



Officer Report

Application Number:	HGY/2026/1701
Application Type:	Approval of details reserved by a condition
Address:	Plot B (Ferry Island) , Tottenham Hale Centre, London
Proposal:	Approval of details pursuant to Condition B38 (CO2 (Great London Authority Energy)) in relation to Plot B (FERRY ISLAND site) ONLY of the Tottenham Hale Centre development planning permission (LPA ref: HGY/2018/2223) dated 27 March 2019.
Case Officer:	Philip Elliott
Valid Date:	15/06/2026
Applicant:	Please refer to Company name
Agent:	Matthew Eyre

RECOMMENDATION

Approve

2. APPROVED DEVELOPMENT

Planning permission (Reference: HGY/2018/2223) was granted on 27/03/2019 for: Demolition works and clearance of existing site to provide a mixed-use development comprising 6 buildings up to 38 storeys in height, which together with pavilion and basement accommodation will provide up to 104,053m² of floorspace (GIA), comprising residential (Use Class C3) (up to 1,036 units), retail (Use Class A1-A4), health centre (Use Class D1), office (Use Class B1), leisure (Use Class D2) parking and servicing areas, hard and soft landscaping (including the provision of a new public square), highways works, creation of new vehicular accesses and the realignment of Station Road, decentralised energy network works and other associated works.

3. CONSULTEE RESPONSE

LBH Carbon Management

The submitted information is acceptable.

4. ANALYSIS/ASSESSMENT

Condition B38 reads:

B38) CO2 (Great London Authority Energy)

Prior to the occupation of each non-residential unit within Plot B, details demonstrating that a Seasonal Energy Efficiency Ratio (SEER) of 7.0 can be achieved shall be submitted in writing to and for approval by the Local Planning Authority. The development shall be occupied in accordance with the approved details.

REASON: In the interest of adapting to climate change and to secure sustainable development.

Pursuant to Condition B38 the applicant has submitted details of the Variable Refrigerant Flow (VRF) systems serving the non-residential amenity areas together with manufacturer performance data and a compliance assessment.

The submitted assessment demonstrates that, whilst a small number of individual units achieve SEER values below 7.0, the installed systems have been assessed using a capacity-weighted average methodology, resulting in an overall SEER of 9.42, which exceeds the minimum requirement of the condition.

The details are therefore acceptable and can be approved.

5. RECOMMENDATION

APPROVE CO2 DETAILS RELATING TO CONDITION B38 ATTACHED TO HGY/2018/2223 RELATING TO PLOT B (FERRY ISLAND SITE) ONLY.

As shown on approved drawings/documents: Loop Engineering Design Note 28/05/2026 LE481-DDN-210.