



Officer Report

Application Number:	HGY/2026/2257
Application Type:	Approval of details reserved by a condition
Address:	Haringey Ward, St Anns General Hospital, St Anns Road, Tottenham, London, N15 3TH
Proposal:	Partial approval of details (Phases 1b and 2 only) pursuant to Conditions 31 (Energy Monitoring) and attached to Planning Permission Ref: HGY/2022/1833 dated 10 July 2023.
Case Officer:	Samuel Uff
Valid Date:	11/08/2026
Applicant:	Mr Thomas Moore
Agent:	Mr Thomas Moore

RECOMMENDATION

Approve

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

APPROVED DEVELOPMENT

HGY/2022/1833

Hybrid Planning Application for:

- (1) Detailed planning permission for Phase 1A, for:
 - (a) the change of use, conversion and alteration of seven existing hospital buildings for a flexible range of non-residential uses within Use Class E, F1/F2;
 - (b) the demolition of other existing buildings (in accordance with the demolition plan);
 - (c) the erection of new buildings for residential uses (Use Class C3);
 - (d) alterations to the existing access roads and site boundaries to enable the provision of new vehicular, pedestrian and cycle accesses;
 - (e) landscaping including enlargement of the Peace Garden; and,
 - (f) associated car and cycle parking spaces and servicing spaces;
- (2) The demolition of existing buildings and structures in Phases 1B, 2 and 3 (in accordance with the demolition plan); and
- (3) Outline planning permission (with all matters reserved except for access) for Phases 1B, 2 and 3, for:
 - (a) the erection of new buildings for residential development (Use Class C3) and a flexible range of non-residential uses within Use Class E, F1/F2;
 - (b) provision of associated pedestrian and cycle accesses;
 - (c) landscaping including enhancements to the St Ann's Hospital Wood and Tottenham Railsides Site of Importance for Nature Conservation (SINC); and,

(d) car and cycle parking spaces and servicing spaces.

CONSULTATION RESPONSE

LBH Carbon Management: The submitted information is sufficient. We therefore recommend discharging Condition 31 for Phase 1b & 2

ANALYSIS/ASSESSMENT

Condition 31 (Energy Monitoring) reads as below:

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.

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 for Phase 1B and 2 only.

Conclusion

Condition 31 requires such details to be submitted for each phase, so this will be partial approval only. The submitted information is sufficient for discharging Condition 31 for Phase 1B and 2 only.

RECOMMENDATION

GRANT PARTIAL DISCHARGE OF CONDITION 31 FOR PHASES 1(b) AND 20 ONLY

