



Officer Report

Application Number: HGY/2024/1045
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 only) pursuant to Conditions 31 (Energy Monitoring) attached to Planning Permission Ref: HGY/2022/1833 dated 10 July 2023.
Case Officer: Samuel Uff
Valid Date: 15/04/2024
Applicant: 4
Agent: Mr James Meehan

RECOMMENDATION

Approve

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

APPLICATION DETAILS

Reference No: HGY/2024/1045

Date received: 15 April 2024

Last amended date: 6th August

Address: 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.

Applicant:

Hill

Officer contact: Samuel Uff

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.

CONSULTATION RESPONSE

LBH Carbon Management: The submitted information is sufficient. We therefore recommend discharging Condition 31 for Phase 1a.

ANALYSIS/ASSESSMENT

Condition 31 reads as follows:

“Energy Monitoring

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.”

Pursuant to Condition 31 the applicant has provided the following documents:

- Be Seen Metering and Monitoring Plan Version 2 dated 22 November 2023 prepared by Hodkinson

It is considered that sufficient information has been submitted in support of this application to discharge condition 31. The recommendation is therefore one of approval to discharge the condition as sought by this planning application.

RECOMMENDATION

GRANT PARTIAL DISCHARGE CONDITION

PARTIAL APPROVAL OF DETAILS (PHASE 1A ONLY) RESERVED BY CONDITION 31 ATTACHED TO HGY/2022/1833.

As shown on approved drawings/documents:

Condition 31

GLA Be Seen submission (dated 6 Aug 2024)

INFORMATIVES

The applicant is informed that condition 31 has only been discharged in part in that they relate to Phase 1A only and that details pertaining to all other phases are still required to be submitted in accordance with the details set out in the condition.

Informatives:

INFORMATIVE: The applicant is informed that condition 31 has only been discharged in part in that they relate to Phase 1A only and that details pertaining to all other phases are still required to be submitted in accordance with the details set out in the condition.