

Planning Sub Committee 9th September 2024

ADDENDUM REPORT FOR ITEMS

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

Reference No: HGY/2024/1370	Ward: Northumberland Park
Address: 18 West Road & Unit 4 West Mews N17	
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.	
Applicant: VIQR Tottenham 1 Limited	
Ownership: Private	

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/m²K
 - External wall and internal partition U-value: 0.23 W/m²K
 - Roof U-value: 0.15 W/m²K
 - Door U-value: 1.6 W/m²K
 - Window U-value: 1.40 W/m²K (glazing)
 - G-value: 0.34
 - Air permeability rate: 3 m³/hm² @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.