



Officer Report

Application Number: HGY/2026/1920
Application Type: Approval of details reserved by a condition
Address: Ashdowne Court, 56 Lansdowne Road, Tottenham, London, N17 9XQ
Proposal: Approval of details reserved by a condition 12 part B (Energy Assessment) attached planning permission Ref: HGY/2022/0295.
Case Officer: Kwaku Bossman-Gyamera
Valid Date: 07/07/2026
Applicant: Alexander James Contracts
Agent: Colony Architects

RECOMMENDATION

Approve

APPROVED DEVELOPMENT

HGY/2022/0295 – Redevelopment of existing car parking area to provide 3 x 3-bedroom houses over three-storeys with associated gardens, refuse/recycling and cycle stores. Reconfiguration of parking area accessed off Tilson Road to rear, including new vehicular gate, provision of additional communal amenity space and replacement refuse/recycling and storage facilities. Enhanced landscaping across Ashdowne Court.

ANALYSIS/ASSESSMENT

Condition 12 B (Energy Strategy) reads:

The development hereby approved shall be constructed in accordance with the Energy Assessment prepared by Silcock Dawson & Partners (dated 23 November 2021) delivering a minimum 78% improvement on carbon emissions over 2013 Building Regulations Part L, with SAP10 emission factors, high fabric efficiencies, air source heat pumps (ASHPs), and a minimum 3.6 kWp of solar photovoltaic (PV) energy generation.

(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 27% reduction, including details to reduce 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.

(b) 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 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) Policies SI2 and SI4, and Local Plan (2017) Policies SP4 and DM21.

Pursuant to condition 12 b, details have been submitted in respect of condition 12 b. Council's Climate Change officer has reviewed the document and are satisfied with proposed measures. Furthermore, the council's Climate Change officer has raised no further concerns. The details submitted are considered acceptable and in line with the intentions of the condition.

RECOMMENDATION

GRANT DISCHARGE