



Officer Report

Application Number:	HGY/2026/1801
Application Type:	Approval of details reserved by a condition
Address:	37-39 West Road, London, N17
Proposal:	Approval of details reserved by a condition 13 (Overheating report) and condition 27 (Considerate Constructors Scheme) attached to planning reference HGY/2025/0617.
Case Officer:	Sarah Madondo
Valid Date:	26/06/2026
Applicant:	HE5 UK Enterprises 25 GP Limited
Agent:	Chris Malone

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

HGY/2024/0617: Demolition of all buildings and structures and the construction of a building for flexible Class B2 general industrial, B8 storage and distribution, and E(g)(iii) light industrial uses with ancillary office, associated service yard, access point, car parking, and landscaping.

2. CONSULTATION RESPONSES

LBH Pollution - no objection

LBH Carbon Management - no objection

2. ANALYSIS/ASSESSMENT

Condition 13 reads

Prior to the above ground commencement of the development, an updated Overheating Report shall be submitted to and approved in writing by the Local Planning Authority. The submission shall assess the overheating risk and propose a retrofit plan. This assessment shall be based on the Thermal Comfort which was included in Energy Statement prepared by Shepherd Brombley Partnership – Issue 2 (dated 25/06/2025) as a starting point, the revised Overheating Report should demonstrate a reduction in cooling demand. This report shall include:- Revised modelling of units modelled based on CIBSE TM52, using the CIBSE TM49 London Weather Centre files for the DSY1-3 (2020s) and DSY1 2050s and 2080s, high emissions, 50% percentile;- Demonstrating the mandatory pass for DSY1 2020s can be achieved following the Cooling Hierarchy, demonstrating that any risk of crime, noise and air quality issues are mitigated appropriately evidenced by the proposed location and specification of measures;- 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; mitigation measures should clearly outline the proposed ventilation strategy including the amount of openable windows and the mechanical ventilation rate; design (e.g., if there is space for pipework to allow the retrofitting of cooling and ventilation equipment), setting out mitigation measures in line with the Cooling Hierarchy

prioritising passive measures; - Confirmation who will be responsible to mitigate the overheating risk once the development is occupied.

REASON: In the interest of reducing the impacts of climate change, to enable the Local Planning Authority to assess overheating risk and to ensure that any necessary mitigation measures are implemented prior to construction, and maintained, in accordance with London Plan (2021) Policy SI4 and Local Plan (2017) Policies SP4 and DM2

Condition 27

Company must register with the Considerate Constructors Scheme. Proof of registration must be submitted to and approved in writing by the Local Planning Authority. Registration shall be maintained throughout construction.

Reason: In order to protect the amenity of local residents and in the interests of reducing greenhouse gas emissions, and to comply with Policy SI2 of the London Plan 2021.

Pursuant to Condition 13, the applicant has submitted a Proforma Invoice for the Constructors Scheme and the 0278 Thermal Comfort Study, which have been reviewed by the Pollution Officer and Carbon Officer. Both officers have advised that the information submitted is sufficient to discharge the condition.

It is therefore considered that the details submitted are acceptable and comply with the requirements and intentions of the condition.

3. RECOMMENDATION - GRANT DISCHARGE