

## Planning Sub Committee 29th November 2022

### ADDENDUM REPORT

#### UPDATE FOR CONSIDERATION AT PLANNING SUB-COMMITTEE Item No. 7

Reference No: HGY/2022/2250	<b>Ward:</b> St Ann's / Seven Sisters
<b>Address:</b> Land Rear Of, 2-14, Kerswell Close, London, N15 5RP	
<b>Proposal:</b> Redevelopment of the car park, commercial unit and open space at the junction of Kerswell Close and St. Ann's Road and provision of 25 new Council rent homes and an Adult Care Hub in two, four and five-storey buildings. Provision of associated amenity space, including new landscaping, refuse/recycling stores and play space, cycle and refuse/recycling stores and wheelchair parking spaces, and enhancement of existing amenity space within the Kerswell Close Estate.	

#### 1. CORRECTIONS AND CLARIFICATIONS IN THE MAIN REPORT

##### 1. Tenure:

- Reference in the officer's report is made to the delivery of new homes for Council rent or affordable homes for rent (paras - 1.2, 3.1.1, 3.1.2, 6.2.17, 6.2.29, 6.7.5, 6.7.6, 6.16). For clarity, the application proposes new homes for Social Rent a form of General needs low cost rented housing in accordance with the Council's Housing Strategy and local planning policy

##### 2. Trees:

- Para 6.16, 23 new trees are proposed not 20.

##### 3. Sustainability

- Paras 6.9.5 and 6.9.9- the total carbon reduction is 97.5%, not 98.4% on site and 100.2% for the residential element and not 100.4% (following final Carbon Management comments)
- Para 6.9.9- Carbon off-set contribution should state £1,995 not £2,850

##### 4. Adult Care Hub:

Para 6.2.25 The Adult Care Hub is 94 sqm not 90 sqm

##### 5. Sunlight/daylight:

- Para 6.7.12 explains that daylight and sunlight studies have been undertaken and that the study is based on the numerical tests laid down in the relevant Building Research Establishment (BRE) guidance. For clarification, studies (within the development – not neighbour impact) were undertaken in respect to the old BRE Guidance 2011 and the new BRE Guidance.

## 6. Obligations:

7. Para 6.9.9 - Carbon offset contribution should state £1,995 not £2850 following Carbon Management's recent comments.
8. 'Improving signage for cyclists' to be omitted

## 2. CONDITIONS

### Conditions:

9. Condition 4 to read:  
The development hereby approved shall be constructed in accordance with the Energy Statement prepared by XCO2 delivering a minimum **97.5%** improvement on carbon emissions over 2013 Building Regulations Part L, with SAP10 emission factors, high fabric efficiencies, air source heat pumps (ASHPs) and a minimum 31.5 kWp solar photovoltaic (PV) array.

(a) Prior to above ground construction, details of the Energy Strategy shall be submitted to and approved by the Local Planning Authority. This must include:

- Confirmation of how this development will meet the zero-carbon policy requirement in line with the Energy Hierarchy;
- Confirmation of the necessary fabric efficiencies to achieve a minimum **97.5%** reduction in SAP2012 carbon factors, including details to reduce thermal bridging;
- Location, specification and efficiency of the proposed ASHPs (Coefficient of Performance, Seasonal Coefficient of Performance, and the Seasonal Performance Factor), with plans showing the ASHP pipework and noise and visual mitigation measures;
- Specification and efficiency of the proposed Mechanical Ventilation and Heat Recovery (MVHR), with plans showing the rigid MVHR ducting and location of the unit;
- Details of the PV, 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);
- Confirm the Energy Use Intensity and space heating demand as calculated in Passivhaus Planning Package;
- 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) Within six months of first occupation, evidence that the solar PV and ASHPs installations have been installed correctly shall be submitted to and approved by the Local Planning Authority, including photographs of the solar array, a six-month energy generation statement, and a Microgeneration Certification Scheme certificate. The solar PV array shall be installed with monitoring equipment prior to completion and shall be maintained at least annually thereafter.

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.

10. Condition 5 to read:

Prior to ~~commencement of development above ground works~~, a revised overheating model and report shall be submitted to and approved by the Local Planning Authority, based on the acceptable principles and taking into account any detailed design changes. The model will assess the overheating risk in line with CIBSE TM52 and TM59 (using the London Weather Centre TM49 weather DSY1-3 files for the 2020s, and DSY1 for the 2050s and 2080s) for the residential units and Adult Care Hub and demonstrate how the overheating risks have been mitigated and removed through design solutions.

