



Officer Report

Application Number:	HGY/2025/2352
Application Type:	Approval of details reserved by a condition
Address:	300-306, West Green Road, N15 3QR
Proposal:	Approval of details pursuant to condition 10 (Energy Assessment) attached to planning permission HGY/2020/0158
Case Officer:	Gareth Prosser
Valid Date:	01/09/2025
Applicant:	.
Agent:	Mr David Bellis

RECOMMENDATION

Approve

APPROVED DEVELOPMENT

Approval of details pursuant to condition 10 (Energy Assessment) attached to planning permission HGY/2020/0158.

CONSULTATION RESPONSE

LBH Carbon Management:

The current estimated carbon reduction of the commercial units is only 36%, it falls short of the required minimum 58% as stated in the planning condition. And lack of roof space also cannot sufficiently justify the replacement of ASHP with EAHP.

The carbon reduction of the residential units is 77%, this meets the planning condition. And the revised building specifications are similar to that the consented scheme.

On balance, the submitted information is acceptable and we can recommend that Condition 10 is discharged.

ANALYSIS/ASSESSMENT

(a) Prior to the commencement of development there shall have been submitted to and approved in writing by the local planning authority an updated Energy Assessment that demonstrates a carbon dioxide reduction of at least 76% against a Building Regulations 2013 Part L scheme for the domestic element and 58% for the non-domestic element.

- The updated assessment should include: a minimum fabric efficiency improvement of 10% and 15% respectively for the domestic and non domestic elements of the scheme under the Be Clean requirements;

- reduction in reliance on active cooling to overcome the overheating risks;
- a strategy to demonstrate the hot water, heating and cooling systems, whether this is a communal, individual or hybrid system, with a schematic of the heat and hot water systems, showing flow return temperatures;
- an estimate of the heating and/or cooling energy the air source heat pump (ASHP) would provide to the development and the electricity the heat pump would require for this purpose; details of the Seasonal Coefficient of Performance (SCOP) and Seasonal Energy Efficiency ratio (SEER) of the ASHPs, which should be used in the energy modelling; evidence that the heat pump complies with other relevant issues as outlined in the Microgeneration Certification Scheme Heat Pump Product Certification Requirements; location of ASHP, and if required, the mitigation measures (noise/visual); evidence that the heat pump complies with other relevant issues as outlined in the Microgeneration Certification Scheme Heat Pump Product Certification Requirements;
- confirmation of the maximum possible solar photovoltaic (PV) energy to be generated on the roof, including: a roof plan; the number, angle, orientation, type, and efficiency level of the PVs; how overheating of the panels will be minimised; their peak output (kWp).

(b) Within 6 months of completion, a final Energy Assessment must be submitted to the Local Planning Authority to demonstrate achieved carbon emission savings on site and calculate the carbon offset contribution, if required.

(c) The proposed 19.25 kWp solar array should aim to generate at least 23,562 kWh of renewable electricity per year. The solar PV array shall be installed with monitoring equipment prior to completion and shall be maintained and cleaned at least annually thereafter.

LBH Carbon Management Officers have reviewed the revised submission, stating that the carbon reduction of the residential units is 77%, which meets the planning condition. The revised building specifications are similar to that of the consented scheme. On balance, the submitted information is acceptable.

As such, condition 10 (Energy Assessment) attached to planning permission HGY/2020/0158 be discharged.

RECOMMENDATION

GRANT DISCHARGE OF CONDITION 10