

DP5755/TH/CB
25 January 2024

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FAO: Sarah Madondo
Planning Department
London Borough of Haringey
River Park House
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Dear Ms Madondo

108 VALE ROAD, LONDON, N4 1TD
TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
SECTION 96A NON-MATERIAL AMENDMENT TO VARY WORDING OF CONDITION 13A OF PLANNING
PERMISSION: HGY/2022/0044

On behalf of our client, Florentia Property Unit Trust (the 'Applicant'), we enclose herewith an application to vary the condition wording of Condition 13a of planning permission reference: HGY/2022/0044 which was granted planning permission on 9th June 2023 for:

"Application for full planning permission for a comprehensive redevelopment of the site to provide four buildings comprising flexible light industrial floorspace (Class E) and storage and distribution units (Class B8), together with car and cycle parking, plant and all highways, landscaping and other associated works"

The condition wording is:

"The development hereby approved shall be constructed in accordance with the Energy Statement, (dated 18 March 2022, Issue 3) and Energy Note (dated October 2022) prepared by DWA, delivering a minimum 106% improvement on carbon emissions over 2013 Building Regulations Part L, with SAP10 emission factors, high fabric efficiencies, temporary communal heating solution with measures in place to allow for a future connection to the Decentralised Energy Network and a minimum 285.6 kWp solar photovoltaic (PV) array.

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 26 21% reduction in SAP10 carbon factors, including details to reduce thermal bridging, with the aim of increasing the specified u-values;*



- Details of the specification, efficiency, layout and capacity of temporary gas boiler plant and thermal store;
- Details of the solar 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);
- A metering strategy.

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. The solar PV array shall be installed with monitoring equipment prior to completion and shall be maintained at least annually thereafter.

This application proposes that Condition 13a wording is amended to the following:

“The development hereby approved shall be constructed in accordance with the Energy Statement, (dated 18 March 2022, Issue 3) and Energy Note (dated October 2022) prepared by DWA, delivering a minimum 106% improvement on carbon emissions over 2013 Building Regulations Part L, with SAP2012 emission factors, high fabric efficiencies, temporary communal heating solution with measures in place to allow for a future connection to the Decentralised Energy Network and a minimum 271 kWp solar photovoltaic (PV) array.

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 21% reduction in SAP2012 carbon factors, including details to reduce thermal bridging, with the aim of increasing the specified u-values;
- Details of the specification, efficiency, layout and capacity of temporary gas boiler plant and thermal store;
- Details of the solar 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);
- A metering strategy.

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. The solar PV array shall be installed with monitoring equipment prior to completion and shall be maintained at least annually thereafter.”

A Pre-Construction Energy Strategy Statement (August 2023) and Amendment to Energy Strategy (October 2023) by David Webb Associates Ltd ('DWA') have been submitted in support of Condition 13a (application reference: HGY/2023/2867). The assessment undertaken by DWA used the Part L



2013 with SAP 2012 which was the policy at the time of the full planning permission consent and in accordance with the London Plan. Using this assessment, it demonstrated that the development will achieve 116.9% below Part L, which is a significant improvement on policy limits. As such, we request that the condition wording allows for use of SAP 2012 assessment.

Regarding the minimum requirement of a 285.6 kWp solar photovoltaic (PV) array - this figure was not included within calculations submitted with application reference: HGY/2022/0044. The table below shows the submission kWp figure and how it has improved through subsequent revised calculations:

Item	July resolution	Revised October 2022	Condition submission
Required PV output	107,814 kWh/year	218,700 kWh/year	234,425 kWh/year
Total number of panels (400W)	662	688	678
Total output	264.8 kWp	275.2 kWp	271 kWp
Area required	1,125 sqm	1,214 sqm	1,287 sqm
Net increase	-	+ 52 panels (additional)	- 10 panels (reduction)

As such, we propose the condition wording to be limited to a requirement of 271 kWp solar photovoltaic (PV) array to be included within the development.

We trust that the above is self-explanatory, however should you have any queries or require any further information in respect of the above, please contact Tom Horne or Carol Bowditch of this office; otherwise we look forward to confirmation of registration and validation of the application at your earliest convenience.

Yours faithfully

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