

		Our ref: HGY/2026/2257 Contact: Samuel Uff Date: 28/08/2026
Town and Country Act 1990 (As amended)		
Location:	Haringey Ward, St Anns General Hospital, St Anns Road, Tottenham, London, N15 3TH	
Proposal:	Partial approval of details (Phase 1b and 2 only) pursuant to Conditions 31 (Energy Monitoring) and attached to Planning Permission Ref: HGY/2022/1833 dated 10 July 2023.	
Wording of condition 31:	No development shall take place beyond the superstructure of each relevant Phase of the development until a detailed scheme for energy monitoring has been submitted to and approved in writing by the Local Planning Authority for that Phase. The details shall include details of suitable devices for the monitoring of energy use and renewable/ low carbon energy generation. The monitoring mechanisms approved in the monitoring strategy shall be made available for use prior to the first occupation of each building in the relevant Phase. Reason: To ensure the development can comply with the Energy Hierarchy in line with London Plan 2021 Policy SI 2 and Local Plan Policy SP4 before construction works prohibit compliance.	

Carbon Management Response 28/08/2026

Documents submitted:

- Be Seen Metering & Monitoring Plan, prepared by Hodkinson (dated 22 November 2023)
- Other relevant documents

Response:

The submitted Be Seen Metering & Monitoring Plan sets out the proposed metering strategy for the development in accordance with the London Plan Be Seen guidance. The document identifies the reportable unit types, performance indicators, and required meters for the energy centre, heat network, residential dwellings, landlord areas, renewable energy systems, commercial units and electric vehicle infrastructure.

The strategy includes monitoring of:

- Energy centre electricity consumption and heating plant performance;
- Heat network distribution and dwelling consumption;
- Residential electricity consumption;
- Landlord and communal area consumption;
- Renewable electricity generation and export;
- Commercial unit electricity consumption; and
- Electric vehicle charging infrastructure.

The submitted information demonstrates that appropriate metering arrangements have been identified to enable operational energy monitoring and future reporting in accordance with the GLA Be Seen requirements.

Conclusion

The submitted information is sufficient. We therefore **recommend** discharging Condition 31 for Phase 1b & 2