



Officer Report

Application Number: HGY/2026/1686
Application Type: Approval of details reserved by a condition
Address: Mayfield House, St Anns General Hospital, St Anns Road, Tottenham, London, N15 3TH
Proposal: Partial approval of details (Block D1 and D2 only) pursuant to Condition 28(b) (PV installation) attached to Planning Permission Ref: HGY/2022/1833 dated 10 July 2023
Case Officer: Samuel Uff
Valid Date: 15/06/2026
Applicant: Mr James Meehan
Agent:

RECOMMENDATION

Approve

1 APPROVED DEVELOPMENT(S)

HGY/2022/1833

Hybrid Planning Application for:

(1) Detailed planning permission for Phase 1A, for:

- (a) the change of use, conversion and alteration of seven existing hospital buildings for a flexible range of non-residential uses within Use Class E, F1/F2;
- (b) the demolition of other existing buildings (in accordance with the demolition plan);
- (c) the erection of new buildings for residential uses (Use Class C3);
- (d) alterations to the existing access roads and site boundaries to enable the provision of new vehicular, pedestrian and cycle accesses;
- (e) landscaping including enlargement of the Peace Garden; and,
- (f) associated car and cycle parking spaces and servicing spaces;

(2) The demolition of existing buildings and structures in Phases 1B, 2 and 3 (in accordance with the demolition plan); and

(3) Outline planning permission (with all matters reserved except for access) for Phases 1B, 2 and 3, for:

- (a) the erection of new buildings for residential development (Use Class C3) and a flexible range of non-residential uses within Use Class E, F1/F2;
- (b) provision of associated pedestrian and cycle accesses;
- (c) landscaping including enhancements to the St Ann's Hospital Wood and Tottenham Railsides Site of Importance for Nature Conservation (SINC); and,
- (d) car and cycle parking spaces and servicing spaces.

HGY/2025/3508 Partial approval of details (Phase 1A only) pursuant to Condition 28(a) (Revised Energy Statement) attached to Planning Permission Ref: HGY/2022/1833 dated 10 July 2023

HGY/2025/3319 Approval of details pursuant to Condition 28b only (PV installation) attached to Planning Permission Ref: HGY/2022/1833 dated 10 July 2023 for Block C2 of Phase 1a only

HGY/2026/0683 Partial approval of details pursuant to condition 28b (PV provision) for Block C1 of Phase 1a only and excluding energy generation statement, attached to Planning Permission Ref: HGY/2022/1833 dated 10 July 2023

2. CONSULTATION RESPONSE

LBH Carbon Management: The PV information is sufficient for D1 and D2.

3. ANALYSIS/ASSESSMENT

Condition 28 in full reads as follows, with the relevant part (b) highlighted **bold**:

(a) Prior to the commencement of above ground works to Phase 1a, a Revised Energy Strategy shall be submitted to and approved by the Local Planning Authority. This shall be based on the approved Energy Strategy prepared by XCO2 (dated October 2022), delivering as a minimum a 76.1% (new build) and 56.6% (refurbishment) improvement on carbon emissions over 2013 Building Regulations Part L, with SAP10 emission factors, high fabric efficiencies, a low-carbon heating strategy, and a minimum 178 kWp solar photovoltaic (PV) array. The strategy will set out:- Confirmation of how this phase will meet the zero-carbon policy requirement in line with the Energy Hierarchy;- Confirmation of achieving the highest possible fabric improvements, aiming for a minimum reduction of 26% reduction under Be Lean;- Specifications, location, pipework routes for the proposed heating and ventilation strategies;- Confirmation of the annual and peak space heating demand of the retained and new buildings;- Air tightness testing results and strategy to improve air tightness in the existing buildings;- Strategy to reduce thermal bridging and insulation of existing buildings;- Confirmation that the two large retained buildings will be connected to the Phase 1a heat network;- Confirmation and details of how Phase 1a will form part of a site-wide heat network in future phases;- How the solar PVs have been maximised on Blocks A, C and D, and the retained buildings;- The proposed heating, renewable energy and ventilation strategies (including their efficiency, output, location and pipework layout);- A metering strategy. The final agreed energy strategy shall be installed and operation prior to the first occupation of the development. The development shall be carried out strictly in accordance with the details so approved and shall be operated and maintained as such thereafter.

(b) The solar PV arrays must be installed and brought into use by block prior to the first occupation of that block. Two months prior to first occupation of that block, evidence that the solar PV arrays have been installed correctly 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.

Within six months of completion of each block, a final Energy Assessment must be submitted to the local planning authority to demonstrate achieved carbon emission savings on site. Evidence shall also be submitted to the Local Planning Authority that the development has been registered on the GLA's Be Seen energy monitoring platform.

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 SI3, and Local Plan (2017) Policies SP4 and DM22.

Part (a) of condition 28 for Phase 1A has previously been approved under reference HGY/2025/3508.

Part (b) has previously been approved for C1 and C2, as detailed above.

Pursuant to Condition 28 part (b) the applicant has submitted proof of details for the installation and capacity for Block D1 and D2 only. This includes Solar PV installation photographic evidence and a MCS certificate. These details show a total installed capacity of:

- 32.25 kW and an estimated annual generation of 28537 kWh for Block D1;
- 28.38 kW and an estimated annual generation of 25122 kWh for Block D2.

The installer Envirolec Smart Energy Solution has confirmed the installation and commissioning of this system.

This has been reviewed by officers and considered to be acceptable.

4. RECOMMENDATION

GRANT PARTIAL DISCHARGE OF CONDITION 28 PART (b) ONLY AND FOR BLOCK D1 and D2 OF PHASE 1A ONLY

Informatives:

The Applicant is advised that Condition 28(b) has been only partially approved and relates to Block D1 and D2 of Phase 1a only. Blocks C1 and C2 have also previously been approved but all other relevant buildings remain outstanding.

Further details will also be required for the remainder of Phase 1A and all other future Phases of the development.