



Officer Report

Application Number: HGY/2023/0710
Application Type: Approval of details reserved by a condition
Address: Sterling House, 67 Lawrence Road, Tottenham, London, N15 4EY
Proposal: Approval of details pursuant to condition 17 (Overheating) attached to planning permission HGY/2018/3655 and pursuant to condition 17 (overheating) of the second S96a Planning Permission reference HGY/2020/2361
Case Officer: Valerie Okeiyi
Valid Date: 13/03/2023
Applicant: Vabel London Limited
Agent: Mr Richard Ketelle

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

HGY/2018/3655 -Variation of Condition 2 of planning permission HGY/2016/1212 in order to substitute the drawing numbers

HGY/2020/2361 - Application for Non-Material Amendment to planning application ref: HGY/2018/3655 dated 23/12/2019. Non Material Amendment(s) Sought: To amend the trigger points of condition no.3 (External Materials), no. 4 (Boundary Treatment), no. 5 (Levels), no. 6 (Hard and Soft Landscaping), no. 7 (Planting Schedule), no. 15 (Energy), no. 16 (Boilers) 17 (Overheating), 18 (Sustainability), 19 (Living Roof), 27 (Drainage Strategy), 29 (Secured by Design), 33 (45-63 Lawrence Road), 34 (Residents Steering Group) and 35 (Electric Vehicle Charging)

2. CONSULTATION RESPONSE

Internal

Carbon team -

Carbon Management Response 12/06/2023

Documents submitted:

- Covering Letter prepared by Savills (dated 13th March 2023)

- VBL_LR2_Condition 17 – Overheating 1-9 dated 1st of February 2023
- VBL_LR2_Condition 17 – Overheating 10-17
- VBL LR2 G Value (002) – dated 25th January 2023

Response

The submitted glazing performance certificate shows a G-value of 0.325 which is less than 0.40. The site-progress – proof of installation shows the first-fix bracketry has been installed.

Action:

- Please provide a proof of installation of the whole external shading unit.

Conclusion

Further information is required so we therefore do not recommend discharging Condition 17. The applicant should provide a response to the points raised above and issue updated plans/information where required.

Carbon Management Response 02/008/2023

Documents submitted:

- VBL LR2 - Solar Shade Install Front
- VBL LR2 - Solar Shade Install Rear

Response

The submitted images suffice as a proof of installation of the whole external shading unit.

Conclusion

The information submitted is sufficient, so we recommend discharging Condition 17.

3. ANALYSIS/ASSESSMENT

Condition 17 (Overheating) reads:

The development shall then be constructed in strict accordance of the details set out in the "Planning Statement: Overheating Analysis of 67 Lawrence Road", date drafted - 31/03/2016, by Eight Associates, issue number 1 and appendix unless otherwise agreed in writing. The development shall then be constructed in strict accordance of the details so approved, to manage overheating risk. Design aspects includes:

- All southern glazing should have a G-value of less than 0.40
- That all external shading as set out in the analysis is delivered as designed.

All of this equipment and materials shall be maintained as such thereafter. Confirmation of this must be submitted to the local authority at least 6 months of completion on site for approval and the applicant must allow for site access if required to verify delivery.

Officers have reviewed the details submitted including proof of installation of the whole external shading unit. Therefore condition 17 can be discharged.

4. RECOMMENDATION

GRANT DISCHARGE OF CONDITION 17

