



Officer Report

Application Number:	HGY/2023/2285
Application Type:	Approval of details reserved by a condition
Address:	Garages, Partridge Way, Wood Green, London
Proposal:	Approval of details pursuant to condition 6 (Energy Statement) attached to planning permission HGY/2021/2075.
Case Officer:	Ben Coffie
Valid Date:	23/08/2023
Applicant:	Mr Lorenzo Maria Centioni
Agent:	

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

HGY/2023/2285 - Approval of details pursuant to condition 6 (Energy Statement) attached to planning permission HGY/2021/2075— 21 March 2022.

2. ANALYSIS/ASSESSMENT

Condition 6 reads:

The development hereby approved shall be constructed in accordance with the Energy Statement (dated 6 September 2021) prepared by Sweco, delivering a minimum 67% improvement on carbon emissions over 2013 Building Regulations Part L, with SAP10 emission factors, high fabric efficiencies (min. 13% reduction), air source heat pumps (ASHPs) and minimum 8.4 kWp solar photovoltaic (PV) energy generation.

Prior to above ground construction, details of the proposed ventilation and heating systems and solar PV shall be submitted to and approved by the Local Planning Authority. This must include: - 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 including: 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) and the final carbon reduction at the Be Green stage of the energy hierarchy; - A metering strategy.

The development shall be implemented strictly in accordance with the approved details 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 and cleaned at least annually thereafter.

(b) Within six months of first occupation, evidence that the solar PV and ASHPs installation have been installed correctly shall be submitted to and approved by the Local Planning Authority, including photographs of the solar array, a six-month energy generation statement, and a Microgeneration Certification Scheme certificate.

(c) Within one year of first occupation, evidence shall be submitted to and approved by the Local Planning Authority to demonstrate how the development has performed against the approved Energy Strategy and to demonstrate how occupants have been taken through training on how to use their homes and the technology correctly and in the most energy efficient way and that issues have been dealt with. This should include energy use data for the first year and a brief statement of occupant involvement to evidence this training and engagement.

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 accordance with London Plan (2021) Policy SI2, and Local Plan Policy SP4 and DM22.

Pursuant to condition 6, the applicant has submitted an energy statement. The details submitted are considered acceptable and in line with the intentions of the condition.

3. RECOMMENDATION - GRANT DISCHARGE

It is considered that sufficient information has been submitted in support of this application to discharge condition 6. The recommendation is therefore one of approval to discharge the condition as sought by this planning application.