



Officer Report

Application Number: HGY/2024/0513
Application Type: Approval of details reserved by a condition
Address: 76, Former PFS, Mayes Road, Wood Green, London, N22 6SY
Proposal: Approval of details pursuant to condition 27 (Combustion and Energy Plant) attached to planning permission HGY/2020/0795
Case Officer: Valerie Okeiyi
Valid Date: 27/02/2024
Applicant: Mr Jarrod Spencer
Agent:

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

Redevelopment of the site to provide a single building of between 4 and 9 storeys in height, comprising 75 residential units (C3) and 953 sqm of flexible commercial floorspace (Use Classes A1-A5, B1 and B8), with associated cycle parking, plant, refuse and recycling provision, landscaping and all necessary ancillary and enabling works

2. CONSULTATION RESPONSE

Internal

Lead Pollution Officer-

Having considered the applicant submitted information including Cover Letter prepared by Weston Homes Plc, dated 27th February 2024; Gas 320/620 Ace – Specification Guide; Gas 320 Ace – 500 – Technical Data Sheet and taking note that while in BREEAM settings the Gas 320 Ace – 500 boiler has dry NOx emissions of 17 mg/kWh (dry, 0% O₂), along with confirmation that the boiler will be configured to BREEAM settings, we are happy to discharge condition 27 (Combustion and Energy Plant) attached to approved planning permission HGY/2020/0795.

3. ANALYSIS/ASSESSMENT

Condition 27 (Combustion and Energy Plant) reads:

Prior to installation considering the applicant proposals for the use of a centralised boilers as an energy source, details of the gas boilers to be provided for space heating and domestic hot water

should be forwarded to the Local Planning Authority. The boilers to be provided for space heating and domestic hot water shall have dry NOx emissions not exceeding 40 mg/kWh (0%).

Officers have reviewed the details submitted along with confirmation that the boiler will be configured to BREEAM settings and is satisfied that condition 27 can be discharged

4. RECOMMENDATION

GRANT DISCHARGE OF CONDITION 27