



Officer Report

Application Number:	HGY/2026/0454
Application Type:	Approval of details reserved by a condition
Address:	Hornsey Police Station, 98, Tottenham Lane, London, N8 7EJ
Proposal:	Approval of details pursuant to condition 28 (Building User Guide) attached to planning permission HGY/2022/2116
Case Officer:	Valerie Okeiyi
Valid Date:	19/02/2026
Applicant:	Dixon 8 Ltd
Agent:	Mr Chris Boyle

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

Retention of existing Police Station building (Block A) with internal refurbishment, rear extensions and loft conversions to create 6 terrace houses and 4 flats. Erection of two buildings comprising of Block C along Glebe Road and Harold Road to create 8 flats and erection of Block B along Tottenham Lane and towards the rear of Tottenham Lane to create 7 flats and 4 mews houses including landscaping and other associated works

2. CONSULTATION RESPONSE

Internal

Carbon Management Response 25/03/2026

Documents submitted:

- HSP_Building User Guide for New Residential Occupants_Rev 00.pdf

Response

Actions:

Please revise the Building User Guide to include the following:

- For units installed with external roller blinds, details on how to operate the electric-operated external roll screen blind should be provided. It should also highlight external roller blinds are more effective measures to mitigate overheating than internal blinds / curtains, therefore residents should prioritise the use of external roller blinds where installed. It should also include maintenance requirements and who is responsible for the maintenance.

- The proposed Overheating Strategy has included increased ventilation rate of the Mechanical Ventilation Heat Recovery System as part of the overheating mitigation measures (as indicated in the design information submitted to discharge planning condition 27). The Building User Guide should explain if the activation is automatic or requires manual operation by residents.
- It should also clarify if the MVHR summer bypass function is automatically activated or requires manual operation by residents.

Conclusion

Further information is required so we therefore do not recommend discharging Condition c28. The applicant should provide a response to the points raised above and issue updated plans/information where required.

Carbon Management Response 31/03/2026

Documents submitted:

- HSP_Building User Guide for New Residential Occupants_Rev 01.pdf

Response

The revised Building User Guide has now included information on operation of external roller blinds, activation of MVHR summer by-pass and boost mode.

Conclusion

The submitted information is acceptable and we can recommend that Condition 28 is discharged.

3. ANALYSIS/ASSESSMENT

Condition 28 (Building User Guide) reads:

Prior to first occupation of the development, a Building User Guide for new residential occupants shall be submitted in writing to and for approval by the Local Planning Authority. The Building User Guide will advise residents how to operate their property during a heatwave, setting out a cooling hierarchy in accordance with London Plan (2021) Policy SI4 with passive measures being considered ahead of cooling systems for different heatwave scenarios. The Building User Guide should be easy to understand, and will be issued to any residential occupants before they move in, and should be kept online for residents to refer to easily.

Reason: In the interest of reducing the impacts of climate change and mitigation of overheating risk, in accordance with London Plan (2021) Policy SI4, and Local Plan (2017) Policies SP4 and DM21.

Officers have reviewed the applicant's updated Building User Guide and is satisfied to recommend the discharge of Condition 28 (Building User Guide)

4. RECOMMENDATION

GRANT DISCHARGE OF CONDITION 28