



Officer Report

Application Number:	HGY/2024/0948
Application Type:	Approval of details reserved by a condition
Address:	Plot C (Welbourne), Tottenham Hale Centre
Proposal:	Approval of details pursuant to Condition C36 (CO2 (Great London Authority Energy)) in relation to Plot C (Welbourne site) of the Tottenham Hale Centre planning permission (LPA ref: HGY/2018/2223) dated 27 March 2019.
Case Officer:	Philip Elliott
Valid Date:	04/04/2024
Applicant:	Refer to Company Name
Agent:	Matthew Eyre

RECOMMENDATION

Approve

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2024/0948

Ward: Tottenham Hale

Date received: 04/04/2024

Last amended date: 28/06/2024

Drawing number of approved plans/documents: Condition C36 Update Responses - 28.06.24; Welbourne As Built R1_brukl; Welbourne As Built R1_epc[epc].

Address: Strategic Development Partnership (SDP) Sites, **Welbourne**, North Island, Ferry Island, Ashley Road East and Ashley Road West, Station Road, London, N17

Proposal: Application for the approval of details pursuant to Condition C36 (CO2 (Great London Authority Energy)) in relation to Plot C (Welbourne site) of the Tottenham Hale Centre planning permission (LPA ref: HGY/2018/2223) dated 27 March 2019.

Applicant: United Living

Officer contact: Philip Elliott

2. APPROVED DEVELOPMENT

Planning permission (Reference: HGY/2018/2223) was granted on 27/03/2019 for: Demolition works and clearance of existing site to provide a mixed-use development comprising 6 buildings up to 38 storeys in height, which together with pavilion and basement accommodation will provide up to 104,053m² of floorspace (GIA), comprising residential (Use Class C3) (up to 1,036 units), retail (Use Class A1-A4), health centre (Use Class D1), office (Use Class B1), leisure (Use Class D2) parking and servicing areas, hard and soft landscaping (including the provision of a new public square), highways works, creation of new vehicular accesses and the realignment of Station Road, decentralised energy network works and other associated works.

3. CONSULTATION RESPONSE

LBH Carbon Management Team

The submitted reports are sufficient, therefore we recommend the discharge of condition C36.

4. ANALYSIS/ASSESSMENT

The full wording of Condition C36 is as follows:

C36) CO₂ (Great London Authority Energy)

Prior to the occupation of each non-residential unit within Plot C, details demonstrating that a Seasonal Energy Efficiency Ratio (SEER) of 7.0 can be achieved shall be submitted in writing to and for approval by the Local Planning Authority. The development shall be occupied in accordance with the approved details.

REASON: In the interest of adapting to climate change and to secure sustainable development.

The applicant has submitted details demonstrating that a Seasonal Energy Efficiency Ratio (SEER) of 7.0 can be achieved for the non-residential unit. The submitted details are acceptable and can be approved.

5. RECOMMENDATION

DISCHARGE CONDITION C36

As shown on approved drawings/documents:

Condition C36 Update Responses - 28.06.24; Welbourne As Built R1_brkl; Welbourne As Built R1_epc[epc].