

		Our ref: HGY/2024/1045 Contact: John Kaimakamis Date: 13/09/2024
Town and Country Act 1990 (As amended)		
Location:	Mayfield House, St Anns General Hospital, St Anns Road, Tottenham, London, N15 3TH	
Proposal:	Partial approval of details (Phase 1A only) pursuant to Conditions 31 (Energy Monitoring) attached to Planning Permission Ref: HGY/2022/1833 dated 10 July 2023.	
Wording of condition 31:	No development shall take place beyond the superstructure of each relevant Phase of the development until a detailed scheme for energy monitoring has been submitted to and approved in writing by the Local Planning Authority for that Phase. The details shall include details of suitable devices for the monitoring of energy use and renewable/ low carbon energy generation. The monitoring mechanisms approved in the monitoring strategy shall be made available for use prior to the first occupation of each building in the relevant Phase. Reason: To ensure the development can comply with the Energy Hierarchy in line with London Plan 2021 Policy SI 2 and Local Plan Policy SP4 before construction works prohibit compliance.	

Carbon Management Response 13/09/2024

Documents submitted:

- Be Seen Metering & Monitoring Plan, prepared by Hodkinson (dated 22 November 2023)
- Other relevant documents

Response:

London Plan Policy SI2 requests all developments to 'be seen', to monitor, verify and report on energy performance. The GLA requires all major development proposals to report on their modelled and measured operational energy performance. This will improve transparency on energy usage on sites, reduce the performance gap between modelled and measured energy use, and provide the applicant, building managers and occupants clarity on the performance of the building, equipment and renewable energy technologies.

The submitted metering and monitoring plan sets out the data that required to be collected in order to report on 'Be Seen' to the GLA, based on the 2021 energy monitoring guidance document, and the mandatory minimum level of metering that is required. The metering covers the following reportable unit types applicable to the St Ann's development:

- Energy centre (supplying heat to Phase 1A);
- Residential dwellings (monitored per apartment block and per block of houses (5 minimum));
- Non-residential communal corridors and landlord core areas (monitored per apartment block);
- Non-residential commercial uses (monitored per individual commercial unit with GIA above 250m²).

Actions:

- What are the unregulated emissions and proposed demand-side response to reducing energy: smart grids, smart meters, battery storage?
- Demonstrate that the planning stage energy performance data has been submitted to the GLA webform for this development: (<https://www.london.gov.uk/what-we-do/planning/implementing-london-plan/london-plan-guidance/be-seen-energy-monitoring-guidance/be-seen-planning-stage-webform>)

Conclusion

Further information is required so we therefore **do not recommend** discharging Condition 31. The applicant should provide a response to the points raised above and issue updated plans/information where required.