



Officer Report

Application Number:

HGY/2026/0941

Application Type:

Approval of details reserved by a condition

Address:

Broadwater Farm Estate

Proposal:

Submission of details for the discharge of Conditions 43a (Energy Statement), 45 (Carbon Offset Calculation), 47 (Energy Monitoring) and 58a (Energy Monitoring Scheme) (partial discharges for Tangmere and Townhouses only) as attached to the planning permission HGY/2022/0823 - as approved on 07/03/2023 for:

Demolition of the existing buildings and structures and erection of new mixed-use buildings including residential (Use Class C3), commercial, business and service (Class E) and local community and learning (Class F) floorspace; energy centre (sui generis); together with landscaped public realm and amenity spaces; public realm and highways works; car-parking; cycle parking; refuse and recycling facilities; and other associated works. Site comprising: Tangmere and Northolt Blocks (including Stapleford North Wing); Energy Centre; Medical Centre; Enterprise Centre; and former Moselle school site, at Broadwater Farm Estate.

Case Officer:

Adam Silverwood

Valid Date:

21/04/2026

Applicant:

London Borough of Haringey

Agent:

CMA Planning

RECOMMENDATION

Approve

APPROVED DEVELOPMENT

Demolition of the existing buildings and structures and erection of new mixed-use buildings including residential (Use Class C3), commercial, business and service (Class E) and local community and learning (Class F) floorspace; energy centre (sui generis); together with landscaped public realm and amenity spaces; public realm and highways works; car-parking; cycle parking; refuse and recycling facilities; and other associated works. Site comprising: Tangmere and

Northolt Blocks (including Stapleford North Wing): Energy Centre; Medical Centre: Enterprise Centre: and former Moselle school site, at Broadwater Farm Estate.

This application was approved on the 7th March 2023.

ANALYSIS/ASSESSMENT

Condition 43 (Energy Statement) reads:

'The development hereby approved shall be constructed in accordance with the Energy Statement by XCO2 (dated October 2022) delivering a minimum 65.8% improvement on carbon emissions over 2013 Building Regulations Part L, with SAP10 emission factors, high fabric efficiencies, new central energy centre, and a minimum 332 kWp solar photovoltaic (PV) array.

(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:

a. Confirmation of how this development will meet the zero-carbon policy requirement in line with the Energy Hierarchy;

b. Confirmation of the necessary fabric efficiencies to achieve a minimum 10% reduction in SAP2012 carbon factors, including details showing how thermal bridging is reduced;

c. Specification and efficiency of the proposed Mechanical Ventilation and Heat Recovery (MVHR), with plans showing the rigid MVHR ducting and location of the unit;

d. Details of the PV, demonstrating the roof areas have 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).

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 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, and an energy generation statement for the period that the solar PV array has been installed.

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.'

Assessment: Pursuant to condition 43, details have been submitted in respect of the prior to occupation condition. The information has been assessed by LBH Carbon Management Officers who consider it to be sufficient with regards to the requirements of condition 43(a) and is therefore recommended for approval for the Tangmere and Townhouses Phase of the development only.

Condition 45 (Carbon Offset Calculation) reads:

'Prior to commencement of above ground construction, a revised carbon offset calculation and details of the off-site carbon offset mechanism shall be submitted to and approved by the Local

Planning Authority. This should separately identify the carbon savings achieved by the heat network in the new build development and the existing development for both the ASHP and DEN connection scenarios (noting that the saving in the existing homes is expected to be substantial in both cases).

If the calculation shows the combined savings in the new and existing development are over and above those required to make the new development zero carbon, the savings may be banked by the developer for future projects.

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.'

Assessment: Pursuant to condition 45, details have been submitted in respect of the prior to occupation condition. The information has been assessed by LBH Carbon Management Officers who consider it to be sufficient with regards to the requirements of condition 45 and is therefore recommended for approval for the Tangmere and Townhouses Phase of the development only.

