



Officer Report

Application Number:	HGY/2024/0142
Application Type:	Approval of details reserved by a condition
Address:	Mayfield House, St Anns General Hospital, St Anns Road, Tottenham, London, N15 3TH
Proposal:	Partial approval of details (Phase 1A) pursuant to Condition 6 (A) (Whole Life Carbon Assessment) attached to Planning Permission Ref: HGY/2022/1833 dated 10 July 2023.
Case Officer:	John Kaimakamis
Valid Date:	18/01/2024
Applicant:	Mr James Meehan
Agent:	

RECOMMENDATION

Approve

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

APPROVED DEVELOPMENT

Hybrid Planning Application was granted consent on 10 July 2023 for the following:

- (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.

ANALYSIS/ASSESSMENT

Condition 6

Condition 6 reads as follows:

“Whole Life Carbon Assessment

a) No above ground works shall take place until a detailed Whole Life-Cycle Carbon Assessment in line with the GLA’s Whole Life Carbon Guidance is submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details so approved.

b) Within three months of occupation of the final block in the relevant Phase of the development hereby approved, the post-construction tab of the GLA’s Whole Life Carbon Assessment template should be completed in line with the GLA’s Whole Life Carbon Assessment Guidance for the relevant Phase. The post-construction assessment should provide an update of the information submitted at planning submission stage. This should be submitted to the GLA at: ZeroCarbonPlanning@london.gov.uk along with any supporting evidence as per the guidance. Confirmation of submission to the GLA shall be submitted to, and approved in writing by, the Local Planning Authority.

Reason: In the interests of sustainable development and to maximise on-site carbon dioxide savings in accordance with London Plan (2021) Policy SI2, and Local Plan (2017) Policies SP4 and DM21.”

Pursuant to Condition 6(a) the applicant has provided the following documents:

Whole Lifecycle Carbon Assessment (Ref: 9.483) Rev P04 dated 30 May 2022 prepared by XCO2; and Drawing No. N15301-KCA-ZZ-ZZ-DR-A-00006 Rev C01 – Sitewide, Phasing Plan, Parameter Massing.

This information was referred to the Council’s Climate Change Officer, who commented as follows:

“This condition was written to ensure that an updated WLCA was submitted for the outline phases of this development. I understand why they have re-submitted the May 2022 report. This is fine to discharge. For the outline phases I do expect to see an updated report though.”

As such, it is considered that adequate details have been submitted to discharge Condition 6 (a) for Phase 1A only. An informative will be placed on any decision notice informing the applicant that details (an updated WLCA) pertaining to remaining phases are still required to be submitted before commencement of works within those phases.

RECOMMENDATION

GRANT PARTIAL DISCHARGE OF CONDITION 6

**PARTIAL APPROVAL OF DETAILS (PHASE 1A ONLY) RESERVED BY CONDITION 6(A)
ATTACHED TO HGY/2022/1833.**

As shown on approved drawings/documents:

Condition 6(A)

- Whole Lifecycle Carbon Assessment (Ref: 9.483) Rev P04 dated 30 May 2022 prepared by XCO2

- Drawing No. N15301-KCA-ZZ-ZZ-DR-A-00006 Rev C01 – Sitewide, Phasing Plan, Parameter Massing

INFORMATIVES

The applicant is informed that condition 6 has only been discharged in part in that they relate to part (a) of Phase 1A only and that details pertaining to part (b) of Condition 6 for Phase 1A and all details pertaining to the condition for all other phases (including an updated WCLA) are still required to be submitted in accordance with the details set out in the condition.

Informatives:

The applicant is informed that condition 6 has only been discharged in part in that they relate to part (a) of Phase 1A only and that details pertaining to part (b) of Condition 6 for Phase 1A and all details pertaining to the condition for all other phases (including an updated WCLA) are still required to be submitted in accordance with the details set out in the condition.