



Officer Report

1. APPLICATION DETAILS

Reference No: HGY/2026/1694

Ward: Tottenham Hale

Date received: 15/06/2026

Last amended date: N/A

Drawing number of plans: TH - Ferry Island - Building User Guide R1.

Address: Strategic Development Partnership (SDP) Sites - Plot B (Ferry Island), Tottenham Hale Centre, London, N17

Proposal: Approval of details pursuant to Condition B37 (Heat Network (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.

Applicant: Midgard Ltd

Officer contact: Philip Elliott

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 B37 reads:

B37) Heat Network (Great London Authority Energy)

Prior to the occupation of the non-residential floorspace within Plot B, a Building User Guide for new non-residential tenants shall be submitted in writing to and for approval by the Local Planning Authority. The Building User Guide shall explain that valved connections have been made

available to each tenant, for the purpose of their primary heating and hot water generation. The Building User Guide will be issued to non-residential tenants upon first occupation.

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

Pursuant to Condition B37 the applicant has submitted a building user guide.

The submitted Building User Guide includes a dedicated Heat Networks section explaining the development's low-temperature hot water (LTHW) network, future connection to the Tottenham Hale Heat Network, and the arrangements for non-residential units to connect to the LTHW and CHW (chilled water) systems. The guide also explains the connection methodology, operator approval process, and requirements for tenant-side heating and hot water systems.

The submitted information therefore demonstrates that suitable heat network connections are available to the non-residential units and provides guidance to future tenants on how these connections are to be used and managed.

The details are acceptable and can be approved.

5. RECOMMENDATION

APPROVE HEAT NETWORK DETAILS RELATING TO CONDITION B37 ATTACHED TO HGY/2018/2223 RELATING TO PLOT B (FERRY ISLAND SITE) ONLY.

As shown on approved drawings/documents: TH - Ferry Island - Building User Guide R1.