Our ref: Q260182
Your ref: PP-15281099
Email: matt.eyre@quod.com
Date: 5 October 2026

London Borough of Haringey
Planning, Regeneration & Economy
Level 6
River Park House
Wood Green
N22 8HQ

For the attention of: Philip Elliot

Dear Mr Elliot,

APPLICATION FOR THE PARTIAL APPROVAL OF DETAILS PURSUANT TO CONDITION A6 (OVERHEATING - NON-RESIDENTIAL ELEMENT) OF PLANNING PERMISSION HGY/2018/223

SITE ADDRESS: RETAIL UNIT 1, PLOT A (NORTH ISLAND), TOTTENHAM HALE CENTRE, N17

On behalf of LO GYMS TNH LTD, please find enclosed an application for the approval of details pursuant to Condition A6 (Overheating) in relation to the non-residential requirements for Unit 1 of the Tottenham Hale Centre planning permission (LPA ref: HGY/2018/2223) dated 27 March 2019. The full wording of the condition is set out in **Annex 1**.

This enclosed application seeks to partially discharge the requirements of Condition A6 in relation to the non-residential unit 1 of Plot A identified in the figure below



Figure 1: Unit 1 Location

Quod
21 Soho Square
London W1D 3QP

T 020 3597 1000
quod.com

Quod Limited. Registered in England at above address. Number: 7170188.

We're all in

Further submissions for the other non-residential units will come forward separately.

Accordingly, please find enclosed the following documentation, which has been submitted via the Planning Portal (ref: PP-15281099) in support of this application:

- This Covering Letter;
- Completed application form; and
- Thermal Comfort Report.

The application fee of £309 has been paid via the Planning Portal in accordance with The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) (Amendment) Regulations 2023.

I trust that this enables you to register and validate the application but please do not hesitate to contact me should you require any further information or if you have any queries at this stage.

Yours sincerely



Matt Eyre
Associate

Annex 1 – Condition Wording

Condition A6 states:

"A6) Overheating and Model Report (LBH Carbon Management)

Prior to above ground works within Plot A (excluding demolition and works to construct the building core), an Overheating Model and Report in respect of Plot A shall be submitted in writing to and for approval by the Local Planning Authority. The submission shall assess the overheating risk (using future weather temperature projections), and demonstrate how the risks have been mitigated and removed through design solutions.

This assessment will use TM59 (for domestic) or TM52 (for non-domestic). Both models shall be run using the London Weather File TM49.

The submission shall include details of the design measures incorporated within the scheme within Plot A (including details of the feasibility of using external solar shading and passive cooling and ventilation) to ensure adaptation to higher temperatures are addressed, and the units do not overheat. The submission shall include the following:

A. Full listing (based on unit number relating to planning drawings) of units modelled and the overheating risk before measures are installed;

B. The measures installed to reduce overheating risk:

i. the standard and the impact of the solar control glazing;

ii. that all heating pipework is appropriately insulated

iii. that passive cooling and ventilation features have been included

iv. highlight the mitigation strategies to overcome any overheating risk

v. that there is space for pipe work or localised building services and that this is designed in to the building to allow the retrofitting of centralised or localised cooling and ventilation equipment if needed.

The submission shall preclude the use of air conditioning unless exceptional justification is given for design based upon current weather projection (CIBSE DSY 1). The development within Plot A shall be constructed in accordance with the approved submission.

REASON: In the interest of adapting to climate change and to secure sustainable development."