



Officer Report

Application Number:	HGY/2026/1914
Application Type:	Approval of details reserved by a condition
Address:	12 Canning Crescent, Wood Green, London, N22 5SR
Proposal:	Approval of details reserved by a condition 6 (Energy Strategy) and condition 7 (Overheating Risk) attached to planning permission ref. HGY/2024/3115.
Case Officer:	Kwaku Bossman-Gyamera
Valid Date:	07/07/2026
Applicant:	Bilal Ustun
Agent:	Mr Halil Seker

RECOMMENDATION

Approve

APPROVED DEVELOPMENT

HGY/2024/3115 – Demolishment of existing dwelling and redevelopment of the site to provide 9 self-contained flats. (Amendments to the approved application (HGY/2023/1337).

ANALYSIS/ASSESSMENT

Condition 6 (Energy Statement) reads:

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 (Overheating) reads:

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.

Comment: Pursuant to Conditions 6 and 7, the Council's Climate Change Officers have reviewed the submitted documents and confirmed that they satisfactorily meet the requirements of both conditions. As such, the discharge of the conditions is fully supported. The additional details submitted are considered acceptable and are in accordance with the intent of the conditions.

RECOMMENDATION

GRANT DISCHARGE