

		Our ref: HGY/2026/1181 Contact: Samuel Uff Date: 19/06/2026
Town and Country Act 1990 (As amended)		
Location:	Civic Centre, High Road, Wood Green, London, N22 9SB	
Proposal:	Approval of details reserved by condition 19 (PV array) of Planning Permission HGY/2023/1043 for "erection of a three-storey building comprising of Class E floorspace and external alterations of the existing Civic Centre and offices"	
Wording of condition 19:	Notwithstanding the PV Arrays shown on the approved drawings a detailed strategy of PV arrays shall be submitted to and approved by the Local Planning Authority. Reason: To ensure that the installed quantum and PV arrays generate renewable energy at their full potential.	

Carbon Management Response 19/06/2026

Documents submitted:

- Cover Letter dated 27 April 2026
- PV Strategy Report (T0184 – Haringey Civic Centre March 2026)
- Other relevant information

Response:

The applicant has submitted a PV Strategy Report which proposes a roof-mounted solar PV system with a total capacity of 110 kWp.

The proposed capacity represents a reduction compared to:

- the approved Sustainability and Energy Statement prepared by Buro Happold (dated 8 March 2023), which proposed approximately 141.7 kWp across the site; and
- The submitted Sustainability and Energy Statement Addendum prepared by Hive Group (dated Feb 2025) for Approval of Discharge of Condition 14 (Planning Ref. HGY/2025/0525), which proposed 140.2 kWp across the site.
- the expectation under Condition 19 to provide a detailed PV strategy consistent with maximising on-site renewable energy generation.

The submitted scheme therefore does not fully align with the consented strategy, and it is not clearly demonstrated why the PV provision has been reduced from 140.2 kWp to 110 kWp. The justification provided does not sufficiently evidence that the roof space has been maximised for solar generation in accordance with London Plan Policy SI2 and Local Plan Policy SP4.

In addition, although the submission provides key technical information (including panel numbers, layout, and generation outputs), there is no clear reconciliation between the approved and proposed PV strategies, and no justification for the reduction in capacity.

Actions:

- The applicant should revise the PV strategy to demonstrate that roof areas have been maximised, consistent with the approved energy strategy (dated 8 March 2023), prepared by Buro Happold;

Conclusion:

Further information is required so we therefore **do not recommend** discharging Condition 19. The applicant should provide a response to the points raised below and issue updated plans/information accordingly.