



Officer Report

Application Number:	HGY/2023/0875
Application Type:	Approval of details reserved by a condition
Address:	45-63, Lawrence Road, London, N15 4EN
Proposal:	Approval of details pursuant to conditions 17 (CHP facility and associated infrastructure) 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 –

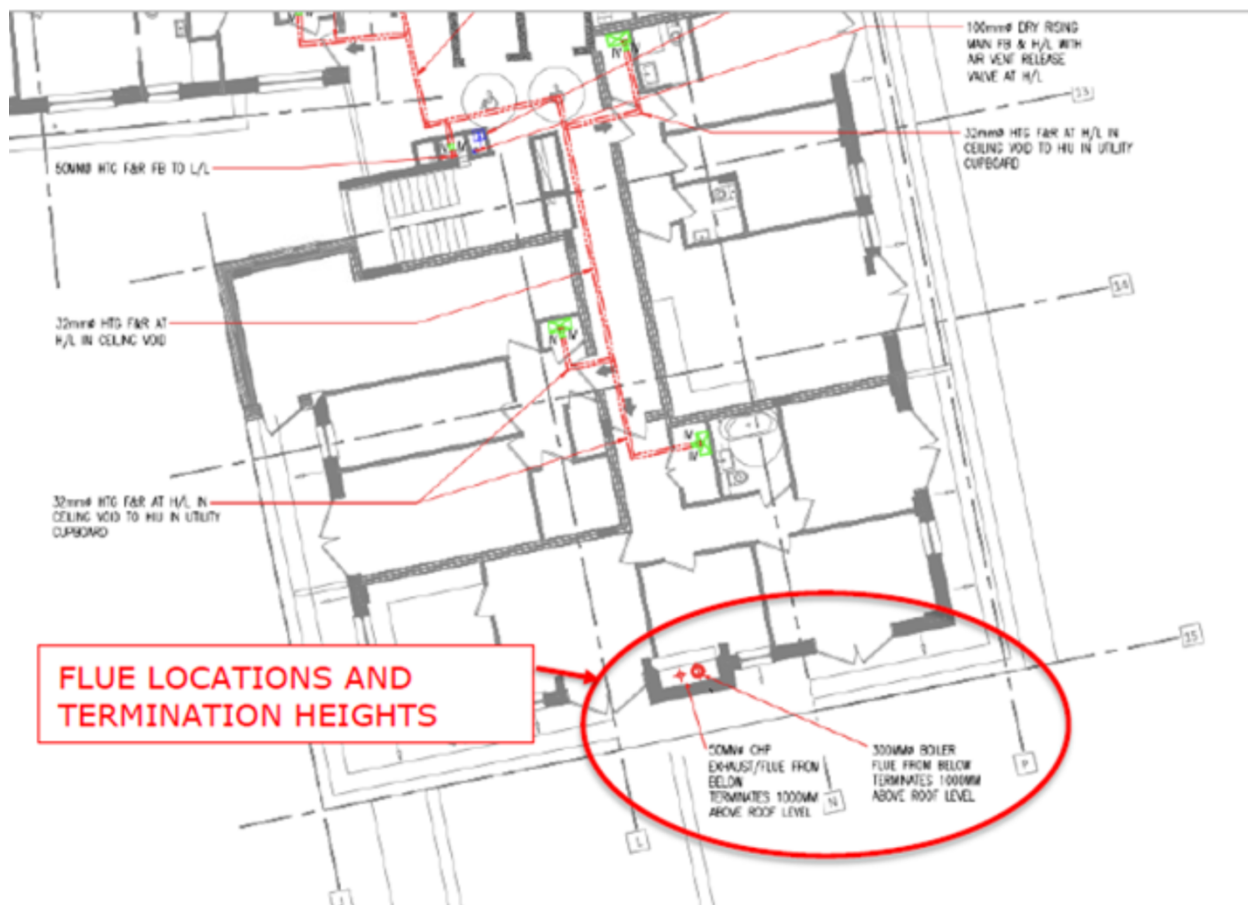
Carbon Management Response 23/05/2024

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.

