

Officer's Report

Application Number	HGY/2023/0442
Type	Approval of details reserved by a condition
Location	12 Broadlands Road, Hornsey, London, N6 4AN
Proposal	Approval of details pursuant to conditions 3 (Materials Schedule) & 12 (Energy Statement) of planning permission HGY/2021/0692.
Case Officer	Oskar Gregersen
Valid Date	14/02/2023
Applicant	Ms Olga Germanovic
Agent	Mr Rhys Denbigh

RECOMMENDATION

Approve

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPROVED DEVELOPMENT

HGY/2021/0692 - Construction of a part single, part two-storey dwellinghouse (C3) with associated off street parking (AMENDED PLANS & DESCRIPTION)

2. CONSULTATION RESPONSE

For this application, LBH Carbon Management colleagues were consulted for comment on the submitted information pertaining to Condition 12 (Energy Statement). The comments given were as follows:

Documents submitted:

- Covering letter prepared by Facit Homes, dated 12th June 2023

Response

The applicants have set out the measures to reduce the overheating risk. These include:

- placement of south-facing glazing
- passive stack ventilation in roof lights of stairwells, operable roof lights and ground floor windows
- open plan layouts
- insulation

It is not clear whether the roof lights and ground floor windows need to be operated manually, and if so, by who this is expected to be done. It is also not clear how any ground floor windows will deliver night time ventilation without the risk of crime. If these have not been considered appropriately, we recommend that these aspects are addressed through a robust management strategy.

Conclusion

The information submitted is sufficient so we therefore recommend discharging Condition 12. The applicant is strongly advised to follow the recommendations included above to further reduce overheating risk however.

3. ANALYSIS/ASSESSMENT

Condition 3 reads:

Samples of materials to be used for the external surfaces of the development shall be submitted to, and approved in writing by, the Local Planning Authority before any above ground development is commenced. Samples should include sample panels or brick types and a roofing material sample combined with a schedule of the exact product references.

Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity consistent with Policy D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

Pursuant to Condition 3 the applicant has provided:

Materials schedule showing proposed:

- Brick slip cladding (Petersen Tengl Kolumba K363)
- Vertical timber cladding (Western red cedar)
- Metal roof (VM Zinc Anthra Zinc)
- Windows (Velfac series 200 Energy Triple Glazed Aluminium frame anodised bronze)
- Green roof (Bauder XF301 Sedum blanket)
- Rainwater goods (Rainline system by Libdab)
- Frameless glass balustrade

Officer Comments:

The submitted information is sufficient to discharge the condition. The submitted materials are deemed to be sensitive to the surrounding area, as there is a wide variety of materiality in the surrounding area. The proposed brick slips would be of similar colour to surrounding brick work, with windows and roofing material complementing the host dwelling and it is deemed would complement the character of Highgate Conservation area whilst creating a modern addition to the street.

Condition 12 reads:

No development in connection with the permission hereby approved shall take place unless an Energy Statement has been submitted to and approved in writing by the Planning Authority, including full details of the proposed energy efficiency measures and renewable technologies to be incorporated into the development. The development shall not be occupied unless it has been carried out in accordance with the approved details in the Energy Statement. The carbon reduction measures shall be retained in place and be fully operational before first occupation of the dwelling unit.

Reason: To ensure that a proportion of the energy requirement of the development is produced by on-site renewable energy sources to comply with Policy SI2 of the London Plan 2021 and Policies SP0 and SP4 of the Haringey Local Plan 2017 and Policy DM21 of The Development Management DPD 2017.

Pursuant to condition 12 the applicant has provided:

- Covering letter prepared by Facit Homes, dated 14th February 2023
- Energy Statement prepared by AtSpace Ltd, dated 10th February 2023
- SAP calculations

Carbon management colleagues were consulted for this part of the application, and noted that the condition can be discharged. With the following comments:

The applicants have set out the measures to reduce the overheating risk. These include:

- placement of south-facing glazing
- passive stack ventilation in roof lights of stairwells, operable roof lights and ground floor windows
- open plan layouts
- insulation

It is not clear whether the roof lights and ground floor windows need to be operated manually, and if so, by who this is expected to be done. It is also not clear how any ground floor windows will deliver night time ventilation without the risk of crime. If these have not been considered appropriately, we recommend that these aspects are addressed through a robust management strategy.

Conclusion

The information submitted is sufficient so we therefore recommend discharging Condition 12. The applicant is strongly advised to follow the recommendations included above to further reduce overheating risk however.

4. RECOMMENDATION

GRANT DISCHARGE CONDITIONS