

		Our ref: HGY/2026/2083 HGY/2026/1920 Contact: Kwaku Bossman-Gyamera Date: 27/08/2026
Town and Country Act 1990 (As amended)		
Location:	Ashdowne Court, 56 Lansdowne Road, Tottenham, London, N17 9XQ	
Proposal:	Approval of details reserved by a condition 12 Part A and Part B attached to planning application Ref: HGY/2022/0295	
Wording of condition 12:	The development hereby approved shall be constructed in accordance with the Energy Assessment prepared by Silcock Dawson & Partners (dated 23 November 2021), aiming to deliver 78% improvement against Part L 2021, high fabric efficiency standards, air source heat pumps (ASHPs), and a minimum 3.6 kWp of solar photovoltaic (PV) energy generation. (a) Prior to above-ground construction, updated Energy Assessment shall be submitted to and approved by the Local Planning Authority. This must include: • Confirmation of how the development will meet the zero-carbon policy requirement in line with the Energy Hierarchy; • Confirmation of the delivering the building fabric specification as per the approved Energy Assessment aiming for 27% reduction under Be Lean, including details to minimise thermal bridging; • Details of the solar PV arrays: a roof plan; the number, angle, orientation, type, and efficiency level of the PVs; their peak output (kWp); • Location, specification and efficiency of the proposed ASHPs and hot water storage (Coefficient of Performance, Seasonal Coefficient of Performance, and the Seasonal Performance Factor), how much of the demand will be met by the ASHPs, and plans showing the ASHP pipework and noise and visual mitigation measures; • Specification and efficiency of the proposed mechanical ventilation with heat recovery and cooling element system, with plans showing the ducting and location of the units; 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. Within six months of first occupation, evidence that the renewable energy installations have been installed correctly shall be submitted to and approved by the Local Planning Authority, including photographs, a six-month energy generation statement (if relevant), and a Microgeneration Certification Scheme certificate. Reason: To promote sustainable modes of transport in accordance with policy T5 of the London Plan 2021 and Policy SP7 of the Haringey Local Plan 2017.	

Carbon Management Response 27/08/2026

Documents submitted:

- BlockCompliance Part L 2021
- GLA carbon emission reporting spreadsheet
- SAP sheets for Be Lean, Be Green.
- MCS certificate, and Solar PV photographs.

Response

The submitted Energy Assessment confirms that the development:

- Achieves a 86% reduction in regulated carbon emissions beyond Part L 2021;
- Delivers a 40% improvement under Be Lean.
- Incorporates Mitsubishi Ecodan Air Source Heat Pumps as the primary heating and hot water system;
- Provides approximately 2.14 kWp of photovoltaic panels per dwelling, resulting in a total 6.42kWp installed capacity exceeding the minimum requirement of the approved condition.

The submitted MCS certificate confirms installation and commissioning of a 2.14 kWp photovoltaic system using approved MCS-certified products. The accompanying photographic evidence demonstrates the installation of the photovoltaic panels on the completed roof.

Conclusion

The submitted information is acceptable, and we can recommend that Condition 12 is discharged.