Condition 47 (Energy Monitoring) reads:

'No development shall take place beyond the superstructure of the development until a detailed scheme for energy monitoring has been submitted to and approved in writing by the Local Planning Authority. The details shall include details of suitable automatic meter reading devices for the monitoring of energy use and renewable/ low carbon energy generation. The monitoring mechanisms approved in the monitoring strategy shall be made available for use prior to the first occupation of each building and the monitored data for each block shall be submitted to the Local Planning Authority, at daily intervals for a period of 5 years from final completion.

Reason: To ensure the development can comply with the Energy Hierarchy in line with London Plan 2021 Policy SI 2 and Local Plan Policy SP4 before construction works prohibit compliance.'

Assessment: Pursuant to condition 47, details have been submitted in respect of the prior to occupation condition. The information has been assessed by LBH Carbon Management Officers who consider it to be sufficient with regards to the requirements of condition 47 and is therefore recommended for approval for the Tangmere and Townhouses Phase of the development only.

Condition 58 (Energy Monitoring Scheme) reads:

'(a) Prior to the completion of the superstructure a detailed scheme for energy monitoring has been submitted to and approved in writing by the Local Planning Authority. This shall include details of suitable automatic meter reading devices for the monitoring of energy use and renewable/low carbon energy generation. The monitoring mechanisms approved in the monitoring strategy shall be made available for use prior to the first occupation of each building.

(b) Prior to each Building being occupied, the Owner shall provide updated accurate and verified 'as-built' design estimates of the 'Be Seen' energy performance indicators for each Reportable Unit of the development, as per the methodology outlined in the 'As-built stage' chapter / section of the GLA 'Be Seen' energy monitoring guidance.

(c) Within one year of first occupation, evidence shall be submitted to and approved by the Local Planning Authority to demonstrate how the development has performed against the approved Energy Strategy and to demonstrate how occupants have been taken through training on how to use their homes and the technology correctly and in the most energy efficient way and that issues

have been dealt with. This should include energy use data for the first year and a brief statement of occupant involvement to evidence this training and engagement.

(d) Upon completion of the first year of Occupation or following the end of the Defects Liability Period (whichever is the later) and at least for the following four years after that date, the Owner is required to provide accurate and verified annual in-use energy performance data for all relevant indicators under each Reportable Unit of the development as per the methodology outlined in the 'In-use stage' chapter / section of the GLA 'Be Seen' energy monitoring guidance document (or any document that may replace it).

All data and supporting evidence should be submitted to the GLA using the 'Be Seen' reporting webform (<https://www.london.gov.uk/what-wedo/planning/implementing-londonplan/london-plan-guidance-and-spgs/be-seen-energy-monitoring-guidance>).) If the 'In use stage' evidence shows that the 'As-built stage' performance estimates have not been or are not being met, the Owner should investigate and identify the causes of underperformance and the potential mitigation measures and set these out in the relevant comment box of the 'Be Seen' in-use stage reporting webform. An action plan comprising measures shall be submitted to and approved in writing by the GLA, identifying measures which would be reasonably practicable to implement and a proposed timescale for implementation.

The action plan and measures approved by the GLA should be implemented by the Owner as soon as reasonably practicable.

Reason: To ensure the development can comply with the Energy Hierarchy in line with London Plan 2021 Policy SI 2 and Local Plan Policy SP4 before construction works prohibit compliance.'

Assessment: Pursuant to condition 58, details have been submitted in respect of the prior to occupation condition. The information has been assessed by LBH Carbon Management Officers who consider it to be sufficient with regards to the requirements of condition 58(a) and is therefore recommended for approval for the Tangmere and Townhouses Phase of the development only.

Conclusion

Considering the comments from Haringey's Statutory consultees and the objectives of the condition, these details are considered acceptable to be discharged for the Tangmere and Townhouses phase only.

RECOMMENDATION

GRANT PARTIAL DISCHARGE OF CONDITIONS 43(a), 45, 47 AND 58(a) FOR TANGMERE AND TOWNHOUSES PHASE ONLY

INFORMATIVE: The Applicant is advised that Conditions 43(a), 45, 47 and 58(a) are discharged in part in that they relate to the Tangmere and Townhouses phase only.

Informatives:

The Applicant is advised that Conditions 43(a), 45, 47 and 58(a) are discharged in part in that they relate to the Tangmere and Townhouses phase only.

