



Officer Report

Application Number:	HGY/2024/0883
Application Type:	Approval of details reserved by a condition
Address:	Council Depot, Ashley Road, Tottenham, London, N17 9DP
Proposal:	Approval of details pursuant to Condition 45 (Design Stage Passivhaus Strategy – Buildings B1 and C1) attached to Planning Permission Ref: HGY/2022/0752 dated 31 August 2022.
Case Officer:	Adam Silverwood
Valid Date:	28/03/2024
Applicant:	Ms Evelyn Usifoh
Agent:	

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

Full planning application for the erection of 272 homes including 50% socially rented homes extending 4-13 storeys, 174sqm of flexible Use Class E floorspace along with a new vehicular access to the site, car parking and two pedestrian north south routes. The proposal also includes both private and public hard and soft landscaping throughout the site.

This application was approved on the 31 August 2022.

2. CONSULTATION RESPONSE

LBH Carbon Management: 'The submitted information is acceptable and we can recommend that "prior to the commencement of above ground construction works" of Condition 45 is discharged.

3. ANALYSIS/ASSESSMENT

Condition 45 reads:

Prior to the commencement of above ground construction works to Buildings B1 and C1, a Design Stage Passivhaus Strategy shall be submitted to and approved by the Local Planning Authority. Passive House Planning Package (PHPP) calculations should show that the design follows the Passivhaus methodology and achieve the highest level of

energy efficiency that is technically feasible on this site, achieving a space heating demand target of 20 kWh/m²/year.

Within one month of completion of Buildings B1 and C1, air tightness certificates should be submitted to demonstrate that the development achieves the level of air tightness targeted in the PHPP model at pre-commencement stage. The dwellings are to achieve a maximum 20 kWh/m²/year space heating demand target, evidenced with a PHPP spreadsheet.

Reasons: In the interest of addressing climate change and securing sustainable development in accordance with London Plan (2021) Policies SI2, SI3 and SI4, and Local Plan (2017) Policies SP4 and DM21.

Pursuant to Condition 45, details have been submitted in respect of the 'Design Stage Passivhaus Strategy for Buildings B1 and C1, only. The details submitted are considered acceptable and in line with the intentions of the prior to above ground construction works section of this condition.

This application has been assessed in conjunction with Haringay's Carbon Management Team, who have advised the details submitted are acceptable. The applicants have provided a summary of PHPP calculations for each building and relevant key details have been submitted for buildings B1 and C1. It is advised that the proposal has followed the appropriate methodology, achieving a space heating demand well under '20kwh/m² per year limit.

4. RECOMMENDATION

GRANT PARTIAL APPROVAL OF CONDITION 45 (PART DISCHARGE ONLY)

It is considered that sufficient information has been submitted in support of this application to discharge condition 45 (Prior to above ground construction works for buildings B1 and C1 Only). The recommendation is therefore one of approval to part discharge the condition as sought by this planning application.

INFORMATIVE:

The Applicant is informed that Condition 45 has only been discharged in part. In order for Condition 45 to be formally discharged in full, the following is required:

Within one month of completion of Buildings B1 and C1, air tightness certificates are required to be submitted and approved in order to demonstrate that the development achieves the level of air tightness targeted in the PHPP model at pre-commencement stage. It is expected that the dwellings are to achieve a maximum 20 kWh/m²/year space heating demand target, evidenced with a PHPP spreadsheet.

Informatives:

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