

Kodi Sprott, Principal  
Committee  
Coordinator

020 8489 5343

kodi.sprott@haringey.gov.uk

09 September 2024

To: All Members of the Planning Sub Committee

Dear Member,

Planning Sub Committee - Monday, 9 September 2024

I attach a copy of the following reports for the above-mentioned meeting which were not available at the time of collation of the agenda:

**8. HGY/2024/0464 COLLEGE OF NORTH EAST LONDON TOTTENHAM CENTRE, HIGH ROAD, TOTTENHAM, LONDON, N15 4RU (PAGES 1 - 2)**

**Proposal:** Demolition of the existing gym/lecture theatre block and the erection of a part four/part five-storey building (2,625 square metres GIA) to host a new Construction and Engineering Centre at the College.

**9. HGY/2024/1370 18 WEST ROAD & UNIT WEST MEWS, N17 (PAGES 3 - 6)**

**Proposal:** Redevelopment of 18 West Road and Unit 4 West Mews comprising 2no. warehouses (Use Class B2/B8) with ancillary mezzanine floorspace and associated landscaping, yard, parking, access and infrastructure.

Yours sincerely

Kodi Sprott, Principal Committee Coordinator

Principal Committee Co-Ordinator

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Planning Sub Committee: Monday, 09<sup>th</sup> September 2024, 7.00 pm

ADDENDUM REPORT FOR ITEMS

UPDATE FOR CONSIDERATION AT PLANNING SUB-COMMITTEE Item No. 8

<b>Reference No:</b> HGY/2024/0464	<b>Ward:</b> Tottenham Central
<b>Address:</b> College Of North East London Tottenham Centre, High Road, Tottenham, London, N15 4RU.	
<b>Proposal:</b> Demolition of the existing gym/lecture theatre block and the erection of a part four/part five-storey building (2,625 square metres GIA) to host a new Construction and Engineering Centre at the College.	
<b>Applicant:</b> Robin Hindley, Vice Principal, CONEL	
<b>Ownership:</b> Public/Private	

**Correction**

1. Para 6.9.25 of the report states that a condition requiring 77 cycle parking spaces within the college site would be imposed on the development. The planning condition has actually been worded to require 20 additional cycle parking spaces to be added to the college site, in line with the level of provision that the applicant proposed in their submitted scheme.

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Planning Sub Committee 9<sup>th</sup> September 2024

ADDENDUM REPORT FOR ITEMS

UPDATE FOR CONSIDERATION AT PLANNING SUB-COMMITTEE Item No. 2

<b>Reference No:</b> HGY/2024/1370	<b>Ward:</b> Northumberland Park
<p><b>Address:</b> 18 West Road &amp; Unit 4 West Mews N17</p> <p><b>Proposal:</b></p> <p>Redevelopment of 18 West Road and Unit 4 West Mews comprising 2no. warehouses (Use Class B2/B8) with ancillary mezzanine floorspace and associated landscaping, yard, parking, access and infrastructure.</p> <p><b>Applicant:</b> VIQR Tottenham 1 Limited</p> <p><b>Ownership:</b> Private</p>	

**Corrected section:** The applicant is VIQR Tottenham 1 Limited not Valor Park

**Corrected section Address to be corrected** - Unit 4 to be included in the address of the site.

#### **Correction**

The correct floor area is 6,312 sq.m and not 6132 as stated in some paras within the report.

**Site location Correction Para 3.2.3** Image 2: Site location plan does not include the existing substation, please ignore plan and refer to image on Appendix 2 in the report.

#### **Corrected section S106 Heads of Terms**

The developer is required to pay a sum of £3,000 (three thousand pounds) per year per travel plan for monitoring of the travel plans for a period of 5 years and the total figure would be **£30,000**.

#### **Correction of wording of condition 15**

#### **Energy Strategy**

Please find the final energy strategy condition wording. Bold font show the changes made.

## Energy Strategy

(a) Prior to **the commencement of development, a revised** Energy Statement shall be submitted and approved by the Local Planning Authority. This shall be based on the submitted Energy and Sustainability Statement by Cudd Bentley (dated 16 August 2024), delivering a minimum site-wide carbon emission reduction of 122% from a Building Regulations 2021 Part L compliant building, with high fabric efficiencies, air source heat pumps (ASHPs) and a minimum 260 kWp solar photovoltaic (PV) array and inverter capacity. The revised strategy shall include the following:

- Confirmation of how this development will meet the zero-carbon policy requirement in line with the Energy Hierarchy;
- **Confirmation of the fabric efficiencies will meet the targets proposed in the Energy and Sustainability Statement by Cudd Bentley (dated 16 August 2024):**
  - Floor U-value: 0.18 W/m<sup>2</sup>K
  - External wall and internal partition U-value: 0.23 W/m<sup>2</sup>K
  - Roof U-value: 0.15 W/m<sup>2</sup>K
  - Door U-value: 1.6 W/m<sup>2</sup>K
  - Window U-value: 1.40 W/m<sup>2</sup>K (glazing)
  - G-value: 0.34
  - Air permeability rate: 3 m<sup>3</sup>/hm<sup>2</sup> @50Pa
- **Detailed BRUKL calculations for the non-residential element of the development, demonstrating how it will exceed the 15% improvement on Building Regulations under Be Lean;**
- Details to reduce thermal bridging;
- Confirmation of location, specification and efficiency of the proposed ASHPs and MVHR with plans showing the relevant pipework, and noise and visual mitigation measures;
- Confirmation of PV details, demonstrating the roof area has been maximised, with the following details: 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); inverter capacity; and how the energy will be used on-site before exporting to the grid;
- Specification of any additional equipment installed to reduce carbon emissions, if relevant;
- A metering strategy.

The development shall be carried out strictly in accordance with the details so approved prior to first operation and shall be maintained and retained for the lifetime of the development.

(b) The solar PV arrays and air source heat pumps must be installed and brought into use prior to first occupation of the relevant unit. Within six months following the first occupation of that unit, evidence that the solar PV arrays have been installed correctly and are operational shall be submitted to and approved by the Local Planning Authority, including photographs of the solar array, installer confirmation, and an energy generation statement for the period that the solar PV array has been installed. The solar PV array shall be installed with monitoring equipment prior to completion and shall be maintained at least annually thereafter.

(c) Within six months of first occupation, evidence shall be submitted to the Local Planning Authority that the development has been registered on the GLA's Be Seen energy monitoring platform.

Reason: To ensure the development reduces its impact on climate change by reducing carbon emissions on site in compliance with the Energy Hierarchy, and in line with London Plan (2021) Policy SI2, and Local Plan (2017) Policies SP4 and DM22.

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