

Agenda Item 04

Supplementary Information Planning Committee on 20 April, 2022

Case No.

21/4155

Location	6 St Johns Road, Wembley, HA9 7JD
Description	Demolition of existing building and proposed erection of a part 5 and part 18 storey mixed use building containing commercial floorspace (Use Class E) on the ground floor and comprising 79 residential units on the upper floors

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A revised energy strategy has been submitted which improves the projected carbon emission savings of the development compared with the submission version of the scheme. The improvements have been achieved through an adjustment to the Seasonal Coefficient of Performance (SCOP) of the air source heat pumps (ASHP), and through changes to the thermal efficiency of the commercial unit so as to deliver an improved notional cooling demand. The resulting improvement in CO₂ emission savings will reduce the carbon offset payment to be made to the Council. The development of CO₂ emissions savings has improved from 65% to 71% (6% improvement) relative to the 2013 Building Regulations requirement across the development.

The carbon offset payment will be finalised through the Section 106 Agreement, and as confirmed in the committee report, will be based on a charge of £95 per tonne of CO₂ emitted per year, for the residual carbon that the operational building would still emit. This payment would need to cover a 30 year period of emissions, in line with London Plan policy.

Recommendation: Continues to be to grant consent, subject to the Section 106 obligations and conditions listed in the 'Recommendation' section of the committee report, and referral of the application for Stage 2 review by the Mayor.

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