



Officer Report

Application Number:	HGY/2026/1743
Application Type:	Approval of details reserved by a condition
Address:	39 Queen Street, London, N17 8HZ
Proposal:	Approval of details reserved by a condition 12a (Energy Statement) attached to planning reference HG/2024/1203.
Case Officer:	Sarah Madondo
Valid Date:	18/06/2026
Applicant:	C/O Agent
Agent:	Mr Nathan Wilson

RECOMMENDATION

Approve

1. APPROVED APPLICATION

HGY/2024/1203: Redevelopment for industrial and warehousing purposes (within Use Classes E(g)(ii), E(g)(iii), B2 and B8, with ancillary office accommodation together with access, service yard, car and cycle parking, landscaping, construction of a new substation, boundary treatments and other related works including demolition.

2. CONSULTATION RESPONSES

LBH Carbon - no objection

3. ANALYSIS/ASSESSMENT

Condition 12a

a) Before any above ground development is commenced, a revised Energy Statement shall be submitted and approved by the Local Planning Authority.

This shall be based on the submitted Energy and Sustainability Statement by Cudd Bentley (rev 04, dated 11th September 2024), delivering a minimum site-wide carbon emission reduction of 109% from a Building Regulations 2021 Part L compliant building, with high fabric efficiencies, air source heat pumps (ASHPs) and a minimum 380 kWp solar photovoltaic (PV) array and inverter capacity. The revised strategy shall include the following:

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

- Confirmation of the fabric efficiencies will meet the targets proposed in the Energy and Sustainability Statement by Cudd Bentley (rev 04, dated 11th September 2024):

- Floor U-value: 0.18 W/m²K
- External wall and internal partition U-value: 0.23 W/m²K

- Roof U-value: 0.15 W/m²K
- Door U-value: 1.6 W/m²K
- Window U-value: 1.40W/m²K (glazing)
- G-value: 0.34
- Air permeability rate: 3 m³/hm² @50Pa

- Detailed BRUKL calculations for the non-residential element of the development, demonstrating how it will exceed the 15% improvement on Building Regulations under Be Lean;

- Details to reduce thermal bridging;
- Confirmation of location, specification and efficiency of the proposed ASHPs and MVHR with plans showing the relevant pipework, and noise and visual mitigation measures;
- Confirmation of PV details, 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); inverter capacity; and how the energy will be used on-site before exporting to the grid;
- Specification of any additional equipment installed to reduce carbon emissions, if relevant;
- A metering strategy.

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.

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.

Pursuant to condition 12a, the applicant has submitted a covering letter and Energy and Sustainability Statement revision T2 prepared by Cudd Bentley Consulting Ltd (dated 21/05/26) which has been reviewed by the Carbon Management Officer who has advised that sufficient information has been provided to satisfy the requirement of the planning condition. Therefore, the details submitted are considered acceptable and in line with the intentions of the condition.

3. RECOMMENDATION

GRANT DISCHARGE