



Officer Report

Application Number:	HGY/2026/0682
Application Type:	Approval of details reserved by a condition
Address:	Land Adjacent To 1, Janson Road, London, N15 4JU
Proposal:	Approval of details reserved by a condition 7 (Energy) and condition 18 (Ventilation) attached to planning reference HGY/2025/2482
Case Officer:	Sarah Madondo
Valid Date:	11/03/2026
Applicant:	Mr Aaron Mullarkey
Agent:	Edward Mather

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

HGY/2021/0030 - Redevelopment of existing car park to provide five residential units in a three storey building with associated access, amenity space and cycle and refuse/recycling storage facilities. Approved with Conditions 09/03/2021

HGY/2025/2482 – Variation of condition 2 (Approved Plans) attached to approved planning reference HGY/2021/0030 to allow the construction of additional storey to provide 1 x 1 and 1 x 2 bedroom flats. Approved with conditions 14/11/2025

2. ANALYSIS/ASSESSMENT

Condition 7 reads:

The development hereby approved shall be constructed in accordance with the Energy Assessment prepared by Eight Associates (dated 18 December 2020, rev 1) and Overheating Analysis prepared by Eight Associates (dated 22 December 2020, rev 3) delivering a 77.8% improvement on carbon emissions over 2013 Building Regulations Part L, with SAP10 carbon factors, high fabric efficiencies (min.16% improvement), air source heat pumps (ASHPs) and 8.35 kWp solar photovoltaic (PV) array. In addition the following will be required:

(a) Before above ground works details of the proposed ventilation, heating and solar PV systems shall be submitted to the Local Planning Authority.

This must include:

- Specification, efficiency and location of the proposed Mechanical Ventilation and Heat Recovery (MVHR) and ASHPs, with plans showing the rigid MVHR ducting, ASHP pipework, input/output points, and external plants;
- Proposed noise and visual mitigation measures for the ASHP, if necessary;
- Roof plan of proposed PV array; number, angle, orientation, type, peak output, shading level and efficiency level of the PVs; type of monitoring equipment; how overheating of the panels will be minimised.

(b) Within two months of occupation, evidence shall be submitted to demonstrate the solar PV array, and its monitoring equipment, and the ASHPs have been installed correctly. The submission shall include Microgeneration Certification Scheme certificates for the ASHP and PV array, and metering evidence showing the amount of renewable energy generated. The PV array shall be maintained for the lifetime of the development, and cleaned at least annually following installation.

(c) The development shall not include any active cooling measures and must be built in accordance with the approved overheating measures:

- Natural ventilation with openable windows between 60-100%;
- Fixed movable internal blinds or louvres with white backing;
- Window g-values of 0.45 or better;
- Hot water pipes insulated to high standards.

Reason: To ensure the development minimises 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 Policy SP4 and DM22.

Condition 18:

Prior to the commencement of works on the scheme's superstructure, details of the proposed ventilation, heating and solar PV systems shall be submitted to the Local Planning Authority. This must include:

- i. efficiency and location of the proposed Mechanical Ventilation and Heat Recovery (MVHR) and ASHPs, with plans showing the rigid MVHR ducting and ASHP pipework;
- ii. proposed noise and visual mitigation measures for the ASHP, if necessary;
- iii. evidence that the ASHP complies with other relevant issues as outlined in the Microgeneration Certification Scheme Heat Pump Product Certification requirements;
- iv. roof plan of proposed PV array; number, angle, orientation, type, peak output, shading level and efficiency level of the PVs; type of monitoring equipment; how overheating of the panels will be minimised.

Reason: To ensure a satisfactory standard of design in the interests of visual amenity, consistent with the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

Pursuant to condition 7 & 18 , the applicant has submitted energy assessment, overheating Analysis, mechanical ventilation drawings and roof plans which have been reviewed by the Carbon Officer who is satisfied with the details submitted. In relation to carbon off setting the development achieves 85% carbon dioxide reduction, as such, a carbon off set payment of £5,032 is require to comply with the zero -carbon policy requirement. The applicant has now paid the carbon off set payment as such, it is considered that the condition 7 can be discharged. The recommendation is therefore one of approval to discharge the conditions as sought by this planning application

3. RECOMMENDATION - GRANT DISCHARGE