



Officer Report

Application Number:	HGY/2024/0877
Application Type:	Approval of details reserved by a condition
Address:	Council Depot, Ashley Road, Tottenham, London, N17 9DP
Proposal:	Approval of details (partial approval) pursuant to Condition 44 (Design Stage Passivhaus Strategy – Buildings A1-5, B2-3 and C2) 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 44 is discharged.’*

3. ANALYSIS/ASSESSMENT

Condition 44 reads:

‘Prior to the commencement of above ground construction works to Buildings A1-5, B2-3 and C2 only, a Design Stage Passivhaus Strategy shall be submitted to and approved by the Local Planning Authority. This should show that a Passivhaus level space heating

demand target of 15 kWh/m²/year is achieved, accompanied by Passive House Planning Package (PHPP) calculations. Within one month of completion of Buildings A1-5, B2-3 and C2, a Passivhaus Certificate will be submitted for approval demonstrating that Buildings A1-5, B2-3 and C2 meet the Passivhaus Standards, awarded by a suitably qualified independent Passivhaus Certifier.

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 44, details have been submitted in respect of the above ground construction works for Buildings A1-5, B2-3 and C2, 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 Harringay'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 for buildings A1-5, B2-3 and C2. It is considered by LBH's Carbon Management Consultees that the proposal has achieved a Passivhaus level space heating demand under the 15 kWh/m² year limit that would be compliant with 'prior to commencement of above ground works' section of this condition.

4. RECOMMENDATION

GRANT PARTIAL APPROVAL OF CONDITION 44

It is considered that sufficient information has been submitted in support of this application to part discharge condition 44. The recommendation is therefore one of approval to part discharge the pre-commencement of above ground works requirements of this condition (for buildings A1-5, B2-3 and C2 Only) as sought by this planning application.

INFORMATIVE:

The Applicant is informed that Condition 44 has only been discharged in part. In order for Condition 44 to be formally discharged in full, the following is required:

Within one month of completion of Buildings A1-5, B2-3 and C2, a Passivhaus Certificate will need to be submitted and approved demonstrating that Buildings A1-5, B2-3 and C2 meet the Passivhaus Standards and awarded by a suitably qualified independent Passivhaus Certifier.

Informatives:

The Applicant is informed that Condition 44 has only been discharged in part. In order for Condition 44 to be formally discharged in full, the following is required:

Within one month of completion of Buildings A1-5, B2-3 and C2, a Passivhaus

Certificate will need to be submitted and approved demonstrating that Buildings A1-5, B2-3 and C2 meet the Passivhaus Standards and awarded by a suitably qualified independent Passivhaus Certifier.