Further information is required, so we therefore do not recommend discharging Conditions 17.

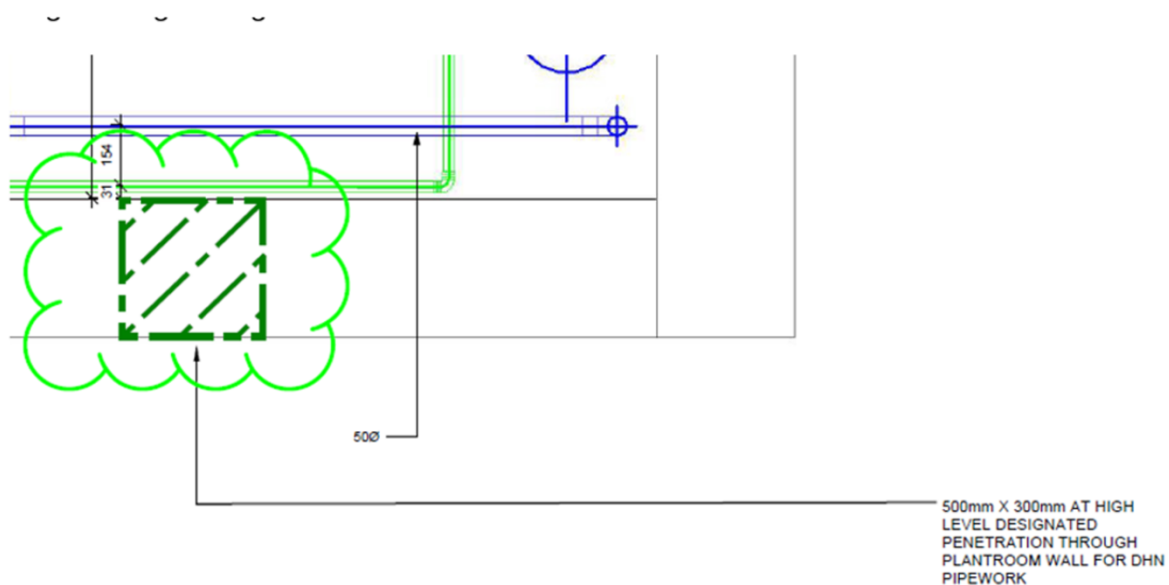
Carbon Management Response 05/06/2024

Documents submitted:

- Basement Plant Room Plan prepared by Seneca (dated November 2022)
- CHP & Boiler Room Schematic prepared by Seneca (dated September 2022)
- Ground Floor – Core 1 and Core 2 Mechanical Services prepared by Seneca (dated October 2022)
- Email from The PES dated 28 May 2024
- Other supporting documents

Response:

The submitted documents shows the plant rooms arrangements including connectivity locations, punch points through structure and route of the link allowing for the future connection to any neighbouring heating network.



Conclusion

The submitted information satisfies the requirement of condition 17, so we therefore recommend the discharge of condition 17.

3. ANALYSIS/ASSESSMENT

Condition 9 (CHP) reads:

Details of the CHP facility and associated infrastructure, that will serve all units within the development, shall be submitted to and approved in writing by the Local Planning Authority 3 months prior to above ground works. The details shall include:

- location of the energy centre;

- specification of equipment / plant;
- flue arrangement;
- operation/management strategy; and
- the method of how the facility and infrastructure shall be designed 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)

The CHP and infrastructure shall be carried out strictly in accordance with the details so approved, installed, and operational prior to the first occupation of the approved development and shall be maintained as such thereafter.

Reason: To ensure the facility and associated infrastructure are provided and so that it is designed in a manner which allows for the future connection to a district system in line with London Plan policy 5.7 and local plan policy SP:04 and DM22.

Officers are satisfied with the details of the CHP facility and associated infrastructure that will serve all units within the development. Condition 17 can therefore be discharged

4. RECOMMENDATION

GRANT DISCHARGE OF CONDITION 17