



Officer Report

Application Number: HGY/2023/2972
Application Type: Approval of details reserved by a condition
Address: Cranwood, 100 Woodside Avenue, Hornsey, London, N10 3JA
Proposal: Approval of details for Condition 29 (a) (Passivhaus) of planning permission ref. HGY/2021/2727 granted on 10/10/2022 for the demolition of existing building and redevelopment of site to provide 41 new homes within 3 buildings ranging from 3 to 6 storeys in height, with associated vehicular access from Woodside Avenue, wheelchair parking, landscaping, refuse/recycling and cycle storage facilities. New stepped access to Parkland Walk from Woodside Avenue.
Case Officer: Tania Skelli
Valid Date: 02/11/2023
Applicant: Miss Aisling Carron
Agent: Mr Ian Wheeler

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

HGY/2021/2727 Demolition of existing building and redevelopment of site to provide 41 new homes (Use Class C3) within 3 buildings ranging from 3 to 6 storeys in height, with associated vehicular access from Woodside Avenue, wheelchair parking, landscaping, refuse/recycling and cycle storage facilities. New stepped access to Parkland Walk from Woodside Avenue.

2. CONSULTATION RESPONSE

LBH Carbon Management - Support

3. ANALYSIS/ASSESSMENT

Condition 29 reads:

(a) Prior to the commencement of above ground construction works to Blocks B and C, 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.

(b) Within one month of completion of Blocks B and C, 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.

Reason: 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 29 (a) the applicant has provided a range of appropriate documentation including air tightness strategy to satisfy the requirements of condition 29 a.

Accordingly, the condition is recommended to be discharged.

4. RECOMMENDATION

GRANT DISCHARGE CONDITION

Informatives:

The following conditions are outstanding:

7 (SBD), 8 (External lighting), 17(c&d) (Ground investigation), 20 (b-c) (Energy), 21(b) (Ecology), 23 (Highway works), 24 (Be seen), 28(b) (Passive house) and 29(b) (Passivhaus).

Conditions 10 (Landscaping), 14 (Delivery and Servicing Plan), 25 (EVCP) are currently under consideration.