



Officer Report

Application Number: HGY/2026/1455
Application Type: Approval of details reserved by a condition
Address: 37-39 West Road, London, N17
Proposal: Approval of details reserved by a condition 12a (Energy Strategy) and condition 19 (External lighting) attached to planning permission reference HGY/2025/0617

Case Officer: Sarah Madondo
Valid Date: 22/05/2026

Applicant: HE5 UK Enterprises 25 GP Limited
Agent: Chris Malone

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

HGY/2025/0617: Demolition of all buildings and structures and the construction of a building for flexible Class B2 general industrial, B8 storage and distribution, and E(g)(iii) light industrial uses with ancillary office, associated service yard, access point, car parking, and landscaping.

2. CONSULTATION RESPONSES

LBH Lighting - no objection
LBH Carbon Management - no objection

2. ANALYSIS/ASSESSMENT

Condition 12 reads

The development hereby approved shall be constructed in accordance with the Energy Statement prepared by Shepherd Brombley Partnership – Issue 2 (dated 25/6/2025) delivering a minimum 111% improvement on carbon emissions over 2021 Building Regulations Part L, with high fabric efficiencies, air source heat pumps (ASHPs) and a minimum 158 kWp solar photovoltaic (PV) array.

(a) Prior to above ground construction, details of the Energy Strategy shall be submitted to, and approved in writing, 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 15% reduction;- Details to reduce thermal bridging including the projecting window frame details; - 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;- Specification and efficiency of the proposed Mechanical Ventilation and Heat Recovery (MVHR), with plans showing the rigid MVHR ducting and location of the unit;- 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); inverter capacity; and how the energy will be used on-site before exporting to the grid; - Specification of any additional equipment installed to reduce carbon emissions, if relevant;- A metering strategy.

(b) The solar PV arrays and air source heat pumps must be installed and brought into use prior to first occupation of the development. Six months following the first occupation of the development, 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. The solar PV array shall be installed with monitoring equipment prior to completion and shall be maintained at least annually thereafter.

(c) Within six months of first occupation, evidence shall be submitted to the Local Planning Authority that the development has been registered on the GLA's Be Seen energy monitoring platform.

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 19

Prior to the commencement of above ground works on site full details of all proposed external lighting shall have been submitted to, and approved in writing by, the Local Planning Authority. Details shall include appearance and technical details and specifications, intensity, orientation and screening of lamps, siting and the means of construction and layout of cabling. Lighting is to be restricted to those areas where it is necessary with shielding to minimise obtrusive effects. The approved scheme is to be fully completed prior to use of the development and shall be permanently maintained thereafter.

Reason: To ensure the design, ecological and environmental quality of the development is protected and enhanced and also to safeguard residential amenity in accordance with Policies DM1, DM19 and DM23 of the Development Management Development Plan Document 2017.

Pursuant to Condition 12a & 19, the applicant has submitted a energy strategy report and external lighting which has been reviewed by the Carbon Management Officer and Lighting Officer. Both officers have advised that the information submitted is sufficient to discharge the condition. It is therefore considered that the details submitted are acceptable and comply with the requirements and intentions of the condition.

3. RECOMMENDATION - GRANT DISCHARGE

