

26 January 2022

The Savills logo, featuring the word "savills" in a red, lowercase, sans-serif font, set against a yellow square background.

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Dear Sir/Madam,

26-28 BROWNLOW ROAD, LONDON, N11 2DE
APPLICATION TO DISCHARGE CONDITION 15 (A) OF PLANNING PERMISSION REF: HGY/2020/1615

On behalf of the applicant, Abbeytown Ltd, Savills have been instructed to prepare and submit an application for the discharge of condition 15 (a) pursuant to planning permission HGY/2020/1615 relating to 26-28 Brownlow Road, London, N11 2DE.

Planning permission was granted on the 14th January 2022 for the following development at the above named site:

"Demolition of existing buildings; erection of a part 3 and part 4 storey building comprising 23 flats; erection of 1 detached dwelling to the rear with 1 parking space, provision of 3 disabled parking spaces at the front; cycle, refuse and recycling storage; provision of new access onto Brownlow Road and accessway to the rear".

This application seeks to discharge condition 15 (a) attached to the planning permission. In support of this discharge of condition application, please find enclose the following information:

- This Planning Covering Letter;
- Approved Planning Decision Notice (containing the condition which is sought to be discharged);
- Completed application form;
- Updated Overheating Risk Thermal Model Report, prepared by Queensberry Design Ltd.
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The relevant application fee (£116 + VAT) will be paid under separate cover by our Client.

Condition 15 (a) states the following:

PRIOR TO ABOVE GROUND WORKS COMMENCEMENT: Overheating

- (a) *Prior to above ground works, an updated Overheating Report modelling future weather files shall be submitted to and approved by the Local Planning Authority. The submission shall assess the future overheating risk and demonstrate how the risks can be mitigated prior to occupation, or as part of a retrofit plan. This assessment will be based on the Overheating Risk Thermal Model CIBSE TM59:2017 Report by Queensberry Design Ltd (dated 27th November 2020). It shall include:*
- *Further modelling of units modelled and the overheating risk with the 2050s and 2080s weather files for central London;*

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- *Modelling of mitigation measures required to pass future weather files, clearly setting out which measures will be delivered before occupation and which measures will form part of the retrofit plan;*
- *Confirmation 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);*
- *Confirmation who will be responsible to mitigate the overheating risk once the development is occupied.*

In pursuant of Condition 15(a), an updated Overheating Risk Thermal Model Report, prepared by Queensberry Design Ltd is submitted. This document included further modelling of the units to assess the overheating risk with the 2050s and 2080s weather profiles. The document outlines mitigation measures to pass further weather profiles and confirms that these can be integrated into the design. In our view, the plan addresses all of the requirements outlined within condition 15(a).

I trust the enclosed information is sufficient to discharge condition 15(a) relating to planning permission HGY/2020/1615 relating to 26-28 Brownlow Road, London, N11 2DE. Should you require any further information, please do not hesitate to contact me at any time on the details at the head of this letter.

Yours sincerely,

A handwritten signature in dark ink, appearing to read "Joe Oakden", written in a cursive style.

Joe Oakden MPLAN MRTPI
Savills (UK) Ltd