

		Our ref: HGY/2026/1913 HGY/2026/1914 Contact: Kwaku Bossman-Gyamera Date: 26/08/2026
Town and Country Act 1990 (As amended)		
Location:	12 Canning Crescent, Wood Green, London, N22 5SR	
Proposal:	Approval of details reserved by condition 6 (Energy Strategy), condition 7 (Overheating Risk) and condition 8 (location of a water butt) attached to planning application Ref: HGY/2024/3115.	
Wording of condition 6:	The development hereby approved shall be constructed in accordance with the Energy Statement prepared by BaseEnergy (dated December 2024) delivering a minimum 83% improvement on carbon emissions over 2021 Building Regulations Part L, with high fabric efficiencies, air source heat pumps (ASHPs) and a minimum 10.8kWp solar photovoltaic (PV) array. (a) Prior to above ground construction, details of the Energy Strategy shall be submitted to and approved by the Local Planning Authority. This must include: - Confirmation of how this development will meet the zero-carbon policy requirement in line with the Energy Hierarchy; - Confirmation of the necessary fabric efficiencies to achieve a minimum 11% reduction, including details to reduce thermal bridging; - Location, specification and efficiency of the proposed ASHPs (Coefficient of Performance, Seasonal Coefficient of Performance, and the Seasonal Performance Factor), with plans showing the ASHP pipework and noise and visual mitigation measures; - Details of the PV, 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) - Specification of any additional equipment installed to reduce carbon emissions. 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. The solar PV array shall be installed with monitoring equipment prior to completion and shall be maintained at least annually thereafter. (b) The solar PV arrays and air source heat pumps must be installed and brought into use prior to first occupation of the relevant block. Six months following the first occupation of that block, evidence that the solar PV arrays have been installed correctly and are operational shall be submitted to and approved by the Local Planning Authority, including photographs of the solar array, installer confirmation, an energy generation statement for the period that the solar PV array has been installed, and a Microgeneration Certification Scheme certificate. 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.	
Condition 7:	Prior to above ground construction, a statement shall be submitted to and approved by the Local Planning Authority to demonstrate how the overheating risk has been minimised and mitigated on site in line with the London Plan Cooling Hierarchy. Details and specification of the mitigation measures shall be provided in support of this statement. Reason: In the interest of reducing the impacts of climate change and mitigation of overheating risk, in accordance with London Plan (2021) Policy SI4, and Local Plan (2017) Policies SP4 and DM21	

Condition 8:	No dwelling shall be occupied until details of the location of a water butt of at least 120L internal capacity to be installed to intercept rainwater draining from the roof of each dwelling has been submitted to and approved in writing by the Local Planning Authority and subsequently provided at each dwelling. The approved facilities shall be retained. Reason: To reduce the risk of flooding and demand for water, increase the level of sustainability of the development and in line with Haringey Local Plan Policy SP5, DM21, DM24 and DM25.
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Carbon Management Response 26/08/2026

Documents submitted:

- ENERGY STATEMENT
- OVERHEATING ASSESSMENT
- Water butt details and associated drawings
- Other relevant documents

Response

Energy:

The submitted Energy Statement demonstrates that the development incorporates a fabric-first approach, Air Source Heat Pumps (ASHPs), solar photovoltaic panels, wastewater heat recovery and mechanical ventilation systems. The assessment reports an overall 82% reduction in regulated carbon emissions compared with Part L 2021, which is broadly consistent with the approved Energy Statement.

The submitted Energy Statement also confirms:

- Proposed fabric specifications;
- Air permeability target of 4 m³/hr/m² @ 50Pa;
- ASHP technology as the primary heating source;
- Solar PV provision of 10.8 kWp.

However, Condition 6(a) requires the submission of detailed information relating to the approved Energy Strategy, including the location, specification and efficiency of the ASHPs, detailed PV information, confirmation of how the roof area has been maximised, plans showing ASHP pipework, noise and visual mitigation measures, and confirmation of how the development meets the zero-carbon policy requirement. Whilst the Energy Statement provides a general description of the proposed technologies, it does not provide sufficient detail to satisfy all parts of Condition 6(a).

Actions

Please provide:

- Detailed ASHP specification, including COP, SCOP/SPF and manufacturer information;
- Plans showing the location of ASHP units, associated pipework and noise mitigation measures;
- Roof plans showing the PV layout and demonstrating that roof space has been maximised for solar generation;
- PV specification including panel type, orientation, tilt, efficiency and peak output;

Further information is required and Carbon Management cannot recommend discharge of Condition 6(a) at this stage.

Overheating Risk:

The applicant has submitted a Dynamic Thermal Modelling Assessment undertaken in accordance with CIBSE TM59 and Approved Document Part O. The assessment confirms that all flats pass the relevant overheating criteria. The overheating strategy includes:

- Glazing g-value of 0.40;
- Natural ventilation through openable windows;
- Hybrid MVHR systems with integrated cooling coils for ground and first-floor units;

- dMEV ventilation to upper floor units;
- Window opening strategies in accordance with Part O.

The assessment concludes that all dwellings achieve compliance with the TM59 overheating criteria and Part O requirements, provided the identified mitigation measures are implemented.

The submitted overheating assessment is acceptable and demonstrates that overheating risks have been appropriately assessed and mitigated.

Water Butt:

Four 290L rainwater butts with planter have been proposed to the house units. Locations have been shown on the proposed ground floor plan.

Conclusion

The submitted information is acceptable, and we can recommend that Condition 7 and 8 is discharged.

Further information is required and we cannot recommend discharge of Condition 6(a) at this stage.