



Officer Report

Application Number:	HGY/2023/0815
Application Type:	Approval of details reserved by a condition
Address:	45-63, Lawrence Road, London, N15 4EN
Proposal:	Approval of details pursuant to conditions 9 (CHP) attached to planning permission HGY/2016/1213
Case Officer:	Valerie Okeiyi
Valid Date:	23/03/2023
Applicant:	Oliver
Agent:	Theo Theodosiou

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

Demolition of the existing buildings and redevelopment of the site to provide one interconnected new building ranging from the to seven storeys in height which includes a recessed top floor comprising 80 residential units (use class C3) and 566sqm of commercial floor space (Use class B1/A2) on ground and first floor level, including 8 disabled parking spaces, 1 car club space including associated work

2. CONSULTATION RESPONSE

INTERNAL

Carbon Team –

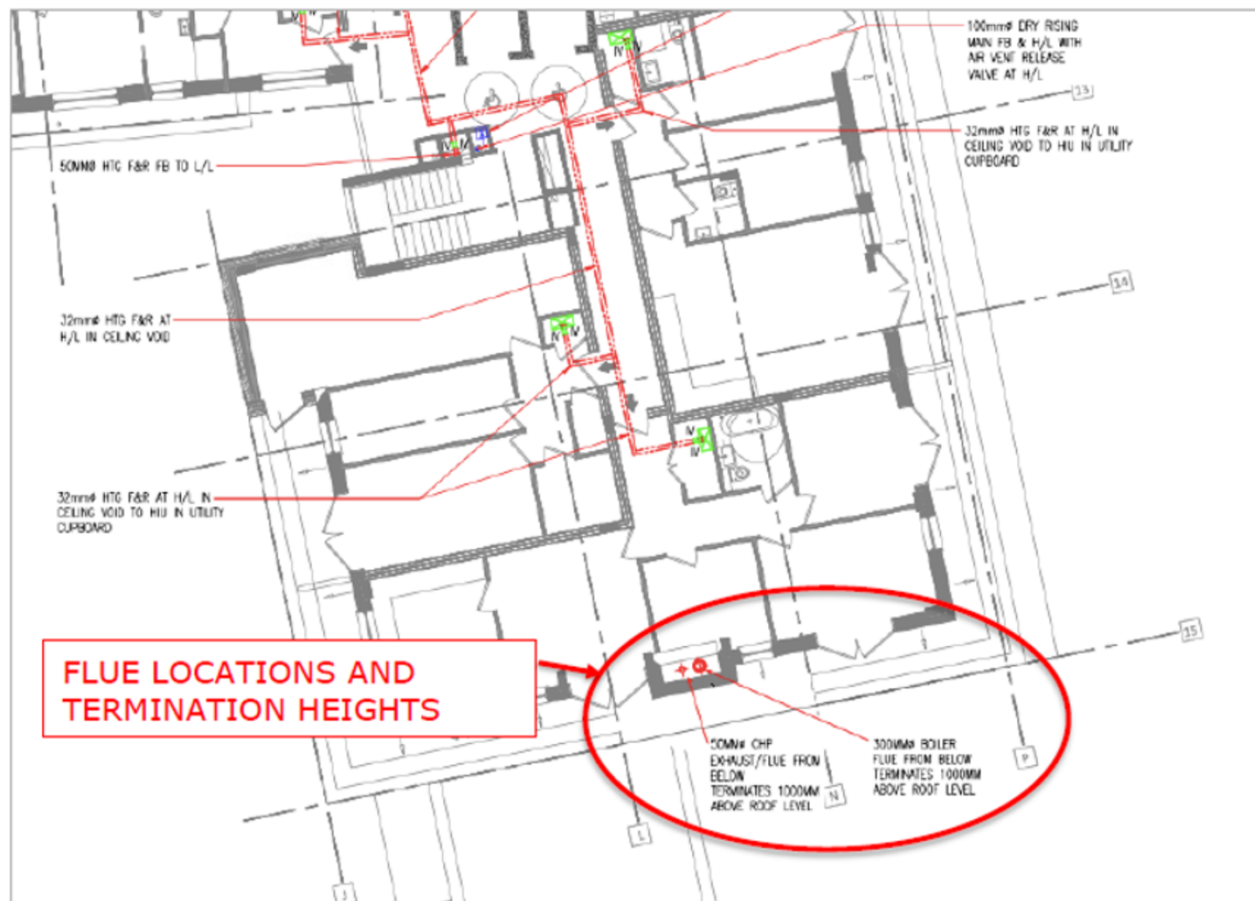
Carbon Management Response 23/05/2024

Documents submitted:

- 21083 DDN-02 Lawrence Rd Planning Condition 9 & 17 Response 2A prepared by Seneca (dated 25 April 2024)
- Other supporting documents

Response:

The applicant confirmed that the Flues will terminate a minimum of 1000mm above highest roof level, as shown in the drawing below:



The Energy Centre is proposed to be consisting of high efficiency gas fired Combined Heat and Power (CHP) and Boiler Plan, which as a system will generate LTHW to meet the heating and DHW requirement of the whole development. The CHP is proposed to be the lead “boiler” plant delivering carbon emission reduction, energy running cost savings and offsetting plant capital cost. Addition to this, the surplus electricity generated by the CHP is proposed to be exported to the grid, where it is economically viable.

The alternative strategy is the boiler plant, which is high efficiency, low NOx units consisting of multiple modules providing a total of 100% of the LTHW demand in the event of single module failure, including failure of the CHP unit. The Energy centre is proposed to be complete with a thermal storage buffer vessel (if applicable) to facilitate stable operation of the CHP engine during periods of low demand, and all primary pumps to be provided with duplicate pump sets for duty/standby operation.

The approved Energy Strategy states in Section 3.3, the following:

Currently the initial findings indicate that local communal heating network system installed will not have capacity for expansion, although this option will continue to be investigated.

Currently, it is unclear how the facility and infrastructure is designed to allowed for the future connection to any neighbouring heating network.

Action:

- Please provide a method to allow for the future connection to any neighbouring heating network (including the proposed connectivity location, punch points through structure and route of the link).
- What is the decarbonisation strategy?

Conclusion

The submitted information satisfies the requirement of condition 9, so we therefore recommend the discharge of condition 9.

3. ANALYSIS/ASSESSMENT

Condition 9 (CHP) reads:

Prior to commencement of the development, details of the CHP must be submitted to evidence that the unit to be installed complies with the emissions standards as set out in the GLA SPG Sustainable Design and Construction for Band A. A CHP Information form must be submitted to and approved by the LPA. The development shall then be carried out strictly in accordance with the details approved by the Council and shall be maintained as such thereafter.

Reason: To Comply with Policy 7.14 of the London Plan and the GLA SPG Sustainable Design and Construction

Officers are satisfied with the details of the CHP as the unit to be installed complies with the emissions standards. Condition 9 can therefore be discharged

4. RECOMMENDATION

GRANT DISCHARGE OF CONDITION 9