This report will include:

- Reconfirmed details of the design measures incorporated within the scheme in line with the Cooling Hierarchy (including details of the feasibility of prioritising passive cooling and ventilation measures) to ensure adaptation to higher temperatures are addressed, the spaces do not overheat, and the use of active cooling is avoided;
- Specification and location of the acoustic ventilation panels (relating to acoustic attenuation and security), any shutters (if proposed), MVHR, cooling coil (if proposed for the hub);
- Modelled pipework heat losses from the communal heating system;
- A retrofit plan to mitigate the future risks of overheating by setting out how the future mitigation measures are shown to help pass future weather files and confirming that the retrofit measures can be integrated within the design (e.g., if there is space for pipework to allow the retrofitting of cooling and ventilation equipment) and include any replacement / repair cycles and the annual running costs for the occupiers.

These mitigation measures shall be operational prior to the first occupation of the development hereby approved and retained (through a like-for-like in specification) thereafter for the lifetime of the development.

Reason: In the interest of reducing the impacts of climate change, to enable the Local Planning Authority to assess overheating risk and to ensure that any necessary mitigation measures are implemented prior to construction, and maintained, in accordance with London Plan (2021) Policy SI4 and Local Plan (2017) Policies SP4 and DM21.

11. Condition 7 to read:

(a) Prior to ~~the commencement of development above ground works~~, details of ecological enhancement measures and ecological protection measures shall be submitted to and approved in writing by the Council. This shall detail the biodiversity net gain, plans showing the proposed location of ecological enhancement measures, a sensitive lighting scheme, justification for the location and type of enhancement measures by a qualified ecologist, and how the development will support and protect local wildlife and natural habitats.

(b) Prior to ~~the occupation of development above ground works~~, photographic evidence and a post-development ecological field survey and impact assessment shall be submitted to and approved by the Local Planning Authority to demonstrate the delivery of the ecological enhancement and protection measures is in accordance with the approved measures and in accordance with CIEEM standards.

Development shall accord with the details as approved and retained for the lifetime of the development.

Reason: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and the mitigation and adaptation of climate change. In accordance with London Plan (2021) Policies G1, G5, G6, SI1 and SI2 and Local Plan (2017) Policies SP4, SP5, SP11 and SP13.

12. Condition 8 to read:

~~No development shall take place until~~ **Prior to above ground works** further details of the type and location of secure and covered cycle parking facilities have been submitted to and approved in writing by the Local Planning Authority, these shall include full dimensional details, installation specifications for the systems proposed, spacing's, manoeuvring area, security and weather protection. The development shall not be occupied until a minimum of 48 cycle parking spaces for users of the development, have been installed in accordance with the approved details. Such spaces shall be retained thereafter for this use only.

Reason: To promote sustainable modes of transport in accordance with policy T5 of the London Plan 2021 and Policy SP7 of the Haringey Local Plan 2017

13. Condition 16 to read:

~~No development shall take place until~~ **Prior to above ground works** a detailed scheme for the provision of refuse and waste storage and recycling facilities has been submitted to and approved in writing by the Local Planning Authority. Such a scheme as approved shall be implemented and permanently retained thereafter.

Reason: In order to protect the amenities of the locality and to comply with Policy DM4 of The Development Management DPD 2017 and Policy D6 of the London Plan 2021.

14. Condition 23 to read

~~Prior to the occupation~~ **Prior to above ground works** of the relevant building, an assessment should be provided to be approved in writing by the Council which shall include an as built detailed energy assessment of the Development prepared in accordance with London Plan and Council policies which:

- explains and provides evidence to demonstrate whether or not the Development has been constructed and completed in accordance with the Approved Energy Plan in particular whether the 100% CO2 emission reduction target has been met;

- explains and provides evidence to demonstrate whether or not the Development following Occupation complies with London Plan and Council policies;
- calculates and explains the amount of the Additional Carbon Offsetting Contribution (if any) to be paid by the Owners to the Council where the Development has not been constructed and completed in accordance with the Energy Plan;
- provides evidence to support (a) to (c) above including but not limited to photographic evidence, air tightness test certificates and as-built energy performance certificates; and
- such other information reasonably requested by the Council.

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.

15. Additional Condition: Architect retention.

The applicant must ensure that the project architect (newground Architects) continues to be employed as the project architect through the whole of the construction phase for the development except where the architect has ceased trading. The applicant shall not submit any drawings relating to details of the exterior design of the development that are required to be submitted pursuant to conditions of the planning permission unless such drawings have been prepared or overseen and agreed by the project architect.

Reason: In order to retain the design quality of the development in the interest of the visual amenity of the area and consistent with Policy SP11 of the Local Plan 2017.

16. Additional Condition: Resident Satisfaction

No later than 12 months after the first occupation of the development hereby approved a Resident Satisfaction Survey shall be undertaken and the results reported to the Local Planning Authority. The survey shall seek the views of residents in relation to the quality, functionality, useability and management of the development and set out any measures to address issues thereafter.

Reason: To ensure the quality of the housing design and layout in accordance with Policy DM12 of the Development Management DPD 2017.