



Officer Report

Application Number:	HGY/2023/2867
Application Type:	Approval of details reserved by a condition
Address:	108 Vale Road, London N4 1TD
Proposal:	Approval of details reserved by a condition 13a(Energy Strategy) attached to planning reference HGY/2022/0044
Case Officer:	Sarah Madondo
Valid Date:	24/10/2023
Applicant:	.
Agent:	Carol Bowditch

RECOMMENDATION

Approve

Proposed development

Approval of details reserved by a condition 13a (Energy Strategy) attached to planning reference HGY/2022/0044

Site and Surroundings

The site is located on the southern side of Vale Road, with four existing access points available from this road into the site. Directly to the northeast is the Florentia Clothing Village, and this is in the same ownership as the application site. The Florentia Clothing Village comprises a mix of uses, including: light industrial, office and residential. Neighbouring to the south-west of the site is the former Maynards Factory, which is in commercial and industrial use. The immediate surroundings are predominantly made up of premises in commercial or industrial use, although some of the nearby buildings are also in residential use. There are no statutorily listed buildings within or nearby to the site, and the land is not within a Conservation Area. However, several locally listed buildings are situated directly to the south-west, including: the Maynards building and No 102 Vale Road.

APPROVED DEVELOPMENT

HGY/2023/0044 - 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.

ANALYSIS/ASSESSMENT

Revised Wording of Condition 13a reads:

“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.”

Pursuant to condition 13a, the applicant has submitted a covering letter, Pre-Construction Energy Strategy prepared by DWA REV01, which the carbon management officer and raised an objection which is noted. However, following the approval of an NMA (reference HGY/2024/0216) the proposed energy strategy is now compliant with condition 13a. The details submitted are considered acceptable and in line with the intentions of the condition.

RECOMMENDATION

GRANT DISCHARGE

It is considered that sufficient information has been submitted in support of this application to discharge condition 13a. The recommendation is therefore one of approval to discharge the condition as sought by this planning application.