at least 120L internal capacity to be installed to intercept rainwater draining from the roof of each dwelling has been submitted to and approved in writing by the Local Planning Authority and subsequently provided at each dwelling. The approved facilities shall be retained.

Reason: To reduce the risk of flooding and demand for water, increase the level of sustainability of the development and in line with Haringey Local Plan Policy SP5, DM21, DM24 and DM25.

Regards,

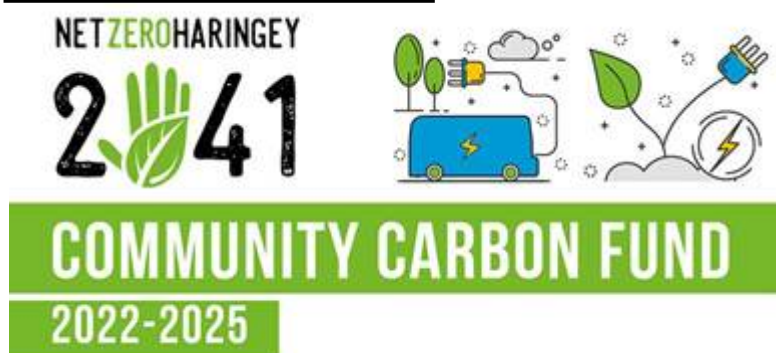
Biplav Pagéni (he/him)

Climate Change Officer

Climate Change Team, Wellbeing & Climate,

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To know more about the Community Carbon Fund [Click here!](#)

You can visit our [Climate page](#) to read Haringey's Climate initiatives to get to a net-zero carbon borough by 2041.



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