

Valerie Okeiyi,
Principal Planning Officer,
Majors Application Team,
Placemaking and Housing,
Haringey council,
5th Floor Alexandra House,
Wood Green,
London,
N22 7TR

Weston Homes Plc

The Weston Group Business Centre
Parsonage Road
Takeley, Essex
CM22 6PU

T: 01279 873333

E: info@weston-homes.com

W: weston-homes.com

3rd August 2026

Dear Valerie,

**RE: Former Petrol Filling Station, 76 Mayes Road, N22.
Application to discharge Condition 17 (Energy), Part
C & D of Planning Permission Ref. No.
HGY/2022/2452.**

Please find enclosed our application to discharged
Condition 17 (part C & D) of the above-mentioned planning
permission. The Application fee has been paid directly via
the planning portal.

Condition 17 requires:

"Prior to the commencement of development, an updated Energy Assessment should be submitted to the Local Planning Authority for approval. This should demonstrate that the development will connect to the Decentralised Energy Network at Wood Green and provide the calculated deferred carbon offset contribution approach. A minimum carbon dioxide saving of 47.9% should be achieved against a Building Regulations 2013 Part L scheme for the domestic element and a 39% saving for the nondomestic element, in line with the fabric efficiencies set out in the Energy Strategy prepared by JAW Sustainability (dated 24 April 2020). The updated Energy Assessment should also include copies of the TFEE & DFEE, and the calculated improvement for the dwellings.

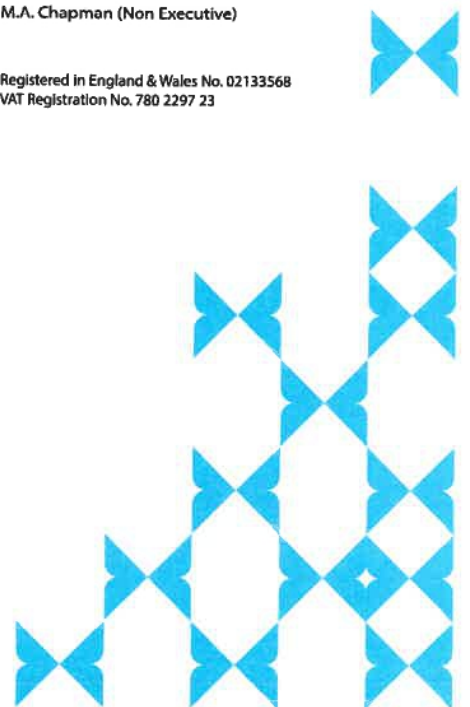
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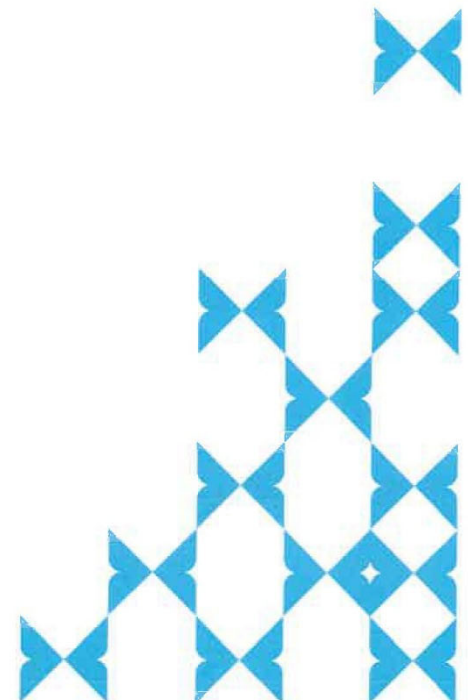


(b) If alterations to the energy scheme are required, the following details must be submitted to demonstrate the scheme has made sufficient provisions to connect to the Wood Green Decentralised Energy Network:

- i) Set out detailed design of the heat network and how this complies with CIBSE CoP1 and the LBH Generic Specification. This should include detail of pipe routes and lengths, pipe sizes (taking account of F&R temperatures and diversification) and insulation to determine heat loss from the pipes in W/dwelling in order to demonstrate losses have been minimised;*
- ii) Buried pipe (dry and filled with nitrogen) to LBH's approved specification from the ground floor plant room to a manhole at the boundary of their site and evidence of any obstructions in highway adjacent to connection point;*
- iii) A clear plan for Quality Assurance of the network post-design approval through to operation, based on CP1;*
- iv) A clear commercial strategy identifying who will sell energy to residents and how prices/quality of service will be set;*
- v) Determine how the offsets will be split between 'initial offset' (100% of which to be paid on commencement) and 'deferred offset'.*

(c) Within 6 months of completion, a final Energy Assessment must be submitted to the Local Planning Authority to demonstrate achieved carbon emission savings on site and calculate the carbon offset contribution, if required.

(d) Two months prior to the first occupation of the development, confirmation shall be submitted to the Local Planning Authority of the maximum possible solar photovoltaic (PV) energy to be generated on the roof. The



submission shall include: 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) and the final carbon reduction at the Be Green stage of the energy hierarchy. The proposed 28 kWp solar array should aim to generate at least 23,005 kWh of renewable electricity per year.

The solar PV array shall be installed with monitoring equipment prior to completion and shall be maintained and cleaned at least annually thereafter.

Reason: To ensure the development can comply with the Energy Hierarchy in line with London Plan Policy SI2 and Local Plan Policy SP4"

Accordingly, please find enclosed the following documents for your approval:

- Energy Assessment Report – Issue P1 31st July 2026

I trust you have everything you need to determine this application. However, should you need anything further, please do not hesitate to contact me.

Yours sincerely,



Jarrod Spencer
Planning Manager

